

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

AGENDA

REGULAR MEETING

May 8, 2017

1. ROLL CALL
2. INVOCATION – Nicol Gazi, Islamic Center of Delaware County
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the regular meeting of Council held on April 24, 2017, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Acceptance of the Motion Summary for the Shade Tree Commission Meeting held on March 28, 2017.
 - B. Acceptance of the Motion Summary for the Planning Commission Meeting held on April 5, 2017.
 - C. Acceptance of the Motion Summary for the Civil Service Commission Meeting held on January 4, 2017.
 - D. Establish May 22, 2017 at 7:20 p.m. as the date and time for a public hearing and second reading of Ordinance No. 17-32, an ordinance approving an amendment to Chapter 1111 Subdivision Regulations of the Planning and Zoning Code pertaining to acceptance of public improvements and bonding.
 - E. Establish May 22, 2017 at 7:25 p.m. as the date and time for a public hearing and second reading of Ordinance No. 17-33, an ordinance approving a Street Vacation of Stratford Drive for Coughlin’s Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way.
6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS
8. FIFTH READING of Ordinance No. 17-16, an ordinance approving an

amendment to Chapter 1168.07 replacement of removed trees of Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code.

9. SECOND READING of Resolution No. 17-29, a resolution accepting the Park and Facilities Naming and Dedication Policy.
10. 7:15 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 17-29, an ordinance repealing and replacing Section 929 of the City of Delaware Streets, Utilities, and Public Services Code establishing general rules and regulations for the collection of refuse.
11. 7:20 P.M. PUBLIC HEARING AND SECOND READING of Ordinance No. 17-30, an ordinance amending Section 521.08 of Chapter 521 of the Codified Ordinance of the City of Delaware, Ohio establishing authority to remove litter, and the right to appeal of a notice of violation.
12. CONSIDERATION of Resolution No. 17-30, a resolution authorizing the City Manager to enter into an amended agreement with Delaware County Office of Homeland Security and Emergency Management (DCOHSEM) to coordinate Emergency Management Activities within Delaware County.
13. CONSIDERATION of Ordinance No. 17-31, an ordinance amending the 2017 appropriations ordinance to provide funding for completing a multi-use trail extension on the Springfield Branch Trail, and declaring an emergency.
14. CONSIDERATION of Ordinance No. 17-32, an ordinance approving an amendment to Chapter 1111 Subdivision Regulations of the Planning and Zoning Code pertaining to acceptance of public improvements and bonding.
15. CONSIDERATION of Ordinance No. 17-33, an ordinance approving a Street Vacation of Stratford Drive for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way.
16. CONSIDERATION of Ordinance No. 17-34, an ordinance approving a Final Subdivision Plat for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way.

17. CONSIDERATION of Ordinance No. 17-35, an ordinance approving a Final Development Plan for Coughlin's Crossing Phase 1 (infrastructure) encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way.
18. CONSIDERATION of Ordinance No. 17-36, an ordinance amending the 2017 Appropriations Ordinance to provide funding for debt issuance costs associated with the various purpose improvement and refunding bonds, series 2017 issued by the City, and declaring an emergency.
19. **EXECUTIVE SESSION:** pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.
20. CITY MANAGER'S REPORT
21. COUNCIL COMMENTS
22. ADJOURNMENT

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BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

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The regular meeting of Council held April 24, 2017 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was Second Ward Lisa Keller. The invocation was given by Pastor David Soliday, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Dean Stelzer, Finance Director, Dave Efland, Planning and Community Development Director, Brad Stanton, Director of Public Utilities, Bruce Pijanowski, Police Chief, Matt Weber, Deputy City Engineer, Charles Duke, Public Works Superintendent, Ted Miller, Parks and Natural Resource 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 10, 2017, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held April 10, 2017, as recorded and transcribed, seconded by Mr. Hellinger. Motion approved by a 5-0 vote.

ITEM 5: CONSENT AGENDA

- A. Acceptance of the Motion Summary for the Finance Committee Meeting held on February 16, 2017.
- B. Acceptance of the Motion Summary for the Sister City Advisory Board Meeting held on October 11, 2016.
- C. Acceptance of the Motion Summary for the Parks and Recreation Advisory Board Meeting held March 21, 2017.
- D. Establish May 8, 2017 at 7:15 p.m. as a date and time for a public hearing and second reading for Ordinance No. 17-29, an ordinance repealing and replacing Section 929 of the City of Delaware Streets, Utilities, and Public Services Code establishing general rules and regulations for the collection of refuse.
- E. Establish May 8, 2017 at 7:20 p.m. as a date and time for a public hearing and second reading of Ordinance No. 17-30, an ordinance amending Section 521.08 of Chapter 521 of the Codified Ordinance of the City of Delaware, Ohio establishing authority to remove litter, and the right to appeal of a notice of violation.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mr. Rohrer. Motion approved by a 5-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

PUBLIC COMMENT:

Jim Titus
86 Hillcrest Drive
Delaware, Ohio 43015

Mr. Titus requested the consideration of a plaque to show the dedication of the restoration of the World War 1 cannon with a list of names of those that served on the committee.

ITEM 7: COMMITTEE REPORTS

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ITEM 8: PRESENTATIONS

- A. Proclamation presentation to Delaware Hayes' Girls State Bowling Championship Participants.
- B. Arbor Day Proclamation presentation
- C. Shade Tree Commission 2016 Annual Report

ITEM 9: RESOLUTION NO. 17-20 [Fourth Reading]

A RESOLUTION ACCEPTING THE CITY OF DELAWARE'S BIKE MASTER PLAN 2025.

The Clerk read the resolution for the fourth time.

PUBLIC COMMENT:

John Sweet
88 Delaware Crossing East
Delaware, Ohio 43015

Mr. Sweet voiced his concerns regarding the Delaware Run in regards to ecology and safety issues.

Rebecca Miller
2177 Bruce Road
Delaware, Ohio 43015

Ms. Miller voiced her support for the bike path at Bruce Rd.

Christina Voise
6029 Wheeler Road
Delaware, Ohio 43015

Ms. Voise discussed the need to complete an environmental analysis and receive proper permits from the EPA.

Stephanie Gregory
110 Tabilore Loop
Delaware, Ohio 43015

Ms. Gregory discussed the option to use the berm and sidewalks as part of the designated bike path on William Street.

Ms. Gregory voiced her support for a committee to be formed.

Mark Hatten
277 N. Franklin Street
Delaware, Ohio 43015

Mr. Hatten voiced his support for multi-use trails and the need for an east and west side connector. Mr. Hatten voiced his concerns of safety for families if a trail was placed alongside roads that are heavily traveled.

Beverly Hall
1706 West William Street
Delaware, Ohio 43015

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Ms. Hall discussed ownership rights of her property and the plan to have a bike path go through her property.

Dr. Lynn Elfner
10 Orchard Lane
Delaware, Ohio 43015

Dr. Elfner voiced concerns over the annual maintenance cost and future maintenance needs for the bike paths.

Emma Mirles-Jones
175 S. Sandusky Street
Delaware, Ohio 43015

Ms. Mirles-Jones presented a petition to Council in support of the bike path for Bruce Road.

Carol Trimble
224 Silven Drive
Delaware, Ohio 43015

Ms. Trimble voiced her support for the bike path.

Nahum Burt
118 Strathwick Lane
Delaware, Ohio 43015

Mr. Burt voiced his support for bike paths and discussed the need for separation of space from the trail and roads for safety.

Dick Seebode
132 Delaware Crossing West
Delaware, Ohio 43015

Mr. Seebode voiced his support for the plan and the benefits that the trails can provide to the community.

Abby Trimble
181 N. Washington St.
Delaware, Ohio 43015

Ms. Trimble discussed the health benefits and encouragement of active communities with multi-use trails.

Penny Schmitthenner
70 W. Lincoln Avenue
Delaware, Ohio 43015

Ms. Schmitthenner voiced her support to pass the bike path.

Richard Belch
45 Hillside Drive
Delaware, Ohio 43015

Mr. Belch requested clarification on where the path ends on the Delaware Run. Mr. Miller addressed these questions.

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George Alexander
100 Delaware Crossing West
Delaware, Ohio 43015

Mr. Alexander voiced his support for the Delaware Run Bike Path and discussed the health benefits to use the path for exercise.

Patty Belch
45 Hillside Drive
Delaware, Ohio 43015

Ms. Belch voiced her concern of not having prior knowledge of the plan in the early stages.

Joe Coleman
67 West Lincoln Avenue
Delaware, Ohio 43015

Mr. Coleman discussed articles to show the increase of property values with the addition of multi-use trails.

Adam Stiffler
260 North Franklin Street
Delaware, Ohio 43015

Mr. Stiffler recommended the emphasis on public security with the installation of trails.

A discussion was held with Council to table Resolution No. 17-20 until a future meeting, to allow staff time to review the recommendations and public input.

Motion: Mr. Jones moved to table Resolution No. 17-20 until the May 22, 2017 City Council Meeting, seconded by Mr. Rohrer. Motion approved by a 3-2 (Hellinger, Shafer) vote.

Mayor Riggle requested a break at 8:39 p.m. Mayor Riggle reconvened the meeting at 8:49 p.m.

ITEM 10: ORDINANCE NO. 17-16 [Fourth Reading]
AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 1168.07 REPLACEMENT OF REMOVED TREES OF CHAPTER 1168 TREE PRESERVATION REGULATIONS OF THE PLANNING AND ZONING CODE.

The Clerk read the ordinance for the fourth time.

Council agreed to take Ordinance 17-16 to a fifth reading to allow staff time for continued research.

ITEM 11: RESOLUTION NO. 17-27 [Second Reading]
A RESOLUTION ADOPTING A CODE OF CONDUCT FOR APPOINTED OFFICIALS.

The Clerk read the resolution for the second time.

Mr. Shulman reviewed the changes to Resolution No. 17-27.

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Motion: Vice-Mayor Shafer moved to add the additional language to Resolution No. 17-27, seconded by Mr. Jones. Motion approved by a 5-0 vote.

Motion: Vice-Mayor Shafer moved to adopt Resolution No. 17-27, seconded by Mr. Jones. Motion approved by a 5-0 vote.

ITEM 12: ORDINANCE NO. 17-22 [Public Hearing and Second Reading]

AN ORDINANCE FOR REDHAWK PROPERTY INVESTMENTS INC. FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING AN OUTDOOR SEATING AREA FOR YUMII KETTLE CORN AT 339 SOUTH SANDUSKY STREET ON 0.52 ACRES ZONED B-3 (COMMUNITY BUSINESS DISTRICT).

The Clerk read the ordinance for the second time.

There was no public comment.

Motion: Vice-Mayor Shafer moved to suspend the rules for Ordinance No. 17-22, seconded by Mr. Hellinger. Motion approved by a 5-0 vote.

Motion: Vice-Mayor Shafer moved to adopt Ordinance No. 17-22, seconded by Mr. Hellinger. Motion approved by a 5-0 vote.

ITEM 13: ORDINANCE NO. 17-23 [Public Hearing and Second Reading]

AN ORDINANCE FOR SHORTY'S CASUAL CUISINE FOR APPROVAL OF A CONDITIONAL USE PERMIT TO CONSTRUCT A PERMANENT OUTDOOR PATIO AT 554 WEST CENTRAL AVENUE ON APPROXIMATELY 1.1 ACRES ZONED B-3 (COMMUNITY BUSINESS DISTRICT).

The Clerk read the ordinance for the second time.

APPLICANT:

John Cordas
23 Spencer Street
Delaware, Ohio 43015

There was no public comment.

Motion: Mr. Jones moved to suspend the rules for Ordinance No. 17-23, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

Motion: Mr. Jones moved to adopt Ordinance No. 17-23, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

ITEM 14: ORDINANCE NO. 17-24 [Public Hearing and Second Reading]

AN ORDINANCE FOR TIM COLATRUGLIO FOR APPROVAL OF A REZONING AMENDMENT FROM B-3 (COMMUNITY BUSINESS DISTRICT) AND R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO B-3 AND R-4 PMU (PLANNED MIXED USE OVERLAY DISTRICT) FOR RIVER STREET BUSINESS PARK ON THIRTEEN PROPERTIES ENCOMPASSING APPROXIMATELY 2.594 ACRES LOCATED AT 45 RIVER STREET.

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The Clerk read the ordinance for the second time.

APPLICANT:

Mike Williamson
107 East Broad Street, Suite 203
Columbus, Ohio 43215

Tim Colatruglio
3630 Curve Road
Delaware, Ohio 43015

Mr. Williamson discussed the potential placement of a preservation easement on the property.

PUBLIC COMMENT:

John Gootee
140 East William Street
Delaware, Ohio 43015

Mr. Gootee requested confirmation that the alley would be available to residents. Mr. Efland reviewed the plans for the alley to be granted a permanent easement.

Barbara Martin
1901 Stratford Road
Delaware, Ohio 43015

Ms. Martin voiced a concern over the asphalt run off into the Olentangy River. Mr. Weber discussed the need to meet EPA standards and codes.

Motion: Mr. Hellinger moved to suspend the rules for Ordinance No. 17-24, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

Motion: Mr. Hellinger moved to adopt Ordinance No. 17-24, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

ITEM 15: ORDINANCE NO. 17-25 [Public Hearing and Second Reading]

AN ORDINANCE FOR TIM COLATRUGLIO FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) FOR RIVER STREET BUSINESS PARK ON THIRTEEN PROPERTIES ENCOMPASSING APPROXIMATELY 2.594 ACRES LOCATED AT 45 RIVER STREET.

The Clerk read the ordinance for the second time.

APPLICANT:

Mike Williamson
107 East Broad Street, Suite 203
Columbus, Ohio 43215

Tim Colatruglio
3630 Curve Road
Delaware, Ohio 43015

There was no additional public comment.

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Motion: Mr. Hellinger moved to suspend the rules for Ordinance No. 17-25, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

Motion: Mr. Hellinger moved to adopt Ordinance No. 17-25, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

ITEM 16: ORDINANCE NO. 17-26 [Second Reading] AN ORDINANCE FOR TIM COLATRUGLIO FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR RIVER STREET BUSINESS PARK ON THIRTEEN PROPERTIES ENCOMPASSING 2.594 ACRES LOCATED AT 45 RIVER STREET.

The Clerk read the ordinance for the second time.

APPLICANT: Mike Williamson 107 East Broad Street, Suite 203 Columbus, Ohio 43215

Tim Colatruglio 3630 Curve Road Delaware, Ohio 43015

Motion: Mr. Hellinger moved to suspend the rules for Ordinance No. 17-26, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

Motion: Mr. Hellinger moved to adopt Ordinance No. 17-26, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

ITEM 17: RESOLUTION NO. 17-28 [First Reading] A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO PARTICIPATE IN THE COOPERATIVE PURCHASE OF ROAD SALT THROUGH THE ODOT WINTER SALT PURCHASE CONTRACT (018-18).

The Clerk read the resolution for the first time.

Mr. Dukes reviewed the use of salt for the 2016-2017 winter season.

Motion: Mr. Jones moved to adopt Resolution No. 17-28, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

ITEM 18: RESOLUTION NO. 17-29 [First Reading] A RESOLUTION ACCEPTING THE PARK AND FACILITIES NAMING AND DEDICATION POLICY.

The Clerk read the resolution for the first time.

ITEM 19: ORDINANCE NO. 17-28 [First Reading] AN ORDINANCE TO AUTHORIZE AND DIRECT THE CITY MANAGER TO EXECUTE AND SIGN A PETITION ON BEHALF OF THE CITY OF DELAWARE, OHIO, AS A "PROXIMATE CITY" WITHIN THE MEANING OF SECTION 349.01(M) OF THE OHIO REVISED CODE, TO CREATE A NEW COMMUNITY AUTHORITY AND NEW COMMUNITY DISTRICT UNDER CHAPTER 349 OF THE OHIO REVISED CODE, FOR EVANS FARM NCA, AND DECLARING AN EMERGENCY.

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The Clerk read the ordinance for the first time.

Motion: Mr. Jones moved to suspend the rules for Ordinance No. 17-28, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

Motion: Mr. Jones moved to enact the emergency clause for Ordinance No. 17-28, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

Motion: Mr. Jones moved to adopt Ordinance No. 17-28, seconded by Vice-Mayor Shafer. Motion approved by a 5-0 vote.

ITEM 20: ORDINANCE NO. 17-29 [First Reading]
AN ORDINANCE REPEALING AND REPLACING SECTION 929 OF THE CITY OF DELAWARE STREETS, UTILITIES, AND PUBLIC SERVICES CODE ESTABLISHING GENERAL RULES AND REGULATIONS FOR THE COLLECTION OF REFUSE.

The Clerk read the ordinance for the first time.

A public hearing has been scheduled for May 8, 2017 at 7:15 p.m.

ITEM 21: ORDINANCE NO. 17-30 [First Reading]
AN ORDINANCE AMENDING SECTION 521.08 OF CHAPTER 521 OF THE CODIFIED ORDINANCE OF THE CITY OF DELAWARE, OHIO ESTABLISHING AUTHORITY TO REMOVE LITTER, AND THE RIGHT TO APPEAL OF A NOTICE OF VIOLATION.

The Clerk read the ordinance for the first time.

A public hearing has been scheduled for May 8, 2017 at 7:20 p.m.

ITEM 22: FINANCE DIRECTOR'S REPORT

ITEM 23: CITY MANAGER'S REPORT

Mr. Homan discussed his recent trip to Sakata, Japan.

Mr. Homan discussed potential interview dates for the Third Ward Representative.

ITEM 24: COUNCIL COMMENTS

Mr. Hellinger discussed the composition of the Shade Tree Commission and proposed to make it a citizen community board, as the language designates the Council Representative to be a non-voting member.

Mr. Jones requested information if the fire department has a policy to dispose of American Flags properly. Chief Donahue informed Council that each fire department has a box to collect flags and present to the Vietnam Veteran's for proper disposal.

Mayor Riggle provided information on the recent trip to Sakata, Japan.

ITEM 25: ADJOURNMENT

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Motion: Mr. Jones moved to adjourn the meeting. The meeting adjourned at 9:18 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

SHADE TREE COMMISSION
March 28, 2017
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present: Shannon Brewster, Jim Buck, Tom Wolber, Becki Wood-Meek, Councilmember George Hellinger, Vice-Chairwoman Susan Wright, and Chairman Paul Olen

Members Absent: Dave Carey, Tom Glissman, and Marisa Sulek

Staff Present: Linda Mathews (Customer Service Liaison), Dave Efland (Planning and Community Development Director)

Motion to excuse: Councilmember Hellinger moved to excuse Mr. Carey, Mr. Glissman, and Ms. Sulek, seconded by Chairman Olen. Motion approved with a 7-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of February 28, 2017 as recorded and transcribed.

Motion: Vice-Chairwoman Wright moved to approve the Motion Summary for the February 28, 2017 meeting, seconded by Chairman Olen. Motion approved with a 7-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. DISCUSSION of Community Outreach Programs

A. Arbor Day/Healthy Kids Day

Vice-Chairwoman Wright provided a sign-up sheet for volunteers at the events. A discussion was held regarding kid activities and the tree planting ceremony.

B. City Council Annual Report

Mr. Wolber provided a draft report for recommendations.

C. First Friday

A discussion was held on activities for the May 5, 2017 First Friday Main Street Delaware event, and passing out tree saplings and information during the event.

D. NOW Festival

A discussion was held regarding the kid activities to provide during the event.

ITEM 5. ARBORIST REPORT

Mr. Richmond reviewed the Arborist Report and the removal of three trees by a contractor. Mr. Richmond updated the Commission on tree pruning status and the tree back log.

ITEM 6. STAFF COMMENTS

Mr. Richmond and Ms. Mathews discussed customer service requests.

Chairman Olen discussed the recent mulching of street trees that was completed by the Northwest Neighborhood Association.

ITEM 7. MEMBER COMMENTS

Chairman Olen discussed the documentary, Trees in Trouble, and that there will be a showing held at Ohio Wesleyan University on April 20, 2017 at 7:00 p.m. in the Science Center.

Mr. Buck requested an update on the tree removal at the Coughlin's Crossing development site. Mr. Richmond provided information on the tree removal timeline.

Councilmember Hellinger provided information on the letter from the B.I.A. in regards to amendment to Chapter 1168.07 replacement of trees of Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code. Councilmember Hellinger informed the Commission that the B.I.A. plans to come before Council at the April 10, 2017 City Council meeting.

Mr. Wolber requested clarification from staff on the makeup of the Shade Tree Commission.

ITEM 8. PLAN REVIEWS

A. Curtis Farm – Phase 4 – Informational

ITEM 9. ADJOURNMENT

Motion: Mr. Wolber moved to adjourn the meeting, seconded by Vice-Chairwoman Wright. The Shade Tree Commission meeting adjourned at 8:10 p.m.

Paul D. Olen
Chairman Olen

Elaine McCaskey
Clerk

PLANNING COMMISSION
April 5, 2017
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present: Robert Badger, Jim Halter, Dean Prall, Councilmember George Hellinger, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson.

Members Absent: Andy Volenik

Staff Present: Matt Weber, Deputy City Engineer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

Motion to Excuse: Mr. Prall moved to excuse Mr. Volenik, seconded by Mr. Badger. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on March 1, 2017, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for March 1, 2017 meeting, seconded by Councilman Hellinger. Motion approved 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. Yumii Kettle Corn

- (1) 2017-0416: A request by Redhawk Property Investments Inc., for approval of a Development Plan Exemption for a Building Renovation for Yumii Kettle Corn at 339 South Sandusky Street 0.52 acres zoned B-3 (Community Business District).
- (2) 2017-0417: A request by Redhawk Property Investments Inc., for approval of a Conditional Use Permit for an Outdoor Seating Area for Yumii Kettle Corn at 339 South Sandusky Street 0.52 acres zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and the building elevations. A discussion was held in regards to the restriction of hours for the outside seating area.

b. Applicant Presentation

APPLICANT:

Steve Flaherty
3130 Devonshire Drive
Delaware, Ohio

Mr. Flaherty voiced a concern regarding the restriction of hours for the use of the outdoor patio.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger moved to approved 2017-0416 along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

Motion: Mr. Badger moved to amend the Conditional Use Permit for 2017-0417 to revise a condition to cease to operate outdoor seating area at 10:30 p.m., seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Badger moved to approve 2017-0417 along with the revised staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

B. 2017-0407: A request by Shorty's Casual Cuisine for approval of a Conditional Use Permit to construct a permanent Outdoor Patio at 554 West Central Avenue on approximately 1.1 acres zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the past approval for a temporary outdoor patio with no formal complaints received from the public.

b. Applicant Presentation

APPLICANT:
John Cordas
554 Central Avenue
Delaware, Ohio

Thom Ibinson
554 Central Avenue
Delaware, Ohio

- c. Public comment (public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Prall moved to approve 2017-0407, along with all staff conditions and recommendations, seconded by Councilman Hellinger. Motion approved by 6-0 vote.

C. River Street Business Park

- (1) 2017-0408: A request by Tim Colatruglio for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to B-3 and R-4 PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.
- (2) 2017-0411: A request by Tim Colatruglio for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.
- (3) 2017-0410: A request by Tim Colatruglio for approval of a Preliminary Development Plan for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the Zoning Map and the Comprehensive Land Use Plan. A discussion was held on the utilities in reference to the alley. Mr. Schultz provided information on the landscape plan and buffer.

- b. Applicant Presentation

APPLICANT:

Mike Williamson
107 East Broad Street, Suite 203
Columbus, Ohio 43215

Tim Colatruglio
3630 Curve Road
Delaware, Ohio 43015

- c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Dustin Bowerstock

172 East William Street
Delaware, Ohio 43015

Mr. Bowerstock voiced a concern regarding extra traffic on River Street and noise restriction.

Paul Ray
1564 East William Street
Delaware, Ohio 43015

Mr. Ray voiced a concern over electric through the alley and potential satellite signal interruption.

Amanda Stow-Ray
154 East William Street
Delaware, Ohio 43015

Ms. Stow-Ray stated that she had concerns over satellite interruption, as her satellite is not attached to the house.

Mr. Colatruglio addressed concerns related to the alley and plans for pine tree landscape buffer at rear alley. A discussion was held on the maximum height requirements for buildings and the planned height of the proposed building. A discussion was held on noise restrictions.

d. Commission Action

Motion: Mr. Halter moved to approve 2017-0408, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2017-0411, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2017-0410, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

D. 2017-0422: A request by Maronda Homes for approval of a Final Subdivision Plat for Curtis Farms Phase 4 encompassing 7.411 acres which consists of 33 single family lots zoned R-4 (Medium Density Residential District) and located on Delaware Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Final Subdivision Plat Plan, the proposed bike path, and Tree Preservation Plan. A discussion was held on the number of lots in the

plan.

b. Applicant Presentation

APPLICANT:

Chad Buckley
250 Old Wilson Bridge Road, suite 250
Worthington, Ohio

Councilman Hellinger voiced a concern regarding potential congested on-street parking. Mr. Buckley provided information on the plans for each house to have a two car garage.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall moved to approve 2017-0422, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided information on the Ohio Planning Conference for May 19, 2017.

Mr. Efland discussed concerns voiced by the B.I.A. in regards to the Tree Preservation Code.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall requested information on the timeline for the round-a-bout for Cheshire Road. Mr. Weber provided the plans for the completion of the project.

Mr. Halter voiced a need for lighting over the bike path on Houk Road.

Mr. Halter voiced his recommendation that the city consider renaming future streets after veterans.

Councilman Hellinger requested information on the proposed opening date for Speedway. Mr. Weber discussed the upcoming roadway improvements that are needed.

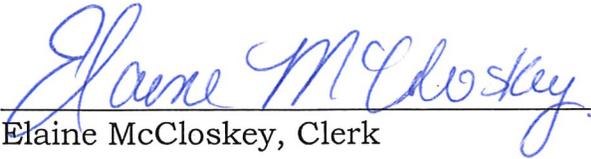
ITEM 6. NEXT REGULAR MEETING: April 5, 2017

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the March 1, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 8:53 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk

**Civil Service Commission
Motion Summary
January 4, 2017**

ITEM 1. ROLL CALL

Darren Shulman called the meeting to order at 3:05pm.

Members Present: John Rybka, Brooke Acker and Eric Coss

Staff Present: Police Chief Bruce Pijanowski, Fire Chief John Donahue, City Council Member Joe DiGenova, Human Resource Manager Jessica Feller, Administrative Services Specialist Julie Williams, City Attorney Darren Shulman and Human Resource Coordinator Lorrie Diaz

ITEM 2. Introduction of Commission member John Rybka. Mr. Rybka provided a background statement.

ITEM 3. Vote for Commission Chair and Vice Chair.

Motion: Mr. Coss moved to nominate Mr. Rybka for Chair. Mr. Rybka accepted. Ms. Acker moved to nominate Mr. Coss for Vice Chair. Mr. Coss accepted. Passed by 3-0 vote.

ITEM 4. APPROVAL of OCTOBER 5, 2016 Motion Summary of the Civil Service Commission meeting held OCTOBER 5, 2016, as recorded and transcribed.

Motion: Ms. Acker moved to approve of the Motion Summary for the October 5th Motion Summary, seconded by Mr. Coss. Motion passed by a 2-0 vote.

ITEM 5. Update Firefighter Certified List
The list of 13 candidates reflects the addition of 6 new candidates and the removal of 3 candidates disqualified under Rule 3D.

Motion: Mr. Coss moved to update the Firefighter List, seconded by Ms. Acker. Motion passed by a 3-0 vote.

ITEM 6. Update Police Officer Certified List
The list of 10 candidates reflects the removal of 2 candidates disqualified under Rule 3D, 1 removed time expiration, 1 hired, and 1 removed under Rule 5H.

Motion: Ms. Acker moved to update the Police List, seconded by Mr. Rybka. Motion passed by a 3-0 vote.

ITEM 7. Update Fire Captain Promotional List

The list of 3 candidates reflects the removal one 1 candidate promoted.

Motion: Ms. Acker moved to update of the Fire Captain Promotional List, seconded by Mr. Coss. Motion passed by a 3-0 vote.

Police Chief Bruce Pijanowski and Fire Chief John Donahue provided department overviews for the benefit of new member John Rybka.

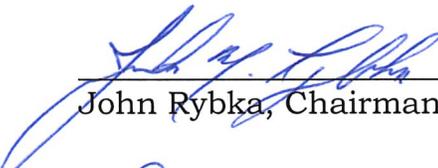
ITEM 8. PUBLIC COMMENTS

Firefighters Joe Murphy, Clint Archangel, Matt Kasik, and Jeremie Barr were introduced.

ITEM 7. COMMITTEE COMMENTS

ITEM 8. ADJOURNMENT

Ms. Acker adjourned the meeting at 3:16 p.m.



John Rybka, Chairman



Elaine McCloskey, Clerk



FACT SHEET

AGENDA ITEM NO: 8

DATE: 05/08/2017

ORDINANCE NO: 17-16

RESOLUTION NO:

READING: FIFTH

PUBLIC HEARING: YES
March 27, 2017 at 7:15 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 1168.07 REPLACEMENT OF REMOVED TREES OF CHAPTER 1168 TREE PRESERVATION REGULATIONS OF THE PLANNING AND ZONING CODE.

BACKGROUND:

The purpose of the amendments to Chapter 1168 is to clearly identify the tree banking options for replacement trees and how any funds acquired via the payment in lieu of planting regulations can be spent. The updated code clarifies for applicants (developers), staff and the public the processes outlined in current code as well as the current and past administrative practice of the City in this regard. The intent of replacement and removed trees overall is to maintain an equivalent tree canopy Citywide before and after removal and/or construction. Overall then, the new code sections simply codify the current and past practices of the city while making this section much clearer.

UPDATE: Please see attached memo.

REASON WHY LEGISLATION IS NEEDED:

Per Chapter 1130.04 amendments initiated by the Planning Commission must be appointed by City Council.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on March 1, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

Memo



MEMORANDUM

TO: R. Thomas Homan, City Manager

FROM: David M. Efland, AICP, Director of Planning & Community Development
Ted Miller, Parks and Natural Resource Director

DATE: 05/03/2017

RE: Revised Recommendation for Ordinance 17-16 - Amendments to Chapter 1168
Tree Preservation, Case 2017-0014.

After City Council discussion, we have reviewed numerous landscaping and tree codes around the region, spoken with Staff from other communities, and reviewed the proposed changes previously recommended by Staff, Shade Tree Commission, and Planning Commission. We make the following recommendations:

Tree Fee - Our current fee of \$100 per caliper inch is among the lowest for jurisdictions allowing a payment in lieu of planting, based upon minimally qualifying tree sizes as required in each jurisdiction. At our standard minimum required tree of 1.75 caliper inches, this equates to a single tree replacement being effectively \$175 for a minimally qualifying tree. Today -- and even when this subject was studied in about 2009 -- to purchase, transport, and plant a tree of minimally qualifying size and variety costs on average about \$250 or about \$143 per caliper inch if put into those terms. This means that the city is effectively allowing a payment in lieu of planting to be slightly *under* the cost for a single tree, on average, using a straight calculation method. It is important to note that the city, or a private developer, purchasing and installing trees in volume can typically benefit from volume discounts, making discussion of the cost or payment in isolation difficult and complicated.

We suggest a two-part process: (1) consider and decide upon the revisions in Ordinance 17-16, as submitted; (2) a determination by City Council on whether to undertake a subsequent full review of the Tree Preservation Chapter.

1. **ORD. 17-16** - We recommend consideration of Ordinance 17-16 in case 2017-0014. Should City Council desire to remove the sentence in 1168.07(a)(3) as proposed, "At no time shall the fee be less than \$100 per caliper inch of required replacement," we are amenable to that. The caliper-inch fee should, however, be placed within our newly updated and consolidated fee schedule at the next annual review to ensure

the fee is contained appropriately within our ordinances and can be annually reviewed thereafter. The current proposed changes reflect past practices and actually allow a bit more flexibility for a property developer to utilize off-site areas to plant trees while ensuring their permanent conservation at those sites. The proposed legislation allows for expenditure of funds within the Tree Fund to replant trees within our community and is important to enact to allow those efforts to continue.

2. **Tree Preservation Chapter Discussion** - City Council should discuss if it wants to direct Staff to conduct a full review of the Tree Preservation Chapter. If so directed, we would work to scope out the effort including a timeline and review steps. The scoping exercise would take several weeks to complete. A full review effort would likely take until at least the end of 2017. If City Council's direction at this time is to review the entire chapter, review should be through Staff, Shade Tree Commission, and Planning Commission - and include opportunities for various stakeholders to comment. Again, in about 2009, the subject was studied to a certain degree but consensus did not emerge. Today, we have many examples of planned developments that have successfully been legislatively approved utilizing a tree preservation calculus. .



PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2017-0014

REQUEST: Zoning Code Amendment

PROJECT: Replacement of Trees

MEETING DATES: February 28, 2017 – Shade Tree Commission
March 1, 2017 – Planning Commission

APPLICANT/OWNER

City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

REQUEST

2016-0014: A request by the City of Delaware for approval of an Amendment to Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code pertaining to replacement of trees.

PROPERTY LOCATION & DESCRIPTION

These amendments to the Planning & Zoning Code more specifically document the tree placement options in Chapter 1168 of the Tree Preservation Regulations in the City of Delaware.

BACKGROUND

The purpose of the amendments to Chapter 1168 is to clearly identify the tree banking options for replacement trees and how any funds acquired via the payment in lieu of planting regulations can be spent. The updated code clarifies for applicants (developers), staff and the public the processes outlined in current code as well as the current and past administrative practice of the city in this regard. The intent of replacement and removed trees overall is to maintain an equivalent tree canopy Citywide before and after removal and/or construction. Overall then, the new code sections simply codify the current and past practices of the city while making this section much clearer.

STAFF ANALYSIS

- Section 1168.07 Replacement of Removed Trees
 - Inserted and documented more specific tree replacement options including tree bank site options and tree bank fund options.
 - *The proposed revisions clarify the applicants (developers) options and documents past practices pertaining to tree replacement options.*

Staff believes the above revisions to the Tree Preservation Regulations are clearer and more user friendly while documenting and reinforcing past practices pertaining to tree replacement options.

UPDATE:

Shade Tree Commission discussed the draft code at its meeting on January 24, 2017. There were several comments regarding general administration items, financial items, as well as the proposed draft code itself. As a reminder of the general development process, developments of various kinds generally start at the Staff or Planning Commission level. These move through the required regulatory process many of which end with a City Council action(s). Often, but not always, proposals are reviewed by Shade Tree Commission as a part of the overall process. This is not a step by step (or linear) process necessarily. This facilitates applications and decision making but accounts for required steps prior to final approval of a built project. Therefore, Shade Tree Commission may see cases proceed to either Planning Commission or City Council prior to being set before the Shade Tree Commission. Occasionally, Shade Tree may even review a proposal prior to the review of Planning Commission or City Council. The regulatory scope of review for Shade Tree Commission, also discussed in past years, is to review and approve street tree plantings. Additionally, Shade Tree Commission is asked to provide review and informal comment upon private landscaping. Often these comments, though informal, result in substantive changes from applicants and they are much appreciated by Staff and applicants alike.

A comment was made indicating that no more than 75% of the Tree Bank fund should be used in any year and that this should be codified within the Zoning Code. While a valid point to discuss, this comment should be reviewed in the context of the annual budget process and is ultimately a decision to be made by City Council. As a result, this is not an item that can be captured within the Zoning Code provision being reviewed at this time.

Staff would recommend that the Commission make an informal request of Staff to communicate this item to City Council for consideration or the Commission can take a formal motion forward. Staff would recommend the informal approach first and that this is included within the annual budget process for consideration.

A comment was made regarding providing updates (up to twice per year) on the tree bank fund, its levels, and expenditures. Again, while a valid request, this is not an item that can be captured within the Zoning Code provision being reviewed at this time. This item could be addressed by Parks and Natural Resources Staff administratively and there may be times when the Commission desires more or less frequent updates.

A comment was made regarding utilizing the Tree Bank Fund for promotional or educational purposes. While promotional and educational activities are certainly excellent opportunities to inform the public regarding street trees, the Tree Bank Fund, as given in this section of the Zoning Code, is specifically related to the replanting of trees that were removed from a site (in caliper inches). As such, there has to be a reasonable connection between the regulation and the use of the funds. In this case, that is specifically utilizing the funds to replant trees. Promotional and educational items do not replant trees, obviously, and therefore this is not an item that can be captured within the Zoning Code provision being reviewed at this time. Staff would suggest that the Commission communicate its desire for these types of materials to be developed, budgeted for, and distributed to the community to City Council. This could be simply directing Staff to make such a request or taking a formal motion forward on the matter. Staff would recommend the informal approach first and again consideration within the annual budget process.

Staff continues to recommend the proposed changes to the Zoning Code as submitted.

STAFF RECOMMENDATION

Staff recommends approval of amendment to Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code pertaining to replacement of trees.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 1/10/2016

Chapter 1168
Tree Preservation Regulations

1168.01	Purpose.	1168.07	Replacement of removed trees.
1168.02	Applicability.	1168.08	Exemptions.
1168.03	Definitions.]	1168.09	Planting and maintenance requirements.
1168.04	Required preservation of major trees and woodlands.	1168.10	Coordination with required landscaping.
1168.05	Tree preservation plan.	1168.11	Flexibility.
1168.06	Removal of major trees and woodlands.		

SECTION 1168.01 PURPOSE.

These regulations are established in order to recognize the vital importance of tree growth in the ecological system, while allowing for reasonable development of lands in the City of Delaware and achieve, among others, the following purposes:

- (a) To ensure the preservation of existing trees and natural wooded areas and encourage replacement of damaged or removed trees so that City residents may benefit from a healthy urban forest. The benefits derived from tree preservation and replacement include:
- (1) Energy conservation;
 - (2) Improved air quality;
 - (3) Reduced noise pollution and light glare;
 - (4) Enhanced habitat for birds and other desirable wildlife;
 - (5) Improved control of soil erosion and moderation of water runoff;
 - (6) Enhanced visual and aesthetic qualities; and
 - (7) Increased property value.
- (b) To promote the preservation and replacement of existing trees and wooded areas in such a manner that the benefits listed in (a) above are realized.
- (c) To promote the preservation, replacement and/or augmentation of trees that might otherwise be damaged or removed in the course of land development and building construction.

SECTION 1168.02 APPLICABILITY.

- (a) This chapter shall apply to trees that have a minimum six (6)-inch diameter at breast height (DBH), also known as major trees, on all public and private properties, in all zoning districts, unless exempted below.
- (1) This chapter shall not apply to single-family residential lots of less than two (2) acres that existed prior to the date this provision takes effect.
- (b) No trees shall be removed from any parcel of land until a tree clearance permit has been issued by the Director of Planning and Community Development or designee, unless specifically exempted by the provisions of this Chapter. (ORD 02-55 Passed May 13, 2002)
- (1) Clearing of Land. No trees shall be removed from any parcel of land until a tree clearance permit has been issued signifying compliance with the regulations of this Chapter.
 - (2) Clearing of Land Prior to Annexation. Trees removed from any parcel of land within one year prior to its annexation to the City of Delaware shall be subject to a tree replacement plan as if the parcel had been a part of the city when the tree removal occurred. (ORD 02-55 Passed May 13, 2002)
 - (3) New Development or Construction. No building permit or certificate of zoning compliance shall be issued for any development or the construction of any building, structure or vehicular use without it first being determined through the development

plan review process that the proposed development is in conformance with the provisions of this chapter.

- (4) Substantial Alteration or Expansion of Existing Development. No building, structure or vehicular use area shall be substantially altered or expanded without it first being determined through the development plan review process that the proposed development is in conformance with the provisions of this chapter.
- (c) The fee for a tree clearance permit shall be \$150. Collected fees shall be placed in the Tree Bank Fund. The Director of Planning and Community Development may waive the fee requirement for permits involving 10 trees or less. (ORD 02-104 Passed August 12, 2002)

SECTION 1168.03 DEFINITIONS. [TRANSFERRED TO CHAPTER 1121 DEFINITIONS.]
(ORD 04-92 Passed 6-14-04)

SECTION 1168.04 REQUIRED PRESERVATION AND REPLACEMENT OF MAJOR TREES. (ORD 02-55 Passed May 13, 2002)

In all zoning districts, all major trees shall be preserved and/or replaced in compliance with the provisions of this chapter, unless exempted herein.

- (a) Each major tree removed during the course of the development of a lot shall be replaced by the owner of the lot with trees that have a total caliper equal to, or greater than, the total caliper of the removed major tree. In no case shall any replacement tree have a Diameter at Breast Height that is less than 1.75 inches. (ORD 04-92 Passed 6-14-04)
- (b) The Director of Grounds and Facilities (or designee) shall approve the caliper, species, and health of all proposed replacement trees.
- (c) Failure to replace a major tree within two (2) years of the approval of the application referred to in subsection (a) shall be a misdemeanor for each separate failure to replace a tree.

SECTION 1168.05 TREE REPLACEMENT PLAN.

A tree replacement plan prepared in consultation with the Director of Grounds and Facilities shall be required as part of the applications for a tree removal permit and a certificate of zoning compliance. (ORD 02-55 Passed May 13, 2002)

- (a) The tree preservation plan shall be drawn to an appropriate scale and include, at a minimum, the following information:
- (1) The location, common name, and size (DBH) of all existing major trees. The City may, at its discretion, accept an estimate of the number and size of trees on a site when the site exceeds three (3) acres. In considering estimates, the City may allow the use of techniques such as site photographs, aerial photographs, site visits, etc.
 - (2) Identification of the tree preservation area(s), including all existing major trees that will be preserved and remain on site after construction and development.
 - (3) Identification of all major trees that will be removed from the site as permitted by Section 1168.06.
 - (4) The location, common name, and size of all replacement trees to be planted on the site as required by Section 1168.07.
- (b) If all required replacement trees cannot be accommodated on site, the plan shall indicate where and how the applicant will replace the balance of the required trees as required by Section 1168.07.

SECTION 1168.06 REMOVAL OF MAJOR TREES.

- (a) The Director of Planning and Community Development (or designee) may approve the cutting down, removal, or destruction of a major tree when the tree interferes with the proper development of the lot, provided that the lot is the subject of application for approval of a zoning certificate, development plan, variance or conditional use permit; such application is approved; and one of the following applies: (ORD 02-55 Passed May 13, 2002)
- (1) The tree is located within a proposed public right-of way.

- (2) The proposed structure cannot be located in a manner to avoid removal of the tree and, at the same time, permit the desirable and logical development of the lot.
- (3) The tree is located within the area of a proposed driveway that will service a single-family or two-family home or is within the area of a proposed access drive that will service dwellings in a planned residential development, multi-family development, or planned multi-family development.
- (4) The tree is damaged or diseased.
- (5) The tree is an undesirable species in its present location.

Approval to remove a major tree does not remove the property owner's responsibility to replace the removed major tree. (ORD 04-92 Passed 6-14-04)

(b) Removal. A tree shall be deemed removed if one or more of the following occurs:

- (1) Damage is inflicted to the root system by machinery, storage of materials and/or soil compaction.
- (2) The natural grade is changed above or below the root system or around the trunk.
- (3) Damage is inflicted on the tree that would permit fungus or pest infection.
- (4) The tree is excessively pruned or thinned.
- (5) Areas are paved with concrete, asphalt or other impervious material within such proximity to the tree as to be harmful to the tree.

1168.07. - Replacement of removed trees.

A developer or property owner shall replace all trees removed pursuant to [Chapter 1168](#) as follows, with the most desirable replacement option being listed first. A combination of replacement options (a)(1) through (3) below is acceptable if all replacement trees cannot be accommodated on site **as determined by the City. The intent of replacement of removed trees overall is to maintain an equivalent tree canopy citywide before and after removal/construction.** (Ord. 02-55. Passed May 13, 2002)

(a) Replacement options.

- (1) On-Site Replacement. A minimum of fifty percent (50%) of the required replacement trees shall be replanted in another location on the site from which the original trees were removed to maintain the remaining natural distribution of tree cover in the City.
- (2) Tree Bank Site Option. Although 100% on-site tree replacement is desired, if this is determined to be impossible or impractical, the remaining balance of required replacement trees shall be planted on a designated Tree Bank site **provided that the City, in its sole discretion, determines there is an acceptable site to accommodate this option. The Tree Bank site refers to areas (typically public land, parks, etc.) that are receiver sites for tree plantings. A publicly held site is preferred, but the City may designate a private Tree Bank site where the tree replanting area will be permanently preserved via covenant or easement. Planting shall be carried out directly by the developer/landowner with direction and inspection of the City Arborist.**
- (3) Tree Bank Fund Option. If **neither On-Site Replacement, (a)(1) above, or a Tree Bank site, (a)(2) above, options cannot accommodate the required replacement trees, a payment in lieu of replanting may be utilized. At no time shall the fee be less than \$100 per caliper inch of**

required replacement. The replacement fee for each tree shall be allocated to the Tree Bank Fund according to the schedule of fees established by Council. **Tree Bank Funds shall be used only for the planting and installation of trees on public property at any location within the City, including in the right of way as determined by the City in its sole discretion. Planting and installation may include purchase, transportation, mulching, watering, and labor associated with the replacement tree(s) for up to one year from the date of planting. An Applicant who chooses this Replacement Option shall have no right of decision in the location, type, or method of installation or maintenance of trees, as the payment is a voluntary payment in lieu of planting the required caliper inches of trees on or off site as given in replacement Options (a)(1) and (a)(2) above.**

- (4) Size of Replacement Trees. Each replacement tree shall have a minimum caliper of 1.75 inches and a clear trunk height of at least six (6) feet.

(Ord. 04-92. Passed 6-14-04)

SECTION 1168.08 EXEMPTIONS FROM REPLACEMENT.

The Director of Planning and Community Development may approve the removal of a major tree if one of the following applies. Trees removed under the following conditions are exempt from the replacement requirements of Section 1168.07.

- (a) The tree is dead, damaged, or diseased.
- (b) The tree is an undesirable species in its present location, as determined by the Director of Grounds and Facilities (or designee). (ORD 02-55 Passed May 13, 2002)
- (c) The tree poses potential danger to life or property.

SECTION 1168.09 PLANTING AND MAINTENANCE REQUIREMENTS.

- (a) All trees to be used as replacement trees shall be of a variety determined to be acceptable by the Director of Grounds and Facilities (or designee). (ORD 02-55 Passed May 13, 2002)
- (b) Replacement trees that may reach a height of thirty (30) feet shall not be planted within twenty (20) feet of an overhead power line.
- (c) Trees shall be planted an adequate distance from access drives and intersections so that, at full maturity, such planting shall comply with Section 1149.06 to ensure the unobstructed visibility of motorists and pedestrians.
- (d) The developer shall be required to maintain all replacement trees for two (2) years after the trees are planted and to replace any tree that dies within such two-year guarantee period, according to the following:
 - (1) Upon completion of the tree planting, the landscape contractor shall contact the Director of Grounds and Facilities to initiate the guarantee period. (ORD 02-55 Passed May 13, 2002)
 - (2) The guarantee period shall begin after the approval of the Director of Grounds and Facilities (or designee). (ORD 02-55 Passed May 13, 2002)
 - (3) A final inspection shall be made at the end of the two-year guarantee period. All trees not exhibiting a healthy, vigorous growing condition, as determined by the City's inspection, shall be replaced at the expense of the developer or builder.

- A. The developer shall notify the Department of Grounds and Facilities within five (5) business days of the end of the guarantee period to schedule the final inspection.
 - B. All trees not exhibiting a healthy, vigorous growing condition, as determined by the City's inspection, shall be replaced at the expense of the developer or builder.
 - C. If the City determines that replacement of a tree is required, such replacement shall occur within thirty (30) days of the date the City's inspection report is submitted to the developer. The two-year guarantee period shall begin anew for each replacement tree.
- (e) Preserved or replacement trees shall not subsequently be removed from a site unless approved pursuant to Section 1168.06 or exempted pursuant to Section 1168.08 and the regulations of this Chapter.
 - (f) Where applicable, the City may require the original owner of any property on which trees have been preserved or replaced according to the requirements of this Chapter to add a restrictive covenant to the deed that shall inform subsequent purchasers, lessees or occupants of the site that trees shall not subsequently be removed from a site except when approved pursuant to Section 1168.06 or exempted pursuant to Section 1168.08 and the regulations of this Chapter.
 - (g) Failure to replace major trees as required by this Section within one (1) year of the approval of the application referred to in Section 1168.02 shall be a misdemeanor for each separate failure to replace a tree.

SECTION 1168.10 COORDINATION WITH REQUIRED LANDSCAPING.

- (a) The tree preservation requirements of this Chapter shall be in addition to the landscaping and screening requirements of Chapter 1166. (ORD 02-55 Passed May 13, 2002)
- (b) The required tree preservation plan shall be coordinated with all landscaping required by Chapter 1166 to achieve a cohesive landscape treatment for the entire site. (ORD 02-55 Passed May 13, 2002)

SECTION 1168.11 FLEXIBILITY.

The standards and criteria in this Chapter establish the City's objectives and the level of tree preservation expected. However, in applying these standards, the Planning Commission, Shade Tree Commission, and City Council may: (ORD 02-55 Passed May 13, 2002)

- (a) Exercise discretion and flexibility with respect to the placement and arrangement of required elements to assure that the objectives of this chapter and the proposed development are best satisfied.



FACT SHEET

AGENDA ITEM NO: 9

DATE: 05/08/2017

ORDINANCE NO:

RESOLUTION NO: 17-29

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Ted Miller, Parks and Natural Resource Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION ACCEPTING THE PARK AND FACILITIES NAMING AND DEDICATION POLICY.

BACKGROUND:

The City of Delaware does not currently have a park and facilities naming policy in place. A request has been made to rename Eastside park and the proposed policy would outline procedures to name newly acquired or developed or as-yet unnamed parks and recreation facilities.

REASON WHY LEGISLATION IS NEEDED:

To to provide a clear process for naming and dedicating parks and facilities, ensure that parks and recreational areas are identified and located, ensure that names given are consistent with the values and characteristics of the City of Delaware, assure the quality of the title/name so that it will serve the purpose of the city in a permanent manner, encourage public participation and input, and encourage and recognize the dedication of lands, or donations by individuals or group.

COMMITTEE RECOMMENDATION:

The action is being taken as a result of the Parks and Recreation Board recommendation at the April 18, 2017 meeting.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Ted Miller, Parks and Natural Resource Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

Park and Facilities Naming and Dedication Policy

CITY OF DELAWARE
PARKS AND NATURAL RESOURCES
POLICIES AND PROCEDURES
PARK AND FACILITIES NAMING AND DEDICATION POLICY

1.0 POLICY:

- 1.1 It is the policy of the City of Delaware, Parks and Natural Resources to name newly acquired or developed or as-yet unnamed parks (or portions of park as described below) and recreation facilities, after following the procedures outlined below.
- 1.2 Parks may name significant portions of an otherwise named park, such as a fountain, playfield, pavilion, skate area, or playground.

2.0 PURPOSE OF POLICY:

- 2.1 The purpose of the park and facilities naming and dedication policy is to provide a clear process for naming and dedicating parks and facilities owned and managed by the Parks and Natural Resources Department.
- 2.2 Ensure that parks and recreational areas are easily identified and located.
- 2.3 Ensure that names given are consistent with the values and characteristics of the City of Delaware.
- 2.4 Assure the quality of the title/name, so that it will serve the purpose of the city in a permanent manner.
- 2.5 Encourage public participation and input in order to fully represent the best interest of the area affected.
- 2.6 Encourage and recognize the dedication of lands, or donations by individuals or groups.

3.0 DEFINITIONS:

- 3.1 Parks and Recreation Advisory Board (PRAB) – a citizen board created by the city Charter to advise the Parks and Natural Resources Director, the Mayor, the City Manager, City Council and other city departments with respect to park and natural resource matters.
- 3.2 Parks and Recreation Facilities – all properties and facilities in the park and recreation system of the City under ownership, management and/or control of the City of Delaware Parks and Natural Resources.

4.0 RESPONSIBILITY:

- 4.1 The Parks and Recreation Advisory Board is authorized to establish criteria and procedures to be followed in selecting names to be submitted to City Council.

5.0 PROCEDURES:

- 5.1 Staff, city residents, community leaders and organizations interested in proposing a name for a park, recreational area or facility must submit written recommendations, petitions, etc. for presentation to the Parks and Natural Resources Director for consideration by the Parks and Recreation Advisory Board. Recommendations need to describe in detail why the candidate merits such recognition. The Parks and Natural Resources Director will provide staff support.

CITY OF DELAWARE
PARKS AND NATURAL RESOURCES
POLICIES AND PROCEDURES
PARK AND FACILITIES NAMING AND DEDICATION POLICY

- 5.2 The Parks and Natural Resources Department will use the media, community groups, notification to those who have participated in community meetings relating to the development and or acquisition of the park site, and appropriate signage to solicit suggestions for names from organizations and individuals. The Parks and Natural Resources Department will acknowledge and record for consideration all suggestions, solicited or not.
- 5.3 After considering the names and applying the criteria set forth in 6.0 below, the Parks and Natural Resources Director shall forward naming recommendations to the Parks and Recreation Advisory Board Chair, and provide the historical or other supportive information as appropriate to justify the recommendations.
- 5.4 The Parks and Recreation Advisory Board shall consider all requests and submit a formal recommendation for names deemed worthy of consideration to the City Manager and City Council.
- 5.5 The City Council will allow for public input and comment.
- 5.6 The City Council will confirm park, recreation areas, and facility names by resolution.
- 5.7 The City Council has final approval and may reject any naming or renaming request. If City Council rejects naming or renaming request the application will return to the Park & Recreation Advisory Board for submission of a new name.

6.0 CRITERIA:

- 6.1. To avoid duplication, confusing similarity, or inappropriateness, the PRAB, in considering name suggestions, will review existing park and facility names in the park system.
- 6.2 In naming a park or facility, the PRAB will consider geographical location, historical or cultural significance, distinctive natural or geological features, and the wishes of the community in which it is located.
- 6.3 In naming community centers and other facilities, the PRAB will give considerable weight to the names that reflect the geographic location that gives identity to the community.
- 6.4 Parks and recreation facilities may be named for a person subject to the following conditions: the person must be deceased for a minimum of one year, and the person must have made a significant positive contribution to parks, recreation, or culture in the community without which the park/facility may not exist, or in which the individual's contributions enhanced a program or facility in an extraordinary way. The City will bear the cost of the sign, plaque or monument indicating the name of the individual for whom the facility is named.
- 6.5 As a general rule, portions of a park or recreation facility will not have a name other than that of the entire facility. The Committee may consider exceptions in cases where, as a revenue or fundraising opportunity, a nomination is submitted to name a room within a community center after a corporate sponsor or in cases where an area within a park is distinctive enough, in the view of the Committee, to merit its own name.

CITY OF DELAWARE
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- 6.6 When naming after a person or persons, written documentation of approval by next of kin to be honored (if available/possible) is required as part of the proposal.
- 6.8 Because temporary “working” designations tend to be retained, the Parks and Natural Resources Director will carry out the naming process for a new park facility as early as possible after its acquisition or development. Facilities will bear number designations until the naming process results in adoption of a name.

7.0 EXCLUSIONS

- 7.1 Naming associations with tobacco, alcohol, contraceptives, religious organizations, political candidates or adjudicated felons are prohibited.
- 7.2 The dedication of small park amenities with an identifiable lifespan and not intended to be permanent such as fixed park benches and tables shall be addressed under a separate parks policy.

8.0 RENAMING

- 8.1 The intent of naming is for permanent recognition. The renaming of parks and facilities is strongly discouraged. It is recommended that efforts to change a name be subject to the most crucial examination so as not to diminish the original justification for the name or discount the value of the prior contributors. Parks named for subjects, other than individuals, may be changed in name only if the current name is ineffectual or inappropriate.
- 8.2 The same criteria and procedures will apply to renaming an existing park or facility.



FACT SHEET

AGENDA ITEM NO: 10

DATE: 05/08/2017

ORDINANCE NO: 17-29

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
May 8, 2017 at 7:15 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: William L. Ferrigno, P.E.

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE REPEALING AND REPLACING SECTION 929 OF THE CITY OF DELAWARE STREETS, UTILITIES AND PUBLIC SERVICES CODE ESTABLISHING GENERAL RULES AND REGULATIONS FOR THE COLLECTION OF REFUSE.

BACKGROUND:

The City recently completed the process of reviewing and establishing revised refuse collection rates in association with the provision of residential and commercial refuse collection service throughout the community. As part of that process, several policies concerning existing regulations and practices were reviewed and determined to require updating in order to better reflect current practices and industry standards regarding the collection of refuse. In order to establish fair and equitable service options to all city refuse customers, certain modifications to the current rules are necessary specifically concerning customers utilizing dumpster service.

Additional updates are included as well to bring the definitions in the code up to current understanding and application, and to include new practices such as the utility of publically accessible dumpster collection.

Please note that the included Chapter 929 is the replacement document for refuse collection services.

REASON WHY LEGISLATION IS NEEDED:

Current rules require any residential premise or customer to utilize city refuse collection services, whether via tipcart or dumpster collection. Proposed revisions will allow for any customer, whether residential or commercial, utilizing dumpster services to have the option of subscribing to city or private refuse collection services.

COMMITTEE RECOMMENDATION:

Potential changes to the rules governing refuse collection were discussed at the recent Public Works and Utilities Committee who subsequently deferred the presentation of such changes to full council for additional consideration.

FISCAL IMPACT(S):

Providing the opportunity for existing multi-family development customers to opt out of city refuse collection service will reduce both revenue and cost associated with the provision of commercial collection operations by the city. It is not clear as to the total impact this change will have until better determination can be made as to how many existing customers may switch from city to private collection service.

POLICY CHANGES:

Allows for multi-family developments that utilize dumpster collection service to seek private collection service if so desired.

PRESENTER(S):

William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:

Approval

ATTACHMENT(S)

Chapter 929-revised

ORDINANCE NO. 17-29

AN ORDINANCE REPEALING AND REPLACING SECTION 929 OF THE CITY OF DELAWARE STREETS, UTILITIES AND PUBLIC SERVICES CODE ESTABLISHING GENERAL RULES AND REGULATIONS FOR THE COLLECTION OF REFUSE.

WHEREAS, the City of Delaware provides refuse collection service to its residents and businesses within the community; and

WHEREAS, the rules and regulations regarding the manner in which refuse collection service shall operate require periodic update and revision to conform to current practices and industry standard; and

WHEREAS, a comprehensive review of the refuse collection rates and program has been under consideration by the city resulting in desired changes to the refuse collection code; and

WHEREAS, Chapter 929 of the STREETS, UTILITIES AND PUBLIC SERVICES CODE shall be modified to include updated language detailing the current practices and regulations associated with the collection and disposal of refuse within the city.

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

SECTION 1. That Chapter 929 of the Codified Ordinances of the City of Delaware is hereby amended and replaced in its entirety by the following new section (attached hereto)

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 actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

VOTE ON RULE SUSPENSION: YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2017 YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

CHAPTER 929. - REFUSE COLLECTION

929.01. - Definitions.

As used in this chapter:

- a) "Bag Tag" is a sticker that may be purchased and placed on bags of household generated refuse for disposal exceeding the allowable volume of refuse which can be contained within a tipcart.
- b) "Bulk Item" means individual items too large to fit a tipcart container including but not limited to furniture, appliances, and exercise equipment.
- c) "Commercial premises" means all premises in the City other than those defined as residential premises, including institutions, private and public, charitable and non-charitable, where refuse may be generated.
- d) "Construction Waste" means building materials and debris resulting from or accumulating in the construction, alteration or major repairing of any building or structure.
- e) "Director" means the Director of Public Works of the City.
- f) "Dumpster" means a large steel refuse container with closeable lids.
- g) "Dwelling unit" means one room or a suite of two or more rooms designed for or used by one family or housekeeping unit for living and/or sleeping purposes and having only one kitchen or kitchenette.
- h) "Multi-family premise" means all residential premises in the City with two or more dwelling units used for the purpose of human habitation which contain sleeping quarters and/or cooking facilities for two or more families or housekeeping units living independently of each other.
- i) "Publically accessible dumpsters" – means any dumpster owned by the City and accessible for refuse disposal by multiple property owners requiring both residential and/or commercial refuse service.
- j) "Putrescible waste", includes every refuse accumulation of animal, fruit or vegetable matter, used or intended for food, or that attends dealing in or storing of meat, fish, fowl, fruit or vegetables.

- k) "Recyclable Material" means materials that can be recovered from the general refuse stream to be reused in another form following a reprocessing cycle including but not limited to plastic, glass and metal beverage containers, paper, magazines, newsprint and cardboard.
- l) "Recycling Bin" means an 18-gallon rectangular plastic container for disposing of recyclable materials.
- m) "Refuse" means garbage, trash or rubbish which is accumulated by individuals and businesses in their normal day-to-day operations, excluding construction waste, recyclable material and yard waste.
- n) "Refuse collector" means the City and any and all of its authorized agents or employees connected with the collection and disposal of refuse.
- o) "Residential premises" means all single-family and multi-family premises used for the purpose of human habitation which contain sleeping quarters and/or cooking facilities for the use of individual and/or separate households.
- p) "Tipcart" means 32-gallon, 64-gallon or 96 gallon wheeled refuse cart with closeable lid, serviceable by semi-automated collection equipment.
- q) "Yard Waste" means lawn trimmings, leaves, vines, brush, whole Christmas trees during the month of January, garden waste and other vegetation that are compostable and biodegradable.

929.02. – Residential refuse customers.

- a) Each single family residential premise(s) in the City shall subscribe to City refuse collection service.
- b) Each multi-family residential premise(s) in the City that can reasonably accommodate the storage and weekly servicing of standard tipcart collection containers as determined by the Director, shall subscribe to City refuse collection service.

- c) Multifamily premises constructed without garages, car ports, or other such enclosures suitable for the storage of tipcart containers may be serviced through dumpster units either through the City, or via private refuse collection services, and shall be considered by the City as commercial customers subject to commercial rates.

929.03. – Commercial refuse customers.

- a) Commercial customers shall be serviced using dumpsters of appropriate size and frequency to provided adequate capacity for both weekday and weekend use, and are subject to commercial collection rates.
- b) Commercial customers that generate a small volume of non-putrescible refuse on a weekly basis may be serviced via tipcart(s) collection at the same rate per container that residential customers pay, provided tipcarts can be reasonably accommodated on the property out of public view.

929.04. – Publically accessible dumpsters.

In some instances, refuse service may be provided for both residential and commercial customers through use of a publically owned dumpster positioned in predetermined locations and open to use by multiple property owners. The size and rate of service of these dumpsters is variable and depends on the number of customers using the dumpster at a given time and quantity of weekly waste generated.

929.05. – Refuse containers; specifications; placement; disposition.

- a) Tipcarts for residential customers shall be initially paid for by the customer and distributed by the City, and remain the property of the City. Repairs to and replacement of existing tipcarts necessary as a result of normal usage and wear/tear, shall be provided by the City at no charge to the customer.
- b) Dumpster containers housed within new multi-family developments serviced by the City shall be purchased by the property owner and distributed through the City, and remain the property of the City.
- c) Dumpsters for commercial customers not servicing residential households shall be provided by the City.
- d) The maximum weight of a fully-loaded tipcart container with the lid closed shall not exceed the manufacturer's recommended max load. Containers exceeding these restrictions may not be serviced.

- e) Recycling containers are provided by the City and shall be uniform in appearance, size and function wherever serviced by the city.
- f) Tipcarts, recycling containers and yard waste shall be placed at the location specified by the city for servicing on the scheduled collection day.
- g) No person, except a refuse collector, shall remove any refuse from any premise other than his or her own, without the property owner's permission.
- h) Each refuse customer served by the City or a licensed private hauler shall conform to the rules and regulations relating to refuse collection and disposal as specified by the Director of Public Works under authority granted in Section 929.10 of the City Code. Current rules and regulations establishing these procedures shall be available to all refuse customers and licensed private haulers.

929.06. - Deposit of refuse in proper containers/length of storage/location of containers

- (a) All refuse being disposed of must be contained within appropriate collection containers whether being serviced by the City or licensed private hauler.
- (b) No refuse container may be placed within the public right-of-way for more than 24 hours preceding or following the servicing of that container by the City or private refuse hauler.
- (c) Refuse containers must be stored in locations as determined appropriate by applicable zoning regulations, HOA provisions, or property deed restrictions.

929.07. - City's refuse collection times.

- a) The City shall collect from residential and commercial premises within the City at least once every week in accordance with schedules, routes and policies as established by the Director. Collection days may be adjusted during weeks where the City observes a holiday such that normal City operations are suspended.
- b) Yard waste is collected on a regular weekly basis coinciding with the regular residential collection schedule, from April through November, and in January for Christmas Tree collections.

929.09. - Collection charges.

- (a) All residential and commercial premise in the City subscribing to city refuse collection service shall be individually billed by the Finance Director in accordance with provisions contained in Section 929.08 of the City Code, unless such charges are waived by the City Manager due to unusual or practical considerations of a particular situation.
- (b) In cases where multiple customers occupy the same property or building, the City may elect to invoice the property owner for refuse collection services instead of individual tenants.
- (c) Charges for collection of commercial customers shall be based upon the analysis of the type of service rendered and shall be computed by the Director of Public Works in accordance with the Fee Schedule in Section 197.02 of the City Code.
- (d) Commercial refuse customers requesting additional dumpster pickups will be charged a fee per pickup.
- (e) The monthly collection rate for customers assigned to a publically accessible dumpster shall be determined by the Director, and generally be in line with the rate that would be charged if the customer had an individual refuse container on their respective property.
- (f) An individual 55 years of age or older living alone may apply for a senior citizen discount rate.
- (g) Bag tags may be utilized as a method of disposing of additional bags of refuse or other household items exceeding the allowable volume of refuse which can be contained within a tipcart with the lid closed. Bag tags may be purchased at a cost set forth in the Fee Schedule in Section 197.02 of the City Code.
- (h) When requesting a temporary discontinuation of refuse collection services, a fee provided in the Fee Schedule will be assessed to have the container(s) removed. When the account is reactivated an additional fee will be assessed to have the container(s) returned. If container(s) is/are not removed charges will continue to be assessed on a monthly basis.
- (i) Changes to container sizes at the request of the customer will be allowed within a 30-day grace period of the initial establishment of service without a fee being assessed. Changes made after the 30-day grace period will be assessed a fee. Changes will be permitted only twice within a calendar year.
- (j) In cases where there are no established rates, the Director may establish classifications of service and fix rates governing such classifications. When such classifications are made and rates established, they shall

have the same force and effect as though they were a part of this Section.

- (k) The Director may modify the above charges if particular circumstances or conditions require it.

929.10. - Director's collection rules and regulations.

The Director of Public Works for the purpose of collecting and disposing of refuse, is hereby authorized and directed to make such rules and regulations as are necessary or convenient therefore, such regulations to have the same validity as ordinances when not repugnant thereto or to the Constitution or laws of the State.

929.11. - Private collector requirements.

- a) All private collectors shall conform to the rules and regulations regarding licensing requirements as provided within the Ohio Revised Code.
- b) The transportation of refuse by private collectors or haulers shall be in vehicles covered in such a manner as to prevent the littering of the public ways of the City in any manner. Collection vehicle requirements are governed by rules and regulations as provided within the Ohio Revised Code.

929.12. - Disposal at an approved site.

No person shall dispose of, bury, burn or dump within the corporate limits of the City any refuse created within or without the City. All refuse shall be conveyed to and disposed of at an appropriately licensed municipal waste disposal site.

929.99. - Penalty.

Whoever violates any provision of this chapter is guilty of a minor misdemeanor. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.



FACT SHEET

AGENDA ITEM NO: 11

DATE: 05/08/2017

ORDINANCE NO: 17-30

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
May 8, 2017 at 7:20 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: William L. Ferrigno, P.E.

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING SECTION 521.08 OF CHAPTER 521 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO ESTABLISHING AUTHORITY TO REMOVE LITTER, AND THE RIGHT TO AN APPEAL OF A NOTICE OF VIOLATION.

BACKGROUND:

The City has considered changes to the rules and regulations regarding the littering and deposit of garbage and waste material within the downtown business district and other locations throughout the community. Current code prescribes a lengthy process that can take as long as several days to provide written notification to violators when determining that refuse or other discarded items have been improperly placed within the public right of way. There are certain instances when the city has determined that leaving the illegally deposited refuse in the right of way is neither acceptable nor desirable, and prefers to have the refuse or debris immediately removed by city staff.

Section 521.08 is also being amended to provide for the right to appeal by any individual or entity being served a notice of violation of the provisions of this section.

REASON WHY LEGISLATION IS NEEDED:

Current code does not prescribe a means to address the immediate removal of illegally deposited materials within the public right of way. Proposed changes to the code will allow for the City Manager to make such determination and cause such refuse to be collected and disposed of in a timely basis. Current code also is absent of an appeal process for individuals or entities served a notice of violation.

COMMITTEE RECOMMENDATION:

Potential changes to the rules governing refuse collection were discussed at the recent Public Works and Utilities Committee who subsequently deferred the presentation of such changes to full council for additional consideration.

FISCAL IMPACT(S):

The number of cases whereby the proposed provisions would be exercised is likely to be minimal. Collecting and disposing of illegally deposited refuse without imposing fees for such violations will have minimal financial impact on the city.

POLICY CHANGES:

Proposed change provides the authority for the City Manager to make a determination regarding violations and to direct staff to remove illegally deposited refuse. Also allows any notice of violation to violations of this section to be appealed to the Public Works and Utilities Committee.

PRESENTER(S):

William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:

Approval

ATTACHMENT(S)

None

ORDINANCE NO. 17-30

AN ORDINANCE AMENDING SECTION 521.08 OF CHAPTER 521 OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE, OHIO ESTABLISHING AUTHORITY TO REMOVE LITTER, AND THE RIGHT TO AN APPEAL OF A NOTICE OF VIOLATION.

WHEREAS, the City of Delaware Codified Ordinances contains certain rules and regulations governing littering and deposit of garbage and waste material upon public property; and

WHEREAS, violations to these rules require a prescribed notification process and schedule in order for remediation of the violation, and for fines to be levied; and

WHEREAS, there are instances that a more immediate response to addressing such violation is desirable outside of the timeframe currently prescribed by existing code; and

WHEREAS, individuals or entities receiving a notice of violation are not provided a process by which to appeal such notice or associated charges.

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

SECTION 1. That Section 521.08 be amended to include the following:

521.08 (e) If the city manager or designated representative makes a determination that such an accumulation or deposit of material specified in subsections (a) or (b) presents an immediate safety risk, hazard, or otherwise objectionable public nuisance to adjacent property owners, pedestrians or motorists, the city may immediately cause the deposit or accumulation to be removed.

521.08 (f) Charges incurred under sections (d) may be appealed within 30 days of the charge. Appeals shall be heard by the Public Works and Utilities Committee. If an appeal is timely filed, charges will not become due until the committee has issued a decision.

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 actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 12

DATE: 05/08/2017

ORDINANCE NO:

RESOLUTION NO: 17-30

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: John Donahue, Fire Chief

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AGREEMENT WITH DELAWARE COUNTY OFFICE OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT (DCOHSEM) TO COORDINATE EMERGENCY MANAGEMENT ACTIVITIES WITHIN DELAWARE COUNTY.

BACKGROUND:

The City of Delaware coordinates emergency management with other local political jurisdictions through Delaware County Office of Homeland Security and Emergency Management. The existing funding mechanism is based on a set per capita rate. Local jurisdictions pay \$.40 per capita and the county pays \$.20 per capita.

REASON WHY LEGISLATION IS NEEDED:

Decreases in funding of emergency management grants and community growth is requiring the need to adjust the funding mechanisms to sustain funding and operations. The attached agreement is included.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

This new funding mechanism would take effect in 2018. If the model was used today based on the 2017 budget, no additional costs would be required.

POLICY CHANGES:

None

PRESENTER(S):

John Donahue, Fire Chief

RECOMMENDATION:

Approval

ATTACHMENT(S)

Amended Agreement For A Countywide Emergency Management Agency

**AMENDED AGREEMENT FOR A
COUNTYWIDE EMERGENCY MANAGEMENT AGENCY**

This Agreement is made and entered into by and among the participating political subdivisions of Delaware County, Ohio, as set forth in this Agreement, in accordance with section 5502.26 of the Revised Code.

RECITALS

WHEREAS, an agreement establishing a countywide emergency management agency was entered into by and among the Delaware County Board of Commissioners and a majority of the political subdivisions within Delaware County in May 1989; and

WHEREAS, the existing agreement was amended in March 2002; and

WHEREAS, the Director of the Delaware County Office of Homeland Security and Emergency Management ("DCOHSEM") recommends amending the agreement;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the participating political subdivisions hereby agree that the DCOHSEM is hereby authorized to coordinate emergency management activities within Delaware County, subject to the following:

1. The political subdivisions participating in this Agreement shall be as follows: (1) Delaware County; (2) each township located, in whole or in part, within Delaware County, with the exception of Washington Township; and (3) each municipal corporation located entirely within Delaware County. The Cities of Columbus, Dublin, and Westerville have entered into a countywide agreement with Franklin County and do not participate in this Agreement, except on a mutual aid basis. For purposes of this Agreement, a "township" shall be defined as limited to the unincorporated portion of the township, regardless of whether the borders thereof with any municipal corporation are conformed or non-conformed. The Mutual Aid Agreement for Emergency Management, entered into by and between the Delaware County and Franklin County Boards of Commissioners on or about October 3, 2006, is hereby incorporated into this Agreement. Pursuant to the Mutual Aid Agreement, the participating political subdivisions entering into this Agreement agree to provide mutual aid for emergency management, to the extent practicable, in those areas served by Franklin County Emergency Management and Homeland Security, including, but not limited to, those areas within Delaware County.
2. As provided in section 5502.26 of the Revised Code, the chief executive officer of each participating political subdivision entering into this Agreement shall appoint a representative to the Countywide Advisory Group. The Countywide Advisory Group shall appoint a Countywide Executive Committee and shall advise the Countywide Executive Committee on matters pertaining to countywide emergency management. The DCOHSEM shall implement emergency management in Delaware County through the Countywide Executive Committee in accordance with section 5502.26 of the Revised Code and this Agreement.

3. The Executive Committee shall consist of ten (10) members and shall be appointed as follows:

- (1) One County Commissioner as selected by the Board of County Commissioners;
- (2) One representative from the City of Delaware and one representative from the City of Powell;
- (1) One member representing all of the participating villages. The Village representative shall be selected by a majority vote of the mayors or village councils;
- (3) Three township trustees appointed by a majority vote of the Delaware County Township Trustees Association from among the townships participating in this Agreement;
- (1) One Sheriff's Office Representative;
- (1) One Fire Chief selected by a majority vote of the Fire Chief's Association of Delaware County; and
- (1) One Non-Voting Emergency Management Personnel.

4. The Executive Committee shall appoint a director/coordinator of Emergency Management. The director/coordinator shall be responsible for coordinating, organizing, administering, and operating the DCOHSEM, pursuant to the duties imposed upon him/her by sections 5502.21 through 5502.51 of the Revised Code, the DCOHSEM's program, and subject to the direction and control of the Executive Committee. The director/coordinator shall serve at the pleasure of the Executive Committee. The director/coordinator shall pursue a professional development training program in accordance with rules adopted under section 5502.25 of the Revised Code. The director/coordinator of the DCOHSEM may be an official or employee of any political subdivision entering into the countywide agreement, except that the director/coordinator shall not be the chief executive of any such political subdivision. The director/coordinator of the DCOHSEM shall serve only in the function as appointed by the Executive Committee.

5. The DCOHSEM shall establish a program for emergency management that: (1) is in accordance with sections 5502.21 to 5502.51 of the Revised Code, rules adopted under those sections, local ordinances pertaining to emergency management, the "Robert T. Stafford Disaster Relief and Emergency Assistance Act," 88 Stat. 143, 42 U.S.C. 5121, et. seq., as amended, and all applicable rules and regulations adopted under that act; (2) includes, without limitation, development of an all-hazards emergency operations plan that has been coordinated with all agencies, boards, and divisions having emergency

management functions within the county; (3) includes the preparation and conduct of an annual exercise of the county's all-hazards emergency operations plan; and (4) is applicable to all political subdivisions entering into the countywide agreement.

6. The DCOHSEM shall be considered a separate county board and shall receive services in the same manner as other county agencies. All employees of DCOHSEM shall be employees of Delaware County under the appointing authority of the Executive Committee.
7. Each participating political subdivision's share of the expenses of coordinating the emergency management activities within Delaware County shall be paid into a separate distinct fund known as the "Delaware County EMA Fund" by the participating political subdivisions and shall be apportioned on the following basis:
 - a. The Board of County Commissioners shall contribute office space, utilities and one-third (1/3) of the local annual emergency management funding as approved by the Executive Committee for the annual budget.
 - b. The remaining two-thirds (2/3) of the local annual emergency management funding shall be provided by the cities, townships and villages based on each jurisdiction's percentage of the overall population for Delaware County (except for the cities of Columbus, Dublin and Westerville). The municipalities of Columbus, Dublin and Westerville shall not be included in the calculations under Section Seven, as they are covered by Franklin County Emergency Management and Homeland Security. The residential population figures shall be the Delaware County Regional Planning Committee's annual census estimates for the preceding year. Population percentages will only be taken to the second decimal place, rounding up the final digit.
8. Each participating political subdivision agrees to pay into the Delaware County EMA Fund, promptly upon invoice, the amount assessed against it for its allocated share of the budget needed for the operation of countywide emergency management, and for any services performed pursuant to this Agreement.
9. The director/coordinator of the DCOHSEM shall prepare a budget with the approval of the Executive Committee. The budget shall be appropriated by the Delaware County Board of Commissioners. Funds shall be expended only with the approval of the Executive Committee under such resolutions, rules and regulations as it may provide regarding the budget. The resolutions, rules, and regulations shall be shared with the Delaware County Auditor's Office.
10. The Executive Committee shall provide for coordinated input by Emergency Management Program stakeholders in the preparation, implementation, evaluation, and revision of the Emergency Management Program. The Executive Committee shall adopt

rules and approve forms to ensure that the process is properly documented and conducted on an ongoing basis.

11. Grants maintained by the DCOHSEM shall be applied, accepted, and expended only under the authority of the eligible applicant outlined in the applicable grant guidance/document.
12. The participating political subdivisions entering into this Agreement agree to render mutual aid to the DCOHSEM and to each other participating political subdivision through the interchange of personnel, equipment, and supplies as necessary to alleviate the effects of emergency situations.
13. This Agreement shall take effect when a majority of the municipal corporations and political subdivisions of Delaware County have executed this Agreement. Any participating political subdivision entering into this Agreement may terminate its participation in this Agreement upon not less than ninety (90) days written notice to the Executive Committee. Any outstanding financial obligations must be forwarded to DCOHSEM. Non-payment could result in collection of the funds through the Delaware County Auditor by reducing that subdivisions annual settlement. This Agreement shall continue in full force and effect unless a majority of the municipal corporations and political subdivisions within Delaware County cease to be participants in this Agreement. Upon the occurrence of any of the above-mentioned conditions, and after the payment of the obligations set forth in Section 7, this Agreement shall terminate. Each participating political subdivision acknowledges that withdrawing from this countywide agreement will obligate it to form and fund its own emergency management agency in compliance with section 5502.271 of the Ohio Revised Code.

IN WITNESS WHEREOF, the participating political subdivisions enter into this Agreement for a continuing term.

APPROVED AS TO FORM



DARREN M. SHULMAN
DELAWARE CITY ATTORNEY



FACT SHEET

AGENDA ITEM NO: 13

DATE: 05/08/2017

ORDINANCE NO: 17-31

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Ted Miller, Parks and Natural Resources Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR COMPLETING A MULTI-USE TRAIL EXTENSION ON THE SPRINGFIELD BRANCH TRAIL, AND DECLARING AN EMERGENCY.

BACKGROUND:

The Springfield Branch Trail currently ends at the David St/Ross St intersection and the proposed project would extend the trail approximately 670 feet to Todd St and complete a gap in the current trail system. The requested supplemental is equal to the payment that was required by the City during the Development Plan approvals for the Howald Industrial Park in the amount of \$14,000.00. The work will be performed by City staff and is planned to be completed in the summer of 2017.

REASON WHY LEGISLATION IS NEEDED:

An appropriation for this work was not included in the 2017 City Budget.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

Requires \$14,000.00 allocation from the unencumbered balance of the Project Trust Fund.

POLICY CHANGES:

N/A

PRESENTER(S):

Ted Miller, Parks and Natural Resources Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

Trail Exhibit

ORDINANCE NO. 17-31

AN ORDINANCE AMENDING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR COMPLETING A MULTI-USE TRAIL EXTENSION ON THE SPRINGFIELD BRANCH TRAIL, AND DECLARING AN EMERGENCY.

WHEREAS, as part of the development plan approvals for the Howald Industrial Park, the developer agreed to contribute \$14,000.00 toward the cost of extending the Springfield Branch Trail from the current terminus west and north to Todd St.; and

WHEREAS, the \$14,000.00 payment was received by the City in November of 2016, and

WHEREAS, preparations are being made to construct the trail extension; and

WHEREAS, an appropriation for this work was not included in the 2017 City Budget.

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

SECTION 1. That there is hereby appropriated from the unencumbered balance of the Project Trust Fund, \$14,000.00, increasing the following account:

Howald/Springfield Trail (705-7050-5508)	\$14,000.00
--	-------------

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 Ohio 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 timely construction of the new trail extension, 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:

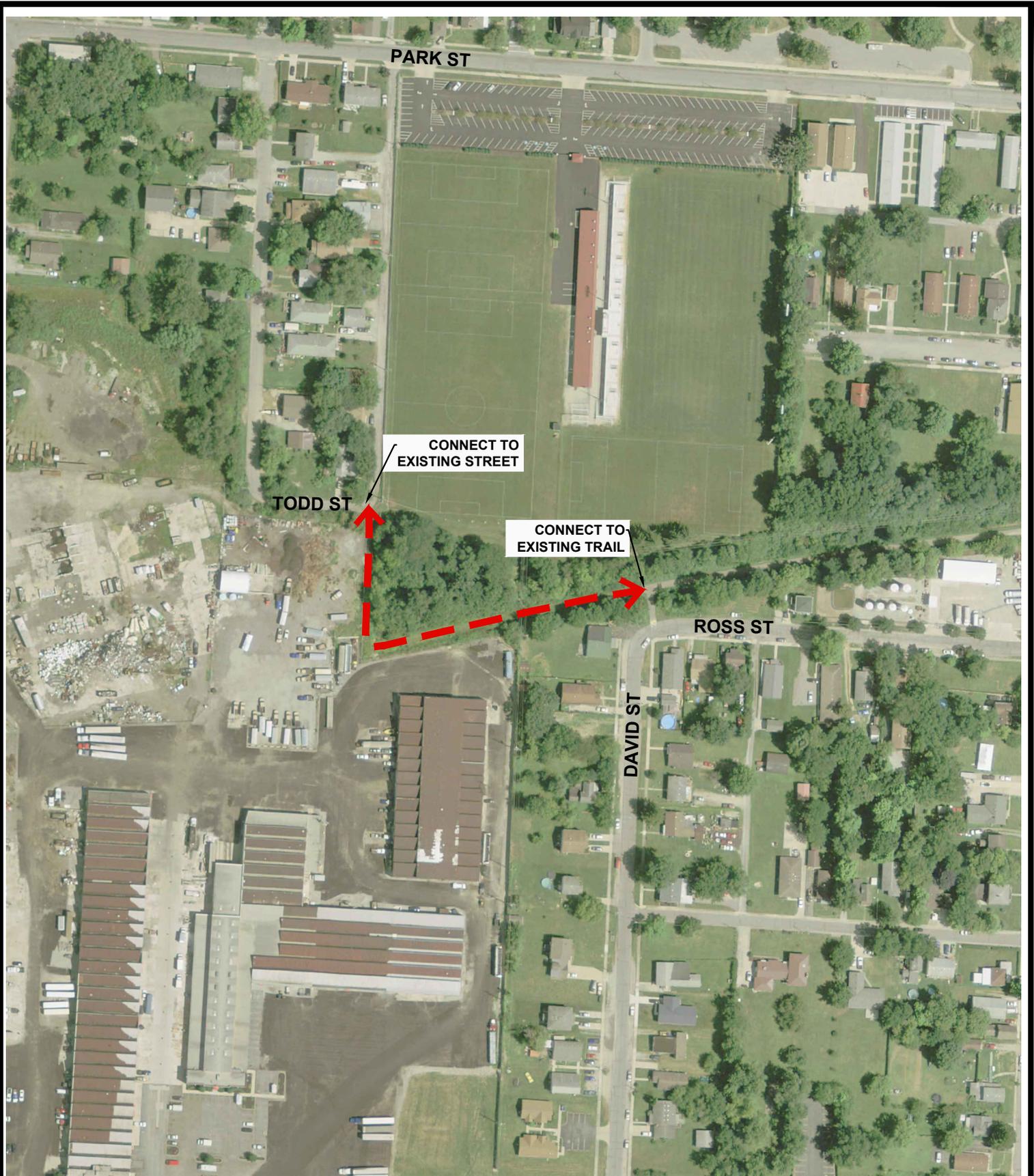
YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

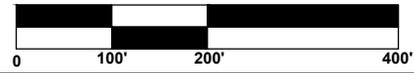


EST 1808
CITY OF
DELAWARE
OHIO

**SPRINGFIELD
BRANCH TRAIL**
Site Plan

DATE: APRIL 13, 2017
SHEET SIZE: 8.5 x 11

SCALE: 1"=200'





FACT SHEET

AGENDA ITEM NO: 14

DATE: 05/08/2017

ORDINANCE NO: 17-32

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
May 22, 2017 at 7:20 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 1111 SUBDIVISION REGULATIONS OF THE PLANNING AND ZONING CODE PERTAINING TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND BONDING.

BACKGROUND:

See attached report.

REASON WHY LEGISLATION IS NEEDED:

Per Chapter 1130.04 Amendments initiated by Planning Commission or City Council.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on May 3, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-32

AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 1111 SUBDIVISION REGULATIONS OF THE PLANNING AND ZONING CODE PERTAINING TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND BONDING.

WHEREAS, the Planning Commission at its meeting of May 3, 2017, recommended approval of an amendment to Chapter 1111 Subdivision Regulations of the Planning and Zoning Code pertaining to acceptance of public improvements and bonding (PC 2016-2797).

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

SECTION 1. That the amendment to Chapter 1111 Subdivision Regulations of the Planning and Zoning Code pertaining to acceptance of public improvements and bonding is hereby confirmed, approved, and accepted.

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

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

APPLICANT/OWNER

City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

REQUEST

2016-2797: A request by the City of Delaware for approval of Amendments to Chapter 1111 Subdivision Regulations of the Planning and Zoning Code pertaining to acceptance of public improvements and bonding.

PROPERTY LOCATION & DESCRIPTION

These amendments to the Planning & Zoning Code affect all future subdivisions proposed and constructed in the City of Delaware.

BACKGROUND

The purpose of the amendments to Chapter 1111 is to clarify and expedite the subdivision platting and construction process for applicants and to ensure a final product that achieves compliance with the development standards of the City without compromising the integrity of the current standards and facilitates Staff reviews. Along with basic housekeeping items, the emphases of the revisions pertain to allowing administrative acceptance of public improvements and the minimum bonding requirements for subdivision projects. The Building Industry Administration (BIA) initiated a series of meetings with engineering and planning staff to bring forward issues of concern with the current process and seeking areas of improvement. Part of the concerns pertain to eliminating the City Council level acceptance of public improvements to minimize delays in final approval. Typically, this has been a fairly perfunctory step in the process that could be performed at the Staff level.

STAFF ANALYSIS

- Section 1111.01 Interpretation and Definitions
 - Housekeeping item to revise and update definitions.
- Section 1111.02 Submission, Form and Content of Preliminary Plat
 - Housekeeping item to revise the submission requirements to the Planning Commission to current standards for a Preliminary Plat and eliminate the previous requirements.
- Section 1111.04 Final Plat Submission Requirements
 - Housekeeping item to revise the submission requirements to the Planning Commission to current standards for a Final Plat and eliminate the previous requirements.
- Section 1111.05 Improvement Bonds
 - Eliminated from this Section and moved to Section 1111.17 (d) to achieve practical construction sequence within this Chapter and renamed to “performance bond” for proper terminology.
- Section 1111.06 Maintenance Bonds
 - Eliminated from this Section and moved to Section 1111.17 (e) to achieve practical construction sequence within this Chapter.
- Section 1111.08 Minimum Requirements for Layout of Subdivisions
 - Housekeeping items to revise the text to current standards.
- Section 1111.09 Construction Plans
 - Inserted pre-construction (approved by City Council) and post construction (a final mylar signature plat that is recorded) text to identify the final plat sequence.
- Section 1111.11 Water Supply
 - Housekeeping item to revise text to current standards.
- Section 1111.13 Sanitary Sewage
 - Housekeeping item to revise text to current standards.
- Section 1111.14 Street Signs and Traffic Signals
 - Housekeeping item to revise text to current standards.
- Section 1111.17 Acceptance of Public Improvements by the City.

- Clarifies the acceptance of public improvements (API) process and specific requirements to achieve approval along with revising the approval process from an action by City Council to a staff administrative approval by the Director of Engineering Services.
 - *The proposed revision allows for the same comprehensive engineering and inspection review of subdivisions but expedites the process for the developers to record plats and ultimately build houses because it would eliminate the wait for typical City Council consent agenda approval which occurs a maximum of twice a month.*
- Documents that the majority of the infrastructure improvements (utilities, streets, etc.) shall be completed and approved by the City before a performance bond (relocated from Chapter 1111.05) can be accepted by the City. It clarifies that the following construction and/or site improvements are the item(s) eligible for a performance bond: ADA ramps, final grading/seeding, final wearing course of asphalt, bike path/walk in common areas, pavement markings and rejuvenate, landscaping, lighting, sidewalks and street lights and monument assemblies. This represents what is current practice with the significant and new exception that it extends the ability to bond the final wearing course of asphalt.
 - *The proposed revision clarifies the minimum infrastructure improvements required to be eligible for a performance bond which should make the process and expectations more user friendly and clear in the code for the developers and staff. This generally reflects long standing practices while adding some new opportunities for bonding.*
- Relocated the maintenance bond requirements from Section 1111.06 to Section 1111.17 (e) to insert them in the proper construction sequence of the subdivision process.
- Section 1111.18 Construction of Buildings
 - Housekeeping items to revise the text to current standards.
- Section 1111.22 Minor Subdivision
 - Housekeeping items to revise the text to current standards.

Staff believes the above revisions to the Subdivision Process are clearer, more user friendly and increases the speed of the approval process without compromising the subdivision regulations, zoning code and the general health, safety and welfare of the community. Staff and the BIA have held a series of meetings and discussions concerning these proposed revisions. The conclusion of those discussions was to advance these proposed changes forward for consideration while the BIA would note that they would welcome the opportunity for future discussions and potential additional changes should these revision be acceptable.

STAFF RECOMMENDATION – (2016-2797 ZONING CODE AMENDMENTS TO CHAPTER 1111 - SUBDIVISION REGULATIONS)

Staff recommends approval of amendments to Chapter 1111 Subdivision Regulations of the Planning and Zoning Code pertaining to acceptance of public improvements, bonding, etc. as documented in the attached revised ordinance.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 04/28/2017



NOTICE OF VIOLATION
COMPLIANCE REQUIRED ON OR BEFORE
May 05, 2017

May 03, 2017

Shirley E Robinson
670 Executive Blvd
Delaware OH 43015

Parcel ID: 51943117008000

Address: 59 POTTER ST
DELAWARE, OHIO 43015

Reference Number: 2017-0953

During a recent inspection of the above referenced property address, grass and weeds were found to be taller than twelve inches in height. Section 905.01 of the City of Delaware Codified Ordinance states that it is a prima-facie violation if high grass and/or weeds of twelve inches or more exist on any lot on any of the following dates: May 15, June 1, June 15, July 1, July 15, August 1, August 15, September 1 or September 15.

The grass and weeds must be cut to a height less than twelve inches. Failure to take this corrective action and fully remedy the violation listed above on or before **May 05, 2017** will result in the City of Delaware taking corrective action, assessing the cost of such action together with incurred administrative costs to the owner of the property. An administrative fee of **\$100 plus the cost of contracted services** to correct the violation shall be billed to the record property owner and, if unpaid, shall be assessed against the lot or land.

Notice of such assessment shall be given to the owner of the lot or land charged therewith, or his agent, either in person or left at the usual place of residence or sent by mail, and all assessments not paid within ten days after the giving of such notice shall, after approval by Council, be certified by the Clerk of Council to the County Auditor to be placed on the tax duplicate and collected as other taxes are collected. **Please note that this is the only notice that will be provided concerning this matter at this property in this calendar year.** Any additional violation of Section 905.01 this calendar year will automatically result in the City of Delaware taking corrective action as described above.

Thank you in advance for your timely response to this matter. Please contact the Planning & Community Development Department at (740) 203-1630 with any questions or to discuss this notice of violation. Please have the reference number available when calling.

TITLE THREE - Platting

Chap. 1111. Subdivision Regulations.

Chap. 1115. Water Pollution and Sediment Runoff Control.

SUBDIVISION REGULATIONS

1111.01 Interpretation and Definitions.	1111.12 Storm drainage.
1111.02 Submission, form and content of preliminary plat.	1111.13 Sanitary sewage.
1111.03 Approval of preliminary plat.	1111.14 Street signs and traffic signals.
1111.04 Final plat.	1111.15 Inspection.
1111.05 Improvement bonds. <u>1111.05 Left Blank Intentionally</u>	1111.16 Cost of inspection.
1111.06 Maintenance bonds. <u>1111.06 Left Blank Intentionally</u>	1111.17 Acceptance of public improvements by City.
1111.07 Physical considerations.	1111.18 Construction of buildings.
1111.08 Minimum requirements for layout of subdivisions.	1111.19 Dedication of land for public purposes.
1111.09 Construction plans.	1111.20 Areas of governmental purchase rights.
1111.10 Street construction.	1111.21 Variances by Council.
1111.11 Water supply.	1111.22 Minor subdivisions.

CROSS REFERENCES

Platting generally - see CHTR. Sec. 107

Recording and acceptance of plats - see CHTR. Sec. 108

Statutory provisions - see Ohio R.C. Ch. 711

1111.01 INTERPRETATION AND DEFINITIONS.

Throughout these subdivision regulations, terms or words used in the present tense include the future, singular terms include the plural and plural terms include the singular, unless otherwise indicated in the text. In addition, throughout this ordinance, certain terms shall be interpreted as follows:

- (a) "Shall" signifies a mandatory requirement, one that is not discretionary. "May" signifies a permissive or discretionary requirement.
- (b) "Person" includes a firm, association, organization, partnership, trust, company, or similar entity, as well as an individual.
- (c) "Used" or "occupied" includes "arranged," "designed," "constructed," "altered," or "intended to be used."
- (d) "Lot" includes "plot" and "parcel".
- (e) "Structure" includes "building."

In the case of a discrepancy in meaning or implication between the text of this ordinance and any illustration or caption, the text shall control.

Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of the subdivision regulations.

- (a) "Block". In describing the boundaries of a district, "block" refers to the legal description. In all other cases, a "block" refers to the property abutting on one side of a street between intersecting or intercepting streets or a street and a railroad right-of-way or waterway.
- (b) "Building" means any structure designed or intended for the support, enclosure, shelter or

- protection of persons, animals or property.
- (c) "Building Setback Line" means the required minimum horizontal distance between a property line or other line and a building.
 - (d) City" means the City of Delaware, Ohio.
 - (e) "Comprehensive Plan " means the general recommended guide, consisting of maps, texts, data, etc. For the future development of the City as adopted in Chapter 1101. Also known as the master plan.
 - (f) "Commission" means the Planning Commission of the City of Delaware.
 - (g) "Dwelling unit" means space, within a dwelling, comprised of living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing and toilet facilities; all combined in one habitable unit.
 - (h) "Easement" means a grant by the property owner or owners, of the use of land for a specific purpose or purposes.
 - (i) "Engineer" means a registered engineer, authorized to practice professional engineering by the State Board of Registration, as specified in Ohio R.C. 4733.14.
 - (j) "Frontage" means the boundary of a lot along an existing or dedicated public street or, where no public street exists, along a public way, either publicly-owned or privately-owned.
 - (k) "Improvements" means street pavements, with or without curb and gutter, sidewalks, water mains, sanitary and storm sewers, street trees and other appropriate items. Also known as public improvements.
 - (l) "Lot" means a parcel of land, having frontage on a public or private street but not including an alley, that is occupied or designed to be occupied as a unit by one principal building, one apartment complex, one multiple dwelling development or one commercial complex and the accessory buildings customarily incident to it, including such open spaces as required by this ordinance. A lot shall be of record in the Delaware County Recorder's Office.
 - (1) "Corner lot" means a lot located at the intersection of two streets on which the interior angle of two adjacent sides of the two streets is less than 135 degrees. A lot abutting on a curved street or streets shall be considered a corner lot if the arc is of less radius than 150 feet and the tangents to the curve, at the two points meet the curve or the straight street line extended, form an interior angle of less than 135 degrees.
 - (2) "Interior lot" means a lot with only one frontage on a street.
 - (3) "Through lot" means a lot that has either opposite ends or opposite sides, each having frontage on a public street.
 - (m) "Lot line" means the line of demarcation between properties.
 - (1) " Front lot line" means the lot line separating an interior lot from the street right-of-way on which it abuts upon a street right-of-way.
 - (2) "Rear lot line" means the lot line opposite and most distant from the front lot line.
 - (3) "Side lot line" means any lot line, other than a front or rear lot line. A side lot line separating a lot from a street is called a street side lot line. A side lot line separating a lot from another lot is called an interior side lot line.
 - (n) "Master Plan" means the general recommended guide, consisting of maps, texts, data, etc. for the future development of the City as adopted in Chapter 1101. Also known as the Comprehensive Plan.
 - (o) "Open space" means an area open to the sky, which may be on the same lot with a building, and may include, along with the natural environmental features, recreation facilities that the Planning Commission deems permissive.
 - (p) Planned Development. (See Chapter 1129).
 - (q) "Plat" means a map of a tract or parcel of land made by a surveyor. [Pre-construction plat](#)

map means the plat map initially submitted for review through the required Zoning Code review processes contained elsewhere within this code. Post-construction plat map means the plat map containing all conditions of approval from the pre-construction plat map approval process, any field changes from construction required by the city, and produced in the format required for final signature and recording.

- (r) "Public way" means an alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parking right-of-way, road, sidewalk, street, viaduct, walk, bicycle path, or other ways, in which the general public or a public entity has an access right, or which are dedicated for public access, whether improved or not.
- (s) "Public improvement" means street pavements, with or without curb and gutter, sidewalks, water mains, sanitary and storm sewers, street trees and other appropriate items.
- (t) "Right-of-way" means a strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates at least curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features, as required by the topography or treatment (such as grade separation, landscaped areas, viaducts, and bridges).
- (u) "Roadway" means the portion of a street available for vehicular traffic.
- (v) "Street" means, for the purpose of this Chapter, any avenue, boulevard, road, lane, parkway, alley or other way for vehicular traffic shown upon a plat duly approved, filed and recorded in the office of the County Recorder. "Street" includes the land within the right-of-way, whether improved or unimproved. Streets shall be classified as follows:
 - (1) "Arterial street" means a street which carries vehicular traffic of a State or Federal highway route or a highway primarily for through traffic, carrying heavy loads and large volumes of traffic, usually on a continuous route.
 - (2) "Collector street" means a street which carries or is expected to carry large amounts of vehicular traffic usually not of an origin or destination primarily in the properties abutting upon the street; a street intended to serve and to provide access to neighborhoods or subneighborhoods. Collector streets can carry traffic from the local streets to the arterial street system, including the principal entrance and circulation routes within residential subdivisions.
 - (3) "Frontage or marginal access street" means a local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets.
 - (4) "Local street" means a street which carries vehicular traffic usually originating or ending in the properties abutting on the street.
 - (5) "Cul-de-sac" means a local street having but one end open for motor traffic; the other end being permanently terminated by a vehicular turnaround.
 - (6) "Alley" means a public minor way that is intended primarily for vehicular traffic to service the back or side of lots.
 - (7) "Private street" means a strip of privately owned land providing access to abutting properties.
- (w) "Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, and billboards.
- (x) "Subdivision" means the division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership; or, the improvement of one or more parcels of land for residential, commercial or industrial structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except

private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or leaseholders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

- (y) "Surveyor" means a registered surveyor, authorized to practice professional surveying by the State Board of Registration, as specified in Ohio R.C. 4733.14.
- (z) "Thoroughfare Plan" means the plan showing major streets and thoroughfares, both existing and proposed, included as a part of the adopted Comprehensive Plan.
- (aa) "Tree lawn" means the part of a street not covered by a sidewalk or other paving lying between the property line and the roadway.
- (bb) "Yard" means an open space on a lot other than a court, unoccupied and unobstructed from the ground upward, except as otherwise provided in the Zoning Ordinance.

1111.02 SUBMISSION, FORM AND CONTENT OF PRELIMINARY PLAT.

(a) The owner of land who desires to subdivide it shall submit the following information to the Planning and Community Development Department:

1. 2 full copies of the plat at 24"x36" or equivalent.
2. 2 reduced copies of the plat at 11"x17" or equivalent.
3. An electronic copy of the entire submittal as determined appropriate by the Director. ~~3 full size and 3 reduced size (not to exceed 11" x 17") copies of a preliminary plat to Council for reference to the Planning and Community Development Department and, prior to review by the Planning Commission, shall submit a digital copy (in a format as determined appropriate by the Director).~~
4. The submission shall include the appropriate fees, as established by the codified ordinances.
5. The Director of Planning & Community Development may require additional copies of all documents and may add to or modify the format required or the City manager, as appropriate.

The Director of Planning and Community Development shall review each submitted application to determine compliance with the submission requirements. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant within ten (10) business days of receiving such application of necessary changes or additional information needed. When the application is deemed complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration of the action(s) requested on the date such determination is made. (ORD 02-107 Passed August 26, 2002).

- (b) Such Plat shall contain (ORD 03-76 Passed September 22, 2003):
 - (1) The proposed name of the subdivision.
 - (2) Locational map and a legal description.
 - (3) Names and addresses of the owners and developers.
 - (4) Date.
 - (5) North point and graphic scale.
 - (6) Signature block to indicate the approval of the Planning Commission and Council.
- (c) The scale of the Plat shall be one inch equals 100 feet, unless the Director of Planning and Community Development approves otherwise. (ORD 03-76 Passed September 22, 2003)
- (d) The preliminary plat shall show the following existing conditions:
 - (1) Boundary lines and total acreage included.
 - (2) Locations, widths and names of all existing or prior platted streets or alleys, easements, railroad and utility rights of way, parks and public open spaces, permanent buildings and structures, and section and corporation lines. (ORD 03-76 Passed

September 22, 2003)

- (3) Existing sewers, water mains, culverts or other underground facilities on or within 500 feet of the tract, unless the Director determines that such information is not needed, indicating pipe sizes, grades and exact locations.
 - (4) Boundary lines of adjacent tracts and ownership of unsubdivided and subdivided land.
 - (5) Existing contours with intervals of two feet shall be provided where there are slopes of ten percent (10%) or less. Contours with intervals of five feet are acceptable where slopes exceed ten percent (10%). The necessity of providing topography on previously developed sites shall be determined by Planning Staff.
- (e) Elevations shall be based on an indicated sea level datum. Drainage channels, major trees, wooded areas, watercourses and other significant physical features shall be shown.
- (f) The preliminary plat shall also show the following concerning proposed conditions:
- (1) Layout and widths of street pavements and rights-of-way.
 - (2) Layout of lots and blocks.
 - (3) Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant and the conditions proposed for such covenants and for the dedication.
 - (4) Indication of any lot on which a use other than residential is proposed by the owner.
 - (5) Notes detailing all special agreements for parks, park development, bike paths, sidewalks in reserves, traffic controls, and similar items that will be installed or developed.
 - (6) Expanded building setbacks in side yards adjacent to sidewalks or asphalt paths.
 - (7) Notes indicating all anticipated agreements, improvements, and final plat details.
 - (8) Lot width and lot frontage lines plus the distance between them, shown graphically with dimensions. (ORD 03-76 Passed September 22, 2003)

(g) A preliminary plat may be submitted concurrent with the final plat. The Director of Planning and Community Development, or his authorized representative, shall have the discretion to process a combined preliminary/final plat in cases involving no new streets (except width expansion of existing right-of-way).

The preliminary plat shall be submitted in digital format approved by the Director of Planning and Community Development plus drawn on standard size reproducible mylar or linen not larger than twenty-four inches by thirty-six inches and no smaller than eleven inches by seventeen inches, unless otherwise authorized. No preliminary plat shall be drawn in sections, unless otherwise authorized. If the preliminary plat is to be drawn in sections, each section shall be accompanied by a key map, showing the location of the several sections.

(h) The preliminary plat shall show the plat divided into phases that indicate the approximate sequence in which the subdivision is to be built. Any changes from the preliminary plat sequencing may be considered by the Planning Commission and approved, if deemed appropriate.

(i) For developments with 50 or more lots, additional submission requirements shall be a Traffic Study to the requirements of the City Engineer plus a Community Impact Assessment, as described in Chapter 1191. (ORD 03-76 Passed September 22, 2003)

1111.03 APPROVAL OF PRELIMINARY PLAT.

All preliminary plats must be reviewed by the Planning Commission, which shall submit a recommendation on each to the City Council.

Failure of the Planning Commission to act within 120 days from the date the application was deemed complete, or an extended period as may be agreed upon, shall, at the election of the applicant, be deemed a denial of the application.

The applicant's determination of denial pursuant to this section does not constitute action by the Planning Commission and does not give the applicant the right to seek Council's approval of the application, unless the Director of Planning and Community Development receives from the applicant notification in writing within 30 days of the end of that 120-day period that a denial due to inaction occurred and that placement on a Council agenda is requested. The applicant shall be placed on a Council agenda no later than 30 days after receipt of that written request by the City.

Preliminary approval of the subdivision plat shall be indicated in the official Minutes. The approval of a preliminary plat by the Planning Commission shall be effective for a maximum period of twelve months, during which time any condition of approval must be met before the preliminary plat may be submitted to Council. If more than one year has elapsed since preliminary approval was granted, the preliminary subdivision plat shall be resubmitted to the Planning Commission for consideration of reapproval.

If the Commission disapproves a preliminary plat, it shall enter into its Minutes the reason for the disapproval.

Within 30 days of action by the Planning Commission and after any conditions of approval have been met, the preliminary plat shall be submitted to Council, unless otherwise agreed to by the applicant. Council shall approve, approve with modifications or not approve the preliminary plat and such action shall be entered in the Minutes of Council.

In no case shall more than twelve months elapse between the time of Planning Commission approval of the preliminary plat and its submission to Council for approval. If more than twelve months has elapsed since preliminary approval was granted by the Planning Commission, the preliminary subdivision plat shall be resubmitted to the Planning Commission for consideration of reapproval.

The approval of a preliminary plat by Council shall be effective for a maximum period of twelve months, during which time a final plat for the tract of land may be submitted for approval. If a final plat has not both been submitted to Council within twelve months of the preliminary plat approval granted by Council and has not been approved within eighteen months of the preliminary plat approval was granted by Council, the preliminary subdivision plat shall be resubmitted to the Planning Commission for consideration of reapproval.

1111.04 FINAL PLAT SUBMISSION REQUIREMENTS (Pre-construction).

The owner of land who desires to subdivide it shall submit the following information to the Planning and Community Development Department:

1. 2 full copies of the plat at 24"x36" or equivalent.
2. 2 reduced copies of the plat at 11"x17" or equivalent.
3. An electronic copy of the entire submittal as determine appropriate by the Director.
4. The submission shall include the appropriate fees, as established by the codified ordinances
5. The Director of Planning & Community Development may require additional copies of all documents and may add to or modify the format required.

The submission of a Final Plat Map (pre-construction) is as described herein which proceeds through the approval processes described herein including review by the Planning Commission and City Council. Thereafter, and if approved by City Council through said process and after acceptance of public improvements, the applicant shall prepare a Final Plat Map (post construction) for review, approval, signature, and recording with the Delaware County Recorder's office as described herein. The Director of Planning and Community Development Shall review each submitted application to determine compliance with the submission requirements. ~~if~~ If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant within ten (10) business days of receiving such

application of necessary changes or additional information needed. when the application is deemed complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration of the action(s) requested on the date such determination is made. (ORD 04-91 Passed June 14, 2004)

~~The owner of land who desires to subdivide it shall submit 3 full-size and 3 reduced-size (not to exceed 11" x 17") copies of a final plat to the Planning and Community Development Department and, prior to review by the Planning Commission, shall submit a digital copy (of a format as determined appropriate by the Director). The submission shall include the appropriate fees, as established by the Codified Ordinances or the City Manager, as appropriate.~~

At the discretion of the Director of Planning and Community Development, the applicant can be required to show any off-site easements within 100 feet of the subject property. (ORD 04-91 Passed June 14, 2004)

(a) The final plat ~~or~~ and supporting documentation shall contain all the information required for the preliminary plat, meet all requirements imposed by the Planning Commission, Rules 4733-37-05 and 4733-37-07 of the then current Ohio Administrative Code, plus include the following (ORD 04-91 Passed June 14, 2004):

- (1) The name of the surveyor who made the plat.
- (2) Layout, numbers and dimensions of lots and blocks.
- (3) Lot width and lot frontage lines plus the distance between them shown graphically with dimensions.
- (4) Boundary of plat, based on accurate traverse-with angular and lineal dimensions, and the datum used.
- (5) True angles and distances to the nearest established street lines or official monuments, not less than three, accurately described on the plat.
- (6) Municipal, township, county or section lines accurately tied to the lines of the subdivision by distances and angles.
- (7) Radii, internal angles, points of curvature, tangent bearings and lengths of all chord dimensions.
- (8) All lot numbers and lines with accurate dimensions in feet and hundredths.
- (9) Boundary monuments shall be composed of durable material, have a minimum length of thirty inches and a minimum cross-section area of 0.2 square inches. Every boundary monument shall be identified with a durable marker bearing the surveyor's Ohio registration number and/or name or company name. One such monument shall be placed at each corner and at each change of direction of the boundary. Center punched railroad spikes shall be placed in the centerlines of all new roads at the limits of the subdivision, at points of curve and at points of tangency. When it is impossible or impractical to set a boundary monument on a corner, the surveyor shall set a reference monument along one of the property lines which intersect at that corner. The datum shall be stated.
- (10) Exact location, width and name of all streets and other public ways. Lines of adjoining public and private streets and alleys, with their widths and names and including radii, arcs, points of tangency, and central angles for all curvilinear streets and alleys plus radii for all rounded corners. (ORD 04-91 Passed June 14, 2004)
- (11) Accurate outlines. Location, dimensions, acreage, and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners. (ORD 04-91 Passed June 14, 2004)
- (12) A certificate by a surveyor registered in the State that the plat represents a survey

- made by him and that all dimensional and geodetic details are correct.
- (13) Notarized certification by the owner of the adoption of the plat and the dedication by him to public use of the streets and other public areas shown on the plat.
 - (14) The proper form for the approval of the Planning Commission and Clerk of Council, with space for signatures, plus providing the ordinance number and date plus Planning Commission case number and date. (ORD 03-76 Passed September 22, 2003)
 - (15) Space for acceptance by signature of the City Manager of the public improvements required.
 - (16) Coordinates of property corners, and major intersections within subdivisions shall be shown in the State Plane Coordinate System and either (a) or (b) below (ORD 03-76 Passed September 22, 2003):
 - (A) Referenced to the Delaware County Monumentation System. The plat must specify which monuments were used to establish the coordinates. A map of the available monuments and their coordinates is available from the City of Delaware Engineer's Office or the Delaware County Map Office.
 - (B) Coordinates of property corners, and major intersections within subdivisions, referenced to at least three distinct points visible on the City of Delaware or the Delaware County orthophoto. The points shall also be plotted on the recorded survey plat. The City of Delaware Engineering Department will supply a copy of the orthophoto and select the points to be used.
 - (17) Notes concerning establishment of a homeowners' association or other controlling party.
 - (18) Notes detailing when parks, park development, bike paths, sidewalks in reserves, traffic controls, and similar items will be installed or developed.
 - (19) Expanded building setbacks in side yards adjacent to sidewalks or asphalt paths.
 - (20) Proposed easements (especially including electric and street light easements), as well as their purpose and width. (ORD 03-76 Passed September 22, 2003)
 - (21) Proposed lighting in compliance with Chapter 1171. (ORD 04-91 Passed June 14, 2004)
 - (22) Proposed landscaping in compliance with Chapter 1166. (ORD 04-91 Passed June 14, 2004)
 - (23) A tree preservation plan as required by Chapter 1168. (ORD 04-91 Passed June 14, 2004)
 - (24) Location of all traffic control devices or signs. (ORD 04-91 Passed June 14, 2004)
 - (25) Proposed and existing fences and walls. (ORD 04-91 Passed June 14, 2004)
 - (26) Summary table showing total acres of the proposed development; number of acres devoted to each type of use including streets and open space. (ORD 04-91 Passed June 14, 2004)
 - (27) Where appropriate, location and configuration of off-street parking areas and loading areas; the arrangement of internal and in-out traffic movement, including access roads and drives; and lane and other pavement markings to direct and control parking and circulation. (ORD 04-91 Passed June 14, 2004)
 - (28) Detailed engineering plans shall be submitted simultaneously with the final plat for review by the appropriate administrative officials, including sanitary sewers, water and other utilities including fire hydrants, as required and proposed drainage and storm water management. (ORD 04-91 Passed June 14, 2004)
 - (29) Maps showing existing and proposed grading contours, wooded areas, wetlands, floodplains and other environmental features. (ORD 04-91 Passed June 14, 2004)

- (30) The applicant shall submit a copy of an FAA determination report as a result of filing the FAA Form 7460-1, notice of proposed construction or alteration of an object that may affect the navigable airspace. (ORD 04-91 Passed June 14, 2004)
- (31) Other information necessary for the evaluation of the final plat, as deemed necessary by the Director of Planning and Community Development or the Planning Commission. (ORD 04-91 Passed June 14, 2004)

(b) The construction plans shall conform to the standards, specifications, regulations, and policies established by the City Engineer.

(c) The final plat (pre-construction) shall be drawn on standard size reproducible mylar twenty-four inches by thirty-six inches in size, unless otherwise authorized. If the final plat (pre-construction) is to be drawn in sections, each section shall be accompanied by a key map, showing the location of the several sections.

(d) The Commission shall approve, approve with modifications, or disapprove the final plat (pre-construction). Failure of the Planning Commission to act within 120 days from the date the application was deemed complete, or an extended period as may be agreed upon, shall, at the election of the applicant, be deemed a denial of the application.

The applicant's determination of denial pursuant to this section does not give the applicant the right to seek Council's approval of the final plat (pre-construction), unless the Director of Planning and Community Development receives from the applicant notification in writing within 30 days of the end of that 120-day period that a denial due to inaction occurred and that placement on a Council agenda is requested. The applicant shall be placed on a Council agenda no later than 30 days after receipt of that written request by the City.

Within 30 days of action by the Planning Commission (which does not occur until completion of all approval conditions, if any), the final plat (pre-construction) shall be submitted to Council, unless otherwise agreed to by the applicant. Council shall approve, approve with modifications or disapprove the final plat (pre-construction) and such action shall be entered in the Minutes of Council. The Director shall inform the applicant when the approval conditions have been completed.

The Commission may approve the final plat (pre-construction) only if it is satisfied that the plat complies in all respects with this Chapter and provided the owner agrees in writing to the following:

- (1) That he/she shall make no conveyance of any lot smaller in width or area than indicated on the plat;
- (2) That all construction work and materials used in connection with public improvements in the area platted shall conform to the requirements and standards of the City and be installed under the City's supervision; and
- (3) ~~That the City shall be notified three days before any construction is begun on such public improvements in order that proper supervision and inspection may be provided. A preconstruction meeting shall be held prior to beginning construction on all projects. All inspection fees shall be paid at or prior to this meeting.~~

(e) The approval of the Planning Commission shall be indicated ~~by signature of the Director on the final plat map in the motion summary record of the Commission, and~~ which shall ~~then~~ be transmitted to Council for consideration. The approval of Council shall ~~likewise~~ be indicated in writing on the final plat map (post construction). The approval of the final plat map (pre-construction) shall be effective for a period of twelve months, unless extended by Council for a specified period of time, during which time all public improvements shown on the final plat map (pre-construction) shall have been completed and accepted unless bonded as provided elsewhere in this chapter.

(f) In no case shall more than twelve months elapse between the date of Planning Commission action on the final plat (pre-construction) and its submission to Council for approval. If more than twelve months has elapsed since the Planning Commission action on the final subdivision plat (pre-construction)

it shall be resubmitted to the Planning Commission for consideration of reapproval.

The approval of a final plat (pre-construction) by Council shall be effective for a maximum period of twelve months, during which time construction of public improvements must be started as evidenced by approval of the City via documented inspections. Within twelve months of the public improvements being started, they must be installed or bonded to be installed per Section 1111.17 - Acceptance of Public Improvements - to be installed) and approved by the City Council or the final subdivision plat (pre-construction) shall be resubmitted to the Planning Commission for consideration of reapproval.

After approval of the final plat map (pre-construction) by the Planning Commission and Council, and acceptance of the public improvements by the City according to the provisions of Section 1111.17, the final plat map (post construction) shall be submitted for review and signature by the City followed by recording with the County Recorder. The owner shall file and record the final plat map (post construction) with the County Recorder within thirty days of City acceptance of the public improvements.

If not recorded within this time, such plat (pre and post construction) shall become null and void. The owner shall provide the City a copy (or copies) of the recorded final plat map (post construction) in a format(s) acceptable to and as required by the City.

IMPROVEMENT BONDS. 1111.05 Left Blank Intentionally – moved to Section 1117.11

~~In lieu of completing all or part of the required public improvements, the subdivider may apply for final plat approval by insuring completion of the required improvements by means of an improvement bond, letter of credit, or other cash equivalent, as described below:~~

~~At the developer's option, the developer may furnish a bond or bonds payable to the City with sureties acceptable to the City, conditioned upon performance by the owner of the agreement or, in lieu of such bond or bonds may deposit in a bank or savings and loan association in the City or provide an acceptable letter of credit or other cash equivalent for a sum of not less than the total estimated improvement cost in a form approved by the City Attorney. Total estimated improvement costs shall be submitted by the developer and the City shall determine the total estimated improvement cost that is to be used for bonding purposes.~~

~~These funds are to be held in escrow to guarantee the satisfactory completion of such public improvements within 18 months the, the form of such escrow to be subject to the approval of the City and which agreement may provide for the making of payments from such funds from time to time upon certificates of the City Manager that the balance remaining after such payments will, in his opinion, be adequate to pay the remaining costs of such public improvements.~~

~~———— If the installation or construction of all of the public improvements (except street trees) is not complete within 18 months after the City accepts the basic subdivision public improvements, the City may, at its option, use the available amounts to complete the remaining public improvements that have not been completed during lot construction.~~

MAINTENANCE BONDS. 1111.06 Left Blank Intentionally – moved to Section 1111.17

~~———— For a period of two years from the date that a public improvement is accepted by the City Council, the subdivider shall make such repairs or replacements as may be required by the City or for reasons of defective workmanship or material.~~

~~The subdivider shall furnish the City with a bond or a certified check in the amount of twenty percent (20%) of the actual construction cost for such public improvement, including, but not limited to, streets, curbs and gutters, water and sewer, stormwater facilities, sidewalks, and street lights.~~

1111.07 PHYSICAL CONSIDERATIONS.

(a) Natural Land Use. Subdivisions should be planned to take advantage of the topography of the land to economize in the construction of drainage facilities, to reduce the amount of grading and to minimize destruction of trees and topsoil.

(b) Land Suitability. If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to flooding, inadequate drainage, soil and rock formations with severe limitations for development, susceptibility to mud slides or earth slides, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities or any other feature harmful to the health, safety or welfare of the future residents of the proposed subdivision or community, and if from investigations conducted by the public agencies concerned, it is determined that in the best interests of the public, the land should not be developed for the purpose proposed, the Commission shall not approve the land for subdivision unless adequate methods are advanced by the subdivider for solving the problems that will be created by the development of the land.

1111.08 MINIMUM REQUIREMENTS FOR LAYOUT OF SUBDIVISIONS. (ORD 03-76 Passed September 22, 2003)

(a) Street and Block Layout.

- (1) The street layout of the subdivision shall be in general conformity with a plan for the most advantageous development of adjoining areas and the entire neighborhood.
 - A. Where appropriate to the design, proposed streets shall be continuous and in alignment with existing, planned or platted streets with which they are to connect.
 - B. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless in the opinion of the Planning Commission, such extension is not necessary or desirable for the layout or the most advantageous future development of adjacent tracts. Permanent dead-end streets shall not be permitted unless necessitated by topography. Temporary dead-end streets shall be permitted only as a part of a continuing street plan.
 - C. Proposed streets shall intersect one another as nearly at right angles as topography and other limiting factors of good design permit.
 - D. Wherever there exists adjacent to the tract to be subdivided a dedicated or platted and recorded half width street, the other half width of such street shall be platted.
 - E. Lands abutting highways or principal thoroughfares should be platted to make the lots, if for residential use, desirable for such use by cushioning the impact of heavy traffic on such trafficways, and to minimize interference with traffic on such trafficways as well as the accident hazard.
 - F. No street names shall be used which will duplicate or be confused with the names of existing streets.
 - G. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the City under conditions approved by the Commission.
- (2) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth.
 - A. The length of blocks shall not exceed 1200 feet unless deemed necessary by the Commission.
 - B. The number of intersecting streets along highways and thoroughfares shall be held to a minimum.

(b) Minimum Right-of-Way Widths of Streets, Alleys and Easements. (ORD 04-91 Passed June 14, 2004)

- (1) Arterial streets, as specified in the Thoroughfare Plan, including the typical cross sections, but not less than one hundred (100) feet wide in any case.
- (2) Collector streets, as specified in the thoroughfare plan, including the typical cross sections, but not less than seventy (70) feet.
- (3) Local streets, as specified in the thoroughfare plan, including the typical cross sections, but not less than sixty (60) feet.
- (4) Cul-de-sac bulbs shall have a minimum right-of-way radius of fifty feet and a minimum paved radius of forty feet, when there are four or fewer lots on either side of the street between the beginning of the cul-de-sac and its bulb or when there is less than 250 feet on either side of the street from the intersecting right-of-way to any part of the bulb. (ORD 03-76 Passed September 22, 2003) For any other cul-de-sac, the bulb shall have a minimum right-of-way radius of 67.5 feet, a curbed island with a 25-foot radius, and a minimum paved radius of 56.5 feet for the roadway.

Cul-de-sacs shall be a maximum of 700 feet in length, as measured from the centerline intersection of the cul-de-sac and the street it intersects.

- (5) Where easements are required for utilities, their widths shall be at least ten feet along front, side or rear lot lines, or as otherwise determined by the City.
- (6) Private streets are not encouraged and shall be permitted only in industrial developments and planned developments, if constructed to public street standards as developed by the City Manager's Office.

(c) Minimum Pavement Widths and Other Public Improvements.

- (1) Minimum pavement widths, back to back of curb, required to be installed at the developer's expense, shall be as shown on the thoroughfare plan, including the typical cross sections, but not less than: (ORD 04-91 passed June 14, 2004)
 - a. forty (40) feet for arterial streets.
 - b. thirty-six (36) feet for collector streets.
 - c. thirty-two (32) feet for local streets.
- (2) Curbs and gutters shall be installed on all new streets, except ditch sections may be used in industrial subdivisions, if approved by the Planning Commission.
- (3) Sidewalks shall be required on both sides of the street. Sidewalks shall be at least five feet in width. Where the majority of lineal feet of existing sidewalk in the same block on the same side of the street is of a different width than five feet, then the width of the majority shall govern. The edge of the sidewalk furthest from the roadway shall be at the right-of-way line. (ORD 02-107 Passed August 26, 2002)
- (4) Tree lawns shall be at least seven (7) feet in width to allow for pedestrian safety and proper driveway approaches. Trees to be installed must be certified to be the species approved by the shade tree commission; and installed by per the Delaware Shade Tree Commission and City requirements and guidelines. Trees will be free of disease and pests and come from a state inspected nursery. Proof of nursery inspection is required prior to planting. Trees improperly installed or installed without giving the Parks and Natural Resource Director City Director of Facilities 48 hours' notice, are subject to immediate removal and replacement by the developer. (ORD 04-91 passed June 14, 2004)
- (5) In addition, to sidewalks, sidewalks and/or bike paths shall be required in all open spaces in all subdivisions (unless the Planning Commission and Council grant a variancean exception), in locations selected by the Planning Commission. In addition,

bike paths shall be provided as shown in the Comprehensive Plan, any specific plan, the Bikepath/Pedestrian Master Plan or to provide local and collector connections to those bike paths shown in the Comprehensive Plansaid plans.

Bike paths shall meet minimum City requirements and standards for such and shall be at least 8 feet wide. that follow, parallel, or intersect with any arterial road or arterial bike path shall be a minimum of 10' wide. All bike paths not located in the public right-of-way shall be within a public access easement.

- (6) All utilities shall be installed underground. All electric, telephone, cable TV, and other wired utilities shall be installed in the rear yard within 10 feet of the rear lot line.

(d) Lots. Setbacks that are shown on the recorded final plat (post construction) shall control the principal use. The then current Zoning Code shall apply to all other aspects of the developmentZoning Code. (ORD 03-76 Passed September 22, 2003)

- (1) The size, shape and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated. Lots shall meet the requirements of the Zoning Ordinance.
- (2) Every lot shall abut on a public street. (ORD 03-76 Passed September 22, 2003)
- (3) Excessive depth in relation to width shall be avoided. A proportion of two to one of depth to frontage shall be normal for lots having a width of sixty feet or more, except as otherwise noted.
- (4) Side lot lines shall be approximately at right angles or radial to the street on which the lot faces.
- (5) Double-frontage and reversed-frontage lots shall be avoided.
- (6) Corner lots for residential use shall be platted wider than interior lots in order to permit conformance with the front yard setback on the side street required by the Zoning Ordinance.
- (7) Residential lots fronting or abutting on highways, thoroughfares and other important trafficways should have extra depth to permit deep setbacks for the buildings from such trafficways.

(e) Street and Access Drive Requirements (ORD 02-107 Passed August 26, 2002).

A street shall be required to be publicly dedicated when such street:

- (1) Provides access to detached single-family dwellings on a subdivided lot.
- (2) Is a major street that connects two existing public streets, is intended to provide a future continuing street system beyond the project boundaries, or is expected to accommodate pass-through traffic going to and from adjacent developments.

Streets that are not so publicly dedicated may be approved as private streets when the planning commissionCity determines that:

- (1) The private street is not planned or expected to be extended to serve property outside the development.
- (2) Adequate utility easements are provided to the satisfaction of the City and the utilities.
- (3) The design and layout of the private street provides adequate and safe access to the intended units, as determined by the City of Delaware Police and Fire Departments.

Access drives shall be permitted in compliance with the following:

- (1) An access drive shall serve no more than four (4) units.
- (2) An access drive shall extend from a public or private street and shall not connect to any other existing or planned public or private street.
- (3) The design and layout of the access drive shall provide adequate and safe access to the intended units, as determined by the City of Delaware Police and Fire Departments.

- (f) Private Street and Access Drive Construction (ORD 02-107 Passed August 26, 2002). All elements of a private street that are to be provided shall be constructed in accordance with the construction standards set forth for "private residential pavement section".
- (1) However, when the Planning Commission determines that certain elements of a public street do not or should not specifically apply to a private street due to the circumstances of a particular project or portion of a project, the Commission may waive, or permit a modification to the installation of any such element(s) to the extent deemed just and proper provided such relief may be granted without detriment to the public good.
 - (2) This provision applies to waiving the requirement for curbs and storm sewers when the applicant demonstrates to the satisfaction of the Planning Commission that, based on the topography of the site, open space, density and other environmental considerations, the proposed open natural drainage system will equally satisfy the city's drainage requirements.

Private streets may be constructed with narrower pavement widths than required for public streets, provided that two-way private streets shall be at least 24 feet wide (back-to-back of curb) plus alleys and one-way streets shall be at least 12 feet wide (back-to-back of curb). Where parking is to be allowed, at least 8 feet of paving shall be added. (ORD 04-91 passed June 14, 2004)

- (3) Private streets may be constructed with narrower pavement widths than required for public streets, provided they comply with standards set forth in schedule 1111.07.
- (4) Access drives may be constructed to multiple-family residential driveway standards when serving four (4) units or less.
- (5) Whenever a private street and/or access drive is included in a development, deed restrictions shall be required which shall specifically include the following language:
 "The undersigned grantee(s) hereby acknowledge(s) that (he, she, they) understand that the premises described herein is located upon a non-dedicated, private street or access drive. And further, the grantee(s) understands that no government body is responsible for care and maintenance of said private street or access drive."
- (6) Paved walkways and/or bikeways shall be provided to connect to common open space areas and to provide convenient pedestrian access throughout the development and from the development to other areas of the community. (ORD 04-91 passed June 14, 2004)

1111.09 CONSTRUCTION PLANS.

Construction plans (also known as engineering site improvement plans) shall be prepared by a registered professional engineer and be in accordance with the City's Standard construction specifications and regulations and as required by the Codified Ordinances. Construction plans shall be submitted with the final plat map (pre-construction). Such construction plans ~~shall~~ must receive approval of the City prior to installation and before approval of the final plat map (post construction).

1111.10 STREET CONSTRUCTION.

Streets shall be graded to the full width of the right-of-way and fully constructed with all-weather pavements, concrete curbs and gutters plus sidewalks, and proper storm drains and inlets. Streets and sidewalks shall be constructed to the City's standard construction specifications and regulations.

In no case shall any sidewalk or other public improvement (except street trees) be installed or constructed later than 18 months after the City accepts the street public improvements.

1111.11 WATER SUPPLY.

Where a public water supply main is reasonably accessible, in the judgment of ~~the Planning Commission~~the City, the subdivider shall provide a complete water distribution system adequate to serve the area being platted, including a connection for each lot and fire hydrants. Lack of public water supply can be adequate cause for the ~~Commission~~City to disapprove a proposed subdivision within the City limits. Water lines shall be constructed to the City's standard construction specifications and regulations.

1111.12 STORM DRAINAGE.

Every subdivision shall be provided with a storm water sewer or drainage system adequate to serve the tributary drainage area and constructed to the City's standard construction specifications and regulations.

1111.13 SANITARY SEWAGE.

Where a public sanitary sewer main is within one mile of the subdivision, the subdivider shall provide a complete sanitary sewer system connected to the public system, including a lateral connection for each lot. Lack of a public sanitary sewer can be adequate cause for the ~~Planning Commission~~City to disapprove a proposed subdivision within City limits. If temporary measures for providing sanitary sewer facilities are approved by the ~~Commission~~City, such temporary measures including but not limited to lift stations, temporary sewer lines or force mains which direct flow to sewers not planned to receive such flow, lands within such subdivision shall be subject to future assessments for relieving the temporary sanitary sewer measures. Proper notation of the City's assessment privileges shall be noted on the subdivision plans and plats and in the conveyance of such lands indicating the possible future assessments. Sanitary sewer lines shall be constructed to the City's standard construction specifications and regulations.

1111.14 STREET SIGNS AND TRAFFIC SIGNALS.

The subdivider, at its expense, shall install street identification and traffic control signs in standard subdivisions in accordance with City specifications and standard drawings. Should traffic signals be required as a result of a proposed development, the subdivider shall either reimburse the appropriate authority for the cost of such signals, pay a proportionate share when they are installed or complete installation at their sole expense as determined and authorized by the City through the processes contained within the codified ordinances of the City.

1111.15 INSPECTION.

Prior to starting any of the work covered by the above plans, after approval thereof, arrangements shall be made to provide for full-time inspection of the work (including street trees) by the City.

1111.16 COST OF INSPECTION.

For a subdivision within the City, the subdivider shall pay the cost as required by the City for review and approval of the plans and specifications, inspections (including street trees) and the cost of the legal services and administrative expenses incident to such improvements.

1111.17 ACCEPTANCE OF PUBLIC IMPROVEMENTS BY CITY.

(a) Prior to acceptance of the public improvements by the City, the following conditions shall be met:

- (1) That upon final inspection by the City, the public improvements are found to be built according to City specifications and are in good repair and that all bonds or cash equivalents required by Sections 1111.17 d (Performance Bond) and e (Maintenance Bond)~~1111.05 and 1111.06~~ have been received by the City.
- (2) Should any construction items remain uncompleted due to circumstances beyond the applicant's control (as determined by the City), a performance bond or letter of credit for the full amount of the improvement costs shall be submitted along with any other

bond requirements as determined by the City.

~~(3) "As built" construction plans shall be submitted to the City on a reproducible mylar. "As built" construction plans on reproducible mylar or linen, not less than sixteen inches by twenty-two inches and not more than twenty-four inches by thirty-six inches in size, are submitted to the City.~~

- (3) Unless bonded per the requirements of this section, Aa letter of monument certificaioncertification from a licensed Ohio registered surveyor shall be submitted. It shall certify that all required monuments have been placed in accordance with the construction plans. The letter shall include coordinates and elevation of all monument markers. A letter of monument certification from a licensed Ohio registered surveyor shall be submitted. It shall certify that all required monuments have been placed in accordance with the final plat. The letter shall include the coordinates and elevation of all monument markers.
- (4) That a two-year maintenance bond as required in Section 1111.0617e is submitted to the City and the two-year tree replacement bond has been submitted.
- (5) That inspection fees have been paid in full.
- (6) That a listing of final quantities and sizes of water and/or sewer lines with the cost of each such line be provided.

(b) ~~Council shall enact a resolution accepting such improvements, provided these six conditions have been met and the public improvements have been duly dedicated. The City shall verify that all public improvements have been completed, accepted or bonded and shall issue a letter accepting the public improvements for the subject subdivision if verified. The acceptance may be done administratively by Staff~~

(c) Acceptance of public improvements shall be required of all public streets, whether a part of a subdivision or not. (ORD 04-91 -passed June 14, 2004)

(d) Performance Bond – The majority of infrastructure improvements shall be completed and approved by the City before a performance bond or cash equivalent can will be accepted by the City in its sole discretion. The following construction and/or site improvements are the only item(s) that the City will allow to shall be bonded for completion at its sole discretion:

1. ADA ramps
2. Final grading & seeding
3. Final wearing course of asphalt
4. Bike path/walk in common areas
5. Pavement markings and rejuvenate
6. Landscaping
7. Lighting
8. Sidewalks and street trees
9. Monument assemblies

(e) Maintenance Bond – For a period of two years from the date that a public improvement is accepted by the City, the subdivider shall make such repairs or replacements as may be required by the City or for reasons of defective workmanship or material. The subdivider shall furnish the City with a maintenance bond or cash equivalent in the amount of twenty percent (20%) of the actual construction cost (as determined in final amount by the City) for such public improvements, including but not limited to, streets, curbs and gutters, water and sewer, stormwater facilities, sidewalks and street lights,

(f) "As built" construction plans shall be submitted to the City on a reproducible mylar and in digital form(s) acceptable to the City within 30 days of the completion of the particular infrastructure

element and prior to construction of buildings or as otherwise determined by the City should some of the improvements be bonded per the requirements of this code in which case piece by piece or a series of updated as built drawings may be required by the City.

1111.18 CONSTRUCTION OF BUILDINGS.

Construction of buildings shall not be permitted until all public improvements (except sidewalks, street lights, and street trees) leading to that lot are completed and approved by the City and/or that all bonds or cash equivalents required by Sections 1111.17 d (Performance Bond) and e (Maintenance Bond) ~~05 and 1111.06~~ have been received by the City to ensure completion of the sidewalks and street lights said improvements.

1111.19 DEDICATION OF LAND FOR PUBLIC PURPOSES.

The amount of land, a percentage of each residential development or planned residential development, inclusive of streets, which shall be required to be deeded and dedicated shall meet the following standards as applied to the projected dwelling units (D.U.) per acre in residential areas. The minimum standard for open space standard neighborhood parks accepted by the Parks and Recreational Advisory Board and the Department of Recreation services is 2.5 acres per 1000 people.

Land equal to ten per cent of the gross acreage shall be dedicated for public recreational purposes in proposed subdivisions, multi-family developments, and the residential portion of planned developments.

(a) Any land to be dedicated as a requirement of this section shall be reasonably adaptable for use for park and recreation purposes and shall be at a location convenient to the people to be served. Factors used in evaluating the adequacy of proposed park and recreation areas shall include size and shape, topography, geology, tree cover, access and location.

(b) Council, upon recommendation from the Planning Commission, may reduce the land dedication requirement for those recreational areas or facilities which are provided by the owner within the subdivision as a part of the development or in cases where lower density development is anticipated.

(c) Council may, upon recommendation from the Planning Commission, require or accept cash in lieu of the required land dedication. A cash dedication shall be at a rate established every two years by resolution of Council based upon the recommendations of a qualified land appraiser retained by the City to research recent real estate transactions to determine an estimated average value of land per acre with public improvements completed thereon. The decision to accept cash in lieu of parkland shall be made with regard to the availability of City park and recreational facilities and by the population generated by the proposed subdivision.

(d) Cash received in lieu of parkland dedication shall be placed in a special fund for the development of parks and recreational facilities. To the extent possible, the funds should be spent in the area from which they originated.

1111.20 AREAS OF GOVERNMENTAL PURCHASE RIGHTS.

When a proposed development or subdivision contains an area described in the Master Plan or as designated by a public agency as a proposed public building site, park or school, such area shall be dedicated on the plat to a public agency or reserved for acquisition by such an agency within a period of five years by purchase or other means.

1111.21 VARIANCES BY COUNCIL.

Council shall have the power to authorize upon recommendation from the Planning Commission in a specific case, such variances from the terms, provisions or requirements of this Chapter as will not be contrary to the public interest, but only in such cases where, owing to special conditions pertaining to a specific piece of property, a literal enforcement of the provisions or requirements of this Chapter will result in practical difficulty or undue hardship. The spirit of this Chapter shall be observed, public safety

and welfare secured and substantial justice done. A variance is adopted by adoption of the plat.

1111.22 MINOR SUBDIVISIONS.

A proposed subdivision of a parcel of land into only two parcels of land may be submitted by written request to the Planning Commission for approval without submission of a preliminary and final plat provided it does not involve the following:

- (a) The opening or extension of any street or road, except the widening in conformance with the Comprehensive Plan.
- (b) A private easement of access.

Minor subdivision plat approval may also be sought when the sale or exchange of parcels between adjoining property owners occurs and where such sale or exchange does not create additional building sites and where the lots resulting are not reduced below minimum sizes required by law.

The application shall be accompanied by a plat of survey prepared by a registered surveyor showing the original parcel being divided, the parcel to be divided and conveyed, and contiguous parcels as well as any additional information deemed necessary by the City. If the Planning Commission, acting through delegated authority to the Director of Planning and Community Development, is satisfied that such proposed subdivision is not contrary to applicable platting, subdivision or zoning regulation, or the Comprehensive Plan, it may approve such subdivision by stamping the conveyance "Approved by Planning Commission, City of Delaware, Ohio; no plat required" and affixing the signature of the Director of Planning and Community Development or his designated representative.

If the subdivision is not approved within ten days of its submission, or is disapproved by the Director of Planning and Community Development, it shall automatically be submitted under Section 1111.02, unless withdrawn by the applicant.

The procedure established under this section may be utilized only one time for each parcel of land unless subsequent minor subdivisions are approved by a majority vote of the Commission.



FACT SHEET

AGENDA ITEM NO: 15

DATE: 05/08/2017

ORDINANCE NO: 17-33

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
May 22, 2017 at 7:25 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A STREET VACATION OF STRATFORD DRIVE FOR COUGHLIN'S CROSSING ENCOMPASSING APPROXIMATELY 77.102 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED EAST OF US 23, WEST OF STRATFORD ROAD AND NORTH OF MEEKER WAY.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 910 Street and Alley Vacation of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on May 3, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented condition.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-33

AN ORDINANCE APPROVING A STREET VACATION OF STRATFORD DRIVE FOR COUGHLIN'S CROSSING ENCOMPASSING APPROXIMATELY 77.102 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED EAST OF US 23, WEST OF STRATFORD ROAD AND NORTH OF MEEKER WAY.

WHEREAS, the Planning Commission at its meeting of May 3, 2017 recommended approval of a Street Vacation for Stratford Drive for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way (PC 2017-0692).

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

SECTION 1. That the Street Vacation for Stratford Drive for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way, is hereby confirmed, approved, and accepted with the following condition that:

- 1. The applicant shall contact OUPS to determine if any private utilities are located in the vacated alley right-of-way and shall be responsible for any relocations or easements requested by these utilities (if existing).

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: _____, 2017 YEAS___NAYS___ ABSTAIN ___

ATTEST: _____ CITY CLERK _____ MAYOR



PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2017-0689, 0691-0692

REQUEST: Multiple Requests

PROJECT: Coughlin's Crossing

MEETING DATE: May 3, 2017

APPLICANT/OWNER

Delaware Development Plan LTD
P.O. Box 991
Pataskala, Ohio 43062

REQUEST

2017-0689: A request by Delaware Development Plan LTD for approval of a Final Development Plan for Coughlin's Crossing Phase 1 (infrastructure) encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way.

2017-0691: A request by Delaware Development Plan LTD for approval of a Final Subdivision Plat for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way.

2017-0692: A request by Delaware Development Plan LTD for approval of a Street Vacation of Stratford Drive for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) located east of US 23, west of Stratford Road and north of Meeker Way.

PROPERTY LOCATION & DESCRIPTION

The approximate 77 acre site encompasses fifteen parcels located east of US 23, west of Stratford Road, north of Meeker Way and south of Chesrown Chevrolet and Elliot Estates Subdivision. All the parcels are in the City after the recently approved annexation and are zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District). The zoning to the north is A-1 PMU in the City and FR-1 in the Township, to the south is B-4 PMU (General Business District with a Planned Mixed Use Overlay District) in the City, to the east is FR-1 in the Township and to the west B3 (Community Business District), R-3 (One-Family Residential District) and R-4 (Medium Density Residential District) in the City and FR-1 in the Township.

BACKGROUND/PROPOSAL

In November 2016, the Planning Commission and City Council approved a Rezoning Amendment, Conditional Use Permit, an Amendment to the Comprehensive Plan, Preliminary Development Plan and Preliminary Subdivision Plat for the proposed mixed use development.

Now the applicant is proposing a Final Development Plan for Phase 1 (infrastructure), a Final Subdivision Plat and Street Vacation to subdivide the site and initiate construction for the subject development. The subject site would be subdivided from the existing fifteen parcels to eight developable lots and four reserve areas while vacating Stratford Drive which provides access to the Stratford View Subdivision that is accessed from US 23. The Final Development Plan Phase I (infrastructure) would allow the construction of the public spine road, main trunk utilities including storm water basins, the bike path and the northern landscape buffer adjacent to Elliot Subdivision.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the subject site is zoned A-1 PMU with approved development text and an approved Preliminary Development Plan that would allow the proposed uses and site layout. The Final Development for Phase 1 (infrastructure), Final Subdivision Plat and Street Vacation would have to be approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review for each subject phase prior to Final Development Plan approval.

-
- **UTILITIES:** Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. Specifically, the proposed public sanitary main running north and south across the site needs to be upsized to serve its full tributary area shall be extended to the north property line of the development. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for each subject phase.
 - **STREET VACATION:** Stratford Drive which accesses US 23 along the northern portion of the site and serves eight lots in the Stratford View Subdivision and two large lots to the north was recently annexed into the City (ordinance 17-08) and now the developer is requesting Stratford Drive to be vacated. The existing houses and appurtenances in the subdivision would be razed for the subject development. Because the subject property owner purchased this entire subdivision and the property adjacent to the subdivision, there are not any adjacent residents to the street right-of-way and the entire street right-of-way would be vacated and deeded over to the subject developer per City Code.
 - **SUBDIVISION OF LOTS:** The subject development would be re-subdivided into eight developable lots and four reserve areas (from the existing 15 lots) with a public road extending from Meeker Way north to US 23 per the approved Preliminary Development Plan. There would be two access points for the aforementioned public spine road on US 23. The developable lots would range from 2.69 to 11.47 acres. All the developable lots would have frontage on US 23, Stratford Road and/or the new public road and would meet the minimum bulk requirements of the approved development text. The four reserve areas would range from 0.552 to 3.66 acres with three of the four reserve areas having detention basins. Reserve A (3.59 acres), which is a detention basin and tree preserve, would be located on US 23 just south the southernmost access point (Hawthorn Boulevard) into the development. Reserve B (3.66 acres) is located along Stratford Road just north of the northernmost access point into the development and is primarily a tree preserve with a small detention basin along Stratford Road. Reserve C (2.21 acres) is located at the northwest corner of Meeker Way and Stratford Road and is a detention basin while Reserve D (0.552 acres) is located just south of Meeker Way along Stratford Road and is a remnant piece of land from the Meeker Way road project in 2016. Reserve D shall be identified as a preservation area like the other reserves. Per the approved development text, lots 1, 2 and 5 could be further subdivided utilizing the minor subdivision process if the subject lots meet the minimum bulk requirements. Also, a note shall be placed on the Final Subdivision Plat to include language that an access easement through lot 1 to the Chesrown Property to the north to give access to the public spine road and ultimately US 23 shall be delineated, executed and recorded. The actual alignment and location of the aforementioned access road shall be included in the Final Development Plan of lot 1 or before and the applicant shall ensure Chesrown's concurrence with such easement and its alignment prior to submitting any Final Development Plan for lot 1.
 - **STREAM PRESERVATION** The Final Subdivision Plat identifies conservation easements along the two creeks that bisect the site along the northern and southwestern portion of the site respectively. All State and local rules and regulations regarding the regulation of water courses within the site shall apply as they are in effect at the time of permitting.
 - **ROADS AND ACCESS:** ODOT, the City and County have approved the traffic impact study and the developer shall be responsible for any improvements and/or financial obligations of the subject mixed use development would have in the area. In Phase 1 (infrastructure), the developer is proposing to construct the public spine road from Meeker Way to US 23 where there would be two access points. The northern most access point would be at the current Wendy's traffic signal and a second access point would be at a proposed traffic signal at Hawthorn Boulevard. A roundabout would be located just east of the Hawthorn Boulevard traffic signal and would stub east into lots 6 and 7 (lot 6 is the location of the primary and lot 7 is the location of the secondary signature commercial buildings for the development). The public spine road has access points stubbed into the adjacent lots per the approved Preliminary Development Plan while the remainder of the private roads would be constructed as each lot is developed with an approved Final Development Plan.
 - **PEDESTRIAN CONNECTIVITY:** In Phase 1 (infrastructure), the developer is constructing the bike path from their property line just south of Meeker Way along Stratford Way to the northern property line of the development just south of Elliot Estates Subdivision and then it would extend west just south of the proposed undulating mound to lot 1 and then would extend south on the eastside of the spine road to just north of the proposed roundabout and then would extend east to US 23 and cross US 23 at the Hawthorn Boulevard traffic signal. In addition, a bike easement shall be required from lot 5 to lot 1 to the Chesrown property to the north

for a future bike path when lots 1 and 5 are developed. The required bike path would likely align with the aforementioned access road from lot 1 to the Chesrown property. On other similar projects, the City indicated it would not want a side walk adjacent to US 23 because of safety reasons. The applicant would be required to provide easements for a sidewalk in the event of a long range future potential connection (if it cannot be accommodated within the existing right-of-way as determined by the City Engineer) while a condition of approval would require a payment in lieu of construction from the Hawthorn Boulevard intersection south to the Meeker Way intersection along US 23 (Reserve A and lot 3 frontage). Because the development is providing a bike path north of Hawthorn Boulevard to their northern property line, a payment in lieu would not be required for lots 1 and 2 as that pedestrian access would be achieved. This method would ensure space for future such connections if desired while allowing for other priority pathway construction to be addressed in accordance with adopted plans. Typically the payment in lieu would be required after Final Development Plan approval of each lot but would be required for the frontage along Reserve A prior to Final Development Plan Phase 1 (infrastructure) construction drawing approval since it is a reserve. The payment in lieu for the Reserve A portion would be \$14,650 (416 linear feet x \$35 per linear foot to construct). Except for along US 23, concrete sidewalks 5 feet in width and achieving compliance with minimum engineering requirements shall be provided on one side of the public spine road to connect components of the overall plan. This will ensure the walkability of the site and provide an overall neighborhood feel. These shall be extended into and throughout the site subareas as they develop to ensure full pedestrian connectivity throughout the development.

- **TREE REMOVAL & REPLACEMENT:** A tree survey has been provided that documents the total number, type, size, and health of trees to be preserved and replaced according to the survey of open land, preserves and sample areas and verified by the City of Delaware. Per the approved development text, the developer has agreed upon a replacement fee of \$407,200 (4,072 caliper inches) or replanting on the site or adjacent sites (above current landscaping requirements) or combination of the aforementioned options which is required upon any individual Final Development Plan approval. To satisfy this deficiency and facilitate administration of these provisions, the applicant shall pay \$100,000 up front or plant 1,000 additional caliper inches of trees as noted above with the approved Final Development Plan Phase 1 (infrastructure). The balance of \$307,200 (or 3,072 caliper inches of qualifying replacement trees) shall be paid (if not planted) on a per acre basis as the site developments. The Preliminary Development Plan identifies 67.95 net developable acres which would require \$4,521 per acre ($\$307,200/\67.95) to be paid as development occurs and as given in the process requirements of this section, the zoning text and other tree replacement permits. The tree replacement schedule and fee requirements shall be documented on the Final Subdivision Plat.
- **LANDSCAPING & SCREENING:** In Phase 1 (infrastructure), the developer is proposing to install street trees along the public spine road, install landscaping along Stratford Road from Meeker Way to Reserve B, install landscaping within Reserves A, B and C and install the mounding and landscaping adjacent to Elliot Estates Subdivision along the northern portion of the development. The street trees, the Stratford Road landscaping and the reserve area landscaping meet or exceed the Landscape Plan in the approved Preliminary Development Plan. However, the northern landscape buffer is 40 feet wide including the bike path but is not consistently 6 foot high (actually it appears most of the mound is less than 6 feet high) as required by the approved development text. The mounding and landscaping shall be required west of the creek adjacent to the residential house but could be constructed when lot 1 is developed because of the topography and unknown site layout for lot 1. The remainder of the landscaping would be required upon development of each lot and approved during the Final Development Plan process of each lot. In addition, stone piers shall be installed at regular intervals along the US 23 frontage of the development to be consistent with the adopted Gateway & Corridor Plan and with other recently approved developments in the corridor and as approved during the Final Development Plan process. Stone piers expected along US 23 can be installed lot by lot basis as developed but shall be installed in Reserve A with this Final Development Plan Phase 1 (infrastructure) approval. Also, a stone monolith shall be installed at the US 23 and Hawthorn Boulevard entrance into the development per the adopted Gateways and Corridor Plan. Furthermore, the roundabout should have landscaping and/or a monument installed within the interior grass area for aesthetic and safety purposes. The Shade Tree Commission would have to approve all landscape plans.
- **LIGHTING:** The applicant submitted a lighting plan for the public spine road that achieves compliance with the zoning code and development text and has been approved by the Chief Building Official.

- **FUTURE PHASING:** As mentioned throughout the report, the intent of Phase 1 (infrastructure) is to allow the developer to construct the public spine road, install main trunk utilities including storm water basins, install the bike path, install the northern landscape buffer adjacent to Elliot Subdivision and install landscaping along the public street and Stratford Road and within the reserve areas. Any other construction and required site improvements, requirements and amenities per the approved development text would require Final Development Plan approval on a lot by lot and/or building by building basis depending on the future build out of the development.

STAFF RECOMMENDATION (2017-0689 – FINAL DEVELOPMENT PLAN – PHASE 1 INFRASTRUCTURE)

Staff recommends approval of a request by Delaware Development Plan LTD for a Final Development Plan for Coughlin's Crossing Phase 1 (infrastructure) encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way, with 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.
2. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements and as approved by the City Director of Utilities. The proposed public sanitary main running north and south across the site needs to be upsized to serve its full tributary area shall be extended to the north property line of the development. All utilities shall be underground except for the street and parking lot light poles.
3. All ponds shall include fountains, bubblers and/or aerators to prevent stagnant water.
4. All State and local rules and regulations regarding the regulation of water courses within the site shall apply as they are in effect at the time of permitting.
5. The applicant shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study approval per ODOT, City Engineer and County Engineer.
6. An access easement through lot 1 to the Chesrown Property to the north to give access to the spine road and ultimately US 23 shall be delineated, executed and recorded at the County concurrent with or prior to development of the Final Development Plan for lot 1 or before. The applicant shall ensure Chesrown's concurrence with such easement and its alignment prior to submission. A note on the Final Subdivision Plat shall document the subject easement requirement.
7. A pedestrian path/bike path easement shall be required from lot 5 to lot 1 to the Chesrown property to the north for a future bike path when lots 1 and 5 are developed. A note on the Final Subdivision Plat shall document the subject easement requirement.
8. The applicant shall be required to provide easements for a sidewalk (if it cannot be accommodated within the existing right-of-way as determined by the City Engineer) along US 23 from Hawthorn Boulevard south to Meeker Way. A payment in lieu of construction of \$14,560 (416 linear feet x \$35 per linear foot to construct) per the City Engineer shall be required along Reserve A prior to approval of the engineering plans for Phase 1 (infrastructure).
9. Except for along US 23, concrete sidewalks shall be 5 feet in width, achieve compliance with minimum engineering requirements and shall be provided on one side of the public spine road.
10. The developer shall install street trees along the public spine road, install landscaping along Stratford Road from Meeker Way to Reserve B, install landscaping around Reserves A, B and C and install the mounding and landscaping adjacent to Elliot Estates Subdivision along the northern portion of the development in Phase 1 (infrastructure) per the landscape plan.
11. The northern mounding and landscape buffer shall be 40 feet wide including the bike path and the mound shall be consistently 6 foot high as required by the approved development text.
12. Stone piers shall be installed at regular intervals along the US 23 frontage of the development to be consistent with the adopted Gateways and Corridor Plan. Stone piers expected along US 23 can be

installed lot by lot basis as developed but shall be installed in Reserve A with this Final Development Plan Phase 1 (infrastructure) approval

13. A stone monolith shall be installed at the US 23 and Hawthorn Boulevard entrance into the development per the adopted Gateways and Corridor Plan.
14. The roundabout shall have landscaping and/or a monument installed within the interior grass area for aesthetic and safety purposes.
15. The lot just south of Meeker Way along Stratford Road shall be documented as Reserve D.
16. According to the tree replacement schedule, the applicant shall pay \$100,000 or plant 1,000 caliper inches of trees prior to approval of engineering drawings for Phase 1 (infrastructure).
17. The tree replacement schedule and fee requirements shall be documented on the Final Subdivision Plat
18. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
19. Any lighting plan shall be reviewed and approved by the Chief Building Official and shall be consistent with the zoning code and approved development text.

STAFF RECOMMENDATION (2017-0691 – FINAL SUBDIVISION PLAT)

Staff recommends approval of a request by Delaware Development Plan LTD for a Final Subdivision Plat for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way, 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.
2. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements and as approved by the City Director of Utilities. All utilities shall be underground except for street and parking lot light poles.
3. An access easement through lot 1 to the Chesrown Property to the north to give access to the spine road and ultimately US 23 shall be delineated, executed and recorded at the County concurrent with or prior to development of the Final Development Plan for lot 1 or before. The applicant shall ensure Chesrown's concurrence with such easement and its alignment prior to submission. A note on the Final Subdivision Plat shall document the subject easement requirement.
4. A pedestrian path/bike path easement shall be required from lot 5 to lot 1 to the Chesrown property to the north for a future bike path when lots 1 and 5 are developed. A note on the Final Subdivision Plat shall document the subject easement requirement.
5. The tree replacement schedule and fee requirements shall be documented on the Final Subdivision Plat.
6. After the Final Subdivision Plat is approved and recorded, administrative staff level minor lot splits and lot line adjustments may be allowed thereafter so long as the request is consistent with the approved development text and then current zoning regulations. These will be processed pursuant to the minor modifications of the approved development text.

STAFF RECOMMENDATION (2017-0692 – STREET VACATION)

Staff recommends approval of a request by Delaware Development Plan LTD for a Street Vacation of Stratford Drive for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) located east of US 23, west of Stratford Road and north of Meeker Way, with the following condition that:

1. The applicant shall contact OUPS to determine if any private utilities are located in the vacated alley right-of-way and shall be responsible for any relocations or easements requested by these utilities (if existing).

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 04/26/17
REVISED:



April 5, 2017

Coughlin's Crossing
Phase 1, Final Development Plan
Delaware Development, Ltd.
Delaware, Ohio
Project No. D2910002

Delaware Development, Ltd. is planning a mixed use development for the area north of the new Meeker Way, east of US23, west of Stratford Road, and south of Chesrown Chevrolet. The site improvements will include new mixed retail, office space and residential uses with associated parking, greenspace, and circulation drives. The project received Preliminary Development Plan approval in November 2016 and this submittal is the subsequent Final Development Plan submittal for Phase 1. The following narrative describes what is included in the Phase 1 area as well as the overall intent of the Phase 1 Development.

Phase 1 consist of the construction of the Spine Road and two US23 connector roads and the associated storm sewers. It also includes the stormwater management for the vast majority of the site, with the only exclusion being Lot #5, the North Multi-Family/Residential Part or Subarea 1 and Lot #3, the southwest parcel of Subarea 5. These parcels were excluded from the overall master drainage due to their locations in relation to streams and the natural separation from the rest of the site.

As a request of the Commission and Staff, it is intended that a shared use / bike path be installed with Phase 1 as well as necessary screening along the northern property line. These elements have been included in the Phase 1 plans.

The overall intent of the Phase 1 plan is to create the necessary subarea lots and to make the lots pad ready for the commercial sale of these lots. It is our understanding that any lots to be split / developed in the future will be required to obtain Final Development Plan approval at the time of the development. The project will include a very large earthwork effort and it is best for the development to do this all in one stage. Therefore, to make the lots pad ready, a mass/rough grading plan is included with the Phase 1 Development plan.

Water and sewer extensions are included to provide the necessary services to the lots. Individual service laterals have not been established at this time, but rather mainline access to manholes and/or stubs to allow flexibility in building location within the lots.

SHADE & SHADE

ATTORNEYS AT LAW

41 N. SANDUSKY STREET, SUITE 410

P.O. BOX 438

DELAWARE, OHIO 43015-0438

DAVID C. SHADE
MICHAEL R. SHADE
MATTHEW F. KEAR

(740) 363-9232
FAX (740) 363-0146

March 29, 2017

David M. Efland
City Planner
City of Delaware
1 S. Sandusky Street
Delaware, OH 43015

Per Email and Hardcopy

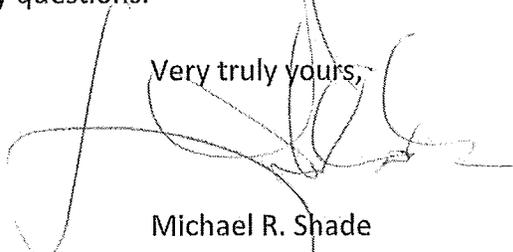
Re: Delaware Development Plan, Ltd.
(Coughlin Crossing)
Zoning Change

Dear Dave:

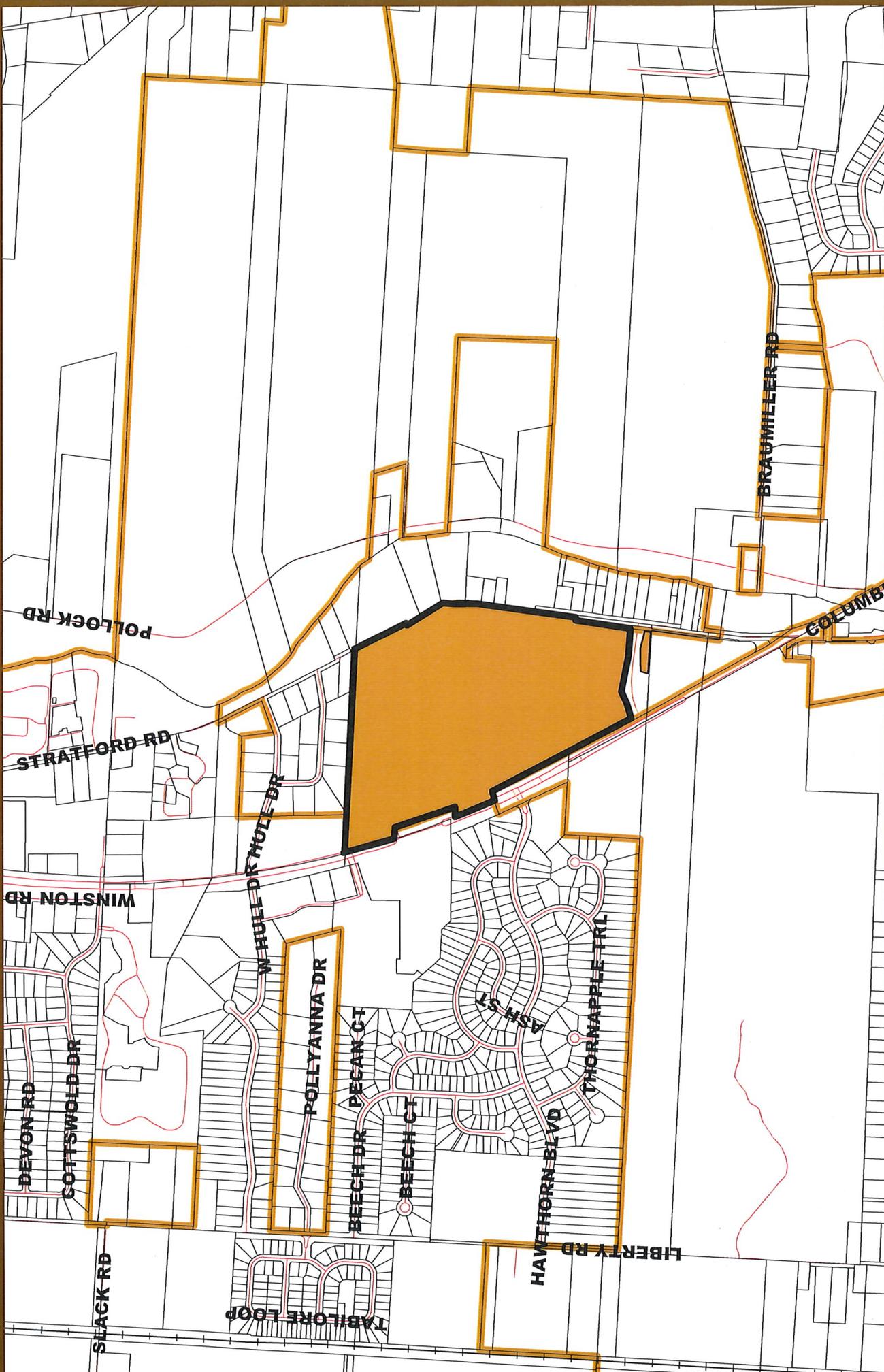
The two annexations for Coughlin Crossing were approved on February 27, 2017. The required 30-day referendum period has now passed. Per Preliminary Development Plan and Text, please extend the PMU Zoning to the additional annexed property.

Please call if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael R. Shade", is written over the typed name below. The signature is fluid and cursive.

Michael R. Shade
Attorney at Law



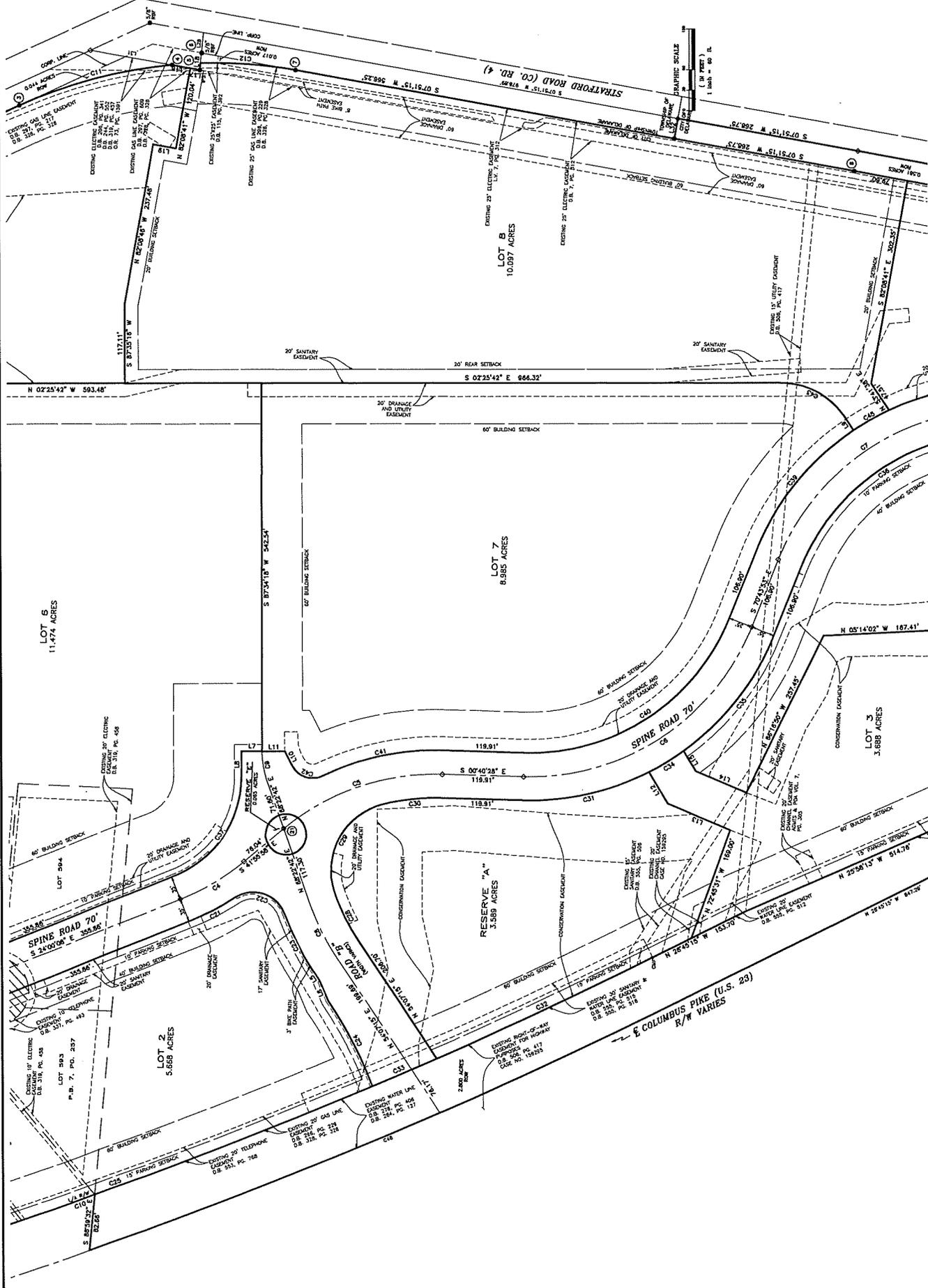
2017-0689, 0691-0692
 Final Development Plan Phase 1, Final Subdivision Plat & Street Vacation
 Coughlin's Crossing
 Location Map

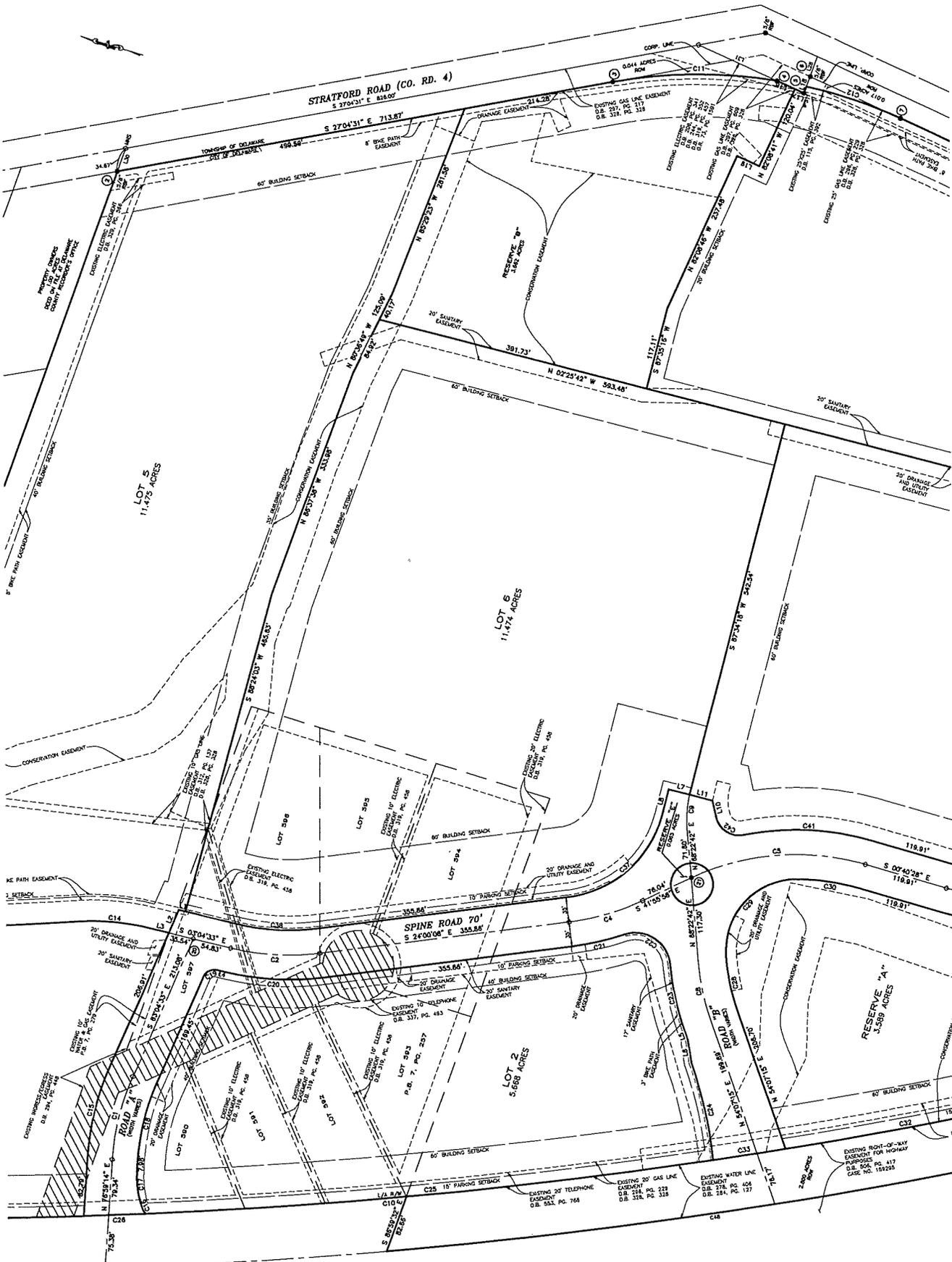




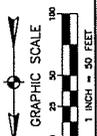
2017-0689, 0691-0692
Final Development Plan Phase 1, Final Subdivision Plat & Street Vacation
Coughlin's Crossing
Aerial (2016)



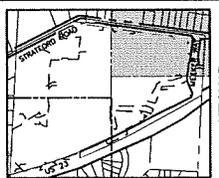




NO.	DATE	BY	DESCRIPTION



- LEGEND**
- EXISTING SANITARY MANHOLE
 - PROPOSED STORM STRUCTURE NUMBER
 - PROPOSED MANHOLE
 - FLOW ARROW
 - ⬆ PROP. MAJOR FLOOD ROUTING (GREATER THAN 100-YR EVENT)
 - 967.84' PROPOSED SPOT ELEVATION
 - EX CONTOUR
 - 720
 - 770



MATCH LINE - SEE SHEET C-403

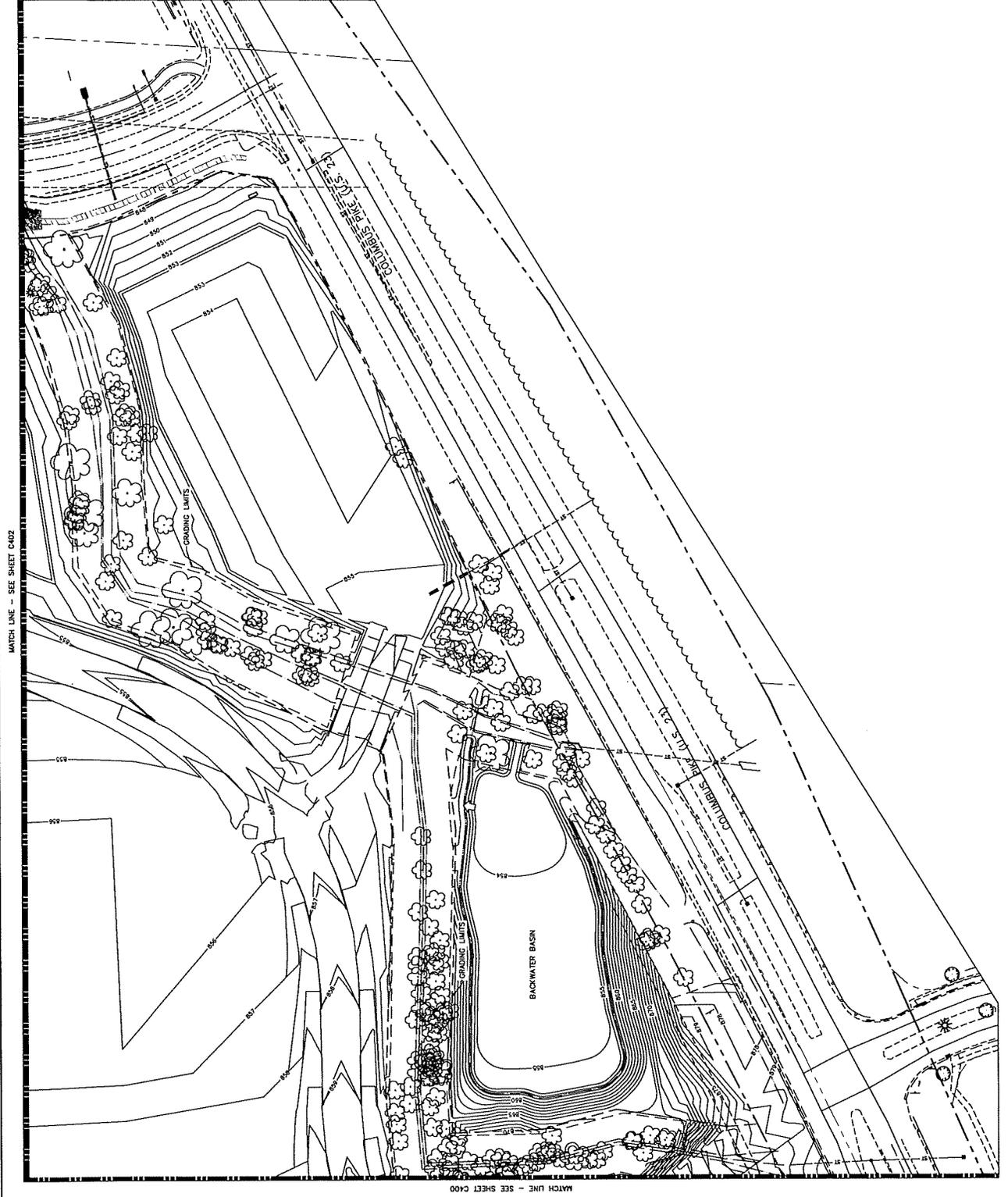
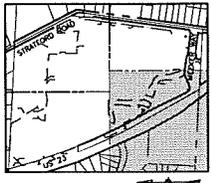
MATCH LINE - SEE SHEET C-401

THIS PLAN IS A DEVELOPMENT PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



LEGEND

- EXISTING SANITARY MANHOLE NUMBER
- PROPOSED SANITARY MANHOLE NUMBER
- ▤ PROPOSED STORM STRUCTURE
- FLOW ARROW
- ▣ FLOOD ROUTES (GREATER THAN 100-YR EVENT)
- ⊕ PROPOSED SPOT ELEVATION
- EX CONTOUR
- - - EX CONTOUR
- - - 720
- - - 720



NO.	DATE	DESCRIPTION

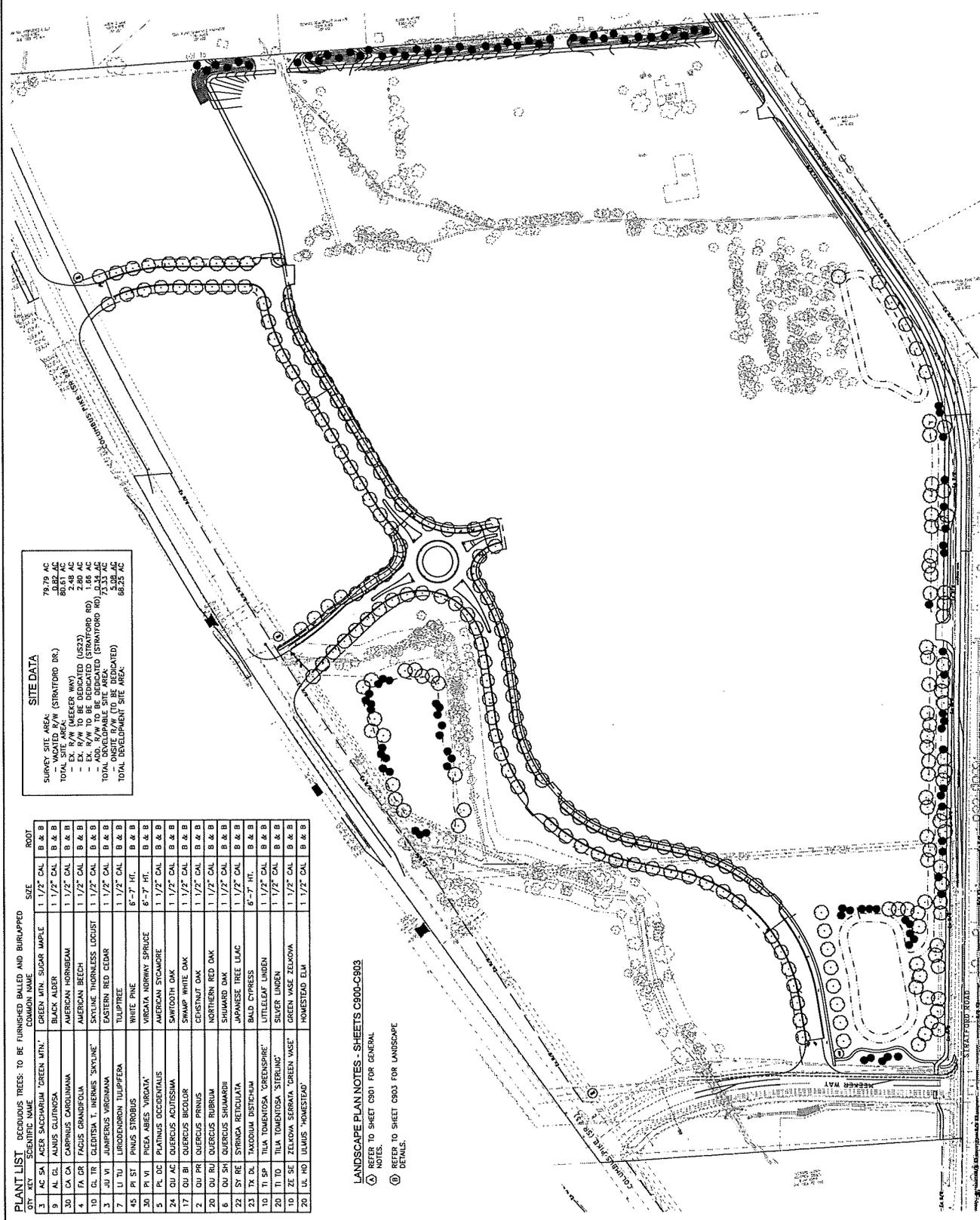
PROJECT NO. 03-14-201
 PROJECT DATE: 03-14-201
 DRAWN BY: DPM/K
 CHECKED BY:
 1100 SANDY ROAD SUITE 100
 COLUMBUS, OH 43215
 WWW.MANIKGROUP.COM
Manik Group
 LANDSCAPE ARCHITECTS
 DELAWARE, OHIO
 DELAWARE DEVELOPMENT PLAN, LTD.
 PHYSICAL 040

COUGHLIN'S CROSSING
 DELAWARE, OH 43015
 US 23 & STRATFORD ROAD
 DELAWARE, OHIO

OVERALL
 LANDSCAPE
 PLAN

C500

- LEGEND**
- EXISTING DECIDUOUS TREE
 - PROPOSED DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - PROPOSED EVERGREEN TREE
- ABBREVIATIONS**
- EX EXISTING
 - R/W RIGHT-OF-WAY
 - P/L PROPERTY LINE
 - FF FINISHED FLOOR



SITE DATA

SURVEY SITE AREA:	70.70 AC
- WADSWORTH R/W (STRATFORD DR)	80.82 AC
TOTAL SITE AREA:	80.82 AC
- EX. R/W TO BE DEDICATED (HWY)	2.80 AC
- EX. R/W TO BE DEDICATED (US23)	1.66 AC
- EX. R/W TO BE DEDICATED (STRATFORD RD)	0.33 AC
TOTAL R/W TO BE DEDICATED (STRATFORD RD)	3.33 AC
TOTAL R/W TO BE DEDICATED (HWY)	2.80 AC
TOTAL R/W TO BE DEDICATED (US23)	1.66 AC
ON-SITE R/W TO BE DEDICATED	5.99 AC
TOTAL DEVELOPMENT SITE AREA:	68.35 AC

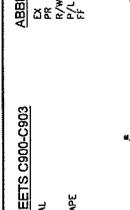
PLANT LIST DECIDUOUS TREES TO BE FURNISHED BALLED AND BURLAPPED

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
3	AL SA	ACER SACCHARINUM	GREEN MTN. SUGAR MAPLE	1 1/2" CAL	B & B
9	AL GL	ALNUS GLUTINOSA	BLACK ALDER	1 1/2" CAL	B & B
30	CA CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 1/2" CAL	B & B
4	FA CA	FAGUS GRANDIFOLIA	AMERICAN BEECH	1 1/2" CAL	B & B
10	GL TR	GLADIOLA T. HERBACEA 'SISKIYOU'	SKYLINE THORNLESS LOGSUN	1 1/2" CAL	B & B
3	JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	1 1/2" CAL	B & B
7	LU TU	LIRIODENDRON TULIPIFERA	TULIPIER	1 1/2" CAL	B & B
45	PI ST	PINUS STROBUS	WHITE PINE	6"-7" HT.	B & B
30	PI VI	PICEA ABIES VIRGINICA	VIRGINIA NORWAY SPRUCE	6"-7" HT.	B & B
5	PL DE	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1 1/2" CAL	B & B
24	QU AC	QUERCUS ACUTISSIMA	SWTGOOTH OAK	1 1/2" CAL	B & B
17	QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2" CAL	B & B
2	QU PR	QUERCUS PRINUS	CERNAUNT OAK	1 1/2" CAL	B & B
20	QU RU	QUERCUS RUBRA	NORTHERN RED OAK	1 1/2" CAL	B & B
6	QU SH	QUERCUS SHUMBERII	SHUMBER OAK	1 1/2" CAL	B & B
22	SY RE	SYRINGA RETICULATA	JAPANESE TREE LILAC	1 1/2" CAL	B & B
23	TX DL	TRICHODENDRON	HAZEL	6"-7" HT.	B & B
10	TI SP	TILIA SP.	FRANKLIN DORR	1 1/2" CAL	B & B
20	TI TO	TILIA TOMENTOSA 'STERLING'	SILVER LINDEN	1 1/2" CAL	B & B
10	ZE SE	ZELKOWA SERRATA	'GREEN VASE' ZELKOWA	1 1/2" CAL	B & B
20	UL HO	ULMUS 'HOMESTEAD'	HOMESTEAD ELM	1 1/2" CAL	B & B

LANDSCAPE PLAN NOTES - SHEETS C500-C503
 1. REFER TO SHEET C501 FOR GENERAL NOTES.
 2. REFER TO SHEET C503 FOR LANDSCAPE DETAILS.

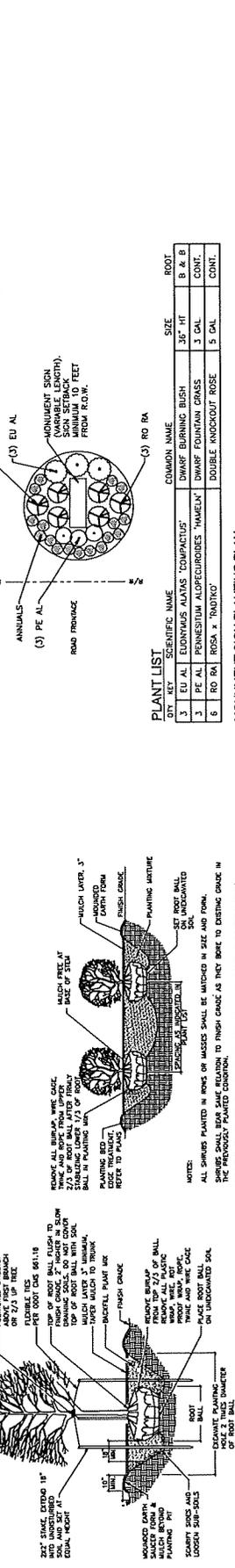
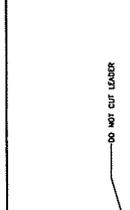
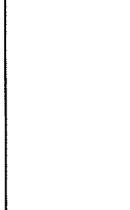
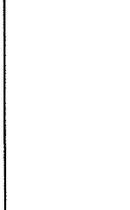
- LEGEND**
- EXISTING DECIDUOUS TREE
 - PROPOSED DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - PROPOSED EVERGREEN TREE

- ABBREVIATIONS**
- EX EXISTING
 - R/W RIGHT-OF-WAY
 - P/L PROPERTY LINE
 - FF FINISHED FLOOR



PLANT LIST

PLANT	REGULATED NAME	COMMON NAME	SIZE	ROOT
1	EU AL	EUONYMUS ALATUS 'COMPACTUS'	36" HT	B & B
2	PE AL	PENSTEMON ALPECUROIDES 'MAMEL'	3 GAL	CONT.
3	RO RA	ROSA 'T. INDIGO'	5 GAL	CONT.



LANDSCAPE PLAN NOTES - SHEETS C900-C903
 (A) REFER TO SHEET C901 FOR GENERAL PLANTING NOTES.
 (B) REFER TO THIS SHEET FOR LANDSCAPE DETAILS.

SE1.1

PHOTOMETRIC
PLAN

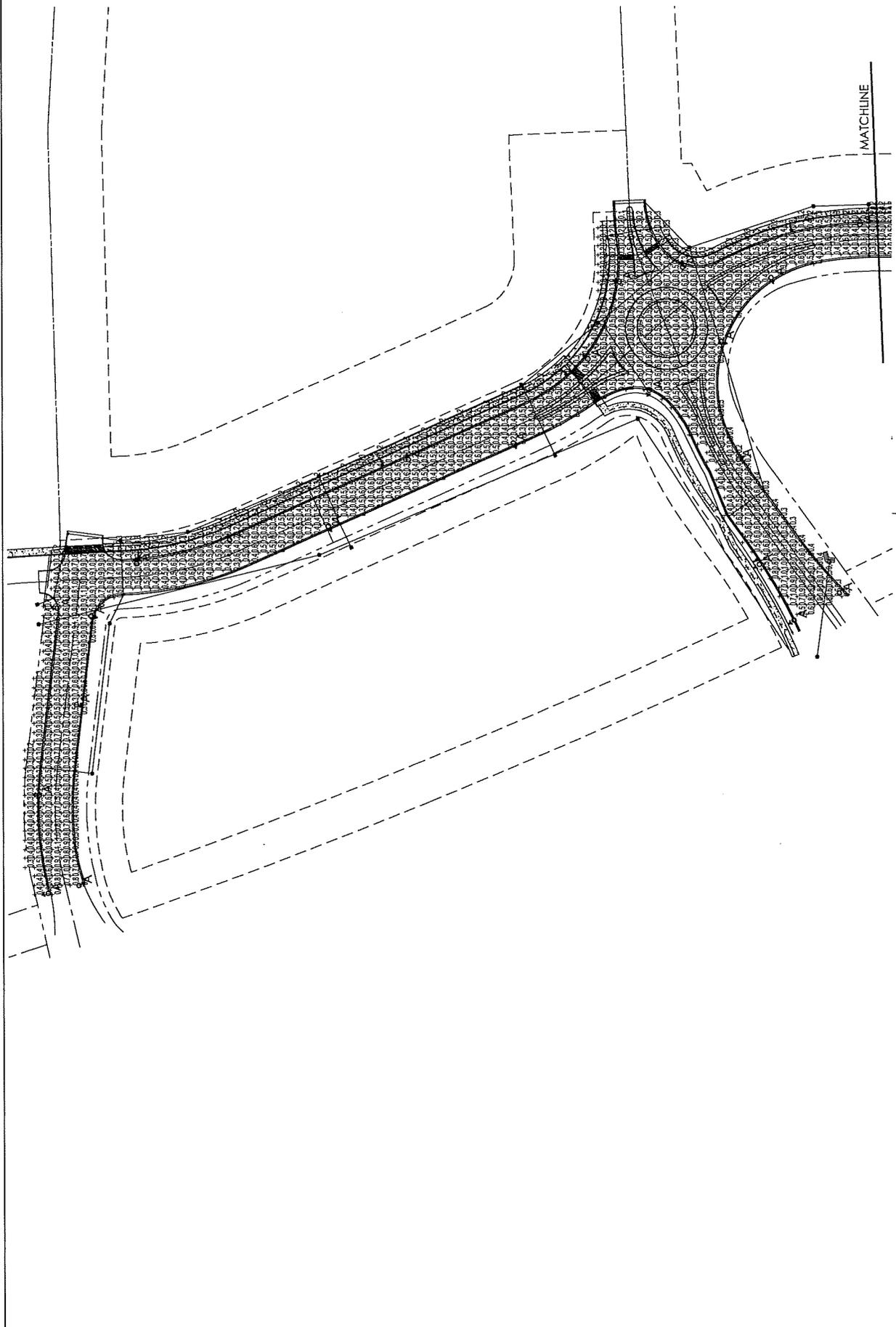
COUGHLIN'S CROSSING
US 23 & STRATFORD ROAD
DELAWARE, OH 43015
DELAWARE, OHIO

DELAWARE
DEVELOPMENT PLAN
LTD
PREPARED FOR

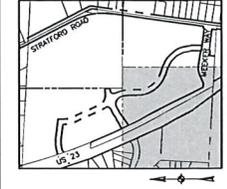


1500 DUEBEN ROAD SUITE 100
COLUMBUS, OH 43215
TEL: 614-441-2225

NO.	DATE	BY	REVISION



① SITE PHOTOMETRIC PLAN
SCALE: 1"=20'



- LEGEND**
- EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - LIMITS OF IMPACTS TO 30' STREAM BUFFER
 - PROPOSED LOT BOUNDARIES
 - 30' STREAM SIDE BUFFER
 - 80' STREAM SIDE BUFFER
 - 160' STREAM OUTER BUFFER

- OPEN SPACE LEGEND**
- LIMITS OF PRESERVATION EASEMENT
 - LIMITS OF PASSIVE OPEN SPACE

OPEN SPACE DATA

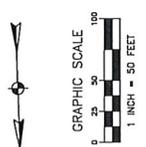
TYPE	AREA	% OF DEVELOPABLE AREA
PASSIVE OPEN	5.37 AC.	7.86%
PRESERVATION EASEMENT	9.05 AC.	13.25%
TOTAL	14.42 AC.	21.11%

PERENNIAL STREAM RIPARIAN SETBACK MITIGATION

ZONE	AREA IN BUFFER ZONE	MITIGATION RATIO	MITIGATION ACREAGE
30' STREAM SIDE BUFFER	20,297 SF - 0.47 AC.	2 : 1	40,594 SF - 0.94 AC.
80' STREAM SIDE BUFFER	142,301 SF - 3.27 AC.	1.5 : 1	213,452 SF - 4.90 AC.
160' OUTER BUFFER	338,551 SF - 7.77 AC.	1 : 1	338,551 SF - 7.77 AC.
TOTAL MITIGATION			592,597 SF - 13.61 AC.

INTERMITTENT STREAM RIPARIAN SETBACK MITIGATION

ZONE	AREA IN BUFFER ZONE	MITIGATION RATIO	MITIGATION ACREAGE
30' STREAM SIDE BUFFER	6,340 SF - 0.19 AC.	2 : 1	12,680 SF - 0.38 AC.



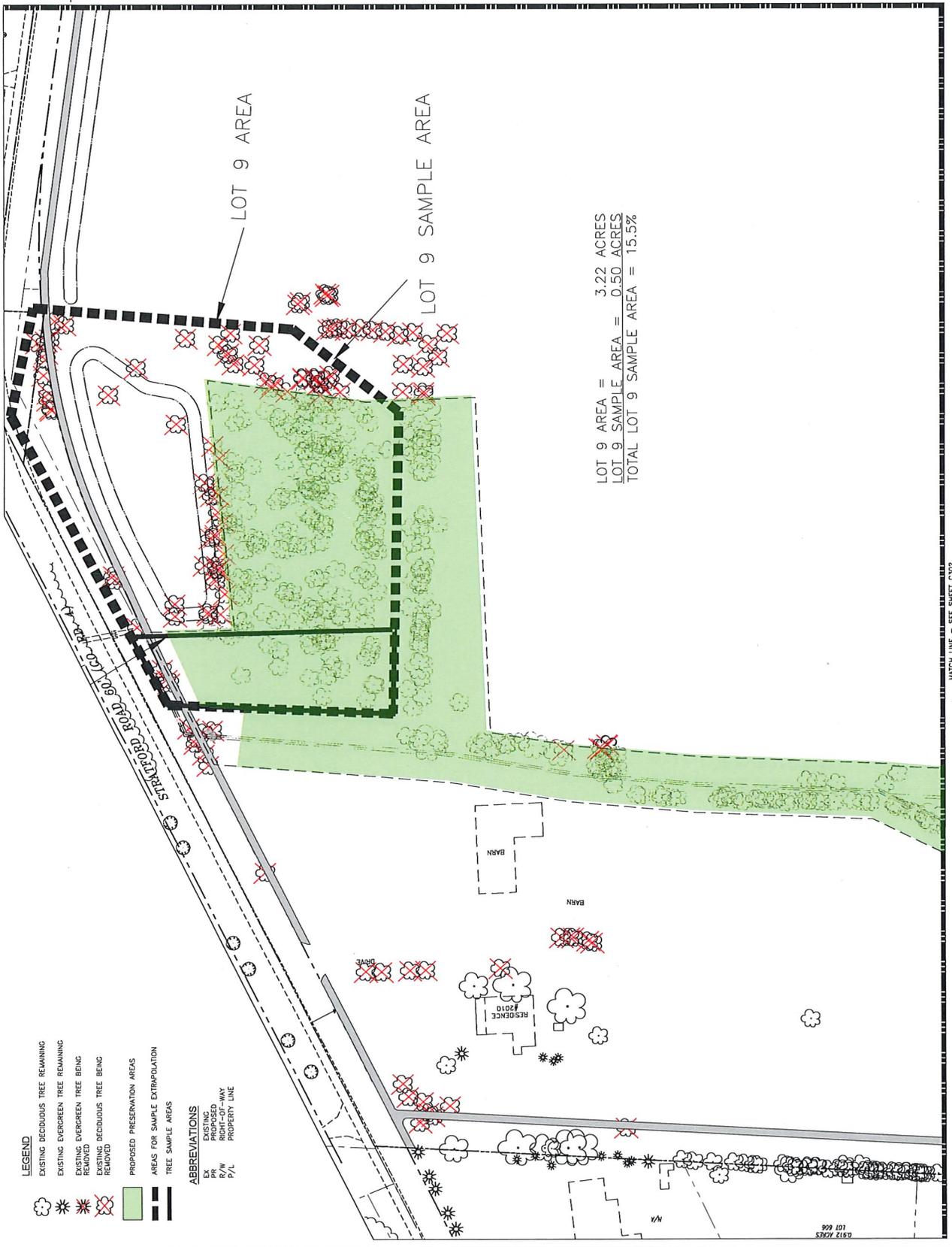
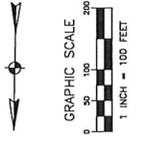
SITE DATA

SURVEY SITE AREA	79.79 AC
VACATED R/W (STRATFORD DR)	0.92 AC
TOTAL SITE AREA (RESERVED WAY)	80.81 AC
- EX. R/W TO BE DEDICATED (US23)	2.80 AC
- EX. R/W TO BE DEDICATED (STRATFORD RD)	1.66 AC
TOTAL DEDICATED R/W	4.46 AC
TOTAL DEVELOPABLE SITE AREA	76.33 AC
- ON-SITE R/W (TO BE DEDICATED)	5.08 AC
TOTAL DEVELOPMENT SITE AREA	66.25 AC

MATCH LINE - SEE SHEET C201

MATCH LINE - SEE SHEET C202

NO.	DATE	BY	DESCRIPTION



- LEGEND**
- EXISTING DECIDUOUS TREE REMAINING
 - EXISTING EVERGREEN TREE REMAINING
 - EXISTING EVERGREEN TREE BEING REMOVED
 - EXISTING DECIDUOUS TREE BEING REMOVED
 - PROPOSED PRESERVATION AREAS
 - AREAS FOR SAMPLE EXTRAPOLATION
 - TREE SAMPLE AREAS
- ABBREVIATIONS**
- EX EXISTING
 - PR PROPOSED
 - R/W RIGHT-OF-WAY
 - P/L PROPERTY LINE

MATCH LINE - SEE SHEET C301

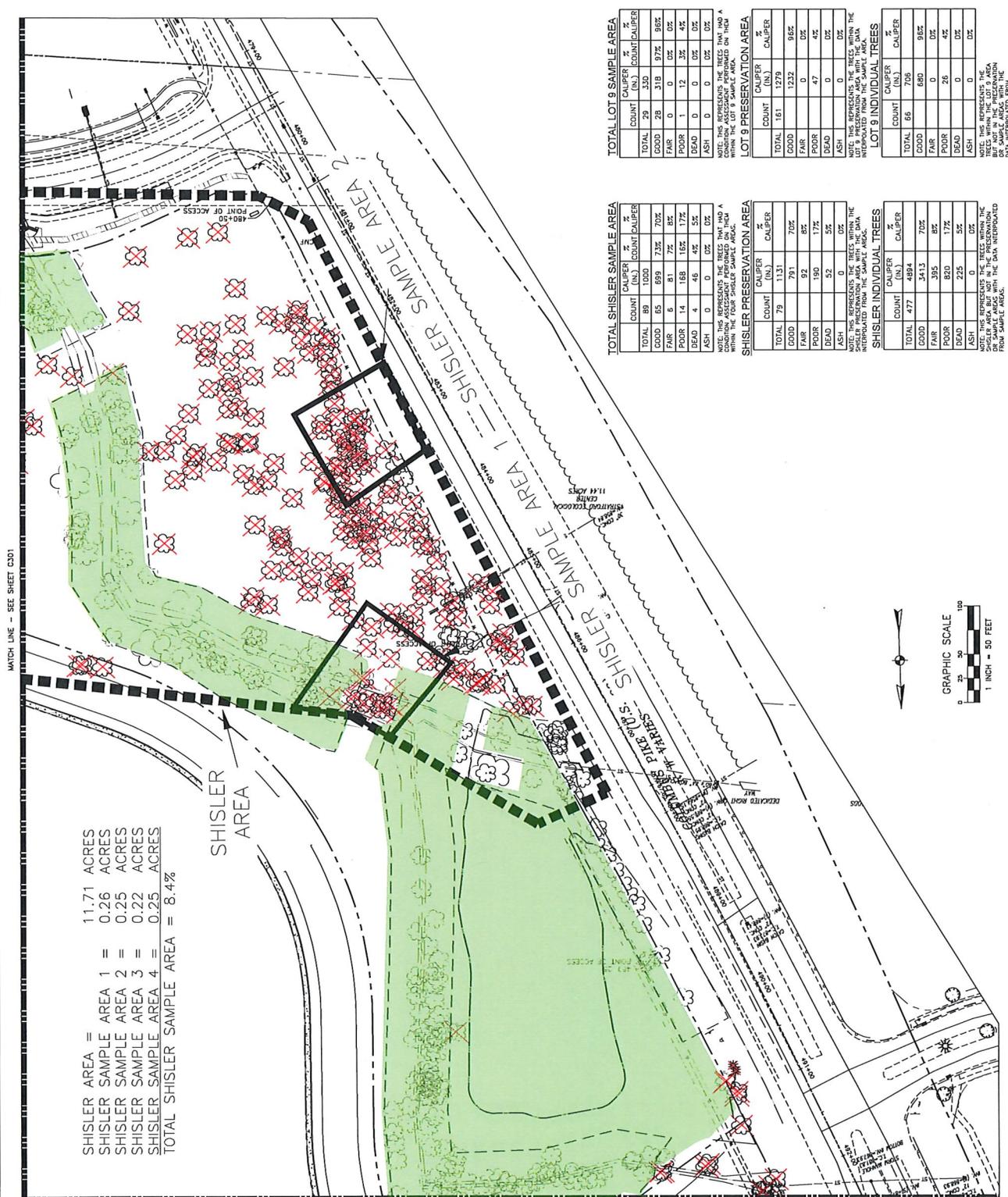
MATCH LINE - SEE SHEET C302



LEGEND
 EXISTING DECIDUOUS TREE REMAINING
 EXISTING EVERGREEN TREE REMAINING
 EXISTING EVERGREEN TREE BEING REMOVED
 EXISTING DECIDUOUS TREE BEING REMOVED
 PROPOSED PRESERVATION AREAS
 AREAS FOR SAMPLE EXTRAPOLATION
 TREE SAMPLE AREAS

ABBREVIATIONS
 EX EXISTING
 PR PROPOSED
 P/W PROPERTY LINE

TREE PRESERVATION NARRATIVE
 ALL TREES WITHIN THE BOUNDARY WERE LOCATED AND IDENTIFIED. THE BOUNDARY WAS DETERMINED BY VISUAL SURVEY AND PHOTOGRAPHY. AREAS WERE DESIGNATED AS PRESERVATION AREAS OR TREE SAMPLE AREAS. THESE AREAS WERE CLASSIFIED FOR CONDITION AND TYPE. THESE AREAS ARE CALLED "INDIVIDUAL TREES".
 ALL TREES WITHIN THE BOUNDARY WERE LOCATED AND IDENTIFIED. THE BOUNDARY WAS DETERMINED BY VISUAL SURVEY AND PHOTOGRAPHY. AREAS WERE DESIGNATED AS PRESERVATION AREAS OR TREE SAMPLE AREAS. THESE AREAS WERE CLASSIFIED FOR CONDITION AND TYPE. THESE AREAS ARE CALLED "INDIVIDUAL TREES".
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MATCH LINE - SEE SHEET C301

SHISLER AREA = 11.71 ACRES
 SHISLER SAMPLE AREA 1 = 0.26 ACRES
 SHISLER SAMPLE AREA 2 = 0.25 ACRES
 SHISLER SAMPLE AREA 3 = 0.22 ACRES
 SHISLER SAMPLE AREA 4 = 0.25 ACRES
 TOTAL SHISLER SAMPLE AREA = 8.4%

MATCH LINE - SEE SHEET C302

TOTAL LOT 9 SAMPLE AREA

	COUNT	IN.	%	COUNT	CAULPER	%
TOTAL	29	330		28	318	
GOOD	28	318	97%	86%		
FAIR	0	0	0%	0%		
POOR	1	12	3%	0%		
DEAD	0	0	0%	0%		
ASH	0	0	0%	0%		

LOT 9 PRESERVATION AREA

	COUNT	IN.	%	COUNT	CAULPER	%
TOTAL	161	1279		161	1279	
GOOD	150	1202	93%	86%		
FAIR	0	0	0%	0%		
POOR	4	42	3%	0%		
DEAD	0	0	0%	0%		
ASH	0	0	0%	0%		

LOT 9 INDIVIDUAL TREES

	COUNT	IN.	%	COUNT	CAULPER	%
TOTAL	86	708		86	708	
GOOD	68	680	95%	95%		
FAIR	0	0	0%	0%		
POOR	2	26	4%	4%		
DEAD	0	0	0%	0%		
ASH	0	0	0%	0%		

TOTAL SHISLER SAMPLE AREA

	COUNT	IN.	%	COUNT	CAULPER	%
TOTAL	89	1000		85	899	
GOOD	85	899	73%	70%		
FAIR	6	61	7%	8%		
POOR	14	168	18%	17%		
DEAD	4	46	5%	5%		
ASH	0	0	0%	0%		

SHISLER PRESERVATION AREA

	COUNT	IN.	%	COUNT	CAULPER	%
TOTAL	79	1131		79	1131	
GOOD	71	791	70%	70%		
FAIR	9	92	8%	8%		
POOR	18	180	17%	17%		
DEAD	5	52	5%	5%		
ASH	0	0	0%	0%		

SHISLER INDIVIDUAL TREES

	COUNT	IN.	%	COUNT	CAULPER	%
TOTAL	477	4894		477	4894	
GOOD	341	3413	70%	70%		
FAIR	39	395	8%	8%		
POOR	80	820	17%	17%		
DEAD	22	225	5%	5%		
ASH	0	0	0%	0%		

INDIVIDUAL TREES TOTAL

	COUNT	IN.	%	COUNT	CAULPER	%
TOTAL	584	9312		584	9312	
GOOD	537	4643	56%	512		
FAIR	140	2754	29%	382		
POOR	45	522	6%	39		
DEAD	35	613	7%	72		
ASH	9	9	1%	0%		

INDIVIDUAL PRESERVATION AREA TREES

	COUNT	IN.	%	COUNT	CAULPER	%
TOTAL	311	4025		311	4025	
GOOD	150	1802	48%	45%		
FAIR	75	1089	24%	27%		
POOR	35	569	11%	14%		
DEAD	40	425	13%	11%		
ASH	3	18	1%	0%		

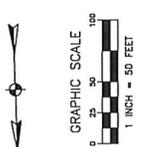
TOTAL SITE TREES

	COUNT	CAULPER
TOTAL	1,776	12,657
REMOVED	939	13,199
REMAINING	837	10,458

NOTE: THIS REPRESENTS THE TREES WITHIN THE LOT 9 AREA BUT NOT IN THE PRESERVATION AREAS. THIS REPRESENTS THE TREES WITHIN THE LOT 9 AREA BUT NOT IN THE PRESERVATION AREAS. THIS REPRESENTS THE TREES WITHIN THE LOT 9 AREA BUT NOT IN THE PRESERVATION AREAS.

NOTE: THIS REPRESENTS THE TREES WITHIN THE LOT 9 PRESERVATION AREA BUT NOT IN THE PRESERVATION AREAS. THIS REPRESENTS THE TREES WITHIN THE LOT 9 PRESERVATION AREA BUT NOT IN THE PRESERVATION AREAS.

NOTE: THIS REPRESENTS THE TREES WITHIN THE SHISLER SAMPLE AREA BUT NOT IN THE PRESERVATION AREAS. THIS REPRESENTS THE TREES WITHIN THE SHISLER SAMPLE AREA BUT NOT IN THE PRESERVATION AREAS.



SITE ENGINEERING PLANS FOR COUGHLIN'S CROSSING

FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19 CITY OF DELAWARE, TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

APRIL 2017

BENCH MARKS
ALL BENCHMARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE (NAD 83) NORTH AMERICAN VERTICAL DATUM OF 1988 (U.S. SURVEY FEET):

B.M. #1
BEING THE NORTH BOLT ON THE TOP RANGE OF A REE HYDRANT LOCATED ON THE EAST ROSE OF BEING THE NORTH BOLT ON THE TOP RANGE OF A REE HYDRANT LOCATED ON THE SOUTHWESTERLY CORNER OF LOT 503 OF STRATFORD VIEW SUBDIVISION, 31.5' ± EAST OF THE EASTERLY EDGE OF PAVEMENT LINE OF SAID COLUMBUS PKE.
ELEV. = 884.55

B.M. #2
BEING THE TOP RIM OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STRATFORD ROAD (C.R. 4), 97.5' ± SOUTH OF SOUTHERLY MOST PROPERTY LINE, 27.0' ± WEST OF THE WESTERLY EDGE OF PAVEMENT LINE OF SAID STRATFORD ROAD.
ELEV. = 854.33

B.M. #3
BEING THE TOP RIM OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STRATFORD ROAD (C.R. 4), 97.5' ± SOUTH OF SOUTHERLY MOST PROPERTY LINE, 27.0' ± WEST OF THE WESTERLY EDGE OF PAVEMENT LINE OF SAID STRATFORD ROAD.
ELEV. = 847.74

BASIS OF BENCHMARKS:
THE BENCHMARKS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

UTILITY CONTACTS

UTILITY	ADDRESS	TELEPHONE
AMERICAN ELECTRIC POWER	850 TECH CENTER DRIVE GAHANNA, OH 43230	(800) 872-2231
COLUMBIA GAS	355 JOHNNY APPELSEED CT COLUMBUS, OH 43231	(800) 344-4077
A1&T	8601 COLUMBUS PKE COLUMBUS, OH 43035	(740) 549-4546
THE WARNER CABLE	156 JOHNSON DRIVE DELAWARE, OH 43015	(844) 316-8554
DEL-CO WATER COMPANY	6773 OLENTANDY RIVER ROAD DELAWARE, OH 43015	(740) 548-7748
SANITARY	50 CHANNING ST. DELAWARE, OH 43015	(740) 833-2240
DELTA COUNTY SEWER	50 CHANNING ST. DELAWARE, OH 43015	(740) 833-2434
DELTA COUNTY ENGINEER		

REVISIONS

NO.	DESCRIPTION OF CHANGE	APPROVAL	DATE

CITY OF DELAWARE STANDARD DRAWINGS

SEWD - 1.0	WTRD - 1.1
SEWD - 2.0	WTRD - 18.3
SEWD - 4.0	WTRD - 4.0
SEWD - 6.0	WTRD - 18.4
SEWD - 7.0	WTRD - 9.0
SEWD - 8.0	WTRD - 11.0
SEWD - 9.0	WTRD - 15.0
SEWD - 10.0	
SEWD - 11.0	
SEWD - 12.0	
SEWD - 13.0	
SEWD - 14.0	
SEWD - 15.1	
SEWD - 16.2	

AA-5168
0001-STANDARD CONSTRUCTION DRAWINGS
CB-1-2
WH-1-2

1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43240
PHONE: 614-41-4222
EMAIL: WANTS@MANNIKSMITHGROUP.COM



ENGINEER
Mannik Smith Group
www.MannikSmithGroup.com

SEAL AND SIGNATURE ON THIS PLAN INDICATES
SITE COMPLIANCE PLAN SHEETS MEET ALL
REQUIRED DEVELOPMENT STANDARDS.

OHIO REGISTERED PROFESSIONAL ENGINEER

4/05/17
DATE



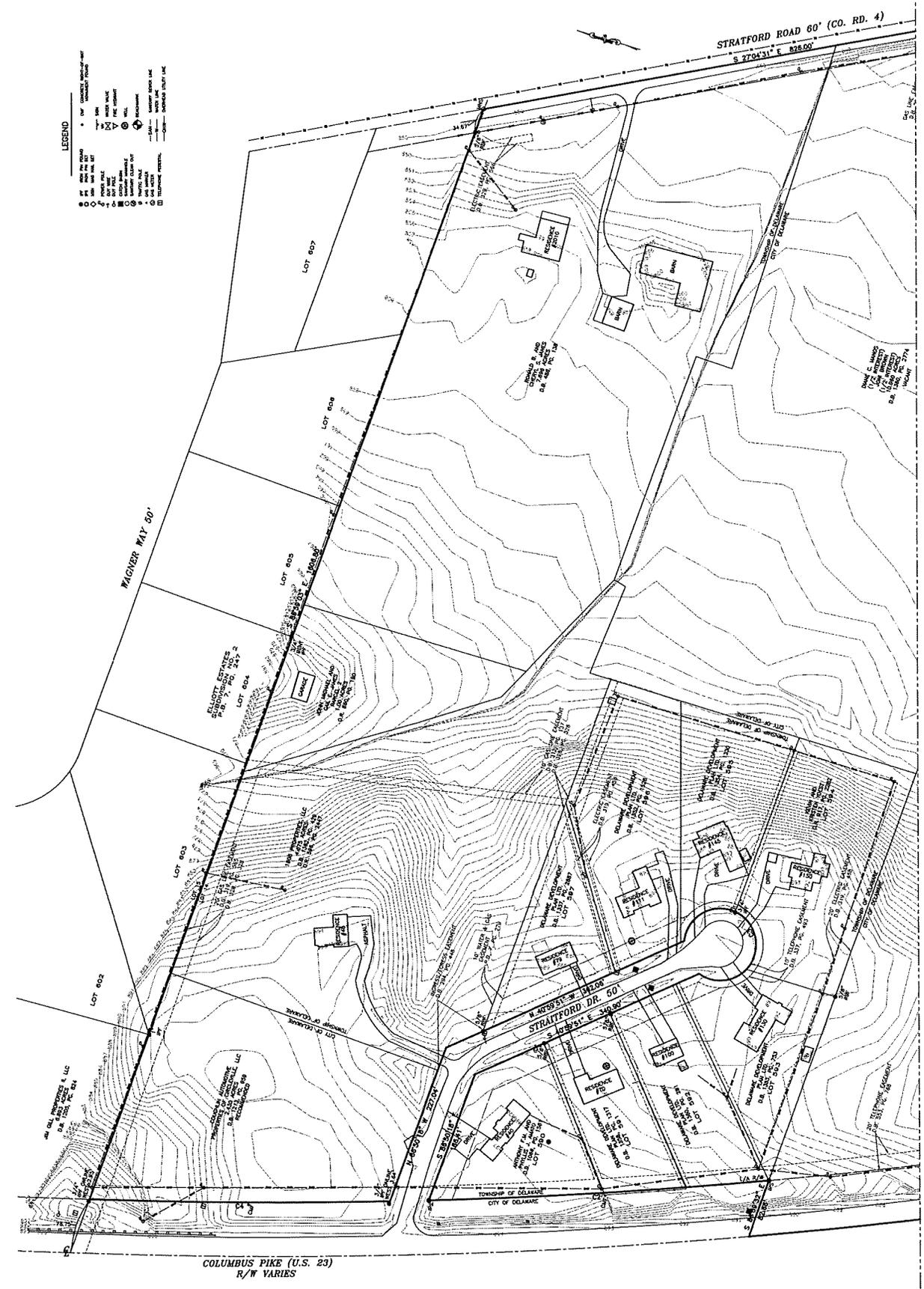
DEVELOPER
DELAWARE DEVELOPMENT LTD
PATASKALA, OHIO 43062
PHONE: 614-374-1489
EMAIL: KLEMMAT@GMAIL.COM

SHEET INDEX

TITLE SHEET	GENERAL NOTES AND QUANTITIES	DATE
0001 - 0002	TYPICAL SECTIONS	C100-C102
0003 - 0004	SITE AND UTILITY PLAN	C200-C203
0005 - 0006	STORM STRUCTURE DETAILS	C304-C307
0007 - 0008	SWPPP DETAILS	C400
0009 - 0010	FINAL GRADING PLAN	C500-C503
0011 - 0012	FINAL GRADING PLAN	C504-C507
0013 - 0014	FINAL GRADING PLAN	C508-C511
0015 - 0016	FINAL GRADING PLAN	C512-C515
0017 - 0018	FINAL GRADING PLAN	C516-C519
0019 - 0020	FINAL GRADING PLAN	C520-C523
0021 - 0022	FINAL GRADING PLAN	C524-C527
0023 - 0024	FINAL GRADING PLAN	C528-C531
0025 - 0026	FINAL GRADING PLAN	C532-C535
0027 - 0028	FINAL GRADING PLAN	C536-C539
0029 - 0030	FINAL GRADING PLAN	C540-C543
0031 - 0032	FINAL GRADING PLAN	C544-C547
0033 - 0034	FINAL GRADING PLAN	C548-C551
0035 - 0036	FINAL GRADING PLAN	C552-C555
0037 - 0038	FINAL GRADING PLAN	C556-C559
0039 - 0040	FINAL GRADING PLAN	C560-C563
0041 - 0042	FINAL GRADING PLAN	C564-C567
0043 - 0044	FINAL GRADING PLAN	C568-C571
0045 - 0046	FINAL GRADING PLAN	C572-C575
0047 - 0048	FINAL GRADING PLAN	C576-C579
0049 - 0050	FINAL GRADING PLAN	C580-C583
0051 - 0052	FINAL GRADING PLAN	C584-C587
0053 - 0054	FINAL GRADING PLAN	C588-C591
0055 - 0056	FINAL GRADING PLAN	C592-C595
0057 - 0058	FINAL GRADING PLAN	C596-C599
0059 - 0060	FINAL GRADING PLAN	C600-C603
0061 - 0062	FINAL GRADING PLAN	C604-C607
0063 - 0064	FINAL GRADING PLAN	C608-C611
0065 - 0066	FINAL GRADING PLAN	C612-C615
0067 - 0068	FINAL GRADING PLAN	C616-C619
0069 - 0070	FINAL GRADING PLAN	C620-C623
0071 - 0072	FINAL GRADING PLAN	C624-C627
0073 - 0074	FINAL GRADING PLAN	C628-C631
0075 - 0076	FINAL GRADING PLAN	C632-C635
0077 - 0078	FINAL GRADING PLAN	C636-C639
0079 - 0080	FINAL GRADING PLAN	C640-C643
0081 - 0082	FINAL GRADING PLAN	C644-C647
0083 - 0084	FINAL GRADING PLAN	C648-C651
0085 - 0086	FINAL GRADING PLAN	C652-C655
0087 - 0088	FINAL GRADING PLAN	C656-C659
0089 - 0090	FINAL GRADING PLAN	C660-C663
0091 - 0092	FINAL GRADING PLAN	C664-C667
0093 - 0094	FINAL GRADING PLAN	C668-C671
0095 - 0096	FINAL GRADING PLAN	C672-C675
0097 - 0098	FINAL GRADING PLAN	C676-C679
0099 - 0100	FINAL GRADING PLAN	C680-C683
0101 - 0102	FINAL GRADING PLAN	C684-C687
0103 - 0104	FINAL GRADING PLAN	C688-C691
0105 - 0106	FINAL GRADING PLAN	C692-C695
0107 - 0108	FINAL GRADING PLAN	C696-C699
0109 - 0110	FINAL GRADING PLAN	C700-C703
0111 - 0112	FINAL GRADING PLAN	C704-C707
0113 - 0114	FINAL GRADING PLAN	C708-C711
0115 - 0116	FINAL GRADING PLAN	C712-C715
0117 - 0118	FINAL GRADING PLAN	C716-C719
0119 - 0120	FINAL GRADING PLAN	C720-C723
0121 - 0122	FINAL GRADING PLAN	C724-C727
0123 - 0124	FINAL GRADING PLAN	C728-C731
0125 - 0126	FINAL GRADING PLAN	C732-C735
0127 - 0128	FINAL GRADING PLAN	C736-C739
0129 - 0130	FINAL GRADING PLAN	C740-C743
0131 - 0132	FINAL GRADING PLAN	C744-C747
0133 - 0134	FINAL GRADING PLAN	C748-C751
0135 - 0136	FINAL GRADING PLAN	C752-C755
0137 - 0138	FINAL GRADING PLAN	C756-C759
0139 - 0140	FINAL GRADING PLAN	C760-C763
0141 - 0142	FINAL GRADING PLAN	C764-C767
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0157 - 0158	FINAL GRADING PLAN	C796-C799
0159 - 0160	FINAL GRADING PLAN	C800-C803
0161 - 0162	FINAL GRADING PLAN	C804-C807
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0169 - 0170	FINAL GRADING PLAN	C820-C823
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0187 - 0188	FINAL GRADING PLAN	C856-C859
0189 - 0190	FINAL GRADING PLAN	C860-C863
0191 - 0192	FINAL GRADING PLAN	C864-C867
0193 - 0194	FINAL GRADING PLAN	C868-C871
0195 - 0196	FINAL GRADING PLAN	C872-C875
0197 - 0198	FINAL GRADING PLAN	C876-C879
0199 - 0200	FINAL GRADING PLAN	C880-C883
0201 - 0202	FINAL GRADING PLAN	C884-C887
0203 - 0204	FINAL GRADING PLAN	C888-C891
0205 - 0206	FINAL GRADING PLAN	C892-C895
0207 - 0208	FINAL GRADING PLAN	C896-C899
0209 - 0210	FINAL GRADING PLAN	C900-C903
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0213 - 0214	FINAL GRADING PLAN	C908-C911
0215 - 0216	FINAL GRADING PLAN	C912-C915
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0219 - 0220	FINAL GRADING PLAN	C920-C923
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0227 - 0228	FINAL GRADING PLAN	C936-C939
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0231 - 0232	FINAL GRADING PLAN	C944-C947
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0237 - 0238	FINAL GRADING PLAN	C956-C959
0239 - 0240	FINAL GRADING PLAN	C960-C963
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0243 - 0244	FINAL GRADING PLAN	C968-C971
0245 - 0246	FINAL GRADING PLAN	C972-C975
0247 - 0248	FINAL GRADING PLAN	C976-C979
0249 - 0250	FINAL GRADING PLAN	C980-C983
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0253 - 0254	FINAL GRADING PLAN	C988-C991
0255 - 0256	FINAL GRADING PLAN	C992-C995
0257 - 0258	FINAL GRADING PLAN	C996-C999
0259 - 0260	FINAL GRADING PLAN	C1000-C1003
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0263 - 0264	FINAL GRADING PLAN	C1008-C1011
0265 - 0266	FINAL GRADING PLAN	C1012-C1015
0267 - 0268	FINAL GRADING PLAN	C1016-C1019
0269 - 0270	FINAL GRADING PLAN	C1020-C1023
0271 - 0272	FINAL GRADING PLAN	C1024-C1027
0273 - 0274	FINAL GRADING PLAN	C1028-C1031
0275 - 0276	FINAL GRADING PLAN	C1032-C1035
0277 - 0278	FINAL GRADING PLAN	C1036-C1039
0279 - 0280	FINAL GRADING PLAN	C1040-C1043
0281 - 0282	FINAL GRADING PLAN	C1044-C1047
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0287 - 0288	FINAL GRADING PLAN	C1056-C1059
0289 - 0290	FINAL GRADING PLAN	C1060-C1063
0291 - 0292	FINAL GRADING PLAN	C1064-C1067
0293 - 0294	FINAL GRADING PLAN	C1068-C1071
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0307 - 0308	FINAL GRADING PLAN	C1096-C1099
0309 - 0310	FINAL GRADING PLAN	C1100-C1103
0311 - 0312	FINAL GRADING PLAN	C1104-C1107
0313 - 0314	FINAL GRADING PLAN	C1108-C1111
0315 - 0316	FINAL GRADING PLAN	C1112-C1115
0317 - 0318	FINAL GRADING PLAN	C1116-C1119
0319 - 0320	FINAL GRADING PLAN	C1120-C1123
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0355 - 0356	FINAL GRADING PLAN	C1192-C1195
0357 - 0358	FINAL GRADING PLAN	C1196-C1199
0359 - 0360	FINAL GRADING PLAN	C1200-C1203
0361 - 0362	FINAL GRADING PLAN	C1204-C1207
0363 - 0364	FINAL GRADING PLAN	C1208-C1211
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0379 - 0380	FINAL GRADING PLAN	C1240-C1243
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0383 - 0384	FINAL GRADING PLAN	C1248-C1251
0385 - 0386	FINAL GRADING PLAN	C1252-C1255
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0391 - 0392	FINAL GRADING PLAN	C1264-C1267
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0399 - 0400	FINAL GRADING PLAN	C1280-C1283
0401 - 0402	FINAL GRADING PLAN	C1284-C1287
0403 - 0404	FINAL GRADING PLAN	C1288-C1291
0405 - 0406	FINAL GRADING PLAN	C1292-C1295
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0409 - 0410	FINAL GRADING PLAN	C1300-C1303
0411 - 0412	FINAL GRADING PLAN	C1304-C1307
0413 - 0414	FINAL GRADING PLAN	C1308-C1311
0415 - 0416	FINAL GRADING PLAN	C1312-C1315
0417 - 0418	FINAL GRADING PLAN	C1316-C1319
0419 - 0420	FINAL GRADING PLAN	C1320-C1323
0421 -		

LEGEND

- 1. LOT
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- 98. LOT
- 99. LOT
- 100. LOT



COLUMBUS PIKE (U.S. 23)
R/W VARIES

WAGNER WAY

STRATFORD ROAD 60' (CO. RD. 4)
 $S 27^{\circ}4'31'' E 828.60'$

WAGNER WAY 50'

STRATFORD DR. 60'
 $S 46^{\circ}59'51'' W 142.00'$
 $S 46^{\circ}51' E 349.90'$

ELLIOTT ESTATES
SUBDIV. 7, 1901, 1417-4

NEW PROVIDENCE LLC
D.A. 1998, P.C. 2001

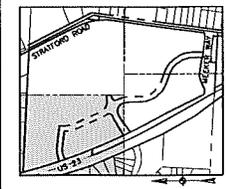
WAGNER & ASSOCIATES LLC
D.A. 1998, P.C. 2001

WAGNER & ASSOCIATES LLC
D.A. 1998, P.C. 2001

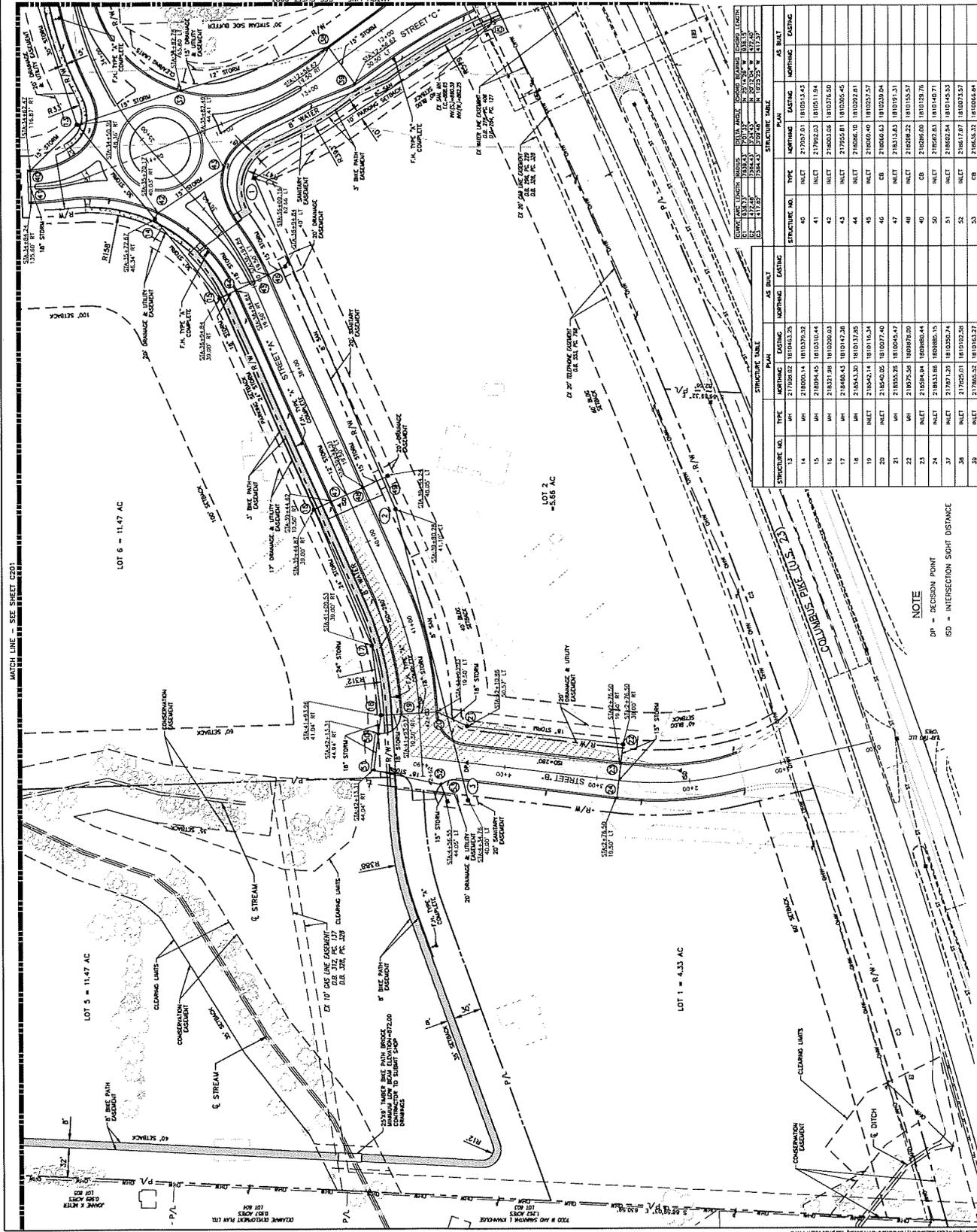
DONALD & CAROL
D.A. 1998, P.C. 2001

WAGNER WAY

LINE NO.	PIPE DIA	LENGTH	BEARING
13-14	30"	131.29	S20° 37' 20"E
13-16	15"	79.13	S45° 41' 04"W
13-40	15"	50.05	S20° 25' 42"E
40-41	12"	113.35	N27° 55' 04"E
13-37	12"	119.80	N27° 41' 20"E
37-38	12"	50.00	S20° 25' 42"E
38-39	12"	6.79	N20° 24' 40"E
14-42	15"	85.33	N66° 22' 20"E
42-43	15"	19.77	N20° 07' 00"W
14-15	15"	39.00	N64° 38' 50"E
15-44	15"	20.50	N64° 39' 31"E
44-45	15"	243.11	S24° 01' 20"E
45-46	15"	19.50	N66° 25' 04"E
15-16	12"	39.00	N66° 25' 04"E
16-47	12"	28.55	N64° 39' 31"E
47-48	12"	158.60	S22° 40' 48"E
48-49	12"	75.47	N27° 14' 55"W
17-18	12"	21.54	S20° 25' 26"W
18-19	18"	30.00	N65° 55' 27"E
19-20	18"	53.37	S64° 32' 09"E
20-21	18"	158.61	S20° 04' 31"E
21-22	15"	19.50	S20° 25' 27"W
22-23	15"	39.00	N65° 55' 27"E
18-50	18"	19.74	S20° 19' 45"W
50-51	18"	40.00	S20° 25' 27"W
51-52	18"	71.60	S77° 53' 47"E
52-53	15"	19.54	S20° 08' 27"E



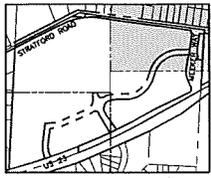
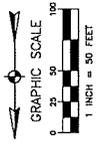
- LEGEND**
- PR MANHOLE
 - PR CATCH BASIN
 - ▣ PR CURB INLET
 - ▣ PR FIRE HYDRANT
 - PR HEADWALL
 - ① PR SANITARY STRUCTURE NUMBER
 - ② PR STORM STRUCTURE NUMBER
 - ③ PR LIGHT
 - ⊕ EX CATCH BASIN
 - ⊕ EX STORM MANHOLE
 - ⊕ EX SANITARY MANHOLE
 - ⊕ EX SANITARY STRUCTURE NUMBER
 - ⊕ EX STORM CURB INLET
 - ⊕ EX STORM
 - ⊕ EX SANITARY
 - ⊕ EX WATER
 - ⊕ EX OVERHEAD ELECTRIC
 - ⊕ EX UNDERGROUND ELECTRIC
 - TOP OF BANK



STRUCTURE NO.	TYPE	AS BUILT		EXISTING	
		DATE	COORDINATES	DATE	COORDINATES
13	MI	2/7/2002	1810376.23		
14	MI	2/18/00	1810376.44		
15	MI	2/18/04	1810376.44		
16	MI	2/18/04	1810376.44		
17	MI	2/18/04	1810376.44		
18	MI	2/18/04	1810376.44		
19	MI	2/18/04	1810376.44		
20	MI	2/18/04	1810376.44		
21	MI	2/18/04	1810376.44		
22	MI	2/18/04	1810376.44		
23	MI	2/18/04	1810376.44		
24	MI	2/18/04	1810376.44		
25	MI	2/18/04	1810376.44		
26	MI	2/18/04	1810376.44		
27	MI	2/18/04	1810376.44		
28	MI	2/18/04	1810376.44		
29	MI	2/18/04	1810376.44		
30	MI	2/18/04	1810376.44		

NOTE
 BP = DEVISION POINT
 BSD = INTERSECTION SIGHT DISTANCE

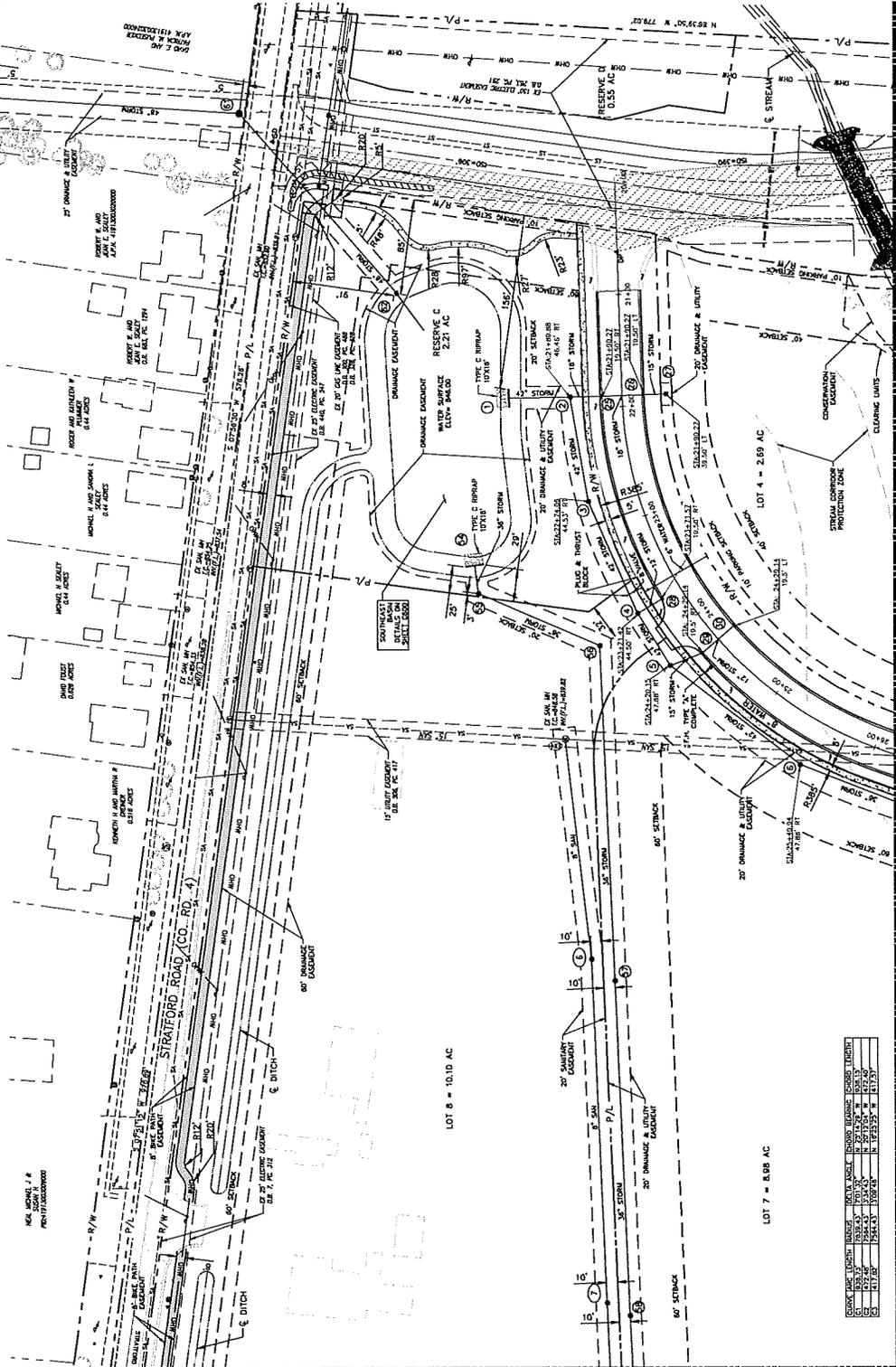
NO.	DATE	REVISION



- LEGEND**
- EX CATCH BASIN
 - EX STORM MANHOLE
 - EX SANITARY MANHOLE
 - EX SANITARY STRUCTURE NUMBER
 - EX STORM CURB INLET
 - EX STORM
 - EX SANITARY
 - EX WATER
 - EX OVERHEAD ELECTRIC
 - EX UNDERGROUND ELECTRIC
 - TOP OF BANK
 - PR MANHOLE
 - PR CATCH BASIN
 - PR CURB INLET
 - PR FIRE HYDRANT
 - PR HEADWALL
 - PR SANITARY STRUCTURE NUMBER
 - PR STORM STRUCTURE NUMBER
 - PR LIGHT
- NOTE**
- DP = DECISION POINT
 - ISD = INTERSECTION SIGHT DISTANCE

STRUCTURE TABLE				STRUCTURE TABLE			
STRUCTURE NO.	TYPE	MARKING	DATE	STRUCTURE NO.	TYPE	MARKING	DATE
1	PH	217025.28	181104.12	29	PH	217025.28	181104.12
2	PH	217025.28	181104.12	30	PH	217025.28	181104.12
3	PH	217025.28	181104.12	31	PH	217025.28	181104.12
4	PH	217025.28	181104.12	32	PH	217025.28	181104.12
5	PH	217025.28	181104.12	33	PH	217025.28	181104.12
6	PH	217025.28	181104.12	34	PH	217025.28	181104.12
7	PH	217025.28	181104.12	35	PH	217025.28	181104.12
8	PH	217025.28	181104.12	36	PH	217025.28	181104.12
9	PH	217025.28	181104.12	37	PH	217025.28	181104.12
10	PH	217025.28	181104.12	38	PH	217025.28	181104.12

PIPE DATA TABLE				PIPE DATA TABLE			
LINE NO.	PIPE DIA	LENGTH	BEARING	LINE NO.	PIPE DIA	LENGTH	BEARING
1-2	42"	55.62	N89° 54' 18" E	29-30	12"	20.00	N45° 36' 54" E
2-3	42"	84.85	S09° 54' 05" E	30-31	12"	161.67	S08° 27' 05" E
3-4	18"	26.86	S09° 54' 05" E	31-32	36"	26.00	N07° 35' 20" E
4-5	18"	20.00	N08° 02' 00" E	32-33	36"	118.00	N08° 40' 07" E
5-6	15"	109.20	N08° 02' 00" E	33-34	36"	200.00	N02° 25' 47" E
6-7	15"	109.20	S23° 35' 52" E	34-35	36"	276.26	N02° 25' 47" E
7-8	12"	25.00	N08° 51' 48" E	35-36	48"	231.87	N08° 09' 17" E
8-9	12"	145.73	S42° 27' 23" E	36-37	48"	213.63	N41° 11' 52" E
9-10	15"	20.04	N08° 52' 33" E	37-38	48"	213.63	N41° 11' 52" E

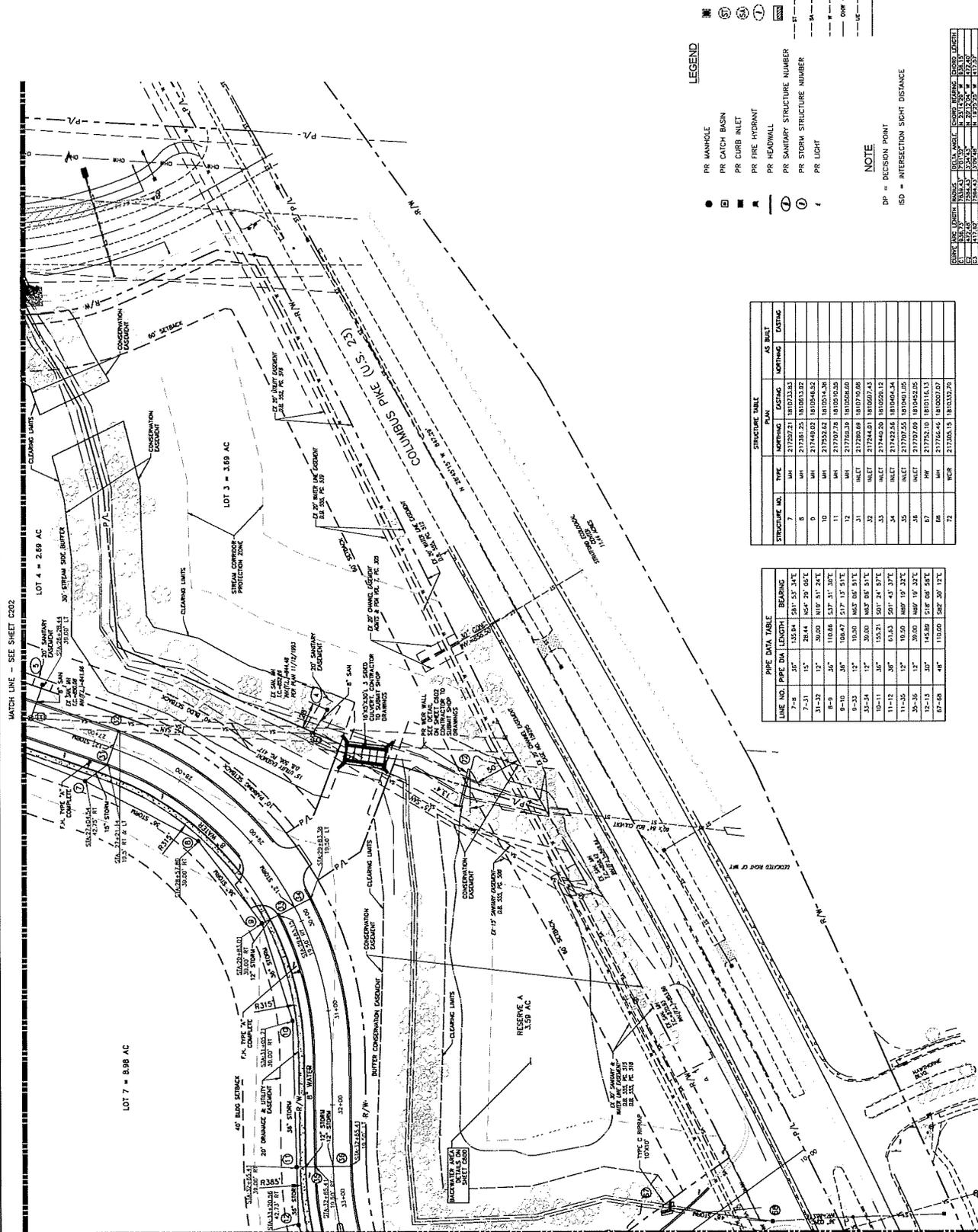
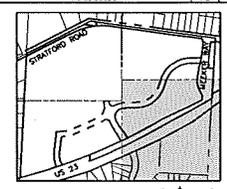


LINE NO.	PIPE DIA	LENGTH	BEARING	MARKING	DATE
1	12"	20.00	N45° 36' 54" E	217025.28	181104.12
2	12"	161.67	S08° 27' 05" E	217025.28	181104.12
3	36"	26.00	N07° 35' 20" E	217025.28	181104.12
4	36"	118.00	N08° 40' 07" E	217025.28	181104.12
5	36"	200.00	N02° 25' 47" E	217025.28	181104.12
6	36"	276.26	N02° 25' 47" E	217025.28	181104.12
7	48"	231.87	N08° 09' 17" E	217025.28	181104.12
8	48"	213.63	N41° 11' 52" E	217025.28	181104.12
9	48"	213.63	N41° 11' 52" E	217025.28	181104.12

MATCH LINE - SEE SHEET C201

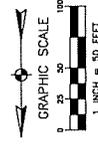
MATCH LINE - SEE SHEET C203

NO.	DATE	DESCRIPTION



- LEGEND**
- PR MANHOLE
 - PR CATCH BASIN
 - PR CURB INLET
 - PR FIRE HYDRANT
 - PR HEADWALL
 - PR SANITARY STRUCTURE NUMBER
 - PR STORM STRUCTURE NUMBER
 - PR LIGHT
 - EX CATCH BASIN
 - EX STORM MANHOLE
 - EX SANITARY MANHOLE
 - EX SANITARY STRUCTURE NUMBER
 - EX STORM CURB INLET
 - EX STORM
 - EX SANITARY
 - EX WATER
 - EX OVERHEAD ELECTRIC
 - EX UNDERGROUND ELECTRIC
 - TOP OF BANK

NOTE
 DP = DECISION POINT
 ISD = INTERSECTION DISTANCE



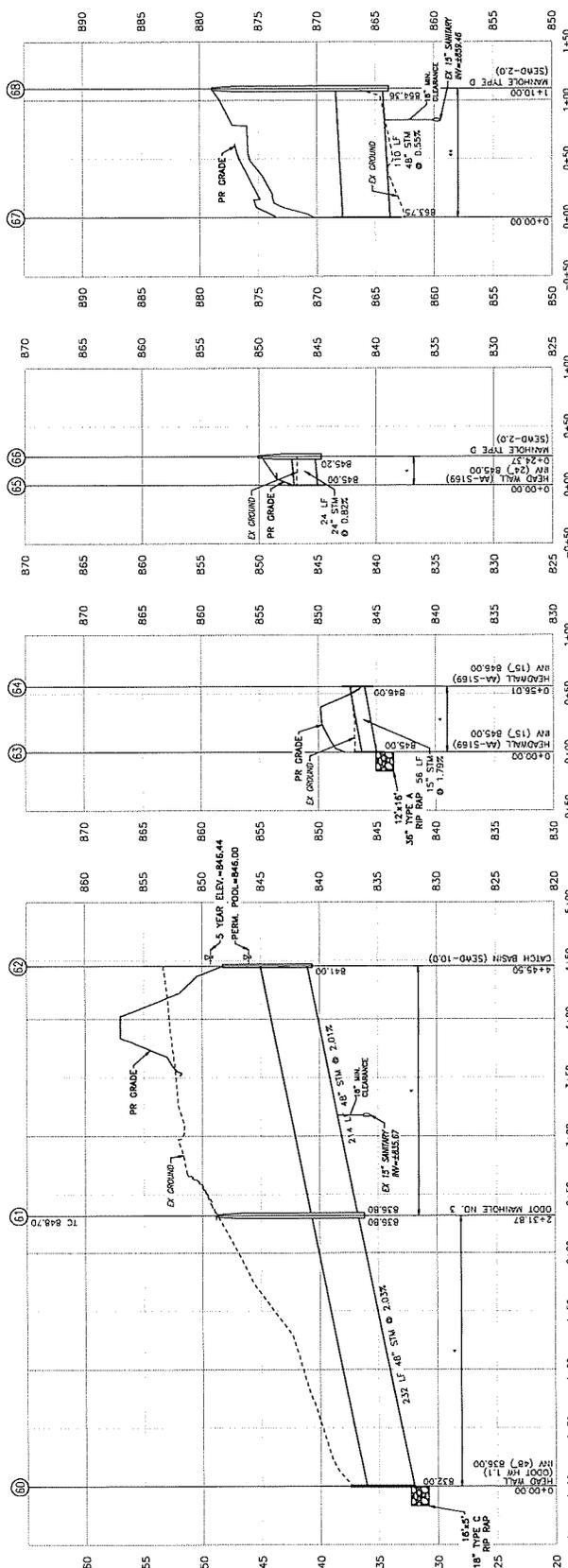
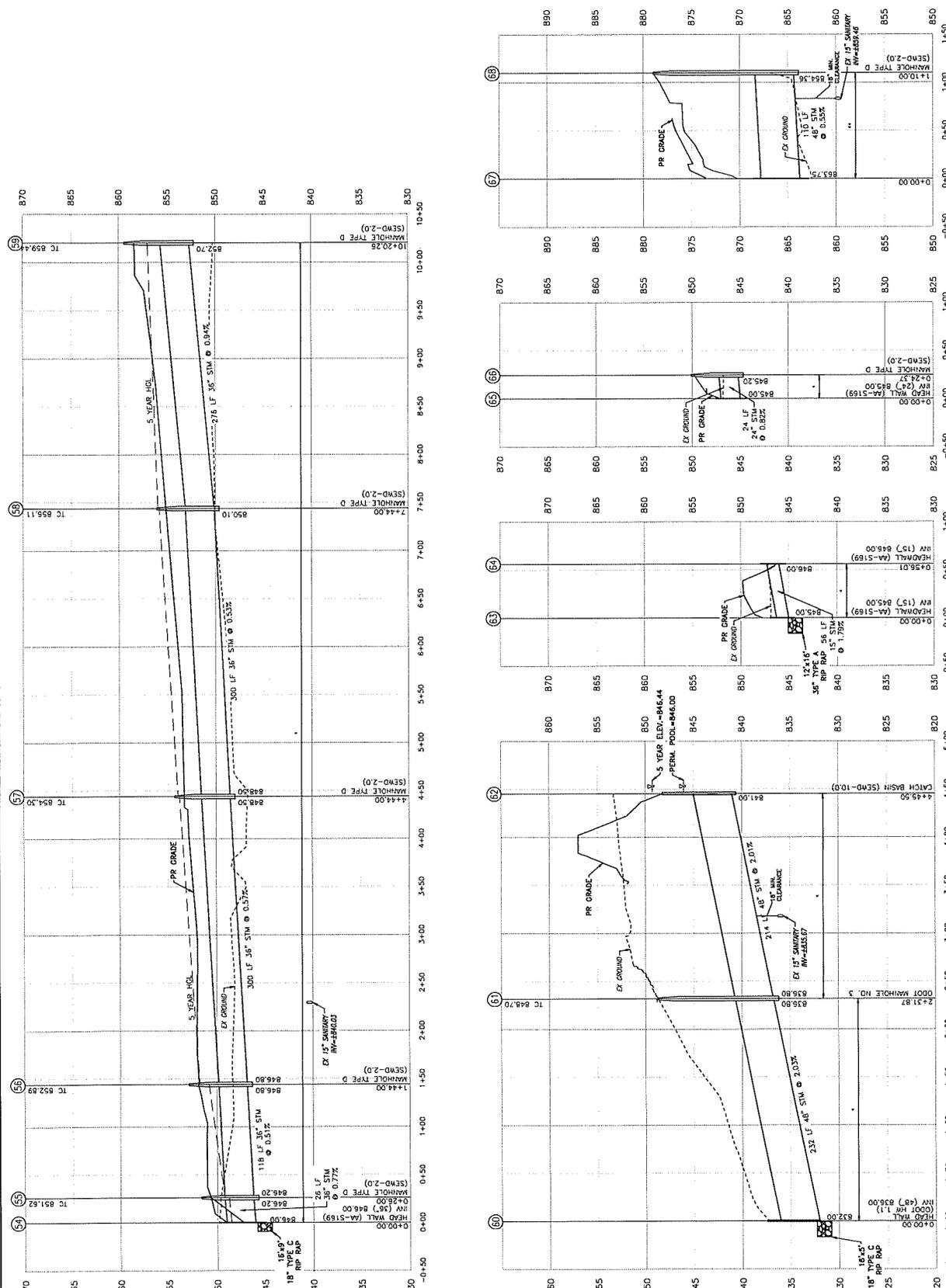
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03/15/2011	[blank]	ISSUED FOR PERMIT

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8	MANHOLE	217301.25	217301.25
9	MANHOLE	217442.02	217442.02
10	MANHOLE	217552.62	217552.62
11	MANHOLE	217662.39	217662.39
12	MANHOLE	217762.08	217762.08
13	MANHOLE	217862.08	217862.08
14	MANHOLE	217962.08	217962.08
15	MANHOLE	218062.08	218062.08
16	MANHOLE	218162.08	218162.08
17	MANHOLE	218262.08	218262.08
18	MANHOLE	218362.08	218362.08
19	MANHOLE	218462.08	218462.08
20	MANHOLE	218562.08	218562.08
21	MANHOLE	218662.08	218662.08
22	MANHOLE	218762.08	218762.08
23	MANHOLE	218862.08	218862.08
24	MANHOLE	218962.08	218962.08
25	MANHOLE	219062.08	219062.08
26	MANHOLE	219162.08	219162.08
27	MANHOLE	219262.08	219262.08
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33	MANHOLE	219862.08	219862.08
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71	MANHOLE	223662.08	223662.08
72	MANHOLE	223762.08	223762.08

LINE NO.	PIPE DIA	LENGTH	BEARING
7-8	36"	135.84	S31° 53' 34"E
7-9	36"	28.44	S64° 29' 06"E
7-10	36"	30.00	S19° 51' 24"E
7-11	36"	110.86	S37° 31' 30"E
8-9	36"	108.47	S17° 15' 51"E
9-10	36"	30.00	S05° 08' 51"E
9-11	36"	150.21	S01° 24' 57"E
10-11	36"	61.63	S01° 43' 37"E
11-12	36"	19.59	S09° 19' 23"E
12-13	36"	30.00	S09° 19' 23"E
13-14	36"	145.86	S16° 08' 54"E
14-15	36"	110.00	S02° 30' 12"E

MATCH LINE - SEE SHEET C202 (left) / MATCH LINE - SEE SHEET C200 (right)

NO	DATE	BY	DESCRIPTION



NO.	DATE	DESCRIPTION
1	02/15/2017	ISSUE FOR PERMITS
2	03/15/2017	ISSUE FOR PERMITS
3	04/15/2017	ISSUE FOR PERMITS
4	05/15/2017	ISSUE FOR PERMITS
5	06/15/2017	ISSUE FOR PERMITS
6	07/15/2017	ISSUE FOR PERMITS
7	08/15/2017	ISSUE FOR PERMITS
8	09/15/2017	ISSUE FOR PERMITS
9	10/15/2017	ISSUE FOR PERMITS
10	11/15/2017	ISSUE FOR PERMITS
11	12/15/2017	ISSUE FOR PERMITS
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13	02/15/2018	ISSUE FOR PERMITS
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116 COLUMBIA ROAD SUITE 300
COLUMBIANA, OH 43015
PHONE: (614) 441-4122
FAX: (614) 441-4123
WWW.SMITHGROUP.COM



DELAWARE
DEVELOPMENT PLAN
LTD
DELAWARE, OHIO
US 23 & STRATFORD ROAD
DELAWARE, OH 43015

STORMWATER
POLLUTION
DETAILS
PRELIMINARY

C400

SILT FENCE

THE USE OF SILT FENCES IS REQUIRED FOR ALL CONSTRUCTION SITES WHERE EROSION CONTROL MEASURES ARE REQUIRED. SILT FENCES SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT SOIL FROM BEING TRANSPORTED OFF-SITE BY WIND OR WATER. SILT FENCES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE REPLACED IMMEDIATELY IF DAMAGED OR REMOVED. THE USE OF SILT FENCES IS REQUIRED FOR ALL CONSTRUCTION SITES WHERE EROSION CONTROL MEASURES ARE REQUIRED.

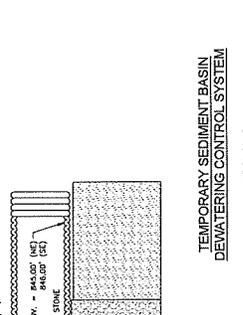
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (914 MM) UNLESS OTHERWISE SPECIFIED.
2. THE SILT FENCE SHALL BE CONSTRUCTED OF A MATERIAL THAT IS CAPABLE OF WITHSTANDING THE FORCE OF WIND AND WATER WITHOUT BEING DAMAGED OR REMOVED.
3. THE SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT SOIL FROM BEING TRANSPORTED OFF-SITE BY WIND OR WATER.
4. THE SILT FENCE SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE REPLACED IMMEDIATELY IF DAMAGED OR REMOVED.
5. THE SILT FENCE SHALL BE CONSTRUCTED OF A MATERIAL THAT IS CAPABLE OF WITHSTANDING THE FORCE OF WIND AND WATER WITHOUT BEING DAMAGED OR REMOVED.
6. THE SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT SOIL FROM BEING TRANSPORTED OFF-SITE BY WIND OR WATER.
7. THE SILT FENCE SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE REPLACED IMMEDIATELY IF DAMAGED OR REMOVED.
8. THE SILT FENCE SHALL BE CONSTRUCTED OF A MATERIAL THAT IS CAPABLE OF WITHSTANDING THE FORCE OF WIND AND WATER WITHOUT BEING DAMAGED OR REMOVED.
9. THE SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT SOIL FROM BEING TRANSPORTED OFF-SITE BY WIND OR WATER.

AMENDMENTS

THE USE OF SILT FENCES IS REQUIRED FOR ALL CONSTRUCTION SITES WHERE EROSION CONTROL MEASURES ARE REQUIRED. SILT FENCES SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT SOIL FROM BEING TRANSPORTED OFF-SITE BY WIND OR WATER. SILT FENCES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE REPLACED IMMEDIATELY IF DAMAGED OR REMOVED. THE USE OF SILT FENCES IS REQUIRED FOR ALL CONSTRUCTION SITES WHERE EROSION CONTROL MEASURES ARE REQUIRED.

TEMPORARY SEDIMENT CONTROL STAND PIPE DETAIL

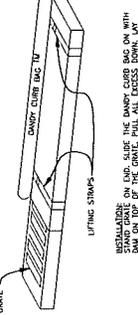
DESCRIPTION	QUANTITY	UNIT
SEDIMENT STORAGE VOLUME (CUBIC FEET)	119,492	FT ³
SEDIMENT STORAGE VOLUME (CUBIC YARDS)	4,311	YD ³
SEDIMENT STORAGE VOLUME (CUBIC METERS)	328	M ³
SEDIMENT STORAGE VOLUME (CUBIC FEET)	119,492	FT ³
SEDIMENT STORAGE VOLUME (CUBIC YARDS)	4,311	YD ³
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SEDIMENT STORAGE VOLUME (CUBIC METERS)	328	M ³



TEMPORARY SEDIMENT BASIN

DESCRIPTION	QUANTITY	UNIT
SEDIMENT STORAGE VOLUME (CUBIC FEET)	119,492	FT ³
SEDIMENT STORAGE VOLUME (CUBIC YARDS)	4,311	YD ³
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SEDIMENT STORAGE VOLUME (CUBIC METERS)	328	M ³

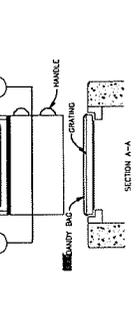
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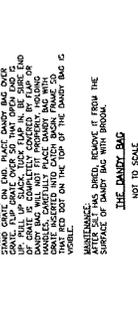
TEMPORARY SEDIMENT BASIN



TEMPORARY SEDIMENT BASIN

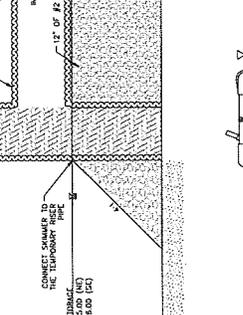


TEMPORARY SEDIMENT BASIN



TEMPORARY SEDIMENT CONTROL STAND PIPE DETAIL

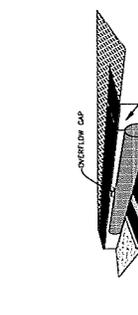
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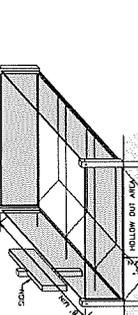
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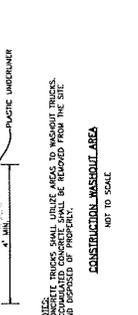
TEMPORARY SEDIMENT BASIN



TEMPORARY SEDIMENT BASIN

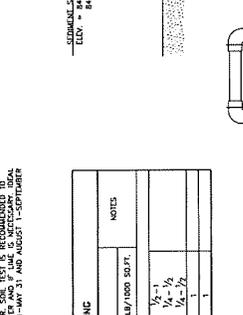


TEMPORARY SEDIMENT BASIN



TEMPORARY SEDIMENT CONTROL STAND PIPE DETAIL

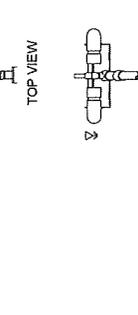
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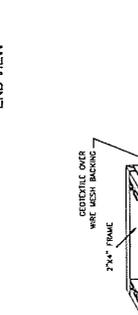
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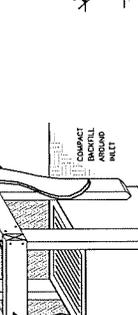
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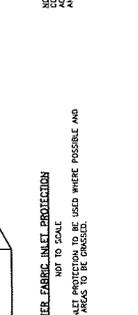
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TEMPORARY SEDIMENT BASIN

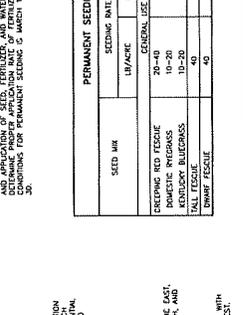


TEMPORARY SEDIMENT BASIN



TEMPORARY SEDIMENT CONTROL STAND PIPE DETAIL

DESCRIPTION	QUANTITY	UNIT
SEDIMENT STORAGE VOLUME (CUBIC FEET)	119,492	FT ³
SEDIMENT STORAGE VOLUME (CUBIC YARDS)	4,311	YD ³
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SEDIMENT STORAGE VOLUME (CUBIC METERS)	328	M ³



TEMPORARY SEDIMENT BASIN

DESCRIPTION	QUANTITY	UNIT
SEDIMENT STORAGE VOLUME (CUBIC FEET)	119,492	

C401

STORMWATER
POLLUTION
PREVENTION PLAN

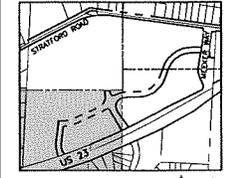
COUGHLIN'S CROSSING
DELaware, OH 43015
DELaware, OHIO

DELaware
DEVELOPMENT PLAN
LTD



116 DELAWARE DRIVE
COLUMBUS, OH 43215
TEL: 614-441-2222
PROJECT NO. 20090203
PROJECT DATE 03-16-2017
DRAWN BY
CHECKED BY

NO.	DATE	BY	REVISION



- LEGEND**
- PROPOSED CURB INLET WITH APPROVED DANDY BAG
 - EXISTING SANITARY MANHOLE
 - PROPOSED CATCH BASIN WITH APPROVED FILTER FABRIC INLET PROTECTION NUMBER
 - PROPOSED STORM STRUCTURE
 - PROPOSED MANHOLE
 - SILT FENCE
 - CONCRETE WASHOUT
 - PRESERVATION LIMITS
- CODED NOTES**
- ① RETENTION ENTRANCE. SEE DETAIL ON NEXT SHEET.
 - ② ROCK CHANNEL PROTECTION, TYPE C
 - ③ FILTER FABRIC INLET PROTECTION

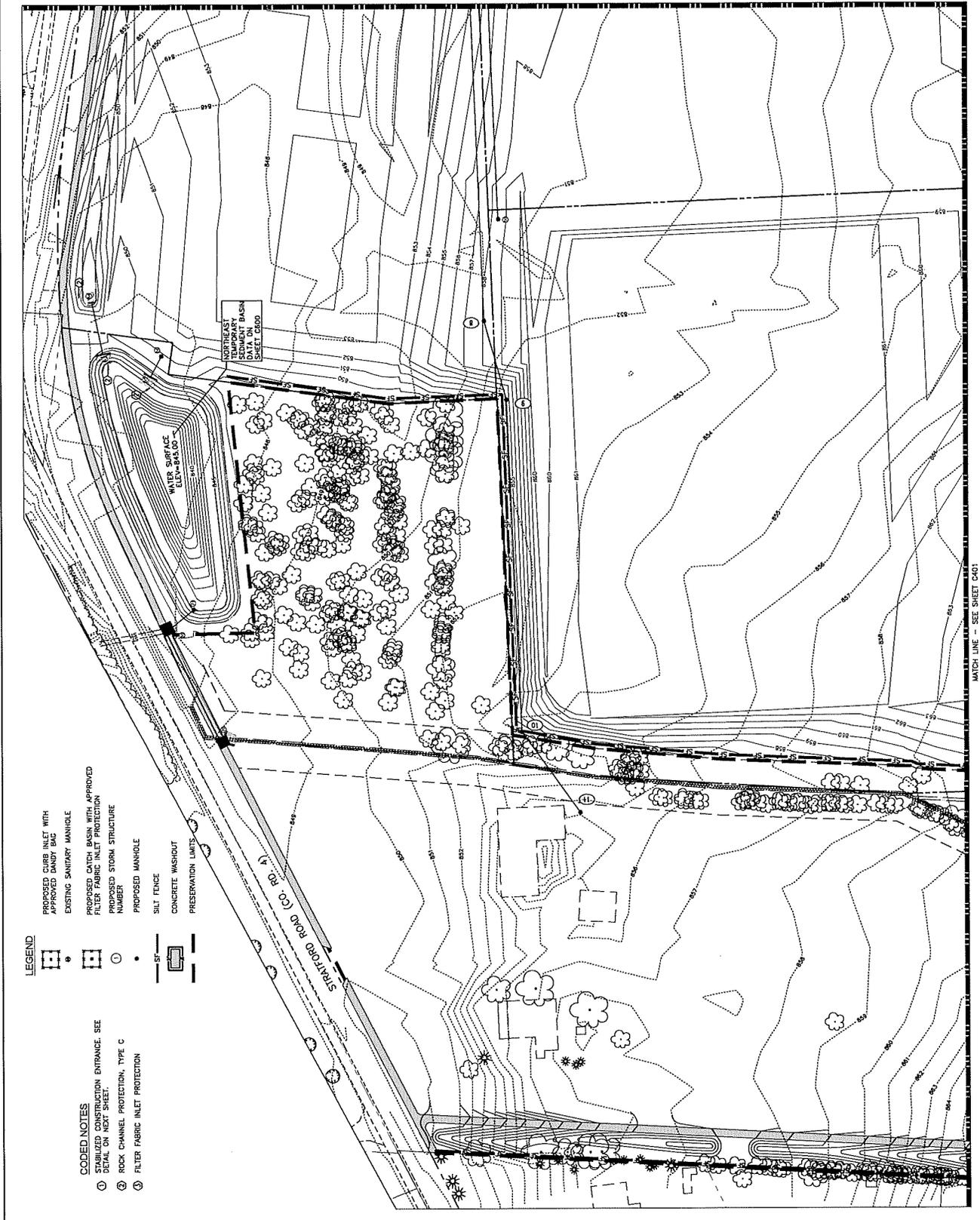
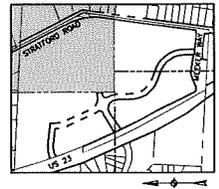
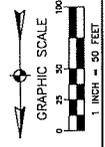


MATCH LINE - SEE SHEET C402

MATCH LINE - SEE SHEET C404

Engineering & Construction Products, Inc. 11/14/14 (REVISED 11/14/14)

NO.	DATE	DESCRIPTION

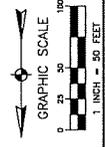


- CODED NOTES**
- ① STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL ON "NO. 1" SHEET.
 - ② ROCK CHANNEL PROTECTION, TYPE C
 - ③ FILTER FABRIC INLET PROTECTION
- LEGEND**
- PROPOSED CURB INLET WITH APPROVED DANDY BAG
 - EXISTING SANITARY MANHOLE
 - PROPOSED CATCH BASIN WITH APPROVED FILTER FABRIC INLET PROTECTION
 - PROPOSED STORM STRUCTURE NUMBER
 - PROPOSED MANHOLE
 - 5' SILT FENCE
 - CONCRETE WASHOUT
 - PRESERVATION LIMITS

MATCH LINE - SEE SHEET C403

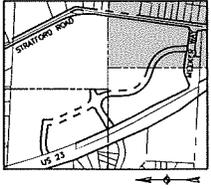
MATCH LINE - SEE SHEET C401

Table with columns: NO., DATE, REVISION.



- LEGEND: PROPOSED FABRIC INLET WITH APPROVED SANDY BULK, EXISTING SANITARY MANHOLE, PROPOSED CATCH BASIN WITH APPROVED FILTER FABRIC INLET PROTECTION, PROPOSED STORM STRUCTURE NUMBER, PROPOSED MANHOLE, SILT FENCE, CONCRETE WASHOUT, PRESERVATION LIMITS

- CODED NOTES: STABILIZED CONSTRUCTION ENTRANCE SEE DETAIL ON NEXT SHEET, ROCK CHANNEL PROTECTION TYPE C, FILTER FABRIC INLET PROTECTION



MATCH LINE - SEE SHEET C404

MATCH LINE - SEE SHEET C402

C404

STORMWATER POLLUTION PREVENTION PLAN

US 23 & STRATFORD ROAD DELAWARE, OH 43015

DELAWARE DEVELOPMENT PLAN LTD



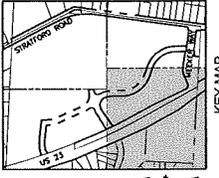
110 ELEANOR ROAD, SUITE 100 COLUMBUS, OH 43217

Table with columns: NO., DATE, BY, REVISION



CODED NOTES
① STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL ON NEXT SHEET.
② ROCK CHANNEL PROTECTION, TYPE C
③ FILTER FABRIC INLET PROTECTION

- LEGEND
[Symbol] PROPOSED CURB INLET WITH APPROVED DANDY BAG
[Symbol] EXISTING SANITARY MANHOLE
[Symbol] PROPOSED CATCH BASIN WITH FILTER FABRIC INLET PROTECTION
[Symbol] PROPOSED STORM STRUCTURE NUMBER
[Symbol] PROPOSED MANHOLE
[Symbol] SILT FENCE
[Symbol] CONCRETE WASHOUT
[Symbol] PRESERVATION LIMITS



MATCH LINE - SEE SHEET C403

MATCH LINE - SEE SHEET C401

NO.	DATE	REVISION

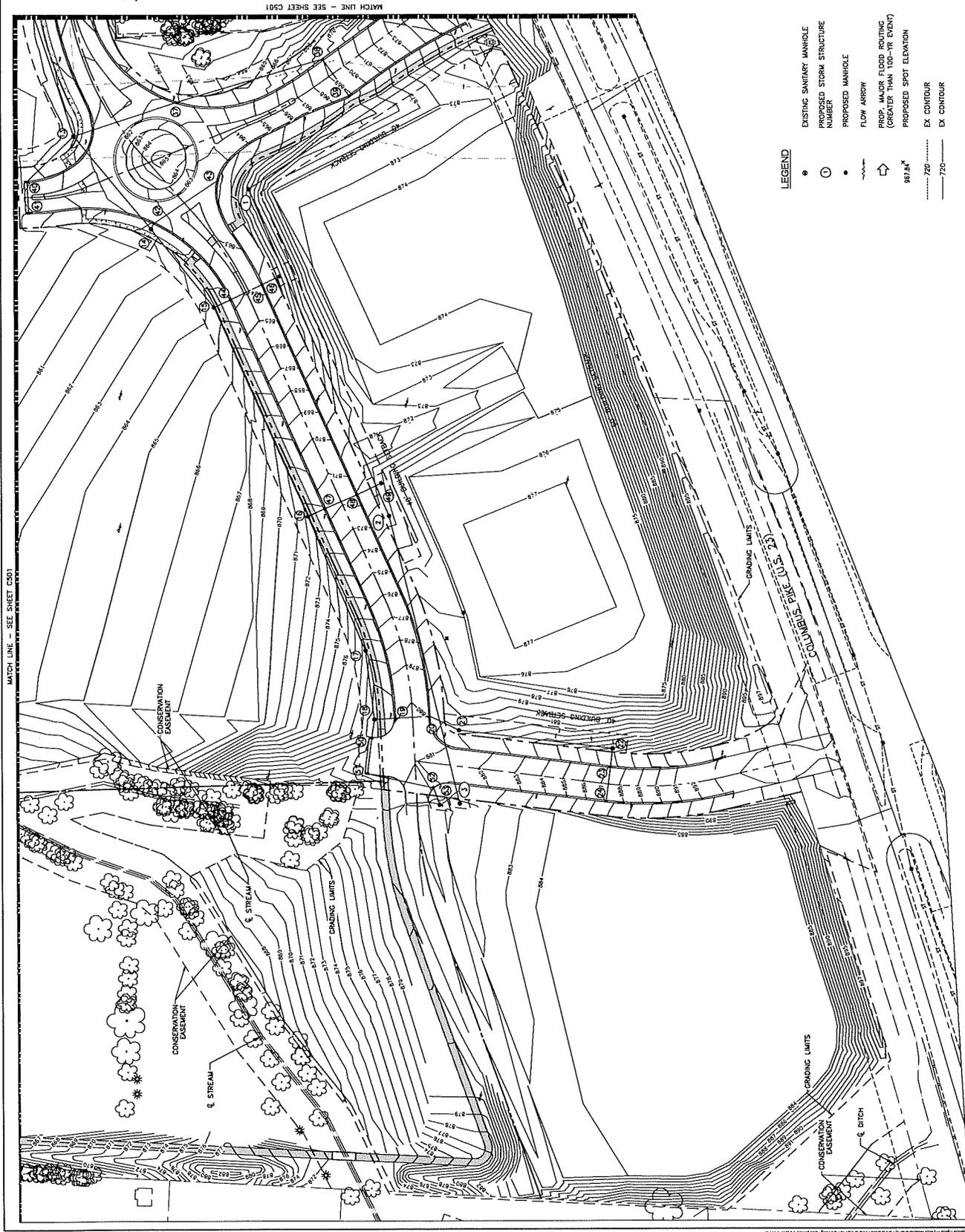
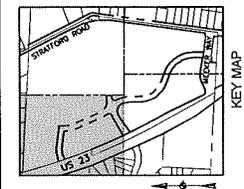
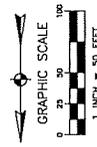
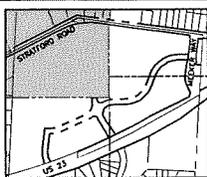
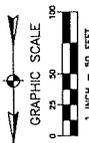
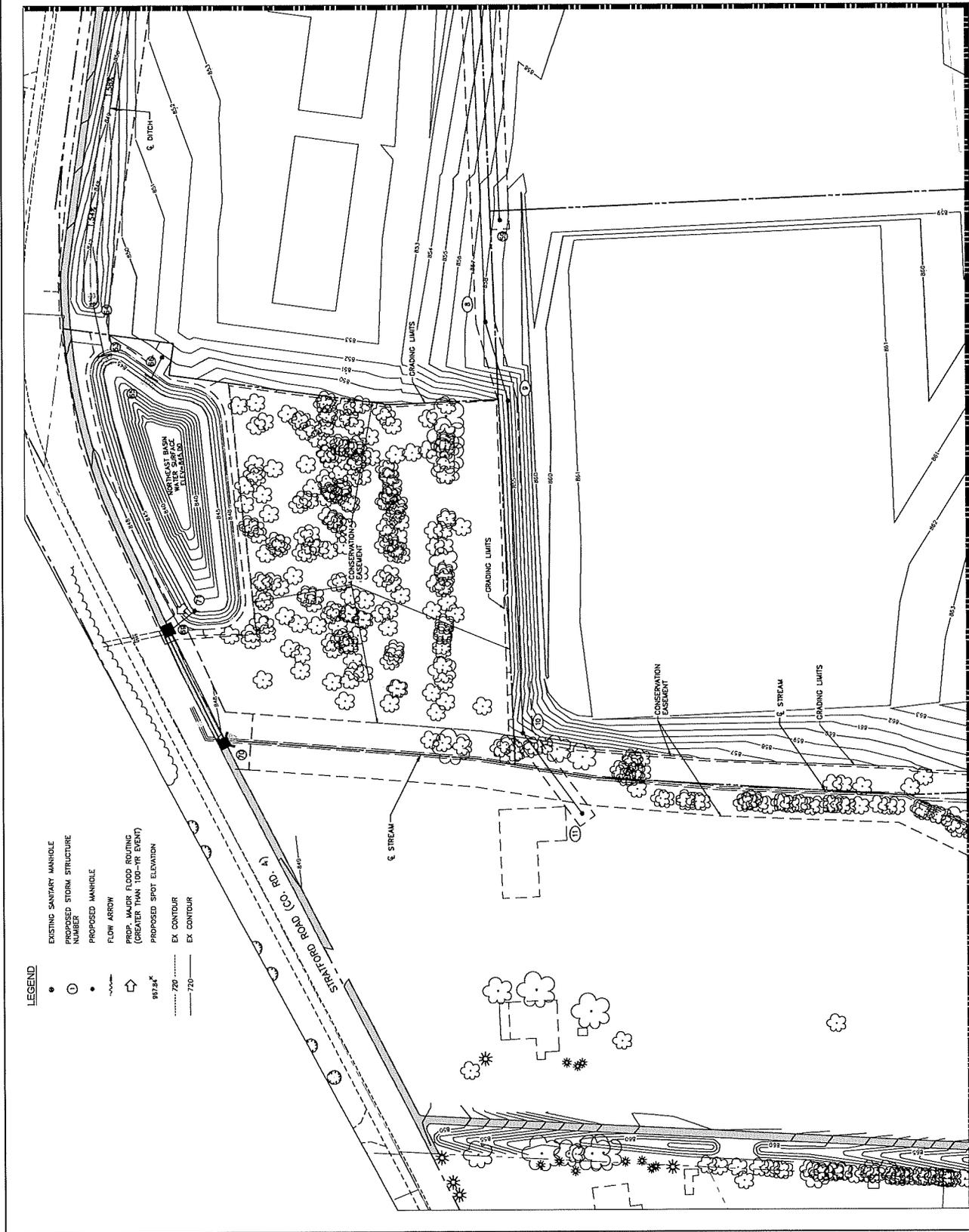




Table with columns for NO., DATE, and DESCRIPTION.



MATCH LINE - SEE SHEET C502

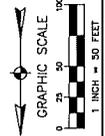


LEGEND

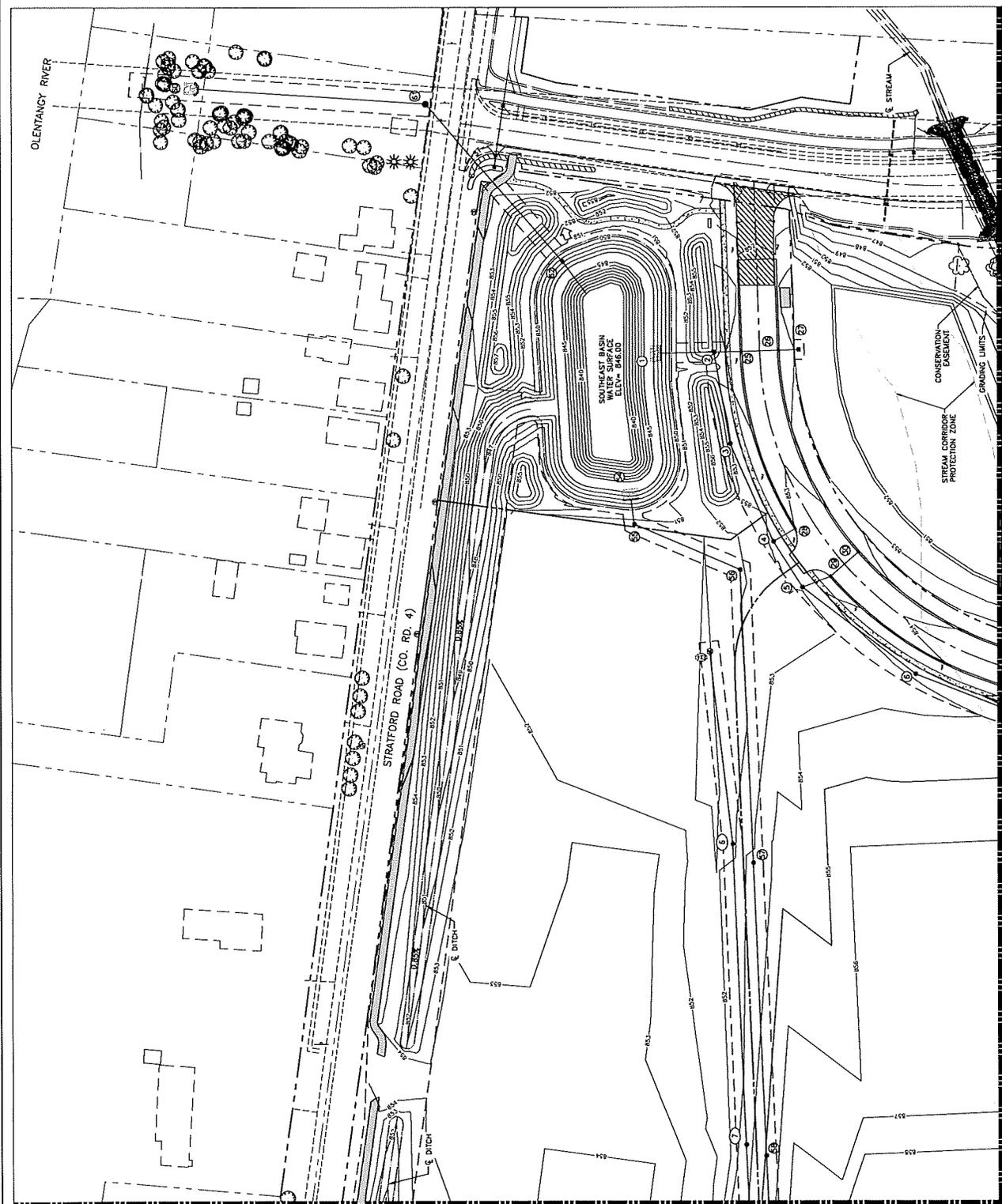
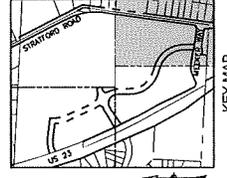
- EXISTING SANITARY MANHOLE
- PROPOSED STORM STRUCTURE NUMBER
- PROPOSED MANHOLE
- FLOW ARROW
- ➦ PROP. MAJOR FLOOD ROUTING (GREATER THAN 100-YR EVENT)
- ▲ PROPOSED SPOT ELEVATION
- EX CONTOUR
- EX CONTOUR

MATCH LINE - SEE SHEET C500

NO.	DATE	REVISION



- LEGEND**
- EXISTING SANITARY MANHOLE
 - PROPOSED STORM STRUCTURE NUMBER
 - PROPOSED MANHOLE
 - FLOW ARROW
 - ▲ PROP. WARE FLOOR FINISH (GREATER THAN 100-RR ELEV.)
 - 967.34' EX CONTOUR
 - 720 EX CONTOUR
 - 720 EX CONTOUR



Engineering & Construction Services, Inc. 15000 E. Harvard Blvd. Suite 100 Denver, CO 80231

NO.	DATE	BY	REVISION

1150 GREEN ROAD SUITE 100
 COLUMBUS, OH 43219
 PROJECT NAME: 6314271
 DRAWING NO.: 6314271
 DATE: 08/20/14
 C-EC-037

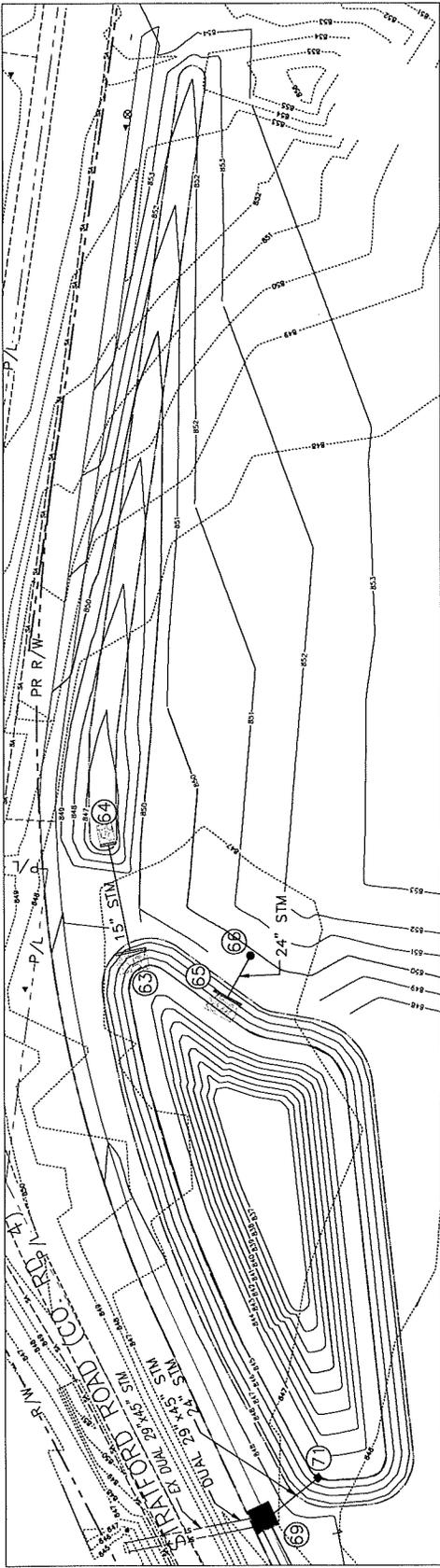
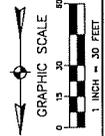


DEVELOPMENT PLAN
 DELAWARE
 LTD
 21600001
 21600001

COUGHLIN'S CROSSING
 US 28 & STRATFORD ROAD
 DELAWARE, OH 43015
 DELAWARE, OHIO

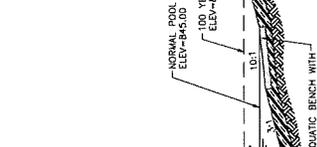
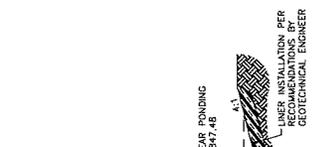
BASIN DETAILS

C600



NORTHEAST BASIN

NORTHEAST BASIN	
ELEVATION	CUMULATIVE VOLUME (CU FT)
845	0
846	20,489
847	43,785
848	67,181
849	90,577
850	113,973
851	137,369
852	160,765
853	184,161
854	207,557
855	230,953
856	254,349
857	277,745
858	301,141
859	324,537
860	347,933
861	371,329
862	394,725
863	418,121
864	441,517
865	464,913
866	488,309
867	511,705
868	535,101
869	558,497
870	581,893
871	605,289
872	628,685
873	652,081
874	675,477
875	698,873
876	722,269
877	745,665
878	769,061
879	792,457
880	815,853
881	839,249
882	862,645
883	886,041
884	909,437
885	932,833
886	956,229
887	979,625
888	1003,021
889	1026,417
890	1049,813
891	1073,209
892	1096,605
893	1120,001
894	1143,397
895	1166,793
896	1190,189
897	1213,585
898	1236,981
899	1260,377
900	1283,773
901	1307,169
902	1330,565
903	1353,961
904	1377,357
905	1400,753
906	1424,149
907	1447,545
908	1470,941
909	1494,337
910	1517,733
911	1541,129
912	1564,525
913	1587,921
914	1611,317
915	1634,713
916	1658,109
917	1681,505
918	1704,901
919	1728,297
920	1751,693
921	1775,089
922	1798,485
923	1821,881
924	1845,277
925	1868,673
926	1892,069
927	1915,465
928	1938,861
929	1962,257
930	1985,653
931	2009,049
932	2032,445
933	2055,841
934	2079,237
935	2102,633
936	2126,029
937	2149,425
938	2172,821
939	2196,217
940	2219,613
941	2243,009
942	2266,405
943	2289,801
944	2313,197
945	2336,593
946	2360,989
947	2384,385
948	2407,781
949	2431,177
950	2454,573
951	2477,969
952	2501,365
953	2524,761
954	2548,157
955	2571,553
956	2594,949
957	2618,345
958	2641,741
959	2665,137
960	2688,533
961	2711,929
962	2735,325
963	2758,721
964	2782,117
965	2805,513
966	2828,909
967	2852,305
968	2875,701
969	2899,097
970	2922,493
971	2945,889
972	2969,285
973	2992,681
974	3016,077
975	3039,473
976	3062,869
977	3086,265
978	3109,661
979	3133,057
980	3156,453
981	3179,849
982	3203,245
983	3226,641
984	3250,037
985	3273,433
986	3296,829
987	3320,225
988	3343,621
989	3367,017
990	3390,413
991	3413,809
992	3437,205
993	3460,601
994	3484,997
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996	3531,789
997	3555,185
998	3578,581
999	3601,977
1000	3625,373



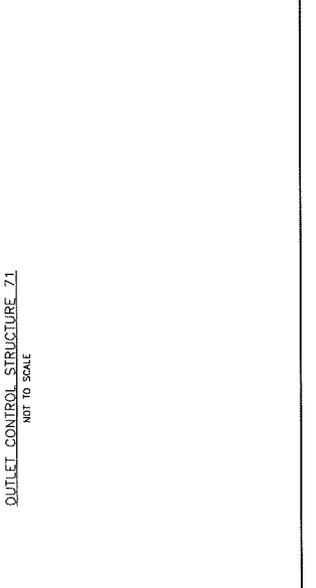
OUTLET CONTROL STRUCTURE 71
 NOT TO SCALE

DELAWARE
 DEVELOPMENT PLAN
 LTD
 21600001
 21600001

COUGHLIN'S CROSSING
 US 28 & STRATFORD ROAD
 DELAWARE, OH 43015
 DELAWARE, OHIO

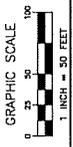
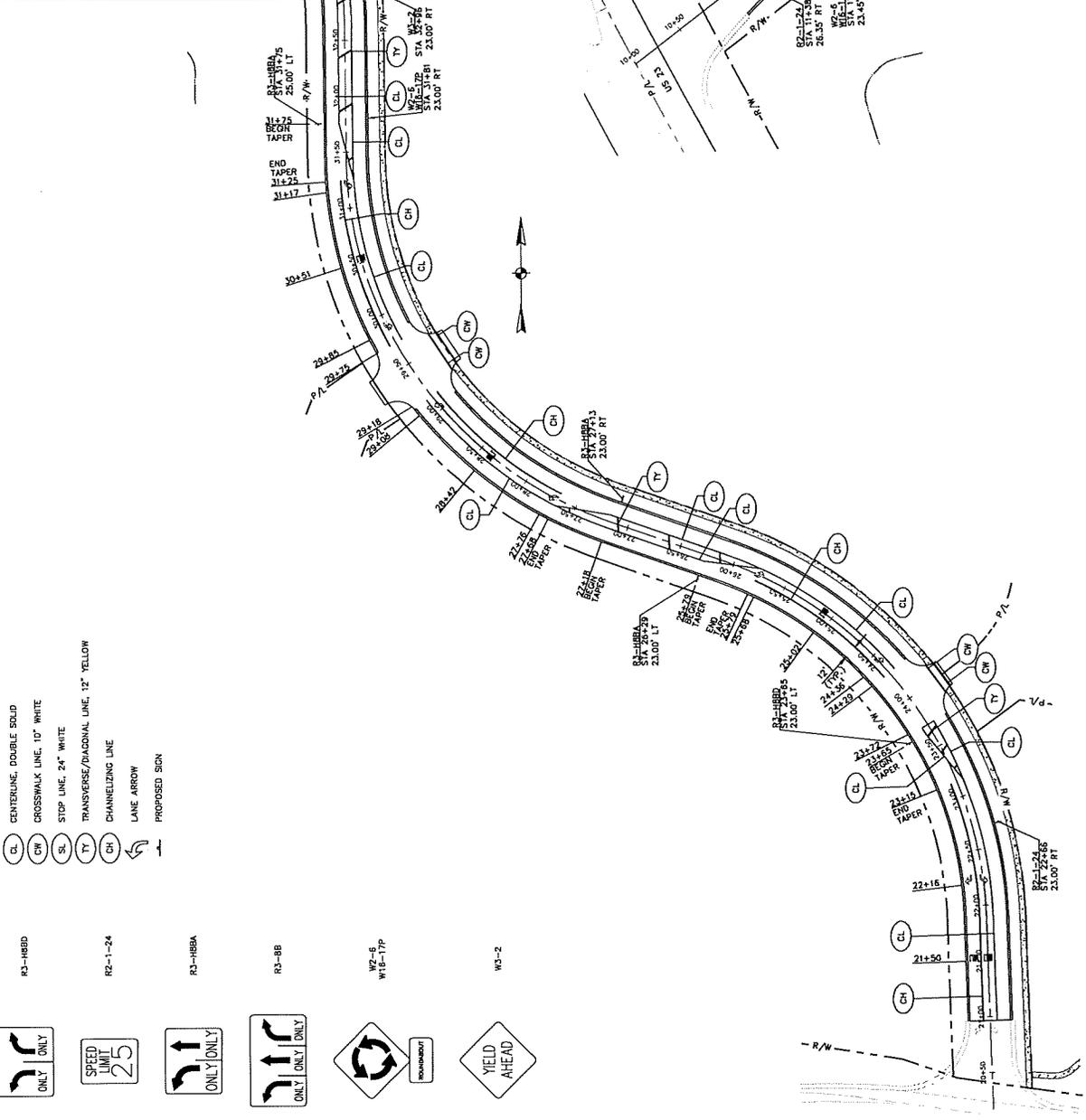
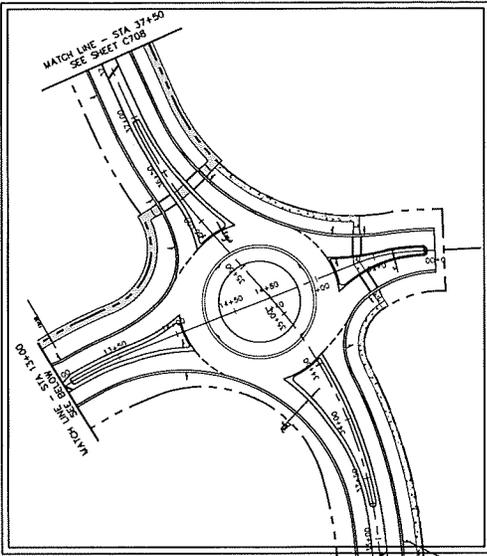
BASIN DETAILS

C600



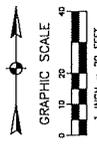
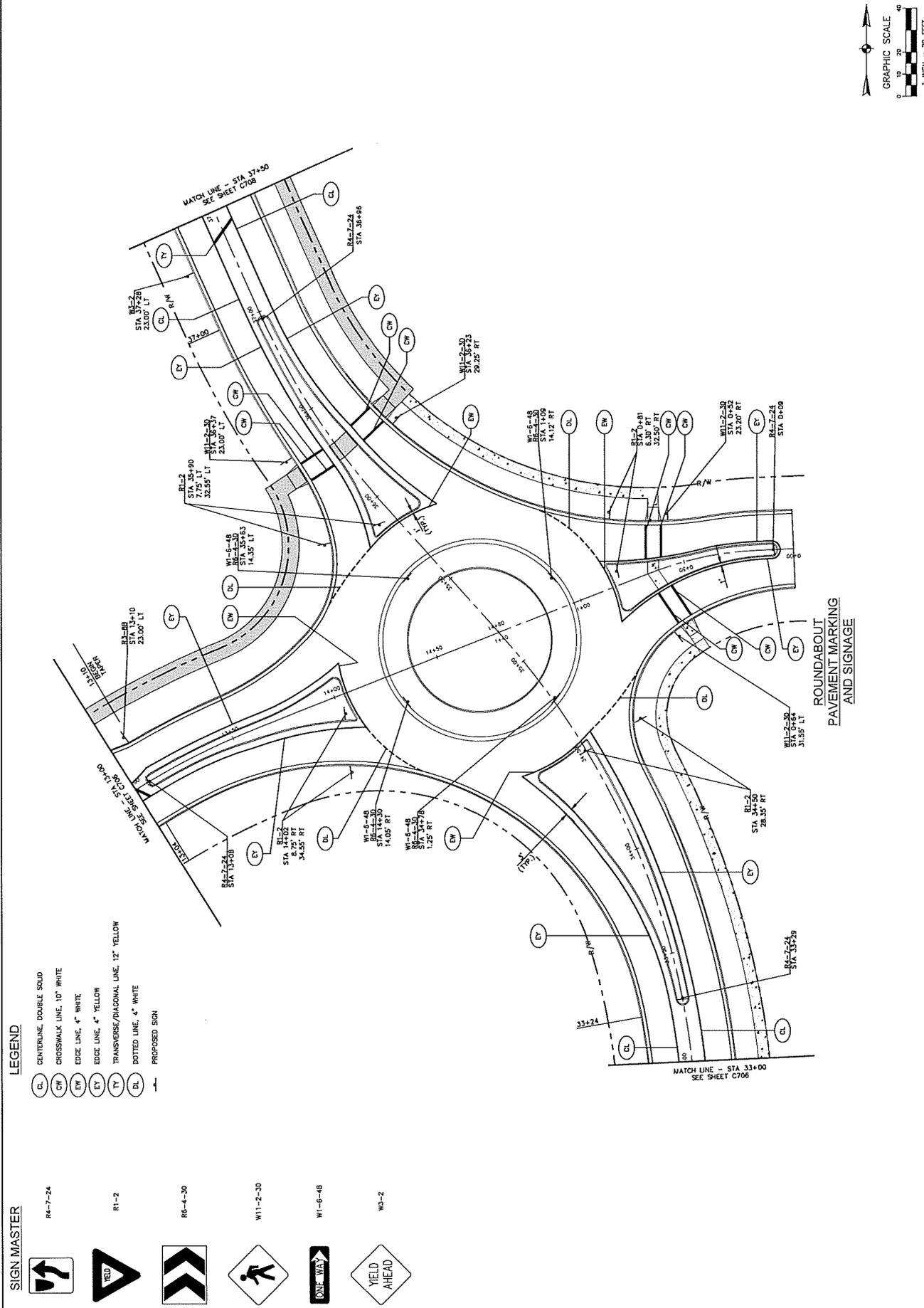
NORTHEAST BASIN

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ELEVATION	CUMULATIVE VOLUME (CU FT)
845	0
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848	67,181
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852	160,765
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854	207,557
855	230,953
856	254,349
857	277,745
858	301,141
859	324,537
860	347,933
861	371,329
862	394,725
863	418,121
864	441,517
865	464,913
866	488,309
867	511,705
868	535,101
869	558,497
870	581,893
871	605,289
872	628,685
873	652,081
874	675,477
875	698,873
876	722,269
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879	792,457
880	815,853
881	839,249
882	862,645
883	886,041
884	909,437
885	932,833
886	956,229
887	979,625
888	1003,021
889	1026,417
890	1049,813
891	1073,209
892	1096,605
893	1120,001
894	1143,397
895	1166,793
896	1190,189
897	1213,585
898	1236,981
899	1260,377
900	1283,773
901	1307,169
902	1330,565
903	1353,961
904	1377,357
905	1400,753
906	1424,149
907	1447,545
908	1470,941
909	1494,337
910	1517,733
911	1541,129
912	1564,525
913	1587,921
914	1611,317
915	1634,713
916	1658,109
917	1681,505
918	1704,901
919	1728,297
920	1751,693
921	1775,089
922	1798,485
923	1821,881
924	1845,277
925	1868,673
926	1892,069
927	1915,465
928	1938,861
929	1962,257
930	1985,653
931	2009,049
932	2032,445
933	2055,841
934	2079,237
935	2102,633
936	2126,029
937	2149,425
938	2172,821
939	2196,217
940	2219,613
941	2243,009
942	2266,405
943	2289,801
944	2313,197
945	2336,593
946	2360,989
947	2384,385
948	2407,781
949	2431,177
950	2454,573
951	2477,969
952	2501,365
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954	2548,157
955	2571,553
956	2594,949
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958	2641,741
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962	2735,325
963	2758,721
964	2782,117
965	2805,513
966	2828,909
967	2852,305
968	2875,701
969	2899,097
970	2922,493
971	2945,889
972	2969,285
973	2992,681
974	3016,077
975	3039,473
976	3062,869
977	3086,265
978	3109,661
979	3133,057
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982	3203,245
983	3226,641
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988	3343,621
989	3367,017
990	3390,413
991	3413,809
992	3437,205
993	3460,601
994	3484,997
995	3508,393
996	3531,789
997	3555,185
998	3578,581
999	3601,977
1000	3625,373



- LEGEND**
- CL CENTERLINE, DOUBLE SOLID
 - CW CROSSWALK LINE, 10" WHITE
 - SL STOP LINE, 24" WHITE
 - TY TRANSVERSE/DIAGONAL LINE, 12" YELLOW
 - CH CHANNELIZING LINE
 - LA LANE ARROW
 - PS PROPOSED SIGN

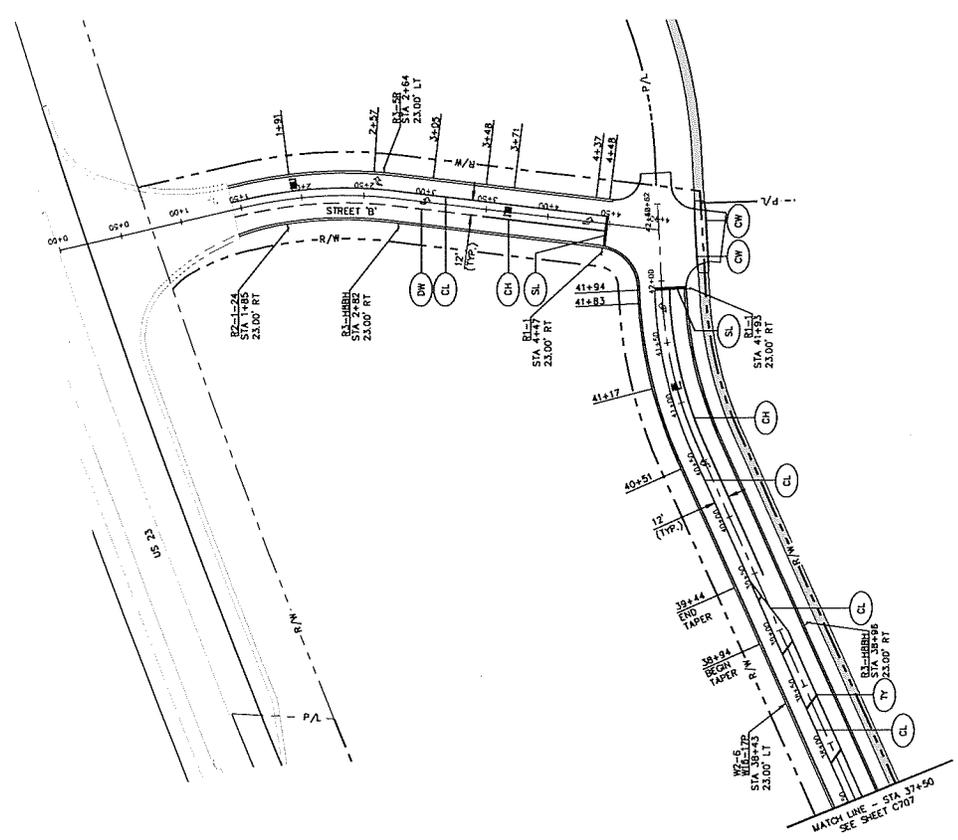
- SIGN MASTER**
- R3-HBBD
 - R2-1-24
 - R3-HBBA
 - R3-HB
 - W2-6
W1E-17P
 - W3--2
 - YIELD AHEAD



- LEGEND**
- CL CENTERLINE, DOUBLE SOLID
 - CW CROSSWALK LINE, 10" WHITE
 - EW EDGE LINE, 4" WHITE
 - TY TRANSVERSE/DIAGONAL LINE, 12" YELLOW
 - DL DOTTED LINE, 4" WHITE
 - PROPOSED SIGN

- SIGN MASTER**
- R4-7-24
 - R1-2
 - R6-4-30
 - W1-2-30
 - W1-6-48
 - W3-2

ROUNDABOUT
 PAVEMENT MARKING
 AND SIGNAGE

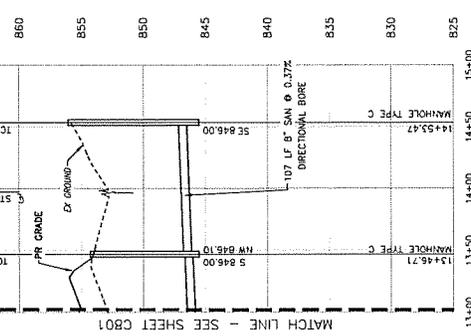
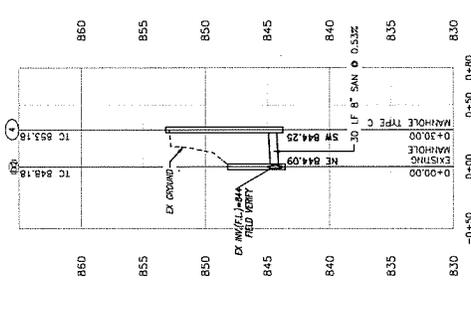
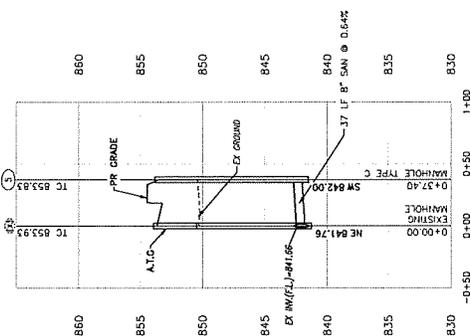
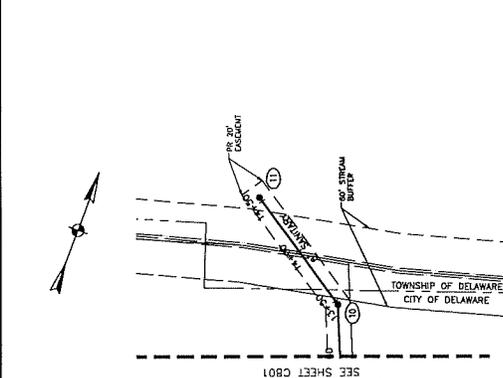
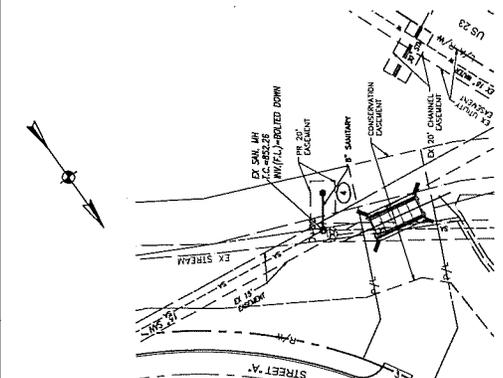
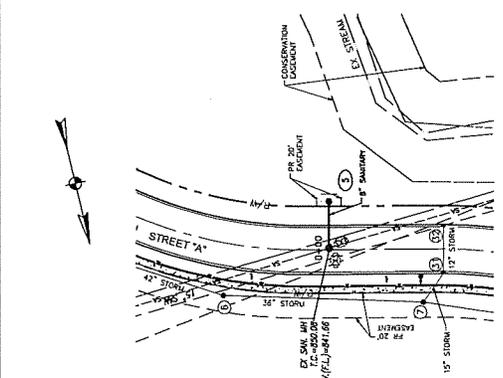


SIGN MASTER

RD-HBBH
 RD-1-24
 RD-SR
 RT-1
 W2-8
 W16-17P

LEGEND

CL CENTERLINE, DOUBLE SOLID
 CW CROSSWALK LINE, 10" WHITE
 SL STOP LINE, 24" WHITE
 TY TRANSVERSE/DIAGONAL LINE, 12" YELLOW
 CH CHANNELIZING LINE
 DW DOTTED LINE, 4" WHITE
 LA LANE ARROW
 PROPOSED SIGN



STRUCTURE TABLE			
STRUCTURE NO.	TYPE	INVERT	EASTING
5	MANHOLE	217181.00	N10374.06
6	MANHOLE	217202.23	N10379.03

PIPE DATA TABLE		
LINE NO.	PIPE DIA.	BEARING
5-6	8"	S17.18.07%
6-7	8"	S17.18.07%

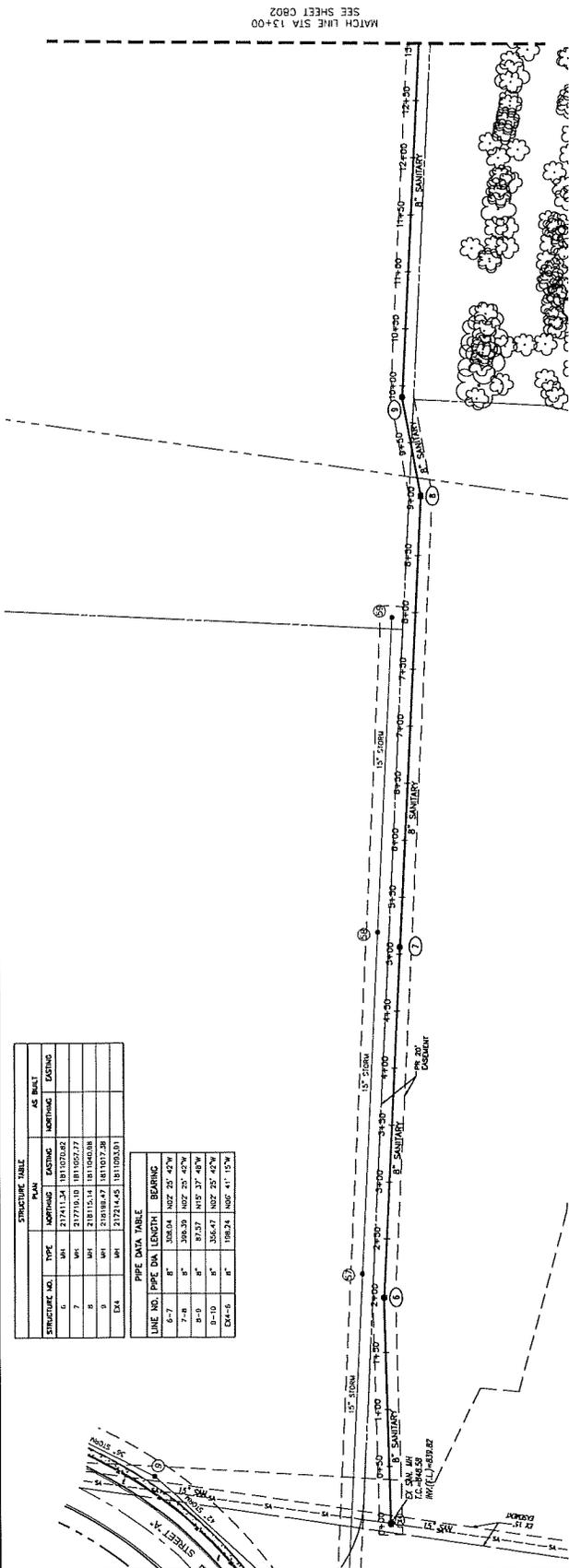
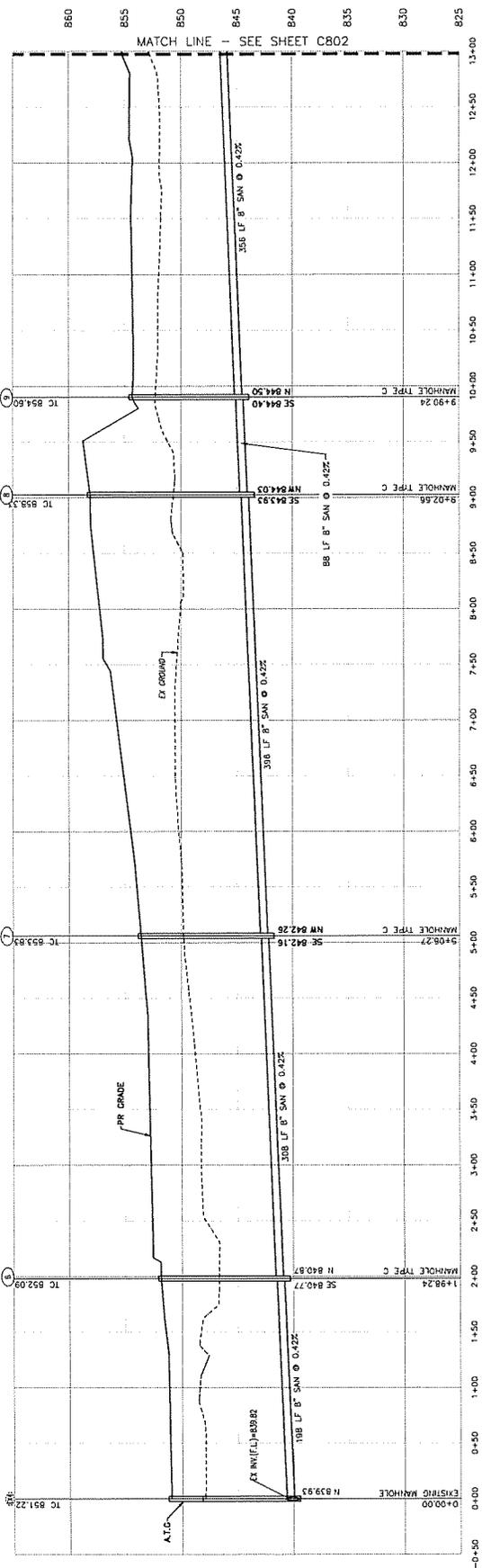
STRUCTURE TABLE			
STRUCTURE NO.	TYPE	INVERT	EASTING
4	MANHOLE	217225.44	N10378.87
5	MANHOLE	217246.07	N10382.45

PIPE DATA TABLE		
LINE NO.	PIPE DIA.	BEARING
4-5	8"	S17.18.07%
5-6	8"	S17.18.07%

STRUCTURE TABLE			
STRUCTURE NO.	TYPE	INVERT	EASTING
10	MANHOLE	218555.62	N110028.28
11	MANHOLE	218622.01	N110035.54

PIPE DATA TABLE		
LINE NO.	PIPE DIA.	BEARING
10-11	8"	N32.59.2.7%

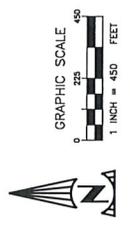
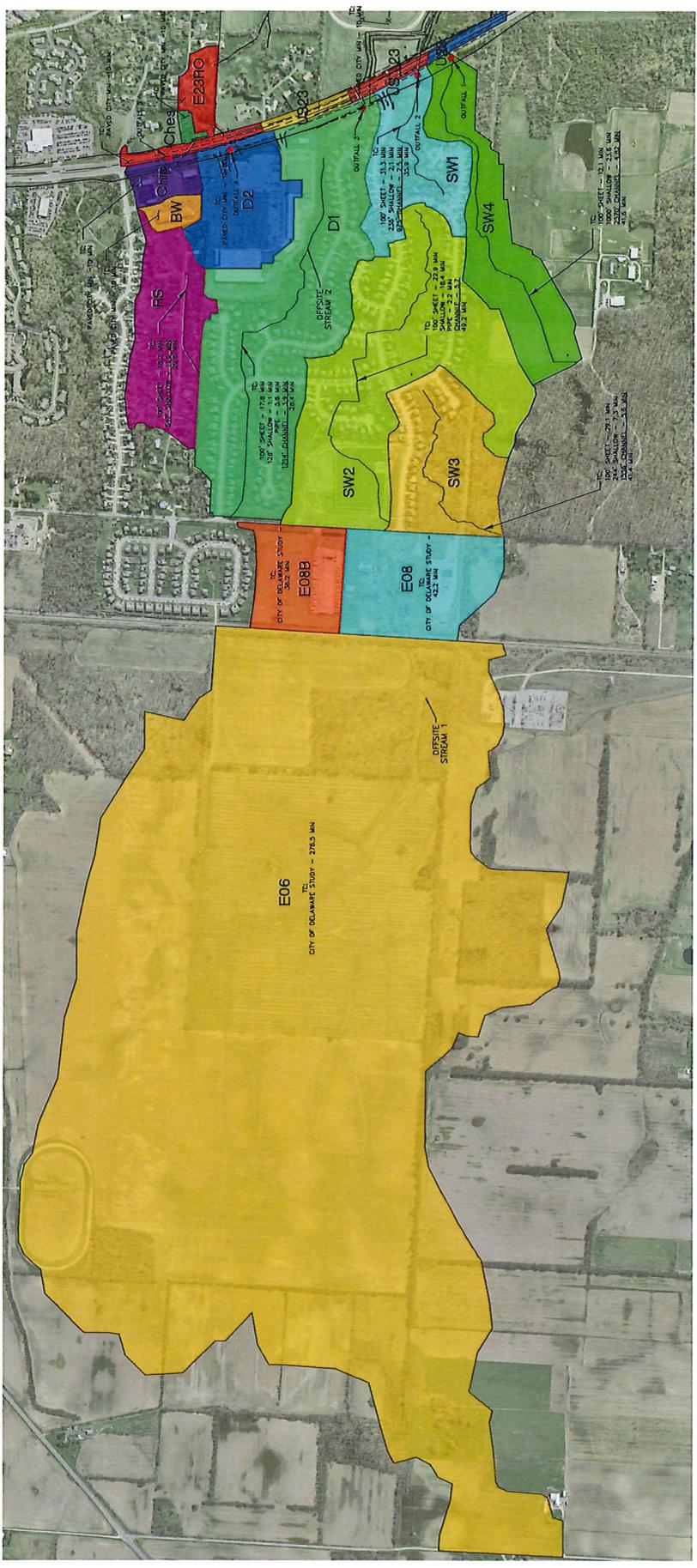
NO.	DATE	BY	REVISION



STRUCTURE NO.	TYPE	PLAN		AS BUILT
		NORTHING	EASTING	
6	MH	217411.24	1811070.82	
7	MH	217710.10	1811057.77	
8	MH	218115.14	1811040.88	
9	MH	218388.27	1811077.28	
EX-1	MH	217714.05	1811050.01	

LINE NO.	PIPE DIA	LENGTH	BEARING
6-7	8"	308.04	N02°20'42"W
7-8	8"	308.30	N02°20'42"W
8-9	8"	87.53	N45°37'48"W
9-10	8"	356.47	N02°25'42"W
EX-5	8"	198.24	N02°41'15"W





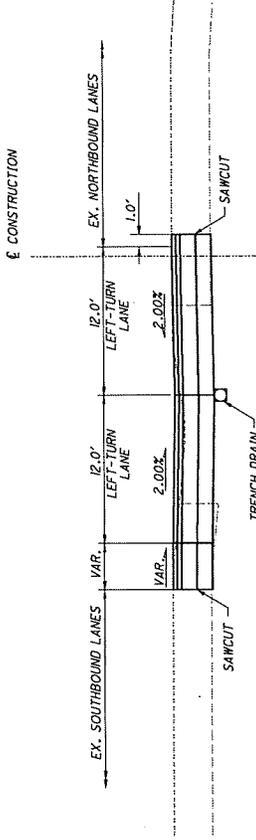
WEST OFFSITE AREA BREAKDOWN

SECTION	DESCRIPTION	AREA (AC.)	RCA
E08	AGRICULTURAL	598.45	77
E08B	RURAL COMMERCIAL	15.78	37
SW2	WOODS	12.50	70
	1/4 AC RESIDENTIAL LOTS	13.40	83
SW3	WOODS	12.30	77
SW4	WOODS	6.50	70
	1/4 AC RESIDENTIAL LOTS	45.30	83
SW1	WOODS	84.10	80
	1/4 AC RESIDENTIAL LOTS	4.18	30
	TOTAL	19.88	80
D1	WOODS	8.05	70
	1/4 AC RESIDENTIAL LOTS	88.25	83
	TOTAL	96.30	80
U223	53X IMPERV/57X PER	1.91	87
SW4	WOODS	3.77	70
	GRASS	23.93	74
US 23	43X IMPERV/53X PER	1.77	85
	GRASS	1.44	84

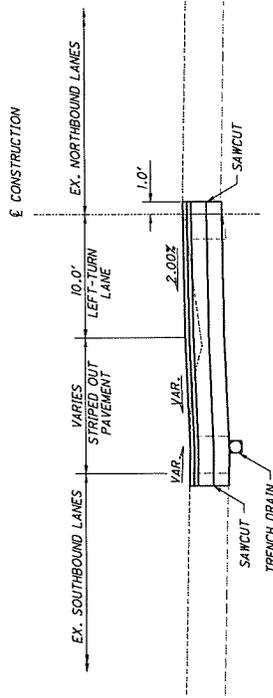
*NOTE: AREAS 185 AND 191 ARE CONSIDERED ON SITE REFER TO PROPOSED DRAINAGE DIBBIT

NORTH OFFSITE AREA BREAKDOWN

SECTION	DESCRIPTION	AREA (AC.)	RCA
D2	PAVED PARKING	2.60	78
BW	URBAN COMMERCIAL	4.78	94
D2	URBAN COMMERCIAL	19.11	94
E209FO	1/2 AC RESIDENTIAL LOTS	8.88	80
	PAVED PARKING	0.55	80



U.S. 23 - WIDEN SECTION
 SOUTHBOUND LEFT-TURN
 STA. 502+26.74 TO STA. 504+64.67



U.S. 23 - WIDEN SECTION
 SOUTHBOUND LEFT-TURN
 STA. 527+09.83 TO STA. 529+16.57



UTM: 18QUD98
PROJ: 80-10642-02-Corrb
SHEET: 4 OF 20

PROJECT: Stratford Road
DATE: 01/15/2018
DRAWN BY: J. [Name]
CHECKED BY: [Name]

SCALE: 1" = 20'
DATE: 01/15/2018

PROJECT: Stratford Road
DATE: 01/15/2018

SCALE: 1" = 20'
DATE: 01/15/2018

PROJECT: Stratford Road
DATE: 01/15/2018

SCALE: 1" = 20'
DATE: 01/15/2018

PROJECT: Stratford Road
DATE: 01/15/2018

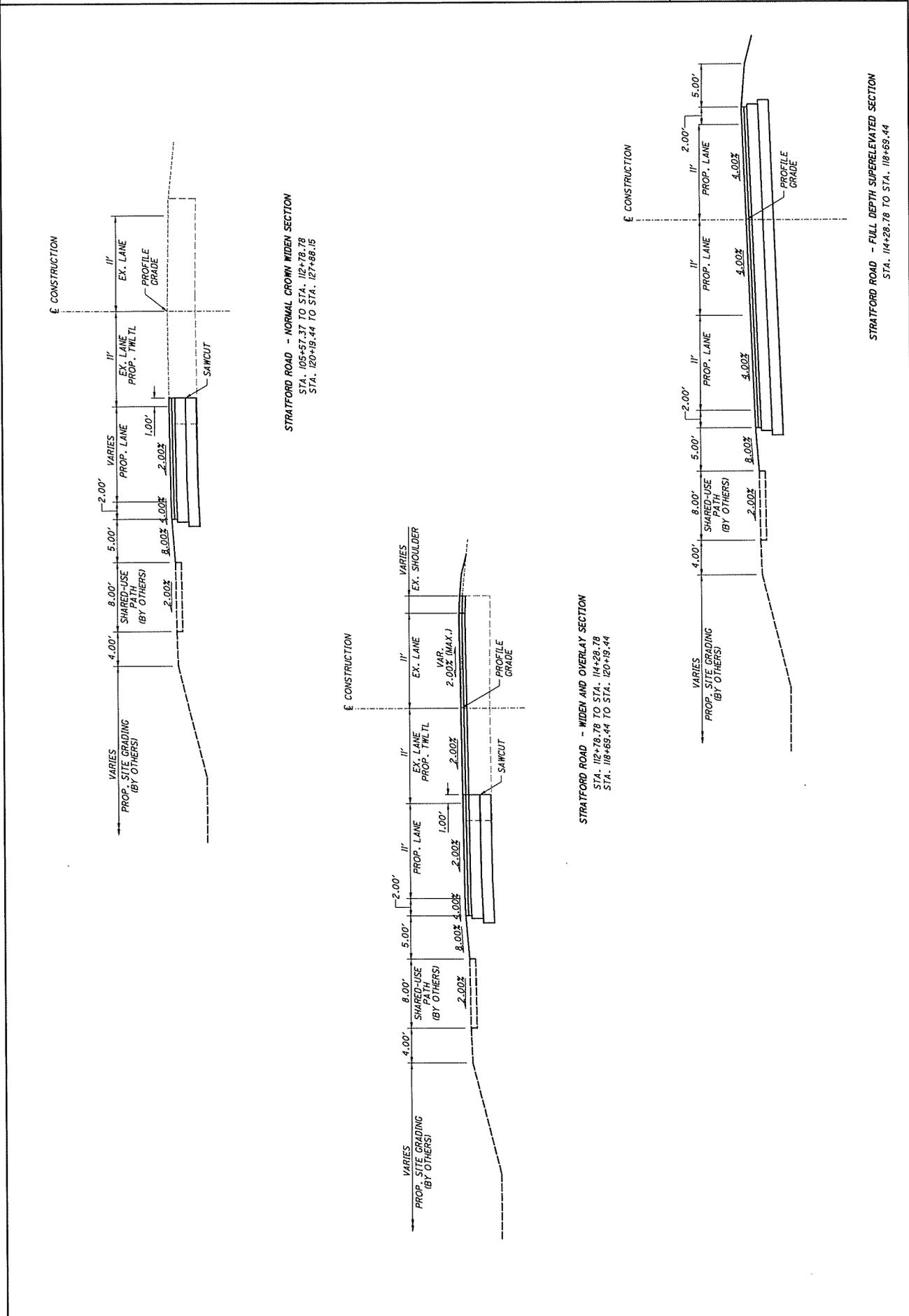
SCALE: 1" = 20'
DATE: 01/15/2018

PROJECT: Stratford Road
DATE: 01/15/2018

SCALE: 1" = 20'
DATE: 01/15/2018

PROJECT: Stratford Road
DATE: 01/15/2018

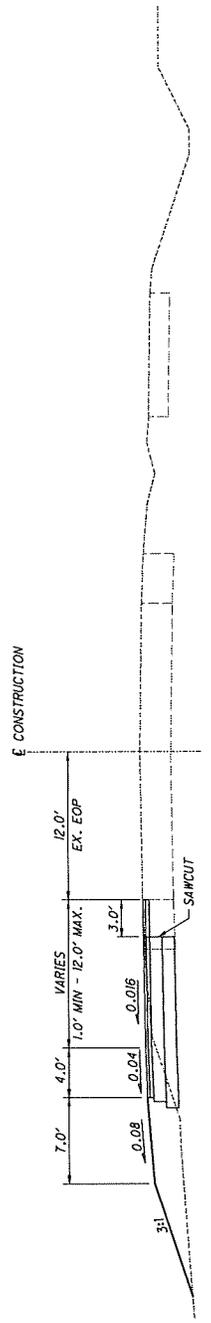
STRATFORD ROAD TYPICAL SECTIONS



STRATFORD ROAD - NORMAL CROWN WIDEN SECTION
STA. 105+57.37 TO STA. 112+78.78
STA. 120+19.44 TO STA. 127+66.15

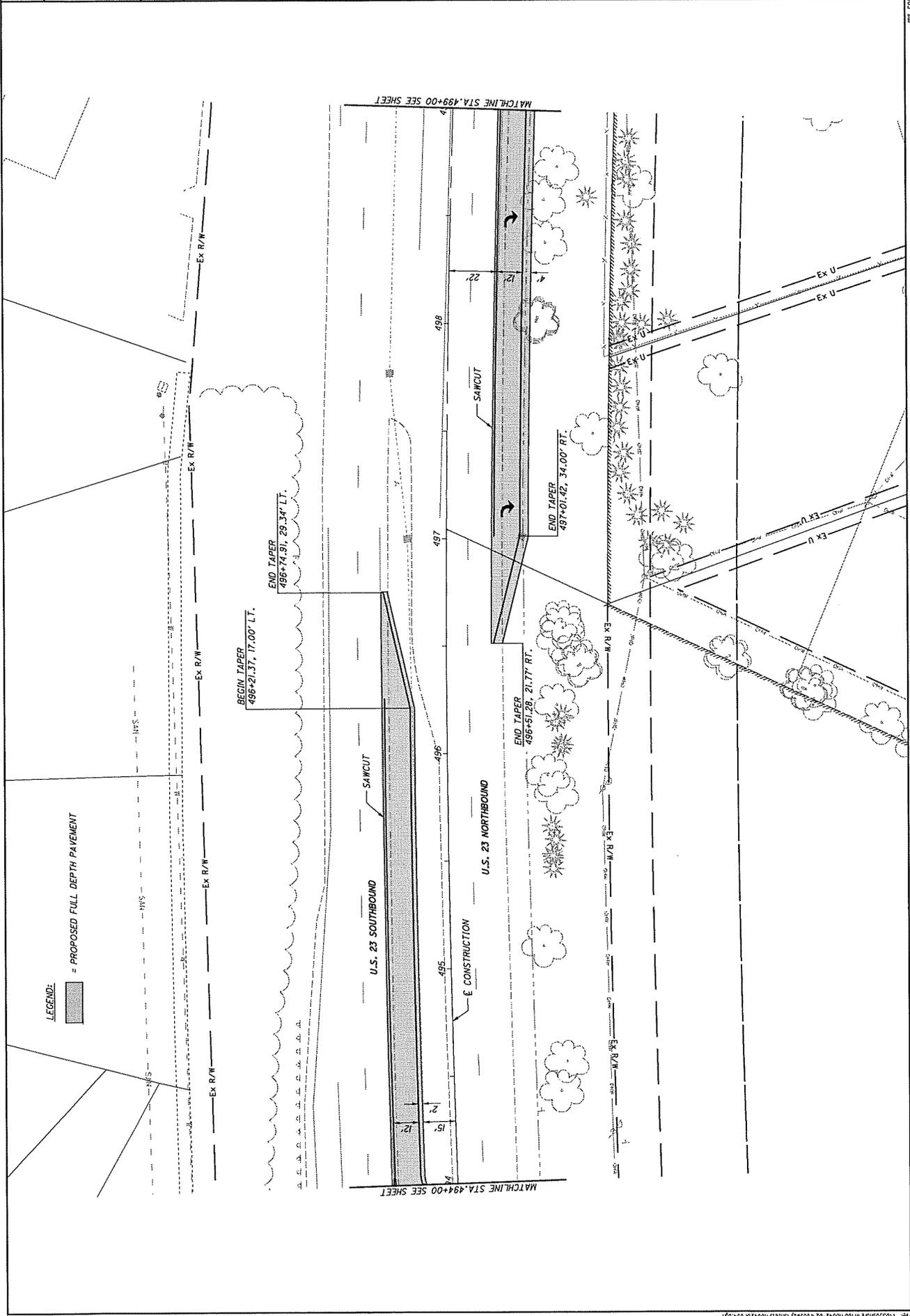
STRATFORD ROAD - WIDEN AND OVERLAY SECTION
STA. 112+78.78 TO STA. 114+28.78
STA. 118+69.44 TO STA. 120+19.44

STRATFORD ROAD - FULL DEPTH SUPERLEVATED SECTION
STA. 114+28.78 TO STA. 118+69.44

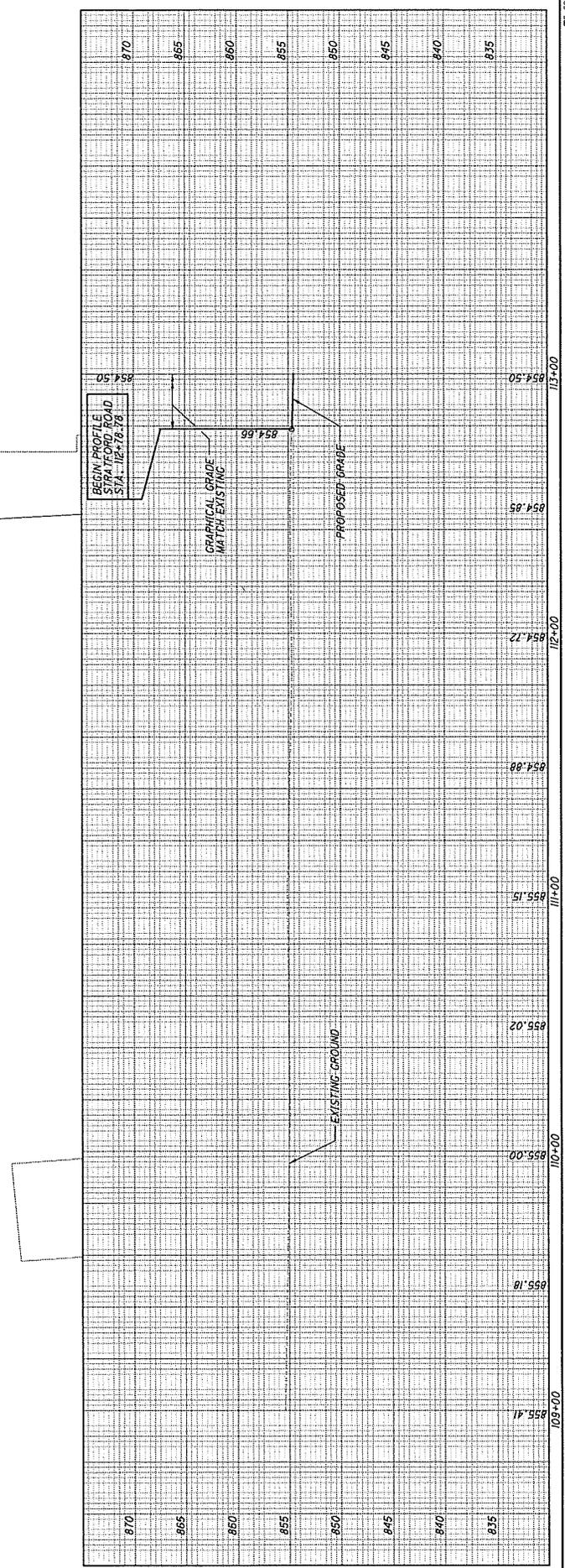
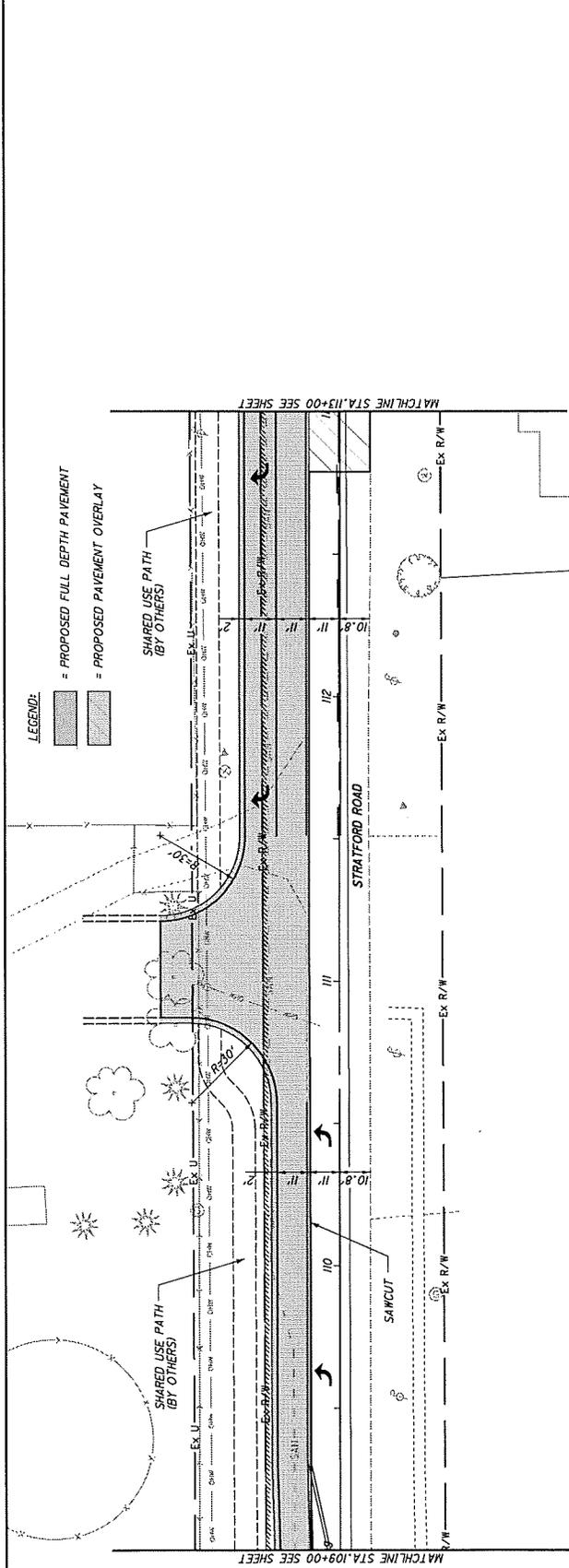


MEEKER WAY - WIDEN SECTION
STA. 8+14.91 TO STA. 13+40.66

E CONSTRUCTION





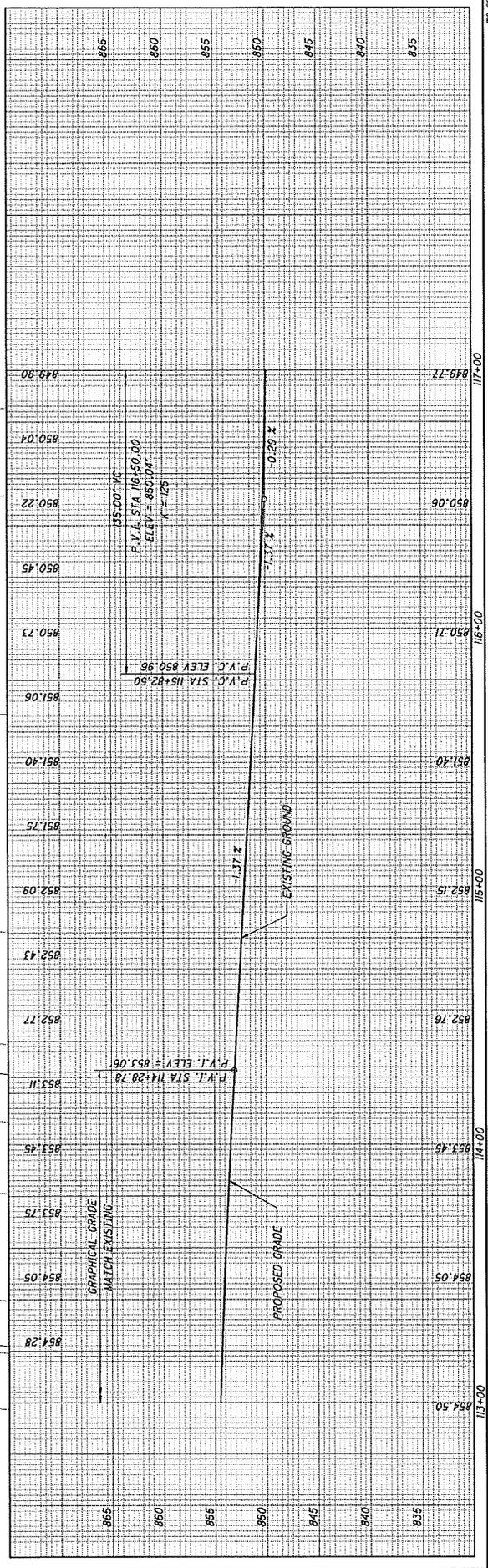
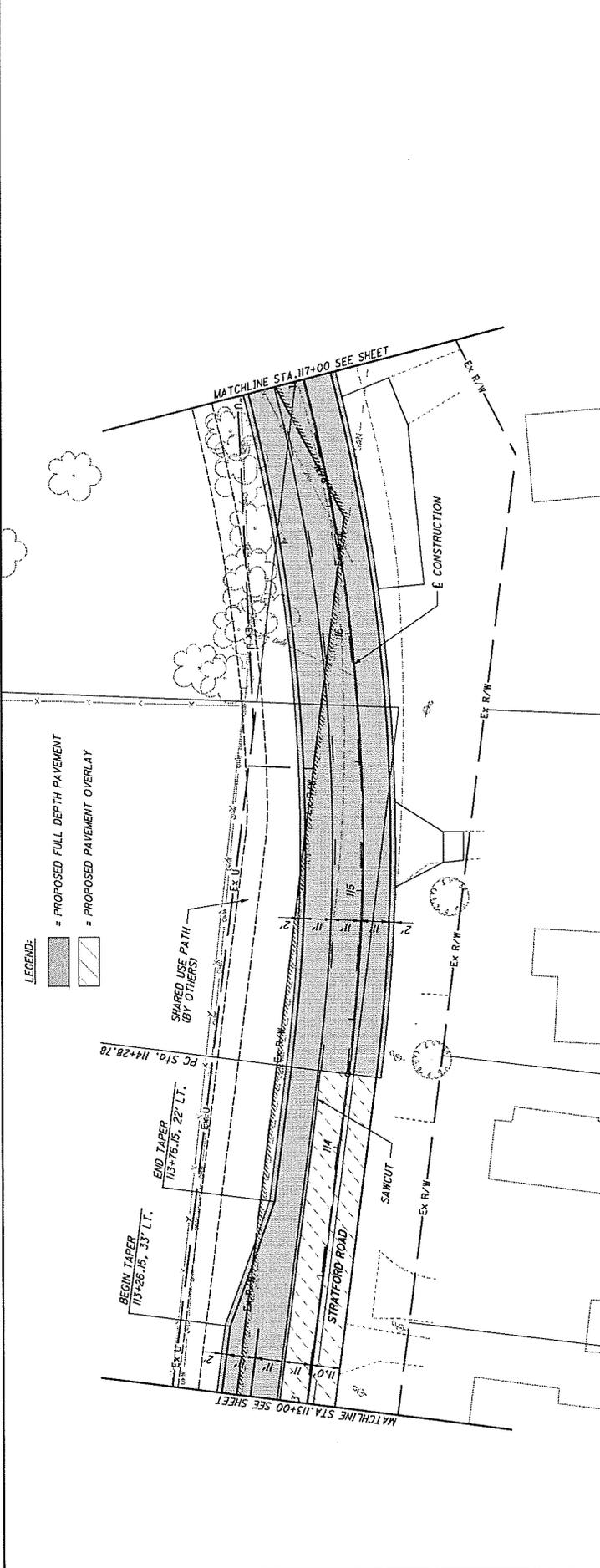


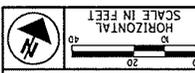
ms consultants, inc.

STRATFORD RD. PLAN AND PROFILE
 STA. 113+00.00 - STA. 117+00.00

COUGHLIN'S CROSSING

20
 19
 ms consultants, inc.



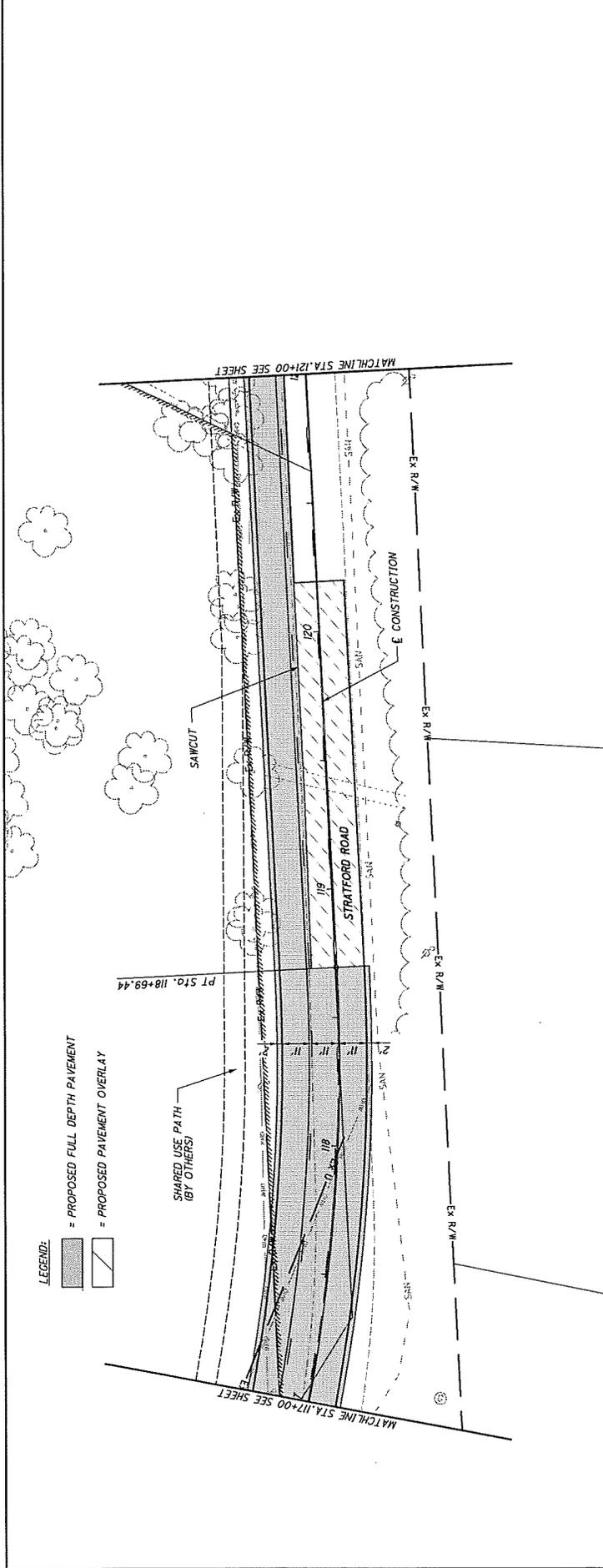


CHECKED
CALCULATED

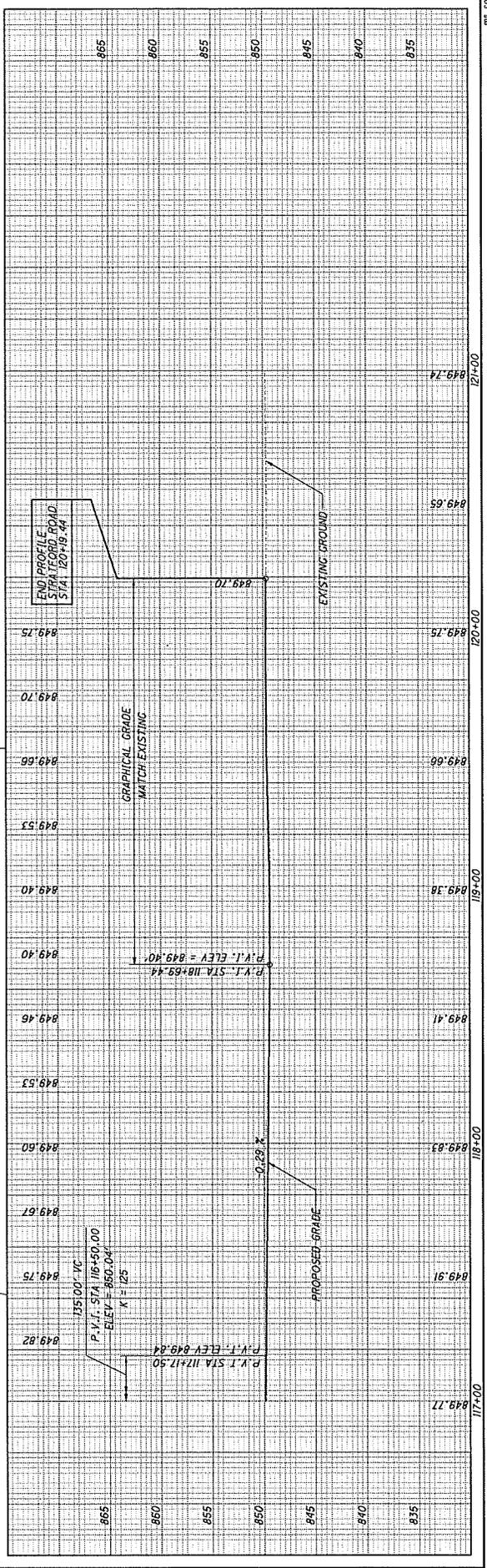
STRATFORD RD. PLAN AND PROFILE
STA. 117+00.00 - STA. 121+00.00

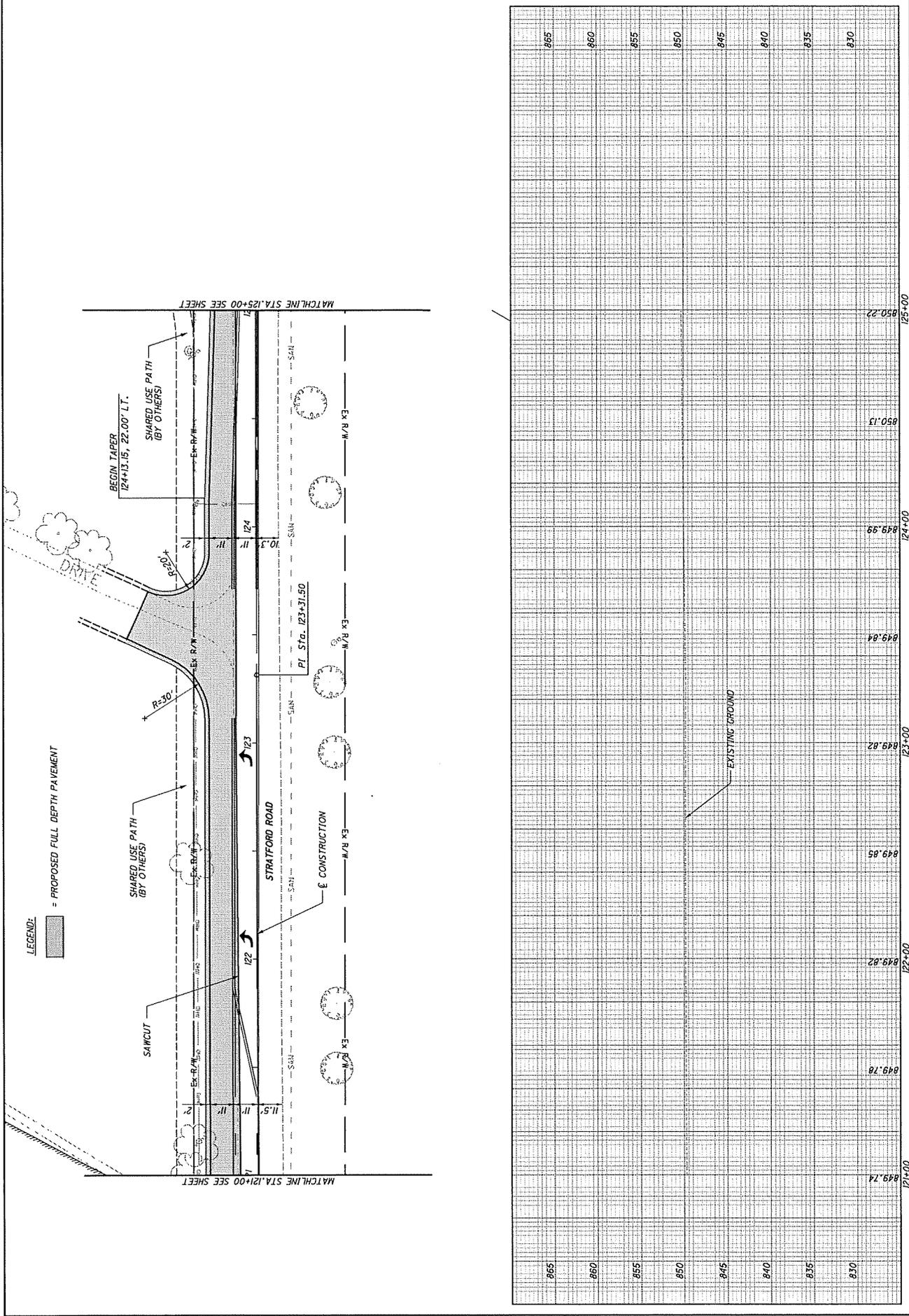
COUGHLIN'S
CROSSING

1B
20

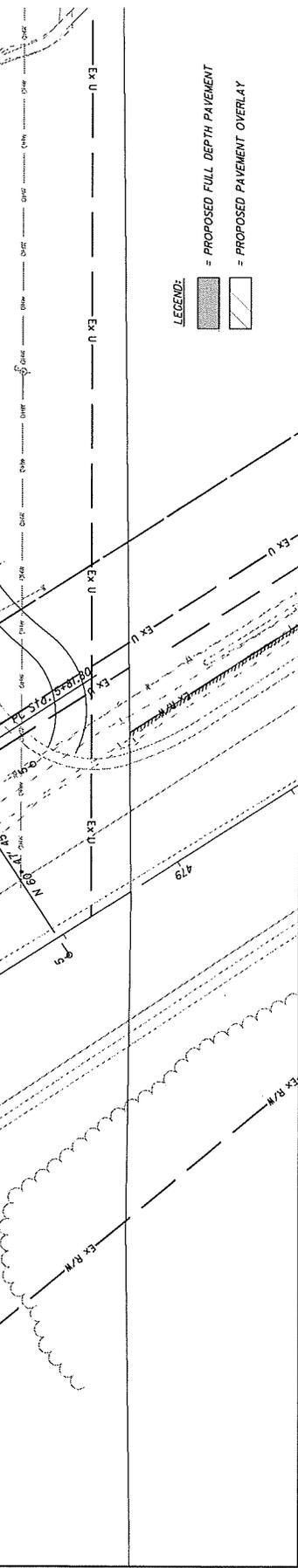
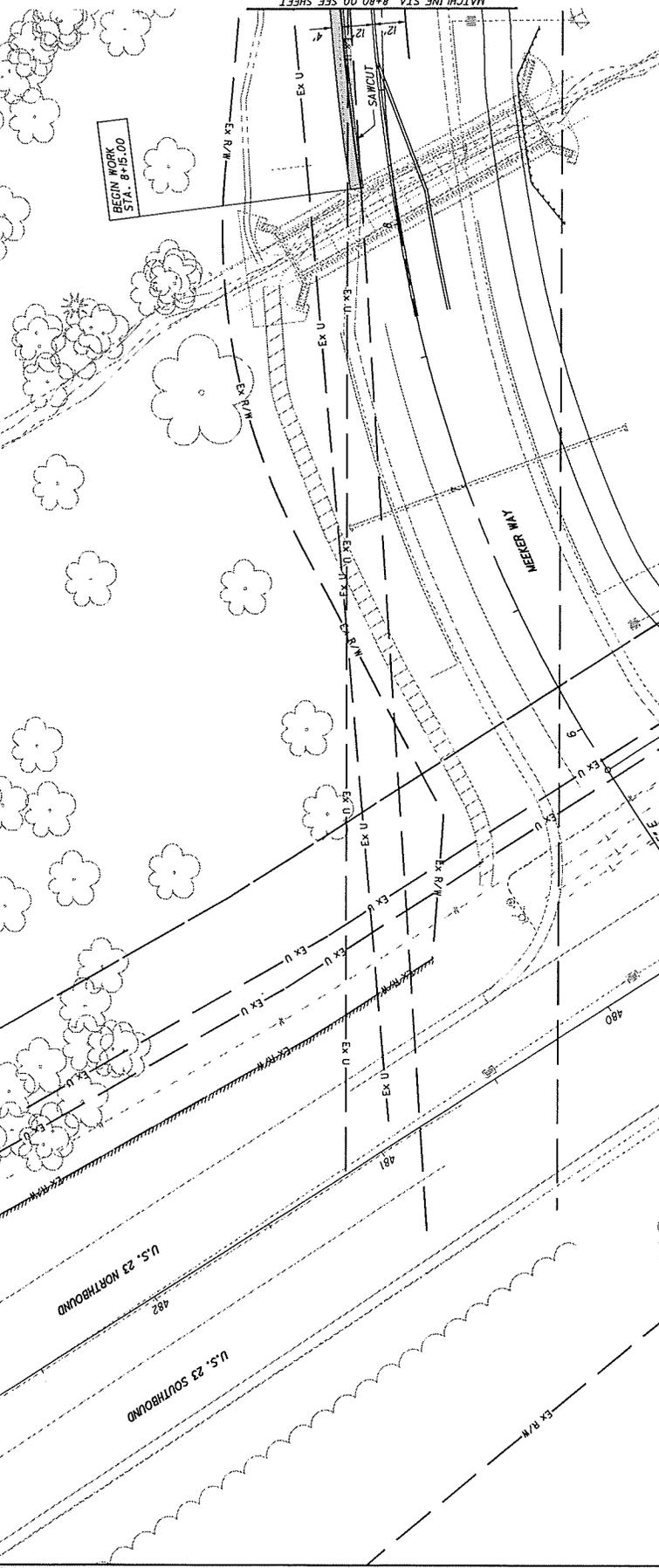
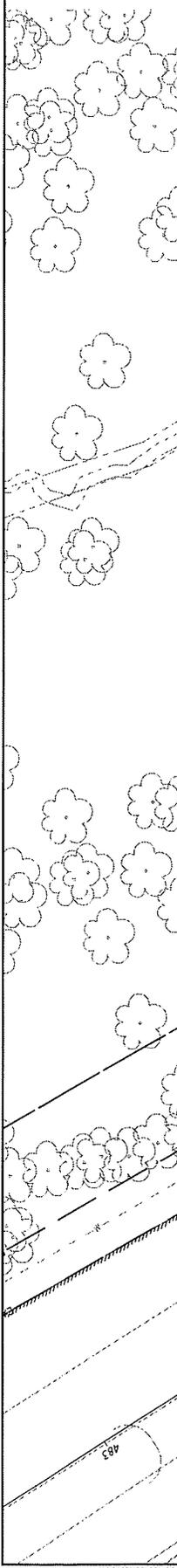
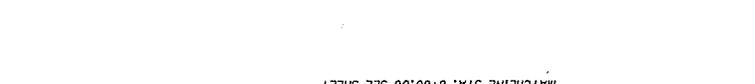


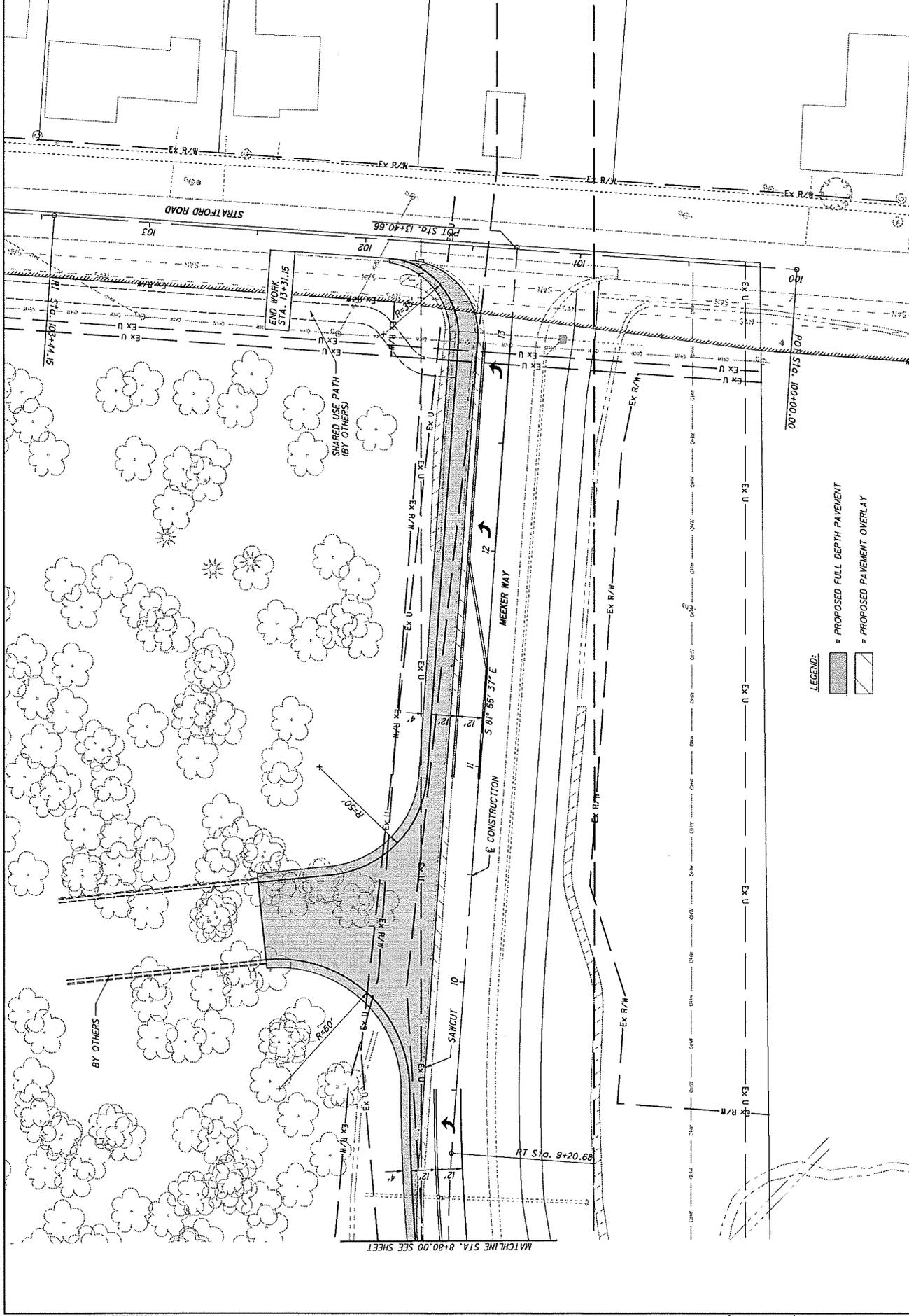
LEGEND
 [Hatched Box] = PROPOSED FULL DEPTH PAVEMENT
 [Diagonal Line Box] = PROPOSED PAVEMENT OVERLAY
 [Dashed Line] = SHARED USE PATH (BY OTHERS)





ms consultants, inc.
 17
 20





LEGEND:
 = PROPOSED FULL DEPTH PAVEMENT
 = PROPOSED PAVEMENT OVERLAY



FACT SHEET

AGENDA ITEM NO: 16

DATE: 05/08/2017

ORDINANCE NO: 17-34

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR COUGHLIN'S CROSSING ENCOMPASSING APPROXIMATELY 77.102 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED EAST OF US 23, WEST OF STRATFORD ROAD AND NORTH OF MEEKER WAY.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1111.04 Final Plat requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on May 3, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-34

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR COUGHLIN'S CROSSING ENCOMPASSING APPROXIMATELY 77.102 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED EAST OF US 23, WEST OF STRATFORD ROAD AND NORTH OF MEEKER WAY.

WHEREAS, the Planning Commission at its meeting of May 3, 2017 recommended approval of a Final Subdivision Plat for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way (PC 2017-0691).

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

SECTION 1. That the Final Subdivision Plat for Coughlin's Crossing encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way, is hereby confirmed, approved, and accepted with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements and as approved by the City Director of Utilities. All utilities shall be underground except for street and parking lot light poles.
3. An access easement through lot 1 to the Chesrown Property to the north to give access to the spine road and ultimately US 23 shall be delineated, executed and recorded at the County concurrent with or prior to development of the Final Development Plan for lot 1 or before. The applicant shall ensure Chesrown's concurrence with such easement and its alignment prior to submission. A note on the Final Subdivision Plat shall document the subject easement requirement.

4. A pedestrian path/bike path easement shall be required from lot 5 to lot 1 to the Chesrown property to the north for a future bike path when lots 1 and 5 are developed. A note on the Final Subdivision Plat shall document the subject easement requirement.
5. The tree replacement schedule and fee requirements shall be documented on the Final Subdivision Plat.
6. After the Final Subdivision Plat is approved and recorded, administrative staff level minor lot splits and lot line adjustments may be allowed thereafter so long as the request is consistent with the approved development text and then current zoning regulations. These will be processed pursuant to the minor modifications of the approved development text.

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

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
 ABSTAIN ___

PASSED: _____, 2017

YEAS___NAYS___
 ABSTAIN ___

ATTEST: _____
 CITY CLERK

 MAYOR



FACT SHEET

AGENDA ITEM NO: 17

DATE: 05/08/2017

ORDINANCE NO: 17-35

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR COUGHLIN'S CROSSING PHASE 1 (INFRASTRUCTURE) ENCOMPASSING APPROXIMATELY 77.102 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED EAST OF US 23, WEST OF STRATFORD ROAD AND NORTH OF MEEKER WAY.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.06 Development Plan Review Procedures of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 7-0 on May 3, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-35

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR COUGHLIN'S CROSSING PHASE 1 (INFRASTRUCTURE) ENCOMPASSING APPROXIMATELY 77.102 ACRES ZONED A-1 PMU (AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED EAST OF US 23, WEST OF STRATFORD ROAD AND NORTH OF MEEKER WAY.

WHEREAS, the Planning Commission at its meeting of May 3, 2017 recommended approval of a Final Development Plan for Coughlin's Crossing Phase 1 (infrastructure) encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way (PC 2017-0689).

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

SECTION 1. That the Final Development Plan for Coughlin's Crossing Phase 1 (infrastructure) encompassing approximately 77.102 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located east of US 23, west of Stratford Road and north of Meeker Way, is hereby confirmed, approved, and accepted with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements and as approved by the City Director of Utilities. The proposed public sanitary main running north and south across the site needs to be upsized to serve its full tributary area shall be extended to the north property line of the development All utilities shall be underground except for the street and parking lot light poles.
3. All ponds shall include fountains, bubblers and/or aerators to prevent stagnant water.
4. All State and local rules and regulations regarding the regulation of water courses within the site shall apply as they are in effect at the time of permitting.

5. The applicant shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study approval per ODOT, City Engineer and County Engineer.
6. An access easement through lot 1 to the Chesrown Property to the north to give access to the spine road and ultimately US 23 shall be delineated, executed and recorded at the County concurrent with or prior to development of the Final Development Plan for lot 1 or before. The applicant shall ensure Chesrown's concurrence with such easement and its alignment prior to submission. A note on the Final Subdivision Plat shall document the subject easement requirement.
7. A pedestrian path/bike path easement shall be required from lot 5 to lot 1 to the Chesrown property to the north for a future bike path when lots 1 and 5 are developed. A note on the Final Subdivision Plat shall document the subject easement requirement.
8. The applicant shall be required to provide easements for a sidewalk (if it cannot be accommodated within the existing right-of-way as determined by the City Engineer) along US 23 from Hawthorn Boulevard south to Meeker Way. A payment in lieu of construction of \$14,560 (416 linear feet x \$35 per linear foot to construct) per the City Engineer shall be required along Reserve A prior to approval of the engineering plans for Phase 1 (infrastructure).
9. Except for along US 23, concrete sidewalks shall be 5 feet in width, achieve compliance with minimum engineering requirements and shall be provided on one side of the public spine road.
10. The developer shall install street trees along the public spine road, install landscaping along Stratford Road from Meeker Way to Reserve B, install landscaping around Reserves A, B and C and install the mounding and landscaping adjacent to Elliot Estates Subdivision along the northern portion of the development in Phase 1 (infrastructure) per the landscape plan.
11. The northern mounding and landscape buffer shall be 40 feet wide including the bike path and the mound shall be consistently 6 foot high as required by the approved development text.
12. Stone piers shall be installed at regular intervals along the US 23 frontage of the development to be consistent with the adopted Gateways and Corridor Plan. Stone piers expected along US 23 can be installed lot by lot basis as developed but shall be installed in Reserve A with this Final Development Plan Phase 1 (infrastructure) approval
13. A stone monolith shall be installed at the US 23 and Hawthorn Boulevard entrance into the development per the adopted Gateways and Corridor Plan.
14. The roundabout shall have landscaping and/or a monument installed within the interior grass area for aesthetic and safety purposes.

- 15. The lot just south of Meeker Way along Stratford Road shall be documented as Reserve D.
- 16. According to the tree replacement schedule, the applicant shall pay \$100,000 or plant 1,000 caliper inches of trees prior to approval of engineering drawings for Phase 1 (infrastructure).
- 17. The tree replacement schedule and fee requirements shall be documented on the Final Subdivision Plat
- 18. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
- 19. Any lighting plan shall be reviewed and approved by the Chief Building Official and shall be consistent with the zoning code and approved development text.

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

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
 ABSTAIN ___

PASSED: _____, 2017

YEAS___ NAYS___
 ABSTAIN ___

ATTEST: _____
 CITY CLERK

 MAYOR



FACT SHEET

AGENDA ITEM NO: 18

DATE: 05/08/2017

ORDINANCE NO: 17-36

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dean Stelzer, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE AMENDING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR DEBT ISSUANCE COSTS ASSOCIATED WITH THE VARIOUS PURPOSE IMPROVEMENT AND REFUNDING BONDS, SERIES 2017 ISSUED BY THE CITY, AND DECLARING AN EMERGENCY.

BACKGROUND:

The city recently issued additional debt to pay for the construction of Fire/EMS Station 304 and to refinance outstanding debt previously issued in 2006. The debt issuance was originally planned for last year but market conditions compelled a delay until 2017. Consequently funds were not appropriated in 2017 for the costs associated with issuing the debt. I have provided an attachment that breaks down the issuance costs to be paid by the city from the proceeds of the debt issuance.

REASON WHY LEGISLATION IS NEEDED:

To appropriate funds to pay for bond issuance costs.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

The bond issuance costs have been added to the principal amount borrowed and will be paid back along with principal and interest charges over the next 15 years.

The City's Capital Improvement Plan includes the future debt service requirements for this issue.

POLICY CHANGES:

N/A

PRESENTER(S):

Dean Stelzer, Finance Director

RECOMMENDATION:

Approval with emergency clause.

ATTACHMENT(S):

Summary of city paid bond issuance costs.

ORDINANCE NO. 17-36

AN ORDINANCE AMENDING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR DEBT ISSUANCE COSTS ASSOCIATED WITH THE VARIOUS PURPOSE IMPROVEMENT AND REFUNDING BONDS, SERIES 2017 ISSUED BY THE CITY, AND DECLARING AN EMERGENCY.

WHEREAS, the City had planned to issue bonds in 2016 to provide funding for construction of Fire Station 304 and to refund the outstanding 2006 general obligations bonds; and

WHEREAS, in November of 2016 a decision was made to delay the bond issue as market interest rates on municipal bonds had increased substantially after the presidential election; and

WHEREAS, bond issuance costs typically associated with a bond issue had not been included in the 2017 Budget ordinance; and

WHEREAS, the bond issue was recently priced and will close on May 10, 2017; and

WHEREAS, a supplemental appropriation to the 2017 Budget will be needed to pay the issuance costs on the bonds.

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

SECTION 1. That there is hereby appropriated from the unencumbered balance of the General Bond Retirement Fund \$60,000 increasing the following account:

Professional Services (300-3000-5230)	\$ 60,000
---------------------------------------	-----------

SECTION 2. That there is hereby appropriated from the unencumbered balance of the Water Fund \$36,000 increasing the following account:

Administration - Professional Services (530-5310-5230)	\$ 36,000
--	-----------

SECTION 3. That there is hereby appropriated from the unencumbered balance of the Sewer Bond Fund \$10,000 increasing the following account:

Administration - Professional Services (540-5410-5230)	\$ 10,000
--	-----------

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 Ohio 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 timely payment of bond issuance costs, 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: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

**Various Purpose Improvement and Refunding Bonds
Series 2017
Bond Issuance Costs
May 2, 2017**

<u>Purpose</u>	<u>Amount</u>
<i>Bond Counsel</i> – Legal fees to prepare bond issue documentation and to provide a legal opinion supporting the tax-exempt purpose of the bonds. Squire, Sanders, and Boggs	\$ 50,000
<i>Municipal Advisor</i> – Consulting fees to assist the City with the structure of the issue, marketing and rating review guidance, and assisting in negotiating the final interest rate on the issue. Rockmill Financial	\$ 29,140
<i>Paying and Escrow Agent</i> - A bank the handles the future payments to bond holders and also executes the refunding transaction via the escrow fund established to pay of the outstanding debt. Huntington	\$ 5,500
<i>Rating Agency</i> – Fee paid for independent rating of the City’s financial condition. Moody’s Rating Services	\$ 14,000
<i>OMAC Fee</i> – Mandated fee to publish notification of the bond sale, And to report the results of sale. OMAC	\$ 5,000
<i>Official Statement Printing</i> – Costs to print the City’s preliminary and final official statement document. MuniDeals	<u>\$ 1,000</u>
	\$104,640

In addition the investment banking firm Key Bank the City negotiated the bond sale with had fees of **\$32,500** which were included in the bond amount as issuance costs.

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: May 8, 2017

1. **Calendar**

See Attached

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

See Attached

3. **Bi-Weekly Meetings**

April 24

* Rotary

* City Council

April 25

* COMMA Meeting

April 27

* Meeting with Paul Craft, Delaware City Schools

* 2017 Heisler Business Ethics Dinner and Lecture-OWU

April 28

* 8th Annual City/County Employee Services Fair

* Richwood Bank Ribbon Cutting

May 1

* Rotary

* Youth Exchange Meeting

May 4

* Cheshire Intersection and Byers Auto Group Meeting

* Meeting with Mayor Ginther

4. **Required Readings**

March Fire Report

May

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2	3 Civil Service 3pm Planning 7pm	4	5	6
7	8 Council 7pm	9	10 BZA canceled	11	12	13
14	15 Special Mtg-3 rd Ward Interviews 5:30pm Parking & Safety canceled	16 Parks & Rec 7pm	17 Special Mtg-3 rd Ward Second Interviews 6:30pm	18	19	20
21	22 Council 7pm	23 Shade Tree 7pm	24 HPC 7pm	25 Records Commission 3pm	26	27
28	29 City Offices Closed	30	31			

2017

CONTRACT APPROVAL – May 8, 2017

VENDOR	EXPLANATION OF AGREEMENT	2017 AMOUNT	DEPARTMENT
Pavement Maintenance System, LLC	Asphalt Repairs US 23 Southbound-William St on ramp	\$109,134.52	Public Works
Ohio Department of Public Safety	MOU acceptance of equipment from the Ohio Department of Public Safety	\$0.00	Police
JHR	2017 Code Enforcement Mowing	0-4,000 Sqft \$40.00	Planning
Ohio Department of Natural Resources	NatureWorks Local Grant Program	\$43,729.00	Parks



Delaware Fire Department

March 2017 Monthly Report



PERFORMANCE REVIEW	2014	2015	2016	2017	March	Year-to-Date	% Year to Date	% of Budget	(+ / -)
	Actual	Actual	Actual	Budget	Actual	Actual	Budget	Completed	Projected for Year
Total number of incidents	5,173	5,380	5,891	5,988	468	1,434	23.95%	25.00%	-1.05%
Fire	101	126	107	98	8	19	19.39%	25.00%	-5.61%
Rupture/Explosion	3	1	5	3	0	2	66.67%	25.00%	41.67%
EMS	4,047	4,254	4,658	4,785	379	1,137	23.76%	25.00%	-1.24%
Hazardous Conditions	124	135	150	151	12	44	29.14%	25.00%	4.14%
Service Calls	141	155	128	129	5	26	20.16%	25.00%	-4.84%
Good Intent	162	155	213	192	23	68	35.42%	25.00%	10.42%
False Calls	589	541	621	619	39	135	21.81%	25.00%	-3.19%
Severe Weather	0	1	3	4	0	0	0.00%	25.00%	-25.00%
Other	6	12	6	7	2	3	42.86%	25.00%	17.86%
Number of medical transports	2,586	2,742	2,836	2,900	236	690	23.79%	25.00%	-1.21%
Narcan Administration	55	43	64	64	3	10	15.63%	25.00%	-9.38%
Percent of priority calls w/ response within 6 min	68%	74%	71%	70%	73%	72%	102.86%	25.00%	-30.86%
Percent working structure fires ERF of 15 FF within 12 minutes	78%	85%	100%	70%	100%	100%	142.86%	25.00%	70.00%
# Structure Fires	9	13	18	10	1	2	20.00%	25.00%	-5.00%
# Structure with personnel and Times	7	11	18	7	1	2	28.57%	25.00%	3.57%
Number of commercial inspections conducted	1,473	1,365	1,345	1,450	187	532	36.69%	25.00%	11.69%
Number of plans reviewed within five days	100%	100%	100%	100%	100%	100%	100.00%	25.00%	100.00%
Number of fires greater than \$10,000	8	12	9	10	1	2	20.00%	25.00%	-5.00%
Number of fires of suspicious nature	5	6	3	4	0	0	0.00%	25.00%	-25.00%
Hours of Training	13,335	10,977	12,454	10,000	1,320	3,557	35.57%	25.00%	10.57%

Major Incidents

- March 8, N. Houk Rd., Subject Struck by Vehicle
- March 10, S. Sandusky St, Small Structure Fire,
- March 18, Delaware Twp., Garage Fire
- March 21, US 42 S, Subject Struck by Vehicle

Other Activities

- Station Tours
- Mingo Super Heroes
- SourcePoint – Meals on Wheels Recognition
- Boy Scouts Merit Badge Training
- St. Mary's Fallas Celebration
- Helpline - Senior Companions Program
- Soups for Shelter
- FOE – Chili Cook-Off
- ACLS Recertification
- Active Aggressor Training with PD
- WDLR Delaware Digest – Spring Storms

2010 Fire Levy Status

- Equipment - Continuing
 - Committee has reviewed the pre-construction drawings on the new Quint Fire Truck. Members of the committee will be attending the Pre-Construction meeting April 10-13. Truck was ordered in September and delivery is expected in October 2017.
 - Three new Paramedic trucks were placed in-service and are operating at all of our Fire Station's.



Delaware Fire Department

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- Staff cars have been replaced in 2012-2016. This has included the implementation of retired police vehicles for station and inspector cars.
 - The new engine was delivered and placed in-service in April 2013.
 - The new paramedic truck was delivered and was placed in-service in January 2013.
 - The new ladder truck was delivered and was placed in-service in April 2012.
 - Personnel - Continuing
 - 40 potential new hire candidate names were pulled on October 31, to advance to the application and agility process. Additional Agility Testing took place in December 2016. Background checks have been completed for the candidates and interviews are scheduled with the Fire Chief for the week of April 3.
 - Firefighters Kehlmer and Whitley began full-time work in January. These positions were filled due to resignations. FF Kehlmer and Whitley were previously Part-time Firefighters with our Department.
 - The total amount of new personnel hired since the new levy is 36. Some of these positions have filled open positions.
 - New Fire Station 304 - Continuing
 - Request for Qualifications for the design build construction was posted and were received on January 30. Pre-Proposal Meeting is scheduled for April 18.
 - October 24, took action to annex the St 304 property. Lot surveying took place for St 304.
 - Property was purchased in 2011 at 821 Cheshire Rd. The property was leased out and the lease moved out on November 30, 2013. In 2014, we plan to begin the analysis and plans for an anticipated groundbreaking in 2016.
 - The opening of this Station is dependent on the increased staffing. This will be accomplished through the use of Part-Time personnel to supplement the staffing. The Part-Time personnel will be backfilling the open positions caused by personnel scheduled leaves.
 - Fire Station 303 - Completed
 - On September 27, 2013 we began operation 24/7. The Fire Station was dedicated on October 19, 2013.



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Council for Older Adults – Monthly Report on the Firehouse Coordinator



First in Response to Seniors

March 2017

Referrals		# new CSP-enrolled clients		Total Contacts (duplicated)		# individuals served during the month		# of unduplicated individuals served	
Month	YTD	Month	YTD	Month	YTD	Month	Average/Mo	New for Month	YTD
23	81	4	9	231	715	44	44.67	24	99

Referrals

Direct Referral		Delaware City FD		Orange Township FD		SP Staff	
Month	YTD	Month	YTD	Month	YTD	Month	YTD
8	33	5	21	0	0	5	12
Liberty Township FD		Delaware Co. EMS		client self ref.		Other	
Month	YTD	Month	YTD	Month	YTD	Month	YTD
3	11	0	0	1	3	1	1

*Other
DGHD Falls Coordinator

City of residence for those served

Delaware		Galena		Lewis Center		Westerville	
Month	YTD	Month	YTD	Month	YTD	Month	YTD
25	62	1	1			2	3
Powell		Sunbury		Ashley		*Other	
Month	YTD	Month	YTD	Month	YTD	Month	YTD
14	29	0	0	1	2	1	2

*Other
Dublin
Ostrander

Additional Services

# services added		Meals/Nutritional Support		Emergency Response Unit		In-Home Support	
Month	YTD	Month	YTD	Month	YTD	Month	YTD
10	17	4	10	2	3	3	3
# individuals with new services		Incontinence Products		Durable Medical Equipment		*Other	
Month	YTD	Month	YTD	Month	YTD	Month	YTD
4	9	0	0	0	0	1	1

*Other
Nutritional Supplements



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