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

AGENDA

6:30 P.M. – Citizen Academy Graduation

7:00 P.M. REGULAR MEETING June 11, 2018

1. ROLL CALL

2. INVOCATION – Nicol Ghazi, Islamic Center of Delaware County

3. PLEDGE OF ALLEGIANCE

4. APPROVAL of the Motion Summary of the Work Session and Regular Meeting of Council held on May 14, 2018, as recorded and transcribed.
   APPROVAL of the Motion Summary of the Special Meeting of Council held on May 21, 2018, as recorded and transcribed.

5. CONSENT AGENDA
   A. Acceptance of the Motion Summary of the Parks and Recreation Advisory Board meeting held on April 17, 2018, as recorded and transcribed.
   B. Acceptance of the Motion Summary of the Recreation Levy Sub-Committee meeting held on February 27, 2017, as recorded and transcribed.
   C. Acceptance of the Motion Summary of the Civil Service Commission meeting held on May 2, 2018, as recorded and transcribed.
   D. Acceptance of the Motion Summary of the Planning Commission meeting held on May 2, 2018, as recorded and transcribed.
   E. Resolution No. 18-30, a resolution authorizing the City Manager to sign an agreement between the City of Delaware and the Ohio Department of Natural Resources Division of Wildlife to provide funding and assistance.
   F. Resolution No. 18-31, a resolution authorizing the City Manager to sign a Memorandum of Understanding between the Delaware County Board of Developmental Disabilities and the City of

Delaware to partner in the presentation of Safety Town.

G. Resolution No. 18 -32, a resolution authorizing the City Manager to enter into an intergovernmental agreement between Delaware County through the Board of County Commissioners for backup building official services on an as needed basis.

H. Resolution No. 18-33, a resolution authorizing the City Manager to enter into an agreement with the Ohio Department of Transportation (ODOT) for the installation and maintenance of the proposed traffic signal at US -23 and Hawthorn Boulevard.

I. Establish June 25, 2018 at 7:35 p.m. as a date and time for a public hearing and second reading for Ordinance No. 18-47, an ordinance approving a Conditional Use Permit request by Delaware Bible Church for a temporary trailer (modular classroom) on approximately 7.53 acres zoned R-3 (One-Family Residential District) and located at 45 Belle Avenue.

J. Establish June 25, 2018 at 7:40 p.m. as a date and time for a public hearing and second reading for Ordinance No. 18-48, an ordinance approving a Rezoning Amendment request by Planned Communities Inc. for property owned by Francis and Mary Lou Wilgus on approximately 89.618 acres (Parcels 419-220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway and Ordinance No. 18-49, an ordinance approving a Conditional Use Permit request by Planned Communities Inc. allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for property owned by Francis and Mary Lou Wilgus on approximately 89.618 acres (Parcels 419-220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

K. Establish June 25, 2018 at 7:45 p.m. as a date and time for a public hearing and second reading for Ordinance No. 18-50, an ordinance for Manos Properties for approval of a Rezoning Amendment for the Wesleyan Inn on approximately 1.09 acres (Parcels 519-433-04-005-000 and 519-433-04-002) from PO/I (Planned Office/Institutional District) and R-3 (One-Family Residential District) to PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street and Ordinance No. 18-51, an ordinance for Manos Properties for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the

Wesleyan Inn on approximately 1.09 acres (Parcels 519-433-04-005-000 and 519-433-04-002) at 235 and 239 West William Street.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS

7. COMMITTEE REPORTS

8. PRESENTATIONS
   A. Proclamation and Recognition of Brain and Alzheimer's Awareness Month.

9. CONSIDERATION OF NEW LIQUOR PERMIT
   A. City of Delaware DBA Hidden Valley Golf Course at 580 W. William Street, Delaware, Ohio 43015. Permit Class: D1

10. THIRD READING of Ordinance No. 18-37, an ordinance accepting the annexation of 89.618 ± acres of land more or less, description and map are attached hereto as exhibits "A" and "B" for the annexation known as the Wilgus Annexation by Andrew P. Wecker, agent for the petitioners.

11. SECOND READING of Resolution No. 18-29, a resolution authorizing the City Manager to enter into a Joint Economic Development District (JEDD) contract with Berkshire Township.

12. 7:20 PUBLIC HEARING AND SECOND READING of Ordinance No. 18-43, an ordinance for AEP for approval of a Conditional Use Permit request for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

13. SECOND READING of Ordinance No. 18-44, an ordinance for AEP for approval of a Combined Preliminary and Final Development Plan for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

14. CONSIDERATION of Resolution No. 18-34, a resolution in support of Congressional consideration of a Carbon Fee and Dividend System.

15. CONSIDERATION of Resolution No. 18-35, a resolution appointing members to the Comprehensive Plan Steering Committee.

16. CONSIDERATION of Resolution No. 18-36, a resolution indicating what services the City of Delaware will provide to 221.341 ± acres of land,

more or less, description and map are attached hereto as exhibits "A" and "B" for the annexation known at The Central Ohio Boy Scouts of America- Camp Lazarus Annexation by Michael R. Shade, Agent for the Petitioners.

17. CONSIDERATION of Ordinance No. 18-45, an ordinance supplementing the 2018 Appropriations Ordinance to establish additional funding for the purchase of road salt, brine application equipment.

18. CONSIDERATION of Ordinance No. 18-46, an ordinance accepting and approving the recommendations of the Recreation Levy Sub-Committee of City Council and supplementing the 2018 Appropriations Ordinance to provide funding for recreational improvements and declaring an emergency.

19. CONSIDERATION of Ordinance No. 18-47, an ordinance approving a Conditional Use Permit request by Delaware Bible Church for a temporary trailer (modular classroom) on approximately 7.53 acres zoned R-3 (One-Family Residential District) and located at 45 Belle Avenue.

20. CONSIDERATION of Ordinance No. 18-48, an ordinance approving a Rezoning Amendment request by Planned Communities Inc. for property owned by Francis and Mary Lou Wilgus on approximately 89.618 acres (Parcels 419-220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

21. CONSIDERATION of Ordinance No. 18-49, an ordinance approving a Conditional Use Permit request by Planned Communities Inc. allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for property owned by Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419-220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

22. CONSIDERATION of Ordinance No. 18-50, an ordinance for Manos Properties for approval of a Rezoning Amendment for the Wesleyan Inn on approximately 1.09 acres (Parcels 519-433-04-005-000 and 519-433-04-002) from PO/I (Planned Office/Institutional District) and R-3 (One-Family Residential District) to PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street.

23. CONSIDERATION of Ordinance No. 18-51, an ordinance for Manos Properties for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Wesleyan Inn on approximately 1.09 acres (Parcels 519-433-04-005-000 and 519-433-04-002) at 235 and 239 West William Street.

24. CONSIDERATION of Ordinance No. 18-52, an ordinance for Manos Properties for approval of a Preliminary Development Plan for the Wesleyan Inn on approximately 1.09 acres (Parcels 519-433-04-005-000 and 519-433-04-002) on property zoned PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street.

25. CONSIDERATION of Ordinance No. 18-53, an ordinance approving a request by Terra Alta LLC for an Amended Preliminary Development Plan for Stockdale Farms consisting of 322 Single Family Units on 158.3 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

26. CONSIDERATION of Ordinance No. 18-54, an ordinance approving a request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 322 Single Family Units on 158.3 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

27. CONSIDERATION of Ordinance No. 18-55, an ordinance approving a request by Terra Alta LLC for an Amended Final Development Plan for Stockdale Farms Phase 1 consisting of 66 single family lots on approximately 42.414 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

28. CONSIDERATION of Ordinance No. 18-56, an ordinance approving a request by Terra Alta LLC for an Amended Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 66 single family lots on approximately 42.414 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

29. CONSIDERATION of Ordinance No. 18-57, an ordinance approving a Final Development Plan request by Medrock LLC for Willowbrook Section

2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One Family Residential with a Planned Unit Development) and located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street.

30. CONSIDERATION of Ordinance No. 18-58, an ordinance approving a Final Subdivision Plat request by Medrock LLC for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street.

31. CONSIDERATION of Ordinance No. 18-59, an ordinance approving a Final Development Plan request by Pulte Homes for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin Drive.

32. CONSIDERATION of Ordinance No. 18-60, an ordinance approving a Final Subdivision Plat request by Pulte Homes for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin Drive.

33. 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.

34. CITY MANAGER'S REPORT

35. COUNCIL COMMENTS

36. ADJOURNMENT

5:30 EXECUTIVE SESSION: Mrs. Keller motioned to enter into executive session at 5:33 p.m. This motion was seconded by Mayor Riggle and approved by a 7-0 vote. Council met in 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. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Following the discussion at 6:30 p.m., it was moved by Mr. Browning that Council move into Open session, seconded by Vice-Mayor Shafer and approved by a 7-0 vote.

6:30 P.M. WORK SESSION: The Work Session meeting of Council held May 14, 2018 was called to order at 6:34 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle who presided.

ITEM 2: PRESENTATION BY MARIANNE GABEL WITH CITIZENS' CLIMATE LOBBY – DELAWARE, OH CHAPTER

PRESENTORS:
Marianne Gabel
49 Forrest Avenue
Delaware, Ohio

Sharlee Murphy
127 Hillside Drive
Delaware, Ohio

Ms. Gabel and Ms. Murphy provided a presentation from Citizens' Climate Lobby regarding carbon emissions. Ms. Murphy reviewed the mission of Citizens' Climate Lobby and risks throughout the United States and the impacts of climate change to Ohio. Information was provided regarding Carbon Fee and Dividend.

ITEM 3: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting, seconded by Mr. Rohrer. The meeting adjourned at 7:00 p.m.

7:00 REGULAR MEETING: The regular meeting of Council held May 14, 2018 was called to order at 7:04 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle who presided. The invocation was given by Chaplain Dan Mauer of Delaware Police Department, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Sean Hughes, Economic Development Director, Dean Stelzer, Finance Director, Blake Jordan, Director of Public Utilities, Bill Ferrigno, Public Works Director/City Engineer, Dave Efland, Planning and Community Development Director, John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, 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 on April 23, 2018, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held April 23, 2018, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.

ITEM 5: CONSENT AGENDA

A. Acceptance of the Motion Summary of the Airport Commission meeting held on July 20, 2017, as recorded and transcribed.
B. Acceptance of the Motion Summary of the Shade Tree Commission meeting held on February 27, 2018, as recorded and transcribed.
C. Acceptance of the Motion Summary of the Finance Committee meeting held on February 28, 2018, as recorded and transcribed.
D. Acceptance of the Motion Summary of the Civil Service Commission meeting held on April 4, 2018, as recorded and transcribed.
E. Acceptance of the Motion Summary of the Planning Commission meeting held on April 4, 2018, as recorded and transcribed.
F. Resolution No. 18-25, a resolution appointing members to various Boards, Commissions, and/or Committees, and specifying the term of the appointments.
G. Resolution No. 18-26, a resolution authorizing the City Manager to file an application with the Ohio Development Services Agency, Office of Community Development, for the Biennial Program Year 2018 CDBG Community Development Allocation Program and supplemented by local CDBG ED-RLF Program Income.
H. Resolution No. 18-27, a resolution designating the Planning Director as the Municipal Representative to the Delaware County Land Reutilization Corporation Board of Directors.
I. Establish June 25, 2018 at 7:30 p.m. as a date and time for a public hearing and third reading of Resolution No. 18-29, a resolution authorizing the City Manager to enter into a Joint Economic Development District (JEDD) contract with Berkshire Township.
J. Establish June 11, 2018 at 7:20 p.m. as a date and time for a public hearing and second reading for Ordinance No. 18-43, an ordinance for AEP for approval of a Conditional Use Permit request for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).
K. Establish May 21, 2018 at 7:00 p.m. as a date and time for a public hearing and fifth reading for Ordinance No. 18-21 (REVISED), an ordinance for Medrock, LLC for approval of a (REVISED) Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 38

acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

Motion: Mr. Jones motioned to approve the Consent Agenda, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

PUBLIC PARTICIPATION:
John Lewis
1036 Hills-Miller Rd
Delaware, Ohio 43015

Mike Freeburn
105 Innovation Court
Delaware, Ohio 43015

Mr. Lewis introduced Mr. Freeburn with Guild Associates to City Council.

ITEM 7: COMMITTEE REPORTS

Mr. Hellinger informed Council that the Finance Committee meeting was held on April 25.

ITEM 8: PRESENTATIONS

A. Proclamation and Recognition of National Police Week and Peace Officers' Memorial Day – May 13-19, 2018
B. Proclamation and Recognition of Emergency Medical Services Week – May 20-26, 2018

ITEM 9: CONSIDERATION OF NEW LIQUOR PERMIT

A. Ohio Wesleyan University DBA Selby Stadium, 45 S. Henry Street, Delaware, Ohio 43015. Permit Class: D1

Motion: Vice-Mayor Shafer motioned to accept the liquor permit without objection, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 10: ORDINANCE NO. 18-37 [Second Reading]
AN ORDINANCE ACCEPTING THE ANNEXATION OF 89.618 ± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE WILGUS ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

The Clerk read the ordinance for the second time.

APPLICANT:
Jack Brickner
2715 Brighton Drive
Liberty Township, Ohio

Council to take Ordinance No. 18-37 to a third reading.

ITEM 11: RESOLUTION NO. 18-28 [First Reading]
A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 2.091 ± ACRES OF LAND, MORE OR LESS,

DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE JOSHUA MORGAN ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer motioned to adopt Resolution No. 18-28, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 12: RESOLUTION NO. 18-29 [First Reading]
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

The Clerk read the resolution for the first time. A public hearing and third reading has been scheduled for June 205, 2018 at 7:30 p.m.

ITEM 13: ORDINANCE NO. 18-38 [First Reading]
AN ORDINANCE APPROVING A PERFORMANCE BASED ECONOMIC INCENTIVE GRANT AGREEMENT WITH GUILD ASSOCIATES FOR ELECTRICAL UPGRADES TO A BUILDING AT 105 INNOVATION CT. AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

APPLICANT:
Mike Freeburn
105 Innovation Court
Delaware, Ohio 43015

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 18-38, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

Motion: Mr. Jones motioned to enact the emergency clause for Ordinance No. 18-38, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 18-38, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 14: ORDINANCE NO. 18-39 [First Reading]
AN ORDINANCE AMENDING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR A PERFORMANCE BASED ECONOMIC INCENTIVE GRANT TO GUILD ASSOCIATES, INC. TO ASSIST IN UPGRADING ELECTRICAL INFRASTRUCTURE THAT WILL ALLOW THE COMPANY TO OCCUPY A PORTION OF THE SYMMETRY II BUILDING AT 105 INNOVATION COURT AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

APPLICANT:
Mike Freeburn
105 Innovation Court
Delaware, Ohio 43015

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 18-39, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

Motion: Mr. Jones motioned to enact the emergency clause for Ordinance No. 18-39, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 18-39, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 15: ORDINANCE NO. 18-40 [First Reading]
AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH AMERICAN ELECTRIC POWER, OLENTANGY LOCAL SCHOOLS, DELAWARE AREA CAREER CENTER AND THE CITY OF DELAWARE FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A NEW BUILD ON SLACK ROAD, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

APPLICANT:
Liberty Schindel
1 Riverside Plaza
Columbus, Ohio 43215

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-40, seconded by Mr. Browning. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 18-40, seconded by Mr. Browning. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-40, seconded by Mr. Browning. Motion approved by a 7-0 vote.

ITEM 16: ORDINANCE NO. 18-41 [First Reading]
AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH ENGINEERED MATERIALS SYSTEMS, DELAWARE CITY SCHOOLS AND DELAWARE AREA CAREER CENTER FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON THEIR BUILDING AND PARCEL AT 100 INNOVATION COURT AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

APPLICANT:
Todd Iron
100 Innovation Court
Delaware, Ohio 43015

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-41, seconded by Mr. Jones. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 18-41, seconded by Mr. Jones. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 18-41, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 17: ORDINANCE NO. 18-42 [First Reading]
AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO REALLOCATE APPROPRIATIONS FROM THE MUNICIPAL COURT ADMINISTRATION BUDGET TO A NEW MISSION COURT BUDGET WITHIN THE MUNICIPAL COURT FUND, AND DECLARING AN EMERGENCY.
The Clerk read the ordinance for the first time.

APPLICANT:
Judge Marianne Hemmeter
Delaware Municipal Court
70 North Union Street
Delaware, Ohio

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 18-42, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mr. Jones motioned to enact the emergency clause for Ordinance No. 18-42, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 18-42, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 18: ORDINANCE NO. 18-43 [First Reading]
AN ORDINANCE FOR AEP FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

The Clerk read the ordinance for the first time. A public hearing and second reading has been scheduled for June 11, 2018 at 7:20 p.m.

ITEM 19: ORDINANCE NO. 18-44 [First Reading]
AN ORDINANCE FOR AEP FOR APPROVAL OF A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

The Clerk read the ordinance for the first time.

ITEM 20: ORDINANCE NO. 18-21 (REVISED) [Fourth Reading]
AN ORDINANCE FOR MEDROCK, LLC FOR APPROVAL OF A (REVISED) ZONING TEXT AMENDMENT TO THE EXISTING WILLOWBROOK FARM TRACT PUD OVERLAY ZONING TEXT (PLANNED UNIT DEVELOPMENT) TO ALLOW A MODIFICATION TO THE MAXIMUM DWELLING UNITS AND DENSITY TO MULTI-FAMILY AREAS 3 AND 4 TO ALLOW ADDITIONAL DWELLING UNITS IN AREA 3 AND REMOVING UNITS IN AREA 4 THEREBY DECREASING THE OVERALL UNITS CURRENTLY ALLOWED IN TOTAL LOCATED ON THE EAST SIDE OF HOUK ROAD ON APPROXIMATELY 38 ACRES ON PROPERTY ZONED R-6 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PUD (PLANNED UNIT DEVELOPMENT) OVERLAY.

The Clerk read the ordinance for the fourth time. A public hearing and fifth reading has been scheduled for May 21, 2018 at 7:00 p.m.

ITEM 21: ORDINANCE NO. 18-22 (REVISED) [Fourth Reading]
AN ORDINANCE FOR MEDROCK, LLC FOR APPROVAL OF A (REVISED) COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN TO MULTI-FAMILY AREA 3 (FLATS ON HOUK) OF THE EXISTING WILLOWBROOK FARM TRACT FOR A 180 UNIT APARTMENT COMPLEX ON APPROXIMATELY 15.506 ACRES LOCATED ON THE NORTHEAST CORNER OF HOUK ROAD AND DIGENOVA WAY ON PROPERTY ZONED R-6 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY).

The Clerk read the ordinance for the fourth time.

ITEM 22: CITY MANAGER'S REPORT
Mr. Homan provided information on an award received by Mayor Riggle and Mr. Jordan from AEP.

ITEM 23: COUNCIL COMMENTS
Mrs. Keller wanted to provide the public present at the meeting to provide public comment in regards to Ordinance 18-21 and Ordinance 18-22. There was no public participation.

Mayor Riggle provided updates on upcoming activities including the New Moon Marathon, Arts Festival, and the Eyes of Freedom.

ITEM 24: ADJOURNMENT

Motion: Mr. Jones motioned to adjourn the meeting. The meeting adjourned at 8:16 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

6:30 EXECUTIVE SESSION: Mr. Rohrer motioned to enter into executive session at 6:30 p.m. This motion was seconded by Mr. Jones and approved by a 7-0 vote. Council met in 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. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Following the discussion at 7:00 p.m., it was moved by Mayor Riggle that Council move into Open session, seconded by Mr. Browning and approved by a 7-0 vote.

The special meeting of Council held May 21, 2018 was called to order at 7:03 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle who presided. Mayor Riggle led the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Dean Stelzer, Finance Director, Bill Ferrigno, Public Works Director/City Engineer, Dave Efland, Planning and Community Development Director, John Donahue, Fire Chief, Jackie Walker, Assistant City Manager and Tom Homan, City Manager

ITEM 3: ORDINANCE NO. 18-21 (REVISED) [Public Hearing and Fifth Reading]
AN ORDINANCE FOR MEDROCK, LLC FOR APPROVAL OF A (REVISED) ZONING TEXT AMENDMENT TO THE EXISTING WILLOWBROOK FARM TRACT PUD OVERLAY ZONING TEXT (PLANNED UNIT DEVELOPMENT) TO ALLOW A MODIFICATION TO THE MAXIMUM DWELLING UNITS AND DENSITY TO MULTI-FAMILY AREAS 3 AND 4 TO ALLOW ADDITIONAL DWELLING UNITS IN AREA 3 AND REMOVING UNITS IN AREA 4 THEREBY DECREASING THE OVERALL UNITS CURRENTLY ALLOWED IN TOTAL LOCATED ON THE EAST SIDE OF HOUK ROAD ON APPROXIMATELY 38 ACRES ON PROPERTY ZONED R-6 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PUD (PLANNED UNIT DEVELOPMENT) OVERLAY.

The Clerk read the ordinance for the fifth time.

Mr. Efland reviewed the staff report from the May 2, 2018 Planning Commission Meeting. He reviewed the revised proposal with Area 3 to have an increase of units from 140 to 180, and in Area 4 to have a decrease of 65 units. This would be an overall reduction of 25 units between both parcels. Mr. Efland discussed the future location of Boulder Drive and discussed 2 rows of landscaping and buffering on each side of Boulder Drive. He discussed the revised landscaping plan.

APPLICANTS:
Jeffrey Lewis
Jeffrey M. Lewis Co., LPA

1560 Lake Shore Drive, Suite 150
Columbus, Ohio 43204

Tammy Potts
T&R Properties, Chief Operating Officer
44 Tinley Park Circle
Delaware, Ohio 43015

Robert Vogt
775 Park Street
Columbus, Ohio 43215

Ronald Sabatino
3895 Stoneridge Lane
Delaware, Ohio

Mr. Sabatino discussed the changes to the dumpster and mounding. He was agreeable to put a 5 foot mounding along Boulder Drive and plant trees. Mr. Sabatino discussed the shifting of Building 7 away from Boulder Drive. He discussed the building setback line of being 25 feet from the right a way from Boulder Drive.

Ms. Potts discussed the cost to operate and maintain the property and amenities and the need to have 180 units to make the complex financially feasible.

Mr. Vogt discussed the market study that was completed in Delaware for a tax credit application and 3,600 apartments were surveyed in the area. The results showed a vacancy rate of 2.1%, which he explained meant that the supply doesn't meet the demand. He recommended a 5% vacancy rate. He discussed that the larger size of the project is necessary to allow for luxury amenities.

PUBLIC PARTICIPATION:
Debra Logan
102 Diverston Way
Delaware, Ohio 43015

Ms. Logan read into the record a letter written by herself to Council voicing concerns over the density and the impact the development will have on her return on investment. Ms. Logan discussed concerns over the allowance of pets at the development and that deed restrictions in which Medrock has a 25' deep landscaping easement across the back edge of her property. She requested additional landscaping to occur in the area by the developer.

Karen Kaufman
107 Diverston Way
Delaware, Ohio 43015

Ms. Kaufman presented pictures regarding the current property conditions. She requested information on the proposed amenities. Pictures and diagrams were presented to the public of amenities.

Scott Kinslow
107 Diverston Way

Delaware, Ohio

Mr. Kinslow voiced a concern over the current conditions of the pond at the northwest location of the property and the problem of mosquitos. Mr. Kinslow requested that the applicant have an additional condition to help with better buffering to have the applicant provide funds to the Adalee Park HOA for fence and tree program. He requested $7,000 for the properties adjacent to Boulder Drive for more mature trees and a common fence.

Bob Cantu
356 Braxton Street
Delaware, Ohio 43015

Mr. Cantu voiced concerns over the increase in traffic and vehicles on Houk Road with the additional units.

Kathy Trotter
524 Lehner Woods Blvd.
Delaware, Ohio 43015

Ms. Trotter voiced concerns over the increase traffic surrounding the YMCA and safety of the young families and children that utilize the trail to access the YMCA.

Mr. Sabatino addressed the density concerns and that the plan will have an overall decrease in density between the two parcels of property, which will have an overall decrease in the potential traffic impact. He discussed the ability build at the setback line. He informed Council that indoor pets will be allowed, and that no pets will be allowed to remain outdoors or be tethered.

Scott Kinslow
107 Diverston Way
Delaware, Ohio

Mr. Kinslow requested clarification from Mr. Vogt regarding the higher density projects and if these developments are 3 or four story buildings.

Ms. Logan requested to clarify her earlier statements to have mature trees and landscaping placed in the easement area of her property to allow for more property.

Mr. Sabatino voiced that there was no difference of a second floor balcony than a window. Mr. Sabatino requested a recess to allow for an opportunity to discuss concerns with the residents present at the meeting. Mayor Riggle requested a break at 8:05 p.m. and reconvened the meeting at 8:14 p.m.

Mr. Sabatino summarized that he just met with three of the property owners that are adjacent to the development and that they agreed to meet with them and staff to be part of the design of the mound and the trees that will go along their border to allow for passage of 180 dwelling units. Mayor Riggle closed the public hearing. Mr. Jones asked the applicant if there is any compromise for the density. A discussion was held on if the applicant would like to return the project back to the Planning

Commission at a lower density. Mr. Sabatino requested that a decision be made tonight with the proposed 180 units. Mr. Shulman discussed alternative option that staff worked on in which 8 units on the right of Building 7 be removed and 8 units off Building 8 to reduce the total dwelling units to 164.

Mrs. Keller requested a break at 8:26 p.m. and Mayor Riggle reconvened the meeting at 8:28 p.m.

Vice-Mayor Shafer motioned to enter back into executive session at 8:30 p.m. This motion was seconded by Mr. Jones and approved by a 7-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action. Council conducted a discussion of this item with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Following the discussion at 8:41 p.m., it was moved by Mayor Riggle that Council move into Open session and the meeting was reconvened.

Mr. Browning discussed that the City was provided a sketch up of the development that 172 units would be agreeable. Council had discussed an amendment to allow 168 units.

Motion: Mr. Browning motioned to amend Ordinance 18-21 and Ordinance 18-22 to eliminate the east half of Building Number 7 and remove 4 units from the north side of Building 8 and to keep to the promises the applicant discussed with the neighbors regarding additional landscaping and having residents involved in the committee. Mr. Efland clarified this would include mounding and landscaping on the north side of Boulder Drive on the Medrock LLC property, the remainder piece of the subject property and the Logan property with the easement. This motion was seconded by Vice-Mayor Shafer, and approved by a 6-1 (Hellinger) vote.

Motion: Mr. Browning motioned to adopt Ordinance 18-21, as amended, seconded by Vice-Mayor Shafer. Motion approved by a 6-1 (Hellinger) vote.

ITEM 4: ORDINANCE NO. 18-22 (REVISED) [Fifth Reading]
AN ORDINANCE FOR MEDROCK, LLC FOR APPROVAL OF A (REVISED) COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN TO MULTI-FAMILY AREA 3 (FLATS ON HOUK) OF THE EXISTING WILLOWBROOK FARM TRACT FOR A 180 UNIT APARTMENT COMPLEX ON APPROXIMATELY 15.506 ACRES LOCATED ON THE NORTHEAST CORNER OF HOUK ROAD AND DIGENOVA WAY ON PROPERTY ZONED R-6 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY).

The Clerk read the ordinance for the fifth time.

Motion: Mr. Browning motioned to adopt Ordinance 18-22, as amended, seconded by Vice-Mayor Shafer. Motion approved by a 6-1 (Hellinger) vote.

ITEM 5: CITY MANAGER'S REPORT
There was no updates provided by the City Manager.

ITEM 6: COUNCIL COMMENTS
There was no comments by Council.

ITEM 7: ADJOURNMENT

Motion: Mr. Rohrer motioned to adjourn the meeting. The meeting adjourned at 8:46 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

PARKS AND RECREATION ADVISORY BOARD
MOTION SUMMARY
April 17, 2018

ITEM 1. Roll Call

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

Members Present: Joshua Bricker, Cassie Cunningham, Bob Dalton, Michael Rush, Corie Thompson, Angela MacWhinney, Councilmember Jim Browning, Vice-Chairwoman Dianna Hibinger and Chairwoman Allyson Lash

Members Absent: Caitlyn Ashley and Gary Hayward

City Staff Present: Linda Mathews, Customer Service Liaison and Ted Miller, Parks and Natural Resource Director

YMCA Staff Present: Jake Bonofiglio, Active Older Adults and Sports Director

Motion to Excuse: Mr. Bricker moved to excuse Ms. Ashley and Mr. Hayward, seconded by Mr. Rush. Motion approved by a 9-0 vote.

ITEM 2. APPROVAL of the Motion Summary for the meeting held February 20, 2018 as recorded and transcribed.

Motion: Mr. Dalton moved to approve the Motion Summary for the meeting held February 20, 2018 as recorded and transcribed, seconded by Vice-Chairwoman Hibinger. Motion approved by a 9-0 vote.

ITEM 3. PUBLIC COMMENTS

There was no public comment.

ITEM 4. UPDATE of YMCA Recreation Services, Programs and Events

Mr. Bonofiglio discussed upcoming activities and programs.

ITEM 5. UPDATE of Parks Activities

Mr. Miller provided an update to the Board Members on the opening of restrooms at the parks. He informed them that shelter rental is now available to be scheduled online and that this is being maintained by Linda Mathews. The Board was made aware that the Pickleball courts at Smith Park have not been completed due to the weather, but that once the weather conditions improve the lines will be put on the courts. He discussed the upcoming opening of the pool at Mingo and that City Council recently approved a supplemental for a new pool

pump. An update was provided regarding the approval to sell alcohol at Hidden Valley Golf Course and that the permits have been submitted.

ITEM 6. DISCUSSION AND RECOMMENDATION of Smoking Restrictions at City Parks

The Board reviewed the draft recommendation on smoking in city parks. A discussion was held on the ability to enforce any laws. Ms. MacWhinney recommended that the parks be completely smoke free and not have a distance requirement. The Board was in agreement to recommend smoke free parks and recommended providing a survey to get public opinion. Mr. Miller to revise the language to specify no smoking.

PUBLIC COMMENT:
Abby Trimble
Delaware General Health District
1 West Winter Street
Delaware, Ohio 43015

ITEM 7. DISCUSSION of Healthy Kids Day – April 28

The Board discussed their interest in participating in the April 28, Healthy Kids Day. Mr. Miller discussed providing information on upcoming projects and to have a raffle for a free round of golf at the Hidden Valley Golf Course. Participation sign up for this event will occur through email.

The Board also discussed having a table at the May 4, First Friday event. They discussed having the survey to receive public input on the smoking ban at parks to be available at both the Healthy Kids Day and the First Friday event. City staff to notify Main Street of the need for a table at this event.

ITEM 8. STAFF COMMENTS

Mr. Miller provided information on the additional tables and shade structures that were placed at the Veterans Spray and Play.

PUBLIC PARTICIPATION:
Connie Warner
650 Crofton Loop
Delaware, Ohio

Ms. Warner provided information on the Miracle Fields and funding. She discussed having previous fields funded through community donations.

ITEM 9. MEMBERS COMMENTS

Vice-Chairwoman Hibinger discussed efforts to increase awareness and participation in the tennis program.

Ms. Cunningham discussed the Day at the J event at Ohio Wesleyan University.

ITEM 10. ADJOURNMENT

Motion: Vice-Chairwoman Hibinger moved to adjourn the Parks and Recreation meeting, seconded by Mr. Bricker. The meeting adjourned at 7:40 p.m.

Dede Hibinger
Chairperson

Elaine McCloskey
Elaine McCloskey, Clerk

RECREATION LEVY SUB-COMMITTEE
February 27, 2017
MOTION SUMMARY

ITEM 1. ROLL CALL

Members Present: Dede Hibinger, Councilmember Chris Jones, Councilmember Lisa Keller, Councilmember Kyle Rohrer, Mayor Carolyn Riggle

Members Absent: Councilmember Joe DiGenova

Ex-Officio Members Present: R. Thomas Homan, City Manager

City Staff Present: Ted Miller, Parks and Natural Resource Director, Dean Stelzer, Finance Director

Meeting called to order at 6:05 p.m. by Councilmember Chris Jones.

Motion to Excuse: Mr. Rohrer moved to excuse Mr. DiGenova, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL of the Motion Summary for June 22, 2015 meeting as recorded and transcribed.

Motion: Mrs. Keller motioned to approve the Motion Summary for June 22, 2015 meeting as recorded and transcribed, seconded by Mr. Jones. Motion approved by a 3-2 (Rohrer, Riggle)-0 vote.

ITEM 3. Public Comments

ITEM 4. UPDATE on Recreation Levy Projects

Mr. Homan discussed previous action taken by Council to put a maximum expenditure on the Recreation Levy. A discussion was held on the remaining funds available.

Mr. Miller discussed recommendations for improvements to the Spray and Play Project, including increasing the shade structures and central plaza enhancements. A discussion was held on the warranty for the turf.

Motion: Mrs. Keller motioned to accept recommendations by staff for improvements for the Spray and Play, seconded by Ms. Hibinger. Motion approved by a 5-0 vote.

A discussion was held regarding past recommendations for park irrigation projects. Mr. Miller discussed his recommendation to reallocate funds due to

potential maintenance cost of irrigation systems. Mr. Miller discussed current staff process to maintain fields.

Motion: Mrs. Keller motioned to reallocate funds for irrigation projects to general fund balance, seconded by Mayor Riggle. Motion approved by a 5-0 vote.

A discussion was held regarding improvements to Mingo Park area. Mr. Miller discussed the Park General Construction Fund allocated to Mingo. Mr. Miller discussed the recommendation to paint the facilities and utilize volunteers to assist with the project. A discussion was held on need to renovate the locker space and update facilities. A discussion was held on taking funds for paint supplies out of the Operating Budget.

Mr. Homan discussed funds allocated for a kiosk at the Dog Park.

Mr. Miller provided information on drinking fountain upgrades.

ITEM 5. RECOMMENDATION for Remaining Levy Funding

A discussion was held on the request by the Delaware Community Coalition for basketball courts at Blue Limestone Park. Mr. Miller provided information on a layout for two full size courts with the potential for expansion at a later time. A discussion was held on the plan for the Coalition to contribute funds to the project.

Motion: Mayor Riggle motioned to allocate $150,000 for basketball courts, lighting, and other amenities at Blue Limestone Park, seconded by Mrs. Keller. Motion approved by a 5-0 vote.

ITEM 6. DISCUSSION of Next Steps

ITEM 7. NEXT MEETING DATE

The next meeting date is to be determined.

ITEM 6. Adjournment

Motion: Mrs. Keller made a motion to adjourn the Recreation Levy Sub-Committee Meeting, seconded by Mr. Rohrer. Meeting adjourned at 6:47 p.m.

Chairperson

Elaine McCloskey, Clerk

CIVIL SERVICE COMMISSION
Motion Summary
May 2, 2018

ITEM 1. ROLL CALL

Chairman Rybka called the meeting to order at 3:00 p.m.

Members Present: Frank Hickman and Chairman John Rybka

Members Absent: Councilman Jim Browning, City Council Liaison and Vice-Chairman Eric Coss

Staff Present: John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, Jessica Feller, Human Resource Manager

Motion to Excuse: Chairman Rybka moved to excuse Vice-Chairman Coss, seconded by Mr. Hickman. Motion approved by a 2-0 vote.

ITEM 2. PLEDGE OF ALLEGIANCE

ITEM 3. APPROVAL of the Motion Summary for the Civil Service Commission meeting held April 4, 2018, a recorded and transcribed.

Motion: Chairman Rybka moved to approve the Motion Summary for the April 4, 2018 Civil Service Commission meeting, seconded by Mr. Hickman. Motion passed by a 2-0 vote.

ITEM 4. APPROVAL of Fire Captain Promotional List

Chief Donahue discussed that four candidates took a written exam back in 2017 and were put on a hold list until a position was available. He informed the Commission that one candidate was removed from the list per their request.

Motion: Chairman Rybka moved to approve the Fire Captain Promotional List as presented, seconded by Mr. Hickman. Motion approved by a 2-0 vote.

ITEM 5. UPDATE of Police Officer Certified List

Chief Pijanowski explained that four names were coming off the list, as one was hired and the others were time expired.

Motion: Chairman Rybka moved to accept the Police Officer Certified List as presented, seconded by Mr. Coss. Motion approved by a 2-0 vote.

ITEM 6. PUBLIC COMMENTS

There was no public comment.

ITEM 7. COMMITTEE COMMENTS

Mr. Hickman thanked staff for the invitation to the swearing in ceremony for the firefighters.

Chairman Rybka discussed the progress towards the construction of Station 304. Chief Donahue informed the Commission that construction is estimated to be completed by the end of November.

ITEM 8. ADJOURNMENT

Motion: Chairman Rybka moved to adjourn the Civil Service Commission meeting, seconded by Mr. Hickman. The Civil Service Commission meeting was adjourned at 3:10 p.m.

John M. Rybka, Chairman

Elaine McCloskey, Clerk

PLANNING COMMISSION
May 2, 2018
MOTION SUMMARY

6:30 EXECUTIVE SESSION: Mayor Riggle motioned to enter into executive session at 6:30 p.m. This motion was seconded by Chairman Simpson and approved by a 7-0 vote. The Planning Commission met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action. The Planning Commission conducted a discussion of those items with the following members present: First Ward Bob Badger, Second Ward Jim Halter, Third Ward Dean Prall, Fourth Ward and Chairman Stacy Simpson, At-Large Andy Volenik, At-Large and Vice-Chairman George Mantzoros and Mayor Carolyn Kay Riggle. Following the discussion at 6:54 p.m., it was moved by Mayor Riggle that the Planning Commission move into Open session, seconded by Mr. Badger and approved by a 7-0 vote.

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 7:01 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson.

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

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on March 7, 2018, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for April 4, 2018 Planning Commission meeting, seconded by Mayor Riggle. Motion approved by a 6-0-1 (Mantzoros) vote.

ITEM 3. REGULAR BUSINESS
A. Willowbrook Apartments
(1) 2018-0026: A request (REVISED) by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 38 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

(2) 2018-0027: A request (REVISED) by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay).

Anticipated Process

a. Staff Presentation

Mr. Efland provided an update on the revisions to 2018-0026 and 2018-0027 since they were remanded back to the Planning Commission at the April 9, 2018 City Council meeting. Mr. Efland did informed the Commission that the development will be known as The Flats on Houk. He discussed the original

b. Applicant Presentation

APPLICANTS:
Jeffrey Lewis
Jeffrey M. Lewis Co., LPA
1560 Lake Shore Drive, Suite 150
Columbus, Ohio 43204

Tammy Potts
T&R Properties, Chief Operating Officer
44 Tinley Park Circle
Delaware, Ohio 43015

Robert Vogt
775 Park Street
Columbus, Ohio 43215

Ronald Sabatino
3895 Stoneridge Lane
Dublin, Ohio

Randall Woodings
Kontogiannis & Associates
400 S. 5th St. #400
Columbus, Ohio 43215

Mr. Lewis discussed the history of the project and the ordinances approved by Council in 1999. Mr. Lewis discussed the criteria for Development Plan Review as presented in Chapter 1129.09.

Ms. Potts discussed her position within T& R Properties and discussed their plans to have high end apartments. She discussed the demand for high end amenities by renters in luxury apartments. She discussed that in the City of Delaware there is currently one apartment complex with less than 200 units that offer a swimming pool as an amenity. She discussed that the lack of amenities is related to smaller properties unable to afford the financial cost, staffing, and maintenance. She discussed the estimated average cost of amenities to The Flats on Houk.

Mr. Lewis provided for the record a copy of a market overview of Delaware, Ohio created by Mr. Robert Vogt of Vogt Strategic Insights. Mr. Vogt discussed the current trends and status of multi-family housing in the City of Delaware. He discussed that more unit developments are able to support need for amenities and he provided information on the expected tenants that are attracted to the different amenities.

Mr. Sabatino discussed the revisions to the project and discussed mounding and landscaping for the property and adjourning property owners along Boulder Drive. He discussed a letter that was submitted to the Commission by resident, Deb Logan, regarding deed restrictions and landscape easement in her back yard. He discussed plans to include landscaping in this property. Mr. Sabatino discussed the need for multi-family housing in the City of Delaware.

A discussion was held with the Commission and Ms. Potts relating to what is considered an appropriate return on investment. Mr. Sabatino informed the Commission that he was not wanting to reduce the planned amenities. He discussed his plans for development to Area 4. Mr. Prall voiced a concern over the lack of greenspace in the plans.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Scott Kinslow
107 Diverston Way
Delaware, Ohio 43015

Mr. Kinslow discussed the concern of the return on investments and the high density. He also voiced concern that the Applicant did not reach out to homeowners regarding the property until recently.

Karen Kaufman
107 Diverston Way
Delaware, Ohio

Ms. Kaufman voiced concerns regarding the density and property maintenance.

Andrew Strassmann
227 Rockmill Street
Delaware, Ohio

Mr. Strassmann voiced concerns over the density and the option to request higher density for Area 4 in the future.

Jaime Turinsky
313 Johann Street
Delaware, Ohio

Ms. Turinsky requested information regarding the temporary plans for a multi-use trail. She presented to the Clerk a copy of a petition voicing opposition to the development. Mr. Efland provided information relating to the multi-use trail during and after construction.

Maggie Reed
212 Harmony Drive
Delaware Ohio

Deb Logan (Written Letter)
102 Diverston Way
Delaware, Ohio

Ms. Reed read into the record a letter submitted by Ms. Logan regarding landscape easement by Medrock on Ms. Logan's property. Ms. Reed questioned the benefit of the development to surrounding neighbors.

Nancy Moorman
151 Diverston Way
Delaware, Ohio

Ms. Moorman voiced concerns over traffic on DiGenova Way, buffering, and high density.

Kathleen Trotter
524 Lehner Woods Blvd.
Delaware, Ohio

Ms. Trotter voiced concern over the high traffic volume at the YMCA and the safety of residents using the multi-use trail.

Carolyn Kaszowski

Adalee Park Home Owners Association, President
154 Blakemore Drive
Delaware, Ohio

Ms. Kaszowski informed the Commission that the Applicant did attempt to meet with residents, but that due to the notice they were unable to meet. She voiced concerns over traffic concerns and difficulty to maneuver the intersection at Houk Rd. and Diverston Way.

Stewart Clinger
113 Blakemore Drive
Delaware, Ohio

Mr. Clinger requested information regarding the mounding and landscape plans for residents along Boulder Drive. He also requested information on the expected profit difference between 140 vs. 180 units.

Walter Campbell
900 Canal Street
Delaware, Ohio

Mr. Campbell voiced concerns over increase of traffic.

Chairman Simpson requested a break at 8:50 p.m. and reconvened the meeting at 8:55 p.m.

Mr. Efland discussed the recommendation for the Commission to strike staff condition 11 in its entirety.

Mr. Weber discussed the requirement for two access points at the development and staff recommend access locations on Houk and DiGenova Way to avoid access to Boulder Drive at Harmony.

Mr. Efland discussed the mounding plans along Boulder Drive and around the retention pond.

Mr. Sabatino discussed the projected number of employees that would be full time. Mr. Volenik questioned if the Applicant was willing to look at an option of less than 180 units. Mr. Sabatino informed the Commission the application was for 180 units. Mr. Prall discussed additional greenspace options with the removal of building 7 and allow access to Boulder Drive.

d. Commission Action

Motion: Mr. Badger motioned to accept 2016-0026, as revised and with staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion failed with a 1 (Badger)-6 vote.

Motion: Mr. Prall motioned to accept 2018-0027, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion failed with a 0-7 vote.

B. AEP Service Center

(1) 2018-0642: A request by AEP for approval of a Conditional Use Permit for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

(2) 2018-0643: A request by AEP for approval of a Combined Preliminary and Final Development Plan for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and location, which is located on the south side of Slack Road just west of the railroad tracks and is currently zoned A-1. He discussed the proposal to construct a new 48,922 square foot service center, which will include office space and garage. Mr. Schultz discussed the access location and fencing around the site. Mr. Schultz discussed that the applicant is agreeing to permanently preserve approximately 5.5 acres of woodland on their substation property located just east of the railroad tracks at the southwest corner of Liberty Road and Slack Road.

A discussion was held on the improvements to Slack Road.

b. Applicant Presentation

APPLICANT:
John Ortley
AECOM
277 West Nationwide Blvd.
Columbus, Ohio 43215

Joel Sigler
Joel Sigler Designs, Inc.
2835 Cannon Circle
Lewis Center, Ohio 43035

Andy Huber
777 Anderson Park Court
Westerville, Ohio 43081

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Tom Wolber
272 Hearthstone Drive
Delaware, Ohio

Mr. Wolber requested clarification on the tree preservation plan.

d. Commission Action

Motion: Mr. Halter motioned to approve 2018-0642, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Halter motioned to approve 2018-0643, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

C. 2018-0707: A request by Delaware Church of Christ in Christian Union for approval of a Development Plan Exemption for a shelter house on approximately 2.62 acres zoned R-3 (One Family Residential District) and located at 162 Belle Avenue.

Anticipated Process

a. Staff Presentation

Mr. Schultz presented the plans for the Church to construct a 1,800 square foot shelter house on their property, with future intent to enclose the shelter to make it a three season facility with possible restrooms.

b. Applicant Presentation

Philip Tipton
3351 McDowell Road
Grove City, Ohio 43123

Reverend William Benner
162 Belle Avenue
Delaware, Ohio 43015

c. Public comment

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-0707, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland updated the Commission on the process to apply for the Steering Committee for the update to the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall reminder the Commission that he will be unable to attend the June 6, 2018 Planning Commission Meeting.

Vice-Chairman Mantzoros voiced a concern that he has observed multiple times a train stopped for a significant length of time on the train tracks on Cheshire Road.

ITEM 6. NEXT REGULAR MEETING: June 6, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the May 2, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 10:04 p.m.

Stacy Simpson, Chairperson

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM E | DATE: 06/11/2018

ORDINANCE NO: | RESOLUTION NO: 18-30

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Bruce Pijanowski, Police Chief

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT BETWEEN THE CITY OF DELAWARE AND THE OHIO DEPARTMENT OF NATURAL RESOURCES DIVISION OF WILDLIFE TO PROVIDE FUNDING AND ASSISTANCE.

BACKGROUND:
The Delaware Police Department is hosting a "Fish with a Cop" event on July 7, 2018 at Blue Limestone Park. This agreement will allow ODNR to provide funding and services for the event, and is mutually beneficial for both agencies.

REASON WHY LEGISLATION IS NEEDED:
This is an intergovernmental agreement which required approval by Council.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):
$2,113.50 in funding will be provided by ODNR.

POLICY CHANGES:

PRESENTER(S):
Bruce Pijanowski, Chief of Police

RECOMMENDATION:
Approval

ATTACHMENT(S)

RESOLUTION NO. 18-30

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT BETWEEN THE CITY OF DELAWARE AND THE OHIO DEPARTMENT OF NATURAL RESOURCES DIVISION OF WILDLIFE TO PROVIDE FUNDING AND ASSISTANCE.

WHEREAS, the City of Delaware Police Department seeks to continually partner with and promote engagement opportunities; and

WHEREAS, the Ohio Department of Natural Resources wishes to partner with and provide funding to the Delaware Police Department for purposes of hosting a Fish with a Cop event; and

WHEREAS, there are mutual benefits to both the City and ODNR.

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

SECTION 1. That the City Manager is hereby authorized to sign the Agreement between the City of Delaware and the Ohio Department of Natural Resources,

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

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

SUBSIDY AGREEMENT
BETWEEN
DELAWARE CITY POLICE DEPARTMENT
AND
STATE OF OHIO
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

This Agreement is made and entered into this _____ day of _____, ____ by and between the Delaware City Police Department, hereafter referred to as the "Cooperator" and the State of Ohio, Department of Natural Resources, Division of Wildlife, 2045 Morse Rd, Bldg. G, Columbus, Ohio 43229, hereafter referred to as the "Division" or "State." This Agreement is hereby entered into under the authority of Sections 1533.15 and 1533.28 of the Ohio Revised Code (R.C.).

This Agreement is made under the terms and conditions of the U.S. Department of the Interior, the U.S. Fish and Wildlife Service (USFWS) grant to the Division, Project No. F-69-P, CFDA no. 15.605.

WHEREAS, the Cooperator and the Division both have an interest in providing aquatic education programs to make all people more aware of aquatic resources and angling opportunities in Ohio and

WHEREAS, the Cooperator has made significant progress educating people about aquatic resources and educator resources and

WHEREAS, the results of aquatic education programs will benefit anglers and educators in Ohio by making effective aquatic education and angling programs more available to all people, and will promote fishing, aquatic life systems, and sound stewardship of aquatic resources.

NOW THEREFORE, in consideration of the mutual advantages resulting from such cooperation and the respective advantages assumed hereunder it is mutually agreed as follows:

A. THE COOPERATOR SHALL:

1. Undertake the work and activities set forth in Exhibit 1, which is attached hereto, made a part hereof, and incorporated by reference as if fully rewritten herein, and provide a written report of activities and results achieved, within 60 days of the last event. Successful fulfillment of this Agreement shall be measured by an evaluation of the report of the results following completion of the program identified in Exhibit 1.

2. Abide by 2 CFR 200 "Uniform Guidance" to determine the permissibility of all costs, both those charged to the Division and those contributed by the Cooperator.

3. Consult with personnel of the Division for technical assistance and expertise as necessary to assure successful project completion.

4. Maintain records of actual expenditures made on behalf of the work performed under the Agreement in accordance with 2 CFR 200 "Uniform Guidance" for a period of at least five years after final payment. These records are subject to audit by the Division, the U.S. Fish and Wildlife Service, the Comptroller General, or their representatives with reasonable notice to the Cooperator. The Division shall have the right to disallow any costs which are not reasonable, allocable to the work performed, nor allowable under the terms of 2 CFR 200 "Uniform Guidance." The Cooperator shall repay to

the Division any such disallowed cost upon written notice, but reserves the right to appeal any decision.

5. Maintain records of any equipment purchased under the terms of the agreement indefinitely in accordance with 2 CFR 200 "Uniform Guidance." Any item listed in Exhibit 1 is deemed to have been approved by the Division for purchase by the Cooperator. Any item of equipment not listed in the proposal shall not be purchased without the prior written approval of the Division.

6. Provide appropriate recognition to the Division on the printed materials accompanying the production of their role in the Agreement project. This recognition shall include the prominent display of the Division of Wildlife and USFWS Wildlife and Sportfish Restoration logos on all publications, related printed materials and websites.

7. Maintain a complete accounting of all instructor and volunteer time accumulated during this project. Volunteer time and other contributions may be used by the Division for in-kind matching funds. The Cooperator shall report this information to the Division within 60 days following the date of the last activity of the project.

8. Not convert equipment to uses other than those originally approved by the Division, and shall not transfer said equipment without cost, and shall not sell said equipment without written approval of the Division. If for any reason during the one-year period of this Agreement the Cooperator finds that such equipment is no longer needed for its originally approved use, the Cooperator shall notify the Division in writing of such finding. With written approval of the Division, the Cooperator may convert said equipment to a use other than that originally approved, transfer said equipment without cost, or sell said equipment. For conversions, sales or transfers made during the one-year period, the Cooperator shall repay to the Division within forty-five (45) days of the approved disposition of said equipment, seventy-five percent (75%) of any expended funds granted by the Division for the originally approved purchase of said equipment.

9. If at the end of the one-year period, the market value of the equipment is greater than fifty percent (50%) of any expended funds granted by the Division for the originally approved purchase of said equipment, the Cooperator shall develop a disposition plan and request approval from the Division. If the market value of the equipment is less than fifty percent (50%) of the expended funds granted by the Division for the originally approved purchase of said equipment, the Cooperator may dispose of the equipment in a manner consistent with 2 CFR 200 "Uniform Guidance."

B. THE DIVISION SHALL:

1. Provide funding in the amount of $2113.50 for performance of the work and activities described in Exhibit 1. Obligations of the State are subject to the provisions of the R.C. Section 126.07.

2. Provide technical assistance and expertise.

3. Acknowledge the Cooperator as a partner in the Division's aquatic education efforts.

C. IT IS MUTUALLY AGREED AND UNDERSTOOD:

1. Work under this Agreement shall not commence until the Cooperator has been officially notified by the Division to proceed. Any services or materials supplied by the Cooperator prior to such notification, shall not give rise to any legal obligation upon the Division.

2. This Agreement is effective as of the date first written above and shall continue in effect until June 30, 2019. At that time the state may renew the Agreement under the same terms and conditions by mutual written agreement for a term ending June 30, 2020. Performance by the Division under this Agreement may be dependent upon the

appropriation of funds by the Ohio General Assembly. If the Ohio General Assembly fails at any time to continue funding for the payments due hereunder, this Agreement is hereby terminated as of the date that the funding expires without further obligation of the Division.

3. The terms of this Agreement are subject to revision by mutual, written, consent by both parties; and further provided that, prior to the completion of this Agreement, either party hereto shall have the option and privilege of terminating this Agreement by giving a 30-day written notice of intention to terminate to the other party. If the Agreement is terminated at the request of the Cooperator then a full refund of the Agreement monies shall be required within 30 days. If the Agreement is terminated by the Division, the Cooperator shall reimburse the Division for unexpended funds.

4. The Division reserves the right at any time after execution of this Agreement, to terminate the Agreement, in whole, or in part, upon written notification to the Cooperator. At termination, the Cooperator shall furnish to the Division a copy of all invoices and records per paragraph A.5., with a statement as to the amount of work completed on said Project. Upon receipt of the above information the Chief, Division of Wildlife, shall determine the percent completion of the Project, and pay a pro-rated amount of the original Agreement price based on said percentage. The Cooperator agrees that determination of said amount, by the Chief, Division of Wildlife, is a binding and final determination. However, the Cooperator may request reconsideration by the Chief, Division of Wildlife, upon evidence not initially submitted at the time of termination of the Agreement.

5. This Agreement is not part of any other Agreement between the Cooperator and the Ohio Department of Natural Resources and/or the Division.

6. If the Cooperator does not comply with all the terms and conditions of this Agreement, the Agreement shall be immediately canceled and all monies due the Cooperator shall be forfeited to the State.

7. The Cooperator shall be solely responsible for any and all claims and liability for personal injury, including death, or property damage resulting from negligent or intentional acts or omissions of the Cooperator and its employees while they are conducting the work performed under this Agreement.

8. On and after the date of this Agreement, and to the extent allowable by law, the Cooperator agrees to defend and hold the State harmless from loss, damage, or liability in case of claim or suit made against the State by reason of any incident arising from, concerning, or in any way connected with the implementation, construction, operation, or maintenance of the Project.

9. The laws of the state of Ohio shall govern this Agreement and any claims arising in any way out of this Agreement. Any provision of this Agreement prohibited by the law of Ohio shall be deemed void and of no effect; however, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. Any litigation arising out of or relating in any way to this Agreement or the performance hereunder shall be brought only in the courts of Franklin County, Ohio, and Cooperator hereby irrevocably consents to such jurisdiction.

10. The Cooperator certifies that neither it nor its employees are public employees of the Division under federal and state law for tax, retirement deduction, and Workers' Compensation purposes and that the Cooperator carries Workers' Compensation coverage. The Cooperator is undertaking the work under this Agreement as an independent contractor and not as an agent or employee of the Division. Nothing in this Agreement shall be construed so as to create a partnership, joint venture, or other relationship between the parties.

11. Cooperator affirms that it has all of the approvals, licenses, or other qualifications needed to conduct business in Ohio and that all are current. Cooperator further affirms that if at any time during the term of this Agreement, Cooperator is the subject of any reportable event as outlined in Section 872 of Public Law 110-417 (41 U.S.C. 2313) as set forth in Exhibit 2 attached or, for any reason, becomes disqualified from conducting business in the State of Ohio, or becomes debarred from doing business with the State of Ohio, Cooperator will immediately notify the Division in writing and will immediately cease performance of the Work. Failure to provide such notice in a timely fashion as required by the Federal funding authority shall void this agreement and may be sufficient cause for the State or the Federal funding agency to debar the Cooperator from future State contracting opportunities as may be permitted by state or federal law, guidance for which is provided at 2 CFR Sections 180 and 200.212. Cooperator represents and warrants that it is not debarred from consideration for contract awards by the Director of the Department of Administrative Services, pursuant to either R.C. 153.02 or R.C. 125.25. If for any reason Cooperator becomes disqualified from conducting business in Ohio during the term of this Agreement, Cooperator shall both immediately notify the Division in writing and cease performance of work.

12. The Cooperator shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, age, military status, disability, national origin, or ancestry. The Cooperator shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, age, military status, disability, national origin or ancestry. Such action shall include, but is not limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, including apprenticeship. The Cooperator agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Division setting forth the provisions of this nondiscrimination clause.

13. This program receives Federal financial assistance from the U.S. Fish and Wildlife Service. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Title IX of the Education Amendments of 1972, the U.S. Department of the Interior and its bureaus prohibit discrimination on the bases of race, color, national origin, disability, age or sex (in educational programs). If you believe that you have been discriminated against in any program, activity, or facility, or if you desire further information, please write to:

    The U. S. Fish and Wildlife Service
    Office for Diversity and Civil Rights Programs-External Programs
    4040 N. Fairfax Drive, Suite 130
    Arlington, VA 22203

14. The Cooperator affirmatively represents and warrants to the Division that it is not subject to a finding for recovery under R.C. 9.24, or that it has taken appropriate remedial steps required under R.C. 9.24 or otherwise qualifies under that section. Cooperator agrees that if this representation or warranty is deemed to be false, the Agreement shall be void ab initio as between the parties to this Agreement, and any funds paid by the Division hereunder immediately shall be repaid to the Division, or an action for recovery immediately may be commenced by the Division for recovery of said funds.

15. The Cooperator affirms that, as applicable to it, no party listed in Division (I) or (J) of R.C. Section 3517.13 or spouse of such party has made, as an individual, within the two previous calendar years, one or more contributions totaling in excess of $1,000.00 to the Governor or to his campaign committees.

16. The Cooperator agrees to comply with all applicable state and federal drug-free workplace laws. The Cooperator shall make a good faith effort to ensure that all

program participants will not purchase, transfer, use, or possess illegal drugs or alcohol or abuse prescription drugs in any way while under the Cooperator's supervision during its training programs. The Cooperator further agrees to provide smoke-free classrooms for all participants.

17. The Cooperator by signature on this document, certifies that it: (i) has reviewed and understands the Ohio ethics and conflict of interest laws as found in R.C. Chapter 102 and in R.C. Sections 2921.42 and 2921.43, and (ii) will take no action inconsistent with those laws. The Cooperator understands that failure to comply with Ohio's ethics and conflict of interest laws is, in itself, grounds for termination of this Agreement and may result in the loss of other contracts or grants with the State of Ohio.

18. The Cooperator affirms to have read and understands Executive Order 2011-12K issued by Ohio Governor John Kasich and signed and completed the Standard Affirmation and Disclosure Form and shall abide by those requirements in the performance of this Agreement and perform no services required under this Agreement outside of the United States. The Executive Order is available at the following website:
http://governor.ohio.gov/Portals/0/pdf/executiveOrders/EO%202011-12K.pdf

19. The Cooperator will not assign any of its rights nor delegate any of its duties and responsibilities under this Agreement without prior written consent of the Division. Any assignment or delegation not consented to may be deemed void by the Division.

20. Pursuant to R. C. 9.76, the Cooperator hereby declares that it is not boycotting any jurisdiction with whom the State of Ohio can participate in open trade, including the nation of Israel, and will not do so during the term of this Agreement

21. This agreement may be executed in two or more counterparts, each of which shall be deemed to be an original and taken together shall be deemed to be one and the same instrument. This Agreement may be executed and delivered by electronically in Microsoft Word or PDF format.

THIS SPACE LEFT INTENTIONALLY BLANK.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date(s) written herein below.

COOPERATOR	DEPARTMENT OF NATURAL RESOURCES DIVISION OF WILDLIFE
_____ Signature of Authorized Officer	_____ Michael R. Miller, Chief Division of Wildlife As Designee For: James Zehringer, Director Ohio Department of Natural Resources
_____ Printed Name	
_____ Title	_____ Date
_____ Organization Name	
_____ Date	
_____ Federal Tax ID Number	

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM F | DATE: 06/11/2018

ORDINANCE NO: | RESOLUTION NO: 18-31

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Bruce Pijanowski, Police Chief

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A MEMORANDUM OF UNDERSTANDING BETWEEN THE DELAWARE COUNTY BOARD OF DEVELOPMENTAL DISABILITIES AND THE CITY OF DELAWARE TO PARTNER IN THE PRESENTATION OF SAFETY TOWN.

BACKGROUND:
This M.O.U. is required by the Delaware County Board of Developmental Disabilities to officially partner with the Delaware Police Department in the activities of Safety Town. This legislation would authorize the city manager to sign this M.O.U., and any successor M.O.U.'s that are substantially similar.

REASON WHY LEGISLATION IS NEEDED:
Council approval is needed for all intergovernmental agreements. DCBDD requires the M.O.U. to partner with the police department.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):
None

POLICY CHANGES:
None

PRESENTER(S):
Bruce Pijanowski, Chief of Police

RECOMMENDATION:
Approval

ATTACHMENT(S)
Memorandum of Understanding

RESOLUTION NO. 18-31

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A MEMORANDUM OF UNDERSTANDING BETWEEN THE DELAWARE COUNTY BOARD OF DEVELOPMENTAL DISABILITIES AND THE CITY OF DELAWARE TO PARTNER IN THE PRESENTATION OF SAFETY TOWN.

WHEREAS, the City of Delaware Police Department seeks to continually partner with and promote engagement opportunities; and

WHEREAS, the Delaware County Board of Developmental Disabilities wishes to partner with the Police Department at Safety Town.

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

SECTION 1. That the City Manager is hereby authorized to sign the Memorandum of Understanding with the Delaware County Board of Developmental Disabilities; as well as any substantially similar future M.O.U.'s between DCBDD and the Police Department to partner on Safety Town.

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

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

MEMORANDUM OF UNDERSTANDING

The Delaware County Board of Developmental Disabilities ("DCBDD"), whose principal place of business is located at 7991 Columbus Pike, Lewis Center, Ohio 43035 and the Delaware Police Department, ("Organization") whose principal place of business is located at 70 North Union Street, #2, Delaware, Ohio 43015 enter into this Memorandum of Understanding ("MOU") on 4th day of May 2018 (individually, "Party" and collectively, "Parties").

WHEREAS, Organization manages the educational program known as "Safety Town" in an effort to educate children on safety topics; and

WHEREAS, DCBDD wishes to participate in the Safety Town sessions as a Partner Agency in an effort to assist Organization; and

WHEREAS, Organization desires to officially designated DCBDD a Partner Agency for its participation in the activities of Safety Town.

NOW THEREFORE, in consideration of the mutual promises and covenants stated herein, the Parties agree as follows:

1. Designation of Partner Agency

Organization hereby recognizes and designates DCBDD as a Partner Agency for DCBDD's participation in any and all activities that take place during any and all Safety Town sessions.

2. Consent to Use Photographs as a Partner Agency

As a Partner Agency, DCBDD shall have authority to take, have, and publish photographs of the participants in Safety Town for DCBDD's promotional purposes when the participant has consented to use of photographs on the Safety Town Registration.

3. Effective Date

The term of this MOU shall become effective on and be inclusive of the date the last Party signs this MOU.

4. Entire Agreement

This MOU shall constitute the entire understanding and agreement between the Parties and shall supersede all prior understandings and agreements relating to the subject matter hereof. This MOU shall not be assigned.

5. Governing Law

This MOU shall be governed by and interpreted in accordance with the laws of the State of Ohio.

6. Headings

The subject headings of the Sections and Subsections in this MOU are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions. This MOU shall be deemed to have been drafted by both Parties and no purposes of interpretation shall be made to the contrary.

7. Waivers

No waiver of breach of any provision of this MOU shall in any way constitute a waiver of any prior, concurrent, subsequent, or future breach of this MOU or any other provision hereof.

8. Severability

The invalidity of any portion of this MOU shall not invalidate the remainder, and the remainder shall continue in full force and effect.

9. Liability and Insurance

Each Party agrees to be responsible for the negligent acts and omissions of itself and its respective officers, employees, agents, and volunteers arising out of or in connection with this MOU.

Each Party shall carry sufficient insurance, for the life of this MOU, as will protect it against any and all claims that may arise out of the performance of this MOU.

10. Signatures

Any person executing this MOU in a representative capacity hereby warrants that he/she has authority to sign this MOU or has been duly authorized by his/her principal to execute this MOU on such principal's behalf.

IN WITNESS WHEREOF, the Parties hereto have executed this MOU**.**

SIGNATURES:

DCBDD:

_____ _____

Kristine Hodge, Superintendent **Date**
Delaware County Board of Developmental Disabilities
7991 Columbus Pike
Lewis Center, Ohio 43035

ORGANIZATION:

(Signature) _____ _____

Date

(Printed Name) _____

(Title) _____

Approved as to form:

_____

Carol Hamilton O'Brien
Delaware County Prosecuting Attorney

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM G DATE: 06/11/2018

ORDINANCE NO: RESOLUTION NO: 18-32

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Jerry Warner, Chief Building Official

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT BETWEEN DELAWARE COUNTY, THROUGH THE BOARD OF COUNTY COMMISSIONERS FOR BACKUP BUILDING OFFICIAL SERVICES ON AN AS NEEDED BASIS.

BACKGROUND:
As a building department certified by the Ohio Department of Commerce, Board of Building Standards under Section 3781.10 of the Ohio Revised Code, we are required to provide back-up personnel for each of the required certified disciplines, of the certified building department. We have provided mutual aid for backup personnel to Delaware County and the City of Powell for a number of years.

REASON WHY LEGISLATION IS NEEDED:
4101:1-1-01 OAC
2.6 Backup Personnel. The department shall have in its employ or under contract, alternate personnel meeting the requirements of this rule, to serve in the event of a conflict of interest the unavailability of the building official, plans examiner or inspectors.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):

RECOMMENDATION:
Approval

ATTACHMENT(S)

RESOLUTION NO. 18-32

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT BETWEEN DELAWARE COUNTY, THROUGH THE BOARD OF COUNTY COMMISSIONERS FOR BACKUP BUILDING OFFICIAL SERVICES ON AN AS NEEDED BASIS.

WHEREAS, the City of Delaware desires to enter into an intergovernmental agreement with Delaware County, through the Board of County Commissioners.

NOW, THEREFORE, be it ordained by Council of the City of Delaware, Ohio as follows:

SECTION 1. That the City Manager is hereby authorized and directed to enter into an intergovernmental agreement with Delaware County, through the Board of County Commissioners to provide backup building official services on an as needed basis (see attached agreement).

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

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of June**, 2018,** by and between **Delaware County, Ohio**, through the Board of County Commissioners, hereinafter called "COUNTY" and The **City of Delaware**, through City Council, hereinafter called "CITY".

WITNESSETH:

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

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

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

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

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

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

SECTION 1 – SCOPE OF SERVICES

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

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

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

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

E. Transportation shall be furnished by the jurisdiction providing the backup services. The CITY and the COUNTY shall assure that each employee working under this agreement possesses a valid license, professional liability insurance and automobile liability insurance.

F. All clerical services and necessary supplies shall be furnished by the jurisdiction requesting the backup services.

G. Inspection documentation and disposition of inspection shall be made on forms provided by the jurisdiction requesting the backup services. The necessary procedure for the inspection documentation shall be established by the jurisdiction requesting the backup services. The CITY and COUNTY agree to provide written procedure(s) for their method of inspection documentation.

H. Prior to performing inspections the CITY and COUNTY shall assess any difference in code interpretations within the applicable code(s) and determine which interpretation will be applied during the inspection(s) performed. In the event the inspector performing the inspection determines the need for an interpretation, he/she shall contact the responsible jurisdiction's building official and/or authorized official. The interpretation of the responsible jurisdiction's building official and/or authorized official shall be followed. The CITY and COUNTY agree to establish common inspection checklists to aid in the consistency of inspections.

I. The jurisdiction needing the assistance shall notify the other jurisdiction as soon as possible, but no later than 3:30 p.m. the day previous to the inspection(s). A list detailing the inspection type, address, time (if applicable) and any other pertinent information shall be provided. The jurisdiction requesting the service(s) shall notify the affected customer(s) of the altered inspection coverage prior to the performed inspection.

J. The jurisdiction providing the service shall make every attempt to provide the service the next business day. Services shall be completed no later than the second business day. Inspection results and any corresponding documentation shall be provided to the authority having jurisdiction by 9 a.m. on the day following the inspection. If the inspection is not completed the next business day, the responsible jurisdiction shall be notified on the requested date of inspection. This will allow notification to the customer of the same.

   Each party shall determine if their staffing levels are adequate to provide the requested service. Each party understands and agrees that their own inspections will be made priority.

K. All permits, registrations, fees, etc. will be issued and/or collected by the jurisdiction having legal authority.

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

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

SECTION 2 – BASIS OF PAYMENT

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

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

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

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

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

SECTION 3-GENERAL CONSIDERATIONS

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

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

C. This AGREEMENT shall commence **_____, 2018**, and will run for a period of three years from said date. The AGREEMENT may be renewed for a three year period upon the mutual agreement of both parties.

D. Either party may terminate this AGREEMENT by providing thirty (30) days written notice to the other party.

E. Each party shall defend, at its own expense, its own employee(s) in all litigation, pay all attorney fees, damages, court costs, and other expenses and satisfy and cause to be discharged any judgments obtained against its own building official(s), officers, agents or employees arising out of the litigation or claim resulting from a negligent act, error or omission in the performance of the services under this AGREEMENT.

   It is expressly agreed that the services provided under this AGREEMENT are of such a nature that the building official is afforded considerable discretion in the application and enforcement of the Codes and/or resolutions prescribed.

F. The Parties each agree to maintain control over their respective personnel, and this Agreement shall not be construed to alter the employment relationship each Party has with its respective personnel. Each Party shall be responsible for the compensation, benefits, and liabilities of its respective personnel and hereby agrees to release the other Party from any responsibility therefor.

IN WITNESS WHEREOF, the parties hereto have made and executed this AGREEMENT as of the day and year first above written.

Delaware County Board of Commissioners	City of Delaware
_____	_____
Gary Merrell, President of the Board Pursuant to Resolution Number 11 – 137 and Resolution Number _____	City Manager
Date: _____	Date: _____
Approved As To Form:	Approved As To Form:
_____	_____
Prosecuting Attorney	Delaware City Attorney

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

The Delaware County Auditor hereby certifies that the County funds required to meet the obligations of the County set forth in this Agreement have been lawfully appropriated by the County for such purpose and are in the county treasury or in the process of collection, free from any other encumbrances.

_____

George Kaitsa, Delaware County Auditor

Purchase Request #: _____

Contract #: _____

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM H DATE: 06/11/2018

ORDINANCE NO: RESOLUTION NO: 18-33

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: William L. Ferrigno, Public Works Director/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE INSTALLATION AND MAINTENANCE OF THE PROPOSED TRAFFIC SIGNAL AT US-23 AND HAWTHORN BOULEVARD.

BACKGROUND:
As part the Coughlin's Crossing Development Project, a signal was warranted at the intersection of US-23 and Hawthorn Boulevard as a result of the projected traffic volumes the development would add onto the existing roadway network. The traffic signal design and construction will be part of the Coughlin's Crossing US-23 Roadway Improvements and will be 100% funded by the Developer. The signal will be located outside the City of Delaware Corporation Limits within ODOT's jurisdiction. This intersection will be part of the City of Delaware's US-23 coordinated signal system for the US-23 corridor from US-42 to SR-315 and the City will be responsible for the oversite and inspection during construction and full maintenance responsibilities after the public improvements have been accepted. ODOT requires agreements for all traffic signals that are within their jurisdiction, but that will be maintained by City.

REASON WHY LEGISLATION IS NEEDED:

Approval of the agreement is required to specify the responsibilities of the City of Delaware and is required by ODOT in advance of the installation of a new signal on US-23 that is outside the City Limits.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
The Design, Construction and Inspection of this traffic signal is 100% funded by the Developer of the Coughlin's Crossing Project

POLICY CHANGES:
N/A

PRESENTER(S):
William L. Ferrigno, P.E. – Public Works Director/City Engineer

RECOMMENDATION:
Approval

ATTACHMENT(S)
Exhibit A, US-23 & Hawthorn Boulevard Signal Plan
Exhibit B, ODOT Signal Agreement.

RESOLUTION NO. 18-33

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE INSTALLATION AND MAINTENANCE OF THE PROPOSED TRAFFIC SIGNAL AT US-23 AND HAWTHORN BOULEVARD.

WHEREAS, a need for a traffic signal exists to efficiently control the ingress and egress of traffic at the intersection US-23 and Hawthorn Boulevard; and

WHEREAS, the location and property described above, the proposed signal, and the signal appurtenances are all shown on the plan, identified as Exhibit "A", attached hereto; and

WHEREAS, the City wishes to have the proposed traffic signal installed with the Coughlin's Crossing Development US-23 Roadway Improvements Project; and

WHEREAS, the location of the traffic signal and appurtenances shall be in accordance with Exhibit "A" attached hereto and made a part thereof.

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

SECTION 1. The City hereby agrees that the design and installation of the subject signal will conform to the plan included in the Agreement as Exhibit "A".

SECTION 1. The City hereby agrees to cooperate with the Director of Transportation of the State of Ohio in accordance with the Agreement, identified as Exhibit "B" attached hereto;

SECTION 2. The City Manager of the City of Delaware is hereby empowered on behalf of the City of Delaware to enter into contracts with the Director of Transportation necessary to complete the described project.

SECTION 3. That the Clerk of Council will transmit to the Director of Transportation a fully executed copy of this Resolution.

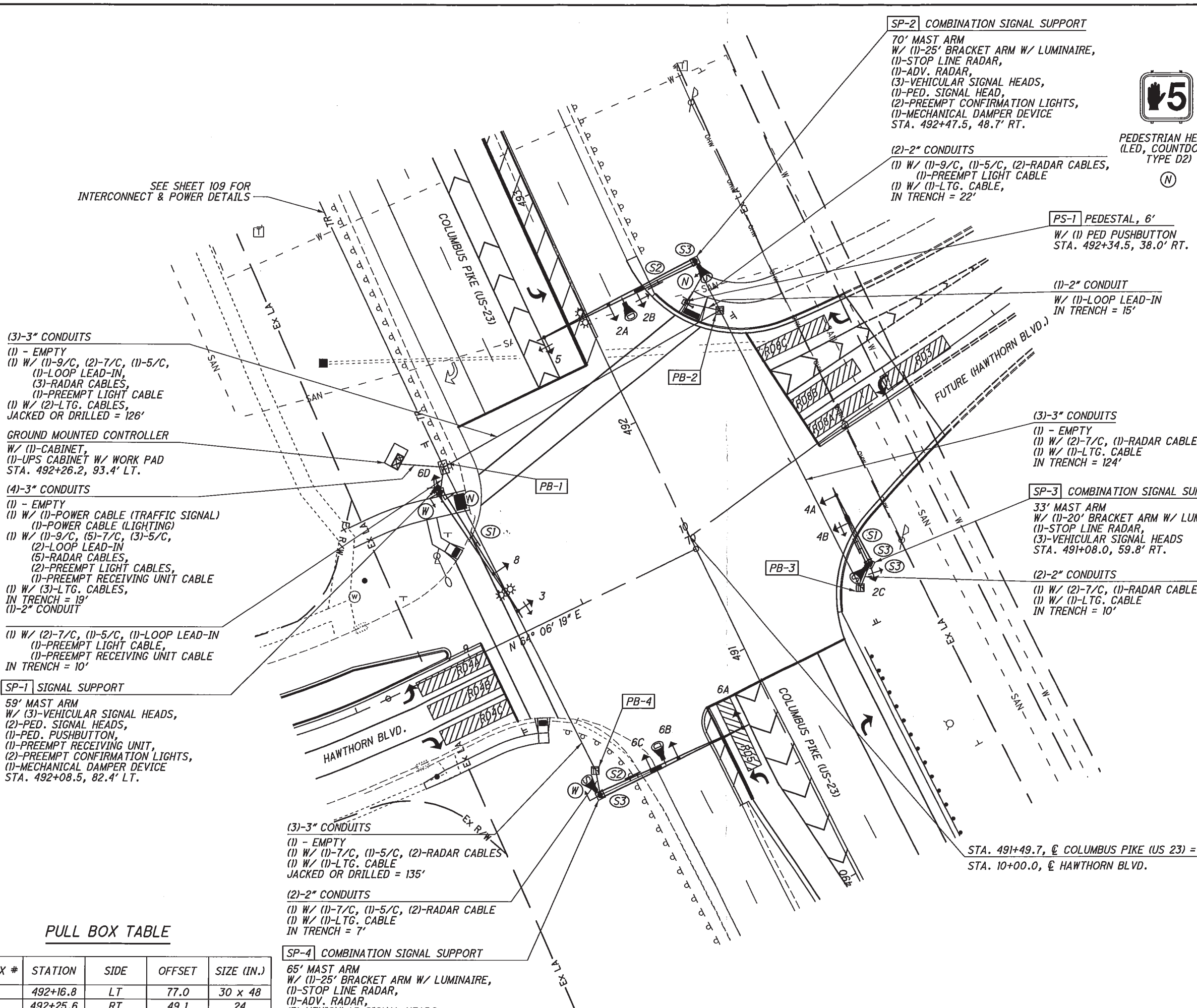
SECTION 4. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those

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

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

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

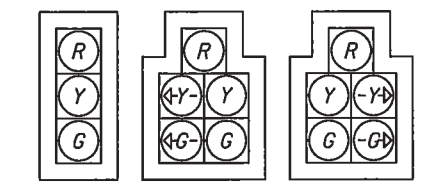


PULL BOX TABLE

PULL BOX #	STATION	SIDE	OFFSET	SIZE (IN.)
1	492+16.8	LT	77.0	30 x 48
2	492+25.6	RT	49.1	24

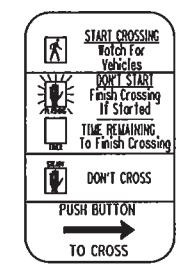
SIGNAL HEADS

LED, POLYCARBONATE, BLACK, 12" LENSES



PEDESTRIAN HEADS (LED, COUNTDOWN, TYPE D2)

SIGNING LEGEND



R10-3E-9
1 - RIGHT ARROWS (SP-1)
1 - LEFT ARROWS (PS-1)

S1 Columbus Pike
D3-1 (72"x12")
(WHITE ON BLUE)

S2 Hawthorn Blvd
D3-1 (72"x12")
(WHITE ON BLUE)

S3
R9-3-18
4 EACH

LEGEND

	PROP	EXIST
TRAFFIC SIGNAL, 3 UNIT HEAD, 12"		
TRAFFIC SIGNAL, 3 UNIT HEAD, 12" WITH ARROWS		
TRAFFIC SIGNAL, 4 OR 5 UNIT HEAD, 12"		
SIGNAL SUPPORT POLE		
PEDESTRIAN SIGNAL		
PEDESTRIAN PUSHBUTTON		
PEDESTAL SUPPORT		
LUMINAIRE, CONVENTIONAL		
CONTROLLER CABINET AND WORK PAD (TS-2)		
TRAFFIC PULL BOX		
DILEMMA ZONE RADAR DETECTION UNIT		
STOP BAR RADAR DETECTION UNIT		
DETECTION ZONE		
PREEMPT RECEIVING UNIT		

N

HORIZONTAL SCALE IN FEET 10 20 40

CALCULATED JAR
CHECKED DRB

TRAFFIC SIGNAL PLAN
U.S. 23 & HAWTHORN BLVD.

COUGHLIN'S CROSSING

www.mscconsultants.com

AGREEMENT

This Agreement, made this _____ day of _____, 2018, by and between the Ohio Department of Transportation whose address is 400 E. William St, Delaware OH 43015 (hereinafter referred to as "ODOT"), and the City of Delaware whose address is 1 South Sandusky St, Delaware OH 43015, (hereinafter referred to as the "City").

WITNESSETH THAT:

In consideration of the mutual covenants hereinafter contained and for the purpose of installing and maintaining a traffic signal installation located at US-23 & Hawthorn Blvd; and

WHEREAS: a need for a traffic signal exists to efficiently control the ingress and egress of traffic at the intersection of United State Route 23 and Hawthorn Blvd; and

WHEREAS: the location and property described above, the proposed signal, and the signal appurtenances are all shown on the plan hereto attached as an addendum to this Agreement, identified as Exhibit "A", a part by direct reference thereto; and

WHEREAS: the City wishes to have the proposed traffic signal installed; and

WHEREAS: the location of the traffic signal and appurtenances shall be in accordance with Exhibit "A", attached hereto and made a part thereof.

That the City Manager of the City of Delaware is hereby empowered and directed on behalf of the City to enter into agreements with the District Deputy Director of the ODOT.

NOW THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I. CONSTRUCTION

The City shall prepare the necessary plans for the proposed traffic signal and they shall be in accordance with the standards set forth in the Ohio Manual of Uniform Traffic Control Devices. Said plans shall be reviewed and approved by ODOT prior to release to the builder and prior to construction.

The City agrees that the design and installation of the subject signal will conform to the plan included in this Agreement as Exhibit "A".

The City shall furnish all material, labor, tools and equipment necessary to install the signal so it is complete and ready for operation. Such materials shall be in accordance with the current copy of the Construction and Material Specifications, Section 625.04.

II. BONDS AND ASSURANCES

The City shall obtain or cause to be obtained a performance bond in the amount of ($200,000), which shall indemnify the State of Ohio and ODOT against all damages suffered by the failure of the City to perform the Agreement according to its provisions and in accordance with the plan contained in Exhibit "A", Ohio Revised Code (R.C.) §4511.10, and other requirements deemed necessary for the acceptance by ODOT of the completed traffic control device(s).

The performance bond described in Paragraph 1 of Section II of this Agreement, shall include, in addition to the obligation to faithfully perform this Agreement, the obligation to pay all lawful claims of subcontractors, material people and laborers for labor performed and materials furnished in the carrying forward, performing or completion of the construction and erection of the traffic control device(s).

The form of this Bond shall be in accordance with R.C. §153.57.

Nothing in this Agreement, including Paragraphs 1 and 2 of Section II, shall be construed as to release the City in part or whole, to the State of Ohio and ODOT from any liability, arising from a failure to perform this contract properly.

III. INDEMNIFICATION

The City, on behalf of itself, its contractors, subcontractors, workers, or agents agrees to indemnify and hold harmless the State of Ohio, ODOT and their representatives from any liability, cause of action, cost or expense incurred in connection with or arising from loss or damage to property or injury or death of any person resulting from actions by the City in the ODOT right of way for the project as described in this Agreement. The City shall defend the State of Ohio and ODOT, their representatives, individually and in their official capacity, in any such lawsuit or claim.

In no event shall the City, its contractors, subcontractors, workers or agents be considered agents or employees of the State of Ohio or ODOT.

IV. INSPECTIONS

The City shall permit the State of Ohio, ODOT or its authorized agent to enter upon the site for the purposes of inspection at any reasonable time or times during the time of this Agreement.

V. COMPLETION OF CONSTRUCTION

When the signal construction has been completed and before it is placed in operation, it shall be inspected by ODOT, which will determine whether the signal conforms to plans and Exhibit "A", as well as any relevant statute or regulation.

If the signal is found to be in conformity with all plans, regulations and statutes, the City will accept the signal, at which time the City shall assume ownership and maintenance responsibility for all signal equipment and traffic control devices related to the project governed by this Agreement. It is understood that the City shall pay maintenance costs as specified in paragraphs VII and IX.

The signal shall operate under the jurisdiction of the City, including the phasing and timing as provided by R.C. §4511.10.

VI. MODIFICATION OF SIGNAL

If, after the initial installation or modification and coordination of the traffic signal, either party determines or believes that additional or modified equipment or modified timing or coordination of the equipment is necessary to improve the flow of traffic at the location, the parties shall consult on the modification felt necessary and, to the extent reasonably possible, shall agree on the modifications to be made and the payment of the costs attendant thereto, if

any. If agreed to by the City and ODOT the work may be performed by ODOT forces. An invoice to recover the actual cost of materials, labor and equipment for the modification will be submitted to the City for payment. The invoice will be presented to the City for payment within 30 days after the completion of the work. Payment of the invoice by the City shall be made within 30 days after receiving the invoice. ODOT reserves the right to alter the traffic signal, the roadway or other appurtenances as it deems necessary if the parties do not agree.

VII. ELECTRICAL ENERGY CHARGES

It is expressly understood that during the term of this Agreement, the City shall pay for the maintenance and operation of the signal including any and all electrical energy charges directly to the electric utility for the operation of this signal.

VIII. NORMAL MAINTENANCE

The City shall provide all normal maintenance required at all times, hereafter, for the efficient operation of subject traffic control signal. Normal maintenance guidelines shall incorporate those functions necessary for maintaining the signal operation at all times; i.e., repair and replacement of all malfunctioning signal components or those that may be damaged either by accident or deterioration. These guidelines shall not apply, however, to subject signal wherein changes to the existing equipment by additions or alterations are necessitated by changing traffic conditions. Reimbursement for maintenance as provided by ODOT shall be made subject to the provisions outlined in Section IX for reimbursement to ODOT by the City.

IX. RIGHT OF ENTRY

ODOT does hereby give the City and its employees the Right of Entry to operate and maintain the traffic signal equipment and appurtenances located on the property of ODOT, as described in Exhibit "A" and throughout this Agreement.

ODOT agrees that the City and its employees, as of the signing of this Agreement, have the right to enter the property of ODOT; this right will be limited to the portion of the ODOT's property depicted in Exhibit "A" except that the ODOT may expand the portion of its property subject to this Right of Entry by describing below the additional portion of property made subject, or the ODOT may limit the Right of Entry to a portion of its property less than that depicted in Exhibit "A" by describing the limitation below and clearly marking the boundaries of the Right of Entry on Exhibit "A". City must provide adequate space for maintenance vehicles and activity. (Describe Right of Entry if more or less inclusive than Exhibit "A".)

Said Right of Entry includes the following conditions and terms:

(a) Such Right of Entry is made subject to all other easements, dedications, uses or restrictions whatsoever affecting the real property which is the subject matter thereof, whether of record or otherwise.

(b) ODOT reserves to itself, its successors and assigns, the right to use the property which is the subject of this Right of Entry in any manner whatsoever, providing that such usage does not interfere in any way with the special rights herein granted to the City.

(c) City shall operate and maintain the traffic signal apparatus, and access to the equipment at the location described above shall be continuously provided by the City for maintenance purposes.

X. REMOVAL

When it is determined by ODOT that said traffic signal or its appurtenances are no longer essential to the safety, convenience or welfare of the traveling public, or any individuals traveling to or from the City's property, or any individuals traveling near the City's property, or that the maintenance of traffic in general would be better served by the discontinuance of the traffic signal, then all such equipment, material and devices installed, maintained and operated by City shall be removed by ODOT at no expense to the City. All salvageable materials and equipment shall be returned to City's signal inventory and the parties shall be relieved of all obligations under this Agreement.

The determination that the traffic signal is no longer useful or desirable shall be made by the State of Ohio, ODOT, in any reasonable manner, including, but not limited to, findings based on a traffic engineering study.

XI. NOTICES

Notices given under the terms of this Agreement shall be deemed sufficiently received if in the case of notice to either party, such notice is mailed by certified or registered United States Mail or is personally delivered to either party's above referenced address.

XII. GOVERNING LAW

This Agreement and the performance thereof shall be governed and interpreted, where applicable, solely by the laws of the State of Ohio.

XII. SEVERABILITY

If, and to the extent that any court of competent jurisdiction holds any provisions or part thereof of this Agreement to be invalid or unenforceable as a final non-appealable order, such holding shall in no way affect the validity of the remainder of this Agreement.

XIV. ENTIRE AGREEMENT

This Agreement and the attachments hereto, if any, constitute the entire agreement between the City and ODOT and supersede all previous written and oral negotiations, commitments and understandings. Its terms, conditions and covenants shall not be altered or otherwise amended except pursuant to an instrument in writing signed by each of the parties hereto and making specific reference to this Agreement.

XV. CONSIDERATION

Each party to this Agreement recognizes that the rights and benefits received by the respective parties to this Agreement are valuable and substantial; enforcement of this Agreement cannot be challenged for lack of consideration.

This Agreement shall be binding upon and inure to the benefit of the parties, their respective successors and assigns.

XVI. CONVEYANCE

It is understood by both parties that the City shall not be relieved of the obligations of this Agreement simply by virtue of the conveyance of the subject real property by the City. The City shall be relieved of the obligations herein at the time when ODOT enters into a new agreement

for the signal with the transferee of the property; or makes the determination that the signal may be removed in accordance with Section XI of this Agreement.

It is the intention of the parties that the obligations of the City be assumed by any subsequent purchaser of the property. The City agrees that at the time of conveyance, the City shall record a copy of this Agreement. The City further agrees that if at any time it sells or transfers its property, or any part thereof which may involve the use of the signal, the City will require as a condition of purchase that the purchaser enter into a similar agreement with the ODOT, and /City will cause a restrictive covenant to be placed in the deed to purchaser which covenant will require the purchaser and all subsequent purchaser to enter into a traffic signal maintenance agreement with ODOT. The City shall notify ODOT of the name and address of the purchaser. The City shall be relieved of its obligations contained therein at the time the deed with such restrictive covenant is recorded or ODOT enters into a new agreement with the purchaser, whichever occurs last.

XVII. TERM

This agreement shall terminate if ODOT makes a determination that the signal is no longer needed in accordance with Section XI or the property is conveyed and the Agreement and deed are recorded in accordance with Section XVII. Additionally, if the signal reaches the end of its useful life due to normal deterioration to its major structural components as determined by ODOT, then ODOT reserves the right to continue the existing signal agreement or renegotiate a new agreement at the time of signal reconstruction.

IN WITNESS WHEREOF, the City, _____, has signed and sealed this Agreement this _____ day of _____, 2018, and ODOT has signed and sealed this Agreement this _____ day of _____, 2018.

STATE OF OHIO
OHIO DEPARTMENT OF TRANSPORTATION

By: _____

Jerry Wray, PE
ODOT Director

DATE: _____

CITY: _____

By: _____

PRINT NAME AND TITLE: _____

DATE: _____

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

1512023 PERMIT NUMBER / NEW TYPE	CITY OF DELAWARE DBA HIDDEN VALLEY GOLF COURSE 580 W WILLIAM ST DELAWARE OH 43015
ISSUE DATE	
05 07 2018 FILING DATE	
D1 PERMIT CLASSES	
21 022 B B95155 TAX DISTRICT / RECEIPT NO.	

FROM 05/10/2018

PERMIT NUMBER / TYPE	
ISSUE DATE	
FILING DATE	
PERMIT CLASSES	
TAX DISTRICT / RECEIPT NO.	

MAILED 05/10/2018 RESPONSES MUST BE POSTMARKED NO LATER THAN. 06/11/2018

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES B NEW 1512023
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10 | DATE: 06/11/2018

ORDINANCE NO: 18-37 | RESOLUTION NO:

READING: THIRD | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE ACCEPTING THE ANNEXATION OF 89.618± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE WILGUS ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

BACKGROUND:
The property proposed to be annexed has long been contemplated to be part of the City of Delaware. The land owners and their agents have been moving forward with the Ohio Revised Code (ORC) dictated annexation process. This process involves several steps and actions by the County and City in order for an annexation to ultimately be accepted by the City. The City took the first city step in the process which required determination of services the City could provide – the Resolution of Services passed January 22, 2018 via Resolution 18-08. The legislation before City Council currently is the final acceptance of annexation which would bring the property into the City jurisdiction. City Council must decide to accept, accept with conditions, or deny the annexation. If no action is taken by the ORC dictated time frame ending on June 11, 2018 ORC dictates that the annexation will be denied. The applicant wishes to begin the rezoning process prior to final action by City Council and thus multiple readings of this legislation are anticipated with passage anticipated prior to the ORC required date of June 11, 2018.

The property is approximately 89.6 acres in size, is composed of two pre-existing lots of record, and is located south of the Delaware Municipal Airport and west of the Innovation Court Development along future Sawmill Parkway. Attached is a memo documenting the responses from various Departments in the city with respect to the Resolution of Services as well as potential items and issues to consider during the deliberations for this final acceptance of the annexation.

In accordance with this memo, Staff recommends several conditions of annexation approval which are contained within the proposed ordinance. These conditions are for the purpose of clearly articulating some of the physical and infrastructure constraints that exist for the property today, while allowing for the possibility of a future development agreement.

REASON WHY LEGISLATION IS NEEDED:
The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This legislation is the final City step in the process to formally accept the annexation of the property. The City has until June 11, 2018 to pass this acceptance of annexation Ordinance or it is considered by ORC to be failed. The applicant wishes to begin the rezoning process prior to final action by City Council and thus multiple readings of this legislation are anticipated with passage anticipated prior to the ORC required date of June 11, 2018.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:
Approval on Third Reading

ATTACHMENT(S)
County Resolution 18-115
Petition
Map
City Resolution 18-08 with attachments

ORDINANCE NO. 18-37

AN ORDINANCE ACCEPTING THE ANNEXATION OF 89.618± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE WILGUS ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

WHEREAS, the proposed annexation applied for in the petition to the Delaware County Commissioners has been approved, by them for annexation to the City of Delaware on February 5, 2018 (See attached) The territory to be annexed is described in the attached Exhibits "A" and "B"; and

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

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

SECTION 1. That Council hereby accepts the annexation of 89.618 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Wilgus Annexation by Andrew P. Wecker, agent for the petitioners with the following conditions that:

1. The Applicant will support the City should the City seek to annex City property adjacent to the Wilgus Annexation that includes approximately 9.906 acres on parcel #419-220-02-007-001.
2. Access to the Wilgus Annexation property shall be from Sawmill Parkway and at locations and access points as required by the City.
3. Access to the property shall require the extension of Sawmill Parkway by the applicant or developer of the property in the absence of a development agreement and dedication at no cost to the City of required right-of-way by the Wilgus Annexation property as may be required by the City.
4. Airport Road is anticipated to be abandoned and shall not be relied upon by the Wilgus Annexation property as public access as required by the City.
5. The Wilgus Annexation property is anticipated to require significant storm sewer, sanitary sewer, and water line improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay

for any and all necessary easements, permits, and construction activities that may be required in this regard.

6. Notwithstanding the above conditions, the City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.

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

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

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Annexation Petition

Owner	Parcel No.	Tax Payer Address
City of Delaware	419-220-03-001-000	1 S. Sandusky St Delaware, OH 43015
City of Delaware	419-220-02-007-001	1 S. Sandusky St. Delaware, OH 13015
MPTB, LLC	419-220-02-003-004	691 Old Pond Lane Powell, Oh 43065
Sawmill-Delaware Investments, LLC	419-220-02-003-005	1036 Hills-Miller Rd. Delaware, OH 43015
Symmerty II, LLC	419-220-02-003-006	1036 Hills-Miller Rd. Delaware, OH 43015
42 Farm View, LLC	419-230-01-028-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-025-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-001-000	7017 Steitz Rd. Powell, OH 43065
TCCI, LLC	419-220-02-012-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015
City of Delaware	419-220-03-001-000	1 S. Sandusky St. Delaware, OH 43015
TCCI, LLC	419-220-02-011-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015

DELAWARE COUNTY
COMMISSIONERS
2017 DEC -6 PM 3:56
RECEIVED

DESCRIPTION OF A PROPOSED ANNEXATION OF
A 89.618 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 13 and 17, Section 2, Township 4, Range 19, of the United States Military Lands, and part of 54.750 acres and 50.000 acres as described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at Northwesterly corner of Lot 4 of Innovation Business Park, of record in Plat Cabinet 4, Slide 43-43B, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 03°38'22" West, with the westerly line of said Innovation Business Park and the easterly line of said 54.750 acres, also being the existing City of Delaware Corporation Line as established by Ordinance Number 14-96 and of record in Deed Book 1315, Page 174, a distance of 1662.24 feet, to a point on the northerly line of 69.767 acre tract described in deed to 42 View Farm, LLC., of recorded in Deed Book 1136, Page 1636, also being the common line of Farm Lot 25 and Farm Lot 13, also being the common corner of said 54.750 acres and an angle point of said existing City of Delaware Corporation Line;

Thence North 85°19'23" West, with the proposed Corporation Line and the common line of said 54.750 acres and of said 69.767 acres, a distance of 1090.90 feet, to a common corner of said 69.767 acres and 50.740 acre tract described in deed to Sectionline Sawmill, LLC., as recorded in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 25 and Farm Lot 40;

Thence North 85°14'38" West, with the northerly line of said 50.740 acres, also being the common line of Farm Lot 17 and Farm Lot 40, a distance of 1490.36 feet, to a common corner of said 50.740 acre tract and 10.000 acre tract described in deed to Sectionline Sawmill, LLC., of record in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 40 and Farm Lot 41;

Thence North 85°55'24" West, with the northerly line of said 10.000 acres and the common line of Farm Lot 17 and Farm Lot 41, a distance of 159.16 feet, to a point at the common corner of 50.000 acre tract described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363 and 47.198 acre tract described in deed to TCCI LLC., of record in Volume 835, Page 1739;

Thence North 04°04'29" East, with the common line of said 50.000 acres and of said 49.198 acres, a distance of 1085.64 feet, to a common corner of 2.640 acre tract described in deed to TCCI LLC., of recorded in Volume 835, Page 1739 and Lot 9906 of Delaware Municipal Airport Plat, of record in Plat Cabinet 3, Slide 522, also being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 86°01'51" East, with the southerly line of said Lot 9906, also being of said existing City of Delaware Corporation Line, a distance of 322.08 feet, to a corner of said Lot 9906, also being an angle point of said existing City of Delaware Corporation Line;

Thence North 03°33'18" East, with the easterly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 639.88 feet, to a point of said Lot 9906 and

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

an angle point of said existing City of Delaware Corporation Line, also being the centerline of Airport Road;

Thence South 86°00'51" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road, a distance of 219.00 feet, to the northwesterly corner of 9.906 acre tract described in deed to City of Delaware, of recorded in Volume 834, Page 913;

Thence South 03°59'09" West, with the westerly line of said 9.906 acres, also being the proposed Corporation Line, a distance of 435.20 feet, to the southerly line of said 9.906 acres, also being an angle point in the proposed Corporation Line;

Thence South 86°00'51" East, with the southerly line of said 9.906 acres, a distance of 991.53 feet, to a point on the easterly line of a said 9.906 acre tract;

Thence North 03°59'09" East, with the easterly line of said 9.906 acres, a distance of 434.96 feet, to a point on the southerly line of a said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road.

Thence South 85°56'41" East, with the southerly line of said Lot 9906 and the northerly line of said 54.750 acres and the said existing City of Delaware Corporation Line, a distance of 468.88 feet, to a point on the southerly line of a said Lot 9906 and the northerly line of said 54.750 acres, also being an angle point of said existing City of Delaware Corporation Line;

Thence South 81°17'36" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 734.42 feet, to a point on the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, containing 89.618 acres, more or less, being approximately 52.326 acres in Farm Lot 13 and approximately 37.292 acres in Farm Lot 17.

4,046 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 9,734 lineal feet of annexed perimeter.

41.6% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

12/05/2017

Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

County Engineer
Delaware County, Ohio
I hereby certify the within to be a true copy of the document that is on file in the Map Department.
CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer
By _____, Date 12/05/17

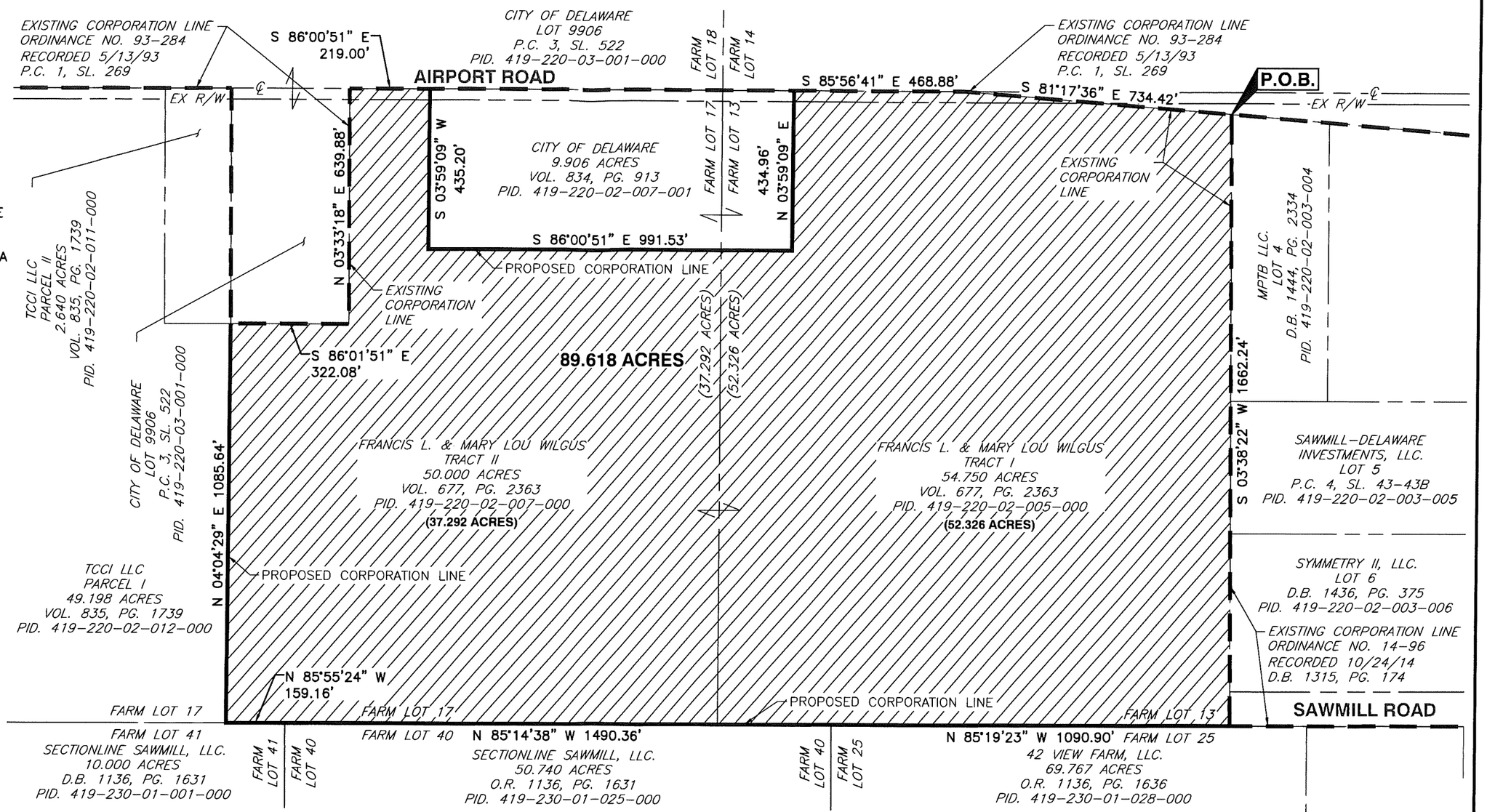
MAP OF TERRITORY TO BE ANNEXED FROM DELAWARE TOWNSHIP TO CITY OF DELAWARE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF DELAWARE
PART OF FARM LOTS 13 & 17, TOWNSHIP 4, SECTION 2, RANGE 19 UNITED STATES MILITARY LANDS

NORTH

SCALE IN FEET

0 300 600



LEGEND

- EXISTING CORPORATION LINE
- PROPOSED CORPORATION LINE
- EXISTING PROPERTY LINE
- PROPOSED CORPORATION AREA

SURVEYOR'S NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE PER DEED OF RECORD AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FOLLOWING DEEDS OF RECORD ON FILE AT THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO: P.C. 3, SL. 522, O.R. 834, PG. 713, P.C. 4, SL. 43, O.R. 1136, PG. 1631, AND O.R. 835, PG. 1735.

THERE IS 687.88 FEET OF AIRPORT ROAD TO BE ANNEXED TO THE CITY OF DELAWARE.

CONTIGUITY CALCULATION

4,046 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE CITY OF POWELL.

A TOTAL OF 9,734 LINEAL FEET OF ANNEXED PERIMETER.

41.6% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF POWELL CORPORATION LINE.

NO ISLAND OF UNINCORPORATED AREA IS BEING CREATED WITH THIS ANNEXATION.

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

12/05/2017

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232

COUNTY ENGINEER
DELAWARE COUNTY

I HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE DOCUMENT THAT IS ON FILE IN THE MAP DEPARTMENT.

CHRIS E. BAUSERMAN, P.E., P.S.

BY _____, DATE 12/05/17

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

AIRPORT ROAD
DELAWARE TOWNSHIP
DELAWARE COUNTY, OHIO

ANNEXATION PLAT

DRAWN BY:	JEC	CHECKED BY:	MAS	APPROVED BY:	MAS	DRAWING NO.:	1 OF 1
DATE:	NOVEMBER 2017	DWG SCALE:	1"=300'	PROJECT NO:	173-951		

P:\2017\173-951\-Survey\Dwg\173951-SV01-SRV-ANNEX.dwg{LAYOUT1} LS:(11/17/2017 - jcoffin) - LP: 11/17/2017 10:15 AM

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

We, the undersigned, being ***all*** of the owners of 89.618 acres of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory from **Delaware Township** to the **City of Delaware,** Delaware County, Ohio, being filed under **Sections 709.021(A)** & **709.023(A)** of the Revised Code of Ohio.

Petitioners have attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as **Exhibit "A"**, as prepared by Mark Alan Smith, P.S., Registered Surveyor No. 8232, of Civil & Environmental Consultants, Inc.

Petitioners have attached hereto and made a part of this petition, an accurate map or plat of the territory sought to be annexed, marked **Exhibit "B"**, also as prepared by Mark Alan Smith, P.S., Registered Surveyor No. 8232, of Civil & Environmental Consultants, Inc.

Among other things as noted on Exhibit "A" and Exhibit "B", the described territory is contiguous with the **City of Delaware**, Ohio.

Andrew Wecker, Esq., attorney at law, is hereby appointed agent for the undersigned Petitioners as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition, with specific authorization to correct any discrepancy or mistake noted by the Delaware County Engineer in examination of the Petition or the Exhibits to the Petition. Any such amendment shall be made by the presentation of amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

The City of Delaware will pass and submit to the Board of Commissioners of Delaware County a resolution of services within twenty (20) days of the date of the filing of this Petition and file same with the Clerk of the Board of Commissioners of Delaware County, Ohio.

Andrew Wecker, Esq.
Manos, Martin & Pergram Co., LPA
50 North Sandusky Street
Delaware, OH 43015

740-363-1313 phone / 740-362-3288 fax
awecker@mmpdlaw.com

RECEIVED
2018 JAN -4 PM 1:54
DELAWARE COUNTY
COMMISSIONERS

Return original to:

Clerk of the Board of the Delaware County Commissioners
101 N Sandusky St, Delaware, OH 43015

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

SIGNATURE OF PETITIONER, TYPED NAME AND ADDRESS DATE

Francis L. Wilgus Jr. 12-21-2017

FRANCIS L. WILGUS, JR.
5787 Robin Hood Lane
Ostrander, OH 43061

Mary Lou Wilgus 12-21-2017

MARY LOU WILGUS
5787 Robin Hood Lane
Ostrander, OH 43061

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrators
Dawn Huston
Seiji Kille

Clerk to the Commissioners
Jennifer Walraven

February 9, 2018

City of Delaware
Elaine McCloskey, City Clerk
1 S Sandusky Street
Delaware, OH 43015

RE: Annexation of 89.618 acres
Delaware Township to City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on February 5, 2018 adopted a Resolution granting Prayer of Petition for 89.618 acres, more or less, from Delaware Township to City of Delaware.

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

If you have questions, please call me at 740-833-2105.

Sincerely,

Sarah Dinovo

Sarah Dinovo,
Assistant Clerk to the Commissioners

RECEIVED
FEB 12 2018

Delaware County Commissioners, 101 North Sandusky Street, Delaware, Ohio 43015
PHONE: (740) 833-2100 FAX: (740) 833-2099 WEB: www.co.delaware.oh.us
FACEBOOK: @DelawareCountyOhio TWITTER: @DelawareCoOhio

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrators
Dawn Huston
Seiji Kille

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 18-115

IN THE MATTER OF GRANTING THE ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, ANDREW P. WECKER, REQUESTING ANNEXATION OF 89.618 ACRES OF LAND IN DELAWARE TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mrs. Lewis, seconded by Mr. Merrell to approve the following resolution:

Whereas, on January 4, 2018 , the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Andrew P. Wecker, agent for the petitioners, of 89.618 acres, more or less, in Delaware Township to the City of Delaware; and

Whereas, pursuant to section 709.023 of the Revised Code, if the Municipality or Township does not file an objection within 25 days after filing of the annexation petition, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

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

Therefore, Be It Resolved, the Delaware County Board of Commissioners grants the annexation petition request to annex 89.618 acres, more or less, in Delaware Township to the City of Delaware.

Vote on Motion Mr. Merrell Aye Mr. Benton Absent Mrs. Lewis Aye

BE IT FURTHER RESOLVED that the Delaware County Board of Commissioners hereby directs the Clerk of the Board to deliver a certified copy of the entire record of the annexation proceedings, including all resolutions of the Board, signed by a majority of the members of the Board, the petition, map, and all other papers on file, and the recording of the proceedings, if a copy is available, to the auditor or clerk of the City of Delaware.

Barb Lewis
County Commissioner

Gary Merrell
County Commissioner

Absent
Jeff Benton
County Commissioner

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted February 5, 2018 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners

EST 1808

CITY OF

DELAWARE

OHIO

RESOLUTION CERTIFICATION

I, Elaine McCloskey, being the duly appointed as Clerk of City Council of Delaware, Ohio, do hereby swear and attest that the attached document is a true and correct copy of Resolution No. 18-08 as passed on January 22, 2018 by the Delaware City Council.

Elaine McCloskey

Elaine McCloskey
Clerk of City Council

SEAL

This Resolution Certification dated this 23 day of January in the year 2018.

RESOLUTION NO. 18-08

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 89.618± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE WILGUS ANNEXATION BY ANDREW P. WECKER, AGENT FOR THE PETITIONERS.

WHEREAS, Andrew P. Wecker, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 89.618 acres of land, more or less, the description and map are attached hereto as Exhibits A and B, and

WHEREAS, Andrew P. Wecker, as agent for the petitioners on January 8, 2018 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on January 4, 2018, and

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

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

SECTION 1. That upon annexation to the City of Delaware of 89.618± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

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

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

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

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

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

SECTION 6. That this resolution shall take effect and be in force immediately after this passage.

PASSED: January 22, 2018 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Carl Kapp
MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: R. Thomas Homan, City Manager
FROM: David M. Efland, Planning & Community Development Director
DATE: 01/18/2018
RE: Wilgus Annexation – Resolution of Services Departmental Responses & Comments

Staff from multiple departments have had an opportunity to review and provide comment on the proposed Wilgus property annexation in the southwest quadrant of the city. There are no objections to the resolution of services component of the annexation at this time. There are some suggestions and comments to consider as the final annexation process moves forward. Staff will continue to discuss these and provide more comment based upon your direction and that of City Council in this regard.

Planning & Community Development

- Services and annexation are supported by the Comprehensive Plan, its study area, and noted as a Potential Future Annexation Area
- Uses anticipated are industrial / planned Mixed Use overlay industrial such as the adjacent Innovation Court area
- Future Land Use Map for the Comprehensive Plan indicates this area as Light Manufacturing
- Area is part of the Southwest Subarea of the Comprehensive Plan with the primary land use goal (LU26) being to expand industrial development in this area.
- Area development can be serviced with existing staffing and expertise in planning, zoning, building, inspections, and code enforcement.

Public Works

- Annexation is supportable to permit expansion to industrial park
- Annexation should include (if possible) the 9.906 acre City parcel # 419-220-02-007-001, to avoid developing and island. This parcel was acquired by the City to provide FAA mandated clear zone around the airport AWOS system.
- Access to proposed property must be via Sawmill Parkway per agreed access location (Property line between two large parcels); Airport Road is to be abandoned and should not be counted on as public access.
- Access will require Right-Of-Way for Sawmill Parkway Extension with anticipated construction partially or in total outside of the city jurisdiction which may be problematic for the future developer/land owner
- Development of property requires storm sewer improvements on properties outside city jurisdiction

Police / Fire

- No issues

Parks

- No issues

Economic Development

- Economic Development supports this annexation.

Public Utilities

- Water and sewer is available proximate to this site sufficient to the land uses contained within our comprehensive plan. Upgrades and extensions are required and will be required at the developer's expense.

Manos, Martin & Pergram Co., LPA
Attorneys at Law

50 North Sandusky Street
Delaware, Ohio 43015-1926
Fax 740-362-3288

Andrew P. Wecker
740-363-1313, ext. 217
e-mail: awecker@mmpdlaw.com

RECEIVED
JAN 8 2018

January 5, 2018

Via Certified Mail
Return Receipt Requested

Ms. Elaine McCloskey
Council Clerk
City of Delaware
1 South Sandusky Street
Delaware, OH 43015

Dear Ms. McCloskey:

You may recall a prior notice regarding this annexation. As an accommodation to the City of Delaware's schedule at the end of 2017, we withdrew the annexation petition filed in early December 2016 ~~and~~ in order to put the City in a better position to meet a 20-day deadline under the Ohio Revised Code to adopt a services resolution.

On January 4, 2018 at 1:54 p.m., the undersigned, as agent for the Petitioners, Francis L. Wilgus, Jr. and Mary Lou Wilgus, refiled with the Board of County Commissioners of Delaware County, Ohio to annex 89.618 acres of land to the City of Delaware, Ohio. A copy of the refiled petition and map and supplemental filing pursuant to Ohio Rev. Code § 709.02(D) are enclosed herewith.

Very truly yours,

Andrew P. Wecker

tjh
Enclosures
T13596-100

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

We, the undersigned, being ***all*** of the owners of 89.618 acres of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory from **Delaware Township** to the **City of Delaware,** Delaware County, Ohio, being filed under **Sections 709.021(A) & 709.023(A)** of the Revised Code of Ohio.

Petitioners have attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as **Exhibit "A"**, as prepared by Mark Alan Smith, P.S., Registered Surveyor No. 8232, of Civil & Environmental Consultants, Inc.

Petitioners have attached hereto and made a part of this petition, an accurate map or plat of the territory sought to be annexed, marked **Exhibit "B"**, also as prepared by Mark Alan Smith, P.S., Registered Surveyor No. 8232, of Civil & Environmental Consultants, Inc.

Among other things as noted on Exhibit "A" and Exhibit "B", the described territory is contiguous with the **City of Delaware**, Ohio.

Andrew Wecker, Esq., attorney at law, is hereby appointed agent for the undersigned Petitioners as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition, with specific authorization to correct any discrepancy or mistake noted by the Delaware County Engineer in examination of the Petition or the Exhibits to the Petition. Any such amendment shall be made by the presentation of amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

The City of Delaware will pass and submit to the Board of Commissioners of Delaware County a resolution of services within twenty (20) days of the date of the filing of this Petition and file same with the Clerk of the Board of Commissioners of Delaware County, Ohio.

Andrew Wecker, Esq.
Manos, Martin & Pergram Co., LPA
50 North Sandusky Street
Delaware, OH 43015

740-363-1313 phone / 740-362-3288 fax
awecker@mmpdlaw.com

DELAWARE COUNTY COMMISSIONERS
2018 JAN -4 PM 1:54
RECEIVED

Return original to:

Clerk of the Board of the Delaware County Commissioners
101 N Sandusky St, Delaware, OH 43015

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

SIGNATURE OF PETITIONER, TYPED NAME AND ADDRESS DATE

Francis L. Wilgus Jr. 12-21-2017

FRANCIS L. WILGUS, JR.
5787 Robin Hood Lane
Ostrander, OH 43061

Mary Lou Wilgus 12-21-2017

MARY LOU WILGUS
5787 Robin Hood Lane
Ostrander, OH 43061

Annexation Petition

Owner	Parcel No.	Tax Payer Address
City of Delaware	419-220-03-001-000	1 S. Sandusky St Delaware, OH 43015
City of Delaware	419-220-02-007-001	1 S. Sandusky St. Delaware, OH 13015
MPTB, LLC	419-220-02-003-004	691 Old Pond Lane Powell, Oh 43065
Sawmill-Delaware Investments, LLC	419-220-02-003-005	1036 Hills-Miller Rd. Delaware, OH 43015
Symmerty II, LLC	419-220-02-003-006	1036 Hills-Miller Rd. Delaware, OH 43015
42 Farm View, LLC	419-230-01-028-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-025-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-001-000	7017 Steitz Rd. Powell, OH 43065
TCCI, LLC	419-220-02-012-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015
City of Delaware	419-220-03-001-000	1 S. Sandusky St. Delaware, OH 43015
TCCI, LLC	419-220-02-011-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015

DELAWARE COUNTY
COMMISSIONERS
2017 DEC -6 PM 3:58
RECEIVED

DESCRIPTION OF A PROPOSED ANNEXATION OF
A 89.618 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 13 and 17, Section 2, Township 4, Range 19, of the United States Military Lands, and part of 54.750 acres and 50.000 acres as described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at Northwesterly corner of Lot 4 of Innovation Business Park, of record in Plat Cabinet 4, Slide 43-43B, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 03°38'22" West, with the westerly line of said Innovation Business Park and the easterly line of said 54.750 acres, also being the existing City of Delaware Corporation Line as established by Ordinance Number 14-96 and of record in Deed Book 1315, Page 174, a distance of 1662.24 feet, to a point on the northerly line of 69.767 acre tract described in deed to 42 View Farm, LLC., of recorded in Deed Book 1136, Page 1636, also being the common line of Farm Lot 25 and Farm Lot 13, also being the common corner of said 54.750 acres and an angle point of said existing City of Delaware Corporation Line;

Thence North 85°19'23" West, with the proposed Corporation Line and the common line of said 54.750 acres and of said 69.767 acres, a distance of 1090.90 feet, to a common corner of said 69.767 acres and 50.740 acre tract described in deed to Sectionline Sawmill, LLC., as recorded in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 25 and Farm Lot 40;

Thence North 85°14'38" West, with the northerly line of said 50.740 acres, also being the common line of Farm Lot 17 and Farm Lot 40, a distance of 1490.36 feet, to a common corner of said 50.740 acre tract and 10.000 acre tract described in deed to Sectionline Sawmill, LLC., of record in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 40 and Farm Lot 41;

Thence North 85°55'24" West, with the northerly line of said 10.000 acres and the common line of Farm Lot 17 and Farm Lot 41, a distance of 159.16 feet, to a point at the common corner of 50.000 acre tract described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363 and 47.198 acre tract described in deed to TCCI LLC., of record in Volume 835, Page 1739;

Thence North 04°04'29" East, with the common line of said 50.000 acres and of said 49.198 acres, a distance of 1085.64 feet, to a common corner of 2.640 acre tract described in deed to TCCI LLC., of recorded in Volume 835, Page 1739 and Lot 9906 of Delaware Municipal Airport Plat, of record in Plat Cabinet 3, Slide 522, also being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 86°01'51" East, with the southerly line of said Lot 9906, also being of said existing City of Delaware Corporation Line, a distance of 322.08 feet, to a corner of said Lot 9906, also being an angle point of said existing City of Delaware Corporation Line;

Thence North 03°33'18" East, with the easterly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 639.88 feet, to a point of said Lot 9906 and

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

an angle point of said existing City of Delaware Corporation Line, also being the centerline of Airport Road;

Thence South 86°00'51" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road, a distance of 219.00 feet, to the northwesterly corner of 9.906 acre tract described in deed to City of Delaware, of recorded in Volume 834, Page 913;

Thence South 03°59'09" West, with the westerly line of said 9.906 acres, also being the proposed Corporation Line, a distance of 435.20 feet, to the southerly line of said 9.906 acres, also being an angle point in the proposed Corporation Line;

Thence South 86°00'51" East, with the southerly line of said 9.906 acres, a distance of 991.53 feet, to a point on the easterly line of a said 9.906 acre tract;

Thence North 03°59'09" East, with the easterly line of said 9.906 acres, a distance of 434.96 feet, to a point on the southerly line of a said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road.

Thence South 85°56'41" East, with the southerly line of said Lot 9906 and the northerly line of said 54.750 acres and the said existing City of Delaware Corporation Line, a distance of 468.88 feet, to a point on the southerly line of a said Lot 9906 and the northerly line of said 54.750 acres, also being an angle point of said existing City of Delaware Corporation Line;

Thence South 81°17'36" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 734.42 feet, to a point on the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, containing 89.618 acres, more or less, being approximately 52.326 acres in Farm Lot 13 and approximately 37.292 acres in Farm Lot 17.

4,046 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 9,734 lineal feet of annexed perimeter.

41.6% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

12/05/2017

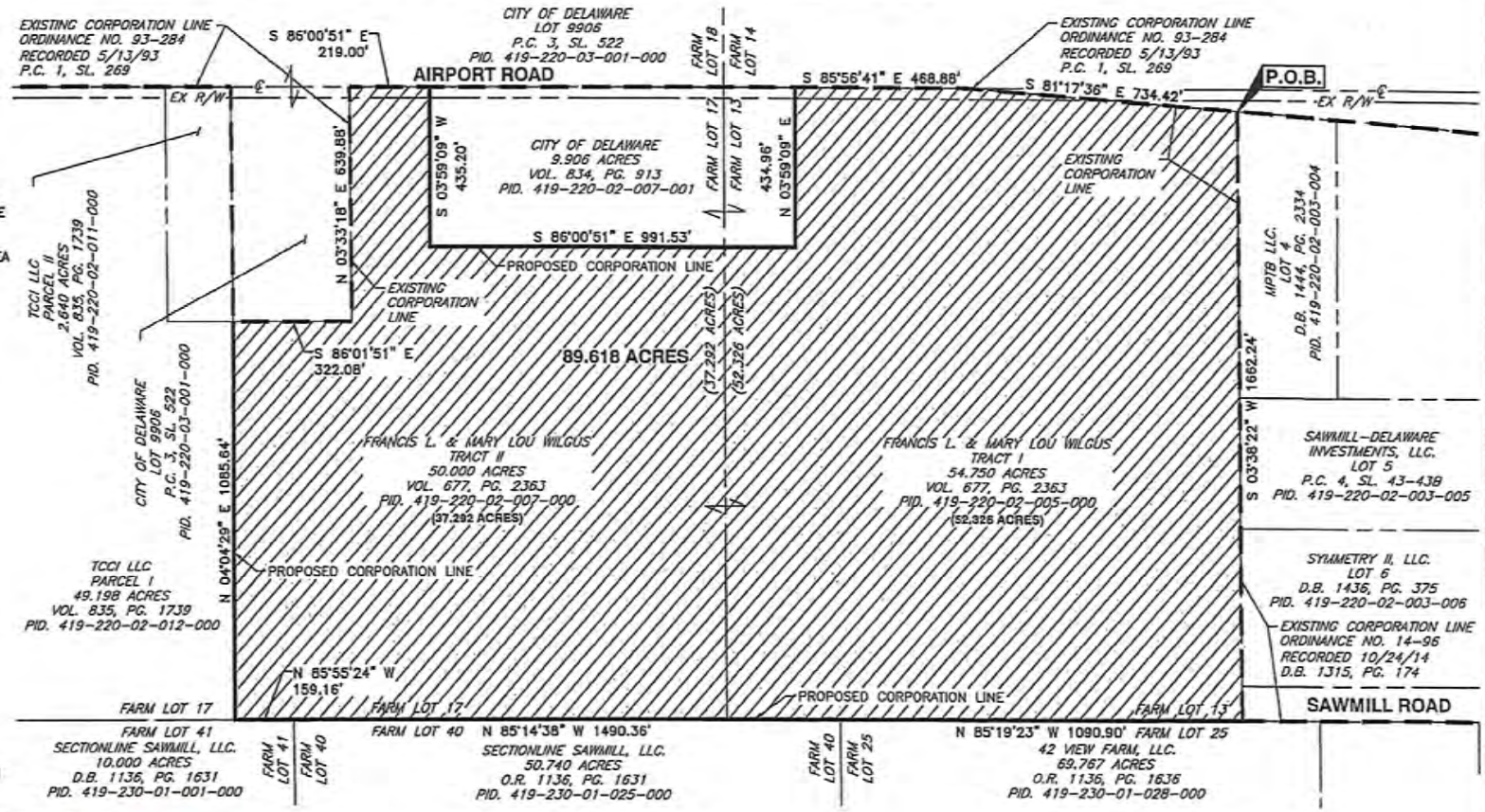
Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

County Engineer
Delaware County, Ohio
I hereby certify the within to be a true copy of the document that is on file in the Map Department.
CHRIS B. BAUSERMAN, P.E., P.S.
County Engineer
By _____, Date 12/05/17

MAP OF TERRITORY TO BE ANNEXED FROM DELAWARE TOWNSHIP TO CITY OF DELAWARE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF DELAWARE
PART OF FARM LOTS 13 & 17, TOWNSHIP 4, SECTION 2, RANGE 19 UNITED STATES MILITARY LANDS

NORTH
SCALE IN FEET
0 300 600



LEGEND

- EXISTING CORPORATION LINE
- PROPOSED CORPORATION LINE
- EXISTING PROPERTY LINE
- PROPOSED CORPORATION AREA

SURVEYOR'S NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE PER DEED OF RECORD AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FOLLOWING DEEDS OF RECORD ON FILE AT THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO: P.C. 3, SL. 522, O.R. 834, PG. 713, P.C. 4, SL. 43, O.R. 1136, PG. 1631, AND O.R. 835, PG. 1735.

THERE IS 687.88 FEET OF AIRPORT ROAD TO BE ANNEXED TO THE CITY OF DELAWARE.

CONTIGUITY CALCULATION

4,046 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE CITY OF DELAWARE.

A TOTAL OF 9,734 LINEAL FEET OF ANNEXED PERIMETER.

41.6% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF DELAWARE CORPORATION LINE.

NO ISLAND OF UNINCORPORATED AREA IS BEING CREATED WITH THIS ANNEXATION.

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

12/05/2017

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232

COUNTY ENGINEER
DELAWARE COUNTY

I HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE DOCUMENT THAT IS ON FILE IN THE MAP DEPARTMENT.

CHRIS E. BAUSERMAN, P.E., P.S.

BY _____, DATE _____

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

AIRPORT ROAD
DELAWARE TOWNSHIP
DELAWARE COUNTY, OHIO

ANNEXATION PLAT

DRAWN BY:	JEC	CHECKED BY:	MAS	APPROVED BY:	MAS	DRAWING NO.:	1 OF 1
DATE:	NOVEMBER 2017	DWG SCALE:	1"=300'	PROJECT NO:	173-951		

P:\2017\173-951\-Survey\Dwg\173951-SUR-ANNEX.dwg\LAYOUT1 LS(11/17/2017 - jeamy) - LP: 1/9/2018 1:18 PM

EST 1808
CITY OF
DELAWARE
OHIO

Wilgus Property
Proposed Annexation of ~89.6Acres
Vicinity and Location Map

N

EST 1808

CITY OF

DELAWARE

OHIO

RESOLUTION CERTIFICATION

I, Elaine McCloskey, being the duly appointed as Clerk of City Council of Delaware, Ohio, do hereby swear and attest that the attached document is a true and correct copy of Resolution No. 18-08 as passed on January 22, 2018 by the Delaware City Council.

Elaine McCloskey

Elaine McCloskey
Clerk of City Council

SEAL

This Resolution Certification dated this 23 day of January in the year 2018.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 11

DATE: 06/11/2018

ORDINANCE NO:

RESOLUTION NO: 18-29

READING: SECOND

PUBLIC HEARING: YES
June 25, 2018 @ 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

BACKGROUND:
In 2015, the City of Delaware and Berkshire Township entered into a Joint Economic Development District in which people who work in the JEDD will pay the city's 1.85% income tax, with the proceeds to be split between the two parties. The City and Township wish to enter into an agreement to create a second JEDD. This JEDD will have an 80/20% split which is in line with other JEDD agreements. The City will continue to provide tax collection services for an administrative fee of up to 4%.

REASON WHY LEGISLATION IS NEEDED:
At the August 14, 2017 City Council Meeting, Council indicated their willingness to participate in the second JEDD under the terms included in the agreement 80/20% split, 4% admin fee, 1% to JEDD Board). The resolution is required because it is an intergovernmental agreement.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
20% of the JEDD income tax collected

POLICY CHANGES:
N/A

PRESENTER(S):
Darren Shulman, City Attorney

RECOMMENDATION:
Approval

ATTACHMENT(S)
Draft Agreement
Map

RESOLUTION NO. 18-29

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

WHEREAS, the City of Delaware (the "City") and Berkshire Township (the "Township") previously entered into a Joint Economic Development District (JEDD); and

WHEREAS, based on the success of that JEDD the City and Township wish to enter into an agreement to establish a new Joint Economic Development District in Berkshire Township; and

WHEREAS, employees who work in the JEDD will pay the city's 1.85 percent income tax; and

WHEREAS, the parties agree that development in the JEDD will impact the city's infrastructure, specifically in the area of The Point and along 36/37; and

WHEREAS, under the terms of this agreement the City will receive 20 percent of the net revenue generated within the JEDD; and

WHEREAS, the City anticipates using its share of the proceeds to help fund necessary improvements at The Point and along 36/37; and

WHEREAS, the City will administer the tax collection for the JEDD for an administrative fee of up to 4 percent of the gross revenue of the JEDD.

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

SECTION 1. The City Manager is hereby authorized to enter into a Joint Economic Development District (JEDD) contract with Berkshire Township memorializing the mutual understanding of the parties regarding the contract.

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

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

BY AND BETWEEN

CITY OF DELAWARE, OHIO

AND

BERKSHIRE TOWNSHIP (DELAWARE COUNTY), OHIO

Dated as of

June 1, 2018

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JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

This Joint Economic Development District Contract (this "Contract") dated as of June 1, 2018 is entered into by and between the City of Delaware, Ohio (the "City"), a municipal corporation and political subdivision organized and existing pursuant to the Constitution and laws of the State of Ohio (the "State") and its Charter, and Berkshire Township (Delaware County), Ohio (the "Township"), a township and political subdivision organized and existing under the laws of the State. (Capitalized terms and words used, but not otherwise defined, in this Contract have the meanings assigned to them in Article I.)

WITNESSETH:

WHEREAS, the JEDD Statutes authorize a municipal corporation and a township to enter into a contract to provide for the creation of a joint economic development district; and

WHEREAS, the City and the Township desire to create a joint economic development district for the purpose of facilitating economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State and in the areas of the City and the Township; and

WHEREAS, pursuant to the JEDD Statutes, the Constitution and laws of the State, the Charter and ordinances of the City and resolutions of the Township, the City and the Township desire to enter into this Contract to set forth their agreements with respect to the JEDD, including, but not limited to, their contributions to the JEDD, the creation of the Board, the powers and duties of the Board and the distribution of proceeds of the JEDD Income Tax;

NOW, THEREFORE, in consideration of the foregoing recitals and the agreements, representations and covenants set forth in this Contract, the City and the Township agree as follows:

(Remainder of Page Intentionally Left Blank)

ARTICLE I
DEFINITIONS

Section 1.1 **Definitions.** In addition to "Contract", "City", "State" and "Township" defined above, the following capitalized words and terms shall have the following meanings:

"Board" shall mean the Board of Directors of the JEDD established in accordance with the JEDD Statutes and this Contract.

"County" means the County of Delaware, Ohio.

"Effective Date" means the date immediately succeeding the occurrence of all of the following: (i) the City's and Township's execution of this Contract, (ii) the thirty-second day after the adoption of the Township's resolution authorizing this Contract, and (iii) the expiration of any statutory period permitting a referendum of the Township's resolution or the City's ordinance authorizing this Contract.

"Gross Revenues" means the proceeds of the JEDD Income Tax, less refunds.

"Net Revenues" means Gross Revenues less (a) to the extent the funds available to the Board are insufficient for such purposes, any amount required to pay costs of any audits of the JEDD mandated by the State or any liability imposed on the JEDD or the Board by a court of competent jurisdiction, (b) amounts due to the City pursuant to the JEDD Income Tax Agreement, (c) 1% of the Gross Revenues allocated to the Board pursuant to Section 5.2 and (d) any amount paid or reimbursed pursuant to Section 6.4.

"JEDD" means the Berkshire Joint Economic Development District No. 2 created pursuant to the JEDD Statutes and this Contract and includes the real property described and depicted in Exhibit A to this Contract.

"JEDD Income" means (i) the income earned by persons working or residing in the JEDD and (ii) the net profits of businesses located in the JEDD.

"JEDD Income Tax" means the tax on JEDD Income levied by the Board in accordance with the provisions of this Contract.

"JEDD Income Tax Agreement" means that agreement to be entered into by and between the Board and the City providing for the City to (i) administer, collect and distribute the JEDD Income Tax in accordance with the Contract and (ii) act as the fiscal agent of the JEDD and the Board.

"JEDD Statutes" means Ohio Revised Code Section 715.72.

Section 1.2 **Interpretations.** Any reference herein to the County, the City, the Township or the Board or to any officer or employee of the County, the City, the Township or the Board, includes the entities, officers or employees succeeding to their respective functions, duties or responsibilities pursuant to or by operation of law, or the entities, officers or employees lawfully performing their respective functions, duties or responsibilities.

Any reference herein to a section or provision of the Constitution of the State, the Ohio Revised Code, the Charter of the City or legislation of the County, the City or the Township or any statute of the United States of America, includes that section or provision as amended, modified, revised, supplemented or superseded from time to time; provided, however, that no amendment, modification, revision, supplement or superseding section or provision shall be applicable to this Contract solely by reason of this Section 1.2 if such amendment, modification, revision, supplement or superseding section or provision constitutes an impairment of the rights or obligations of the City, the Township or the Board under this Contract.

Unless the context clearly indicates otherwise, words importing the singular number include the plural number and vice versa. The terms “hereof”, “hereby”, “herein”, “hereto”, “hereunder” and similar terms refer to this Contract. The term “hereafter” means after, and the term “heretofore” means before, the date of this Contract. Words of any gender include the correlative word of the other genders unless the context clearly indicates otherwise.

Unless the context clearly indicates otherwise, any reference to a “Section” is a reference to a section of this Contract.

Section 1.3 **Captions and Headings.** The captions and headings in this Contract are solely for convenience of reference and do not define, limit or describe the scope or intent of any Articles, Sections, subsections, paragraphs, subparagraphs or clauses herein.

(End of Article I)

ARTICLE II
JOINT ECONOMIC DEVELOPMENT DISTRICT

Section 2.1 Creation and Territory. The City and the Township hereby create the "Berkshire Joint Economic Development District No. 2" consisting of real property described and depicted in Exhibit A to this Contract. The provisions set forth in Ohio Revised Code Section 715.72 (R) shall apply to the unincorporated territory of the Township located in the JEDD.

Section 2.2 Purpose. The City and the Township are creating the JEDD for the purpose of facilitating economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State and in the areas of the City and the Township.

Section 2.3 Contributions.

(a) The Township:

(i) shall furnish or cause to be furnished to the JEDD all usual and customary governmental services furnished by the Township to similarly situated properties located in the unincorporated area of the Township outside of the JEDD, including, but not limited to maintenance of township roads, snow removal and general administration; and

(ii) shall provide accommodations, if requested, for meetings of the Board, maintenance of the records of the JEDD and, if reasonably available, as determined by the Township, any necessary clerical staffing for the Board. The Township may also cause certain improvements to property located within the JEDD to be declared a public purpose, the increased value of such property to be exempt from real property taxes for a period of time, the owner(s) of such property to be required to pay service payments in lieu of taxes, and the receipts of such service payments to be used to pay costs of public infrastructure benefitting such property and the JEDD, all in accordance with the Ohio Revised Code; and

(iii) may furnish to the JEDD such services allowed by law as the Township and the Board deem appropriate and agree.

(b) The City:

(i) shall cooperate with and assist the Board in activities that promote, complement and benefit economic development in the JEDD; provided, however, the City is not expected or required to undertake any such activity to the detriment of economic development in the City; and

(ii) shall cooperate with and assist the Township on issues affecting the JEDD, such as planning, zoning and building standards and review; and

(iii) shall provide the services set forth in the Income Tax Agreement; and

(iv) may furnish such services allowed by law as the City and the Board agree upon.

Section 2.4 **Economic Development Plan.** The Economic Development Plan for the District shall consist of that Economic Development Plan attached hereto and incorporated herein as Exhibit B to this Contract.

(End of Article II)

ARTICLE III
TERM

Section 3.1 **Term.** The term of this Contract shall commence on the Effective Date and shall terminate on December 31, 2119.

Section 3.2 **Prior Termination.** This Contract may be terminated prior to December 31, 2119 by the City or the Township by notice to the other not earlier than 365 days and not later than 180 days prior to the termination date:

(a) if the Board has not adopted a resolution to levy the JEDD Income Tax within one year after the Effective Date; or

(b) if a final order of a court of competent jurisdiction invalidates the levy of the JEDD Income Tax and no appeal of such order has been filed or the period for such appeal has lapsed.

The termination of this Contract pursuant to (a) or (b) above shall be effective on the date stated in the notice of termination.

Section 3.3 **Actions upon Termination.** Upon termination of this Contract:

(a) the Board shall remain in office for six months to provide for an orderly termination of the JEDD; and

(b) the levy of the JEDD Income Tax shall cease, but the JEDD Income Tax levied prior to the termination shall be collected and distributed in accordance with Article V of this Contract; and

(c) 20% of any remaining assets of the JEDD shall be distributed to the City and 80% of such remaining assets shall be distributed to the Township; provided, however, if any such assets cannot be liquidated, the City and the Township must agree on the value of such assets for their distribution; and

(d) the records of the JEDD shall be given into the custody of the Township and shall be available for inspection or audit by the City or the Township.

(End of Article III)

ARTICLE IV
THE BOARD

Section 4.1 Creation, Membership and Appointment of the Board.

(a) Pursuant to the JEDD Statutes, the City and the Township hereby establish the Board to govern the JEDD.

(b) If on the Effective Date there are businesses located and persons working within the JEDD, the Board shall consist of: (i) one member representing the City, (ii) one member representing the Township, (iii) one member representing the owners of businesses located within the JEDD, (iv) one member representing the persons working within the JEDD, and (v) one member selected by the above members.

(c) If on the Effective Date there are no businesses located or persons working within the JEDD, the Board shall consist of: (i) one member representing the City, (ii) one member representing the Township, (iii) one member selected by the above members; provided, however, that if after the Effective Date a business locates or persons commence working within the JEDD, the Board shall be expanded to also include: (iv) a member representing the owners of businesses located within the JEDD, and (v) a member representing the persons working within the JEDD, and provided further that upon the termination of the member selected by the initial two members of the Board, thereafter that member shall be selected by the four members described in (i), (ii), (iv) and (v) of this paragraph.

(d) The City shall appoint the members representing the City and the owners of businesses located within the JEDD, and the Township shall appoint the members representing the Township and the persons working within the JEDD. The City and the Township will make their initial appointment of members of the Board within 60 days after the Effective Date, and the terms of those members shall commence on the first day of the first month commencing 57 days after the Effective Date. The Board shall first meet within the first month that commences 57 days after the Effective Date and shall select the remaining member of the Board – the member described in (v) of paragraph (b) above or in (iii) of paragraph (c) above – within that month for a term commencing the first day of the immediately succeeding month. The initial terms of the members described in (i), (ii), (iii), (iv) and (v) of paragraph (b) above shall be one year, two years, three years, four years and four years, respectively. The initial terms of the members described in (i), (ii) and (iii) of paragraph (c) above shall be one year, two years and three years, respectively.

(e) The initial appointment of the members described in (iv) and (v) of paragraph (c) above shall be for a four year term commencing on the first day of the same month as the terms of the members described in (i) and (ii) of paragraph (c) above commenced, and should commence the first such day after a business locates or a person commences working in the JEDD.

(f) After the initial terms of all members expire, the terms of all members shall be for four years; provided, however, each member shall continue to serve until the member's successor is appointed; and provided further that upon termination of this Contract, the terms of the members then serving shall terminate six months after the termination of this Contract.

(g) The term of any person to fill a vacancy on the Board because of the death, resignation or removal of a member shall terminate when the term of the member removed, resigned or died would have terminated.

(h) The City and the Township covenant to use their best efforts to timely appoint all members of the Board.

(i) The member described in (v) of paragraph (b) above or (iii) of paragraph (c) above shall serve as the Chairperson of the Board.

(j) The members of the Board shall not receive compensation for such membership or for their attendance at meetings of the Board, but may be reimbursed for expenses incurred in performing their duties.

(k) Any member may be reappointed to the Board, but no member shall serve more than two consecutive terms on the Board.

Section 4.2 Board Officers and Procedures. The Board shall enact bylaws or other procedures for the governance of the Board, including procedures for the election from its members of a Vice Chairperson and a Secretary-Treasurer; provided, however, the terms of such officers shall not be for a period longer than one year.

Section 4.3 Powers and Duties of the Board.

(a) In addition to the duty to enact bylaws or procedures set forth in Section 4.2, the Board shall:

(i) if it enacts the JEDD Income Tax as authorized by Section 5.1, enter into the JEDD Income Tax Agreement with the City; provided that payments to the City for services rendered pursuant to the Income Tax Agreement shall not exceed 4% of Gross Revenues for any calendar year during the term of the Income Tax Agreement; and

(ii) adopt an annual budget for the Board and the JEDD that estimates the revenues and expenses of the Board and the JEDD; and

(iii) establish an appropriations procedure to provide for payment of the expenses of the Board and the JEDD and the distribution of the JEDD Income Tax in accordance with Section 5.2.

(b) In addition to the authorization to levy the JEDD Income Tax set forth in Section 5.1, the Board is authorized to:

(i) take such actions necessary or convenient to carry out the powers granted in this Contract and/or the JEDD Statutes; and

(ii) purchase, receive, hold, lease or otherwise acquire, and sell, convey, transfer, lease, sublease or otherwise dispose of, real and personal property, together with such rights and privileges as may be incidental or appurtenant thereto and the use thereof; and

(iii) acquire, purchase, construct, reconstruct, enlarge, furnish, equip, maintain, repair, sell, exchange, lease or rent from others, or operate, facilities for the JEDD; and

(iv) make available the uses or services of any JEDD facilities to one or more persons or government agencies or any combination thereof; and

(v) apply to the proper authorities of the United States pursuant to appropriate laws for the right to establish, operate and maintain foreign trade zones within the JEDD; and

(vi) establish and maintain such funds or accounts as it deems necessary, either of its own or in conjunction with the City or the Township; and

(vii) promote, advertise and publicize the JEDD and its facilities, provide information relating to the JEDD and promote the interests and economic development of the JEDD, the City, the Township, the County and the State; and

(viii) make and enter into contracts and agreements and authorize one or more officers of the Board to sign instruments necessary or incidental to the performance of its duties and the execution of its powers pursuant to this Contract and the JEDD Statutes; and

(ix) employ managers or other employees and retain or contract with consulting engineers, financial consultants, accounting experts, architects, attorneys and such other consultants and independent contractors as are necessary in its judgment to carry out the purposes of this Contract, and fix the compensation thereof, which shall be payable from any available funds of the JEDD; and

(x) receive and accept from any federal or state agency, the Township, the City, the County or other persons grants for or in aid of the construction, maintenance or repair of any JEDD facility, for research and development with respect to JEDD facilities or for programs or other projects of the JEDD, and receive and accept aid or contributions from any source money, property, labor or

other items of value, to be used and applied for the purposes of such grants, aids or contributions and this Contract; and

(xi) purchase fire and extended coverage and liability insurance for any JEDD facility or office, insurance protecting the JEDD and its Board, officers and employees against liability arising from the operations or actions of the Board or the JEDD, and any other insurance the Board may determine to be reasonably necessary; and

(xii) provide guidance and directions on issues regarding tax abatements, economic development incentives, tax increment financing, zoning, traffic and infrastructure within the JEDD and make recommendations regarding the same to appropriate agencies.

(End of Article IV)

ARTICLE V
JEDD INCOME TAX

Section 5.1 **Authorization to Levy JEDD Income Tax.** The Board is hereby authorized to enact legislation to (a) levy the JEDD Income Tax at the rate currently and hereafter levied by the City on the income of individuals and the net profits of businesses, and (b) adopt regulations, rules or code for the administration, collection and enforcement of the JEDD Income Tax.

Section 5.2 **Allocation of Proceeds of the JEDD Income Tax.** The City shall, on behalf of the JEDD, and pursuant to the JEDD Income Tax Agreement, collect and administer the JEDD Income Tax.

(a) Gross Revenues shall be used to pay to: (i) the City the amount then due pursuant to the JEDD Income Tax Agreement, (ii) the Board an amount equal to 1% of the Gross Revenues, (iii) the Board, to the extent the funds then available to the Board are insufficient, an amount sufficient to pay costs of any audit of the JEDD mandated by the State or any amount needed to pay any liability imposed on the Board by a court of competent jurisdiction and (iv) the City and/or the Township an amount to reimburse the City and/or the Township for amounts expended pursuant to Section 6.4.

(b) Net Revenues shall be allocated and paid as follows: 20% to the City and 80% to the Township.

(c) Within 30 days of the last day of March, June, September and December of each year (or if any such date is not a business day, on the immediately succeeding business day), the City shall, on behalf of the JEDD (i) pay from the Gross Revenues to the City the amounts then due pursuant to (a) above, (ii) calculate and pay the amounts due from the Net Revenues for the prior three months to the Board, the City and the Township pursuant to (b) above, and (iii) provide an accounting of the receipts and uses of the proceeds of the JEDD Income Tax for the prior three months, including, but not limited to, a summary of the amounts of JEDD Income Tax on individuals withheld by each Business. In the event that any amount due from the Net Revenues to the Board, the City or the Township is a negative amount, then that negative amount shall be set off against the next amount to be paid.

(d) It is expressly understood and agreed that amounts received by the Board, the City and the Township may be used by each of the entities for any lawful purpose in each's sole discretion.

(End of Article V)

ARTICLE VI
MISCELLANEOUS

Section 6.1 **Fiscal Year.** The fiscal year of the JEDD shall commence on January 1 of each calendar year and shall terminate on December 31 of the same calendar year.

Section 6.2 **Reports and Records.** Within 30 days of the effective date of this Contract, the Board shall notify the Auditor of State of the State of Ohio of the creation of the JEDD and the Board.

Within three months after the end of each fiscal year of the JEDD, the Board shall compile and distribute to the City and the Township a report setting forth all revenues received by the JEDD during the preceding fiscal year and all disbursements made during that fiscal year.

Within three months prior to the commencement of each fiscal year of the JEDD, the Board shall prepare and distribute to the City and the Township a budget for that fiscal year, stating anticipated revenues and expenses of the JEDD.

All books, records, documentation, and financial information of the JEDD shall, upon request, be made available to the City and the Township and their agents for review and/or audit. The Board and the JEDD shall fully cooperate with the City or the Township in fulfilling such a request.

Section 6.3 **Amendments.** Except for any amendment of this Contract or the JEDD to increase the territory of the JEDD, this Contract may be amended by the City and the Township pursuant to a written amendment authorized by the respective legislative authorities of the City and the Township. Any real property located within the JEDD may be removed from the JEDD pursuant to a written amendment duly authorized by the City and the Township. Following a duly authorized amendment removing real property from the JEDD, such property shall be deleted from the territory of the JEDD and is then no longer subject to the terms of the Contract. Any amendment of this Contract or the JEDD to increase the territory of the JEDD shall be subject to the provisions of the JEDD Statutes for adding areas to the JEDD.

Section 6.4 **Support of Contract; Execution of Other Documents.** The City and the Township shall support this Contract and shall defend the same against any lawsuits brought against the JEDD, the Board, the City or the Township in conjunction with the JEDD. The expenses and fees of the Board, the City and the Township, including reasonable attorney fees, incurred in any lawsuit brought against the JEDD, the Board, the City or the Township shall be paid or reimbursed from Gross Revenues.

The engineering and surveying expenses and fees which were incurred by the Township in preparing both a description of the JEDD and a map denoting the boundaries of the JEDD shall be reimbursed from Gross Revenues prior to any distributions to the JEDD Parties. The Township shall also be reimbursed from Gross Revenues the legal fees and expenses incurred by the Township in preparing various documents needed to create the JEDD, provided that the legal fees and expenses reimbursed shall not exceed the sum of $10,000.00. If the Gross Revenues are

insufficient at any time to pay any such expenses and fees, the Township shall be reimbursed when such revenues are available for that reimbursement.

The City and the Township each agree to cooperate with the others in the implementation of this Contract and to execute or cause to be executed, in a timely fashion, all necessary documents in order to effectuate the purposes of this Contract.

Section 6.5 Binding Effect. All rights, benefits, and privileges under this Contract shall inure only to the City and the Township, and no third parties shall have any right to claim any rights, benefits, or privileges under this Contract. Each covenant, agreement or obligation of the City or the Township under this Contract is binding on each officer of the City or Township, respectively, who has the authority or duty from time to time under the laws of the State to take any action which may be necessary or advisable to observe or perform the covenant, agreement or obligation.

Section 6.6 Counterparts. This Contract may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Contract.

Section 6.7 Severability. The invalidity or unenforceability of any one or more provision of this Contract shall not affect the validity or enforceability of the remaining provisions of this Contract or any part thereof and the same shall remain in full force and effect.

Section 6.8 Governing Law and Choice of Forum. This Contract shall be governed by and construed in accordance with the laws of the State. All claims, counterclaims, disputes and other matters in question regarding this Contract or its breach will be decided in a court of competent jurisdiction within the State.

Section 6.9 Notices and Payments. All notices, demands, requests, consents or approvals given, required or permitted hereunder shall be in writing and shall be deemed sufficiently given if received or if hand delivered or sent by recognized overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to (i) (A) the City at City of Delaware, Ohio, 1 South Sandusky Street, Delaware, Ohio 43015, Attention: City Manager, (B) the Township at Berkshire Township, 1454 Rome Corners Road, Galena, Ohio 43021, Attention: Administrator, and (C) to the Board, at Chair, Board of Directors, Berkshire Joint Economic Development District No. 2 at the business address for the JEDD in the rules adopted by the Board, or (ii) such other address as the recipient shall have previously notified the sender in writing as provided in this Section 6.9.

All payments shall be made to (i) (A) the City at City of Delaware, Ohio, 1 South Sandusky Street, Delaware, Ohio 43015, Attention: Finance Director, (B) the Township at Berkshire Township, 1454 Rome Corners Road, Galena, Ohio 43021, Attention: Fiscal Officer, and (C) to the Board, at Chair, Board of Directors, Berkshire Joint Economic Development District No. 2 at the business address for the JEDD in the rules adopted by the Board, or (ii) such other address as the recipient shall have previously notified the sender in writing as provided in this Section 6.9.

Section 6.10 **Entire Agreement.** This Contract is the only and entire agreement between the City and the Township regarding the JEDD.

(End of Article VI)

IN TESTIMONY WHEREOF, the City and the Township have subscribed to this JEDD Contract by their duly authorized officers:

BERKSHIRE TOWNSHIP
(DELAWARE COUNTY), OHIO

Date: _____, 2018

By: _____
Township Administrator

CITY OF DELAWARE, OHIO

Date: _____, 2018

By: _____
City Manager

FISCAL OFFICERS' CERTIFICATIONS

The undersigned fiscal officer of Berkshire Township (Delaware County), Ohio hereby certifies that the moneys require to meet the obligations of the Township during the calendar year 2018 under the foregoing Joint Economic Development District Contract have been appropriated lawfully for that purpose, and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from encumbrances. This certification is made in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

_____
Fiscal Officer
Berkshire Township (Delaware County), Ohio

The undersigned fiscal officer of the City of Delaware, Ohio hereby certifies that the moneys require to meet the obligations of the City during the calendar year 2018 under the foregoing Joint Economic Development District Contract have been appropriated lawfully for that purpose, and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from encumbrances. This certification is made in compliance with Ohio Revised Code Sections 5705.41and 5705.44.

_____
Finance Director
City of Delaware, Ohio

EXHIBIT A
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

DESCRIPTION OF THE JEDD

The JEDD consists of twelve (12) complete parcels and a portion of one parcel, all of which are located within Berkshire Township, Delaware County, Ohio. The map attached as Exhibit A shows the location of these properties. The complete parcels located within the JEDD consist of the following parcels as numbered and in the records of the County Auditor of Delaware County, Ohio:

	Parcel Number	Current Zoning
1.	41721002013000	Planned Commercial District
2.	41721002014001	Planned Commercial District
3.	41722001012004	Planned Commercial District
4.	41722001012001	Planned Commercial District
5.	41722001012002	Planned Commercial District
6.	41722001012003	Planned Commercial District
7.	41721002038000	Planned Commercial District
8.	41722001017000	Agriculture/Planned Mixed Use Dist.
9.	41722001018000	Planned Commercial District
10.	41723001005000	Agriculture/Planned Mixed Use Dist.
11.	41723001004000	Agriculture/Planned Mixed Use Dist.
12.	41723001003000	Agriculture/Planned Mixed Use Dist.

Except for that portion described on Exhibit A-1, which is attached hereto and incorporated herein, the remainder of Parcel Number 41721002012000 is located within the JEDD, with this property being currently zoned Planned Commercial District.

Parcel Numbers Eight (8) through Twelve (12) above are encompassed within the Planned Mixed Use District.

Parcel Numbers One (1) through Seven (7), as well as that portion of Parcel Number 41721002012000 located in the JEDD, are encompassed within the 36/37 Planned Mixed Use District.

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

DESCRIPTION OF THE JEDD

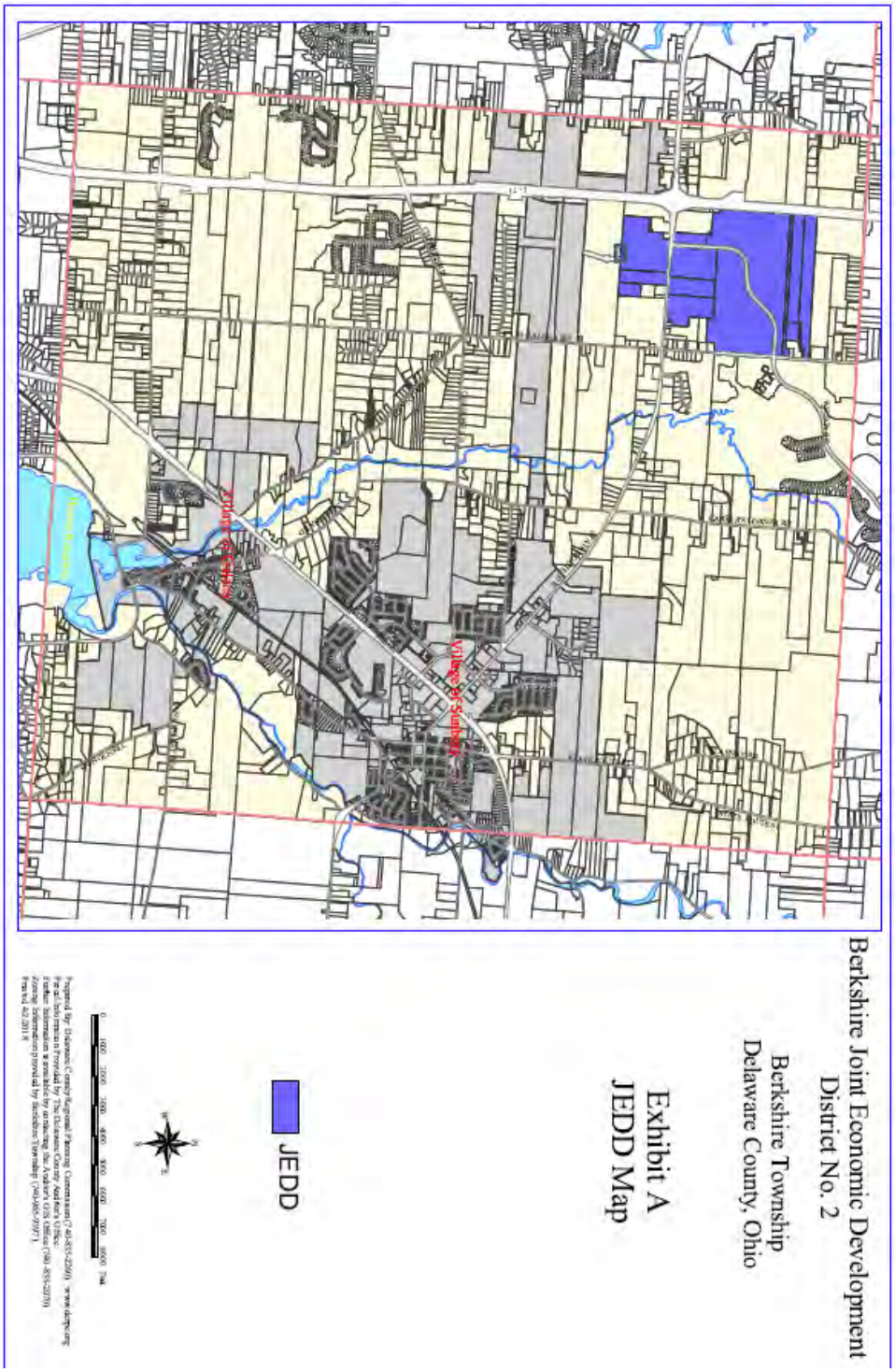


EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

LEGAL DESCRIPTION
0.075 Acre, 3270.75 S.F.

Situated in the State of Ohio, County of Delaware, Township of Berkshire, being part of Farm Lot 2, Section 2, Township 4, Range 17, of the United States Military Lands, and being a 47.814 acres parcel as conveyed to Northstar Commercial Development LLC. in Official Record Volume 1256, Pages 961-967 and being more particularly described as follows;

Beginning in the center of North Galena Road and at the Southeasterly corner of a 48.935 acres parcel as conveyed to Mark W. Fisher, Trustee and Brenda S. Fisher, Trustee in Official Record Volume 1399, Pages 2590 and Northeasterly corner of said 47.814 acres parcel as conveyed to Northstar Commercial Development LLC.;

Thence, North 86° 38' 10" West, along the southerly line of said 48.935 acres parcel and the northerly line of said 47.814 acres parcel a distance of 2029.93 feet to a point;

Thence, South 3° 21' 50" West, a distance of 108.39 feet to a point and the Principal Place of Beginning;

Thence, South 3° 34' 51" West, a distance of 7.40 feet to a point;

Thence, South 86° 25' 09" East, a distance of 4.00 feet to a point;

Thence, South 3° 34' 51" West, a distance of 10.60 feet to a point;

Thence, South 86° 25' 09" East, a distance of 9.80 feet to a point;

Thence, South 3° 34' 51" West, a distance of 34.80 feet to a point;

Thence, North 86° 25' 09" West, a distance of 9.80 feet to a point;

Thence, South 3° 34' 51" West, a distance of 10.60 feet to a point;

Thence, North 86° 25' 09" West, a distance of 4.00 feet to a point;

Thence, South 3° 34' 51" West, a distance of 7.40 feet to a point:

Thence, North 86° 25' 09" West, a distance of 20.60 feet to a point;

Thence, North 3° 34' 51" East, a distance of 15.50 feet to a point:

Thence, North 86° 25' 09" West, a distance of 15.24 feet to a point;

Thence, North 43° 14' 44" West, a distance of 5.70 feet to a point;

Thence, North 3° 34' 51" East, a distance of 27.70 feet to a point:

Thence, North 86° 25' 09" West, a distance of 7.70 feet to a point;

Thence, North 3° 34' 51" East, a distance of 23.70 feet to a point:

Thence, South 86° 25' 09" East, a distance of 47.70 feet to a point and the Place of Beginning of the herein described;

Containing 0.075 acres of land, more or less. Subject to all easements, restrictions, and rights-of-way of record.

The basis of bearing is based on the bearing as referenced to the NAD83 (2011) horizontal frame as determined by the NGS. Ohio (State Plane Coordinates) (North Zone)

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

All references are to records of the Recorder's Office, Delaware County, Ohio.

All iron pins set are 5/8" rebar with a yellow plastic cap stamped "POMEROY & ASSOC."

This description is based on a field survey performed by Pomeroy and Associates, LTD. in August 2017.

Pomeroy & Associates, Ltd.

David B. McCoy 12/1/2017

David B. McCoy

Registered Professional Surveyor No. 7632

STATE OF OHIO
David B. McCoy 7632
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

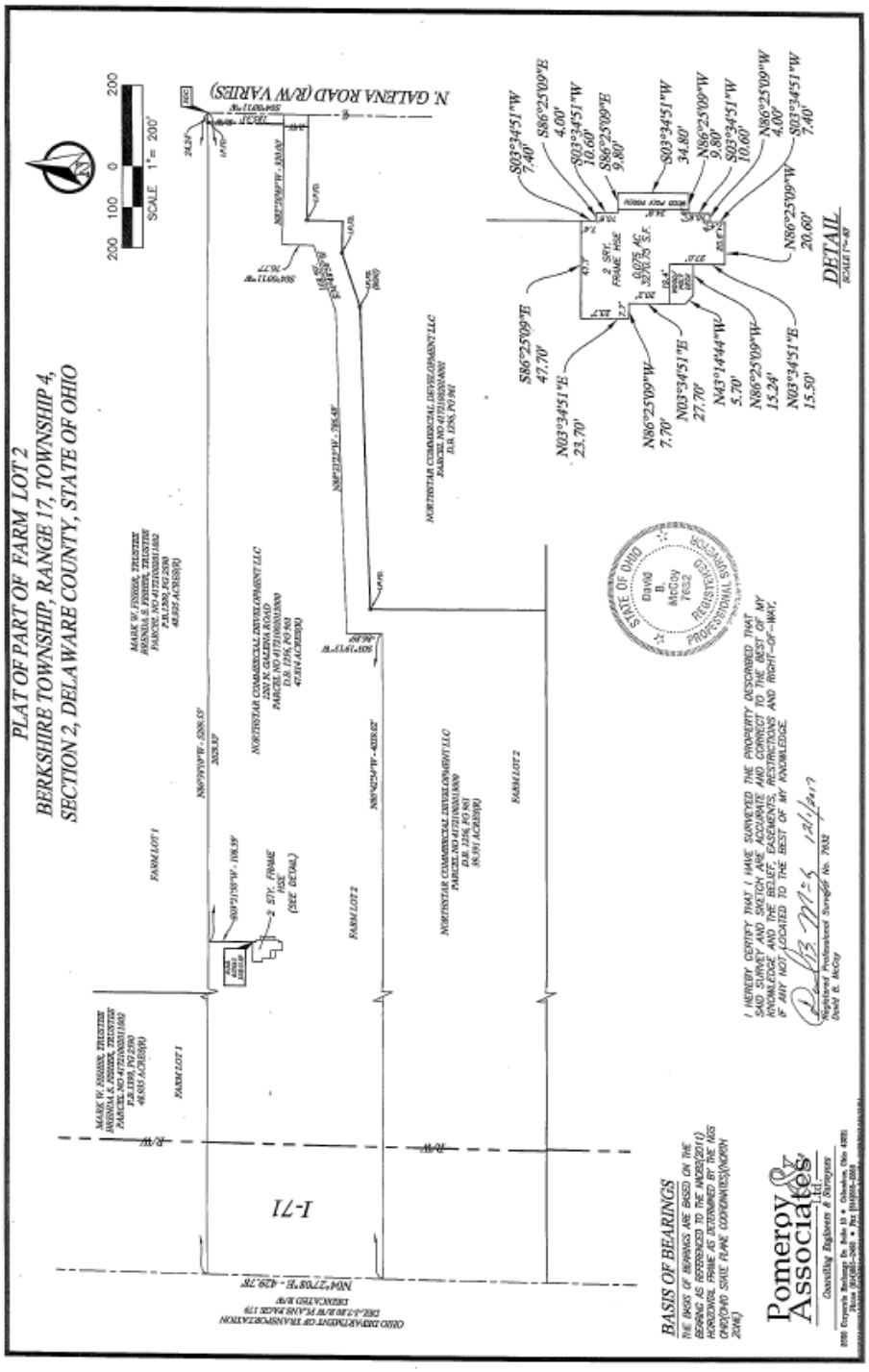


EXHIBIT B
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

ECONOMIC DEVELOPMENT PLAN

The economic development plan for the Berkshire Joint Economic Development District No. 2 (the "JEDD") to be created pursuant to a Joint Economic Development District Contract (the "JEDD Contract") by and between the City of Delaware, Ohio (the "City") and Berkshire Township (Delaware County), Ohio (the "Township") will be the (i) construction of certain commercial and residential improvements in the corridor surrounding the interchange of Interstate 71 and State Routes 36 and 37, and (ii) the construction of public infrastructure (the "Public Infrastructure") to facilitate and support the commercial and residential development, including, but not limited to, the construction of roadway improvements; construction and installation of public utility improvements; construction and installation of gas, electric and communication service facilities; construction and installation of stormwater and flood remediation projects and facilities; streetscape and landscaping improvements; acquisition of easements and other interests in real estate; and other public infrastructure located within the City and the Township, together with all necessary or appropriate appurtenances.

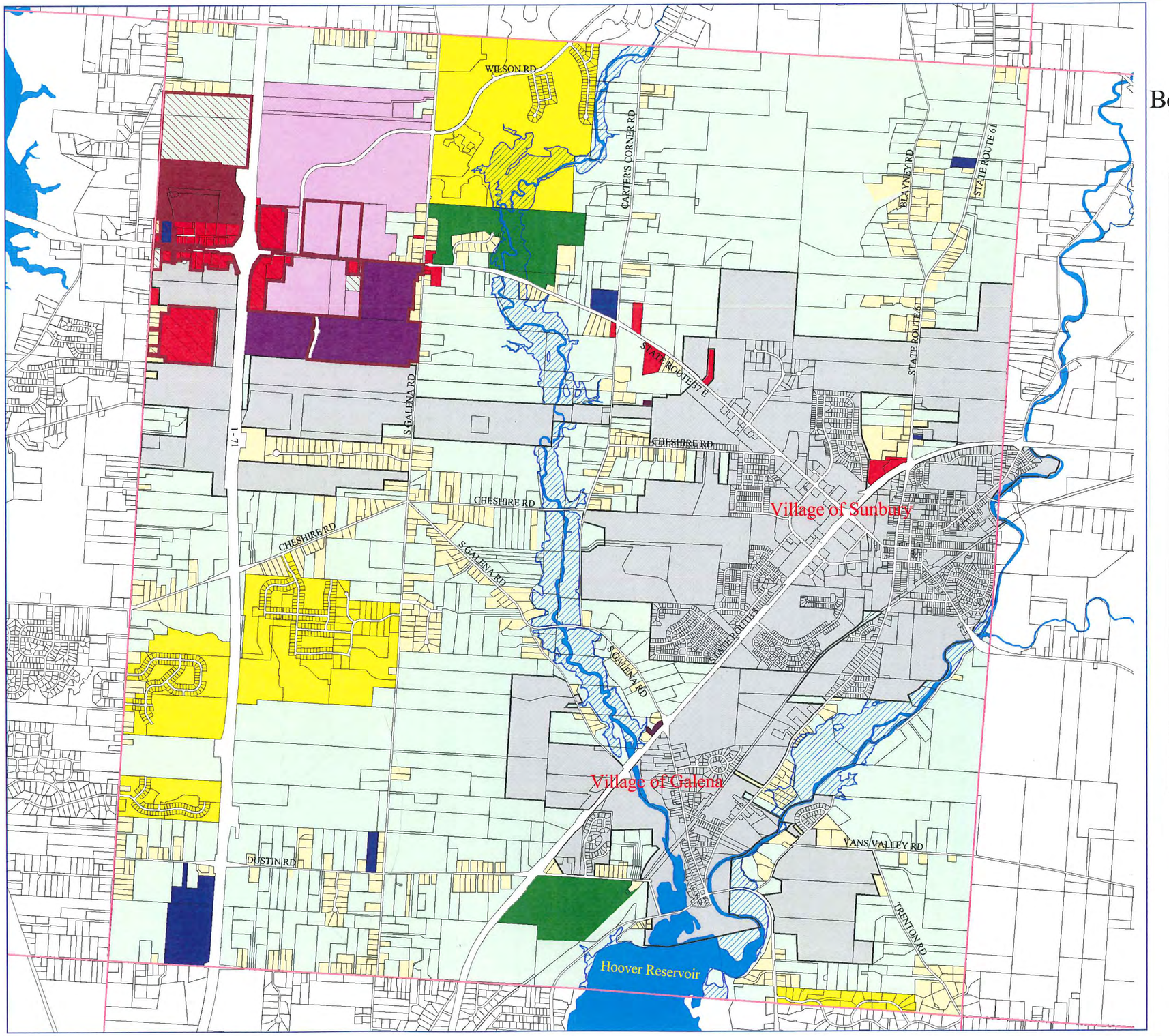
The construction of the commercial and residential improvements is expected to occur over the next 10-20 years.

The JEDD Contract provides that the Township shall furnish or cause to be furnished to the JEDD all usual and customary governmental services provided by the Township to similarly situated properties located in the unincorporated area of the Township outside of the JEDD, provide accommodation, if requested, for meetings of the Board, maintenance of the records of the JEDD and, if reasonably available, as determined by the Township, any necessary clerical staffing for the Board, and the Township may declare certain improvements to property located within the JEDD to be a public purpose, exempt the increased value of such property from real property taxes for a period of time, require the owner(s) of such property to pay service payments in lieu of the exempted real property taxes and use the receipts of such property taxes to pay costs of the Public Infrastructure, all in accordance with Ohio Revised Code Sections 5709.73, 5709.74 and 5709.75; and provide such services allowed by law as the Township and the board of directors (the "Board") of the JEDD may agree. The JEDD Contract provides that the City shall cooperate and assist the Board in activities that promote, compliment and benefit economic development in the JEDD; shall cooperate and assist the Township on issues affecting the JEDD, such as planning, zoning and building standards and review; administer, collect and distribute the income tax expected to be levied by the Board on the income of persons working in the JEDD and the net profits of businesses located in the JEDD; act as fiscal agent for the JEDD and the Board; and furnish such services allowed by law as the City and the Board agree.

The JEDD Contract authorizes and anticipates the levy by the Board of a tax on the income of persons working or residing in the JEDD and the net profits of businesses located in the JEDD at the same rate currently levied by the City (currently 1.85%) for distribution to the Board, the City and the Township.

ZONING DISTRICT MAP

with JEDD Properties
Berkshire Township, Delaware County, Ohio



August 8, 2017

Berkshire Township / Delaware City JEDD

JEDD 1 — **Split 60/40**

Parcel Number	Acres
41724002001000	60.00
41724002007000	93.94
41724002007002	61.33
Total Acres	**215.27**

JEDD 2 — **Split 80/20**

Parcel Number	Acres
41721002012000	47.81
41721002013000	39.59
41721002014001	6.00
41722001012004	12.15
41722001012001	150.72
41722001012002	127.78
41722001012003	10.04
41722001017000	38.90
41722001018000	23.00
41721002038000	32.91
41723001005000	59.63
41723001004000	17.55
41723001003000	8.04
Total Acres	**574.12**

Joint Economic Development District

JEDD 1

JEDD 2

0 1000 2000 3000 4000 5000 Feet

Scale: 1" = 3000'

Prepared By: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org
Parcel Information Provided by The Delaware County Auditor's Office
Further Information is available by contacting the Auditor's GIS Office (740-833-2070)
Zoning Information provided by Berkshire Township (740-965-9397)
Printed 8/9/2017

NOTICE OF PUBLIC HEARING

The City of Delaware of Delaware County, Ohio will conduct a public hearing at 7:30 p.m. on June, 25, 2018 at City Hall located at 1 S. Sandusky Street, Delaware, Ohio, concerning a proposed Joint Economic Development District Contract (the "JEDD Contract") by and between Berkshire Township and the City of Delaware and the proposed Berkshire Joint Economic Development District No. 2 (the "JEDD") to be established by the JEDD Contract. Additional information is available on the City's website at http://www.delawareohio.net/city-council-2018/

BY NOTICE OF THE CITY COUNCIL CLERK
Elaine McCloskey, Council Clerk

Please publish the foregoing notice one (1) time only on **May 23, 2018**

Please send bill and proof of publication to:

Elaine McCloskey, Council Clerk
Darren Shulman, City Attorney
1 S. Sandusky Street
Delaware, Ohio 43015

AFFP

Affidavit of Publication

STATE OF OHIO } SS
COUNTY OF DELAWARE }

Deedee A Cochenour, being duly sworn, says:

That she is Customer Service Rep of the DELAWARE GAZETTE, a daily newspaper of general circulation, printed and published in DELAWARE, DELAWARE County, OHIO; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

May 23,2018

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Subscribed to and sworn to me this 23rd day of May 2018

Diana J. Deweese, DELAWARE County, OHIO

My commission expires: August 20, 2019

$ 63.00

40017428 90025994 740-203-1000

City Of Delaware
One S Sandusky St
Delaware, OH 43015

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BY NOTICE OF THE CITY COUNCIL CLERK
Elaine McCloskey, Council Clerk

May 23 2018 1T
90025994

NOTARIAL SEAL STATE OF OHIO

DIANA J. DEWEESE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 20, 2019
Recorded in
Delaware County

Page	:	1 of 1 05/16/2018 12:29:39	**Ad Number**	:	90052468
			Ad Key	:	
Order Number	:	90025994	**Salesperson**	:	DG06 - Diana Deweese
PO Number	:		**Publication**	:	2301-Delaware Gazette
Customer	:	40017428 City Of Delaware	**Section**	:	Legals
Contact	:		**Sub Section**	:	Legals
Address1	:	One S Sandusky St	**Category**	:	Legals
Address2	:		**Dates Run**	:	05/23/2018-05/23/2018
City St Zip	:	Delaware OH 43015	**Days**	:	1
Phone	:	(740) 203-1000	**Size**	:	2 x 1.77, 15 lines
Fax	:		**Words**	:	101
Credit Card	:		**Ad Rate**	:	Legal - dlo13
Printed By	:	JDEWEESE	**Ad Price**	:	63.00
Entered By	:	JDEWEESE	**Amount Paid**	:	0.00
			Amount Due	:	63.00
Keywords	:	NOTICE OF PUBLIC HEARING The City of Delaware of D			
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Zones	:				

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BY NOTICE OF THE CITY COUNCIL CLERK
Elaine McCloskey, Council Clerk

May 23 2018 1T
90025994

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BY NOTICE OF THE CITY COUNCIL CLERK

Elaine McCloskey, Council Clerk

May 23 2018 1T

90025994

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12

DATE: 06/11/2018

ORDINANCE NO: 18-43

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: YES
June 11, 2018 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 FOR AEP FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on May 2, 2018

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. 18-43

AN ORDINANCE FOR AEP FOR APPROVAL OF A CONDITIONAL USE PERMIT REQUEST FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

WHEREAS, the Planning Commission at its meeting of May 2, 2018 recommended approval of a Conditional Use Permit request for a New Service Center Building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District) (PC Case 2018-0642).

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

SECTION 1. That the Conditional Use Permit request for a New Service Center Building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District), 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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 | DATE: 06/11/2018

ORDINANCE NO: 18-44 | RESOLUTION NO:

READING: SECOND | 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 FOR AEP FOR APPROVAL OF A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 7-0 on May 2, 2018

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. 18-44

AN ORDINANCE FOR AEP FOR APPROVAL OF A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A NEW SERVICE CENTER BUILDING ON APPROXIMATELY 50 ACRES LOCATED ON THE SOUTH SIDE OF SLACK ROAD AND JUST WEST OF THE RAILROAD TRACKS ON PROPERTY ZONED A-1 (AGRICULTURAL DISTRICT).

WHEREAS, the Planning Commission at its meeting of May 2, 2018 recommended approval of a Combined Preliminary and Final Development Plan for a New Service Center Building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District) (PC Case 2018-0643) and

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

SECTION 1. That the Combined Preliminary and Final Development Plan for a New Service Center Building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District), 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 Public Works 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 Public Works Department once a complete plan set is submitted for review.
2. The City engineering division and the applicant shall execute of an off-site improvement agreement to Slack Road from Liberty Road to the site to accommodate the subject development.
3. The laydown yard constructed of gravel shall be approved by the City Engineer.
4. A sidewalk on the south side of Slack Road shall be installed along the frontage of the site if not incorporated in the Slack Road improvements agreement.
5. The Shade Tree Commission shall review and approve all landscape plans.
6. The limestone on the building and sign base shall be Delaware blue vein limestone or equivalent as approved by staff.

7. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
8. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
9. The dumpster shall be enclosed with walls to match the limestone veneer on the building and shall have wood doors to match.
10. The proposed chain link fence shall be black vinyl coated exempt for where vertical hedge link privacy fillers are required.
11. The fence adjacent to Kesslebrooke Station Subdivision shall be a 6 feet high chain link fence and shall include vertical hedge link privacy fillers.
12. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting shall meet the requirements of the Planning & Zoning Code.
13. Any building and ground signage plan shall achieve compliance with the minimum zoning requirements and the adopted Gateways and Corridor Plan.
14. The fence adjacent to Kesslebrooke Station Subdivision shall be a 6 feet high chain link fence and shall include vertical hedge link privacy fillers.
15. The above ground storage tank for the fueling station shall not exceed 5000 gallons in capacity.
16. The above ground storage tank shall achieve compliance with all state and national fire code regulations.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISION / STAFF REPORT

CASE NUMBER: 2018-0642-0643
REQUEST: Multiple Requests
PROJECT: AEP Service Center
MEETING DATE: May 2, 2018

APPLICANT/OWNER
AEP
1 Riverside Plaza
Columbus, Ohio 43215

REQUEST
2018-0642: A request by AEP for approval of a Conditional Use Permit for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).
2018-0643: A request by AEP for approval of a Combined Preliminary and Final Development Plan for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Slack Road just west of the railroad tracks and is currently zoned A-1 (Agricultural District). The properties to the north and south are zoned A-1. The properties to the east are zoned A-1 and R-3 (One-Family Residential District with Planned Unit Development Overlay District) and R-4 (Medium Density Residential with Planned Unit Overlay District) across the railroad tracks. The properties to the west are zoned PCD (Planned Commercial and Office District) in Delaware Township and A-1 in the City of Delaware.

BACKGROUND
AEP is proposing to construct a new 48,922 square foot service center (office and garage/storage) on the approximate 50 acre parcel that it has owned for decades adjacent to but across active railroads tracks from an existing substation facility. There are existing overhead transmission lines running across the parcel currently serving the substation as a result. The existing service center is currently located within the city at the southeast corner of London and Liberty Roads. This proposal would therefore keep the AEP service center within the City of Delaware, continue to provide the same level or greater of utility services to our community, while preserving their current income tax base. AEP currently has a substation on the southwest corner of Liberty Road and Slack Road adjacent to the subject property just east of the railroad tracks that would create a campus like setting for their facilities in this area maximizing the efficiency of needed utility services. The high growth of the overall service area necessitates a relocated and expanded service facility on land already owned by the utility company in this case.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the current zoning for the subject property is A-1. Under the current zoning, a public utility service center (fitting within the public utility substation or distribution facility land use category) requires a Conditional Use Permit approved by the Planning Commission and City Council. Also, the Combined Preliminary and Final Development Plan would need to be approved by the Planning Commission and City Council. The Zoning Code could be interpreted as not applying to utilities such as the electric utility in this case. However, past cases on substations and the like have been brought before the city for review and approval per the same procedure outlined herein and AEP has been willing to subject their proposal to this process.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Public Works 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 Public Works Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject site would be accessed by two full movement curb cuts from Slack Road that would extend into a 56 space parking lot fronting Slack Road with an access drive that would encircle the proposed building and access the laydown area just east of the railroad tracks. The access drive and parking

lot would be constructed of asphalt while the laydown yard would be constructed of gravel which would have to be approved by the City Engineer in this application. The City engineering division and the applicant are working out the details on the off-site improvements to Slack Road from Liberty Road to the site to accommodate the subject development.

- **PEDESTRIAN CONNECTIVITY:** The 2017 adopted Bicycle and Pedestrian Plan does identify a future bike or multi-use connection along the Slack Road corridor and would likely be incorporated in the aforementioned Slack Road improvements. However at a minimum, a sidewalk fronting Slack Road would be required per the City Engineer if the bike path is not located on the south side of Slack Road. Preliminary indications are that the bikepath may well, because of physical limitations on the south side of the road, best be placed upon the north side of Slack Road to be determined through the final engineering process and any off-site development agreement that may be worked out.
- **SITE CONFIGURATION:** The proposed 48,922 square foot building is located on the northern quarter of the approximate 50 acre site just south of the 56 space parking lot fronting Slack Road that is accessed by two curb cuts. A proposed garage, a dumpster, a material storage area and fueling station (above ground tank) are located just east of the building. The large laydown yard is located just east of the building and extends southward just west of the railroad tracks. Improvements were sited to provide road access to the adjacent Slack Road. and to generally be located within the open areas of the site to minimize disturbance. The dumpster shall be enclosed with walls to match the limestone veneer on the building and have wood doors to match. The applicant is proposing a six foot high chain link mesh fence with barb wire that would encompass the service center facility and the laydown yard. Other chain link fences when allowed have been required to be black vinyl coated. To the extent the fence is exposed to a neighboring view or a public way and not recommended herein to utilize hedge slat fillers for buffering and opacity purposes, the fence is recommended to have this coating as the Columbia Gas facilities on Pittsburgh Drive have been made to do. A proposed detention basin is located along the rail road tracks between the north and south laydown yard.
- **BUILDING DESIGN:** The proposed service center would be divided into an office area and garage/stoppage area within the same building footprint. The office area of the building is approximately 22 feet in height while the garage/storage area is approximately 35 feet in height. The building would be constructed of pre-engineered metal siding with a standing seam metal roof. On the north, east and west elevations of the office building there would be a stone veneer wainscoting and walls to the top of the windows. The east and west elevations of the garage/storage area would have five overhead doors each. The proposed detached garage located just east of the service center would be 42 feet in height and constructed of pre-engineered metal siding with a shed style standing seam metal roof with four overhead doors on the west elevation. Staff requires that the limestone on the building be Delaware blue vein or equivalent. All building appurtenances (coping, downspouts, etc.) appear to be painted to match the adjacent building colors.
- **TREE REMOVAL & REPLACEMENT:** Because tree farming, harvesting, and forest products are allowed uses in an A-1 zoning district, it allows for the removal trees without replacing them. However, the applicant has agreed to voluntarily permanently preserve approximately 5.5 acres of woodland on their substation property located just east of the railroad tracks at the southwest corner of Liberty Road and Slack Road. The preservation area would be located just north of the Kesselbrooke Subdivision and provide a permanent northern buffer for the subdivision while permanently preserving a large stand of trees that cover this area.
- **LANDSCAPING & SCREENING:** The required landscaping would include street and front yard trees along Slack Road, internal landscaping and perimeter landscaping. The street and front yard trees along Slack Road achieve compliance with the code as does the internal landscaping in the parking lot and around the foundation of the building. The zoning code requires buffering adjacent to another residential district or use when a residential lot is devoted to non-residential conditional use. The owner is proposing a continuous screen of arborvitae along the western property line. However, approximately 1,000 feet of the laydown yard along the southeastern portion of the site is adjacent to very active rail road tracks which is adjacent to the Kesselbrooke Station Subdivision to the east of the track right of way. With the railroad tracks between the subdivision and proposed laydown yard, the laydown yard is therefore setback at least 120 feet from the subdivision effectively and there are mature trees along the west side of the railroad track for buffering, but an opaque fence or buffer in this area is required as well. Therefore, the proposed chain link fence could be utilized without black vinyl coating if it were solid in this area per code. Due to the nature of the chain link

fence proposed being not opaque in standard form, Staff recommends a vertical hedge link privacy filler (or equivalent) which is an option that has been used for other similar, but site specific circumstances in the City – most recently the Howald Industrial Park. This would provide the security AEP seeks with the chain link fence while providing the opacity in a more hedge like aesthetic that the code would require. With this application the black vinyl coating would not even be able to be seen and thus in Staff's view would be an unnecessary expanse if fillers are used as recommended. All landscape plans shall be reviewed and approved by the Shade Tree Commission.

- **SIGNS:** The application does not identify any building and ground signage. Any building and ground signage would have to achieve compliance with minimum zoning requirements and the ground signage would also have to achieve compliance with the adopted Gateways and Corridors Plan.
- **LIGHTING:** The applicant is proposing 52 light poles throughout the parking lot and laydown yard that would be 25 feet high and the fixtures would be fully recessed and cut-off style. The service center building would have 22 wall packs lights and the detached garage would have 4 wall pack lights to supplement the light poles. The lighting plans would have to achieve compliance with the minimum zoning requirements and would have to be approved by the Chief Building Official.
- **CONDITIONAL USE:** As noted, the public utility service center in this case fits within the public utility substation or distribution facility land use category already present on the site with the existing overhead transmission lines. This then requires approval of a Conditions Use Permit in the A-1 zoning district. The proposal achieves compliance with the standards and supplemental requirements for public utility substation or distribution facility with compliance of the zoning requirements and the proposed conditions on the Combined Preliminary and Final Development Plan. Also, the subject site is located next to very active railroad track and next to a voluntarily, permanent proposed tree preservation area that provides a buffer to Kesselbrooke Station Subdivision. Furthermore, the subject site is designated as light manufacturing per the adopted Comprehensive Plan Future Land Use Map and the proposed use would be consistent and compliant with any light manufacturing use and is some respects the proposal is less impactful than many light manufacturing uses while allowing a needed public utility to further utilizes its property. Finally, the zoning requirements used by staff for the proposed subject service center building mirror the more restrictive light manufacturing zoning requirements than the current A-1 base zoning requirements which would result in a more compliant development for the adjacent residential properties and consistent with any future light manufacturing uses that may be developed in this area of the City.

STAFF RECOMMENDATION (2018-0642 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by AEP for approval of a Conditional Use Permit for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

STAFF RECOMMENDATION (2018-0643 – COMBINED PRELIMIMARY & FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by AEP for approval of a Combined Preliminary and Final Development Plan for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District) with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Public Works 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 Public Works Department once a complete plan set is submitted for review.
2. The City engineering division and the applicant shall execute of an off-site improvement agreement to Slack Road from Liberty Road to the site to accommodate the subject development.
3. The laydown yard constructed of gravel shall be approved by the City Engineer.
4. A sidewalk on the south side of Slack Road shall be installed along the frontage of the site if not incorporated in the Slack Road improvements agreement.
5. The Shade Tree Commission shall review and approve all landscape plans.

6. The limestone on the building and sign base shall be Delaware blue vein limestone or equivalent as approved by staff.
7. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
8. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
9. The dumpster shall be enclosed with walls to match the limestone veneer on the building and shall have wood doors to match.
10. The proposed chain link fence shall be black vinyl coated exempt for where vertical hedge link privacy fillers are required.
11. The fence adjacent to Kesslebrooke Station Subdivision shall be a 6 feet high chain link fence and shall include vertical hedge link privacy fillers.
12. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting shall meet the requirements of the Planning & Zoning Code.
13. Any building and ground signage plan shall achieve compliance with the minimum zoning requirements and the adopted Gateways and Corridor Plan.
14. The fence adjacent to Kesslebrooke Station Subdivision shall be a 6 feet high chain link fence and shall include vertical hedge link privacy fillers.
15. The above ground storage tank for the fueling station shall not exceed 5000 gallons in capacity.
16. The above ground storage tank shall achieve compliance with all state and national fire code regulations.

COMMISSION NOTES:

_____

_____

_____

_____

_____

_____

_____

_____

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

CONDITIONS/MISCELLANEOUS:

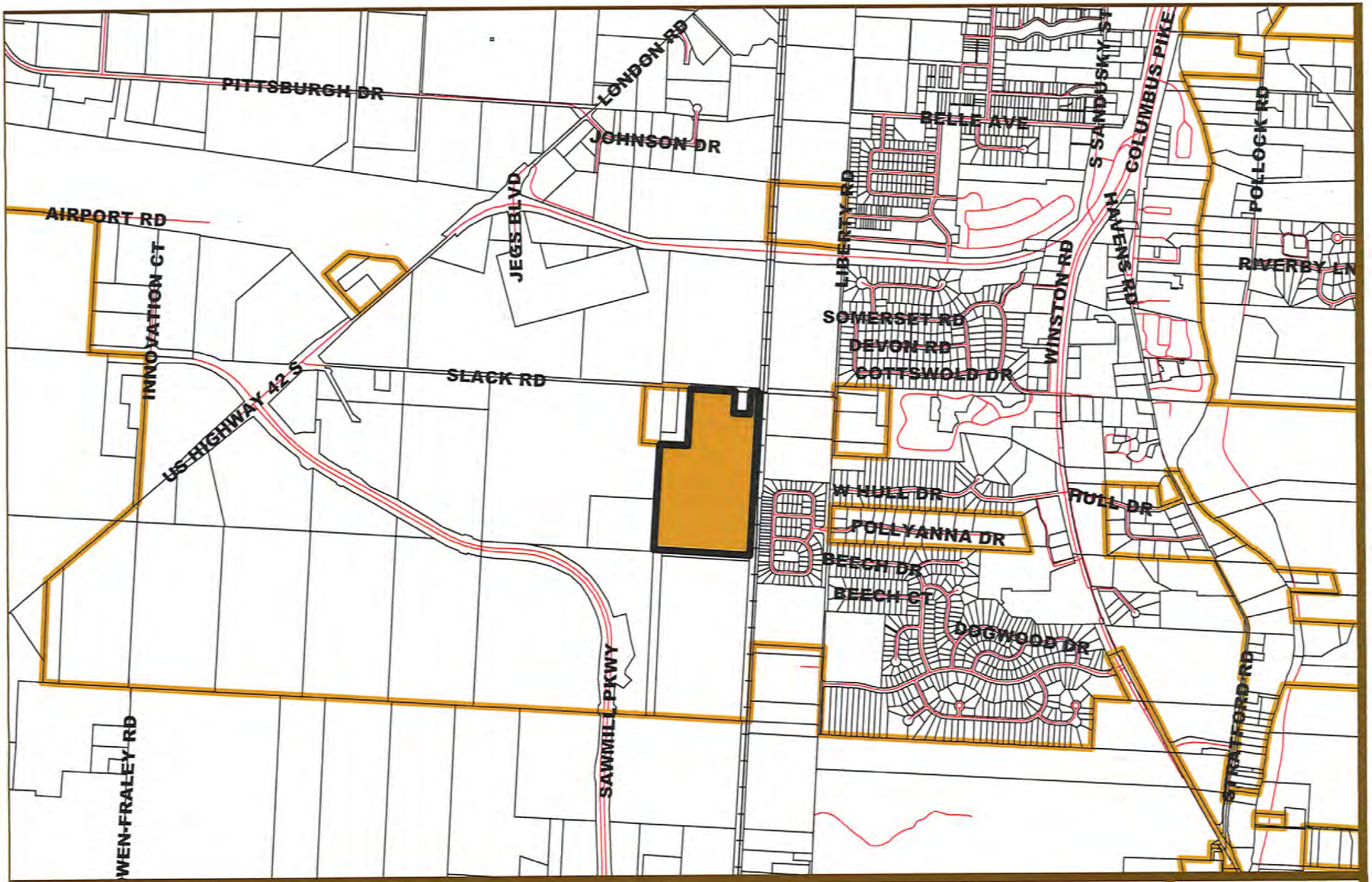
_____

_____

_____

_____

FILE:
ORIGINAL: 4/25/18
REVISED:



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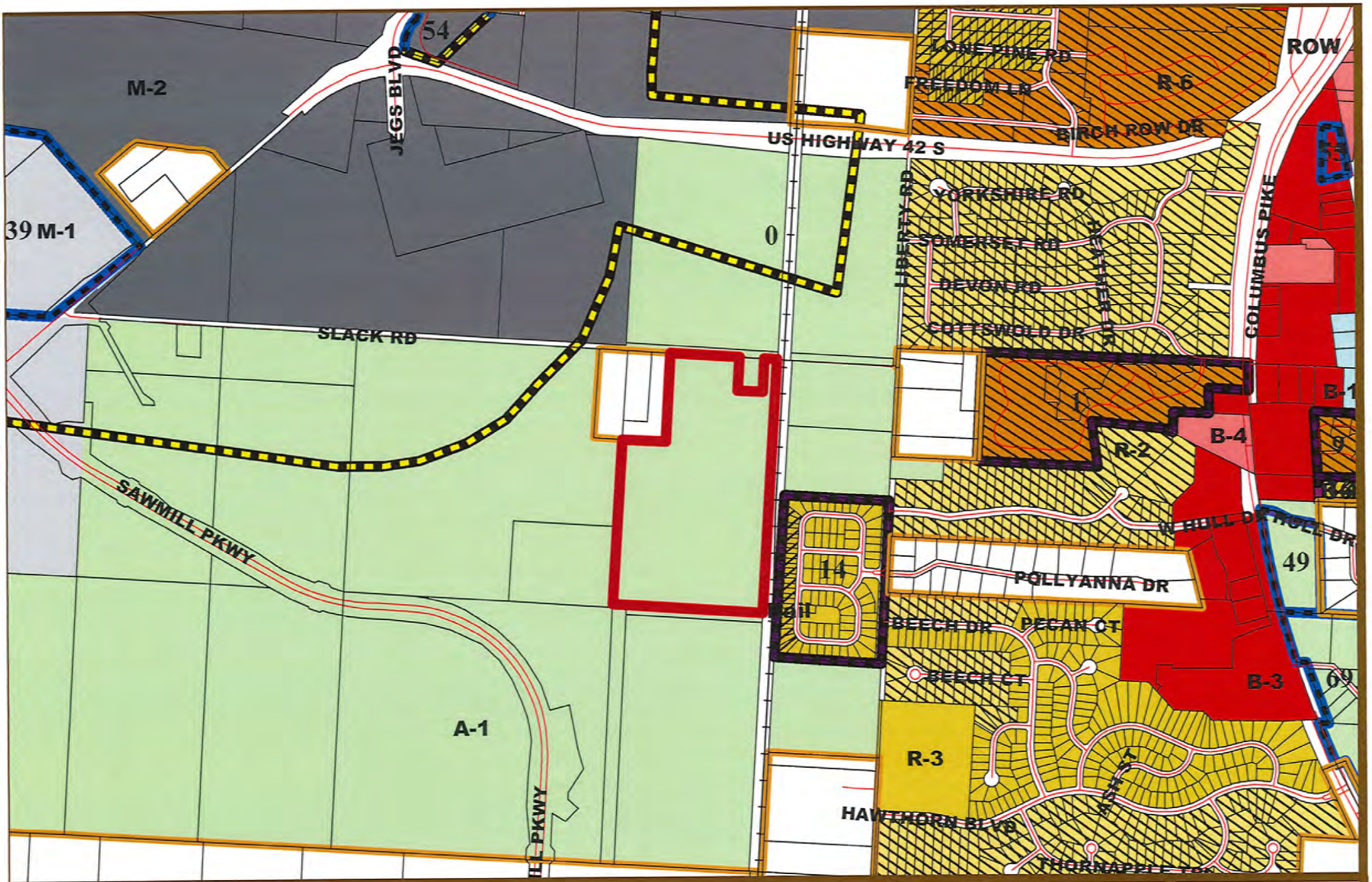
CITY OF
DELAWARE
OHIO

2018-0642-0643
Conditional Use Permit & Combined
Preliminary and Final Development Plan
AEP - Slack Road
Location Map

N



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CITY OF
DELAWARE
OHIO

2018-0642-0643
Conditional Use Permit & Combined
Preliminary and Final Development Plan
AEP - Slack Road
Zoning Map

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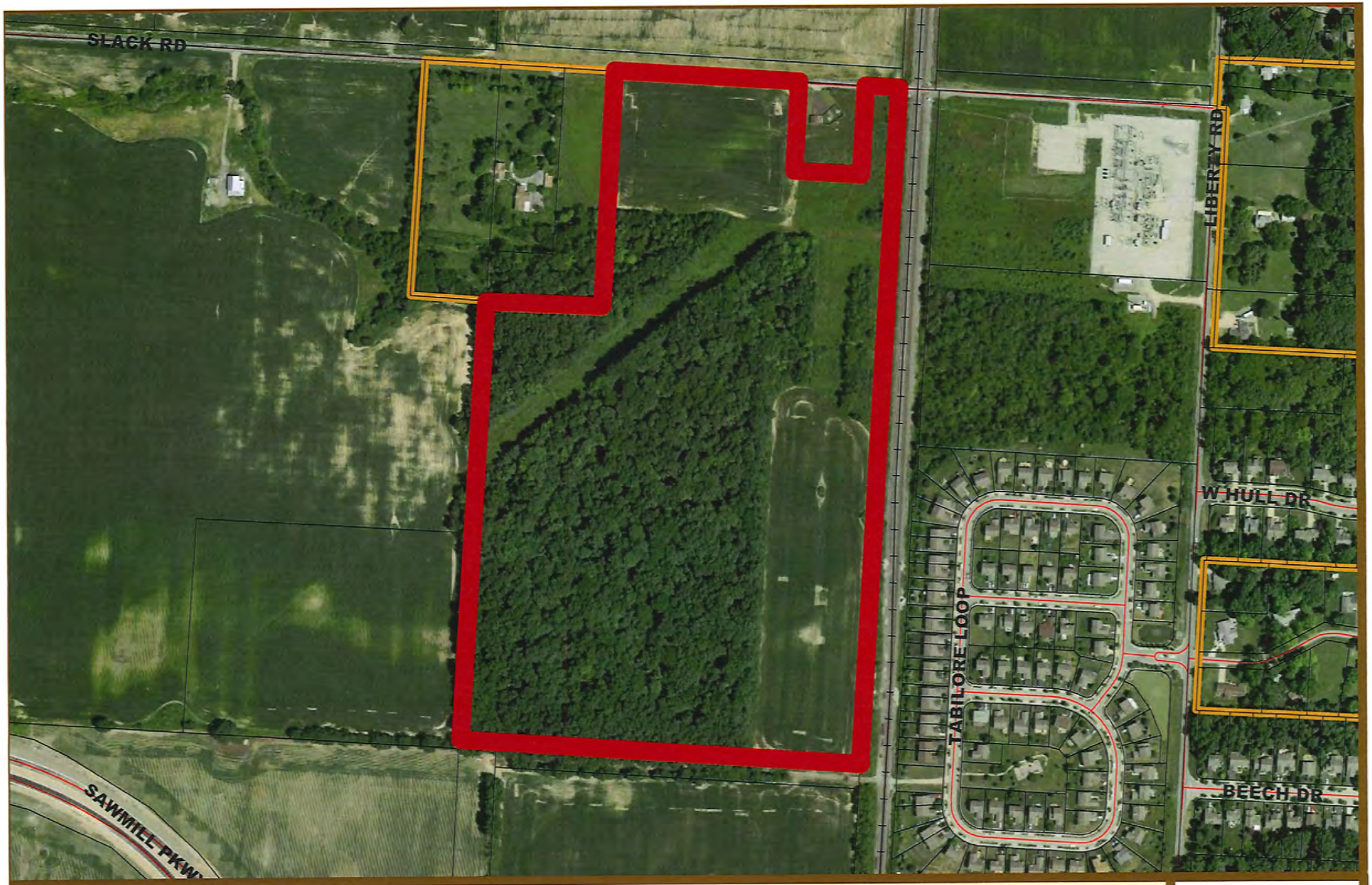


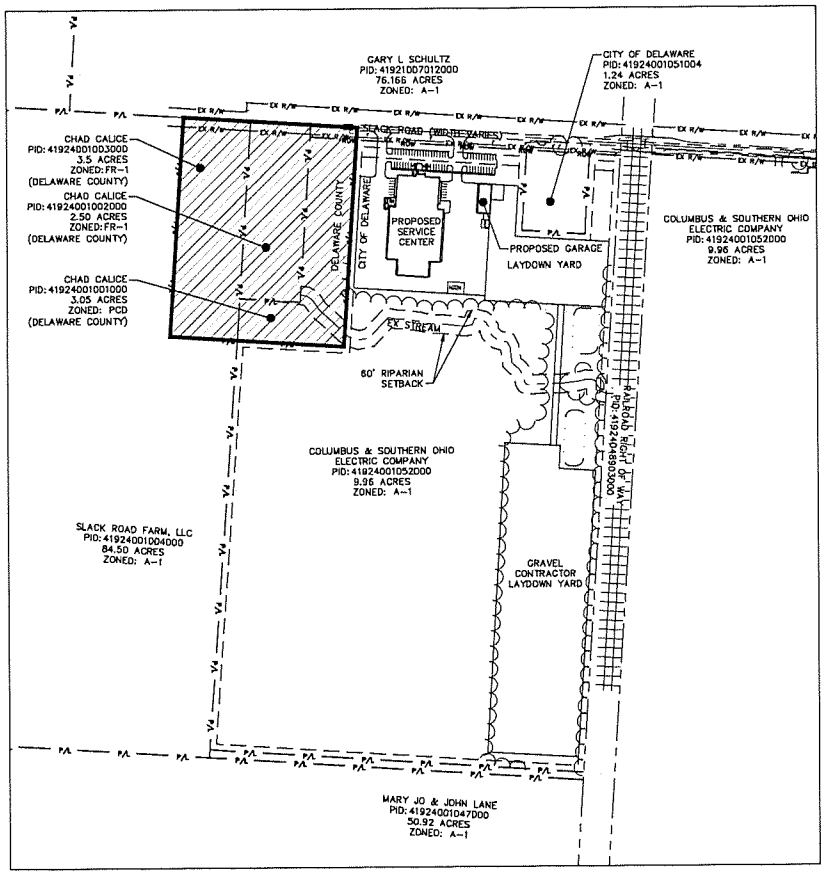
EST 1808
CITY OF
DELAWARE
OHIO

2018-0642-0643
Conditional Use Permit & Combined
Preliminary and Final Development Plan
AEP - Slack Road
Aerial (2016) Map

N

COMBINED DEVELOPMENT PLAN FOR
AMERICAN ELECTRIC POWER (AEP)
DELWARE SERVICE CENTER

CITY OF DELAWARE, DELAWARE COUNTY, OHIO



INDEX MAP
SCALE 1" = 200'

NORTH

0 200 400 600
SCALE: 1"=200'

INDEX OF SHEETS

TITLE SHEET C001
SITE PLAN C101
SITE PLAN C102
UTILITY PLAN C201
UTILITY PLAN C202
LANDSCAPE PLAN C301

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277 W. NATIONWIDE BLVD.
COLUMBUS, OH 43215
UNITED STATES
P: 614-464-4500
F: 614-464-0588

AMERICAN ELECTRIC POWER
BOUNDLESS ENERGY

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

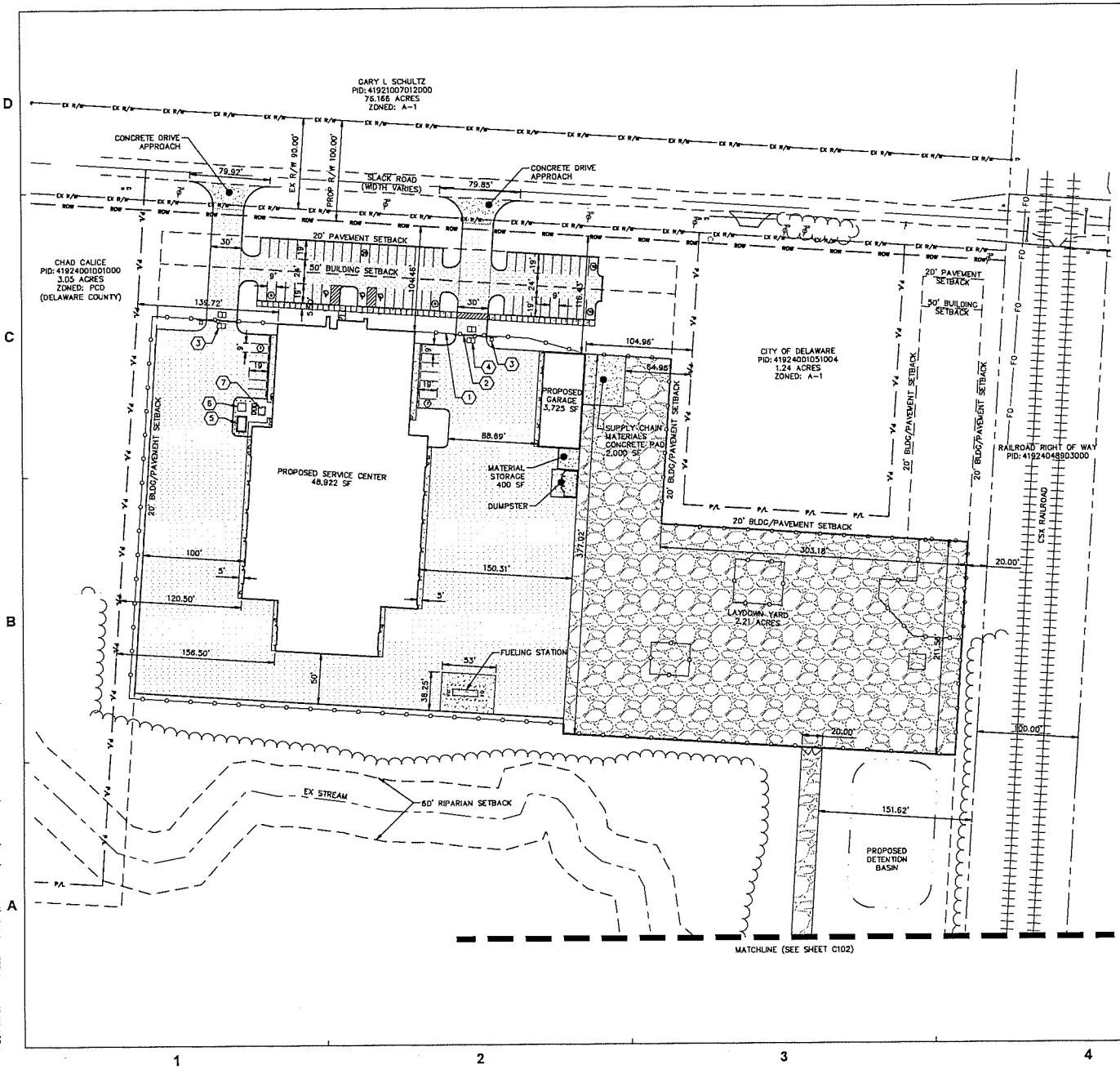
AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

TITLE SHEET

C001

PLOT INFO: MAXWELL,PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DELAWARESC\900-CAD-GIS\910 CAD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C001.TITLE SHEET.DWG 04/13/18 8:51AM LTS: 1 PSLTS: 1



LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED COMPACTED AGGREGATE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- NUMBER OF PARKING SPACES

CODED NOTES:

1. 6' CHAIN-LINK FENCE WITH 3-STRAND BARBED WIRE ABOVE
   MESH – 2" SQUARE, 9-GUAGE, GALVANIZED
   SELVAGE – TWISTED BOTTOM AND TOP
   LINE POSTS – 2.375" DIA. GALVANIZED
   END, PULL AND GRADE POSTS – 4" DIA. GALVANIZED
   TOP RAIL AND MID RAIL – 1.66" DIA.
2. 6' CHAIN-LINK CANTILEVERED ALUMINUM SLIDE GATE WITH 3-STRAND BARBED WIRE ABOVE
3. CANTILEVERED SLIDING GATE CONTROLLER
4. LOOP DETECTORS FOR GATE OPERATORS
5. GENERATOR
6. TRANSFORMER
7. MECHANICAL UNITS

SITE DATA

PROJECT NAME: AEP DELAWARE SERVICE CENTER
ADDRESS: SLACK RD
DELWARE, OH 43015
PID: 419240010510 00
EXISTING ZONING: A-1, ACRICULTURAL
PROPOSED ZONING: CONDITIONAL USE

SITE INFORMATION:
TOTAL SITE AREA: 19.24 ACRES
TOTAL DISTURBED AREA: 18.62 ACRES

PRE-DEVELOPED IMPERVIOUS AREA: 0 ACRES
POST DEVELOPED IMPERVIOUS AREA: 13.93 ACRES
BUILDING SQUARE FOOTAGE: 48,922 SQUARE FEET
GARAGE SQUARE FOOTAGE: 3,725 SQUARE FEET
LAYDOWN AREA: 2.21 ACRES
CONTRACTOR LAYDOWN AREA: 6.55 ACRES

FEMA FLOOD DATA:
FLOOD DESIGNATION AREA: ZONE "X"
FLOOD INSURANCE RATE MAP NUMBER (FIRM): 39041C0114L
EFFECTIVE DATE: FEBRUARY 17, 2016
BASE FLOOD ELEVATION (BFE): AREA OF MINIMAL FLOOD HAZARD

SETBACK REQUIREMENTS:
PAVEMENT SETBACK (NORTH) – 20 FEET
PAVEMENT SETBACK (EAST) – 20 FEET
PAVEMENT SETBACK (SOUTH) – 20 FEET
PAVEMENT SETBACK (WEST) – 20 FEET
BUILDING SETBACK (NORTH) – 50 FEET
BUILDING SETBACK (EAST) – 20 FEET
BUILDING SETBACK (SOUTH) – 20 FEET
BUILDING SETBACK (WEST) – 20 FEET

PARKING REQUIREMENTS:
WAREHOUSE, DISTRIBUTION AND INDOOR STORAGE:
1 SPACE PER 1,000 SQ FT = 49 SPACES REQUIRED
TOTAL PARKING PROVIDED: 70 SPACES

ADA SPACES:
VAN ACCESSIBLE SPACES REQUIRED: 1 SPACE
ACCESSIBLE PARKING SPACES REQUIRED: 2 SPACES
TOTAL VAN ACCESSIBLE & ACCESSIBLE PARKING PROVIDED: 3 SPACES

NORTH

0 50 100 150
SCALE: 1"=50'

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AMERICAN ELECTRIC POWER
BOUNDLESS ENERGY

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
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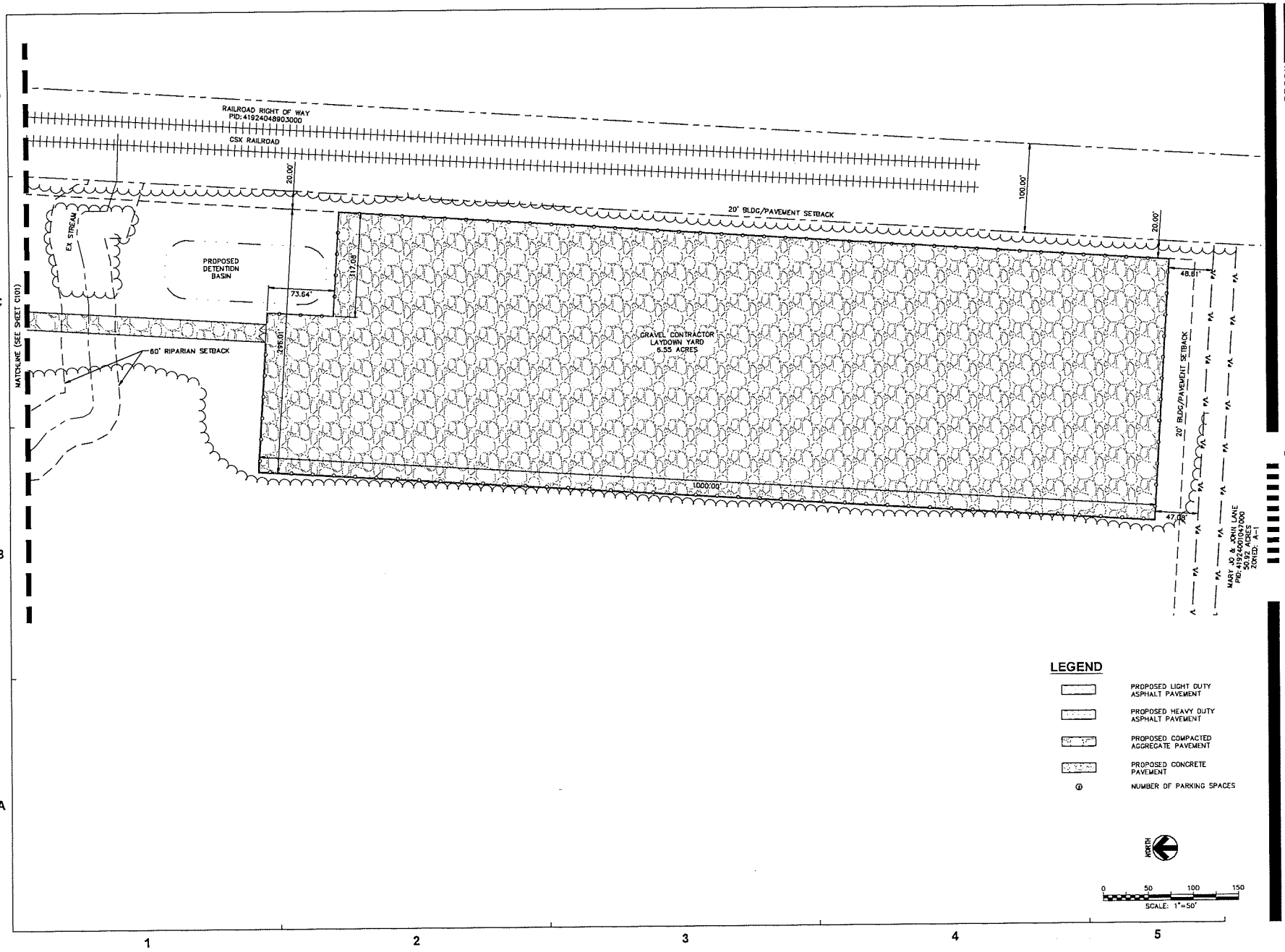
PROJECT NO.	DATE
60550115	04/13/2017

SITE PLAN

C101

PLOT INFO: MAXWELL.PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DEALWARESC\900-CAD-GIS\910 CADD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C101.SITE PLAN.DWG 04/13/18 8:51AM LTS: 1 PSLTS: 1



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AMERICAN ELECTRIC POWER
BOUNDLESS ENERGY™

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

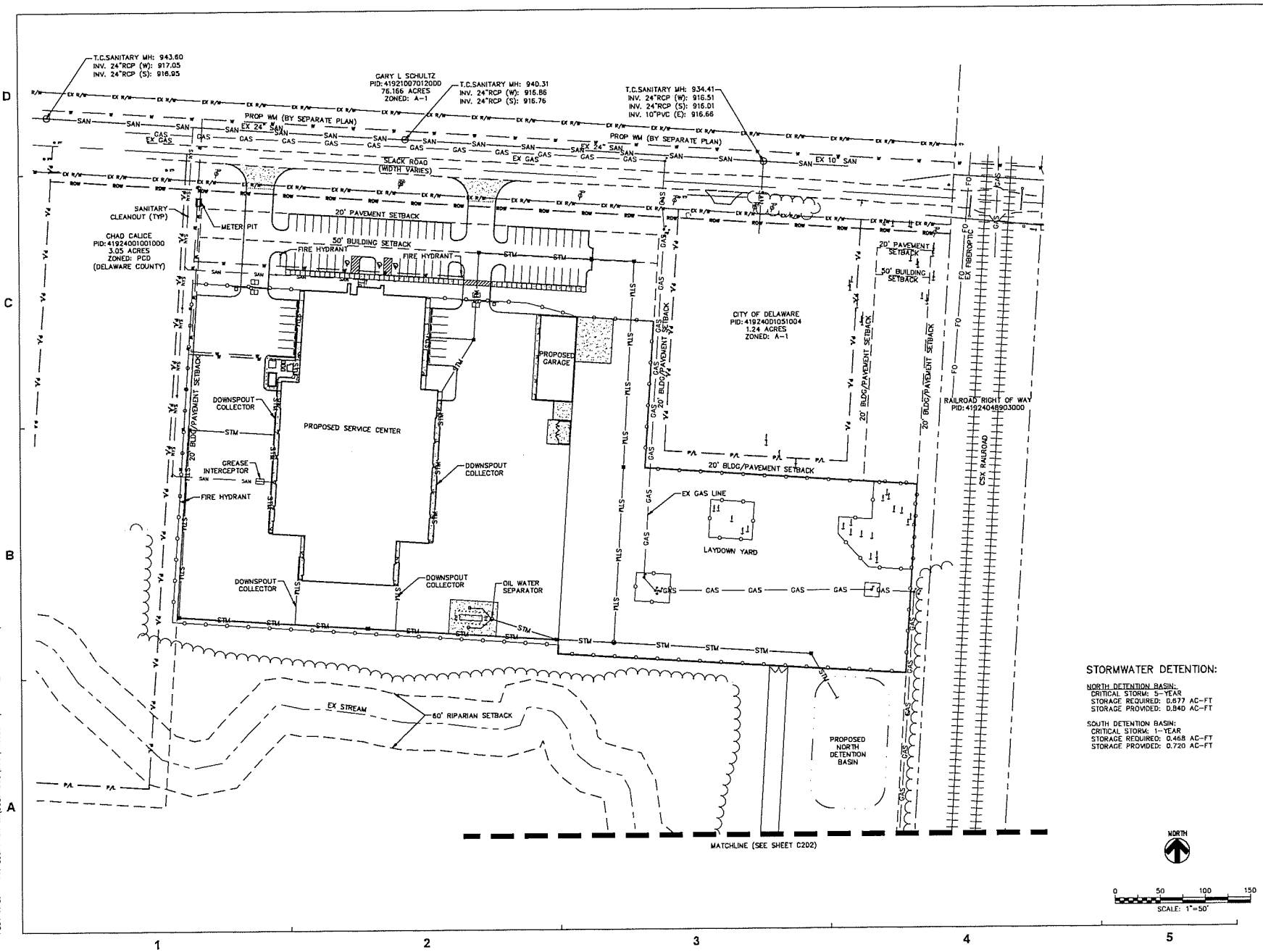
AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

SITE PLAN

C102

PLOT INFO: MAXWELL.PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DEALWARESC\900-CAD-GIS\910 CAD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C101.SITE PLAN.DWG 04/13/18 8:52AM LTS: 1 PSLTS: 1



STORMWATER DETENTION:

NORTH DETENTION BASIN:
CRITICAL STORM: 5-YEAR
STORAGE REQUIRED: 0.677 AC-FT
STORAGE PROVIDED: 0.840 AC-FT

SOUTH DETENTION BASIN:
CRITICAL STORM: 1-YEAR
STORAGE REQUIRED: 0.468 AC-FT
STORAGE PROVIDED: 0.720 AC-FT

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AMERICAN ELECTRIC POWER
BOUNDLESS ENERGY

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

UTILITY PLAN

C201

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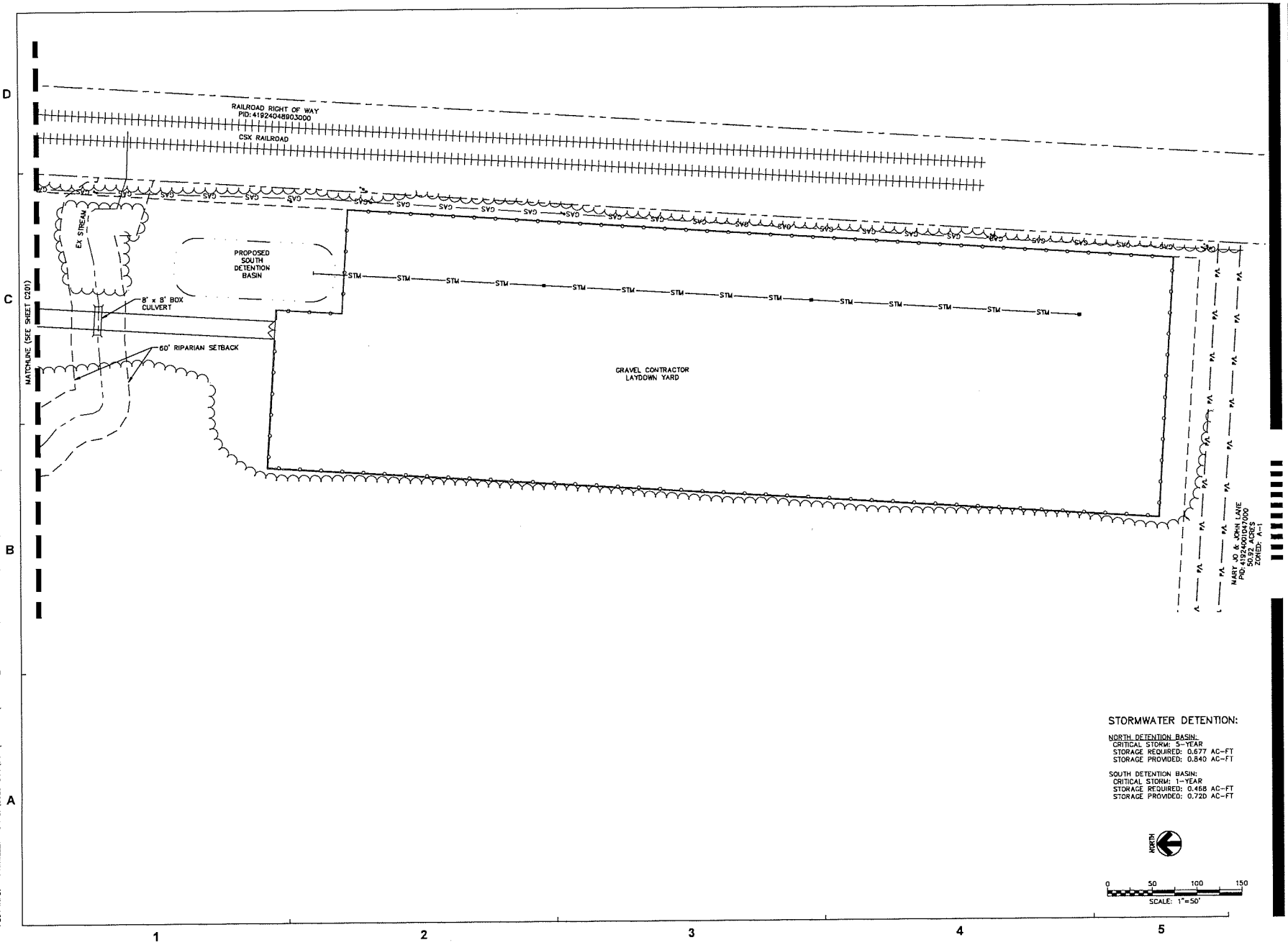

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60550115	04/13/2017

UTILITY PLAN

C202

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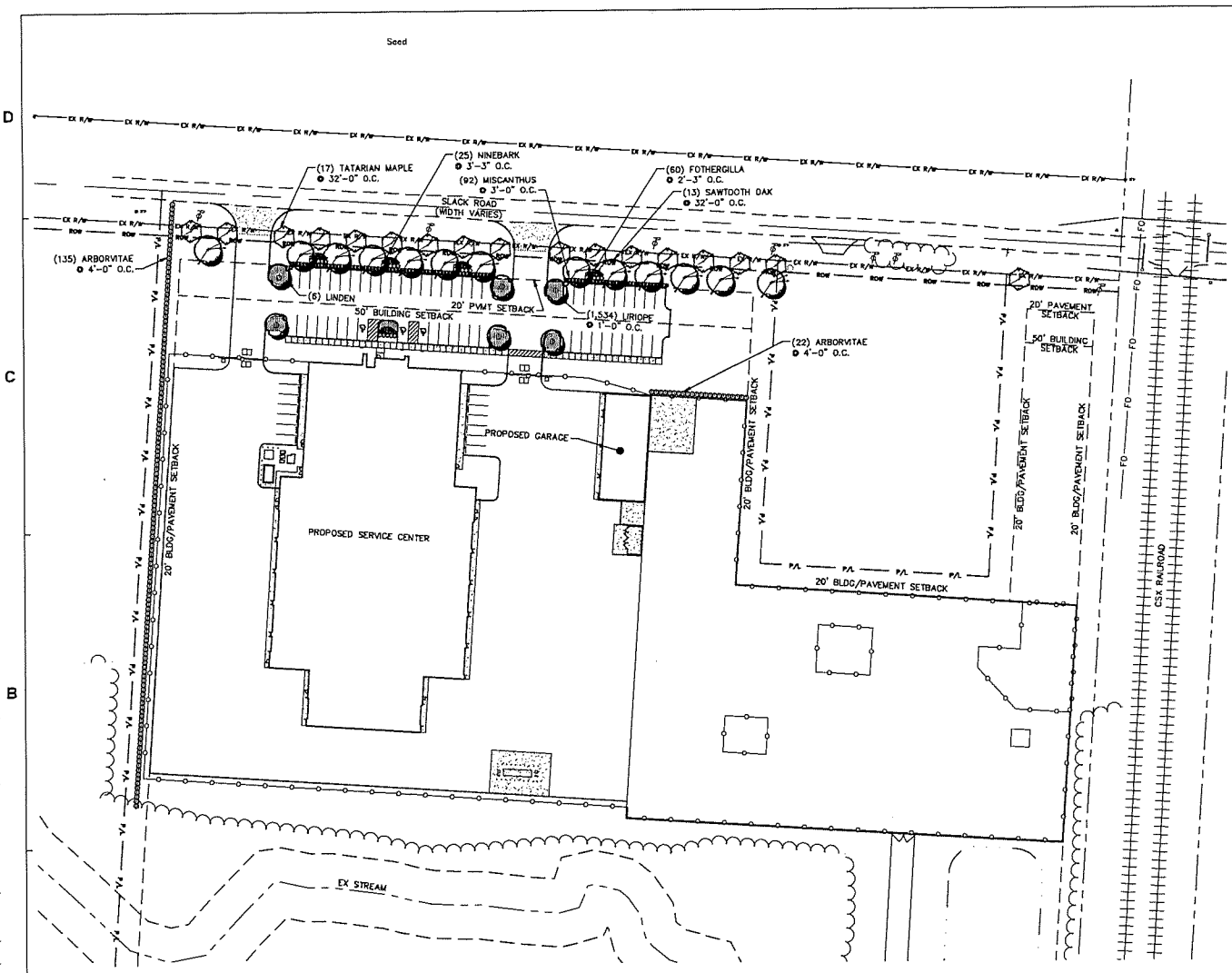

Plant list

QTY	Common Name	Botanical Name	Caliper	Height	Spread	Root	Character
17	Tatarian Maple	Acer tartaricum 'Hot Wings'	2"	10'	5'	B&B	Well branched, Healthy
13	Sawtooth Oak	Quercus acutissima	3"	12'	6'	B&B	Well branched, Healthy, 6' clear trunk
157	Arborvitae	Thuja occidentalis 'Smaragd'		6'	3'	B&B	Full to ground, Healthy
6	Linden	Tilia cordata 'Greenspire'	3"	10'	5'	B&B	Well branched, Healthy, 6' clear trunk
60	Fothergilla	Fothergilla gardenii 'Mt. Airy'		24"	24"	B&B	Full, Healthy
1534	Liriope	Liriope spicata				1 gal	Full in pot
92	Miscanthus	Miscanthus sinensis 'Gracillimus'				3 gal	Full in pot
25	Ninebark	Physocarpus opulifolius 'Tiny Wine'				5 gal	Full in pot
	Seed						

NORTH

0 50 100 150
SCALE: 1"=50'

LANDSCAPE NOTES:

STREET TREE PLANTING REQUIREMENTS:
TOTAL FRONTAGE = 644 LF
1 TREE/40 LF = 17 STREET TREES REQUIRED
17 STREET TREES PROVIDED

FRONT YARD PLANTING REQUIREMENTS:
TOTAL FRONTAGE = 644 LF
1 TREE/50 LF = 13 TREES REQUIRED
13 TREES PROVIDED
1 SHRUB/1D LF = 65 SHRUBS REQUIRED
65 SHRUBS PROVIDED

BUFFER YARD:
BUFFER YARD WIDTH TO EQUAL PARKING SETBACK
BUFFER YARD WIDTH = 20'
6' HEIGHT OPAQUE SCREEN REQUIRED
127 ARBORVITAE AT 4'-0" O.C. PROVIDED TO MEET REQUIREMENT

LANDSCAPED ISLANDS:
EQUAL 5% OF THE AREA OF THE PARKING LOT
PARKING LOT AREA = 20,770 SF
20,770 X 0.05 = 1038.50 SF REQUIRED
1491.00 SF PROVIDED
1 SHADE TREE TO BE PROVIDED PER 10 PARKING SPACES
56 SPACES = 6 SHADE TREES REQUIRED
6 SHADE TREES PROVIDED

SCREENING ALONG PUBLIC STREETS:
270 LF PARKING LOT ALONG PUBLIC STREET
1 SHRUB PLANTED AT 3'-0" O.C. = 90 SHRUBS PROVIDED
1'-0" BERM 24" SHRUB REQUIRED AT TIME OF PLANTING

TRASH RECEPTACLE:
SCREEN WALL IS A MASONRY WALL ON THREE SIDES WITH GATE THAT IS COMPLIMENTARY TO THE BUILDING.

OUTDOOR STORAGE:
84 LF OF FRONTAGE ALONG SLACK ROAD
(21) – ARBORVITAE PLANTED AT 4'-0" O.C. TO ACHIEVE 6'-0" HEIGHT SCREEN WITHIN TWO YEARS OF PLANTING.

PLANTING PROCEDURES:
1.) THE DEVELOPER SHALL PROVIDE A MAP, DRAWN TO AN APPROPRIATE SCALE AND ILLUSTRATING THE LOCATION AND SPECIES OF SHADE TREES TO BE PLANTED, TO THE DEPARTMENT OF GROUND AND FACILITIES NO LESS THAN THREE (3) DAYS PRIOR TO PLANTING.

2.) THE DEVELOPER SHALL PROVIDE THE DEPARTMENT OF GROUNDS AND FACILITIES WITH A STATE INSPECTION CERTIFICATE AND A CERTIFICATE FOR THE TREE SPECIES AUTHENTICITY FOR EACH TREE WITHIN FIVE (5) DAYS OF PLANTING.

3.) ALL NURSERY TAGS SHALL REMAIN ON PLANTED TREES UNTIL REMOVED BY THE DEPARTMENT OF GROUNDS AND FACILITIES.

PLANTING LEGEND

- SAWTOOTH OAK
- LINDEN
- TATARIAN MAPLE
- NINEBARK
- MISCANTHUS
- FOTHERGILLA
- LIRIOPE

AECOM
277 W. NATIONWIDE BLVD.
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UNITED STATES
P: 614-464-4500
F: 614-464-0586

AMERICAN ELECTRIC POWER
BOUNDLESS ENERGY™

MARK	DATE	DESCRIPTION

FINAL DEVELOPMENT PLAN

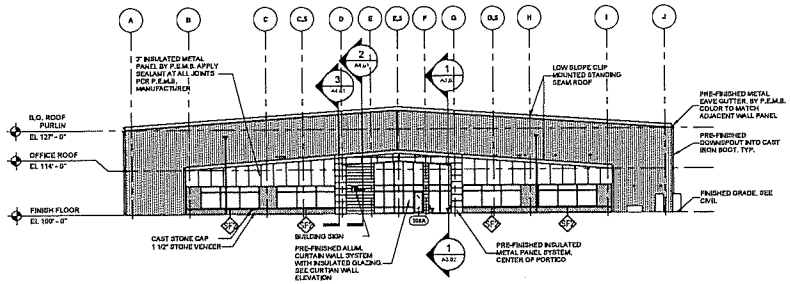
AEP DELAWARE SERVICE CENTER

DRAWN BY	CHECKED BY
MTP	JRO
PROJECT NO.	DATE
60550115	04/13/2017

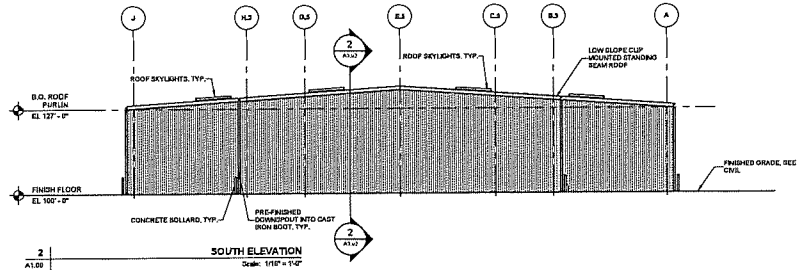
LANDSCAPE PLAN

C301

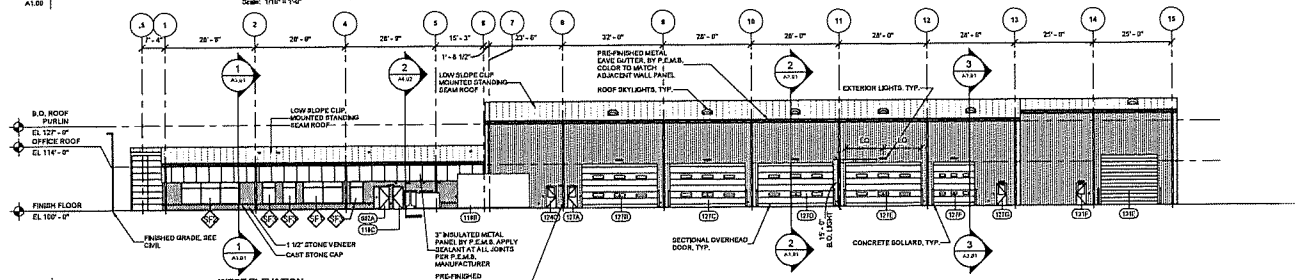
PLOT INFO: MAXWELL,PATON G:\COLUMBUS\DCS\PROJECTS\60550115_DEALWARESC\900-CAD-GIS\910 CAD\10_CIVIL\C-SHEETS\DEVELOPMENT PLAN\C301.LANDSCAPE PLAN.DWG 04/13/18 8:52AM LTS: 1 PSLTS: 1



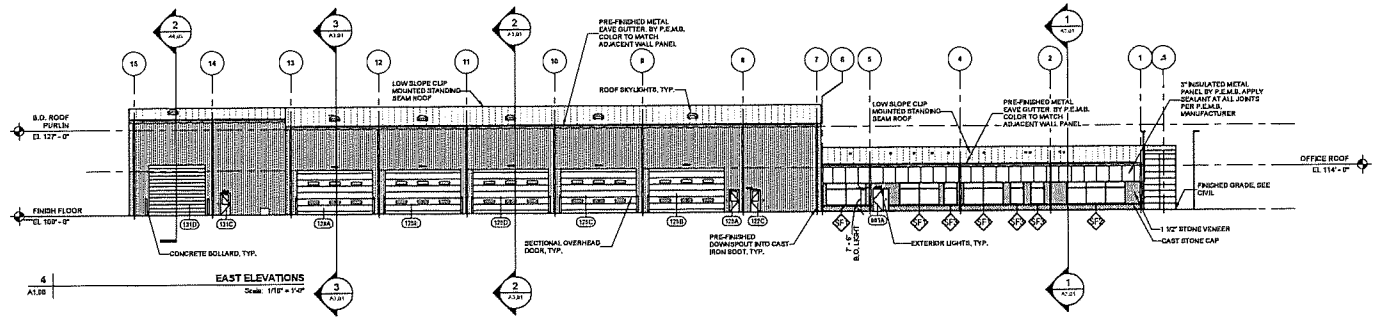
1 / A1.00 **NORTH ELEVATION**
Scale: 1/16" = 1'-0"



2 / A1.00 **SOUTH ELEVATION**
Scale: 1/16" = 1'-0"



3 / A1.00 **WEST ELEVATION**
Scale: 1/16" = 1'-0"



4 / A1.00 **EAST ELEVATIONS**
Scale: 1/16" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. REFER TO FULL SET OF METAL BUILDING SYSTEM ENGINEERING DRAWINGS AND DETAILS FOR SCHEDULES OF MATERIALS, FRAMING DETAILS AND CONNECTIONS.
B. SEE CIVIL PLANS FOR GRADING, FINISHES, THICKNESS, REINFORCING, CONTROL AND EXPANSION JOINTS OF WALKS AND ALL HARDSCAPING PAVED AREAS.
C. ALL DIMENSIONS SHOWN ARE FROM FACE OF CMU, FACE OF STUD OR TO CENTERLINE OF BUILDING GRID, U.N.O
D. REFER TO SHEET A6.00 AND A6.01 FOR DOOR SCHEDULE AND DOOR DETAILS / INFORMATION.
E. REFER TO SHEET A6.02 AND A6.03 FOR STOREFRONT INFORMATION.
F. VERIFY LOCATIONS AND QUANTITY OF ROOF VENT/ROOF CAP PENETRATIONS WITH HVAC-PLUMBING DRAWINGS. PROVIDE FLASHING AS REQUIRED, ACCORDING TO ROOF SYSTEM MFR. RECOMMENDED STANDARDS DETAILS.
G. VERIFY ALL DOWNSPOUT LOCATIONS WITH ARCHITECT, VERIFY AND COORDINATE WITH CIVIL ENGINEERING FOR SURFACE AND PIPED STORM DRAIN CONNECTIONS TO DOWNSPOUTS AT ALL LOCATIONS.

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AEP DELAWARE
SERVICE CENTER
BLACK ROAD
DELAWARE OH, 43015

CLIENT
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COLUMBUS, OH 43215

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REGISTRATION

ISSUE/REVISION

IR	DATE	DESCRIPTION
	03-16-2016	DD 65%

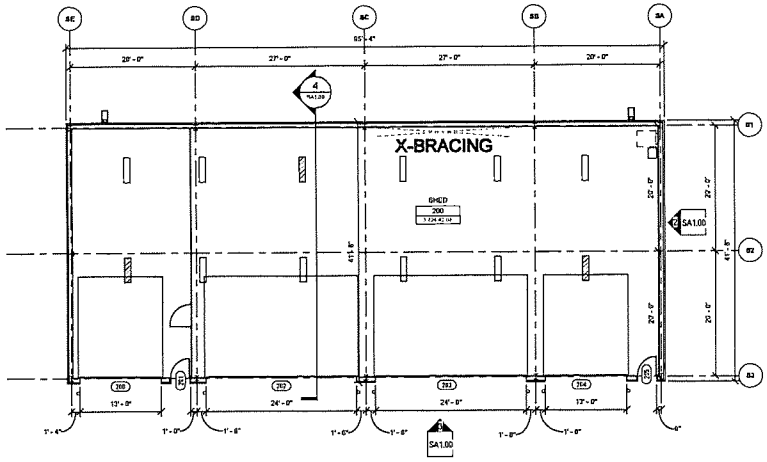
KEY PLAN

N

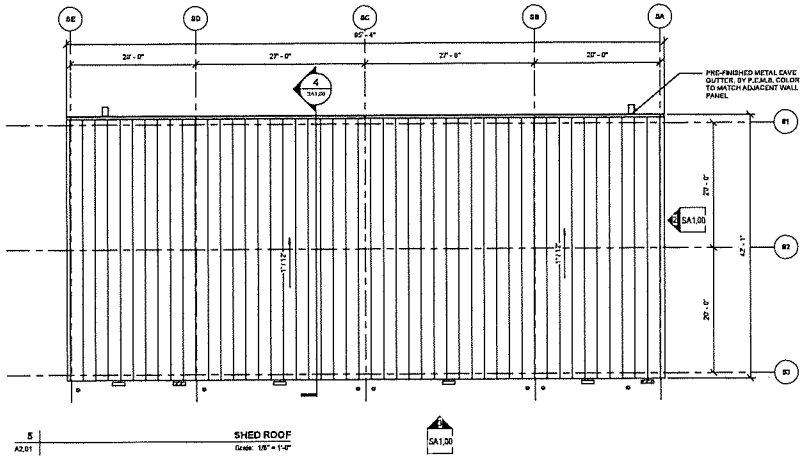
PROJECT NUMBER
60559115

SHEET TITLE
EXTERIOR ELEVATIONS

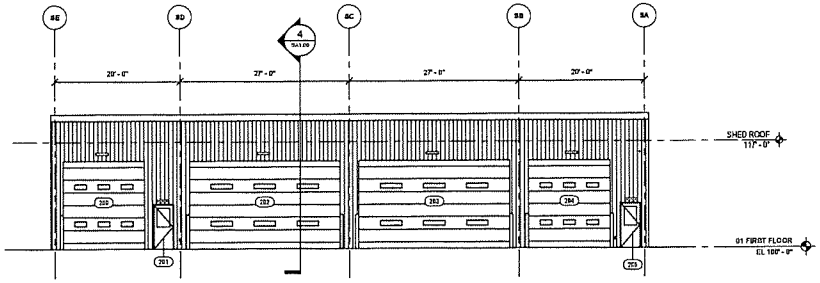
SHEET NUMBER
A2.01



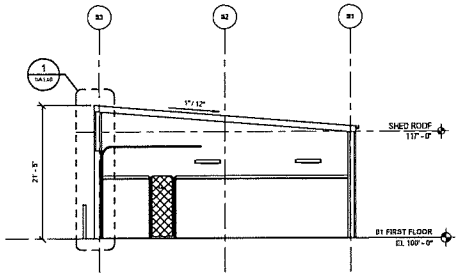
6 SHED
A3.02 Scale: 1/8" = 1'-0"



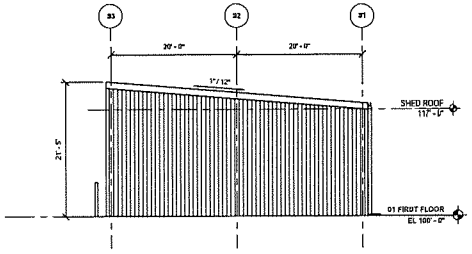
5 SHED ROOF
A2.01 Scale: 1/8" = 1'-0"



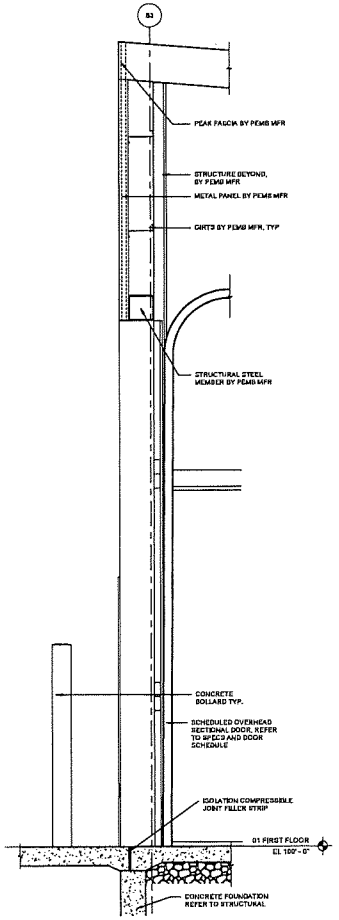
3 SHED ELEVATION - WEST
SA1.00 Scale: 1/8" = 1'-0"



4 SHED SECTION
SA1.00 Scale: 1/8" = 1'-0"



2 SHED ELEVATION - SOUTH
SA1.00 Scale: 1/8" = 1'-0"



1 WALL SECTION - SHED
SA1.00 Scale: 3/4" = 1'-0"

METAL PANEL SCHEDULE

TYPE	LOCATION	COMMENTS
MP-1A	AREA A	INSTALLED HORIZONTALLY, COLOR SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, SEE SPECS FOR MORE INFORMATION
MP-1B	AREA A	INSTALLED VERTICALLY, COLOR SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, SEE SPECS FOR MORE INFORMATION.
MP-2	AREA B	INSTALLED VERTICALLY, COLOR SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, SPECS FOR MORE INFORMATION.
MP-3	SHED BUILDING	SPECS FOR MORE INFORMATION.

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REGISTRATION

ISSUE/REVISION

	03-16-2018	DD 65%

IR	DATE	DESCRIPTION

KEY PLAN

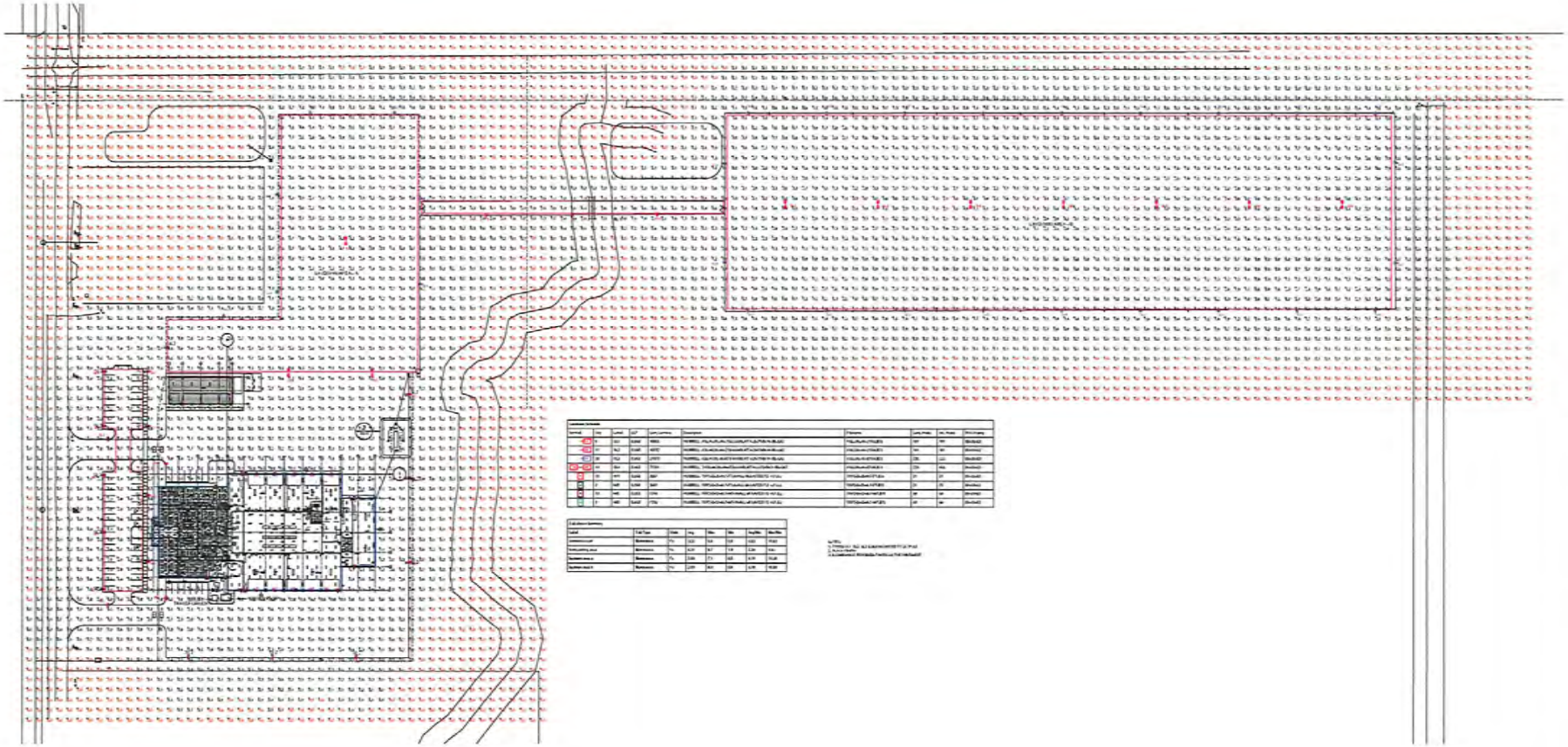
N

PROJECT NUMBER
60550115

SHEET TITLE
SHED BUILDING

SHEET NUMBER
SA1.00

Liberty Rd
Tabiore Loop
Tabiore Loop
Tabiore Loop
Tabiore Loop
Buckrell Way
Wolterson Dr
Slack Rd
Slack Rd
Slack Rd



PHOTOMETRIC STUDY
Scale: 1" = 60' - 0"

AGi32 lighting software

Revision	Date	Comments

Drawn By:
Checked By:
Dated:12/2018
Scale:

AEP Delaware

Site Lighting Study

04-12-18

AIRO LED SERIES

AREA/SITE/ROAD LIGHTER

Cat.#	
Job	Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast and extruded aluminum for maximum heat dissipation
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- EPA:
  8L – .50ft^2
  16L – .62 ft^2
  24L – .74 ft^2

Optics:

- Premium engineered individual acrylic lenses deliver IES Type II, III, IV and V distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- Zero uplight

Electrical:

- Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400wHID respectively
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 10KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

Controls:

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others)
- In addition, AIRO can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

Installation:

- Tool-less entry to wiring/driver compartment
- Universal mounting block works with #2 drill pattern (See page 4 illustration)
- Fixture ships with slotted mounting block to accomodates wide range of drill patterns for easy retrofit opportunities (See page 4 illustration for dimensions)
- Mast arm fitter accessory or option available for 2-3/8" OD brackets

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

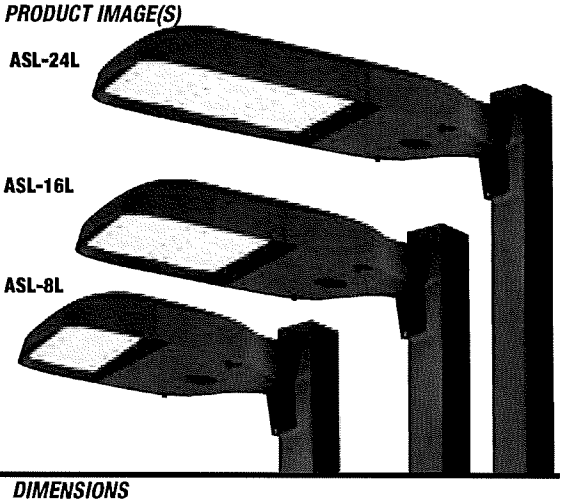
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:

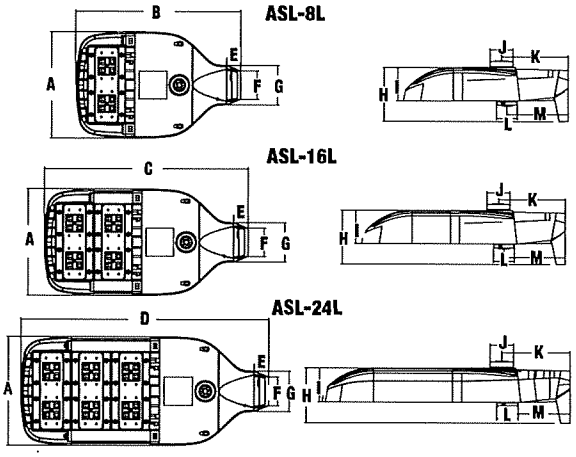
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- IDA approved

CERTIFICATIONS/LISTINGS

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	F	G
11.7"	17.25"	22.4"	26.6"	1.5"	3.1"	4.3"
297 mm	438 mm	569 mm	675 mm	38 mm	78 mm	109 mm

H	I	J	K	L	M
5.9"	3.6"	2.5"	7.4"	2.3"	6.7"
150 mm	91 mm	63 mm	188 mm	58 mm	170 mm

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
ASL-8L	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
ASL-16L	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)
ASL-24L	24 (10.8)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

CONFIGURABLE ORDERING INFORMATION NEXT PAGE

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ORDERING INFORMATION

ORDERING EXAMPLE: ASL-A-24L4K-210-4-U-DB

ASL - [ ] - [ ] [ ] [ ] - [ ] - [ ] - [ ] - [ ]

FAMILY

- ASL[1] ASL Series

MOUNTING

- A Arm
- MAF Mast Arm Fitter

 # LEDS

- 8L 8 High brightness LEDs
- 16L 16 High brightness LEDs
- 24L 24 High brightness LEDs

CCT

- 3K 3000K, 70 CRI
- 4K 4000K, 70 CRI
- 5K 5000K, 70 CRI

DRIVE CURRENT

- 070[3] 700mA
- 140[6,11] 1400mA
- 210[4] 2100mA

DISTRIBUTION

- 2 IES TYPE II
- 3 IES TYPE III
- 4 IES TYPE IV
- 5 IES TYPE V

VOLTAGE

- U Universal 120-277V
- 1 120V
- 2 208V
- 3 240V
- 4 277V
- 5[4] 480V
- F[4] 347V

COLOR

- BL Black
- DB Dark Bronze
- GR Gray
- PS Platinum Silver
- WH White
- CC[5] Custom Color

OPTIONS

- F — Fusing (voltage specified and determined by voltage field)
- 7PR[2] — 7-pin ANSI twist-lock photocell receptacle
- RPA(X) — Round pole adapter (Replace X with 3, 4, 5 or 6 indicating pole diameter)
- SWP[7,8,10] — SiteSync pre-commisioned
- SWPM[7,8,10] — SiteSync Wireless Pre-Commission w/ Motion Detection
- SCP_F[6,9] — Programmable motion sensor with dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices); A minimum of one SCP-REMOTE accessory remote control required for configuration; Wide lens with motion detection radius
- TB — Terminal block

1 – Order poles with #2 drill pattern
2 – 7-pin ANSI C136.41—2013 receptacle for use with standard Twist-Lock® photo controls, shorting caps, and ANSI C136.41 external wireless control devices with and without motion/occupancy override
3 – For 24L configurations only
4 – 347V-480V not for 24L, 210 - 2100mA option
5 – Contact factory for minimum order quantities
6 – Not available with 347V or 480V
7 – Not available with 208, 240 or 480V
8 – Specify group and zone. See SiteSync product page www.hubbelllighting.com/controls/SiteSync for more details.
9 – Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
10 – Only available with 16L configurations
11 – Only available with 16L and 24L configurations

Accessories and Services (Ordered Separately)

Catalog Number	Description
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SW7PR+	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
\+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

ORDERING INFORMATION - STOCK CONFIGURATIONS

Catalog Number	Description	Mtg.	Distribution	Wattage	# Drivers Drive Current	Voltage	CCT	Lumens	LPW	Weight lbs. (kg)
ASL-16L-3	Medium size 16 LED configuration, Dark Bronze	Arm	Type III	115	1@2100mA	120V-277V	4000K	12,674	110	18 (8.16)
ASL-16L-4	Medium size 16 LED configuration, Dark Bronze	Arm	Type IV	115	1@2100mA	120V-277V	4000K	12,974	113	18 (8.16)
ASL-24L-3	Large size 24 LED configuration, Dark Bronze	Arm	Type III	169	1@2100mA	120V-277V	4000K	18,595	110	20 (9.07)
ASL-24L-4	Large size 24 LED configuration, Dark Bronze	Arm	Type IV	169	1@2100mA	120V-277V	4000K	19,036	113	20 (9.07)
ASL-24L-3-HO	Large size 24 LED configuration, Dark Bronze	Arm	Type III	225	1@700mA	120V-277V	4000K	20,927	93	20 (9.07)
ASL-24L-4-HO	Large size 24 LED configuration, Dark Bronze	Arm	Type IV	225	1@700mA	120V-277V	4000K	21,073	93	20 (9.07)
ASL24L3HOSCPW	ASL-A-24L4K-070-3-U-DB-SCP-40F	Arm	Type III	225	1@700mA	120V-277V	4000K	20,927	93	20 (9.07)
ASL24L3SCPW	ASL-A-24L4K-210-3-U-DB-SCP-40F	Arm	Type III	169	1@2100mA	120V-277V	4000K	18,595	110	20 (9.07)
ASL16L3SCPW	ASL-A-16L4K-210-3-U-DB-SCP-40F	Arm	Type III	115	1@2100mA	120V-277V	4000K	12,674	110	18 (8.16)

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE™ Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module

SW7PR

- All of the SiteSync Features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Available on all products that have a 7-Pin receptacle

SiteSync

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ACCESSORIES - Order Separately

Catalog Number	Description
ASL-MAF	Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms
SETA2-XX[1]	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon)
RETA2-XX[1]	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires CL1S-RPA4-ACC-XX for each luminaire
TETA2-XX[1]	Hexagonal pole tenon adapter (3 at 120 degrees) (2 3/8" OD tenon)
ASL-EHS-BL	External house side shield (1 kit contains 6 shields)
ASL-ESS-BL	External side shield (1 kit contains 6 shields)
ASL-ARMMTG-XX[1]	Arm mounting kit for side of pole attachment
SCP-REMOTE	Remote control for SCPW option. Order at least one per project to program and control
CL1S-RPA(*)-ACC-XX[1]	Round Pole Adapter (* denotes pole diameter; 3 = 3 ¼" -3 ¾"; 4 = 3 7/8" – 6")
WB-AREA-XX[1]	Wall bracket. Requires universal mounting block option.
PTL-1	Photocontrol - twist-lock cell (120V) - Requires 7PR option
PTL-8	Photocontrol - twist-lock cell (120-277V) - Requires 7PR option
PSC	Shorting cap - twist-lock - Requires 7PR option
ASL8L2LENS	Type II, 2 lenses included (see table to right for kit quantities)
ASL8L3LENS	Type III, 2 lenses included (see table to right for kit quantities)
ASL8L4LENS	Type IV, 2 lenses included (see table to right for kit quantities)
ASL8L5LENS	Type V, 2 lenses included (see table to right for kit quantities)

1 - Replace XX with color choice, eg.: DB for Dark Bronze

ROUND POLE ADAPTER

WB-AREA-XX

ASL8L2LENS

ASL8L3LENS

ASL8L4LENS

ASL8L5LENS

Product	Number of Kits	Number of Lenses
ASL8L	1	2
ASL16L	2	4
ASL24L	3	6

SPOKE BRACKET (single arm shown)
Horizontal round arm tenon adapters for use with MAF mounting type or accessory kit. Reference SH Spoke Pole Top Brackets for ordering information.

ASL-MAF installed

ASL-MAF – Fits 2-3/8" OD arms

ASL-EHS-BL

Wall Mount Accessory

WB-AREA-XX wall mount bracket designed for building mount applications

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PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G
8	2100	59	2	6628	112	1	0	1	6563	111	1	0	1	5906	100	1	0	1
			3	6455	109	1	0	1	6391	108	1	0	1	5752	97	1	0	1
			4	6607	112	1	0	1	6542	111	1	0	1	5888	100	1	0	1
			5	6512	110	3	0	1	6448	109	3	0	1	5803	98	3	0	1
16	1400	56	2	7609	136	2	0	2	7492	134	2	0	2	6830	122	1	0	1
			3	7410	133	2	0	2	7296	131	2	0	2	6652	119	1	0	1
			4	7586	136	1	0	2	7469	134	1	0	2	6809	122	1	0	1
			5	7476	134	3	0	2	7361	132	3	0	1	6711	120	3	0	1
16	2100	115	2	13145	114	2	0	2	13015	113	2	0	2	11713	102	2	0	2
			3	12801	111	2	0	2	12674	110	2	0	2	11406	99	2	0	2
			4	13104	114	2	0	2	12974	113	2	0	2	11676	102	2	0	2
			5	12915	112	4	0	2	12788	111	4	0	2	11509	100	4	0	2
24	1400	114	2	14744	129	3	0	3	14517	127	2	0	2	13336	117	2	0	2
			3	14358	126	3	0	3	14137	124	3	0	3	12987	114	2	0	2
			4	14698	129	2	0	2	14472	127	2	0	2	13295	117	2	0	2
			5	14486	127	4	0	2	14263	125	4	0	2	13103	115	4	0	2
24	2100	169	2	19286	114	3	0	3	19095	113	3	0	3	17186	102	3	0	3
			3	18781	111	3	0	3	18595	110	3	0	3	16736	99	2	0	2
			4	19227	114	3	0	2	19036	113	3	0	2	17133	101	2	0	2
			5	18949	112	4	0	2	18761	111	4	0	2	16885	100	4	0	2
24	700	225	2	21063	94	3	0	3	20880	93	3	0	3	18474	82	3	0	3
			3	21111	94	3	0	3	20927	93	3	0	3	18516	82	3	0	3
			4	21258	94	3	0	2	21073	94	3	0	2	18645	83	3	0	2
			5	21331	95	4	0	2	21145	94	4	0	2	18709	83	4	0	2

1 - Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
8	1@(2100mA)	120	59	0.49
		208	59	0.28
		240	59	0.25
		277	59	0.21
16	1@(1400mA)	120	56	0.47
		277	56	0.20
16	1@(2100mA)	120	115	0.96
		208	115	0.55
		240	115	0.48
		277	115	0.42
24	1@(1400mA)	120	114	0.95
		277	114	0.41
24	1@(2100mA)	120	169	1.41
		208	169	0.81
		240	169	0.70
		277	169	0.61
24	1@(700mA)	120	225	1.88
		208	225	1.08
		240	225	0.94
		277	225	0.81

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.06
10° C	50° F	1.03
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.97
50° C	122° F	0.94

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

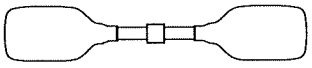
PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS 0	25,000	TM-21-11[1] L90 36,000	50,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.93	0.90	0.86	0.75	>125,000
40°C / 104°F	0.99	0.90	0.86	0.81	0.67	>88,000

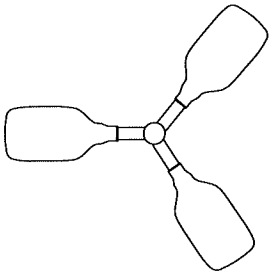
1. Projected per IESNA TM-21-11 (* Cree XP-L, 2100mA, 105°C Ts, 6,000hrs)

EPA

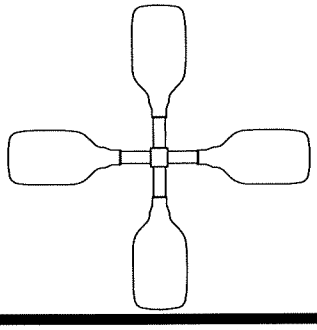
Config.	Luminaire	EPA
1 @ 90°	ASL8L	.50
	ASL16L	.62
	ASL24L	.74



Config.	Luminaire	EPA
2 @ 180°	ASL8L	1.00
	ASL16L	1.24
	ASL24L	1.48



Config.	Luminaire	EPA
3 @ 120°	ASL8L	.88
	ASL16L	.99
	ASL24L	1.11



Config.	Luminaire	EPA
4 @ 90°	ASL8L	1.42
	ASL16L	1.66
	ASL24L	1.90

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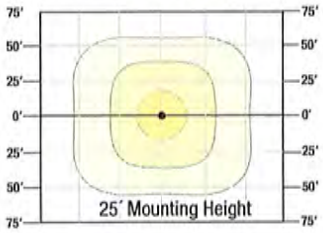
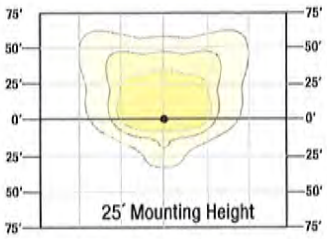
PHOTOMETRICS For additional photometric information and IES downloads, visit our web site at www.hubbelloutdoor.com

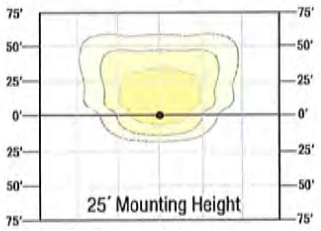
ASL-24L-5K Type V



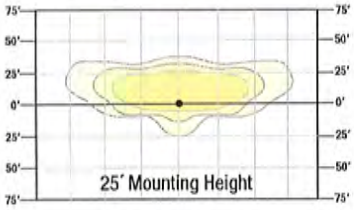
ASL-24L-5K Type IV



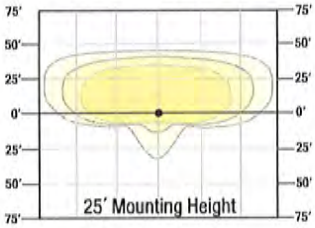
ASL-24L-5K Type IV HS



ASL-24L-5K Type II



ASL-24L-5K Type III

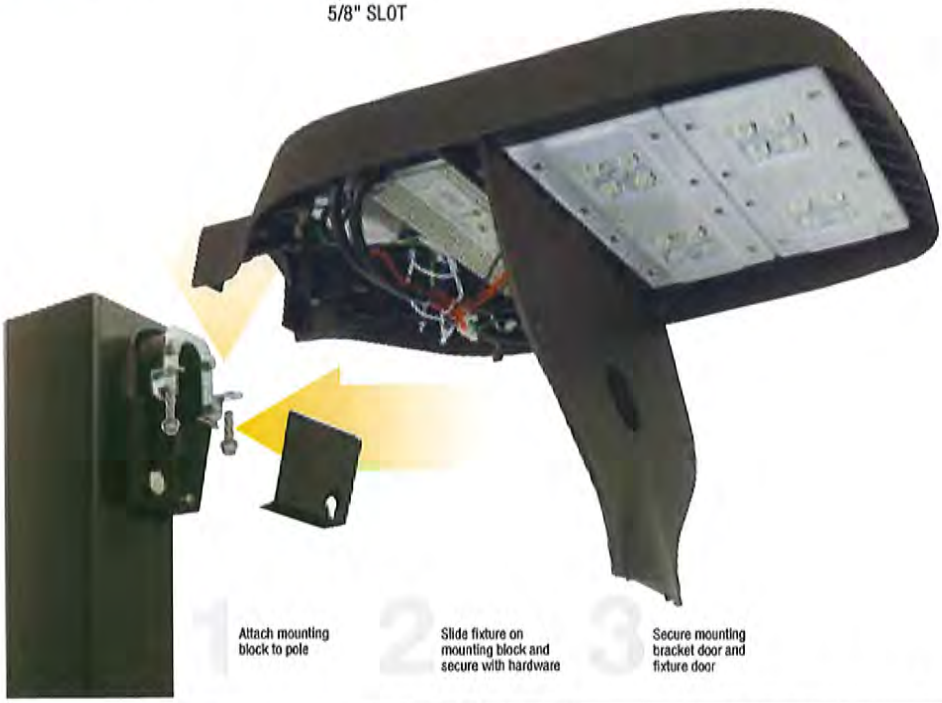


ARM/MOUNTING BLOCK

Fixture ships with universal mounting block for ease of installation. Compatible with #2 drill pattern.

SWP & SWPM - SiteSync™

SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.



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GEOPAK SERIES SIZE 2 LED

Architectural Wallpack

TRP2/RDI2 Low Glare **NEW**

Cat.#	
Job	Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Applications:
Medium sized architectural wallpacks in two stylish shapes accentuate building architecture and provide excellent illumination and uniformity

Construction:
- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

LED/Optics:
- Precision crafted optics and reflectors provide up to 150 LPW and zero pixelation over the lens for maxium visual comfort
- Wide Throw and Forward Throw distributions available
- 3000K - 70 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal

Electrical:
- Optional Dual Drivers & Dual Power Feeds for 50 and 70 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor ≥ 90%
- THD (Total Harmonic Distortion) <20%
- Ambient operating temperature -40°C to 40°C

Installation/Mounting:
- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
- Black box accessory available for surface conduit application

Options/Controls:
- Drivers are 0-10V dimming standard
- Universal button photocontrol for dusk to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control

Construction:
- Optional uplight component provides approximatively 1,000 lumens for lighting building facades and/or providing direct/indirect lighting for under canopy applications
- Available in three distribution including Wall Graze, Spot/Column and Canopy

Listings:
- IP65 rated housing
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Zero uplight (U0), dark sky, neighbor friendly (excludes uplight versions)
- Drivers IP66 and RoHS compliant

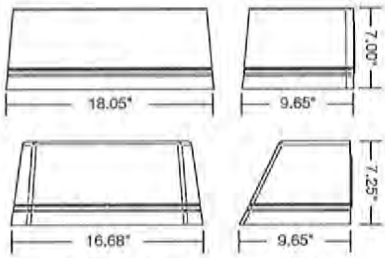
Warranty:
For more information visit:
http://www.hubbelloutdoor.com/resources warranty/

PRODUCT IMAGE(S)

Trapezoid

Radius

DIMENSIONS



RDI2
Weight:
16 lbs (7.3 kg)

TRP2
Weight:
16 lbs (7.3 kg)

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RDI2	18 (8.2)	20.5 (52)	9.5 (24)	12 (30)
TRP2	16 (7.3)	18.5 (47)	9.5 (24)	11.5 (29)

CERTIFICATIONS/LISTINGS

c UL us

DLC

ida

*3000K and warmer CCTs only

ORDERING INFORMATION

ORDERING EXAMPLE: TRP2-D-30-3K7-FT-UNV-UG-GT-PC

FAMILY	
TRP2	Trapezoid
RDI2	Radius

LEDS - WATTAGE	
D-20	20w Low Glare Diffuse
D-30	30w Low Glare Diffuse
D-50	50w Low Glare Diffuse
D-70	70w Low Glare Diffuse

CCT	
3K7	3000K, 70CRI
4K7	4000K, 70CRI
5K7	5000K, 70CRI

DISTRIBUTION	
FT	Forward Throw Diffused
WT	Wide Throw Diffused

VOLTAGE	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
UHV[1]	347/480V
347[1]	347V
480[1]	480V

FINISH	
BL	Black Textured
DB	Dark Bronze Textured
GT	Graphite Textured
GYS	Light Gray Smooth
PS	Platinum Silver Smooth
WH	White Textured
CC	Custom Color

SECONDARY DISTRIBUTION	
BLANK	Downlight Only
UG[2]	Uplight Wall Graze
UC[2]	Uplight Canopy
US[2]	Uplight Spot/Column

CONTROL OPTIONS	
PC	Button Photocontrol
SCP[4,5]	Programmable occupancy sensor, factory default is 10% light output
SCO[4]	Sensor Control, On/Off

SPEC SCP/SCO MOUNT HEIGHT	
-8F	Up to 8ft mount height
-20F	Up to 20ft mount height

OPTIONS	
SF[3]	Single Fuse & Fuse Holder
DF[3]	Double Fuse & Fuse Holder
2DR[6]	Dual Drivers
2PF[6]	Dual Power Feeds

[1] 70 watt version only
[2] Not available with SF, DF, 2DR or 2PF electrical options
[3] Must specify voltage
[4] PCU option not applicable, included in sensor
[5] Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings
[6] Not available with 20w, 30w or uplight versions

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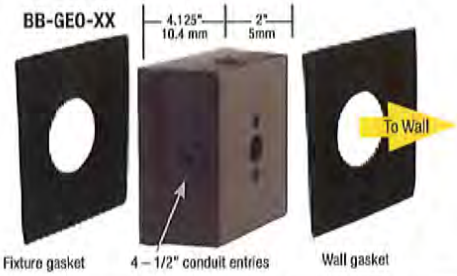
ACCESSORIES - Order separately

Catalog Number	Description
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control dimming settings
BB-GEO-XX	Black box with 4 - 1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"

* Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.
** When ordering with SiteSync, one of the following interface options must be chosen an ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
* If needed, an additional Bridge Node can be ordered.

BB-GEO-XX – Mounted to luminaire



INPUT POWER CONSUMPTION

# OF LEDS	VERSION	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
180	Downlight Only	120	0.18	21
		277	0.08	21
		120	0.28	33
		277	0.12	33
		120	0.41	49
		277	0.18	49
		120	0.52	62
		277	0.22	62
		347	0.18	62
		480	0.13	62
	With Uplight	120	0.18	22
		277	0.08	22
		120	0.29	35
		277	0.13	35
		120	0.43	52
		277	0.19	52
		120	0.55	66
		277	0.24	66
		347	0.19	66
		480	0.14	66

PERFORMANCE DATA - LOW GLARE

			5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# OF LEDS	SYSTEM WATTS	MAIN DISTR. TYPE	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G
180	22.0	FT	3,082	147	1	0	1	3,067	146	1	0	1	2,883	137	1	0	1
		WT	3,195	152	1	0	0	3,179	152	1	0	0	2,988	142	1	0	0
	33.4	FT	4,995	150	1	0	1	4,970	149	1	0	1	4,672	140	1	0	1
		WT	5,178	155	1	0	1	5,152	154	1	0	1	4,843	145	1	0	1
	48.7	FT	7,094	146	1	0	1	7,058	145	1	0	1	6,635	136	1	0	1
		WT	7,353	151	1	0	1	7,316	150	1	0	1	6,877	141	1	0	1
	61.8	FT	8,669	140	1	0	1	8,626	140	1	0	1	8,108	131	1	0	1
		WT	8,986	145	1	0	1	8,941	145	1	0	1	8,405	136	1	0	1

*BBU Emergency mode lumen output, TRP hosing only

LOW - GLARE

Designed for optimal visual comfort and maximum performance, the low glare versions provide excellent illumination and uniformity with zero LED pixelation.

UPLIGHT

Optional uplight distributions provide accent lighting for columns, canopies or building facades

The wall graze also creates a 50/50 appearance on the wall while still providing general illumination on the ground

CONTROL OPTIONS

Programmable occupancy sensor offers greater control and energy savings with adjustable delay and dimming levels (Factory default is 10%).

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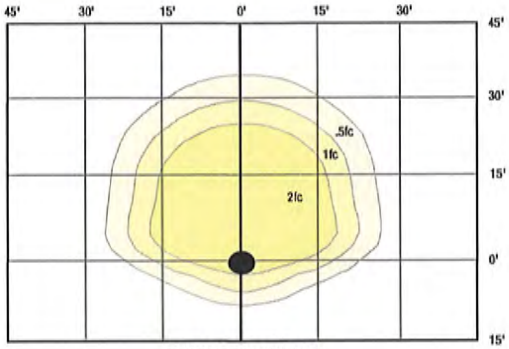
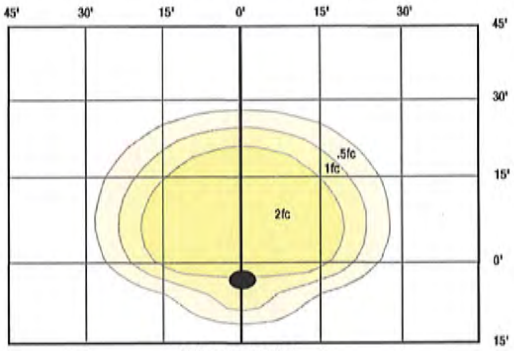
PHOTOMETRICS

Mounting Height 15ft



FORWARD THROW



WIDE THROW

UPLIGHT GRAZE

UPLIGHT SPOT/COLUMN

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Fuel Island

5000 Gallon
60/40
3000 G Diesel/2000 G Unleaded

DIESEL

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14 | DATE: 06/11/2018

ORDINANCE NO: | RESOLUTION NO: 18-34

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA:

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

BACKGROUND:
The resolution, which was requested to be placed on the agenda by Mayor Riggle and Councilmember Jones, following a presentation at the May 14, 2018 City Council meeting by Marianne Gabel and Sharlee Murphy. Both are members of the Citizen's Climate Lobby, a non-profit non-partisan grassroots advisory organization and was founded to address climate change.

As Council considers this matter, it should familiarize itself with the pros and cons of the specific proposal as the carbon fee and dividend system is a complicated regulatory scheme. As background for Council's consideration we have enclosed materials that discuss and review the issue in more detail.

REASON WHY LEGISLATION IS NEEDED:
This resolution was requested by the Citizen's Climate Lobby at the May 14th City Council meeting.

FISCAL IMPACT(S):
Unknown

POLICY CHANGES:
City Council has typically in the past not taken a position on national policies.

PRESENTER(S):
Mayor Riggle

RECOMMENDATION:

ATTACHMENT(S)
Original Draft provided by Citizen's Climate Lobby
Articles:

1. Marionaopolis World Review
2. Yale Climate Connections

RESOLUTION NO. 18-34

A RESOLUTION IN SUPPORT OF CONGRESSIONAL CONSIDERTION OF A CARBON FEE AND DIVIDEND SYSTEM.

WHEREAS, The Delaware City Council recognizes that the health and well-being of the citizens of Delaware are dependent upon the quality of our air, water and natural resources; and

WHEREAS, much of the State of Ohio's economy, including agriculture, industry, commerce, fishing, forests and tourism are dependent upon a stable climate; and

WHEREAS, scientists at Ohio Wesleyan University, as well as, The Ohio State University and its Byrd Polar and Climate Research Center agree with the consensus of climate researchers worldwide that the climate is rapidly changing, and that the changes are associated with increased concentrations in the atmosphere of carbon dioxide (CO_2) and other greenhouse gas pollutants derived principally from burning fossil fuels such as coal, oil and natural gas; and

WHEREAS, further reductions of CO_2 emissions are warranted in order to stay below the 2° C temperature rise that is acknowledged in global climate agreements to be a threshold dangerous to the habitability of the earth, and putting a price on carbon fuels (a "carbon fee") is widely accepted by economists as being the most effective means to achieve this goal; and

WHEREAS, former Representative Pat Tiberi (OH-12) was a member of the bipartisan "Climate Solutions Caucus" in the U.S. House of Representatives which now has 70 members, (35 Republicans, 35 Democrats), working on solutions to climate change; and

WHEREAS, one approach to reduce carbon dioxide emissions is a Carbon Fee and Dividend system. In a Carbon Fee and Dividend system a fee on carbon is levied at the extraction point of fossil fuels, or the port of entry into the U.S., with all monies returned to households as a "dividend"; and

WHEREAS, a system such as Carbon Fee and Dividend can leverage market forces to encourage investments in energy efficiency and alternate sources of energy by both industry and consumers in a transparent and predictable manner.

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

SECTION 1. That City Council supports efforts to reduce carbon dioxide emissions

SECTION 2. That City Council shall work toward policies and technological innovation that will reduce the City's carbon emissions

SECTION 3. Delaware City Council supports the implementation of a revenue-neutral carbon fee and dividend system, with all monies from carbon fees being returned to households as a carbon dividend as a potential method to reduce emissions.

SECTION 4. Delaware City Council strongly encourages the U.S. Congress to consider a revenue-neutral carbon fee and dividend system with the speed appropriate to the gravity and urgency of the situation, and in recognition of the benefits realized in transitioning to clean energy.

SECTION 5. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

CITY OF DELAWARE RESOLUTION

WHEREAS, The Delaware City Council recognizes that the health and well-being of the citizens of Delaware are dependent upon the quality of our air, water and natural resources; and

WHEREAS, much of the State of Ohio's economy, including agriculture, industry, commerce, fishing, forests and tourism are dependent upon a stable climate; and

WHEREAS, the scientists at Ohio Wesleyan University as well as The Ohio State University and its Byrd Polar and Climate Research Center agree with the consensus of climate researchers worldwide that the climate is rapidly changing, and that the changes are associated with increased concentrations in the atmosphere of carbon dioxide (CO_2) and other greenhouse gas pollutants derived principally from burning fossil fuels such as coal, oil and natural gas; and

WHEREAS, further reductions of CO_2 emissions are warranted in order to stay below the 2° C temperature rise that is acknowledged in global climate agreements to be a threshold dangerous to the habitability of the earth, and putting a price on carbon fuels (a "carbon fee") is widely accepted by economists as being the most effective means to achieve this goal; and

WHEREAS, former Representative Pat Tiberi (OH-12) was a member of the bipartisan "Climate Solutions Caucus" in the U.S. House of Representatives which now has 70 members, (35 Republicans, 35 Democrats), working on solutions to climate change, and

WHEREAS, a Carbon Fee and Dividend system with a fee on carbon being levied at the extraction point of fossil fuels, or the port of entry into the U.S., with all monies returned to households as a "dividend", would leverage market forces to encourage investments in energy efficiency and alternate sources of energy by both industry and consumers;

WHEREAS, such a Carbon fee and Dividend would be market-based, transparent, non-regulatory, predictable for business and fair to consumers,

THEREFORE:

Be it resolved by the Delaware City Council that the City of Delaware, Ohio, supports the implementation of a revenue-neutral carbon fee and dividend system, with all monies from carbon fees being returned to households as a carbon dividend.

Be it further resolved by the Delaware City Council that the City of Delaware strongly encourages the U.S. Congress to enact a revenue-neutral carbon fee and dividend system with the speed appropriate to the gravity and urgency of the situation, and in recognition of the benefits realized in transitioning to clean energy.

Be it further resolved by the Delaware City Council that the City of Delaware shall work toward policies and technological innovation that will reduce the City's carbon emissions.

DRAFT

MARIANOPOLIS WORLD REVIEW

There are two sides to every story.

NOVEMBER 2016, OPPOSITION PIECES

Pros and cons of revenue-neutral carbon taxes

November 1, 2016 10:58 pm

The introduction of a revenue-neutral carbon tax would be beneficial to the Canadian economy and to the average Canadian citizen.

The Trudeau government recently announced that the provinces of Canada will have until 2018 to put in place a carbon pricing system before the federal government does so in their place. The system would be revenue neutral for the federal government, meaning that all revenue generated would stay in the province or territory where they were generated. This announcement came as a shock to some. However, a revenue-neutral carbon tax would be beneficial to the Canadian economy and to the average citizen.

First, the revenue generated by the carbon tax could be used to cut personal income tax rates, which means that citizens would not have to pay the price for a greener nation. The revenue could also be used to cut corporate tax rates, which would be beneficial in business, and promote the creation of jobs. If we look at British Columbia's revenue neutral carbon tax as an example, we can see that it has been a success. Indeed, per-person consumption of fuels have dropped by 16% in the province between 2008 and 2014 while they rose 3% overall in Canada during that same time period (The Economist, 2014). The revenue generated from the carbon tax has been used to cut personal income tax rates, and BC now has the lowest income tax rates in Canada. The province cut $760 million more in taxes than needed to offset the cost of the carbon tax (Beaty et al., 2014). This shows that a revenue neutral carbon tax would be financially beneficial for the average Canadian. British Columbia also has one of the lowest corporate tax rates, thanks to the revenue generated by the carbon tax. Their economy has continued to keep up with the rest of Canada's economy. Employment rates have increased by 2% in the six years following the implementation of the tax (Yamazaki), proving once and for all that carbon taxes do not kill jobs.

Furthermore, carbon emissions have a negative impact on human health and on the economy. High levels of air pollution, often due to carbon emissions, are shown to increase the rate of cases of respiratory illnesses such as asthma and even diseases potentially leading to death (Jacobson, 2008). On top of its human cost, air pollution also costs the Canadian economy over $8

billion per year (Beaty et al., 2014).

Given the overwhelming evidence and the numerous examples of its successful applications, it is clear that a revenue neutral carbon tax would be beneficial to the average Canadian citizen and to the Canadian economy.

Written by MWR writer Ila Ghoshal, edited by the MWR team

The introduction of a revenue-neutral carbon tax would be detrimental to the Canadian economy and to the average Canadian citizen.

Environmental change and sustainability is a recurrent theme in any political discourse taking place today in Canada and other Western Liberal democracies. The Canadian government has recently introduced the issue of a carbon tax, most specifically a revenue-neutral one. While a carbon tax might at times be beneficial and necessary, the implementation of a revenue-neutral one right now would be detrimental to the Canadian economy and to the average Canadian citizen.

Firstly, a revenue-neutral carbon tax does not mean that it will be sector-neutral, as this discriminates against populations living in suburban and rural areas. Indeed, for people living in cities, the consequences of a carbon tax can be significantly mitigated by favouring, for example, the use of public transit over automobiles. However, that is not an option for populations living in suburban or rural areas, since public transit is either non-existent or significantly less present in these locations. Furthermore, citizens living and working in rural areas generally work in fields in which the use of petrol-powered vehicles is essential (agriculture, mining sector, energy sector, forestry, etc.), so that the tax burden falls even more heavily on their shoulders. Considering that the great majority of Canadian citizens live in urban areas, the heaviest burden would fall on a small percentage of people living in rural areas and earning considerably less than the ones who are least affected by this tax. Therefore, this "revenue-neutral" carbon tax is inherently unfair and discriminatory toward citizens working and residing in rural or suburban areas.

Secondly, the introduction of a carbon tax would harm the Canadian economy by negatively affecting certain industries such as agriculture and the energy sector. For agriculture, the problem rests in the sensitivity to price of the demand for agricultural goods in the international market. The implementation of a carbon tax would increase the price of Canadian products, and as a result, importers would shift their demand to other countries that are unlikely to introduce a carbon tax and which offer more competitive prices. For the energy sector, the problem resides in the low oil prices of the past year and a half or so. Indeed, the energy sector is currently under tremendous pressure, as markets are saturated and experts predict that the current trend of low oil prices will continue for years. Adding the burden of a carbon tax to the poor market conditions would only result in stretching an already taut rubber band: at some point, it will snap. Thus, the implementation of a carbon tax would only harm the Canadian economy right now, even if the tax is revenue-neutral.

As a result, the introduction of a revenue-neutral carbon tax can only be detrimental. It is detrimental for individuals because it is essentially discriminatory towards a small portion of the Canadian population on which the tax burden would fall. It is detrimental to the economy because it puts stress on an already weak energy sector and makes Canadian industries less competitive. The solution to environmental sustainability and to the reduction of greenhouse gas emissions isn't a revenue-neutral carbon tax, but rather an active investment in renewable energy sources and in emission-cleaning technologies.

Written by MWR writer Raymond Zuo, edited by MWR reviewer Rebecca Windheim

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Article

Pros and Cons of a Carbon Tax: Key Issues

By John Wihbey on Jul 7, 2016

It's a climate solution that could appeal to some liberals and conservatives. But, as always, the devil is in the details.

By John Wihbey

Wednesday, July 20, 2016

Topics

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In mid-June 2016, the U.S. House of Representatives voted overwhelmingly to stand against future proposals for a carbon tax, even though no current bill was anywhere near getting its serious attention.

Opponents, in that symbolism-rich congressional moment, saw the importance of laying down a political marker (were, say, a future Hillary Clinton administration look to push the idea). Carbon tax supporters saw pure political theater.

Why does the mere notion of a carbon tax matter enough for legislators to pass such a symbolic measure? Isn't the United States already committed to addressing climate change through the Paris agreement?

The idea of a carbon tax is, as it turns out, a kind of freakish policy unicorn: It weirdly unites some people on political left and right.

> The idea of a carbon tax weirdly unites some people on political left and right. CLICK TO TWEET

For proponents, sending a price "signal" through the economy is the only way to get energy companies and startups to ramp up their low-carbon investments and search for conservation strategies. Currently, carbon pollution has no consequence; it is what economists consider an "externality." A carbon tax could force businesses and citizens to cut back carbon-intensive services and goods. It could start a race for lower emissions technologies, which would give energy companies an edge on competitors.

Plus, some conservatives may be attracted to a carbon tax as an alternative to more EPA regulations.

For opponents – some of whom don't believe that climate change is a serious problem and others who just think a carbon tax is bad strategy – regulatory alternatives may be seen as politically unpredictable and therefore dangerous enough to justify preemptive action. Hence, the House vote in June, which was designed to get legislators on record as opposing the bill, perhaps making it more difficult for them to change positions in a future House.

Politics aside, though, the bigger question is understanding a carbon tax on the merits.

Executing the policy

Proponents of a carbon tax often argue that assigning a fee to carbon dioxide pollution is relatively simple administratively.

They say that contrasts with addressing climate change by setting, monitoring, and enforcing caps on greenhouse gas emissions; and regulating emissions of the energy-generation sector, as the Obama administration is attempting to do through the Clean Power Plan. That's an attraction for many right-leaning economists.

For progressives, a virtue is the comprehensive nature of a carbon tax, although many liberals would like to see both a carbon tax and emissions regulations.

The existing special taxes in place on the energy sector could mean the administrative groundwork for a carbon tax already exists. Proponents say it would not be hard to collect the money systematically and comprehensively. If the tax were levied at the "upstream" level of the energy system – across oil refineries and importers, natural gas terminals and pipelines, coal mines, and a few other sources – such a policy could cover perhaps 98 percent of the country's carbon dioxide emissions.

Opponents don't necessarily contest that a carbon tax could, in principle, be implemented from an administrative point of view, but they say there is no guarantee that a carbon tax bill passed by Congress would be simple. The non-partisan Congressional Research Service notes that legislators "could also choose to establish a carbon tax framework that rivals the complexity of a cap-and-trade program" such as that passed by the House in 2009 but never by the Senate. The horse-trading necessary to get a carbon tax passed might require all sorts of policy contortions.

Further, opponents point out that all taxes have "distortionary" effects, affecting free-market decisions and perhaps reducing gross domestic product growth. Making energy more expensive might do this, they caution. And there could be perverse and unintended effects, such as creating "leakage" whereby businesses, and energy production, move overseas.

Calculating the price

Were a carbon tax policy to begin to move through a future Congress, one giant headache would be getting enough legislators – and interest groups – to agree on how to accurately value and price carbon dioxide emissions, so that a fair tax rate could be assigned.

The U.S. government has proceeded in this area by developing a policy instrument and mathematical equation called the "social cost of carbon" – basically, the cost of the negative effects per year of a metric ton of carbon across a variety of environmental, health, and business dimensions.

To get this number, the tricky thing involves valuing a metric ton of carbon currently and far into the future. For those concerned a climatic tipping point soon could throw the world into chaos, each ton of carbon not emitted would have large and sustained future value.

For those anticipating no near-term crisis, the future value of that ton could be . . . not much. This future-value problem "discount rate" is massively consequential for how carbon prices would be set.

Currently, the price for one metric ton of carbon emissions is $37, a figure used in a variety of government decisions and influencing certain policies, such as vehicle and home appliance standards. But the $37 figure is highly contested, with academics and experts arriving at numbers ranging from between $10 to $220 or more. Many observers see little hope in the near future for reconciling the economic models.

Still, some proponents say that the social cost of carbon and its implementation is a strong enough framework for Congress to

find common ground, even as other proponents contend that alternative calculations might be even better. British Columbia has experimented with a carbon tax of modest size (about $30 per ton), and researchers have noted its relative success in terms of emissions reductions and no measurable impact on economic growth. (There are many other instances of carbon taxes around the world that bear studying.)

Opponents, of course, say no tax should ever be implemented if it doesn't have a sound basis. A unilateral new tax by the United States will just lead to the previously mentioned "leakage" problems. It is highly likely, they argue, that putting an economy-wide burden on the United States will do little to change the overall global trajectory of emissions – and larger countries with no such regulation (India and to some extent China) will just grow and pollute more, and industrial polluters will relocate there.

Distributing the revenue

For all its potential simplicity in administration and collection, the general concept of a carbon tax contains no natural solution for what to do with the money once government has it. On this issue, supporters begin fighting among themselves – including liberal groups who are all nominally on the same side of climate action. Many progressives want to use the revenues to address other societal problems, from the environment to health to inequality. Others want to invest the money back into low-carbon technological research and development, or favor some combination of spending priorities.

> A carbon tax contains no natural solution for what to do with the money once government has it. CLICK TO TWEET

In this nitty-gritty of taxation and revenue allocation, opponents often pull out a strong talking point: Poorer people tend to spend a greater share of their family budget on energy-related services and goods. So the tax, according to many economists and non-partisan analysts, is considered to be "regressive" – it hits lower-income families harder than upper-income ones. (It's an area of evolving research.) The Congressional Budget Office notes that a "policy that set a price of $28 per metric ton on CO2 emissions would increase costs for households by amounts that would equal about 2.5 percent of after-tax income for the average household in the lowest one-fifth (quintile) of the income distribution but less than 1 percent of after-tax income for the average household in the highest quintiles." The burden might be unevenly distributed regionally, too, and workers in states with energy-intensive industries such as Ohio, Illinois, Michigan and West Virginia could be harder hit.

One reasonable solution to this inequity would be to refund more of the tax to poorer, harder-hit families. Yet that kind of wealth redistribution scheme is a non-starter for many of the very conservatives who might be inclined to support a carbon tax in the first place. What many conservative supporters want is a carbon tax that would be "revenue neutral." Enacting a carbon tax only makes sense to many if it uniformly offsets the tax burden on individuals and corporations and is part of a broader set of reforms that simplify the tax code.

If there is a likely place where a proposed carbon tax bill could fall apart politically in any future Congressional battle, it is in this area. The projected revenues are gigantic, even if the price of carbon is set relatively low. Every imaginable interest group and constituency will be asking for consideration. That's not to say a carbon tax bill will never be passed. But even for a policy touted for its elegant simplicity, nailing down the details may be anything but simple.

Filed under: carbon tax, GHG emissions, John Wihbey, pros and cons

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FACT SHEET

AGENDA ITEM NO: 15 | DATE: 06/11/2018

ORDINANCE NO: | RESOLUTION NO: 18-35

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David M. Efland, Director of Planning & Community Development

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION APPOINTING MEMBERS TO THE COMPREHENSIVE PLAN STEERING COMMITTEE.

BACKGROUND:
The City of Delaware has begun a Comprehensive Plan update that, when finished, will reflect current and future trends, priorities, and policies while being focused on the future. After a formal call for applications for the Steering Committee, the city received 90 applicants, which is an incredible number. Staff and the national consultant team spent the following month reviewing all applications along a number of parameters to balance and ensure a diverse, well rounded, and representative group of a manageable size for the final Steering Committee selection now brought forward for consideration.

This group is a little larger than we had planned for as the initial goal was for a group of about 20 to 25 and the total proposed is 31 citizens and 1 Council member. With the diversity and complexity of our community and the tremendous response to the call for applications, Staff believes this size group is necessary to ensure the success of the Plan process. It is the intention of the planning team to present the opportunity for those not selected to participate and be engaged in the process throughout.

While the Steering Committee selection is important (we need to accomplish this on June 11th to move forward with the effort in the timeline previously

discussed), the most important aspect of our efforts will be to give everyone in the community the opportunity to participate in the process in the coming months, including those that applied but are not selected for the formal Steering Committee. All voices will have an opportunity to participate.

Additionally, as the process unfolds there will be many opportunities for key stakeholders and groups to be involved as well. The Steering Committee will be the most invested, obviously, in the process, and will help be the sounding board for the collective community as we move through the process. To be the most successful, however, the Plan process needs to be a citizen led effort with Planning Commission making a formal recommendation and City Council making the ultimate decisions about the Plan of course.

REASON WHY LEGISLATION IS NEEDED: It is crucial that this plan be built on the values, needs and aspirations of the community. To ensure this happens, City Council is being asked to confirm this group of 31 community members and 1 City Council member to a comprehensive plan steering committee.

The committee will help guide the public process and the plan's recommendations. Members will work closely with the City's planning staff, the planning consultant team and other community members to bring insight and perspective to the planning process. They will help spread the word about the planning effort to encourage community participation. They will also advise on the plan's substance, helping staff and the consultant team to integrate the community's intuition with technical analysis. Committee members may also act as spokespersons for the planning effort, serve as hosts at public events, and facilitate small group discussions.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
List of appointments, demographics, and background documents

RESOLUTION NO. 18-35

A RESOLUTION APPOINTING MEMBERS TO THE COMPREHENSIVE PLAN STEERING COMMITTEE.

WHEREAS, Members of the comprehensive plan steering committee are to be appointed by the Mayor and the City of Delaware and confirmed by Council; and

WHEREAS, a comprehensive plan is the broadest public policy document a community can create for its future growth and development; and

WHEREAS, the plan considers input of citizens, businesses and other stakeholders; and can serve as a foundation for budgeting decisions, zoning, land development and more; and

WHEREAS, the existing (2003-2008) plan needs to be updated to reflect current trends and priorities while being focused on the future; and

WHEREAS, the committee will meet at least eight times during an approximate 15-month planning effort beginning in June 2018; and

WHEREAS, Council appreciates and is grateful to all citizens who made formal application; and

WHEREAS, Council acknowledges that a Steering Committee of a manageable size is desired and in the best interest of the City of Delaware; and

WHEREAS, Council confirms the following appointments to the Comprehensive Plan Steering Committee (see attached listing).

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

SECTION 1. The attached listing of individuals are hereby appointed to the Comprehensive Plan Steering Committee.

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

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

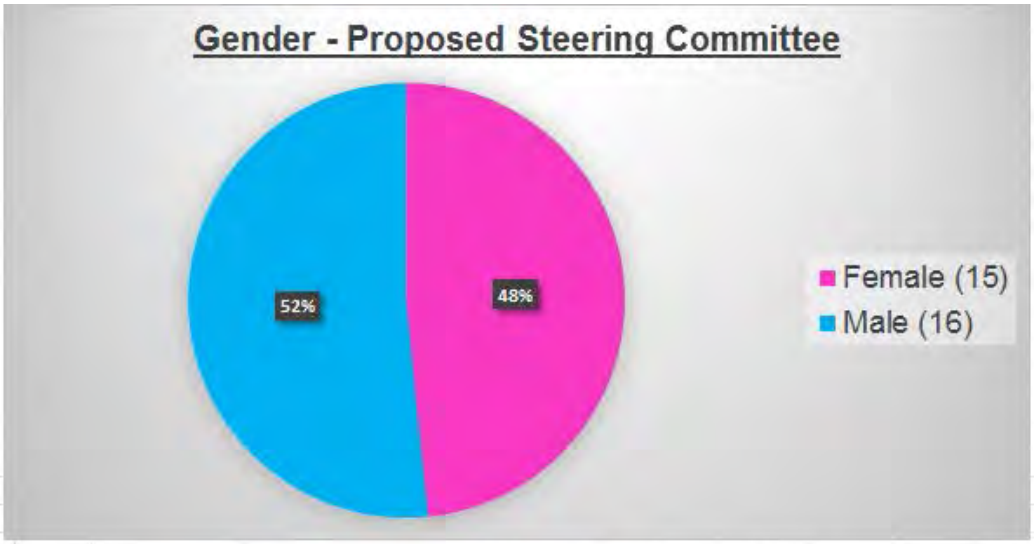
Proposed Comprehensive Plan Steering Committee - 2018

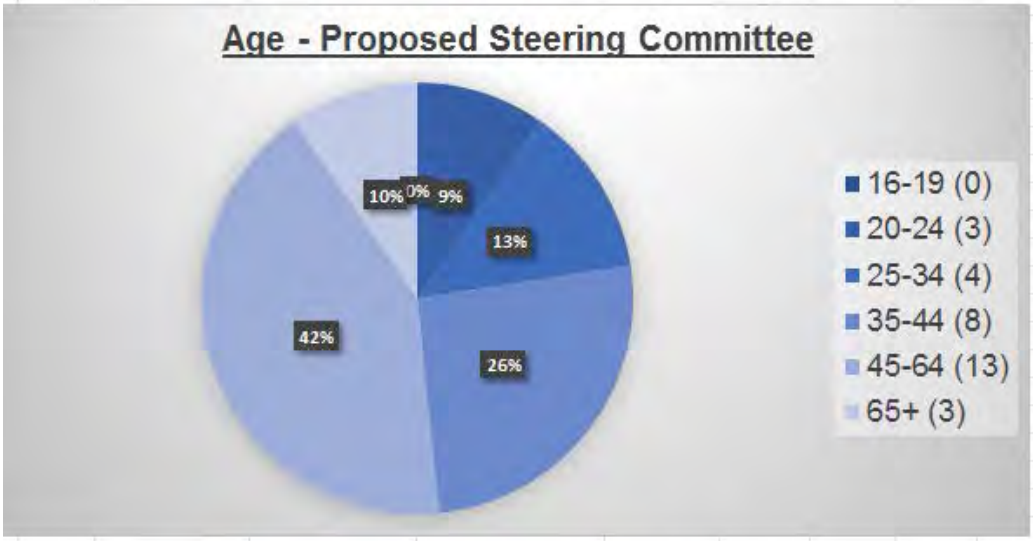
The Steering Committee shall be comprised of the following individuals (listed in alphabetical order):

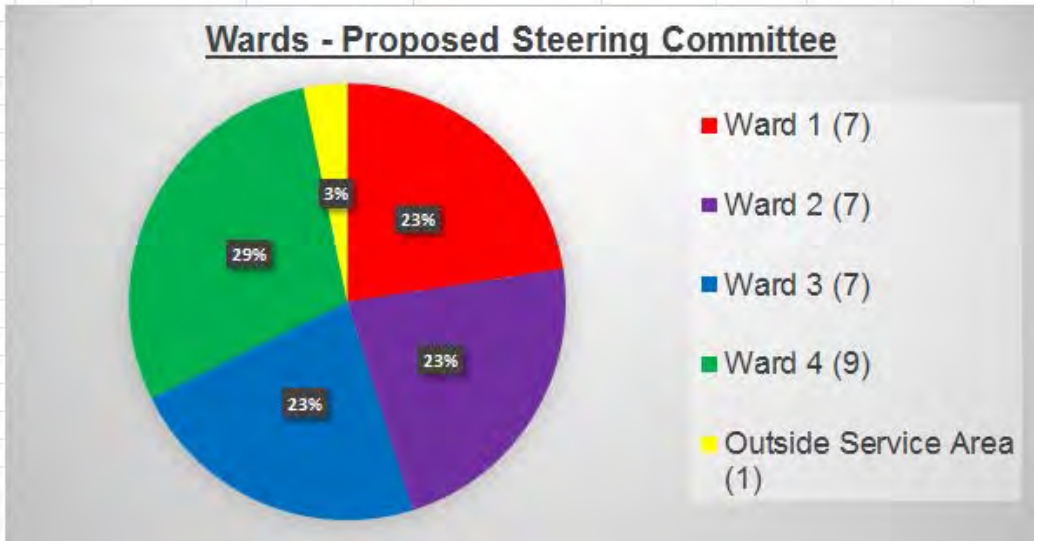
Donnie Akers	Harry C. Hart	Dustin Nanna	Abbey Trimble
Robert (Bob) Badger	Stefanie Hauck	Jim Ohlin	City Council Rep.
Tajudeen (Taj) Bakare	Jack Hilborn	Nancy Reger	
Susie Bibler	Robert Hillery	Michael J. Rush	
David W Carpenter	Anna Hurley	John M. Rybka	
Heather Cowles	Jennifer Franklin Kearns	Stacy Simpson	
Beth Fisher	Ben Kelly	Kristina Sossa	
Katherine A Gharrity	Chang Keat Koo	Stephanie J Steinbeck	
Whitney Gherman	Jacqueline Luzar	Paul Stelzer	
Stephanie Gregory	George Mantzoros	Stephanie Stromberg	

Some basic demographics follow for the group as well as for the applicant pool:

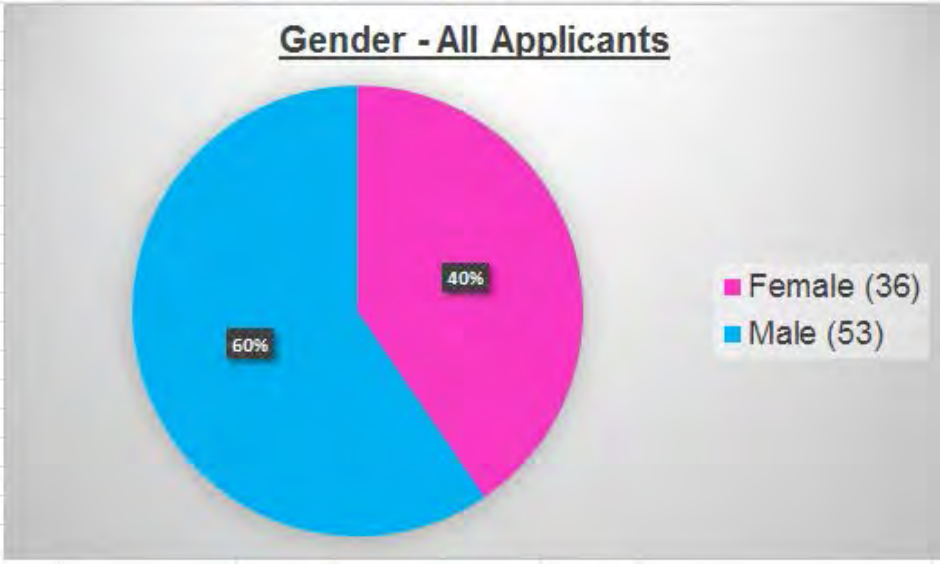
Proposed Steering Committee –

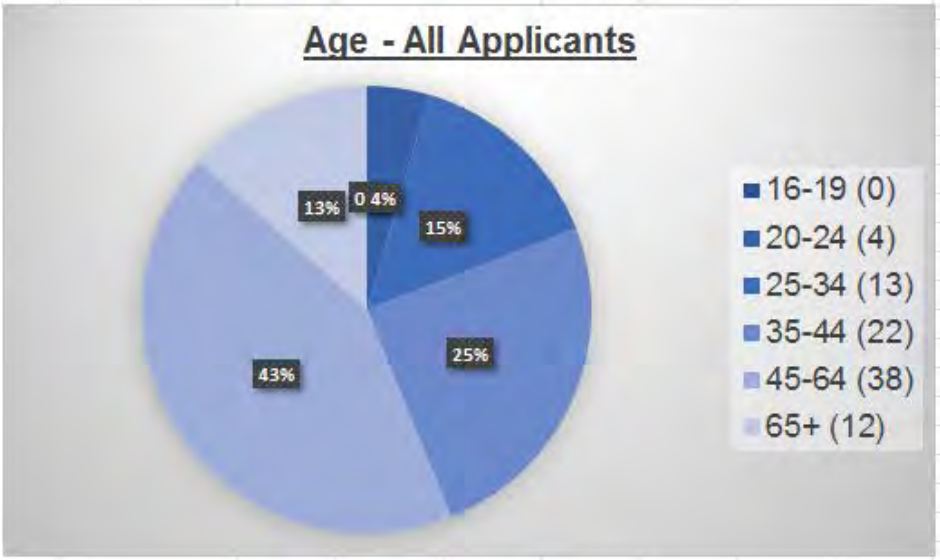


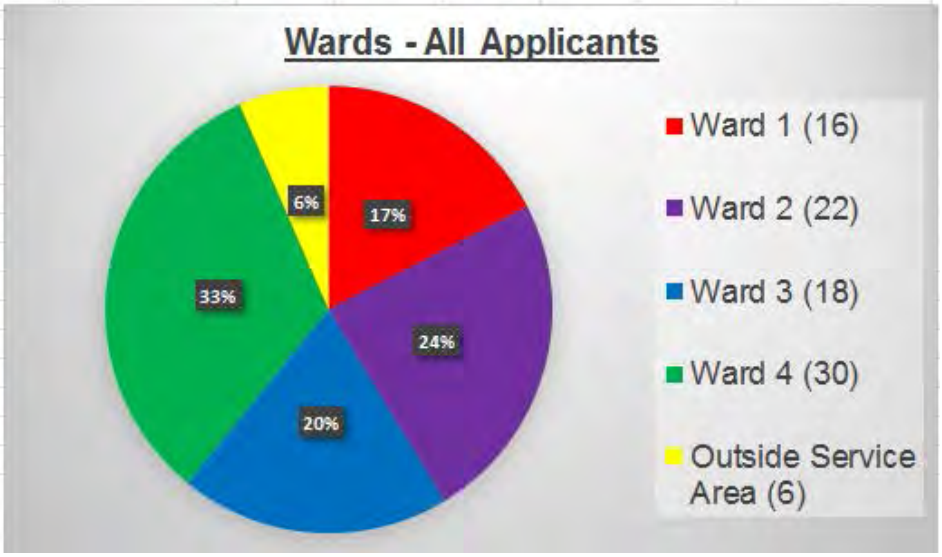




All Applicants -







About the Steering Committee

The City of Delaware is undertaking an ambitious long-range planning effort to establish a vision and policies for how and where the City will grow over the next decades. It is crucial that this plan be built on the values, needs and aspirations of the community. To ensure this happens, a diverse group of community members will be convened to guide the planning process.

The Steering Committee will begin meeting in summer 2018. Over a period of approximately 15 months, the Steering Committee will work closely with the City's planning staff, the planning consultant team and other community members to bring insight and perspective to the planning process. They will help spread the word about the planning effort to encourage community participation. They will also advise on the plan's substance, helping staff and the consultant team to integrate the community's intuition with technical analysis. Committee members may also act as spokespersons for the planning effort, serve as hosts at public events, and facilitate small group discussions. The Committee will meet approximately 8 times during 15-month planning effort.

WHAT IS THE ROLE OF THE STEERING COMMITTEE?

The Steering Committee is intended to be a working group and not a "blue ribbon" panel. The committee has a number of critical responsibilities and should operate on an agreed upon set of principles.

Responsibilities

The responsibilities of the committee are to:

- Officially represent the citizens in the planning process.
- Provide guidance and direction to the staff and consultants at crucial steps in the process.
- Act as spokespersons for the effort.
- Serve as hosts at public events during the process.
- Identify volunteers for action committees and provide direction to those committees as their work takes place.
- Recruit volunteers to assist with conducting outreach and facilitation at public meetings.
- Volunteer to facilitate at public meetings.
- Disseminate information during the planning process through their individual networks.
- Present the vision for adoption before appropriate adopting bodies.
- Serve as stewards of the plan once it is adopted.

Operating Principles

To guide the committee's deliberations, the following operating principles are proposed:

- A leadership structure will be established to facilitate productive and focused committee meetings.

- Co-chairs will be appointed to provide leadership for the process
- Regular attendance is strongly encouraged to ensure consistency in the committee's deliberations.
- A simple majority should be considered a quorum to conduct business.
- Decision-making should be by consensus of those in attendance.
- All Committee meetings are open to the public.

WHAT IS THE ROLE OF THE CHAIRS?

Co-chairs should be selected to lead the Steering Committee. They should be recognized leaders in the community, but not closely aligned with a particular interest group. Their role is described below:

- Call meetings of the Steering Committee.
- Monitor the work effort and schedule of activities.
- Facilitate the decision-making of the committee, providing guidance through the deliberations.
- Provide inspiration to the other members of the Steering Committee as they go about their work.
- Serve as the key spokesperson for the effort, particularly with media.
- Work with staff and consultant.
- Establish any additional sub-committees that may be needed.

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FACT SHEET

AGENDA ITEM NO: 16 | DATE: 06/11/2018

ORDINANCE NO: | RESOLUTION NO: 18-36

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 221.341± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE CENTRAL OHIO BOY SCOUTS OF AMERICA – CAMP LAZARUS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

BACKGROUND:
Staff has discussed this annexation over a period of more than a year with the applicant. The Camp needs to connect to city sanitary sewer services. The land owners are now moving forward with the Ohio Revised Code dictated annexation process. This process involves several steps and actions by the County and City in order for an annexation to ultimately be accepted by the City. This is the first City step in the process which requires the City to express its ability and intention to provide services to the property. This does not mean that the City will be paying for or constructing any ultimately required services or infrastructure, but rather simply that we have the ability to serve it. City Council will have the opportunity during the next and final city step in the process to accept, accept with conditions, or reject the final annexation.
The property is (known as Camp Lazarus locally) is composed of several pre-existing lots of record, and has a variety of indoor and outdoor recreational uses and activities on site. The anticipated future use is to continue the past

and current recreational activities on site. Staff and the applicant have discussed a Planned Mixed Use Overlay Zoning as a result of the very unique mixture of uses on this site. Also discussed has been the need to ensure the City can account for the existing archery and shooting range that have long been on site. The Police Chief and City Attorney have been working on a draft change to current ordinances to account for this unique use on this unique site while not changing the long standing restrictions on these activities within the city in general. Staff would anticipate bringing this forward with a future rezoning of the property as discussed with the applicant which should begin as the annexation process continues through the ORC required steps. Much of the property has permanent open space / conservation easements upon it ensuring its continued use for such. The Comprehensive Plan Future Land Use map indicates this property for Major Open Space as anticipated. At this time there is no objection from Staff as to the Resolution of Services.

REASON WHY LEGISLATION IS NEEDED:
The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This is the first city step in that process requiring passage of a resolution indicating what services the city will provide to the subject site. Based on the timelines established in the Ohio Revised Code, this resolution must be passed at this meeting, after which it will be sent to the County for the next step in the annexation process. While this resolution moves the annexation forward, this is not the final legislation Council will consider in order to accept the annexation. 60 days after the County approves the annexation, it will be presented at the first regular session of Council, and must be approved or rejected within 120 days from the date of the annexation being placed on the agenda.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
Petition for Annexation
Map

RESOLUTION NO. 18-36

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 221.341± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE CENTRAL OHIO BOY SCOUTS OF AMERICA –CAMP LAZARUS ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 221.341 acres of land, more or less, the description and map are attached hereto as Exhibits A and B; and

WHEREAS, Michael R. Shade, as agent for the petitioners on May 29, 2018 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on May 24, 2018; and

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

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

SECTION 1. That upon annexation to the City of Delaware of 221.341± acres more or less as delineated on the attached Exhibits A and B, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

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

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

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

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

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

SECTION 6. That this resolution shall take effect and be in force immediately after this passage.

PASSED: _____, 2018 YEAS ___ NAYS ___
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

June 4, 2018

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Nancy Denutte
Fiscal Officer of Liberty Township
10104 Brewster Lane, Suite 125
Powell, Ohio 43065

Re: **PETITION FOR LEE FAMILY PARTNERSHIP, AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Please find enclosed copies of the Notice of Proof of Service filed with the office of the Board of Commissioners of Delaware County, Ohio this 4th day of June, 2018.

Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

PETITION FOR LEE FAMILY PARTNERSHIP, AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

STATE OF OHIO
COUNTY OF DELAWARE, ss.

Pursuant to the requirements of Section 709.023(B) ORC, Michael R. Shade, being first duly sworn, deposes and says that the following statements are true:

1. Affiant is the Agent for the Petitioners in the above referenced petition;

2. Affiant is the person who delivered the required statutory notices;

3. On May 24, 2018, the affiant mailed duplicate originals of the attached letter of notice ("notice") to Elaine McCloskey, Clerk of City Council of the City of Delaware, Ohio, by certified mail, return receipt number 7015 1520 0000 6497 4610 and to Nancy Denutte, Fiscal Officer of Liberty Township, by certified mail, return receipt number 7015 1520 0000 6497 4627. A complete copy of the petition for annexation and all attachments accompanied each notice. The return receipts are attached.

4. On May 24, 2018, the affiant mailed a letter of notice ("notice") to each owner of a tract, parcel or lot which adjoins, abuts, or is across the road from the area of the above named annexation by regular first class United States mail. A copy of each notice is attached. No Notice as part of this Proof of Service was sent to adjoining lands owned by the Petitioner. Petitioner was notified by separate mailing. A complete copy of the Petition for Annexation and all attachments accompanied each notice

Further affiant sayeth naught.

MICHAEL R. SHADE, Agent for the Petitioners

Sworn to and subscribed in my presence this 4th day of June, 2018.

NOTARY PUBLIC

NOTARIAL SEAL STATE OF OHIO

KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2019

RECEIVED
2018 JUN -4 PM 1:48
DELAWARE COUNTY COMMISSIONERS

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Elaine McCloskey, Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

9590 9402 2906 7094 2273 34

2. Article Number *(Transfer from service label)*

7015 1520 0000 6497 4610

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Lisa Brame

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
500)

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☒ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nancy Denutte
Fiscal Officer of Liberty Township
10104 Brewster Lane, Suite 125
Powell, Ohio 43065

9590 9402 2906 7094 2273 41

2. Article Number *(Transfer from service label)*

7015 1520 0000 6497 4627

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Charles Hurt

C. Date of Delivery

5/29/18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☒ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Nancy Denutte
Fiscal Officer of Liberty Township
10104 Brewster Lane, Suite 125
Powell, Ohio 43065

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its clerk on May 24, 2018 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 230.259 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on June 25, 2018 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7015 1520 0000 6497 4610 as to the Clerk of the Council of the City of Delaware and number 7015 1520 0000 6497 4627 as to the Fiscal Officer of Liberty Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
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1 S. Sandusky Street
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Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

RONALD D. FRAZIER
ALICE A. FRAIZER
4477 CHAPMAN RD
DELAWARE OH 43015

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel number 41942002002000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

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Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

FRAZIER FARMS LTD.
4477 CHAPMAN RD
DELAWARE OH 43015

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel numbers 41942002001000 and 41941003008001 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

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Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

FRAZIER FARMS LTD.
ATTN: BRENDA C. FRAZIER
STATUTORY AGENT
4477 CHAPMAN ROAD
DELAWARE, OH 43015

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

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Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

CITY OF DELAWARE
1 SOUTH SANDUSKY STREET
DELAWARE, OH 43015

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel number 99999952000000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

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Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

BOARD OF EDUCATION
DELAWARE JOINT VOCATIONAL
SCHOOL DISTRICT
4565 COLUMBUS PIKE
DELAWARE OH 43015

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Dear Property Owner:

The Delaware County Auditor's Office shows you are the owner of a tract, parcel or lot assigned permanent tax parcel number 41944001001000 which adjoins or is across the road from the lands of CENTRAL OHIO BOY SCOUTS OF AMERICA Annexation. Accordingly, pursuant to the requirements of Chapter 709 ORC (Ohio Revised Code) and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation, a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on May 24, 2014 at approximately 9:21 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from Liberty Township, Delaware County, Ohio.

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Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

DISTRICT BOARD OF TRUSTEES
COLUMBUS STATE COMMUNITY COLLEGE
100 CORNERSTONE DR.
DELAWARE OH 43015

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

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Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

STATE OF OHIO
1952 BELCHER C-4 DR
COLUMBUS OH 43224

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

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Agent for Petitioners

Enclosures

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

CENTRAL OHIO BOY SCOUTS OF AMERICA
4422 COLUMBUS PIKE
DELAWARE OH 43015

Re: **PETITION FOR LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION**

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Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosures

RECEIVED
MAY 29 2018

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

CITY OF DELAWARE
1 SOUTH SANDUSKY STREET
DELAWARE, OH 43015

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Agent for Petitioners

Enclosures

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Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

May 24, 2018

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Nancy Denutte
Fiscal Officer of Liberty Township
10104 Brewster Lane, Suite 125
Powell, Ohio 43065

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Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

BOARD OF COUNTY COMMISSIONERS OF
DELAWARE COUNTY, OHIO

PETITION FOR LEE FAMILY PARTNERSHIP, AND FAMILY MEMBERS, YOUNG ZA RO AND ROBERT TAEK RO, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

Petitioner

Lee Family Partnership, et.al.
894 Blackwater Road
Chillicothe, OH 45601

Media Investments LLC
C/O Melodi Ross
7221 Pineville Matthews Rd., Suite 600
Charlotte, North Carolina 28226

Boy Scouts of America
Simon Kenton Council
807 Kinnear Road
Columbus, OH 43212

Agent for Petitioners

Michael R. Shade
Attorney at Law
1 West Winter Street, Suite 410
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax:.(740)363-0146
Email : mrs@ss-dta.com

RECEIVED
2016 MAY 24 AM 9:21
COMMISSIONERS

PETITION FOR LEE FAMILY PARTNERSHIP, MEDIA INVESTMENTS, LLC AND THE CENTRAL OHIO BOY SCOUTS OF AMERICA ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF LIBERTY CONSISTING OF 221.341 ACRES: EXPEDITED TYPE 2 ANNEXATION

To: **The Board of County Commissioners of Delaware County, Ohio**

1. The undersigned petitioner ("the Petitioner" herein), being all of the owners of real estate in the following described territory consisting of 221.341 acres situated in the Township of Liberty County of Delaware, which area is contiguous with, adjacent to, and/or surrounded by the City of Delaware in part, to wit: see the legal description attached hereto as Exhibit A and the attached map, both of which are incorporated by reference herein ("described territory"), respectfully petition that the described territory be annexed to the City of Delaware, Ohio.

The description of the described territory ("the description" herein) and map were prepared by Karen S. Coffman, P.S., Registered Surveyor No. 7845, Scioto Land Surveying Service, Inc., for annexation purposes, from information of record in the Delaware County Courthouse. All record references, unless otherwise noted, are to public records on file at the Delaware County Recorder's Office; all statutory references, unless otherwise noted, are to the Ohio Revised Code.

2. In support of this Petition, the petitioners state that there are within the described territory sought to be annexed three (3) owner of the real estate. The real estate within area to be annexed and included in the description is owned as indicated on the following table:

Name of Petitioner	Address	Acreage Information	Deed Reference	Parcel ID No.
LEE FAMILY PARTNERSHIP AND FAMILY MEMBERS: YOUNG ZA RO ROBERT TAEK RO	894 BLACKWATER RD CHILLICOTHE OH 45601	Part of the Total Lands owned by Owner consisting of 41.352 acres. **Total Lands Consisting of .291 Acres Located in the ROW of Columbus Pike and Been Annexed As Part of This Annexation.**	Official Record Vol. 594, Pages 204;	419-410-04-029-000

MEDIA INVESTMENTS, LLC	4425 Columbus Pike Delaware, OH 43015 (Property Address) C/O Melodi Ross 7221 Pineville Matthews Rd. Suite 600 Charlotte, North Carolina 28226 (Mailing Address)	Part of the Total Lands owned by Owner consisting of 5.756 acres. **Total Lands Consisting of .246 Acres Located in the ROW of Columbus Pike and Being Annexed As Part of This Annexation.**	Official Record Vol. 874, Pages 1013;	419-410-04-030-000 419-410-04-031-000
Central Ohio Boy Scouts of America (Formally known as Boy Scouts of America, Central Ohio Council and the Columbus Council Boy Scouts of America)	4422 Columbus Pike, Delaware, OH 43015	Land Owned 231.517 acres. Lands in the ROW and Other Lands Not Being Annexed Consisting of 10.713 Acres. **Total Lands of this Petitioner to be Annexed is 220.804 Acres**	Deed Book Vol. 168, Page 81; Deed Book Vol. 169, Page 75; Deed Book Vol. 216, Page 656	419-440-02-001-000 419-440-02-003-000 419-410-03-009-000
	Total Lands to be Annexed	**221.341 Acres**		

All public road rights of way abutting any part of the described territory are not being annexed into and will not be in the City of Delaware, Ohio except where the annexation is over lands on both sides of any roadway.

3. Michael R. Shade is hereby appointed Agent for the undersigned Petitioner ("the Agent" herein), as required by § 709.02 and the Agent's address is 1 West Winter Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015. The agent is hereby authorized to make any amendment and/or decision which in his absolute and complete discretion is necessary or proper under the circumstances then existing and is specifically authorized to make any such amendment in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and Plat. Any such amendment shall be made by the presentation of an amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

4. An accurate map marked "Map of Territory to be Annexed to the City of Delaware" is attached hereto and made part of this petition.

5. A list containing the required information concerning all tracts, lots and parcels adjacent to or across the road from the area sought to be annexed is being filed by the Agent at the time of the filing of this Petition.

6. No island of unincorporated area is being created by this annexation.

7. This petition is filed as an Expedited II annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of annexation proceedings and is being submitted pursuant the provisions of § 709.021 when owners unanimously request annexation and § 709.023 when the area being annexed is not to be excluded from the township. The area sought to be annexed shall not upon the annexation be excluded from Liberty Township, Delaware County, Ohio in conformity with the provisions of § 709.023.

8. The City of Delaware, Ohio will pass and submit to the Board of County Commissioners of Delaware County, Ohio a resolution of services within twenty (20) days of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

9. The current zoning in the Township of Liberty, Delaware County, Ohio is presently Farm Residential District (FR-1). The comprehensive plan duly adopted by the City of Delaware, Ohio anticipates that any future use for the area would be for Institutional, Mixed Use and Low and Medium Density Residential Uses with Camp Lazarus as a Major Open Space and Greenway Area. This proposed use may somewhat be an incompatible land use to the Farm Residential District in the Township of Liberty, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The City of Delaware, Ohio will pass a resolution requiring that any buffering necessary as provided in Section 702.023 of the Ohio Revised Code shall be complied with and will follow the buffering requirements of the City of Delaware, Ohio Zoning Ordinances. Said resolution of services and buffering will be passed and submitted to the Board of County Commissioners of Delaware County, Ohio by the City of Delaware, Ohio within twenty (20) day of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

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

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

Signatures of Petitioner:

LEE FAMILY PARTNERSHIP
AND LEE FAMILY MEMBERS

By: _____
Robert Lee, Authorized Member and
Authorized Family Member

Dated: April 24, 2018

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

Signatures of Petitioner:

MEDIA INVESTMENTS, LLC

By: _____ Dated: April 30, 2018
Charles R. Davis, Managing Member

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

Signatures of Petitioner:

BOY SCOUTS OF AMERICA
SIMON KENTON COUNCIL

_____ Dated: May 11, 2018
Jeffery R. Moe, Scout Executive/CEO

EXHIBIT A

SCIOTO LAND SURVEYING SERVICE, INC.

173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

DESCRIPTION OF 221.341 ACRES LOCATED IN LIBERTY TOWNSHIP TO BE ANNEXED TO THE CITY OF DELAWARE EXPEDITED TYPE II ANNEXATION UNDER ORC SECTIONS 709.021 AND 709.023

Situated in the Township of Liberty, County of Delaware, State of Ohio, being part of Farm Lots 1, 2, 8, and 20, Quarter-Township 4, Township 4, Range 19 in the United States Military Lands, being all of the 29.25 acre tract conveyed to The Columbus Council Boy Scouts of America in Deed Book 168, Page 81, being all of the 63.5 acre tract conveyed to The Columbus Council Boy Scouts of America in Deed Book 169, Page 75, being part of the 100 acre tract conveyed to The Columbus Council Boy Scouts of America in Deed Book 168, Page 81, being all of the 38.767 acre tract conveyed to Boy Scouts of America, Central Ohio Council in Deed Book 216, Page 656, being part of the 41.35 acre tract conveyed to Lee Family Partnership, Young Za Ro, and Robert Taek Ro in Official Records Volume 594, Page 204, and being part of the 1.71 acre and 4.05 acre tract conveyed to Media Investments, LLC in Official Records Volume 874, Page 1013, and being more particularly described as follows:

BEGINNING at the intersection of the northern right-of-way of Township Road 98 (Winter Road) and the west line of Farm Lot 8, also being the east line of Farm Lot 7, also being the east line of a 106 acre tract conveyed to the State of Ohio in Deed Book 363, Page 160;

thence along the east line of Farm Lot 7, and along the east line of Farm Lot 2, also being the said east line of the 106 acre tract **North 00° 00′ 00″ East 1086.68 feet** to the northeast corner of the said 106 acre tract;

thence along the north line of the said 106 acre tract **North 89° 30′ 00″ West 4048.32 feet** to the eastern right-of-way of Township Road 118 (Chapman Road);

thence along the said eastern right-of-way of Township Road 118 **North 17° 13′ 32″ East 677.29 feet** to an angle point;

thence continuing along the said eastern right-of-way of Township Road 118 **North 08° 41′ 43″ East 389.28 feet** to a point on the south line of a 33.45 acre tract conveyed to Ronald D. and Alice A. Frazier in Official Records Volume 1452, Page 747;

thence along the said south line of the 33.45 acre tract **North 82° 46′ 40″ East 1941.46 feet**;

thence along an east line of the said 33.45 acre tract **North 07° 17′ 30″ East 85.87 feet**;

thence along a south line of the said 33.45 acre tract **South 82° 48′ 00″ East 125.00 feet**;

thence along an east line of the said 33.45 acre tract **North 42° 05′ 00″ East 86.00 feet**;

< continued >

thence continuing along an east line of the said 33.45 acre tract **North 07° 15′ 00″ East 495.00 feet** to the southeast corner of a 20.582 acre tract conveyed to Frazier Farms II, Ltd. in Official Records Volume 732, Page 2367, also being the southwest corner of a 43.366 acre tract conveyed to Frazier Farms, Ltd. in Official Records Volume 133, Page 2666;

thence along the south line of the said 43.366 acre tract, and the extension thereof to the eastern right-of-way of U.S. 23 **South 84° 27′ 12″ East 2407.54 feet** to a point on the corporation line of the City of Delaware;

thence along the eastern-right-of-way of U.S. 23, also being the corporation line of the City of Delaware **South 36° 59′ 49″ East 339.01 feet** to a point;

thence continuing along the eastern-right-of-way of U.S. 23, also being the corporation line of the City of Delaware **South 36° 24′ 50″ East 522.08 feet** to a point on the south line of the aforesaid 1.71 acre tract conveyed to Media Investments, LLC, also being the north line of Farm Lot 1;

thence along the said south line of the 1.71 acre tract and the extension thereof, also being the north line of Farm Lot 1 **North 86° 20′ 42″ West 188.67 feet** to a point in the western right-of-way of said U.S. 23;

thence along the said western right-of-way of U.S. 23 **South 36° 24′ 50″ East 171.46 feet**;

thence continuing along the said western right-of-way of U.S. 23, with a curve to the right, having a central angle of 01° 03′ 40″, a radius of 12184.01 feet, an arc length of 225.65 feet, and a chord which bears **South 35° 53′ 00″ East,** a chord distance of **225.64 feet**;

thence continuing along the said western right-of-way of U.S. 23 **South 35° 21′ 10″ East 1618.24 feet** to the intersection of the western right-of-way of U.S. 23 and the northern right-of-way of Township Road 98;

thence along the said northern right-of-way line of Township Road 98 **South 04° 34′ 41″ West 98.58 feet**;

thence continuing along the said northern right-of-way of Township Road 98, with a curve to the left, having a central angle of 36° 46′ 14″, a radius of 471.00 feet, an arc length of 302.27 feet, and a chord which bears **South 26° 22′ 08″ West,** a chord distance of **297.11 feet**;

thence continuing along the said northern right-of-way line of Township Road 98 **South 48° 43′ 37″ West 44.26 feet**;

< continued >

thence continuing along the said northern right-of-way of Township Road 98 **North 84° 08' 09" West 1610.82 feet**;

thence continuing along the said northern right-of-way of Township Road 98 **South 79° 01' 25" West 716.70 feet** to the **POINT OF BEGINNING;**

containing 221.341 acres;

there being approximately 87.858 acres in Farm Lot 1, and 91.988 acres in Farm Lot 2, and 1.202 acres in Farm Lot 8, and 40.293 acres in Farm Lot 20;

there being approximately 0.246 acres from 4.05 acre and 1.71 acre tracts conveyed to Media Investments, LLC in Official Records Volume 874, Page 1013, and 0.291 acres from a 41.35 acre tract conveyed to the Lee Family Partnership, Young Za Ro, and Robert Taek Ro in Official Records Volume 594, Page 204, and 220.804 acres from multiple parcels owned by the Boy Scouts of America described on the attached survey;

The total length of the annexation perimeter is 17175.01 feet, of which 861.09 feet is contiguous to the City of Delaware, being 5.01% contiguous. This annexation does not create any islands of township property.

This description is written for annexation purposes only and is not intended for the transfer of lands.

Karen S. Coffman, Surveyor
Registration No. 7845

STATE OF OHIO
KAREN S COFFMAN
S-7845
REGISTERED
PROFESSIONAL SURVEYOR

DELAWARE COUNTY ENGINEER
Map Department

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

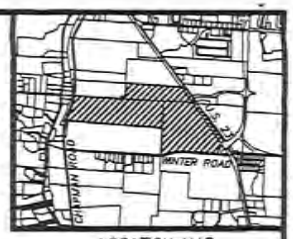
Chris E. Bauserman, P.E., P.S.,
County Engineer

Supervisor, 5/15/18
Date

SCIOTO LAND SURVEYING SERVICE, INC.
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

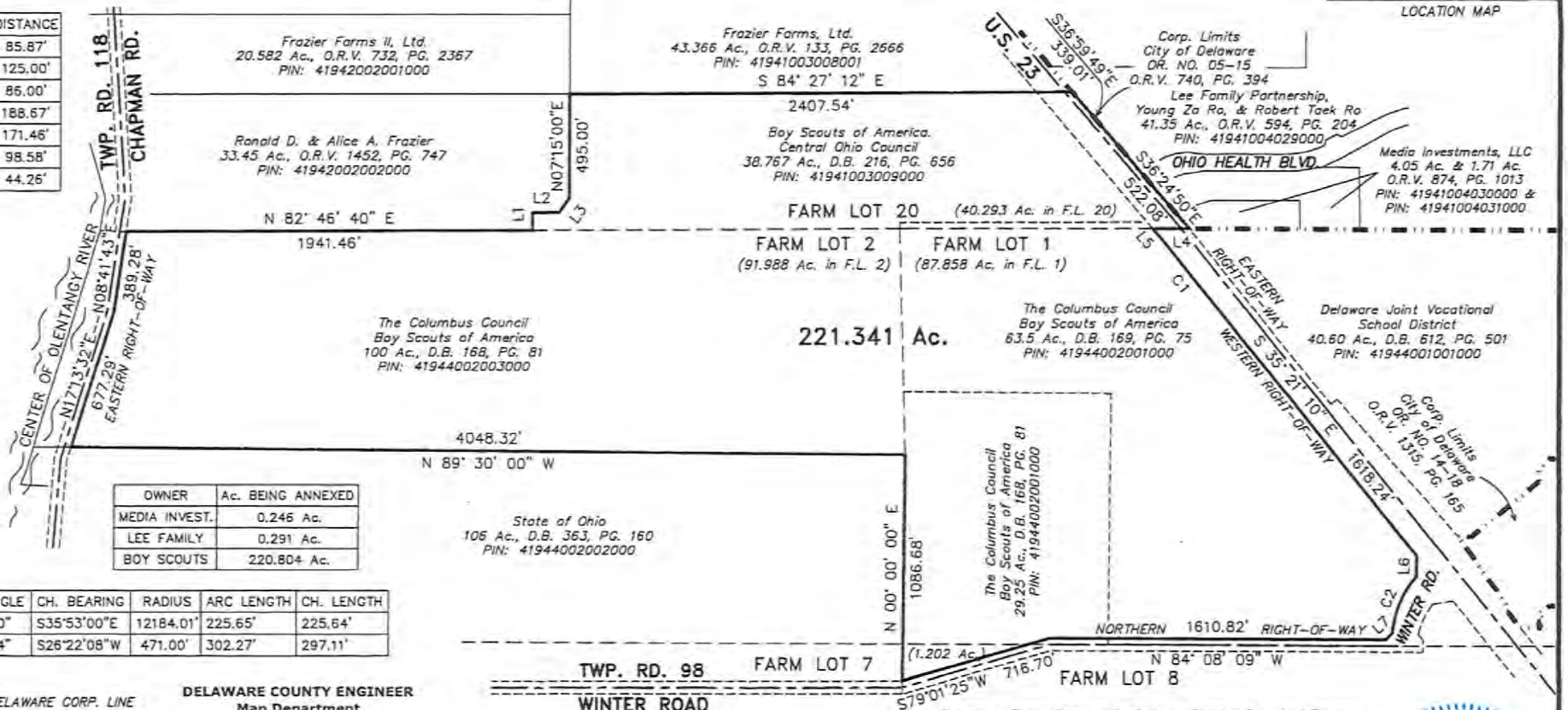
MAP OF TERRITORY TO BE ANNEXED
THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PART OF FARM LOTS 1, 2, 8, & 20, QUARTER–TOWNSHIP 4, TOWNSHIP 4, RANGE 19, U.S.M.L.
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO



LOCATION MAP

LINE	DIRECTION	DISTANCE
L1	N07°17'30"E	85.87'
L2	S82°48'00"E	125.00'
L3	N42°05'00"E	86.00'
L4	N86°20'42"W	188.67'
L5	S36°24'50"E	171.46'
L6	S04°34'41"W	98.58'
L7	S48°43'37"W	44.26'



OWNER	Ac. BEING ANNEXED
MEDIA INVEST.	0.246 Ac.
LEE FAMILY	0.291 Ac.
BOY SCOUTS	220.804 Ac.

CURVE	DELTA ANGLE	CH. BEARING	RADIUS	ARC LENGTH	CH. LENGTH
C1	01° 03' 40"	S35°53'00"E	12184.01'	225.65'	225.64'
C2	36° 46' 14"	S26°22'08"W	471.00'	302.27'	297.11'

EXISTING CITY OF DELAWARE CORP. LINE

PROPOSED CITY OF DELAWARE CORP. LINE

AREA TO BE ANNEXED

DELAWARE COUNTY ENGINEER
Map Department

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

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

Supervisor 5/15/18 Date

NOTE:
Expedited Type 2 Annexation

This annexation does not create any unincorporated islands.

Total perimeter of the annexation area is 17175.01 feet, of which 861.09 feet is contiguous with the City of Delaware annexed by Ordinance Number 05–15. The calculated total percentage of perimeter contiguity with the municipality is 5.01%.

THIS PLAT IS FOR ANNEXATION PURPOSES ONLY AND IS BASED ON RECORD DATA AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

OCTOBER 4, 2017
DATE

STATE OF OHIO
KAREN S COFFMAN
S-7845
REGISTERED
PROFESSIONAL SURVEYOR

EXHIBIT A

LIST OF PROPERTY OWNERS

North of Property to be Annexed	Acres	PIN
RONALD D. FRAZIER ALICE A. FRAIZER 4477 CHAPMAN RD DELAWARE OH 43015	33.450	41942002002000
FRAZIER FARMS LTD. 4477 CHAPMAN RD DELAWARE OH 43015	20.582 43.366	41942002001000 41941003008001
FRAZIER FARMS LTD. ATTN: BRENDA C. FRAZIER STATUTORY AGENT 4477 CHAPMAN ROAD DELAWARE, OH 43015		

East of Property to be Annexed		
LEE FAMILY PARTNERSHIP 894 BLACKWATER RD CHILLICOTHE OH 45601 (Petitioner)	41.352	41941004029000
CITY OF DELAWARE 1 SOUTH SANDUSKY STREET DELAWARE, OH 43015	ROW	99999952000000
MEDIA INVESTMENTS LLC 5695 AVERY RD DUBLIN OH 43016 (Petitioner)	4.050 1.706	41941004030000 41941004031000
MEDIA INVESTMENTS LLC Attn: JOHN M. HOPFINGER STATUTORY AGENT 5695 AVERY ROAD DUBLIN, OH 43016		

BOARD OF EDUCATION DELAWARE JOINT VOCATIONAL SCHOOL DISTRICT 4565 COLUMBUS PIKE DELAWARE OH 43015	40.601	41944001001000
CENTRAL OHIO BOY SCOUTS OF AMERICA 4422 COLUMBUS PIKE DELAWARE OH 43015 (Petitioner) (Part of Annexation)	91.489	41944002001000

<u>South of Property to be Annexed</u>

CENTRAL OHIO BOY SCOUTS OF AMERICA 4422 COLUMBUS PIKE DELAWARE OH 43015 (Petitioner) (Part of Annexation)	91.489	41944002001000
DISTRICT BOARD OF TRUSTEES COLUMBUS STATE COMMUNITY COLLEGE 100 CORNERSTONE DR. DELAWARE OH 43015	106.80	41944003001000

<u>West of Property to be Annexed</u>

STATE OF OHIO 1952 BELCHER C-4 DR COLUMBUS OH 43224	106.00	41944002002000
CENTRAL OHIO BOY SCOUTS OF AMERICA 4422 COLUMBUS PIKE DELAWARE OH 43015 (Petitioner) (Part of Annexation)	100.00	41944002003000

DELAWARE COUNTY MAP DEPARTMENT
COUNTY ADMINISTRATION BUILDING
140 N. SANDUSKY STREET
DELAWARE, OHIO
43015

CHRIS E. BAUSERMAN, P.E., P.S.
DELAWARE COUNTY ENGINEER

May 15, 2018

The Board of Delaware County Commissioners
101 North Sandusky Street
Delaware, Ohio 43015

Re: Proposed 221.341 Acre Annexation in Delaware Township to the City of Delaware

Dear Honorable Board:

We have reviewed the attached Annexation Map and Written Description for the above referenced proposal. Said Map and Description are hereby approved in accordance with the Board of Delaware County Commissioner's Resolutions No. 02-955, dated July 22, 2002, which are entitled "Establishing General Orders for the Hearing of Annexation Petitions" and with those applicable sections of Ohio Revised Code Section 709.02. The actual petition document itself was not submitted to this department for review and therefore its content is not a part of this approval.

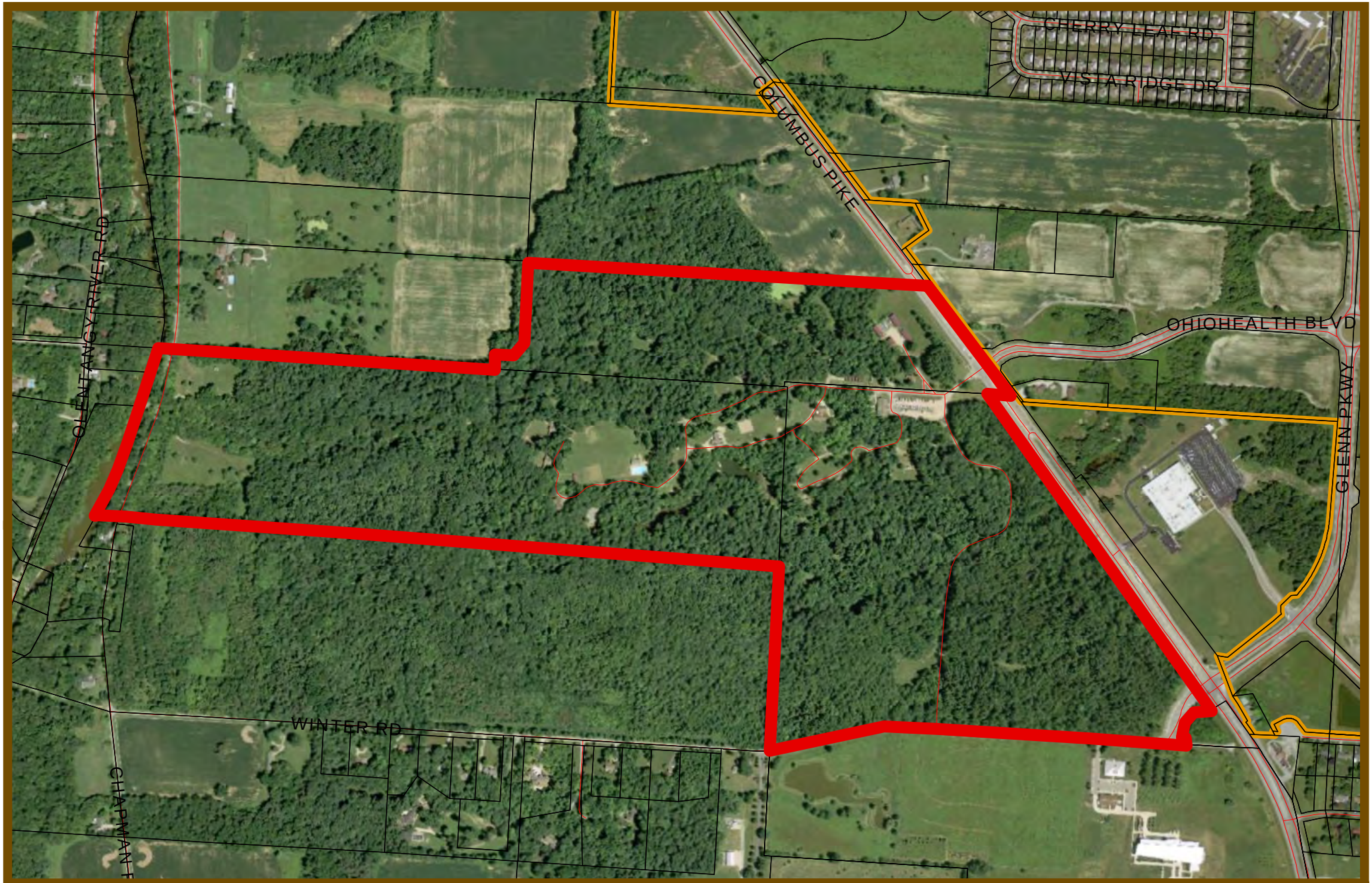
Respectfully Submitted,

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

Jack Jennings, P.S.
Supervisor

Enclosures

OFFICE: 740-833-2450 (DELAWARE) OR 740-548-7313, EXT.2450 (COLUMBUS) - FAX: 740-833-2449 - EMAIL: DELCO_MAP@CO.DELAWARE.OH.US



EST 1808
CITY OF
DELAWARE
OHIO

Annexation Petition
Camp Lazarus - Boy Scouts of America
Aerial (2016) Map

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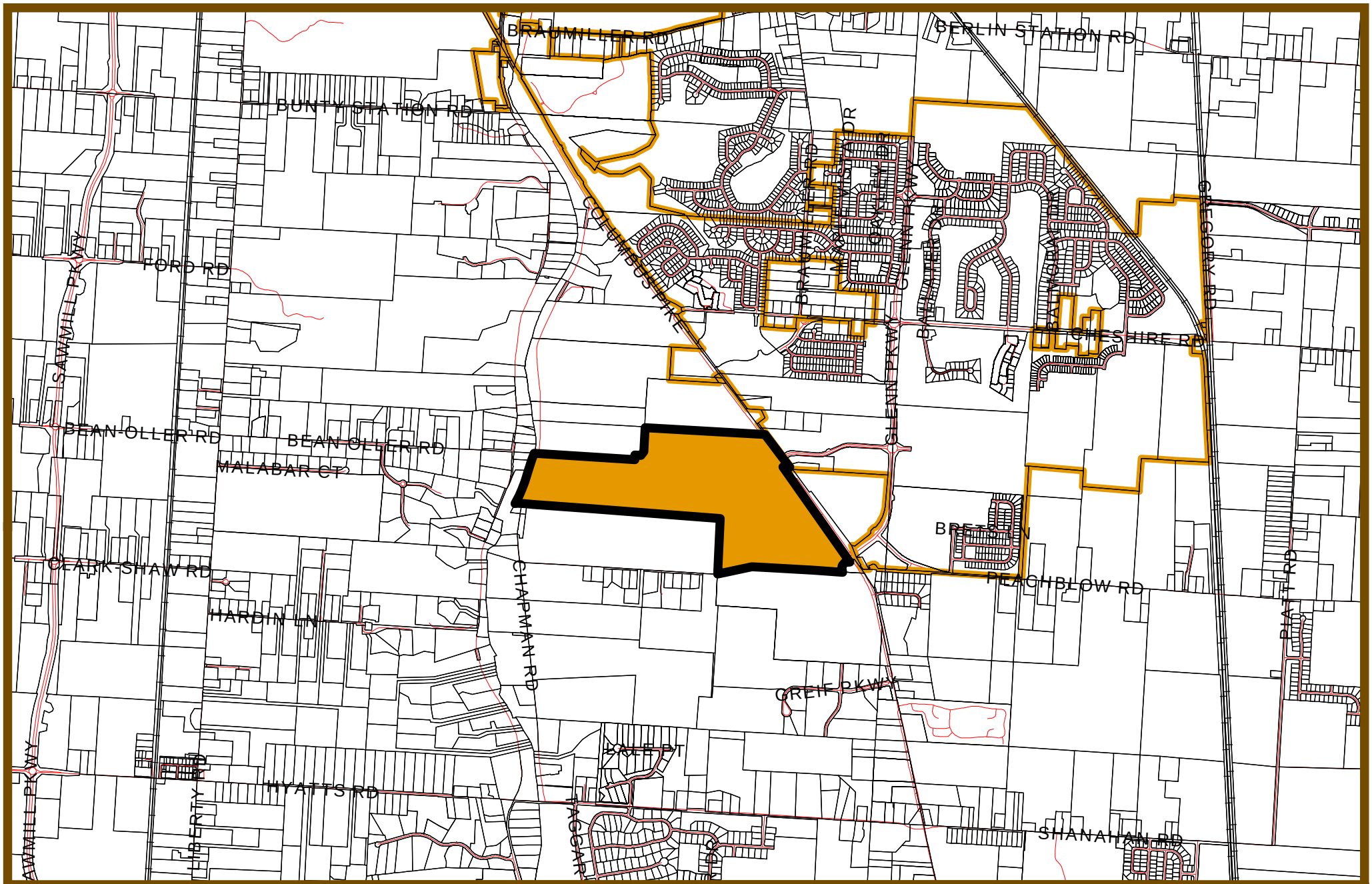
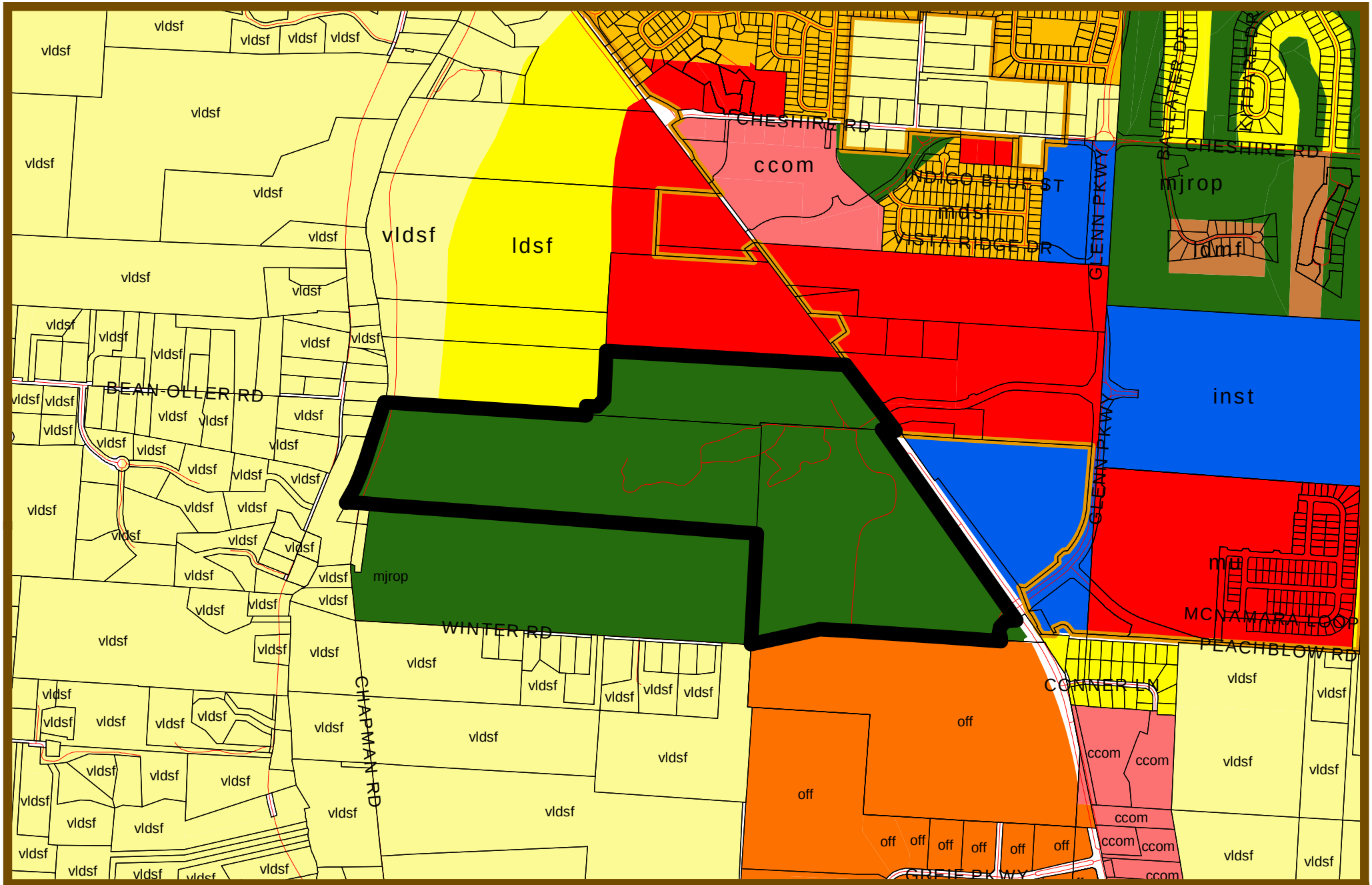


EST 1808
CITY OF
DELAWARE
OHIO

Annexation Petition
Camp Lazarus - Boy Scouts of America
Location Map



EST 1808
CITY OF
DELAWARE
OHIO

Annexation Petition
Camp Lazarus - Boy Scouts of America
Comprehensive Plan Map

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 17 | DATE: 06/11/2018

ORDINANCE NO: 18-45 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

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

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO ESTABLISH ADDITIONAL FUNDING FOR THE PURCHASE OF ROAD SALT, BRINE APPLICATION EQUIPMENT.

BACKGROUND:
During the 2017/2018 snow and ice season, 2,933 tons of road salt were used to treat twenty-three snow and ice events, exhausting the supply available at the beginning of the season. The City was able to purchase 1,963 tons through suppliers for a cost of $119,783, leaving the reserve stockpiles 1,200 tons short for the next season. The city also purchased 18,400 gallons of brine additives at a cost of $25,000 which in combination with brine is utilized to allow anti-ice treatments at temperatures below 20°F. The combined cost of winter snow and ice materials was $145,000 which nearly depleted available funding in the 2018 appropriations ordinance. The City shall enter into an agreement with ODOT for the purchase of road salt necessary to fully restock the salt barn stockpile in advance of the '18/'19 winter.

The season was also demanding on the anti-icing equipment. It has been determined through combination of detailed mechanical inspection, lack of available replacement parts, and the rate of failure, that both vehicles used in anti-icing operations (1998 street sweeper body and a 2002 Tandem axle dump truck) are at the end of their respective useful service lives. Both required extensive and costly maintenance and repairs to address deficiencies to allow either to operate for an additional season. The combined cost of repairs is

estimated in excess of $15,000. Both vehicles are scheduled to be removed from service, one in 2018, and the other the following year.

Modifications to anti-icing operations will include the purchase of new brine distributors that can be utilized within any of the single-axle dump trucks in the fleet, providing for maximum flexibility in the brining operations. Moving to the removable brine distributor inserts will provided for a more sustainable operation that is not limited by vehicle maintenance delays and mechanical failure. Though the 2018 operations budget includes funds to purchase a single brine applicator, it is being proposed to purchase the second unit this year and avoid expenses associated with maintaining the current unreliable vehicles dedicated to brine operations. The estimated cost of the second brine applicator is $16,900.

REASON WHY LEGISLATION IS NEEDED:
The purchase of additional road salt and anti-icing chemicals during the 2017/2018 winter season depleted available funding. Additional funds are required to purchase the balance of salt needed to replenish the salt barn stockpile as well as for the purchase of the brine applicator.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
The proposed $92,000 supplemental appropriation is derived from the following expenses:

1,200 Tons of Road Salt at $60/ton	$72,000
1,200 Gallon Brine Applicator	$18,000

POLICY CHANGES:
None

PRESENTER(S):
William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:
Approval at 2nd reading.

ATTACHMENT(S)
Salt Brine Applicator

ORDINANCE NO. 18-45

AN ORDINANCE SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO ESTABLISH ADDITIONAL FUNDING FOR THE PURCHASE OF ROAD SALT, BRINE APPLICATION EQUIPMENT.

WHEREAS, the Street Maintenance and Repair budget includes funding for the purchase of road salt and brine additives used to treat the highways during winter snow and ice events; and

WHEREAS, the winter season from October 2017 through April 2018 resulted in exhausting the road salt reserves and requiring the purchase of additional road salt to continue treatment operations; and

WHEREAS, the brine application vehicles have reached the end of their anticipated service lives and now require extensive repair if they are to remain in service; and

WHEREAS, a more sustainable solution to maintaining the brine application operation would be to purchase a brine applicator that can be used in a number of available single axle dump trucks; and

WHEREAS, a supplemental appropriation is required to provide the funding necessary to purchase the additional road salt and brine applicator so that the city is fully prepared in advance of the '18/'19 winter snow and ice season.

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 Fund $90,000.00 increasing the following account:

202.2020.5335 Snow/Ice Control Supply

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.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

FEATURES & SPECIFICATIONS

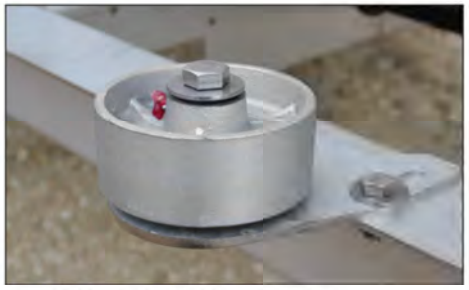
Free standing horizontal bulk storage tanks are manufactured from UV stabilized, high-density polyethylene. 16" vented lid. Tanks are equipped with molded-in legs to support the tank, and band locators for tie-downs as well as baffling. Tank walls are translucent for level viewing and equipped with gallon indicators. Tank tie-down hoops are powder-coated mild steel. Stainless steel is optional.

Photo shown with optional equipment.

Standard trunnion style boom valves. Ball valves optional.

Standard valve for self-filling of unit.

Standard adjustable check valve with a quick disconnect.



Standard front rollers guide while loading.

OPTIONS

OPTIONAL
Surge Busters are the most effective solution for reducing or eliminating sloshing in tanks. They provide longer tank life and increase vehicle safety.

OPTIONAL
Hose reel available with high or low pressure hand held spray guns. Can be ordered to specifications.

OPTIONAL
Low level liquid sensor

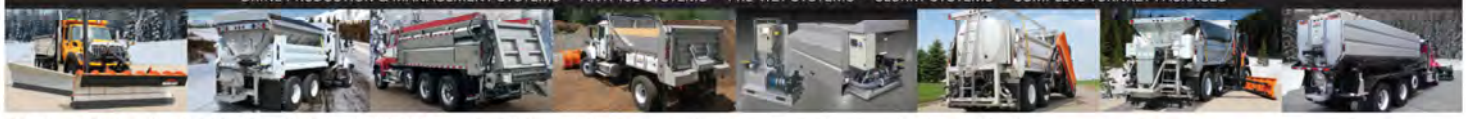
OPTIONAL
Multi-lane boom with adjustable nozzles.

OPTIONAL
Rear-mounted ladder available in powder-coated mild steel or stainless steel.

OPTIONAL
Heavy-duty self-loading leg frame. Front legs rotate up as unit loads into truck. Adjusts to multiple chassis heights. Quick-release pin for fast loading & unloading.
Available in powder-coated mild steel or stainless steel.

COMPLETE MUNICIPAL SNOW & ICE CONTROL SOLUTIONS

PLOWS • WINGS • UNDERBODY SCRAPERS • SAND & SALT SPREADERS • STANDARD & PRECISION SPINNERS • DUMP BODIES • COMBINATION (MUNICIPAL) BODIES
BRINE PRODUCTION & MANAGEMENT SYSTEMS • ANTI-ICE SYSTEMS • PRE-WET SYSTEMS • SLURRY SYSTEMS • COMPLETE TURNKEY PACKAGES



© Henderson Products, Inc., A division of Douglas Dynamics, L.L.C., reserves the right in pursuit of continuous product improvement to change specifications used herein.
As a ***custom manufacturer*** of truck bodies, truck equipment and brine systems, additional product options may be available that are not shown here.

Henderson
1085 S. Third Street, Manchester, IA 52057
Toll Free: (800) 359-4970
www.HendersonProducts.com

NJPA AWARDED CONTRACT
CONTRACT: 080114-HPI

MADE IN USA

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 18 | DATE: 06/11/2018

ORDINANCE NO: 18-46 | 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 ACCEPTING AND APPROVING THE RECOMMENDATIONS OF THE RECREATION LEVY SUB-COMMITTEE OF CITY COUNCIL AND SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR RECREATIONAL IMPROVEMENTS AND DECLARING AN EMERGENCY.

BACKGROUND:
The 0.15% Recreation Income Tax Levy began in 2009 to be used to construct a new recreation center and to make other park improvements. City Council established a maximum amount to be spent on recreation improvements of $23,800,000.00. As of May 22, 2018, the remainder of the fund was $376,115.00. The complete list of projects completed with this fund is attached. The latest recommendation proposes recreation improvement projects that would use the remaining funds to complete projects throughout the city that would primarily update existing infrastructure.

REASON WHY LEGISLATION IS NEEDED:
An appropriation for this work was not included in the 2018 City Budget.

COMMITTEE RECOMMENDATION:
Recreation Levy Sub-Committee recommended approval on May 29, 2018

FISCAL IMPACT(S):

Requires allocation from the unencumbered balance of the Recreation Facilities Income Tax fund to fund the specific projects recommended

POLICY CHANGES:
N/A

PRESENTER(S):
Ted Miller, Parks and Natural Resources Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
Total Cumulative Expenditures
Recreation Facilities Levy Memorandum (5.23.18, updated 5.30.18)

ORDINANCE NO. 18-46

AN ORDINANCE ACCEPTING AND APPROVING THE RECOMMENDATIONS OF THE RECREATION LEVY SUB-COMMITTEE OF CITY COUNCIL AND SUPPLEMENTING THE 2018 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR RECREATIONAL IMPROVEMENTS AND DECLARING AN EMERGENCY.

WHEREAS, City Council created the Council Recreation Levy Sub-Committee for the purpose of meeting with various stakeholders, including the Parks and Recreation Advisory Board, in order to finalize a recommendation to the City Council for park improvements to be made with remaining 2008 Park Improvement Levy funds; and

WHEREAS, the Recreation Levy Sub-Committee met on May 29, 2018 to consider input from stakeholders, Parks and Recreation Advisory board representatives, and City staff; and

WHEREAS, based on the Recreation Levy Sub-Committee deliberations the following recommendations were made:

1. The attached listing of expenditures (dated 5.30.18) with estimated costs represents final improvements to be made from the proceeds of the 2008 Park Improvement Income Tax Levy.
2. In no event will final total improvement costs exceed $23,800,000 which represents a maximum increase of $3,800,000 over the previously authorized borrowing of $20,000,000.
3. The City will utilize a combination of cash payments and additional borrowings to pay for the recommended improvements such that future debt service obligations will be payable solely from future Park Improvement Levy income tax proceeds.
4. No additional expenditures or obligations will be made against Park Improvement Levy income tax collections beyond the recommended final improvements and the related debt service payments.
5. When the outstanding debt for the original $20,000,000 borrowing and any additional borrowing associated with the final improvements is able to be paid off, City Council will take action to rescind the Park Improvement Income Tax and remove the tax from the City's income tax rate.
6. Once the attached list of expenditures is complete and/or the remaining $376,115.00 is allocated, the Recreation Levy Sub-Committee will be disbanded; and

WHEREAS, the improvements were not included in the 2018 Appropriation Budget.

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

SECTION 1. That the recommendations of City Council's Recreation Levy Sub-Committee, as identified above, are hereby adopted by City Council and made part of the Official Record of the City of Delaware.

SECTION 2. That there is hereby appropriated from the unencumbered balance of the Recreation Facilities Income Tax Fund $376,115.00 increasing the following accounts:

Parks General Construction Projects	$290,800.00 (233-0233-5527)
Wayfinding and Signage	$85,315.00 (233-0233-5532)

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

SECTION 4. 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 finalize the recommendations for park improvements to be made with the remaining 2008 Park Improvement Levy funds

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

VOTE ON EMERGENCY CLAUSE: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: R Thomas Homan, City Manager, Jackie Walker, Assistant City Manager
FROM: Ted Miller, Parks and Natural Resources Director
DATE: 5.23.18- updated after Recreation Levy Sub-Committee meeting on 5.29.18
RE: Recreation Levy

Recreation Levy Budget- $23,800,000.00

Remaining unused Recreation Income Tax Levy (5.22.18)= $376,115.00

Current allocated funds for 2018= $0.00

Proposed Projects to be initiated 2018:

1. **Mingo HVAC replacements** **$78,000.00**
2. **Mingo Lighting** **$32,000.00**
3. **Mingo Windows** **$65,000.00**
4. **Mingo Water Fountains** **$8,000.00**
5. **Safety Lighting** **$14,000.00**
6. **Blue Limestone Basketball Courts** **$93,000.00**
7. **Park Signage** **$98,900.00**
8. **Pickle Ball Equipment** **$10,000.00**

Total funds proposed **$398,900.00**

We anticipate making up the $22,785.00 difference through the high estimate costs used on the sign package and with the potential discount in bidding entire sign package bid as one.

Explanation of Proposed projects:

1. **Mingo HVAC replacements** **$78,000.00**
   a. Hilborn Room – New HVAC system that replaces a 31 year old unit. The system would add efficiency and comfort to a system that has passed its useful life. Additionally, the system design is obsolete and could be replaced with a single package unit that combines the heating and cooling. The system is likely to fail at any time and will need replaced in the near future. **$31,000.00**
   b. Mingo Gymnasium heating system- This system is also passed it useful life and will likely fail at any time. The new system would provide a heating system only for the Mingo Recreation Center Gym. **$38,000.00**
   c. Mingo Gymnasium Exhaust Fans- Rebuild the existing exhaust fans and improve the intake louvers. The new fans would add efficiency and allow

proper ventilation in the gymnasium, particularly in the summer months to help cool the space. The gymnasium is not currently air conditioned and to install a new AC unit would cost $32,000. Our recommendation is to renovate the exhaust fans and not install a new AC unit.
$9,000.00

2. **Mingo Lighting- $32,000.00**
   a. Mingo Gymnasium- Replace the existing 400W metal halide lights (30) with 180W LED lighting (30) to improve efficiency, maintenance and overall lighting of the gym. The metal halide bulbs are frequently replaced and provide average light for the gymnasium. Rough approximation is potentially a $1,500-$2,000 AEP rebate and the annual electric savings is approximately $1,500. The payback would take 9-10 years. This type update was recently completed at the Delaware Community Center YMCA indoor pool.
   $18,000.00
   b. Hilborn Room-Install 12 new LED lights, 8 pendant (ceiling) mounts and 4 wall mount cylinder fixtures. This would improve the efficiency and overall appearance of the room making it more desirable for rentals.
   $8,000.00
   c. Various locations in the Mingo Recreations Center- Install new lighting fixtures in the following rooms:

		Priority
i.	Mens/womens locker room – 12 fixtures	6
ii.	Mens/womens shower – 8 fixtures	5
iii.	Mens/womens locker bathroom – 4 fixtures	7
iv.	Entry Lobby – 18 fixtures	1
v.	Hallway wraps – 2 fixtures	3
vi.	Mens/womens restroom – 4 fixtures	8
ii.	Hallway lay in – 3 fixtures	2
iii.	Lifeguard – 2 fixtures	9
iv.	Concession – 5 fixtures	10
v.	Outside overhangs – Up to 20 fixtures	4

   $25,975.00 – to complete all of the above
   Staff has prioritized these projects and recommend allocating
   $6,000.00 to complete the top 2-3 priorities. The remaining fixtures can be addressed as funding and supplies allow.

3. **Mingo windows- $65,000.00**
   The windows in the original Mingo Recreation Center have never been replaced. The windows in this section are no longer efficient and detract from the buildings appearance. Updating the wood windows with aluminum windows would improve the appearance and drastically improve the utility efficiency of the building.

4. **Mingo indoor water fountain replacement-** **$8,0000.00**
   Replace 4 water fountains throughout the building. This would replace aged fountains and update facility to meet ADA standards.

5. **Safety Lighting-** **$14,000.00**
   a. Smith Park- The placement of two solar lights from the baseball fields to the north parking lot. Groups have requested lighting on the pedestrian path because of the unsafe feeling when leaving in the dark. Lighting would be a proactive solution to a potentially dangerous situation.
      $7,000.00
   b. Houk Road Bike Trail- The placement of two solar lights on Houk Road, midway between Central Ave and William St. Residents have requested lighting because they feel unsafe in the area travelling on the bike path after dark. We propose lighting this section with solar lights as a safe solution to a currently unlit section of the bike path.
      $7,000.00

6. **Blue Limestone Basketball Courts-** **~~$93,000.00~~ $93,800.00**
   Working with the Community Coalition to build two new basketball courts. The courts will be concrete pads with sport court surfacing, benches and landscaping. The courts would withstand periodic flooding and require minimal post event cleanup. The Community Coalition would provide programming to attract youth, teen and adults. This cost will likely be reduced depending on the donations raised by the Community Coalition. The Recreation Levy Sub-Committee felt the cost of the courts was somewhat high for a single use, asked if the courts could have a multi-use. Pickle ball is a potential use but before committing to this we would like to allow the courts to be dedicated to basketball for at least one year to before expanding the usage. Additional lines could later be added to the surface to increase use on the court if needed.
   a. Concrete court- base material and court surface
      $50,000.00
   b. Flex Court Athletics- All weather outdoor court, ProStep with basketball lines and ramp edges. Two courts.
      $26,000.00
   c. FleXtreme fixed hoop with pad set and lifetime warranty
      $8,000.00
   d. Landscaping- shade trees, drainage & seeding (performed by city staff)
      $4,000.00

e. <u>Benches</u>- 4 benches around court perimeter
$5,000.00

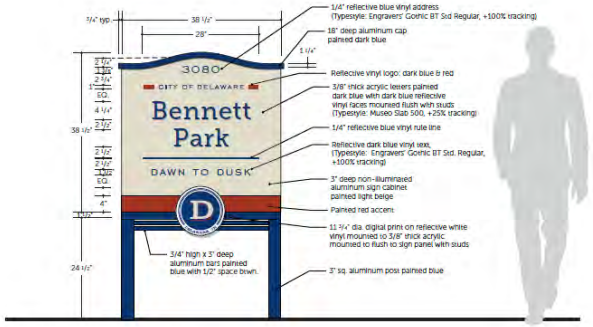
7. Park Signage **~~$135,900.00~~$98,900.00**

a. <u>Veterans Spray and Play sign</u> (**A2.1**)- neighborhood Park ID sign (alternate)
$5,000.00

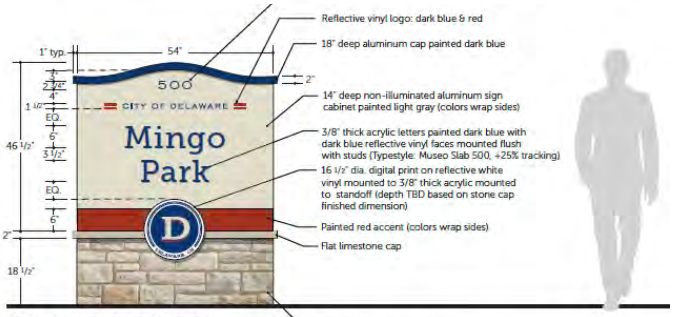
b. <u>Bennett Park sign</u> (**A2**)- neighborhood Park ID sign
$4,000.00

c. <u>Bennett Park Field ID sign</u>
$600.00

d. <u>Mingo Community Park ID sign</u> (**A1**)- sign to replace existing sign, located further west along Lincoln Ave.
$15,000.00



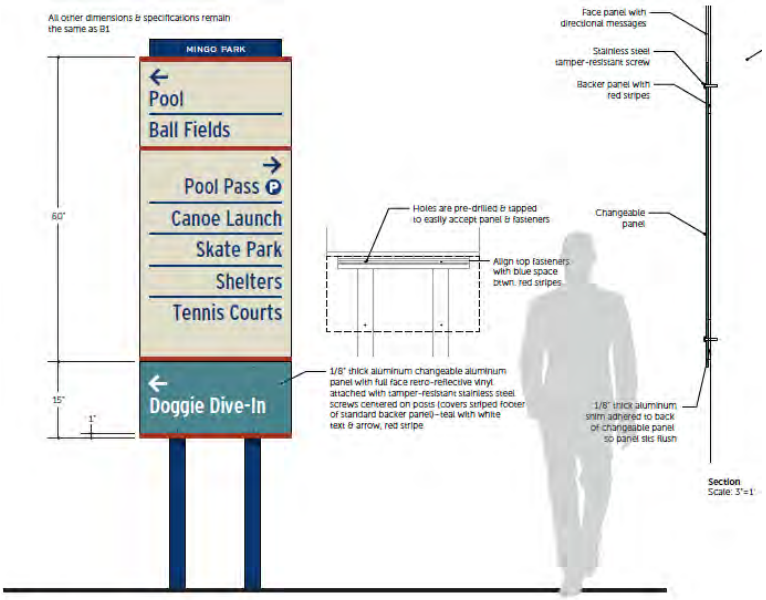
Sign Type A2 | Neighborhood Park ID | Standard
Scale: 3/4"=1'



Sign Type A1 | Community Park ID | Standard
Scale: 1/2"=1'

Masonry Base material to be manufactured stone by Pro-Via: Heritage Stone - Sandusky Shore Limestone (or as approved by the city). Grout technique to be tooled joint (includes flats & corners)

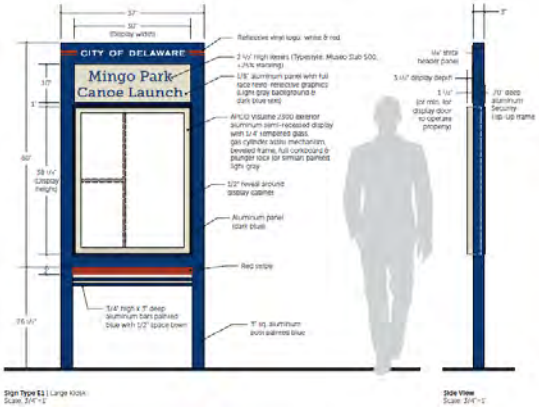
e. <u>Mingo Park Vehicular Directional sign</u> (**B2**)-visitor directional signage with interchangeable panel for special events.
$3,900.00



Sign Type B2 | Vehicular Directional | Large with Changeable Panel
Scale: 3/4"=1'

f. <u>Veterans Community Park ID</u> (A1.4)- install new park sign. Park ID sign would display park sections. The City would discuss with the YMCA & National Guard to see if there was interest in sharing some of the cost of this sign. Committee unanimously felt the LED sign was not appropriate, specifically because the LED type of sign has not been allowed in past applications to the Planning Commission.
$18,000.00

g. <u>Park Kiosk</u> (E1)- locate 5 park kiosks at Smith, Mingo, Wetland, Veterans and Blue Limestone Parks. Signs used to display park map and for informational postings from the City of Delaware. The kiosks are estimated at $3,000 each.
$15,000.00



h. Hidden Valley Golf Course Community Park ID (A12)- New sign at golf course entrance.
$15,000.00

i. Oak Grove Cemetery- Community Park ID sign off Liberty Road. An updated entrance off Liberty Road is planned and placing a sign with the future entrance feature will be needed for access.
$15,000.00

j. Oak Grove Cemetery- Interactive Kiosk. The wayfinding plan identified an interactive kiosk to be placed at Oak Grove. The kiosk would assist cemetery visitors with locating plots, City contact information, and historical information. The kiosk would assist City staff in responding to public comments. The kiosk would be located near the main entrance off Sandusky St.
$7,400.00

9. **Pickle ball equipment- $10,000.00**
The growth of pickle ball has grown significantly and required us to adapt existing facilities to support multiple sports. We are currently adding striping to existing tennis courts at Smith Park. The proposed funding would allow us to add wind screens and permanent nets to the courts at Smith Park. Additionally, we would like to add striping to the indoor recreation courts at Mingo Recreation Center. The additions are minimal and allow us to use existing facilities to accommodate a growing recreational trend.

RECREATION LEVY TOATL IMPROVEMENT EXPENDITURES
MAXIMUM AUTHC RECREATION FACILITIES INCOME TAX
MAY 22, 2018

Account #	*Description*	*2009 Actual*	*2010 Actual*	*2011 Actual*	*2012 Actual*	*2013 Actual*	*2014 Actual*	*2015 Actual*	*2016 Actual*	*2017 Actual*	*2018*	*Total All Years*
233-0233- 5230	Recreation Center Design	854,049	184,146	302,971	19,389	81,864	7,090	0				**1,449,509**
5500	Recreation Center Construction	0	3,671,426	7,617,202	521,650	222,289	0	0				**12,032,567**
5501	Houk Rd. Site Improvements	0	869,193	1,092,468	0	0	0	0				**1,961,661**
5501	Medrock Payment	0	0	0	0	0	0	0			***235,000***	**235,000**
5510	Houk Rd. Park	0	530,001	17,445	17,702	0	0	0				**565,148**
5511	Smith Park	0	225,830	122,479	1,137,815	27,659	0	0				**1,513,783**
5512	Mingo Park	0	133,334	646,787	402,733	244,931	0	0				**1,427,785**
5513	Other Park Improvements	0	0	0	69,561	132,029	14,981					**216,571**
5520	Granato Land Purchase - Mingo Park	55,000	55,939	0	0	0	0					**110,939**
5521	National Guard City Alternatives			0	0	0	117,500					**117,500**
5522	Park Asphalt Projects			0	0	0	306,291	59,111	27,841			**393,243**
5523	Park Seal Coating Projects			0	0	0	36,025	100,894				**136,919**
5524	Smith Park Trail			0	0	0	27,461	3,699	205,818			**236,978**
5525	Park Irrigation			0	0	0	0	0				**0**
5526	Park Aeration			0	0	0	20,109	0				**20,109**
5527	Parks General Construction Projects			0	0	0	113,737	6,250	12,645	57,797		**190,429**
5528	Dog Park			0	0	0	32,354	34,003				**66,357**
5529	Drainage & Excavation Projects			0	0	0	2,608					**2,608**
5530	Miscellaneous Park Improvements			0	0	0	42,715			18,532		**61,247**
5531	Veterans Park Parking Lot Addition			0	0	0	337,203					**337,203**
5532	Wayfinding and Signage			0	0	0	0			21,160	2,590	**23,750**
5533	Veterans Park Restroom/Shelter			0	0	0	0	100,000	150,000			**250,000**
5534	Veterans Park Playtoy			0	0	0	0	152,551	94,449			**247,000**
5535	Splashpad Construction			0	0	0	5,300	479,956	51,627	12,791	34,302	**583,976**
5536	Parkland Acquisition/Improvement			0	0	0	0	722,272	428,577			**1,150,849**
5537	Park Improvements Contingency			0	0	0	3,040					**3,040**
5538	Pickelball			0	0	0	0	17,035				**17,035**
5710	In House Design	0	82,440	99,148	16,772	0	0	4,237				**202,597**
5720	Transfer to Park Exaction	0	0	0	400,000	138,000	0	0				**538,000**
	Total Park Improvements	**909,049**	**5,752,309**	**9,898,500**	**2,585,622**	**846,772**	**1,066,414**	**1,680,008**	**970,957**	**110,280**	**271,892**	**24,091,803**
4810	Expense Reimbursements (ONG)	0	0	306,307	57,749	18,690	72,000	212,722	450	0	0	**667,918**
	Net Levy Improvement Expenditures as of 5/22/18											**23,423,885**
	Available for Additional Expenditures up to Maximum of $23,800,000											**376,115**
	Total Rec Levy Improvement Expenditures											**23,800,000**

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 19

DATE: 06/11/2018

ORDINANCE NO: 18-47

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 25, 2018 at 7:35 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 CONDITIONAL USE PERMIT REQUEST BY DELAWARE BIBLE CHURCH FOR A A TEMPORARY TRAILER (MODULAR CLASSROOM) ON APPROXIMATELY 7.53 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED AT 45 BELLE AVENUE.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 6-0 on June 6, 2018.

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. 18-47

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT REQUEST BY DELAWARE BIBLE CHURCH FOR A TEMPORARY TRAILER (MODULAR CLASSROOM) ON APPROXIMATELY 7.53 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED AT 45 BELLE AVENUE.

WHEREAS, the Planning Commission at its meeting on June 6, 2018 recommended approval of a Conditional Use Permit request by Delaware Bible Church for approval of a Conditional Use Permit for a temporary trailer (modular classroom) on approximately 7.53 acres zoned R-3 (One-Family Residential District) and located at 45 Belle Avenue. (2018-1061).

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

SECTION 1. That the Conditional Use Permit request by Delaware Bible Church for approval of a Conditional Use Permit for a temporary trailer (modular classroom) on approximately 7.53 acres zoned R-3 (One-Family Residential District) and located at 45 Belle Avenue, is hereby confirmed, approved and accepted with the following conditions that:

1. The proposed modular classroom shall be permitted for three years from the time of City Council approval.
2. The proposed modular classroom shall achieve compliance with all building code requirements.
3. The proposed modular classroom shall achieve compliance with all fire department requirements.
4. The proposed modular classroom shall achieve compliance with all engineering requirements.
5. Any proposed signage shall achieve compliance with the zoning code
6. Any lighting shall achieve compliance with the zoning code and shall be approved by the Chief Building Official.
7. All dead, damaged or diseased evergreen trees shall be replaced with a minimum 6 foot high evergreen trees at installation along the western property line to supplement the existing landscaping adjacent to the single family residential subdivision.
8. The modular classroom shall be relocated to the north so the existing asphalt drive can encircle the subject structure to have 360 degree access per the fire department.

9. The proposed security fence shall have gates that can be accessed by the Fire Department at the asphalt drive locations.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2018-1061
REQUEST: Conditional Use Permit
PROJECT: Delaware Bible Church
MEETING DATE: June 6, 2018

APPLICANT/OWNER
Delaware Bible Church
45 Belle Avenue
Delaware, Ohio 43015

REQUESTS
2018-1061: A request by Delaware Bible Church for approval of a Conditional Use Permit for a temporary trailer (modular classroom) on approximately 7.53 acres zoned R-3 (One-Family Residential District) and located at 45 Belle Avenue.

PROPERTY LOCATION & DESCRIPTION
The subject property is located at 45 Belle Avenue just west of South Sandusky Street and south of Belle Avenue and encompasses approximately 7.53 acres (six total parcels). The western portion of the subject property is zoned R-3 where the temporary trailer (modular classroom) would be located and the eastern portion of the site fronting South Sandusky Street is zoned B-3 (Community Business District). The properties to the north are zoned R-3, the properties to the south are zoned R-6 (Multi-Family Residential District), the properties to the west are zoned R-3 and R-4 (Medium Density Residential District) while the property to the east is un-zoned dedicated right-of-way (South Sandusky Street and US 42),

BACKGROUND/PROPOSAL
The subject church was constructed in 1960 per the Delaware County Auditor and encompasses approximately 7.53 acres on six parcels. The church is requesting to locate a 1,632 square foot (24'x 68') double wide modular classroom manufactured by Manufactured Structures Corporation on the western portion of the property just west of the existing buildings. The Schools' intent is to utilize the temporary trailer for module classrooms for three years. The zoning code allows for temporary trailers (modular classrooms) to be used as temporary classrooms in the R-3 zoning district but requires Conditional Use Permit approval if the time duration requested exceeds 45 days. The Planning Commission shall establish the expiration date of such temporary permit.

STAFF ANALYSIS

- **ZONING**: As mentioned above, the subject parcel is zoned R-3 which would require a Conditional Use Permit approval by the Planning Commission and City Council for the temporary trailer (modular classroom) per Chapter 1149(c) ii of the zoning code.
- **BUIDLING DEPARTMENT:** The modular classroom would have to achieve compliance with all building code requirements which includes the following items per the Chief Building Official:
    1) The building is over 100 square feet and is required to have bathroom facilities. 2902.3 OBC.
    2) The building must be accessible.
    3) There must be an accessible route to the assessable entrance. If the occupant load is 50 or more, then two means of egress are required and 60% percent of those exists must be accessible.
    4) The structure will be considered a moved structure and must meet all footing loads, wind loads, wind up lift, etc.
    5) OBC 423.1 will require a storm shelter for the aggregate occupant load of the Group E Occupancy.

  A building code variance would need to be approved by the Ohio Department of Commerce Board of Building Appeals to override any of the above building code requirements identified by the Chief Building Official.

- **GENERAL ENGINEERING:** The engineering department indicated no formal engineering drawings are required because of the minimum site plan revisions. However, the modular classroom would have to the have the appropriate utilities per the building and fire departments requirements. Any engineering drawings should be included with the building permit application for review.

- **ROADS AND ACCESS:** The access to the site for staff, students and patrons would remain the same from South Sandusky Street and Belle Avenue to the existing parking lot. However, emergency access to the modular classroom would be from two existing curb cuts on Belle Avenue through asphalt drives that loop in this area. The fire department requires the applicant to provide information to ensure the turn radius and the existing asphalt drives strength and width achieves compliance with their requirements.
- **SITE CONFIGURATION:** The proposed 1,632 square foot modular classroom would be located just west of the main building approximately 43.8 feet from the west property line and adjacent to the Belleview Addition subdivision. Per the zoning code, the minimum rear/side yard setback is 40 feet and front yard setback is 120 feet. This proposal achieves compliance with the setbacks. The modular classroom would be located between two asphalt drives that extend to Belle Avenue but is located on the loop of the asphalt drive that would not allow 360 degree access to the modular classroom for the fire department. The modular classroom shall be located further north where the asphalt drives can encircle the subject modular classroom and have 360 degree access for health, safety and general welfare reasons. The modular classroom would be constructed on 3-4 foot high piers with electric and HVAC services but would not have restrooms per the applicant. Also, the school is proposing a 6 foot high chain link fence to encircle the modular classroom and subject area for security purposes.
- **DESIGN:** The proposed one story modular classroom would be constructed on 3-4 foot high piers and would have a wood frame construction with aluminum siding and an asphalt shingled roof not to exceed 13.5 feet in height. A ramp with wood rails would access the modular classroom which would have an interior room height of eight feet. A wood skirt would surround the modular classroom for aesthetic purposes.
- **LANDSCAPING & SCREENING:** No additional landscaping is proposed in this application. Currently, there are two rows of evergreen trees along the western property line in this area. Staff recommends that all dead, damaged or diseased evergreen trees shall be replaced with a minimum 6 foot high evergreen trees at installation along the western property line to supplement the existing landscaping adjacent to the single family residential subdivision.
- **TREE PRESERVATION:** No trees would likely be removed in the construction of the modular classroom. However, if any existing trees 6 inches in caliper size or larger are removed they would have to be replaced per Chapter 1166 Tree Preservation Regulations.
- **SIGNAGE:** No additional signage is requested in this proposal but any additional signage would have to achieve compliance with the minimum zoning requirements.
- **LIGHTING:** No additional site lights are identified in the submittal but if any lighting is proposed it would have to achieve compliance with zoning code requirements and be approved by the Chief Building Official.
- **CONDTIONAL USE PERMIT:** Staff has reviewed this application for compliance with the Conditional Use Permit general review criteria. These criteria prescribe that the location, design, accessibility, and compatibility of existing and adjacent uses will not be detrimental to or endanger the public health, safety or general welfare. With the proposed conditions recommended by staff, the subject modular classroom would likely achieve compliance with the general review criteria.

STAFF RECOMMENDATION – CONDTIONAL USE PERMIT 2018-1061)

Staff recommends approval of a request by Delaware Bible Church for approval of a Conditional Use Permit for a temporary trailer (modular classroom) on approximately 7.53 acres zoned R-3 (One-Family Residential District) located at 45 Belle Avenue, with the following conditions that:

1. The proposed modular classroom shall be permitted for three years from the time of City Council approval.
2. The proposed modular classroom shall achieve compliance with all building code requirements.
3. The proposed modular classroom shall achieve compliance with all fire department requirements
4. The proposed modular classroom shall achieve compliance with all engineering requirements.
5. Any proposed signage shall achieve compliance with the zoning code
6. Any lighting shall achieve compliance with the zoning code and shall be approved by the Chief Building Official.

7. All dead, damaged or diseased evergreen trees shall be replaced with a minimum 6 foot high evergreen trees at installation along the western property line to supplement the existing landscaping adjacent to the single family residential subdivision.
8. The modular classroom shall be relocated to the north so the existing asphalt drive can encircle the subject structure to have 360 degree access per the fire department.
9. The proposed security fence shall have gates that can be accessed by the Fire Department at the asphalt drive locations.

GENERAL REVIEW CRITERIA FOR ALL CONDITIONAL USE PERMITS

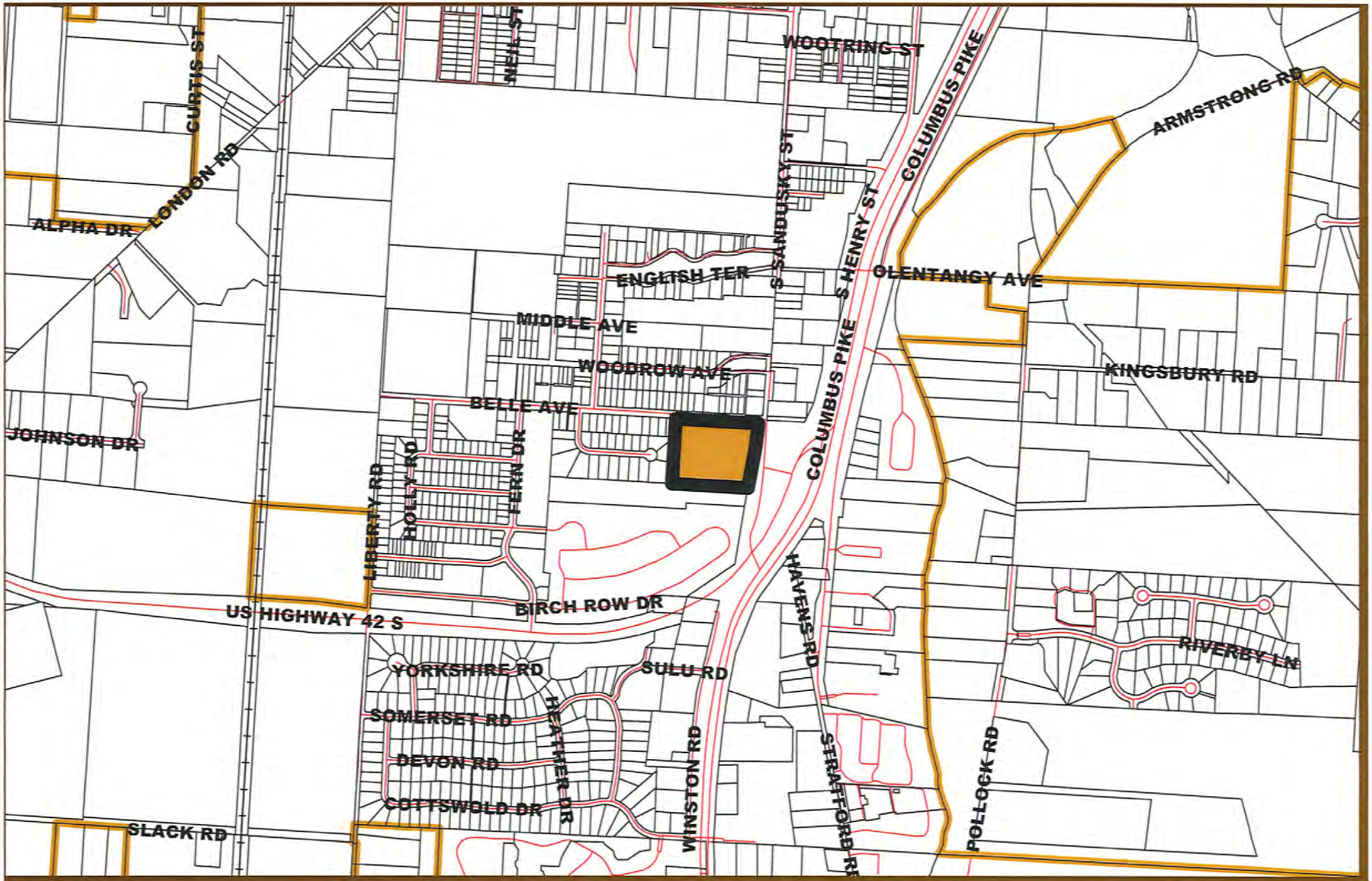
1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area.
2. Will not be detrimental to property values in the immediate vicinity.
3. Will not restrict or adversely affect the existing use of the adjacent property owners.
4. Will be designed and constructed so that all access drives, access points to public streets, driveways, parking and service areas shall be in compliance with the regulations set forth in Chapter 1161.
5. Will be properly landscaped in accordance with Chapter 1166.
6. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.
7. That the establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
9. That adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety.
10. That the establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements or public cost for public facilities such as police, fire and schools.
11. That there is minimal potential for future hardship on the conditional uses that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

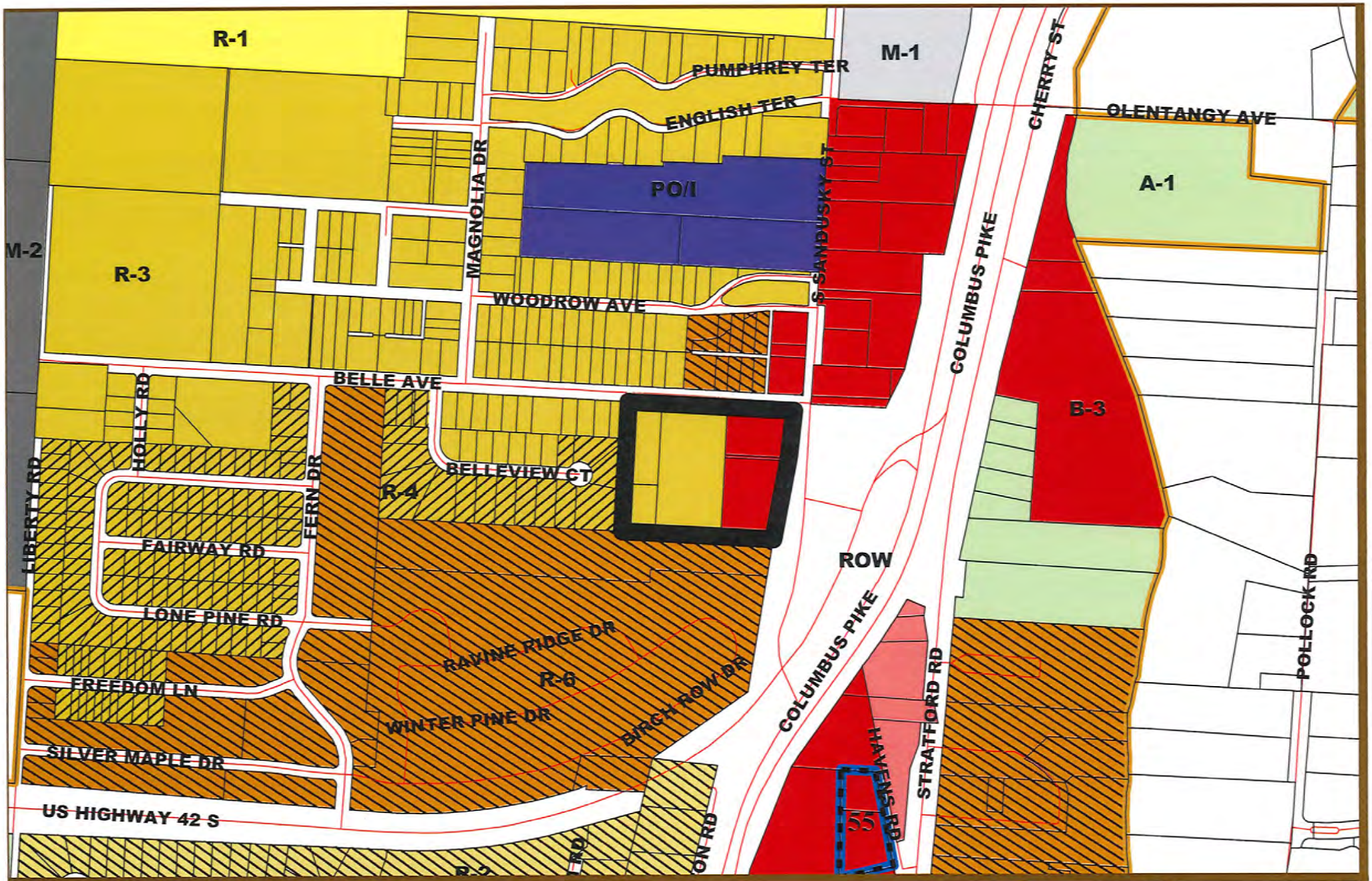
FILE:
ORIGINAL: 05/24/18
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2018-1061
Conditional Use Permit
Delaware Bible Church - 45 Belle Avenue
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

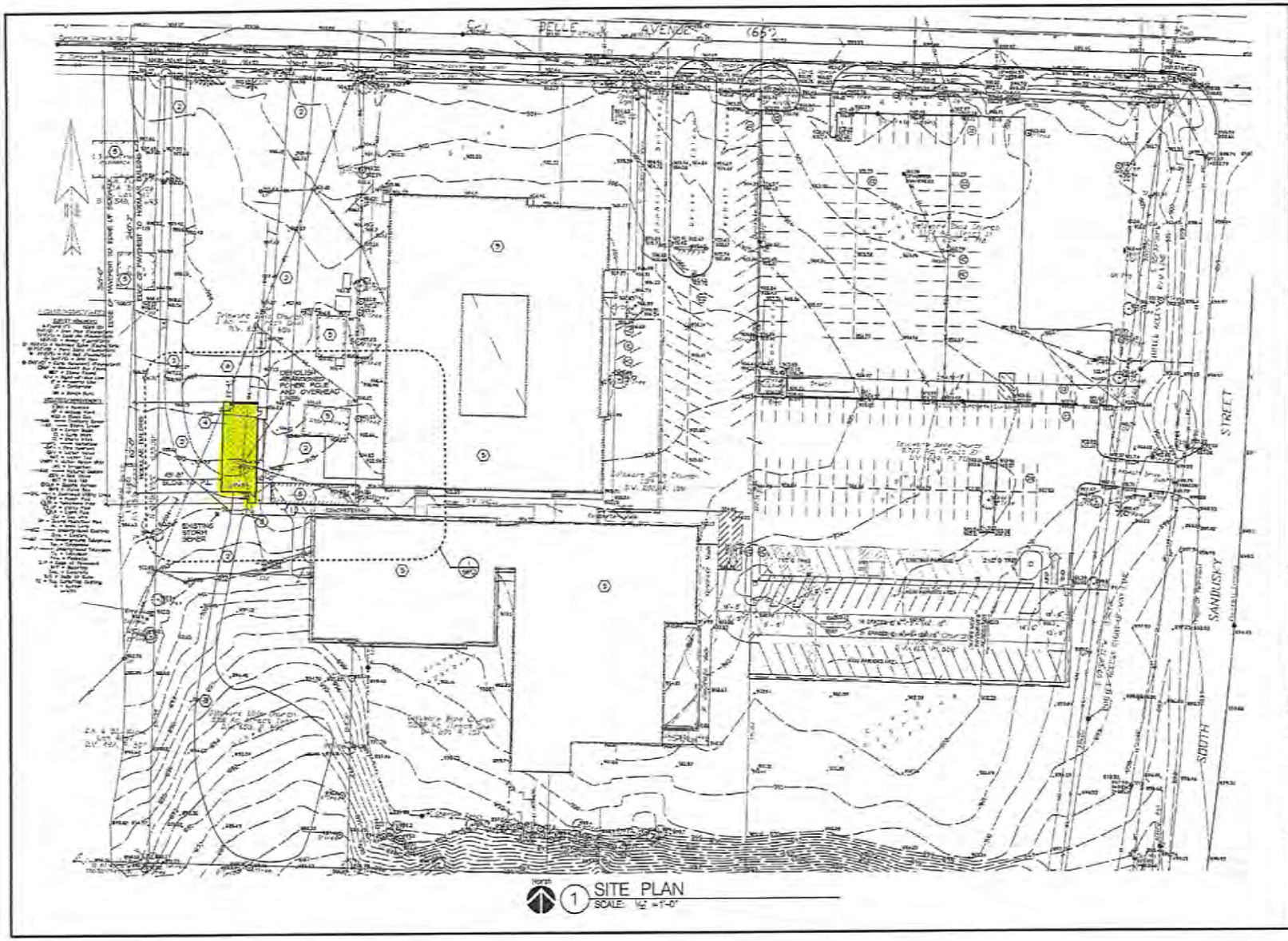
2018-1061
Conditional Use Permit
Delaware Bible Church - 45 Belle Avenue
Zoning Map

N

EST 1808
CITY OF
DELAWARE
OHIO

2018-1061
Conditional Use Permit
Delaware Bible Church - 45 Belle Avenue
Aerial (2016) Map

N



1 SITE PLAN
SCALE: 1/32" = 1'-0"

KEYNOTES ①

1. EXISTING CONCRETE SIDEWALK TO REMAIN
2. EXISTING GRAVEL DRIVEWAY TO REMAIN
3. NEW CONCRETE PAD, 4" REINF CONCRETE ON COMPACTED GRAVEL BASE EXP. JST. @ 30" O.C. AND CONTROL JOINTS @ 5' O.C.
4. NEW MODULAR CLASSROOM BUILDING - SEE MANUFACTURED ENGINEERING AND LAYOUT PLANS FOR ADDITIONAL INFORMATION
5. EXISTING BUILDING TO REMAIN
6. NEW GRAVEL FILL FLUSH WITH SURFACE OF EXISTING DRIVE

FULL SIZE SCALE: SHEET SIZE = 22"x34"
HALF SIZE SCALE: SHEET SIZE = 11"x17"

eaeller architecture LLC

NEW MODULAR CLASSROOM BUILDING FOR:
DELAWARE CHRISTIAN SCHOOL
141 Pelle Ave, Delaware, OH 43015

SITE PLAN

		April 6, 2018
		SP1
		ZONING

Sheet SP1.dwg 4/6/2018 8:39:35 AM

Chad Hines, P.E.
628 Hibbs Road **Phone: 614-425-1249**
Lockbourne, OH 43137 **E-mail: chadhines5@yahoo.com**

Chad Hines, P.E.
628 Hibbs Road
Lockbourne, OH 43137
Ph. 614-425-1249
E-mail: chadhines5@yahoo.com

May 31, 2009

RE: Model 2444 - 23'-6" x 40'-0" Modular Classroom

I have completed a plan review for the modular structure listed above. The intent of this review is to determine if the plans are in compliance with the 2007 Ohio Building Code and referenced standards. I have reviewed the following drawings prepared by Mobilease Modular Space, dated 6/5/03, Job No: 2003-109, Model: 2444 Modular Classroom.

Drawing Number	Description
CVR	Cover Sheet
#1	Specifications
#2	Elevations
#3	Floor Plan
#4	Electrical Plan
#5	HVAC Layout
#6	Cross Section
#7	Blocking Points Plan
#8	Deck, Stair, Ramp Details

STATE OF OHIO
CHAD B. HINES
71407
REGISTERED
PROFESSIONAL ENGINEER

The above listed plans have been found to be in conformance with the 2007 Ohio Building Code and referenced standards with the following exceptions.

1. OBC Chapter 16; Structural Loading Requirements;
   Drawing #CVR, Seismic Zone and Maximum Wind Load are not per current code standards.
   The construction of this modular unit consists of plywood sheathed wood trusses and plywood sheathed wood stud walls. Upon review, this typical wood frame construction does provide the necessary strength to resist the current design seismic and wind forces required in Ohio. .
2. OBC 2308.9.2 Top plates;
   Drawing #1, Specifications conflicts with Drawing #6, Cross Section.
   Exterior Walls Top plate is listed as a single 2x4 #3 SPF on Drawing #1.
   Top plate is drawn and called out as a 2x4 double top plate on Drawing #6.

Chad Hines, P.E.

628 Hibbs Road **Phone: 614-425-1249**

Lockbourne, OH 43137 **E-mail: chadhines5@yahoo.com**

Since roof joists are spaced 16" o.c. and wall studs are spaced 24" o.c., a double top plate would be required. Actual construction of a double top plate should be confirmed.

3. OBC Table 2902.1 Minimum Number of Required Plumbing Fixtures; Plumbing fixtures are not provided in this building. Occupancy "E" (Educational) would require a restroom, drinking fountain, and utility sink. *Based on final intended occupancy/use and site layout, the owner should consult with the local building official to determine if plumbing fixtures/facilities are reasonably available in close proximity and if this is acceptable to the local building official.*

This review is based on the plans only. A physical inspection of the actual structure has not been performed. This letter is not a certification of site installed items. Further, it does not serve to certify the actual foundation structure and/or anchorage methods since this is site specific item.

In addition to the plan review, a structural calculation of the 40 foot long built-up plywood beam has been performed to determine if it meets current unbalanced snow loading criteria. Assuming a maximum ground snow load of 25 psf, the beam has been determined to be sufficient to meet 2007 OBC/ASCE 7-05 snow loading criteria. The calculation follows this letter.

Sincerely,

Certification Date: 5/31/09
Chad Hines, P.E.

Chad Hines, P.E.

628 Hibbs Road — Phone: 614-425-1249

Lockbourne, OH 43137 — E-mail: chadhines5@yahoo.com

Plywood Beam Check - Mobilease 2444 Modular Classroom
5/31/2009
APA PDS Supplement #5 - Design of All Plywood Beams

Beam Loads

trib width	6	
DL (10 psf)	60 plf	
Snow (25 psf)	150 plf	(ASCE 7-05 unbalanced snow = Pg * I = 25 * 1.0)
TL	210 plf	

Beam Properties

t.nominal (1 layer)	0.75 in	
t.b.design (1 layer)	0.352 in	
t.s.design (1 layer)	0.739 in	
# layers	4	
t.b (total)	1.408 in	
h	32 in	
L	40 ft	
L'	34.66667 Clear span for shear	
E	1500000 psi	(Table 3 Plywood Design Spec)

Section 2. Total Load Based on Allowable Web and Flange Bending Stress

F.b	3300 psi
F.b (Snow)	3795 psi
I.n	3844.779 in^4
c	16 in
w.b	330 plf
w.b.snow	380 plf

Section 3. Total Load Based on Allowable Web Shear Stress

F.v	225 psi
I.t	3844.779 in^4
t.s	2.956
Q	180.224 in^3 (section 3.3)
w.v	818.5846 plf
w.v.snow	941.3723 plf

STATE OF OHIO
CHAD B. HINES
71407
REGISTERED
PROFESSIONAL ENGINEER

RESULTS SUMMARY

Section 6. Deflection at Actual Load

deflection	2.09739 in	
deflection ratio	228.8559	L/180 allowable deflection
allowable deflection	2.666667 in	allowable deflection > deflection --- OK

w.b.snow	380 plf	
w.v.snow	941 plf	
TL	210 plf	TL < w.b.snow and w.v.snow --- OK

MODULAR CLASSROOM NOTES

1. MODULAR CLASSROOM IS AN INDUSTRIALIZED UNIT. INDUSTRIALIZED UNIT CERTIFICATION AND PLANS TO BE SUBMITTED TO LOCAL BUILDING DEPT. BY OWNERS VENDOR.
2. OWNERS VENDOR TO PROVIDE FOUNDATION, PIERS, TIE DOWNS, RAMP, SIDEWALK AND INDUSTRIALIZED UNIT.
3. ELECTRICAL CONTRACTOR TO PROVIDE POWER & LOW VOLTAGE (DATA, FIRE ALARM, & PA) TO THIS UNIT. REFER TO DRAWING MC-E-101.
4. ELECTRICAL CONTRACTOR TO PROVIDE FIRE ALARM AND PA WITHIN THE INDUSTRIALIZED UNIT. REFER TO DRAWING MC-E-101.
5. ELECTRICAL CONTRACTOR TO PROVIDE SPLIT TROUGH RACEWAY WITH POWER WITHIN INDUSTRIALIZED UNIT. REFER TO DRAWING MC-E-101.
6. OWNER WILL PROVIDE DATA WITHIN INDUSTRIALIZED UNIT.

STRUCTURAL DESIGN DATA

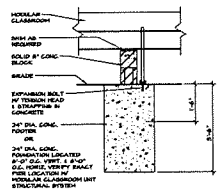
DESIGN LOADS

ROOF LIVE LOAD	30 PSF
ROOF DEAD LOAD	10 PSF
GROUND SNOW LOAD	30 PSF
DECK/RAMP LIVE LOADS	100 PSF
GUARD AND HANDRAIL LOADS	200 PLF (GUARD)
WIND LOAD	90 MPH
SEISMIC VELOCITY COEFFICIENT (AV) (OT)	
EXPOSURE	C

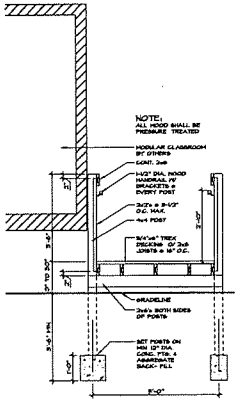
PIER DESIGN CRITERIA

1 2000 PSF PER GEOTECHNICAL ENGINEERING SERVICES REPORT.

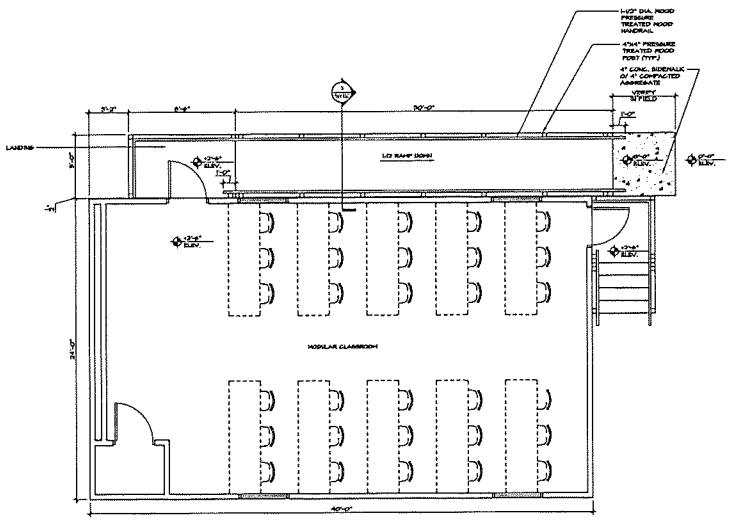
CONCRETE:
MIN 3000 PSI - 4000 PSI
WITH 6% AIR



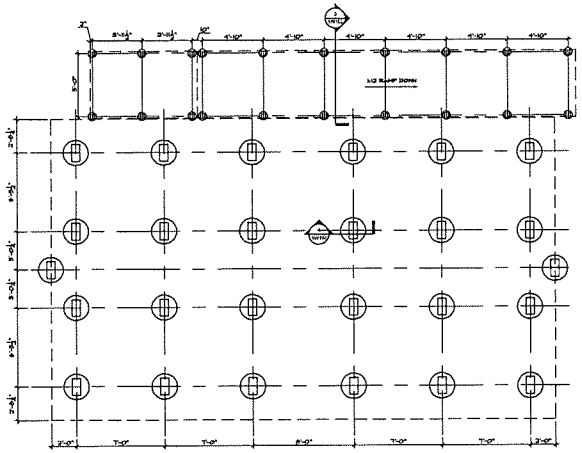
4 PIER DETAIL
SCALE: 1/2" = 1'-0"



3 RAMP SECTION
SCALE: 1/2" = 1'-0"



2 RAMP/MODULAR CLASSROOM PLAN
SCALE: 1/4" = 1'-0"



1 MODULAR CLASSROOM FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

bsh m
bolog siolnes hendricks & manchester architects, inc.
15 central square
suite 360
youngstown, ohio 44503
330-744-4401
330-744-2370 fax

STATE OF OHIO REGISTERED ARCHITECT

LAKE HIGH SCHOOL AND MIDDLE SCHOOL RENOVATIONS

LAKE LOCAL SCHOOL DISTRICT
HARTVILLE, OHIO 44632

Project No. 09013
Drawn: BGZ
Checked By: BMH
Drawing Title: MODULAR CLASSROOM PLANS & DETAILS
Revisions: 1 07/13/09
Date: MAY 28, 2009
MC101

2444 MODULAR CLASSROOM
(23'-6" x 40'-0" ACTUAL SIZE)

PENNSYLVANIA DESIGN CODES

1999 BOCA NATIONAL BUILDING CODE (EXCEPT ART. 31)
1997 INTERNATIONAL PLUMBING CODE w/ 1996 SUPPLEMENTS
1998 INTERNATIONAL MECHANICAL CODE
1999 NATIONAL ELECTRICAL CODE
1998 PENNSYLVANIA CODE, TITLE 34 LABOR AND INDUSTRY

DESIGN LIVE LOADS

FLOOR:..... 50 PSF LIVE LOAD
10 PSF DEAD LOAD

ROOF:..... 30 PSF LIVE LOAD
10 PSF DEAD LOAD

CONSTRUCTION TYPE:..... 5B (BOCA), WOOD FRAME (L & I)
OCCUPANCY/USE GROUP: E (BOCA), B (L & I)
BUILDING AREA:..... 940 SQ FT. 1000 ft
MINIMUM BUILDING SET BACK:..... GREATER THAN 10 FEET TO A COMMON OR ASSUMED PROPERTY LINE
SEISMIC ZONE:..... Av = .1, GROUP I, CATEGORY C
MAXIMUM WIND LOAD:..... 80 MPH, EXPOSURE B
OCCUPANT LOAD:..... 43 (BOCA), 30 (L & I)

DRAWING INDEX

DRAWING NUMBER	DESCRIPTION
#1	SPECIFICATIONS
#2	ELEVATIONS
#3	FLOOR PLAN
#4	ELECTRICAL PLAN
#5	HVAC LAYOUT
#6	CROSS SECTION
#7	BLOCKING POINTS PLAN
#8	DECK, STAIR, RAMP DETAILS
#9	SITE PLAN

427794 File No. NEW BLDG. PLAN APPROVAL 427794 Date

This approval has been given for the following Act(s) and Regulations. Any changes or alterations to these plans which would affect any provision must be submitted to the Department for approval.

Fire & Panic/Act 299 X Accessibility/Act 235 NAS Energy/Act 222 N/A
Approval Type B Occ. Class B County Code 45 TOC W
ELA X FAN DET___ SPR___
Examiner Stewart Homer Drawing Index No 2003-06076

JUN 09 2003

(243)

CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD
THOROFARE, NJ 08086

MOBILEASE MODULAR SPACE
CROWN POINT ROAD, THOROFARE, NJ 08086

JOB NO: 2003-139
DRAWING NO: C-R
DATE: 6/5/03
SCALE: NTS
DRAWN BY: R.M.
REV:
TITLE: COVER SHEET
MODEL: 2444 MODULAR CLASSROOM

CHASSIS
TYPE: PERIMETER
MAIN BEAM: 12" X 10.33# I-BEAM @ 75 1/2" SPACING
OUTRIGGERS: N.A.
CROSSMEMBERS: 8" X 6.28# I-BEAM @ 48" O.C. (WELDED)
HITCH: STD WELDED, 8" I-BEAM W/ 2 1/4" FI.S.
AXLES: (3) 6000# CAPACITY UNDERSLUNG
PAINT: ASPHALT BASED
TIRES: 8:00 X 14.5, 8 PLY

FLOOR
BOTTOM BOARD: .040 SIMPLEX NYLON REINFORCED
INSULATION: R-19 UNFACED
JOISTS: 2" X 6" (#2 SPF) @ 16" O.C. (LONGITUDINAL)
DECKING: 5/8" SQ. EDGE UNDERLAYMENT PLYWOOD (APA 40/20)
COVERING: 28 OZ. CARPET (DORSETT) LEVEL LOOP CLASS A
TRIM: STD. PREFINISHED

EXTERIOR WALLS
STUDS: 2" X 4" (STUD GRADE SPF) @ 24" O.C.
BOTTOM PLATE: SINGLE 2"x4" #3 SPF
TOP PLATE SINGLE 2"x4" #3 SPF
CEILING HT: 8'-0"
INSULATION: R-11 FOIL FACED
INT. WALL COVERING: 1/2" VINYL COV. GYP. BOARD (CLASS I F.S.)

INTERIOR WALLS
LENGTH: PER PRINTS
STUDS: 2" X 4" (STUD GRADE SPF) @ 24" O.C.
BOTTOM PLATE: SINGLE 2"x4" #3 SPF
TOP PLATE SINGLE 2"x4" #3 SPF
CEILING HT: 8'-0"
WALL COVERING: 1/2" VINYL COV. GYP. BOARD (CLASS I F.S.)
INTERIOR DOORS: 36"W X 80"H S.C. WOOD (COLONIAL BIRCH) IN 16 GA, STEEL JAMBS COLOR: BRONZE
LOCKSET (ARMSTRONG LEVER) CORBIN RUSSWIN #CL3457

ROOF
TYPE: 2" X 8" (#2 SPF) SOLID @ 16" O.C.
MATE BEAM: (4) LAYERS, 32" DEEP, 3/4" STRUCTURE I (5-LAYER, 5-PLY), 1/8" VENEERS, APA 48/24) GROUP I, PLYWOOD
CEILING: SUSPENDED (T-GRID) W/2' X 4' LAY-IN TILE
INSULATION: R-19 UNFACED
VENTS: N.A.

ELECTRICAL
MAIN DISTRIBUTION SUB-PANEL:
120/208 V., 1-PHASE, 60 HZ, 3-WIRE, 200 AMP MAIN DISTRIBUTION PANEL
RACEWAY: COPPER ROMEX (12-2 W/G MIN) TYPE NM-B 90 C
INTERIOR LIGHTS: 24" X 48" (4) TUBE FLUOR. (LAY-IN) W/ DIFFUSER
EXIT LIGHTS: EXIT/EMERGENCY LIGHT W/ BATTERY PACK & EXTERIOR REMOTE HEAD (W.P.) - UP 84"
SWITCHES: 110V., 20 AMP SINGLE-POLE - UP 48"
110V., 20 AMP 3-WAY - UP 48"
RECEPTACLES: 110 V. 15 AMP DUPLEX RECEIPTS PER PRINT
THERMOSTAT: 48" A.F.F.
EXTERIOR LIGHTS: LUMARK #HPWL-70, 70 WATT HIGH PRESSURE SODIUM (W.P.) - UP 84" (SHIPLOOSE)

PLUMBING
SUPPLY: N.A.
DWV: N.A.
WATER CLOSET: N.A.
LAVATORY: N.A.
WATER HEATER: N.A.

H.V.A.C.
HEATING: 15KW ELECTRIC HEAT STRIP IN WALL MOUNT HVAC
AIR CONDITIONING: 3.5 TON NORDYNE WALL MOUNT WITH FRESH AIR KIT
SUPPLY AIR: SINGLE 13/16" FIBERGLASS DUCTBOARD IN ATTIC 8" DIA. W/ADJ. DAMPER (CEILING)
RETURN AIR: SINGLE 13/16" FIBERGLASS DUCTBOARD IN ATTIC 8" DIA. W/ADJ. DAMPER (CEILING)

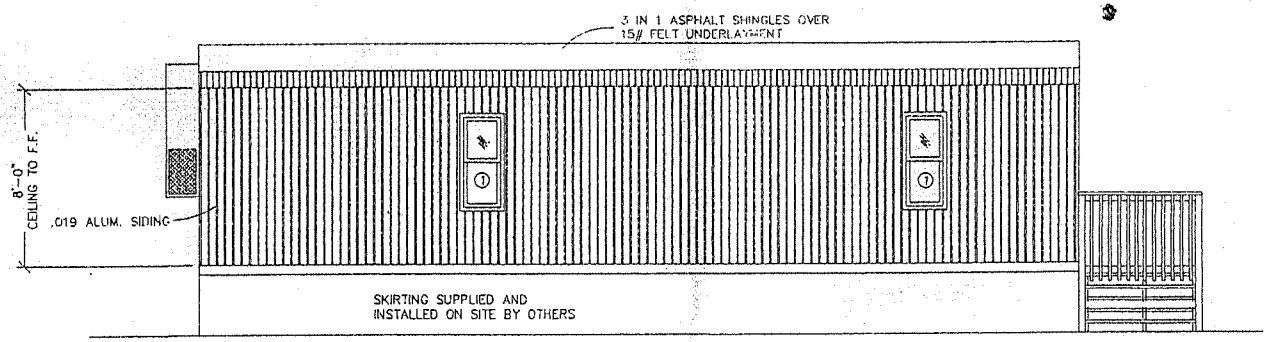
EXTERIOR WINDOWS & DOORS
DOORS: 36"W X 80"H 18 GA. COMM. INSUL. STEEL W/ 5" X 10" VISION PANEL (SAFETY GLAZED) W/ 16 GA. STEEL FRAME
WINDOWS: 23"W X 50"H VERTICAL SLIDER 2044 ROLLYSON SERIES 2000

EXTERIOR FINISHES
SIDING: .019 VERT ALUMINUM
TRIM: .019 ALUMINUM
ROOF SHEATHING: 1/2" CDX PLYWOOD (APA 32/16)
ROOF: 3:1 ASPHALT SHINGLES OVER (2) LAYERS OF 15# FELT PAPER

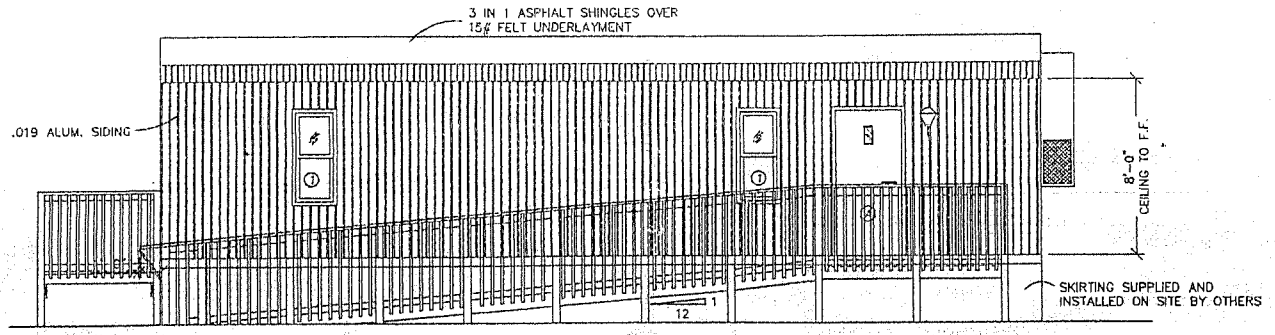
Revise asst to what is highlighted being

JUN 09 2003
CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD
THOROFARE, NJ 08086

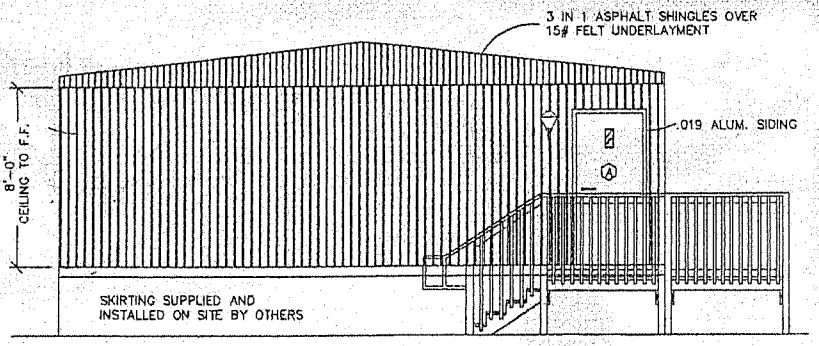
JOB NO: 2003-109
DRAWING NO: 1
DATE: 6/5/03
SCALE: NTS
OBILEASE MODULAR SPACE
OWN POINT ROAD, THOROFARE, NJ 08086
DRAW
REV:
TITLE: SPECIFICATIONS
MODEL: 24'x4' MODULAR CLASSROOM



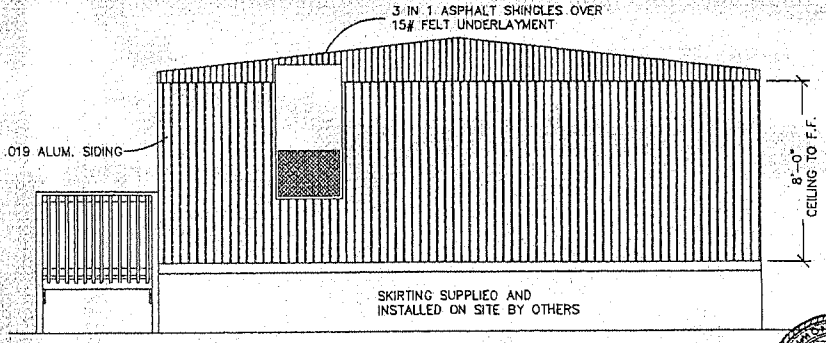
REAR ELEVATION



FRONT ELEVATIONS



LEFT ELEVATION



RIGHT ELEVATION

DOOR AND WINDOW SCHEDULE

- 35"x80" STEEL DOOR, STEEL JAMB, 5"x10" S.C, PANIC LEVER HARDWARE & CLOSER
- 23"x50" VERTICAL SLIDER, BRONZE FRAME, INSULATED GLASS

JUN 09 2003

CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD
THOROFARE, NJ 08086

TITLE: ELEVATIONS

MODEL: 2444 MODULAR CLASSROOM

DRAWN BY: R.M.

REV:

DATE: 6/5/03

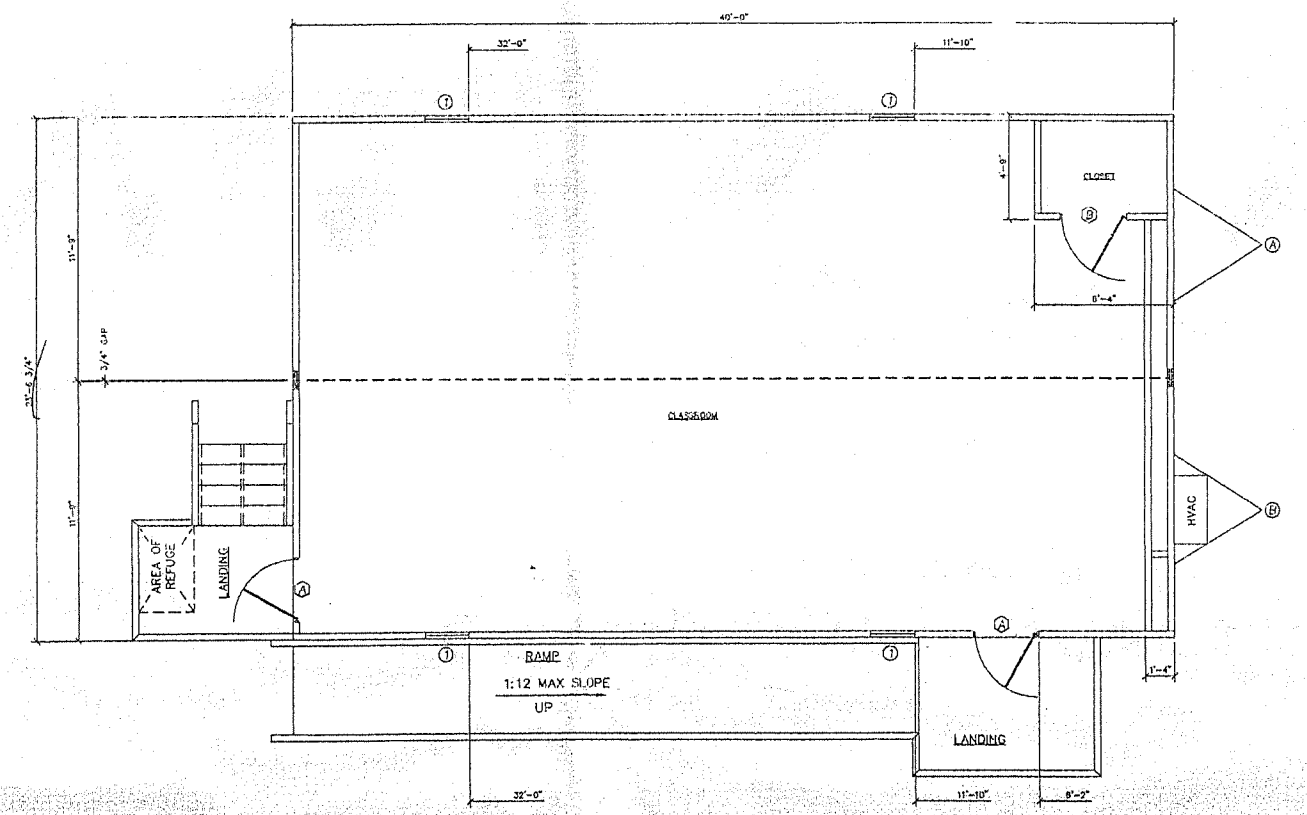
SCALE: 1/4" = 1'-0"

JOB NO: 2003-109

DRAWING NO: 2

MOBILEASE MODULAR SPACE

137 CROWN POINT ROAD, THOROFARE, NJ 08086



40x24 = 960
#1000#

DOOR AND WINDOW SCHEDULE

(A) 36"x80" STEEL DOOR, STEEL JAMB, 5"x10" S.G, PANIC LEVER HARDWARE & CLOSER

(B) 36"x80" SOLID CORE DOOR, STEEL FRAME, W/ STD. PASSAGE LOCKSET

(I) 23X50 VERTICAL SLIDER, BRONZE FRAME, INSULATED GLASS

COMMONWEALTH OF PENNSYLVANIA
JEFFREY L. BUS
No. 25476-E

JUN 09 2003

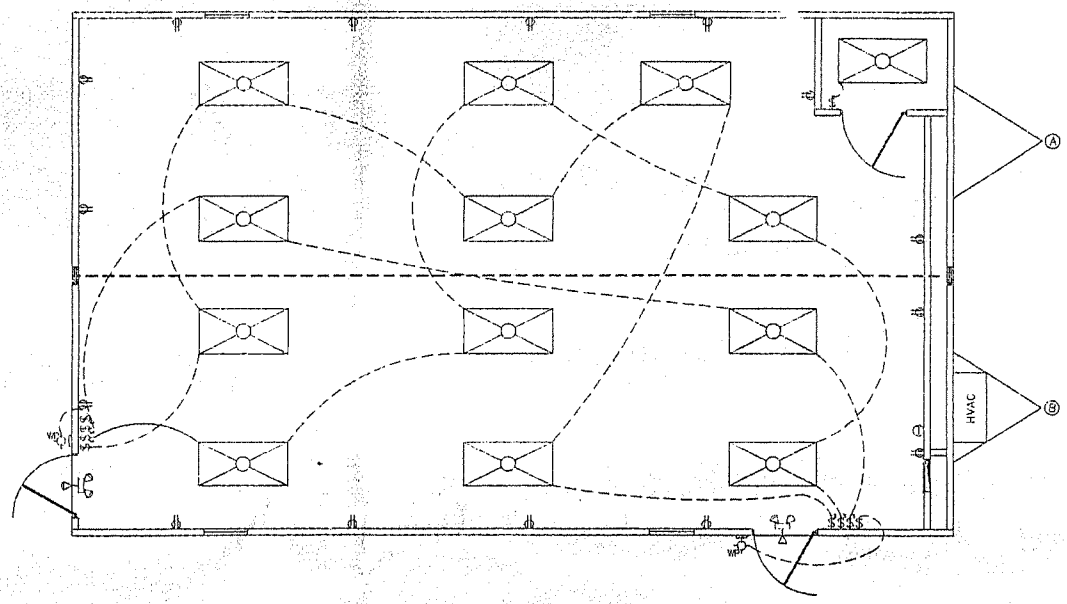
CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD
THOROFARE, NJ 08086

JOB NO:	2003-109
DATE:	6/5/03
DRAWING NO:	3
SCALE:	1/4" = 1'-0"

MOBILEASE MODULAR SPACE

137 CROWN POINT ROAD, THOROFARE, NJ 08086

TITLE:	FLOOR PLAN
DRAWN BY:	R.M.
MODEL:	2414 MODULAR CLASSROOM
REV:	

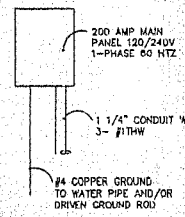


ELECTRICAL

1. ALL RECEPTACLES TO BE GROUNDING TYPE.
2. ALL WIRING TO BE PER 1999 NEC, TYPE NM ROMEX (CU) W/ GROUND.
3. MAIN PANEL TO BE MARKED "SUITABLE FOR USE AS SERVICE EQUIPMENT", AND BE EQUIPPED W/ BREAKER/FUSE TYPE OVERCURRENT PROTECTION.
4. PROPER THERMAL OVERLOAD PROTECTION TO BE PROVIDED FOR ALL MOTORS.
5. DISCONNECTING MEANS WITHIN SIGHT REQUIRED FOR ALL MOTORS.
6. WEATHERPROOF PROTECTION REQUIRED FOR ALL OUTDOOR LIGHTS, RECEPTACLES AND DISCONNECTS.
7. PROPER WORKING CLEARANCES TO BE PROVIDED AND MAINTAINED ABOUT ALL ELECTRICAL EQUIPMENT.
8. ALL FLUORESCENT FIXTURES REQUIRE THERMAL PROTECTION AND PROPER CLEARANCES FROM INSULATION, ALSO APPLICABLE FOR INCANDESCENT FIXTURES.
9. COMBINATION EXHAUST FAN/LIGHT AND ALL RECESSED INCANDESCENT FIXTURES TO BE WITH THERMAL PROTECTION.
10. EXIT LIGHTS (IF ELECTRIC) MUST BE FED FROM AN APPROVED EMERGENCY SERVICE CONNECTED AHEAD OF, BUT NOT WITHIN MAIN SERVICE DISCONNECTION MEANS ENCLOSURE, AND INSTALLED AS PER SERVICE REQUIREMENTS, OR BE BATTERY BACKUP TYPE UNITS.
11. SERVICE CONDUCTORS, LOCATED WITHIN THE PERIMETER OF THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 230-6, 1999 NEC.
12. MAXIMUM 15 (2) TUBE FLOURESCENT LIGHTS ON 15A CIRCUIT, MAXIMUM 10 RECEPTS ON 15A CIRCUIT, MAXIMUM 7 (4) TUBE FLOURESCENT LIGHTS ON 15A CIRCUIT.
13. MAXIMUM 20 (2) TUBE FLOURESCENT LIGHTS ON 20A CIRCUIT, MAXIMUM 13 RECEPTS ON 20A CIRCUIT, MAXIMUM 10 (4) TUBE FLOURESCENT LIGHTS ON 20A CIRCUIT.

AMPACITIES OF INSULATED CONDUCTORS 90°C WIRE COPPER

AWG	MAXIMUM AMPACITY
14	15 AMP
12	20 AMP
10	30 AMP
8	50 AMP
6	65 AMP
4	85 AMP
3	100 AMP
2	115 AMP
1	130 AMP



100 AMP ELECTRICAL RISER DIAGRAM
N.T.S.

ELECTRICAL LEGEND

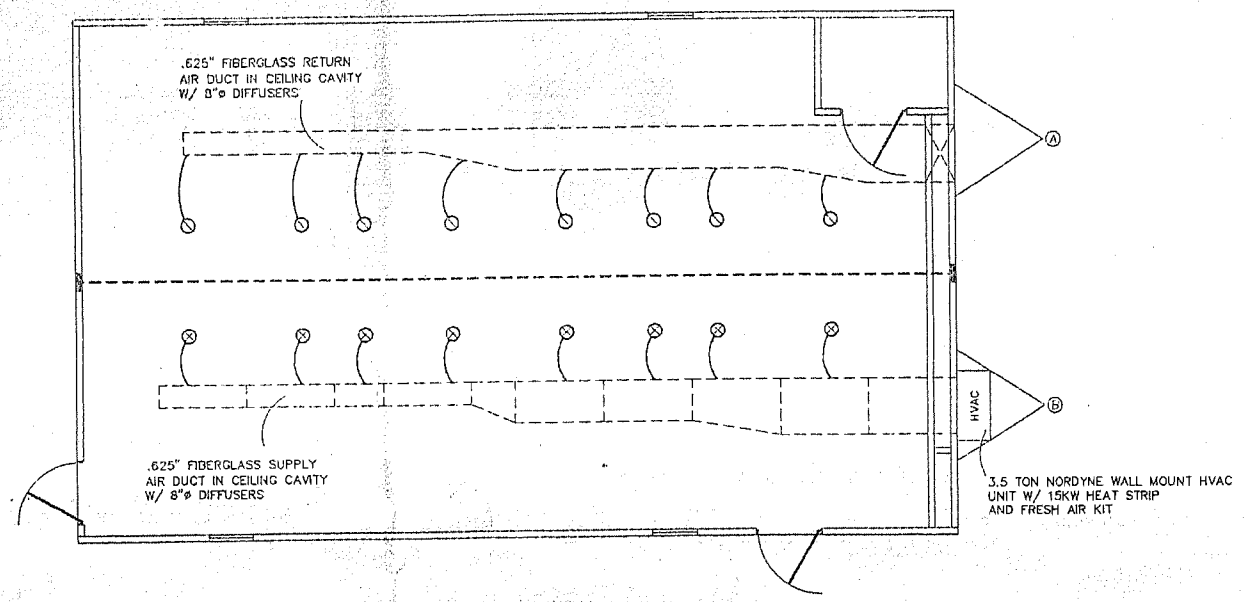
- 2'x4' 4 TUBE, LAY-IN FLUORESCENT LIGHT
- 200A 120/240V MAIN PANEL
- $ 15A 120V SINGLE POLE TOGGLE SWITCH (SWITCHES AT +48")
- $3 15A 120V THREE WAY TOGGLE SWITCH (SWITCHES AT +48")
- 15A 120V DUPLEX RECEPTACLE (RECEPTS AT +14" UNLESS NOTED)
- (T) THERMOSTAT AT 48" A.F.F.
- WP EXTERIOR WALL MOUNTED LIGHT, WEATHERPROOF, 70 WATT HIGH PRESSURE SODIUM
- EXIT/EMERGENCY LIGHT W/ BATTERY BACK-UP & REMOTE HEAD, (WEATHER PROOF) +84"

JEI JUS
JUN 09 2003

CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD
THOROFARE, NJ 08086

MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD, THOROFARE, NJ 08086

DATE: 6/5/03
JOB NO: 2003-109
SCALE: 1/4" = 1'-0"
DRAWING NO: 4
DRAWN BY: R.N.
REV:
TITLE: ELECTRICAL PLAN
MODEL: 2444 MODULAR CLASSROOM



MECHANICAL

1. EXHAUST FANS AND VENTING EQUIPMENT TO BE DUCTED TO EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
2. "MECHANICAL VENTILATION", USE 75% OF RECIRCULATED AIR VIA HVAC UNIT.
3. DUCT EXPOSED TO NON-CONDITIONED SPACES SHALL BE INSULATED TO PROVIDE A THERMAL RESISTANCE.
4. FLOOR AND WALL REGISTERS: THE LOWER EDGE SHALL NOT BE LESS THAN 1/2" FROM THE FLOOR IN TOILET ROOMS, LAUNDRY ROOMS OR UTILITY ROOMS.
5. METAL CHIMNEYS SHALL EXTEND AT LEAST 3 FT. ABOVE THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOM AND 2 FT. MINIMUM HIGHER THAN OTHER PORTIONS OF A BUILDING WITHIN 10 FT.
6. RETURN AIR VIA 24"x 16" RETURN AIR GRILL AT HVAC UNIT, AND 24" x 10" RAG ABOVE OFFICE DOORS

HVAC LEGEND

⊗ – 10" x 10" AIR SUPPLY DIFFUSER

⊘ – 10" x 10" AIR SUPPLY DIFFUSER

Ⓣ – THERMOSTAT +48"

JUN 09 2003

CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT RDAD
THOROFARE, NJ 08086

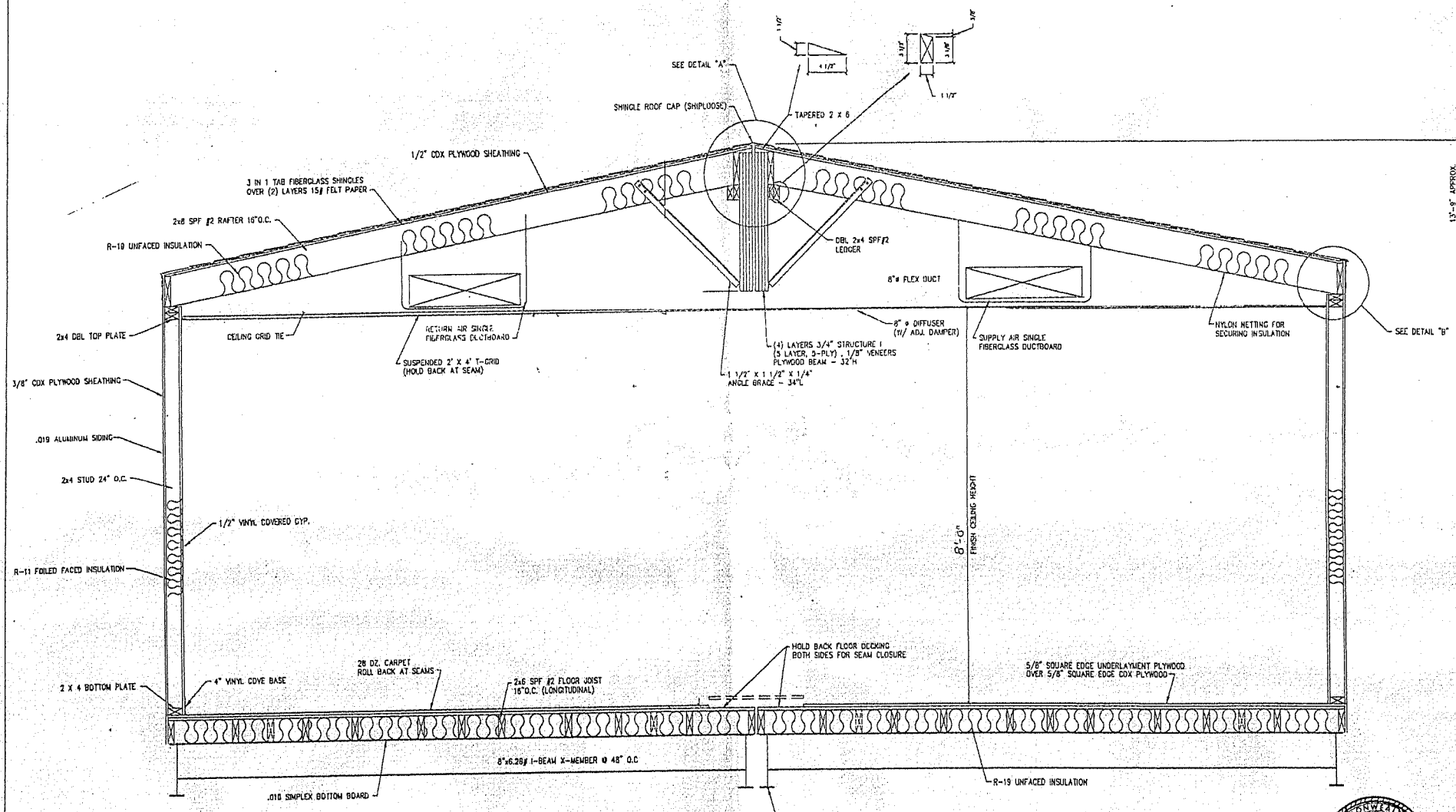
DATE: 6/5/03
JOB NO: 2003-108
SCALE: 1/4" = 1'-0"
DRAWING NO: 5

MOBILEASE MODULAR SPACE

137 CROWN POINT ROAD, THOROFARE, NJ 08086

DRAWN BY: R.M.
REV:

TITLE: HVAC PLAN
MODEL: 2444 MODULAR CLASSROOM



BUILDING CODE

1. ATTIC VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE HORIZONTAL AREA TO BE VENTILATED.
2. THE BUILDING EXTERIOR AND ALL FACILITIES WITHIN THE BUILDING SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
3. BUILDER/DEALER SHALL BE RESPONSIBLE FOR ON SITE BARRIER FREE PROVISIONS: STEPS, RAMPS, PARKING SIGNS, ETC. - BUILDING APPROACH (WALK OR RAMP) WITH A MINIMUM WIDTH OF 5' AND A GRADIENT OF NOT MORE THAN 1 FOOT IN 20 FEET.
4. ALL LOCKS TO BE UNLOCKABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
5. CORROSION RESISTANT FLASHING AT TOP AND SIDES OF DOORS, WINDOWS AND AT ROOF PENETRATIONS.
6. ALL GLAZING WITHIN OF EXTERIOR PASSAGE DOORS AND IN PASSAGE DOORS, OR WITHIN 18" OF FLOOR TO BE "SAFTEY GLAZED", AND SO MARKED.

JERI F. OSIUS
No. 25476-E
JUN 09 2003

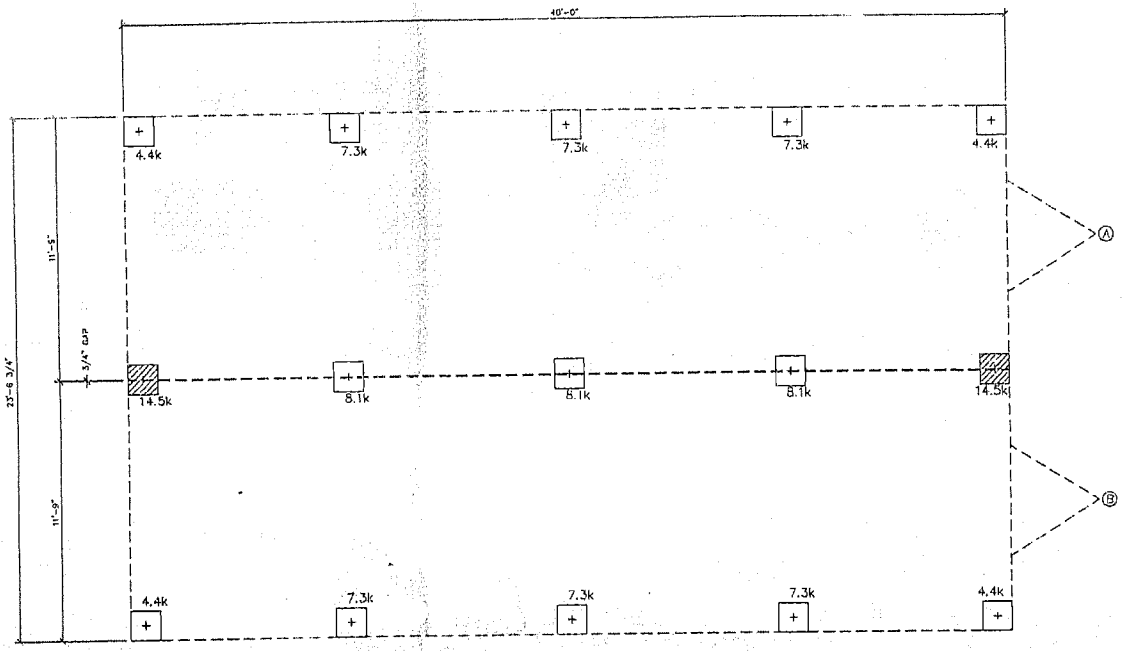
CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD
THOROFARE, NJ 08086

JOB NO: 2003-109
DRAWING NO: 6
DATE: 6/5/03
SCALE: NTS

MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD, THOROFARE, NJ 08086

DRAWN BY: R.M.
REV:

TITLE: CROSS SECTION
MODEL: 2444 MODULAR CLASSROOM



FOUNDATION & TIE-DOWN DESIGN BY OTHERS

FOUNDATION

1. THE PIER LOCATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE REQUIRED BLOCKING POINTS AND THE LOADS APPLIED AT EACH POINT FOR THIS BUILDING. FOUNDATION REQUIREMENTS ARE NOT KNOWN DUE TO VARYING SOIL CONDITIONS.
2. FOUNDATION DESIGN IS BY OTHERS. FOUNDATION REVIEW AND APPROVAL IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
3. CRAWL SPACE TO BE VENTILATED AT 1 SQ. FT. PER EACH 150 SQ. FT. OF CRAWL SPACE AREA TO BE VENTILATED.
4. PROVIDE POSITIVE DRAINAGE UNDER UNIT.
5. PROVIDE MINIMUM CRAWL SPACE ACCESS OF 22" x 24".
6. MINIMUM FOOTING DEPTH OF BELOW FROSTLINE AND PER LOCAL CONDITIONS.
7. PIER LOADS ARE SHOWN IN KIPS
8. 90 MPH WIND SPEED, EXPOSURE C
9. UNIT MAY BE SHIMMED AS NECCESSARY WITH HARDWOOD SHIMS BETWEEN TOP OF PIER AND MODULAR UNIT FRAME
10. MINIMUM CONCRETE STRENGTH SHALL BE 3,000 PSI AT 28 DAYS

FOUNDATION LEGEND

[+] INDICATES BLOCKING TO BOTTOM OF MAIN I-BEAM

[//] INDICATES BLOCKING TO BOTTOM OF COLUMN

DESIGN LOADS

FLOOR LIVE LOAD	= 50 PSF
FLOOR DEAD LOAD	= 10 PSF
ROOF LIVE LOAD	= 30 PSF
ROOF DEAD LOAD	= 10 PSF
EXTERIOR WALL DEAD LOAD	= 42 PLF

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JERRY L. BROSIUS No. 25476-E

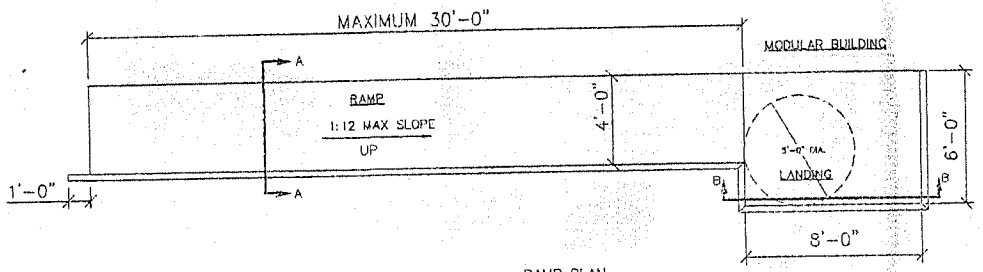
JUN 0 9 2003

CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD
THOROFARE, NJ 08086

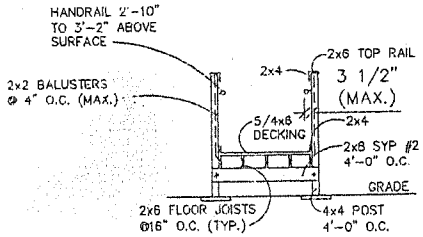
TITLE: BLOCKING POINTS PLAN
MODEL: 2444 MODULAR CLASSROOM
DRAWN BY: R.M.
REV:

MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD, THOROFARE, NJ 08086

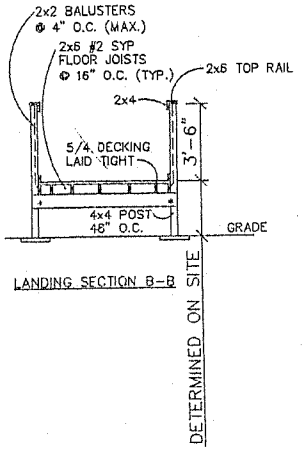
DATE: 6/5/03
SCALE: 1/4" = 1'-0"
JOB NO: 2003-109
DRAWING NO: 7



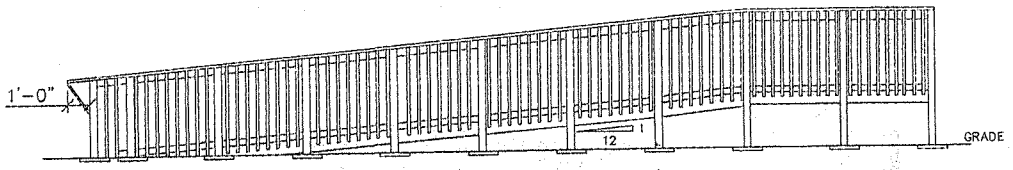
RAMP PLAN



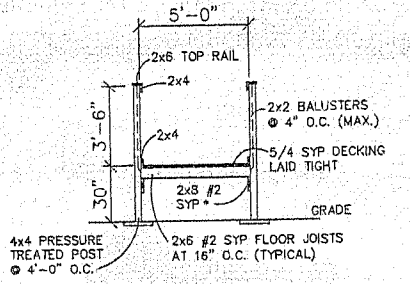
RAMP SECTION A-A



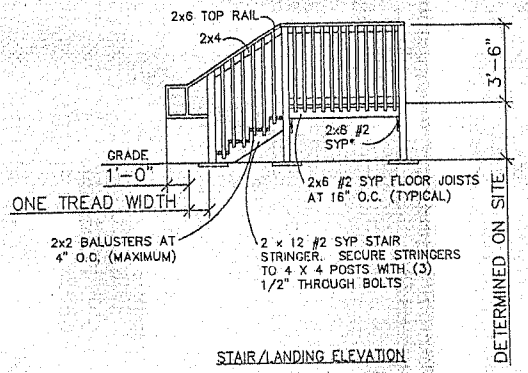
LANDING SECTION B-B



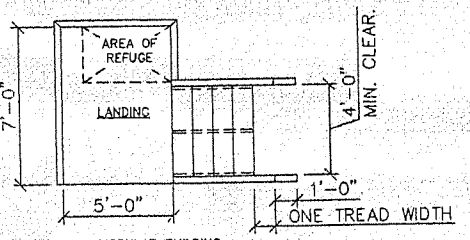
RAMP/STAIR ELEVATION



LANDING SECTION

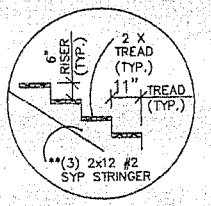


STAIR/LANDING ELEVATION



MODULAR BUILDING

STAIR/LANDING PLAN

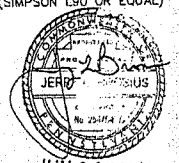


** SECURE OUTSIDE STRINGERS TO 4 X 4 POSTS W/ (2) 1/2" THRU BOLDS EACH CONNECTION AND SECURE CENTER STRINGER TO LEDGER WITH (2) ANGLE BRACKETS (SIMPSON L90 OR EQUAL)

NOTES:

1. ALL TREATED LUMBER AND GALVANIZED FASTENERS
2. NON-SLIP ABRASIVE SURFACE ON ALL TREADS AND RAMP BOARDS.
3. 30" MAX. RISE FOR RAMPS. LANDING IS REQUIRED FOR ANY RAMP THAT HAS A TOTAL RISE OF 30" OR MORE.

* SECURE 2 X 8 LEDGERS TO 4 X 4 POSTS WITH (2) 1/2" DIAMETER THRU BOLTS AT EACH LOCATION



JUN 09 2003

CONTACT INFO:
MURPH BARTON
MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD
THOROFARE, NJ 08086

MOBILEASE MODULAR SPACE
137 CROWN POINT ROAD, THOROFARE, NJ 08086

JOB NO:	2003-109
DRAWING NO:	8
DATE:	6/5/03
SCALE:	1/4" = 1'-0"
DRAWN BY:	R.M.
REV:	
TITLE:	DECK, STAIR, RAMP DETAILS
MODEL:	2444 MODULAR CLASSROOM

8-649-6007

EXIT

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # 2018-1061

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name _____ Address _____

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

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # _____

Applicant Name Delaware Bible Church Contact Person Bishop Adams (614) 206-0939

Applicant Address 45 Belle Ave. Delaware, OH 43015

Phone (740) 369-3557 Fax (740) 369-9787 E-mail bharris@delawarebible.org

Owner Name Bradley Harris Contact Person bharris@delawarebible.org

Owner Address 45 Belle Ave. Delaware, OH 43015

Phone (740) 706-2254 Fax _____ E-mail bharris@delawarebible.org

Engineer/Architect/Attorney Eller Architecture Contact Person Gregory Eller

Address 7861 Walnut Street New Albany, OH 43054

Phone (614) 493-7931 Fax _____ E-mail geller@ellerarchitecture.com

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

Owner Signature _____ Owner Printed Name Bradley Harris

Agent Signature _____ Agent Printed Name _____

Sworn to before me and subscribed in my presence this 14th day of March, 2018.

Notary Stamp: AMY M. MULLINS - NOTARY PUBLIC, COMM. EXP. APR 21, 2021, STATE OF OHIO

Notary Public Amy M Mullins

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 20

DATE: 06/11/2018

ORDINANCE NO: 18-48

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 25, 2018 at 7:40 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 REZONING AMENDMENT REQUEST BY PLANNED COMMUNITIES INC. FOR PROPERTY OWNED BY FRANCIS AND MARY LOU WILGUS ON APPROXIMATELY 89.618 ACRES (PARCELS 419-220-02-005-000 AND 419-220-02-007-000) FROM A-1 (AGRICULTURAL DISTRICT) TO M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 2781 AIRPORT ROAD LOCATED AT THE WESTERN TERMINUS OF SAWMILL PARKWAY, EAST OF SECTION LINE ROAD, SOUTH OF AIRPORT ROAD AND NORTH OF THE FUTURE EXTENDED SAWMILL PARKWAY.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 6-0 on June 6, 2018.

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. 18-48

AN ORDINANCE APPROVING A REZONING AMENDMENT REQUEST BY PLANNED COMMUNITIES INC. FOR PROPERTY OWNED BY FRANCIS AND MARY LOU WILGUS ON APPROXIMATELY 89.618 ACRES (PARCELS 419-220-02-005-000 AND 419-220-02-007-000) FROM A-1 (AGRICULTURAL DISTRICT) TO M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 2781 AIRPORT ROAD LOCATED AT THE WESTERN TERMINUS OF SAWMILL PARKWAY, EAST OF SECTION LINE ROAD, SOUTH OF AIRPORT ROAD AND NORTH OF THE FUTURE EXTENDED SAWMILL PARKWAY.

WHEREAS, the Planning Commission at its meeting on June 6, 2018 recommended approval of a Rezoning Amendment request by Planned Communities Inc. for property owned by Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway. (2018-0955).

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

SECTION 1. That the Rezoning Amendment request by Planned Communities Inc. for property owned by Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway, is hereby confirmed, approved and accepted with the following conditions that:

1. Any future non-residential development of the subject site shall require Preliminary and Final Subdivision Plat to subdivide the subject site into lots and Preliminary and Final Development Plan approval for each building and or development
2. The existing farmhouse and associated out buildings can remain until the subject site is developed.

3. The Applicant shall support the City should the City seek to annex City property adjacent to the Wilgus Annexation that includes approximately 9.906 acres on parcel #419-220-02-007-001.
4. Access to the Wilgus Annexation property shall be from Sawmill Parkway and at locations and access points as required by the City.
5. Access to the property shall require the extension of Sawmill Parkway by the applicant or developer of the property in the absence of a development agreement and dedication at no cost to the City of required right-of-way by the Wilgus Annexation property as may be required by the City.
6. Airport Road is anticipated to be abandoned and shall not be relied upon by the Wilgus Annexation property as public access as required by the City.
7. The Wilgus Annexation property is anticipated to require significant storm sewer, sanitary sewer, and water line improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay for any and all necessary easements, permits, and construction activities that may be required in this regard.
8. The City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.
9. Any future development Preliminary and Final Development Plan(s) shall require the subject developer to receive the "Determination of No Hazard to Air Navigation" approval from the FAA because the subject property is located within the Airport Overlay District.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 21

DATE: 6/11/2018

ORDINANCE NO: 18-49

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 25, 2018 at 7:40 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 CONDITIONAL USE PERMIT REQUEST BY PLANNED COMMUNITIES INC. ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR PROPERTY OWNED BY FRANCIS AND MARY LOU WILGUS ON APPROXIMATELY 89.618 ACRES (PARCELS 419-220-02-005-000 AND 419-220-02-007-000) AT 2781 AIRPORT ROAD LOCATED AT THE WESTERN TERMINUS OF SAWMILL PARKWAY, EAST OF SECTION LINE ROAD, SOUTH OF AIRPORT ROAD AND NORTH OF THE FUTURE EXTENDED SAWMILL PARKWAY.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 6-0 on June 6, 2018.

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. 18-49

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT REQUEST BY PLANNED COMMUNITIES INC. ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR PROPERTY OWNED BY FRANCIS AND MARY LOU WILGUS ON APPROXIMATELY 89.618 ACRES (PARCELS 419-220-02-005-000 AND 419-220-02-007-000) AT 2781 AIRPORT ROAD LOCATED AT THE WESTERN TERMINUS OF SAWMILL PARKWAY, EAST OF SECTION LINE ROAD, SOUTH OF AIRPORT ROAD AND NORTH OF THE FUTURE EXTENDED SAWMILL PARKWAY.

WHEREAS, the Planning Commission at its meeting on June 6, 2018 recommended approval of a Conditional Use Permit request by Planned Communities Inc. allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway (2018-0956).

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

SECTION 1. That the Conditional Use Permit request by Planned Communities Inc. allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway, 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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-0955-0956
REQUEST: Multiple Requests
PROJECT: Wilgus Property
MEETING DATE: June 6, 2018

APPLICANT/OWNER
Planned Communities
110 B. Northwoods Boulevard
Columbus, Ohio 43235

REQUEST
2018-0955: A request by Planned Communities Inc. for approval of a Rezoning Amendment for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.
2018-0956: A request by Planned Communities Inc. for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

PROPERTY LOCATION & DESCRIPTION
The subject site is currently located in the Delaware Township but is currently in the process of being annexed into the City and would be zoned within six months automatically A-1 (Agricultural District) upon annexation per the City zoning code if not zoned concurrently with the annexation. Currently the subject site is zoned FR-1 (Farm Residential) in Delaware Township. The property to the north is zoned M-2 (General Manufacturing District) and the property to the east is zoned M-1 PMU while the property to the west is zoned M-2 in the City and I (Industrial District) in the Delaware Township. The property to the south is zoned FR-1 in Delaware Township.

BACKGROUND/PROPOSAL
As mentioned above, the property owner is currently in process of annexing the subject site into the City with the intent of synchronizing the annexation and zoning approval to M-1 PMU at the same or nearly the time. The subject 89.618 acres is located in close proximity to the City's industrial park and is located just west of the terminus of Sawmill Parkway and would be appropriate light manufacturing land when Sawmill Parkway is extended to the west. The owner's intent and given the size of the property is to divide the property into lots as the market demands to attract industrial users to the subject property and the City.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan Future Land Use Map recommends a future land use of Light Manufacturing in the Delaware Southwest Sub-Area while the applicant is proposing light manufacturing uses to be consistent with the surrounding uses and the Comprehensive Land Use Plan.
- **ZONING:** As previously mentioned, the applicant for the subject site is proposing a rezoning to M-1 PMU to be consistent with the surrounding properties. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit. Because the proposed rezoning is being requested without a Preliminary Development Plan and only a plan identifying the existing conditions of the site, a Preliminary and Final Subdivision Plat would be required to be approved by the Planning Commission and City Council to subdivide the subject site into developable lots while each lot would require Preliminary and Final Development Plan to be approved by Planning Commission and City Council for each new building or development.
- **GENERAL ENGINEERING:** Because this is a Zoning Amendment and Conditional Use Permit without a Preliminary Development Plan (the applicant is only identifying the existing conditions of the subject site), preliminary and final engineering plans would not be required until Preliminary and Final Subdivision Plat and Plans are submitted respectively.
- **UTILITIES:** The subject sit is anticipated to require significant storm sewer, sanitary sewer, and water line

improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay for any and all necessary easements, permits, and construction activities that may be required in this regard. However, the City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.

- **ROADS AND ACCESS:** Currently the residential property is accessed by Airport Drive but when rezoned and developed for light manufacturing uses, the site would need to be accessed by an extended Sawmill Parkway across the entire or portion of the subject site per the City Engineer. The applicant or developer of the subject property shall dedicate the required right-of-way as required by the City at no cost to the City in the absence of development agreement. Upon extension of Sawmill Parkway, Airport Road would be abandoned and shall not be relied upon as public access to the subject site.
- **PEDESTRIAN CONNECTIVITY:** The future expansion of Sawmill Parkway would require a bike path and sidewalk respectively along the extended road per the adopted Bicycle and Pedestrian Master Plan 2027.
- **SITE CONFIGURATION:** The subject site currently has a farmhouse and associated out buildings that are accessed from Airport Road and would remain until the subject site is developed. Upon subdivision of the subject site and any development proposals, the development of any of the proposed out lots would require Preliminary and Final Development Plan approval that achieves compliance with the adopted development text, the minimum current zoning code requirements and all other City development requirements.
- **LANDSCAPING & SCREENING:** Any proposed landscaping would need to achieve compliance with the approved development text, the minimum current zoning code requirements and all other City development requirements. Any landscaping plans shall be reviewed and approved by the Shade Tree Commission during the Final Development Plan approval process.
- **TREE REMOVAL & REPLACEMENT:** Any qualifying trees on the subject out lots would have to be identified and documented to achieve compliance with Chapter 1168 Tree Preservation Requirements during the Final Development Plan approval process.
- **SIGNAGE/GATEWAYS & CORRIDORS PLAN:** Any proposed ground and building signage would need to achieve compliance with the approved development text and approved comprehensive sign plan for subject development and be approved during the Final Development Plan process.
- **LIGHTING:** Any lighting for the out lots would need to be reviewed and approved during the Final Development Plan process. All lighting plans would need to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the minimum zoning requirements and requirements for the shopping center per the approved text and plans and in keeping with the existing lighting.
- **AIRPORT OVERLAY DISTRICT:** Any future development Preliminary and Final Development Plan(s) would require the subject developer to receive the "Determination of No Hazard to Air Navigation" approval from the FAA because the subject property is located within the Airport Overlay District.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with Conditional Use Permit requirements to establish a PMU over the subject three parcels per the zoning code and approved development text.

STAFF RECOMMENDATION (2018-0955 – REZONING AMENDMENT)

Staff recommends approval of a request by Planned Communities Inc. for approval of a Rezoning Amendment for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway, with the following conditions that:.

1. Any future non-residential development of the subject site shall require Preliminary and Final Subdivision Plat and Preliminary to subdivide the subject site into lots and Preliminary and Final Development Plan approval for each building and or development

2. The existing farmhouse and associated out buildings can remain until the subject site is developed.
3. The Applicant shall support the City should the City seek to annex City property adjacent to the Wilgus Annexation that includes approximately 9.906 acres on parcel #419-220-02-007-001.
4. Access to the Wilgus Annexation property shall be from Sawmill Parkway and at locations and access points as required by the City.
5. Access to the property shall require the extension of Sawmill Parkway by the applicant or developer of the property in the absence of a development agreement and dedication at no cost to the City of required right-of-way by the Wilgus Annexation property as may be required by the City.
6. Airport Road is anticipated to be abandoned and shall not be relied upon by the Wilgus Annexation property as public access as required by the City.
7. The Wilgus Annexation property is anticipated to require significant storm sewer, sanitary sewer, and water line improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay for any and all necessary easements, permits, and construction activities that may be required in this regard.
8. The City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.
9. Any future development Preliminary and Final Development Plan(s) shall require the subject developer to receive the "Determination of No Hazard to Air Navigation" approval from the FAA because the subject property is located within the Airport Overlay District.

STAFF RECOMMENDATION (2018-0956 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by Planned Communities Inc. for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

COMMISSION NOTES:

FILE:
ORIGINAL: **5/31/18**
REVISED:

FRANCIS L. R. AND MARY LOU WILGUS
2781 AIRPORT ROAD
CURRENT PARCELS #419-220-02-005-000 (52.326 ACRES)
AND #419-220-02-007-000 (37.292 ACRES)
TOTALING APPROXIMATELY 89.618 ACRES

WILGUS PROPERTY DEVELOPMENT TEXT
M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT)
PC 2018-0955

1. DESCRIPTION OF DEVELOPMENT

Francis L. R. and Mary Lou Wilgus (applicant) who are the current owners of the property are seeking a zoning of M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) on the subject property and it is intended to be subdivided into multiple parcels as the market demands. The subject property is located at 2781 Airport Road which is at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of future extended Sawmill Parkway. The intended uses of the property are noted in the land use category presented in the text.

2. GENERAL DEVELOPMENT STANDARDS

a) **Purpose and Intent.** It is the intent of the owner to allow the subject property to achieve compliance with a majority of the M-1 District (Light Manufacturing District) uses. This Development Text represents the zoning requirements for this area unless otherwise noted.

b) **Conformance with Codified Ordinances and City Policy**. Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application. This text shall control where there is conflict or silence with the current zoning code.

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

d) **Development Review Process:** All developments shall comply with the then current zoning and subdivision regulations including, but not limited to, Chapter 1129 Procedures and Chapter 1111 Subdivision Regulations. The existing farmhouse and associated out buildings at the date of approval comprise the existing conditions plan for the subject site. The general process shall be Preliminary and Final Subdivision Plat approval and Preliminary and Final Development Plan approval for each new building on each respective lot. It is desired and likely that a Preliminary Plan and Plat for the entire site or a large portion of the site will be brought forward with the first end user development. These processes may be combined as allowed per the then current Zoning Code.

e) **Major Modification.** . Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan as determined by the Director of Planning & Community Development, that result in:

   a) Any major change in the use or occupancy other than those uses specifically listed in this text.
   b) Major change in the approved location of land uses and/or buildings and building sizes of more than 20%.
   c) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.

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

   a) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
   b) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.

c) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and parking facilities that result in a change in operating characteristics or character.
d) Minor structural alterations that do not alter the overall design intent of the building.
e) After a Preliminary and Final Plat has been approved by the City Council, any change in lots, sizes and/or arrangement of lots that conforms to this text and the applicable portions of the zoning code shall be eligible for staff administrative review and approval. If staff finds this text and applicable codes are not met, amendments shall follow the normal and customary approval process though Planning Commission and City Council.

3. USE & SPECIFIC DEVELOPMENT STANDARDS

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

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

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

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

(4) **Accessory Uses and Structures.** Specific accessory uses are identified but other accessory use items that are customarily incidental and secondary to the principal use of the land are permitted. Such items include but are not limited; trash receptacles and enclosures, small storage buildings, etc. If the uses are specified as conditional or limited uses, the process and limitations shall apply regardless of accessory use status.

Land Use Category	Subject Site
(a) Offices	
(1) Research and development facility	P
(2) Office—Professional, administrative, business and sales	P
(3) Training facility	P
(4) Offices for financial institutions	L
(5) Medical and dental offices, health and allied services	L
(b) Storage and Distribution	
(1) Distribution facility/truck terminal	P
(2) Warehouse or indoor storage facility, including wholesale to businesses serving vendor/suppliers to the residential or commercial construction industry or its suppliers.	P
(3) Storage (aboveground) of flammable liquids in support of or as raw material	L

inputs for permitted uses only.	
(c) Outdoor Storage	
(1) Storage (general) of materials	P
(2) Storage of fleet vehicles for operation of principal use	P
(3) Storage of equipment for sale or rental	A
(d) Manufacturing and Processing	
(1) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P
(2) Meat packing, in completely enclosed building	C
(3) Manufacture of products made in part from raw materials	L

(e) Automotive and Transportation	
(1) Transportation related businesses including air or ground freight, package pickup/ delivery center -	P
(2) Fueling or charging station, for principle use	A
(3) Parking lots and garages, for principle use	A
(f) Other	
(1) Public or Private safety facility	P
(2) Public or Private service/maintenance facility	P
(3) Public or Private utility substation or distribution facility	C
(4) Wireless telecommunication facility "stealthed out"	C
(5) Automotive test track and track related uses	P
(6) Trade School (in a completely enclosed building)	P
(g) Accessory Uses	
(1) Any use deemed accessory to the principal use	A
(2) Retail, including showrooms, for commercial or service businesses not to exceed 25% of a demised tenant space and not to exceed 4,000 sq. ft., whichever is less.	A
(3) Employee medical clinics, cafeterias and recreational facilities	A
(4) Fences and walls	A
(5) Maintenance, waste disposal and storage facility within enclosed building	A
(6) Off-street parking and loading	A
(7) Signs	A
(8) Trash receptacles	A
P = Permitted Use C = Conditional Use A = Accessory Use L = Limited Use	

b) **Limited Uses**

(1) Use (d)(3) This use is limited by the following unless approved via the Major Modification process as defined herein.

A. Raw materials (with the exception of above ground storage of flammable liquids as noted in the use chart) must be stored completely within an enclosed building.

B. Uses may include manufacturing of finished parts or products primarily from previously prepared materials with limited raw material inputs. This use group includes: printing and related support activities: machining and machinery manufacturing; computer and electronic product manufacturing; electrical equipment, appliance, component manufacturing; and other similar related manufacturing businesses as determined by the Director of Planning & Community Development.

C. This use is NOT characterized and no uses shall be allowed that include intensive or high impact manufacturing uses such as manufacturing of acetylene, cement, lime, gypsum, chlorine, corrosive acid, fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive material, smelting, oil refining or any similar use as determined by the Director of Planning & Community Development.

D. If a Major Modification process is determined to be appropriate by the Director of Planning & Community Development, City Council shall determine the impact of any such request in light of the surrounding area, the intent of this zoning text and section, and may reject any application for any reason as a result that is not consistent with this text and the then current Zoning Code.

(2) Office Uses – Limited to bank offices and data centers only. No stand-alone branch offices or ATM drive thru's.

(3) Medical Offices – No stand-alone facilities are permitted. Only facilities accessory to a principal use that are completely within the building housing the principal use.

(4) Aboveground Storage - Limited to aboveground storage tanks no larger than 2,000 gallons. If over that amount a Conditional Use Permit is required. Any such tank shall be setback a minimum 100 feet from any property line.

(c) Prohibited Uses

(1) Adult Entertainment Businesses: (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

(2) Outdoor Storage: No outdoor storage is permitted on the site that includes open dumps, mineral extraction, and the like.

(3) Medical Marijuana: No medical marijuana dispensaries and/or retail uses are permitted on the subject site.

(4) Games of Skill: Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

(5) No new or used automotive dealerships.

c) Lot Standards. The following standards shall apply for minimum lot requirements, except as otherwise approved on the Final Development Plan.

Minimum Lot Requirements	**Subject Site**
(1) Minimum lot area	3 acres[(a)]
(2) Minimum lot frontage and width	200 ft.[(b)]
(3) Maximum lot coverage by buildings	40% of lot area
(4) Maximum lot coverage by buildings and pavement	70% of lot area

[(a)] For lots fronting on internal streets, the minimum lot area shall be one (1) acre.

[(b)] For lots on internal streets, the minimum lot frontage shall be 150'. For lots on a cul-de-sac bulb on an internal street, the minimum lot frontage shall be 80'.

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

Minimum Building Setback and Spacing Requirements	**Subject Site**
(1) Front Yard	50 ft.
(2) Side Yard	20 ft.
(3) Rear Yard	50 ft.
(4) Minimum separation between building (a)	30 ft.
(a) More than one building is allowed on the same lot.	

(d) **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle and parking lot circulation as approved on a Final Development Plan.

Minimum Parking Setbacks	**Subject Site**
(1) Setback from future Sawmill Road and internal streets	20 ft.
(2) Setback from Side Yard	5 ft.
(3) Setback from Rear Yard	5 ft.

(e) **Maximum Building Height.**

(1) The maximum height of any building or structure (including any accessory structures) shall be 50 feet as measured from finished floor elevation to the highest point of the roof.

(2) Any structure within 20,000 feet of boundary of the Delaware Municipal Airport shall comply with the State of Ohio and FAA notification regulations for construction in the vicinity of an airport as described in the Ohio Administrative Code, Section 5501:1-10

(3) Due to the Subject Site's close proximity of the Delaware County Airport, additional building height restrictions, which may vary throughout the site, need to be considered on a case by case basis depending on the specific building location.

(f) **Building Design.**

(1) Any new building and/or structure shall comply with the then current Zoning Code. Tilt up concrete walls, panelized wall structure systems, and the like shall be permitted in this overlay district. The side of the building facing a street or public way shall incorporate additional design elements including, but not limited to, windows, architectural elements, and additional landscaping treatments so as to ensure the front of the building has a more detailed and more highly designed appearance than other less visible elevations on the building. The intent is to ensure that a campus like environment is obtained while allowing structures to be consistent with other surrounding structures in the area south of the existing airport such as the two existing industrial buildings to the east of the subject site. Final Design Review shall be as approved on any Final Development Plan for structures on the Subject Site.

(2) Buildings shall not have operable doors or windows, other than required fire exits, within 125 of any Residential Zoning District existing at time of Zoning Text approval.

(g) **Tree Removal and Replacement.** Any new development activity shall comply with Chapter 1168 tree preservation regulations except as follows.

The following Tree Replacement Plan shall be the controlling regulation for the Subject Site:

(1) *Tree survey.* An estimate of the total number, type, size and health of trees to be preserved and replaced will be provided by the applicant with each Final Development Plan as

determined and verified by the City of Delaware. The survey shall be the basis for any subsequent required tree replacement.

(2) *Calculation of replacement trees.* Only trees six (six) caliper inches and greater that are removed in the development of the Subject Site and construction on any parcel shall be replaced according to the following schedule:

A. Trees considered in good health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 100% replacement schedule meaning every good tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than the total caliper of the tree removed.

B. Trees considered in fair health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 50% replacement schedule meaning every fair tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than 50% of the total caliper of the tree removed.

C. Trees considered in poor health or ash trees as determined by a Certified Arborist and verified by the City of Delaware shall be exempt from replacement. However, to the maximum extent allowed by local, state, and federal regulations, poor trees and ash trees located in areas that are not required for development shall be left undisturbed on-site provided such trees are not considered hazardous to life or property as determined by the City of Delaware.

D. After development upon any parcel of the Subject Site and approval of a Final Development Plan, any tree required to be planted by a Final Development Plan that subsequently dies, is damaged during construction, or becomes diseased prior to expiration of landscaping warranty shall be replaced inch for caliper inch and in accordance with any approved Final Development Plan.

(h) **Landscaping and Screening.** Any new developments shall comply with all landscaping and screening requirements per Chapter 1166.

(1) Additional landscaping, entry features and pedestrian park connectivity (bikepaths/sidewalks) shall be required adjacent to Sawmill Parkway not inconsistent with the current adjacent pattern of development.

(i) **Lighting.** Building, site, and accent lighting shall be provided in accordance with the Chapter 1158 Lighting Plan.

(1) The light standards for the subject site shall be 0.5 foot candles for all car parking and pedestrian areas only. No lighting is required elsewhere on the site except as otherwise approved on a Final Lighting Plan.

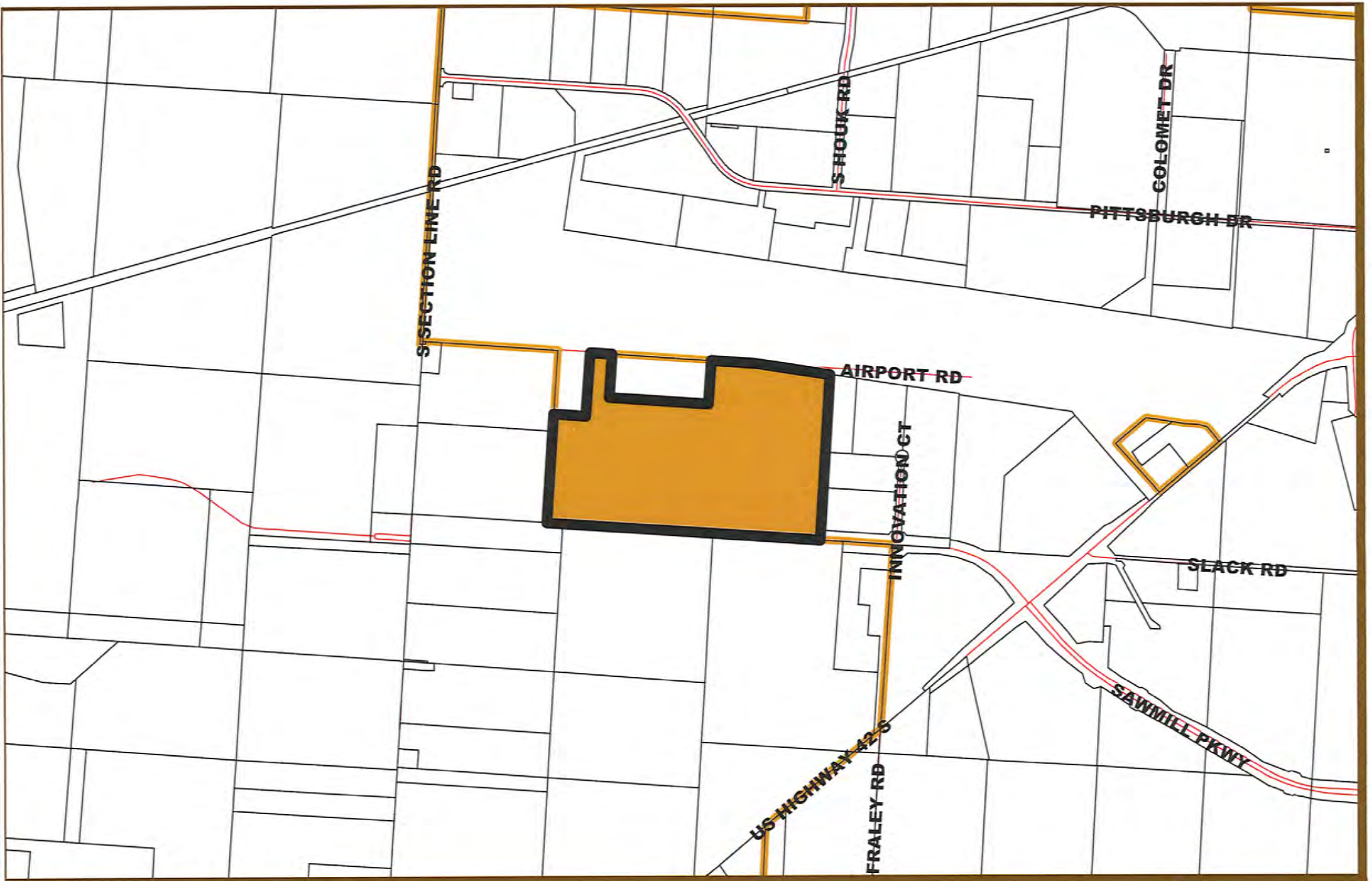
(2) Fixtures are to be fully recessed and cut-off.

(j) **Signs.** All signage shall comply with Chapter 1165 Signs and the Gateways and Corridor Plan of the City.

(k) **Access.**

(1) Access to the Wilgus Annexation property shall be from Sawmill Parkway and at locations and access points as required by the City.
(2) Access to the property shall require the extension of Sawmill Parkway by the applicant or developer of the property in the absence of a development agreement and dedication at no cost to the City of required right-of-way by the Wilgus Annexation property as may be required by the City.
(3) Airport Road is anticipated to be abandoned and shall not be relied upon by the Wilgus Annexation property as public access as required by the City.

(l) **Stormwater Management.**
(1) The ability to provide an adequate Stormwater outlet is critical to this Subject Site.
(A) There is a small portion of the southeast corner of the Subject Site that flows to the east, in the current drainage pattern. This area shall be known as Watershed A.
(B) The majority of the Subject Site flows to the north and west, in the current drainage pattern. This area shall be known as Watershed B. Offsite drainage improvements, intended to provide an adequate drainage outlet, will likely be required in order for Watershed B to be efficiently developed.
(C) The Wilgus Annexation property is anticipated to require significant storm sewer, sanitary sewer, and water line improvements a portion of which may be outside of the City jurisdiction. The Applicant shall be required in the absence of a development agreement to obtain and pay for any and all necessary easements, permits, and construction activities that may be required in this regard.
(D) Notwithstanding the above conditions, the City and applicant/owner/developer now or in the future may separately agree to enter into a specific development agreement stipulating any infrastructure development items or incentives for such that may be approved by both parties.



EST 1808
CITY OF
DELAWARE
OHIO

2018-0955-0956
Rezoning Amendment and Conditional Use Permit
Wilgus Property - Airport Road
Location Map

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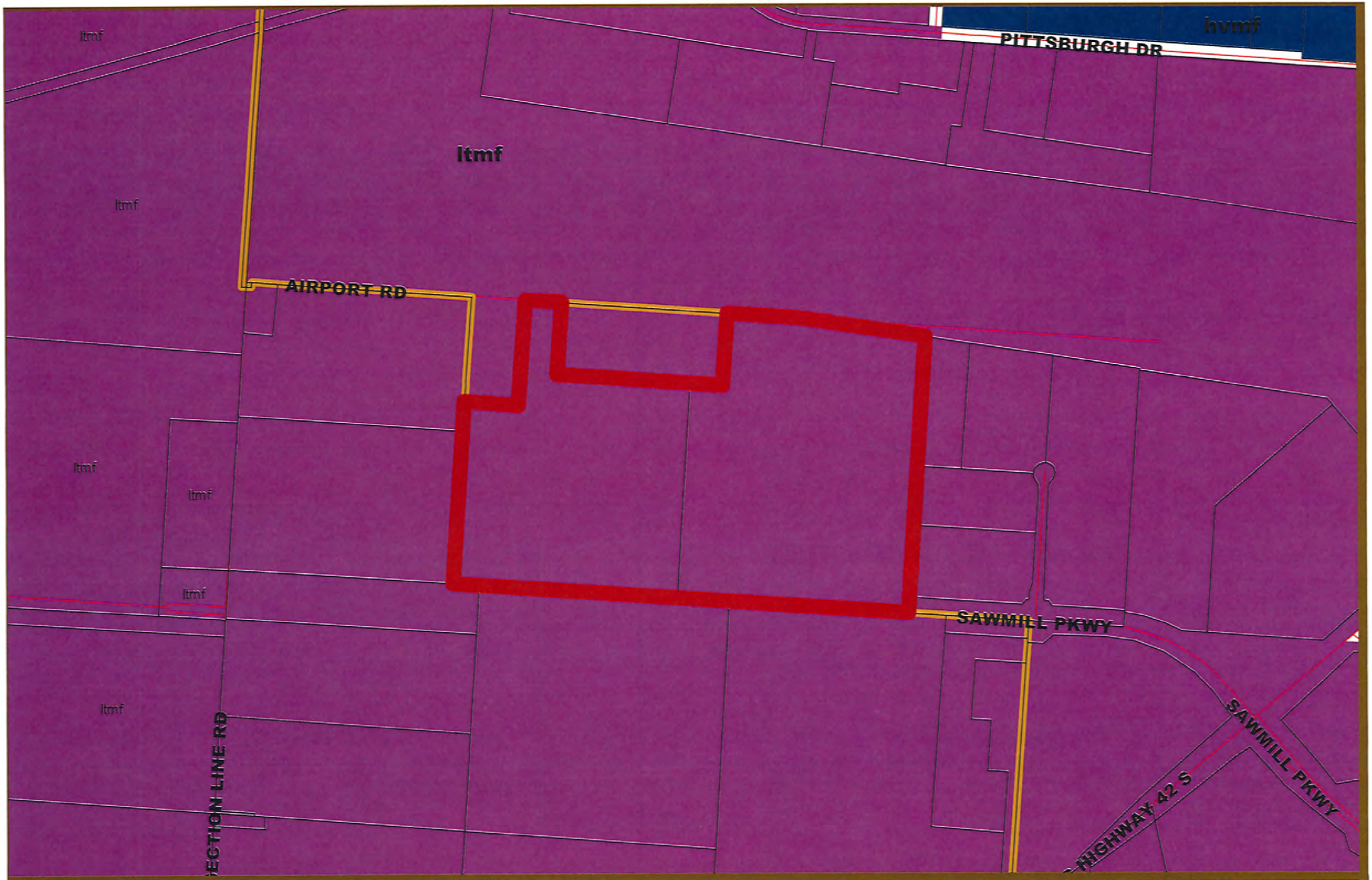

EST 1808
CITY OF
DELAWARE
OHIO

2018-0955-0956
Rezoning Amendment and Conditional Use Permit
Wilgus Property - Airport Road
Comprehensive Plan Map

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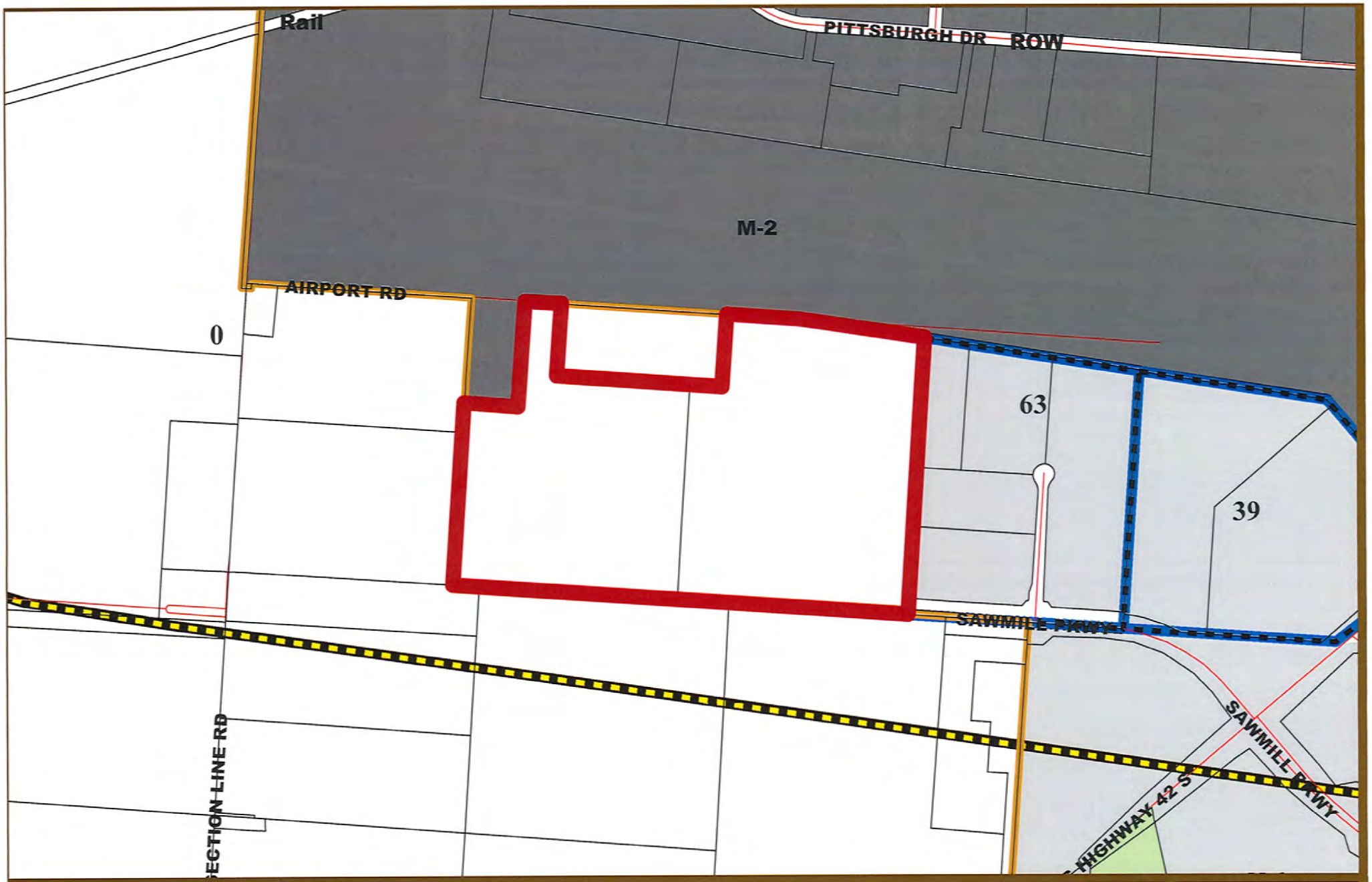

EST 1808
CITY OF
DELAWARE
OHIO

2018-0955-0956
Rezoning Amendment and Conditional Use Permit
Wilgus Property - Airport Road
Zoning Map

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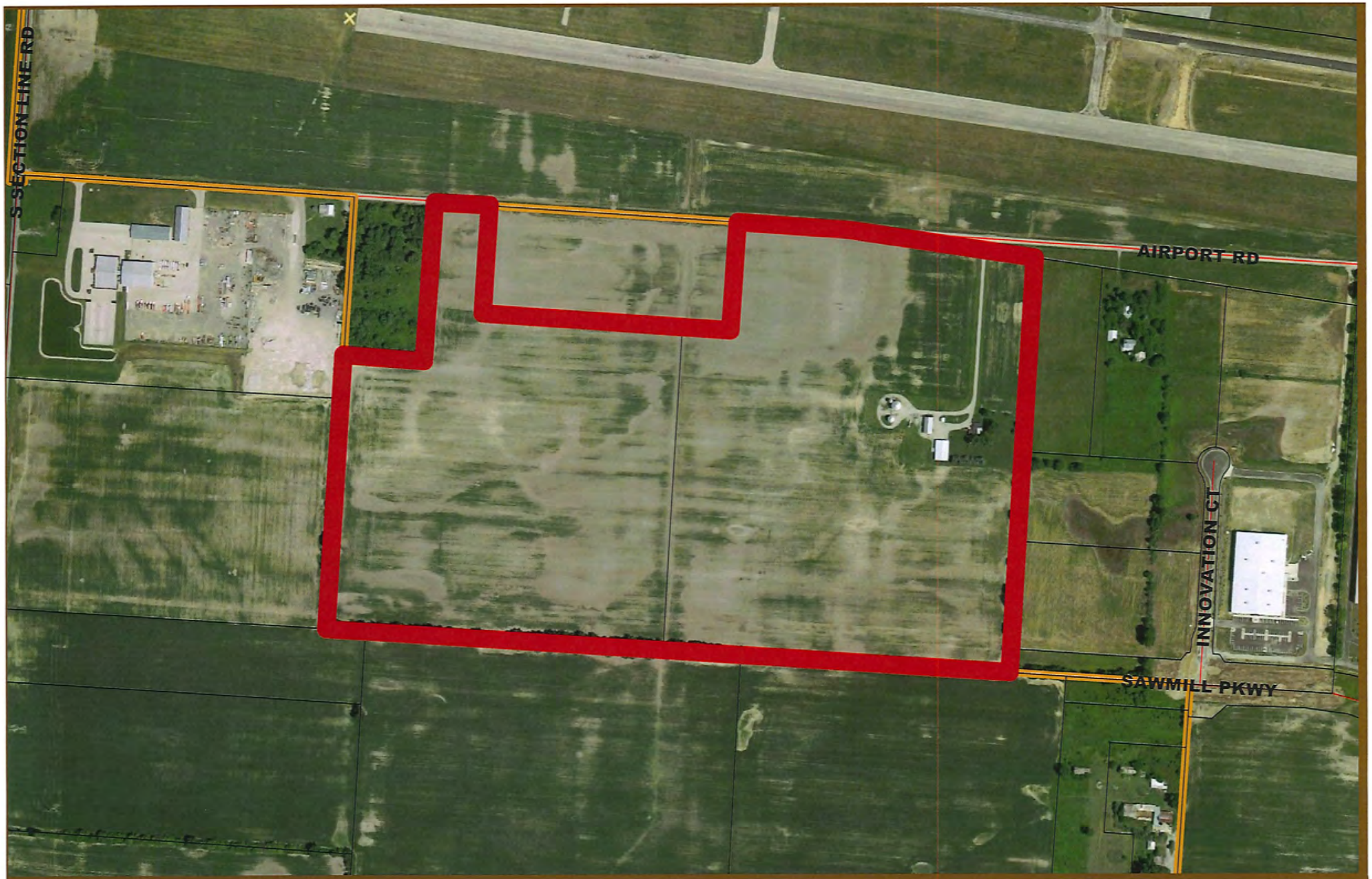


EST 1808
CITY OF
DELAWARE
OHIO

2018-0955-0956
Rezoning Amendment and Conditional Use Permit
Wilgus Property - Airport Road
Aerial (2016) Map

N

WILGUS PROPERTY
REZONING SUBMITTAL

THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Prepared for:

WILGUS PROPERTY
2781 AIRPORT ROAD

Prepared by:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
WORTHINGTON, OHIO

CEC Project 173-951

MAY 2018

Civil & Environmental Consultants, Inc.

Columbus 250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

APPENDIX A

STATEMENT FOR PROPOSED AMENDMENT

Planned Communities, Inc.
110 B. Northwoods Blvd.
Columbus, Ohio 43235
(614) 846-5330
(614) 846-7783 Fax

May 1, 2018

Dave Efland, AICP
Director of Planning and Community Development
City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

Re: Wilgus property, Rezoning submittal

Dear Dave,

On behalf of Francis and Mary Lou Wilgus, we are herein submitting a rezoning application for their 89 acre parcel with current frontage on Airport Road. This is the same property that is under consideration by the City for annexation.

The Wilgus's intent is rezone and market the property consistent with other properties in the area. We appreciate the meetings held with you, your staff and other representatives who assisted in preparing the text.

We look forward to reviewing the application with the City Planning Commission and City Council.

If you have any questions in the interim, please contact me.

Jack Brickner
Development Director
Planned Communities, Inc.

APPENDIX B

PLANNING & COMMUNITY DEVELOPMENT MASTER APPLICATION FORM

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name WILGUS Address 2781 AIRPORT ROAD

Acreage 89.618 Square Footage _____ Number of Lots 1 Number of Units 1

Zoning District/Land Use FR-1 Proposed Zoning/Land Use PMU Parcel # 419-220-02-005-000 419-220-02-007-000

Applicant Name FRANCIS L.R. & MARY LOU WILGUS Contact Person DEBBIE LEDLEY

Applicant Address 5787 ROBIN HOOD LANE OSTRANDER, OHIO

Phone 614-530-0660 Fax — E-mail DLEDLEY@HOTMAIL.COM

Owner Name FRANCIS L.R. & MARY LOU WILGUS Contact Person DEBBIE LEDLEY

Owner Address 5787 ROBIN HOOD LANE OSTRANDER, OHIO

Phone 614-530-0660 Fax — E-mail DLEDLEY@HOTMAIL.COM

Engineer/Architect/Attorney CEC INC. Contact Person TIM VOLCAKO

Address 250 OLD WILSON BRIDGE ROAD SUITE 250 WORTHINGTON, OHIO

Phone 614-310-0178 Fax 614-540-6638 E-mail TVOLCAKO@CECINC.COM

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

Owner Signature _____ Owner Printed Name Mary Lou Wilgus

Agent Signature _____ Agent Printed Name JOHN BRICKNER

Sworn to before me and subscribed in my presence this 30 day of April, 2018

Notary Public _____ Notary Public

NOTARIAL SEAL STATE OF OHIO

SHELSEY GARRABRANT
Notary Public, State of Ohio
My Commission Expires
1/27/2020

s/planning/forms

APPENDIX C

DEVELOPMENT TEXT

FRANCIS L. R. AND MARY LOU WILGUS
2781 AIRPORT ROAD
CURRENT PARCELS #419-220-02-005-000 (52.326 ACRES)
AND #419-220-02-007-000 (37.292 ACRES)
TOTALING APPROXIMATELY 89.618 ACRES

DEVELOPMENT TEXT
PLANNED MIXED USE OVERLAY DISTRICT
PC 2018-2061

1. DESCRIPTION OF DEVELOPMENT

Francis L. R. and Mary Lou Wilgus (applicant) who are the current owners of the property, which is under consideration to be annexed to the City of Delaware. They are seeking a zoning of PMU (Planned Mixed Use Overlay District) on the subject property and it is intended to be subdivided into multiple parcels. The subject property is located along the planned future Sawmill Parkway extension east of Section Line Road and currently shown by the County Auditor as being addressed as 2781 Airport Road located south of Airport Road and north of future Sawmill Parkway. The intended uses of the property are noted in the land use category presented in the text.

2. GENERAL DEVELOPMENT STANDARDS

a) **Purpose and Intent.** It is the intent of the owner to allow the subject property to achieve compliance with the M-1 District (Light Manufacturing District). This Development Text represents the zoning requirements for this area unless otherwise noted.

b) **Conformance with Codified Ordinances and City Policy**. Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application. This text shall control where there is conflict or silence with the current zoning code.

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

d) **Development Review Process:** All developments shall comply with the then current zoning and subdivision regulations including, but not limited to, Chapter 1129 Procedures and Chapter 1111 Subdivision Regulations. The general process shall be Preliminary and Final Development Plan and Plat Reviews. These processes may be combined as allowed per the then current Zoning Code.

e) **Major Modification.** The existing farmhouse and associated out buildings at the date of approval comprise the Final Development Plan. Once a Final Development Plan has been

approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan as determined by the Director of Planning & Community Development, that result in:

(1) Any major change in the use, occupancy or major increase in the building area.
(2) Major changes in the approved location of land uses.

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

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

3. USE & SPECIFIC DEVELOPMENT STANDARDS

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

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

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

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

(4) **Accessory Uses and Structures.** Specific accessory uses are identified but other accessory use items that are customarily incidental and secondary to the principal use of the land are permitted. Such items include but are not limited; trash receptacles and enclosures, small storage buildings, etc. If the uses are specified as conditional or limited uses, the process and limitations shall apply regardless of accessory use status.

Land Use Category	Subject Site
(a) Offices	
(1) Research and development facility	P
(2) Office—Professional, administrative, business and sales	P
(3) Training facility	P
(4) Offices for financial institutions, back office support/data centers as opposed to retail branch locations	L
(5) Medical and dental offices, health and allied services	L
(b) Storage and Distribution	
(1) Distribution facility/truck terminal	P
(2) Warehouse or indoor storage facility, including wholesale to businesses serving vendor/suppliers to the residential or commercial construction industry or its suppliers.	P
(3) Storage (aboveground) of flammable liquids in support of or as raw material inputs for permitted uses only.	C
(c) Outdoor Storage	
(1) Storage (general) of materials	P
(2) Storage of fleet vehicles for operation of principal use	P
(3) Storage of equipment for sale or rental	A
(d) Manufacturing and Processing	
(1) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P
(2) Meat packing, in completely enclosed building	C
(3) Manufacture of products made in part from raw materials	L

(e) Automotive and Transportation	
(1) Airport and airport related uses including Transportation related businesses including air or ground freight, package pickup/ delivery center - see Section 1145.07 of the Zoning Code	A
(2) Fueling or charging station, for principle use	A
(3) Parking lots and garages, for principle use	A
(f) Other	
(1) Public or Private safety facility	P
(2) Public or Private service/maintenance facility	P
(3) Public or Private utility substation or distribution facility	C
(4) Wireless telecommunication facility "stealthed out"	C
(5) Automotive test track and track related uses	P
(6) Trade School, if completely enclosed	P
(g) Accessory Uses	
(1) Any use deemed accessory to the principal use	A
(2) Retail, including showrooms, for commercial or service businesses not to exceed 25% of a demised tenant space and not to exceed 4,000 sq. ft., whichever is less.	A
(3) Employee medical clinics, cafeterias and recreational facilities	A
(4) Fences and walls	A
(5) Maintenance, waste disposal and storage facility within enclosed building	A
(6) Off-street parking and loading	A
(7) Signs	A
(8) Trash receptacles	A
P = Permitted Use C = Conditional Use A = Accessory Use L = Limited Use	

b) **Limited Uses**

(1) Use (d)(3) Manufacture of products made in part from raw materials from the use chart above: This use is limited by the following unless approved via the Major Modification process as defined herein.

A. Raw materials (with the exception of above ground storage of flammable liquids as noted in the use chart) must be stored completely within an enclosed building.

B. Uses may include manufacturing of finished parts or products primarily from previously prepared materials with limited raw material inputs. This use group includes: printing and related support activities: machining and machinery manufacturing; computer and electronic product manufacturing; electrical equipment, appliance, component manufacturing; and other similar related manufacturing businesses as determined by the Director of Planning & Community Development.

C. This use is NOT characterized and no uses shall be allowed that include intensive or high impact manufacturing uses such as manufacturing of acetylene, cement, lime, gypsum, chlorine, corrosive acid, fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive material, smelting, oil refining or any similar use as determined by the Director of Planning & Community Development.

D. If a Major Modification process is determined to be appropriate by the Director of Planning & Community Development, City Council shall determine the impact of any such request in light of the surrounding area, the intent of this zoning text and section, and may reject any application for any reason as a result that is not consistent with this text and the then current Zoning Code.

c) **Lot Requirements.** The following standards shall apply for minimum lot requirements, except as otherwise approved on the Final Development Plan.

Minimum Lot Requirements	**Subject Site**
(1) Minimum lot area	3 acres[(a)]
(2) Minimum lot frontage and width	200 ft.[(b)]
(3) Maximum lot coverage by buildings	40% of lot area
(4) Maximum lot coverage by buildings and pavement	70% of lot area
[(a)] For lots fronting on internal streets, the minimum lot area shall be one (1) acre. [(b)] For lots on internal streets, the minimum lot frontage shall be 150'. For lots on a cul-de-sac bulb on an internal street, the minimum lot frontage shall be 80'.	

(c) **Building setback and spacing requirements.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setback and Spacing Requirements	**Subject Site**
(1) Front Yard	50 ft.
(2) Side Yard	20 ft.
(3) Rear Yard	50 ft.
(4) Minimum separation between building (a)	30 ft.
[(a)] More than one building is allowed on the same lot.	

(d) **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle and parking lot circulation as approved on a Final Development Plan.

Minimum Parking Setbacks	**Subject Site**
(1) Setback from future Sawmill Road and internal streets	20 ft.
(2) Setback from Side Yard	5 ft.
(3) Setback from Rear Yard	5 ft.

(e) **Maximum Building Height.**

(1) The maximum height of any building or structure (including any accessory structures) shall be 50 feet as measured from finished floor elevation to the highest point of the roof.
(2) Any structure within 20,000 feet of boundary of the Delaware Municipal Airport shall comply with the State of Ohio and FAA notification regulations for construction in the vicinity of an airport as described in the Ohio Administrative Code, Section 5501:1-10
(3) Due to the Subject Site's close proximity of the Delaware County Airport, additional building height restrictions, which may vary throughout the site, need to be considered on a case by case basis depending on the specific building location.

(f) **Building Design.**
(1) Any new building and/or structure shall comply with the then current Zoning Code. Tilt up concrete walls, panelized wall structure systems, and the like shall be permitted in this overlay district. The side of the building facing a street or public way shall incorporate additional design elements including, but not limited to, windows, architectural elements, and additional landscaping treatments so as to ensure the front of the building has a more detailed and more highly designed appearance than other less visible elevations on the building. The intent is to ensure that a campus like environment is obtained while allowing structures to be consistent with other surrounding structures in the area south of the existing airport such as the two existing industrial buildings to the east of the subject site. Final Design Review shall be as approved on any Final Development Plan for structures on the Subject Site.
(2) Buildings shall not have operable doors or windows, other than required fire exits, within 125 of any Residential Zoning District existing at time of Zoning Text approval.

(g) **Tree Removal and Replacement.** Any new development activity shall comply with Chapter 1168 tree preservation regulations except as follows.

The following Tree Replacement Plan shall be the controlling regulation for the Subject Site:

(1) *Tree survey.* An estimate of the total number, type, size and health of trees to be preserved and replaced will be provided by the applicant with each Final Development Plan as determined and verified by the City of Delaware. The survey shall be the basis for any subsequent required tree replacement.
(2) *Calculation of replacement trees*. Only trees six (six) caliper inches and greater that are removed in the development of the Subject Site and construction on any parcel shall be replaced according to the following schedule:

A. Trees considered in good health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 100% replacement schedule meaning every good tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than the total caliper of the tree removed.
B. Trees considered in fair health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 50% replacement schedule meaning

every fair tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than 50% of the total caliper of the tree removed.

C. Trees considered in poor health or ash trees as determined by a Certified Arborist and verified by the City of Delaware shall be exempt from replacement. However, to the maximum extent allowed by local, state, and federal regulations, poor trees and ash trees located in areas that are not required for development shall be left undisturbed on-site provided such trees are not considered hazardous to life or property as determined by the City of Delaware.

D. After development upon any parcel of the Subject Site and approval of a Final Development Plan, any tree required to be planted by a Final Development Plan that subsequently dies, is damaged during construction, or becomes diseased prior to expiration of landscaping warranty shall be replaced inch for caliper inch and in accordance with any approved Final Development Plan.

(h) **Landscaping and Screening.** Any new developments shall comply with all landscaping and screening requirements per Chapter 1166.

(i) **Lighting.** Building, site, and accent lighting shall be provided in accordance with the Chapter 1158 Lighting Plan.

(1) The light standards for the subject site shall be 0.5 foot candles for all car parking and pedestrian areas only. No lighting is required elsewhere on the site except as otherwise approved on a Final Lighting Plan.

(j) **Signs.** All signage shall comply with Chapter 1165 Signs and the Gateways and Corridor Plan of the City.

(k) **Access.**

(1) There shall be one primary access point from Sawmill Parkway within the limits of the property. The location shall be determined by the City.

(2) One Emergency Access point is required for the Subject Site, the location is to be determined. Potential locations for the Emergency Access is from a connection on either Sawmill Parkway, existing Airport Road or the property to the east.

(l) **Stormwater Management.**

(1) The ability to provide an adequate Stormwater outlet is critical to this Subject Site.

(A) There is a small portion of the southeast corner of the Subject Site that flows to the east, in the current drainage pattern. This area shall be known as Watershed A.

(B) The majority of the Subject Site flows to the north and west, in the current drainage pattern. This area shall be known as Watershed B. Offsite drainage improvements, intended to provide an adequate drainage outlet, will likely be required in order for Watershed B to be efficiently developed.

APPENDIX D

LEGAL DESCRIPTION

DESCRIPTION OF 89.618 ACRE TRACT
FOR ZONING PURPOSES

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 13 and 17, Section 2, Township 4, Range 19, of the United States Military Lands, and part of 54.750 acres and 50.000 acres as described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at Northwesterly corner of Lot 4 of Innovation Business Park, of record in Plat Cabinet 4, Slide 43-43B, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 03°38'22" West, with the westerly line of said Innovation Business Park and the easterly line of said 54.750 acres, also being the existing City of Delaware Corporation Line as established by Ordinance Number 14-96 and of record in Deed Book 1315, Page 174, a distance of 1662.24 feet, to a point on the northerly line of 69.767 acre tract described in deed to 42 View Farm, LLC., of recorded in Deed Book 1136, Page 1636, also being the common line of Farm Lot 25 and Farm Lot 13, also being the common corner of said 54.750 acres and an angle point of said existing City of Delaware Corporation Line;

Thence North 85°19'23" West, with the proposed Corporation Line and the common line of said 54.750 acres and of said 69.767 acres, a distance of 1090.90 feet, to a common corner of said 69.767 acres and 50.740 acre tract described in deed to Sectionline Sawmill, LLC., as recorded in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 25 and Farm Lot 40;

Thence North 85°14'38" West, with the northerly line of said 50.740 acres, also being the common line of Farm Lot 17 and Farm Lot 40, a distance of 1490.36 feet, to a common corner of said 50.740 acre tract and 10.000 acre tract described in deed to Sectionline Sawmill, LLC., of record in Deed Book 1136, Page 1631, also being a common corner of Farm Lot 40 and Farm Lot 41;

Thence North 85°55'24" West, with the northerly line of said 10.000 acres and the common line of Farm Lot 17 and Farm Lot 41, a distance of 159.16 feet, to a point at the common corner of 50.000 acre tract described in deed to Francis L. Wilgus and Mary Lou Wilgus, of record in Volume 677, Page 2363 and 47.198 acre tract described in deed to TCCI LLC., of record in Volume 835, Page 1739;

Thence North 04°04'29" East, with the common line of said 50.000 acres and of said 49.198 acres, a distance of 1085.64 feet, to a common corner of 2.640 acre tract described in deed to TCCI LLC., of recorded in Volume 835, Page 1739 and Lot 9906 of Delaware Municipal Airport Plat, of record in Plat Cabinet 3, Slide 522, also being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 93-284 and of record in Plat Cabinet 1, Slide 269;

Thence South 86°01'51" East, with the southerly line of said Lot 9906, also being of said existing City of Delaware Corporation Line, a distance of 322.08 feet, to a corner of said Lot 9906, also being an angle point of said existing City of Delaware Corporation Line;

Thence North 03°33'18" East, with the easterly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 639.88 feet, to a point of said Lot 9906 and an angle point of said existing City of Delaware Corporation Line, also being the centerline of Airport Road;

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

Thence South 86°00'51" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road, a distance of 219.00 feet, to the northwesterly corner of 9.906 acre tract described in deed to City of Delaware, of recorded in Volume 834, Page 913;

Thence South 03°59'09" West, with the westerly line of said 9.906 acres, also being the proposed Corporation Line, a distance of 435.20 feet, to the southerly line of said 9.906 acres, also being an angle point in the proposed Corporation Line;

Thence South 86°00'51" East, with the southerly line of said 9.906 acres, a distance of 991.53 feet, to a point on the easterly line of a said 9.906 acre tract;

Thence North 03°59'09" East, with the easterly line of said 9.906 acres, a distance of 434.96 feet, to a point on the southerly line of a said Lot 9906 and the said existing City of Delaware Corporation Line, also being the centerline of Airport Road.

Thence South 85°56'41" East, with the southerly line of said Lot 9906 and the northerly line of said 54.750 acres and the said existing City of Delaware Corporation Line, a distance of 468.88 feet, to a point on the southerly line of a said Lot 9906 and the northerly line of said 54.750 acres, also being an angle point of said existing City of Delaware Corporation Line;

Thence South 81°17'36" East, with the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, a distance of 734.42 feet, to a point on the southerly line of said Lot 9906 and the said existing City of Delaware Corporation Line, containing 89.618 acres, more or less, being approximately 52.326 acres in Farm Lot 13 and approximately 37.292 acres in Farm Lot 17.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey. The above description is intended for zoning purposes only and not be used in the transfer of real property.

APPENDIX E

ANNEXATION PETITION ADDRESSES

Annexation Petition

Owner	Parcel No.	Tax Payer Address
City of Delaware	419-220-03-001-000	1 S. Sandusky St Delaware, OH 43015
City of Delaware	419-220-02-007-001	1 S. Sandusky St. Delaware, OH 13015
MPTB, LLC	419-220-02-003-004	691 Old Pond Lane Powell, Oh 43065
Sawmill-Delaware Investments, LLC	419-220-02-003-005	1036 Hills-Miller Rd. Delaware, OH 43015
Symmerty II, LLC	419-220-02-003-006	1036 Hills-Miller Rd. Delaware, OH 43015
42 Farm View, LLC	419-230-01-028-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-025-000	7017 Steitz Rd. Powell, OH 43065
Sectionline Sawmill, LLC	419-230-01-001-000	7017 Steitz Rd. Powell, OH 43065
TCCI, LLC	419-220-02-012-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015
City of Delaware	419-220-03-001-000	1 S. Sandusky St. Delaware, OH 43015
TCCI, LLC	419-220-02-011-000	c/o Trucco Construction 3531 Airport Rd. Delaware, OH 43015

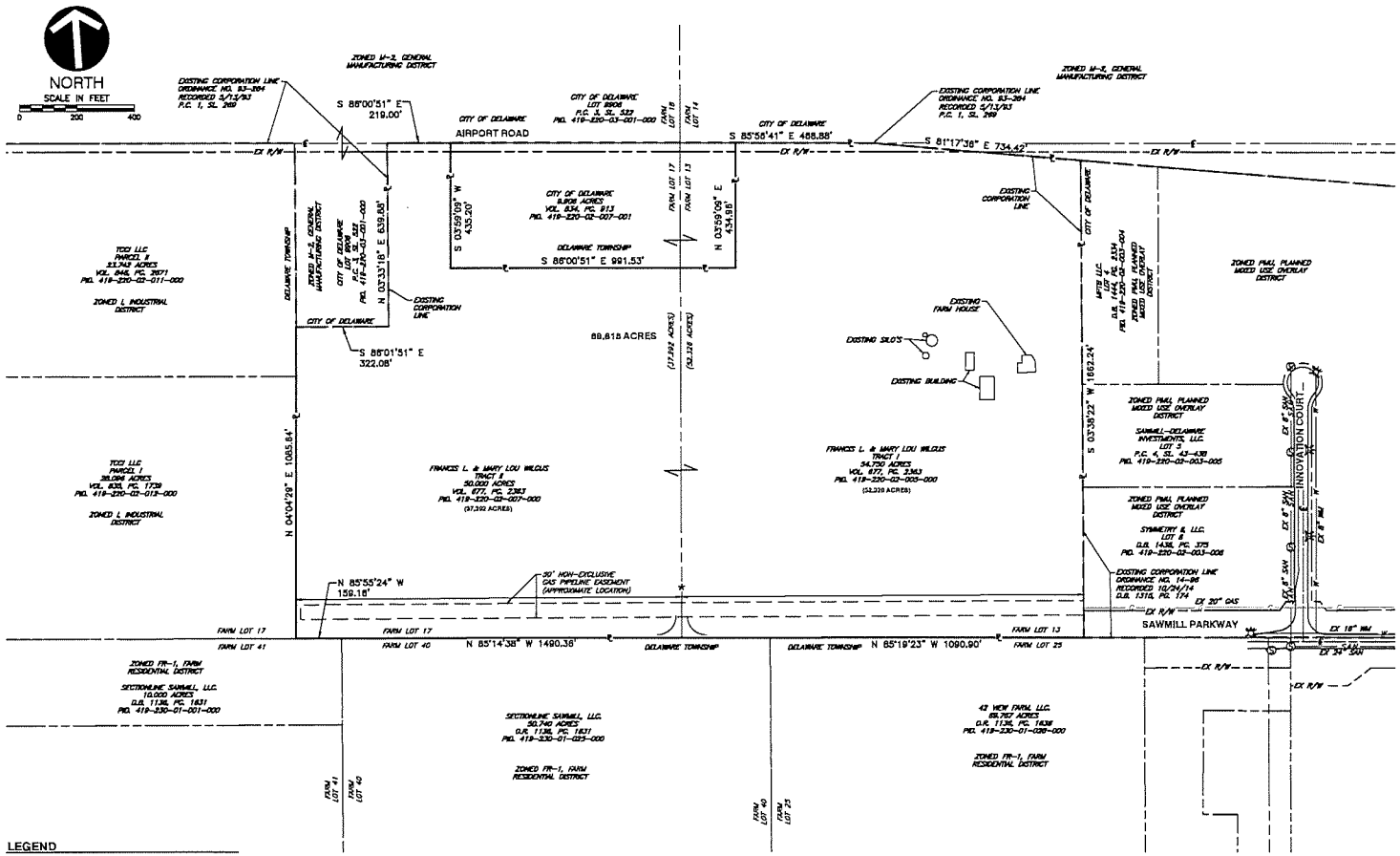
APPENDIX F

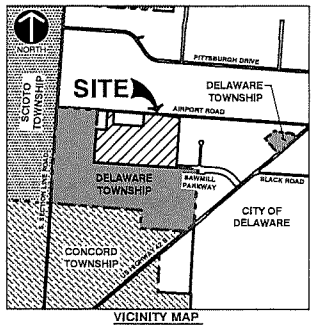
REZONING DEVELOPMENT PLAN (11"X17")

APPENDIX G

REZONING DEVELOPMENT PLAN (22"X34")

REZONING DEVELOPMENT PLAN
2781 AIRPORT ROAD





VICINITY MAP
N.T.S.

SITE STATISTICS

CURRENT USE:	FARM LAND
PROPOSED USE:	LIGHT MANUFACTURING
CURRENT ZONE:	DELAWARE TOWNSHIP – FARM RESIDENTIAL DISTRICT (FR-1)
PROPOSED ZONE:	CITY OF DELAWARE – PLANNED MIXED USE OVERLAY DISTRICT (PMU)
TOTAL ACREAGE:	±89.818 AC
NUMBER OF LOTS:	2

THE OVERALL SITE IS WITHIN 20,000 FT OF THE BOUNDARY OF THE DELAWARE MUNICIPAL AIRPORT AND SHALL COMPLY WITH THE STATE OF OHIO AND FAA NOTIFICATION REGULATIONS FOR CONSTRUCTION IN THE VICINITY OF AN AIRPORT AS DESCRIBED IN THE OHIO ADMINISTRATIVE CODE, SECTION 3501:1-10

NOTES

* ACCESS TO WILGUS ANNEXATION PROPERTY SHALL BE FROM SAWMILL PARKWAY AND AT LOCATIONS AND ACCESS POINTS AS REQUIRED BY THE CITY.

REFERENCES

1. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE PER DEED OF RECORD AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.
2. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED ON RECORD PLAN. (2015 SAWMILL PARKWAY SEWER & WATER EXTENSION PLAN)

ENGINEER/SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
COLUMBUS, OHIO 43085
PHONE: (614) 330-6743
CONTACT: TIM VOLCHKO
EMAIL: TVOLCHKO@CECINC.COM

OWNER

FRANCIS L. & MARY LOU WILGUS
5767 ROBIN HOOD LANE
GETAWAY, OHIO 43081

OWNER'S AGENT

PLANNED COMMUNITIES, INC.
110 NORTHWOODS BOULEVARD, SUITE B
COLUMBUS, OHIO 43235
PHONE: (614) 846-6330
CONTACT: JACK BRICKNER
EMAIL: JBRICKNER@PLANNEDCOMMUNITIESINC.COM

LEGEND

- SUBJECT PROPERTY LINE/PROPOSED COOPERATION BOUNDARY
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING COOPERATION BOUNDARY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SAN — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

REZONING DEVELOPMENT PLAN
2781 AIRPORT ROAD
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

REZONING DEVELOPMENT PLAN

DATE	MAY 2018
DWG SCALE	1"=200'
PROJECT NO.	173-951
DRAWN BY:	JTH
CHECKED BY:	TJV
APPROVED BY:	
	DRAFT

DRAWING NO.
C100
SHEET 1 OF 1

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 22

DATE: 06/11/2018

ORDINANCE NO: 18-50

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
JUNE 25, 2018 at 7:45 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 FOR MANOS PROPERTIES FOR APPROVAL OF A REZONING AMENDMENT FOR THE WESLEYAN INN ON APPROXIMATELY 1.09 ACRES (PARCELS 519-433-04-005-000 AND 519-433-04-002) FROM PO/I (PLANNED OFFICE/INSTITUTIONAL DISTRICT) AND R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) TO PO/I AND R-3 PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 235 AND 239 WEST WILLIAM STREET.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 6-0 on June 6, 2018.

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. 18-50

AN ORDINANCE FOR MANOS PROPERTIES FOR APPROVAL OF A REZONING AMENDMENT FOR THE WESLEYAN INN ON APPROXIMATELY 1.09 ACRES (PARCELS 519-433-04-005-000 AND 519-433-04-002) FROM PO/I (PLANNED OFFICE/INSTITUTIONAL DISTRICT) AND R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) TO PO/I AND R-3 PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 235 AND 239 WEST WILLIAM STREET.

WHEREAS, the Planning Commission at its meeting on June 6, 2018 recommended approval of a Rezoning Amendment for the Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) from PO/I (Planned Office/Institutional District) and R-3 (One-Family Residential District) to PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street (2018-1026).

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

SECTION 1. That the Rezoning Amendment for the Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) from PO/I (Planned Office/Institutional District) and R-3 (One-Family Residential District) to PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street, is hereby confirmed, approved and accepted with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provisions of the Development Text and any conditions of approval.
2. The proposed existing building and addition at 235 West William Street shall be for the proposed Inn use only and the property at 239 West William Street shall be for a parking lot or open space only. The property at 239 West William Street shall have a covenant placed upon it to this effect.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 23

DATE: 06/11/2018

ORDINANCE NO: 18-51

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 25, 2018 at 7:45 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 FOR MANOS PROPERTIES FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE FOR THE WESLEYAN INN ON APPROXIMATELY 1.09 ACRES (PARCELS 519-433-04-005-000 AND 519-433-04-002) AT 235 AND 239 WEST WILLIAM STREET.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 6-0 on June 6, 2018.

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. 18-51

AN ORDINANCE FOR MANOS PROPERTIES FOR APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR THE WESLEYAN INN ON APPROXIMATELY 1.09 ACRES (PARCELS 519-433-04-005-000 AND 519-433-04-002) AT 235 AND 239 WEST WILLIAM STREET.

WHEREAS, the Planning Commission at its meeting on June 6, 2018 recommended approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) at 235 and 239 West William Street (2018-1027).

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

SECTION 1. That the Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) at 235 and 239 West William Street, 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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 24 | DATE: 06/11/2018

ORDINANCE NO: 18-52 | 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 FOR MANOS PROPERTIES FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE WESLEYAN INN ON APPROXIMATELY 1.09 ACRES (PARCELS 519-433-04-005-000 AND 519-433-04-002) ON PROPERTY ZONED PO/I AND R-3 PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 235 AND 239 WEST WILLIAM STREET.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129.04 Procedures of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 6-0 on June 6, 2018.

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. 18-52

AN ORDINANCE FOR MANOS PROPERTIES FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE WESLEYAN INN ON APPROXIMATELY 1.09 ACRES (PARCELS 519-433-04-005-000 AND 519-433-04-002) ON PROPERTY ZONED PO/I AND R-3 PMU (PLANNED MIXED USE OVERLAY DISTRICT) AT 235 AND 239 WEST WILLIAM STREET.

WHEREAS, the Planning Commission at its meeting on June 6, 2018 recommended approval of a Preliminary Development Plan for the Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) on property zoned PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street (2018-1028).

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

SECTION 1. That the a Preliminary Development Plan for the Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) on property zoned PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street, is hereby confirmed, approved and accepted with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The addition of the two-way left turn lane into the site shall require parking modifications along the north side of West William Street approved by the City Engineer. Any modifications to parking shall include agreements from affected property owners adjacent to the roadway. Any parking proposed to be eliminated must include agreements from the affected property owners and shall require approval of the Parking and Safety Committee. Parking shall be maintained to the maximum extent practicable and include curb modifications to provide a widened area to allow parallel parking beyond the existing curb line. All necessary associated improvements including, but not limited to, sidewalk and utility pole relocations, shall be made by the developer. If agreements cannot be obtained from affected property owners or approval cannot be gained from the Parking and Safety Committee, street

widening shall need to take place on the developer's side of West William Street to allow for construction of the turn lane

3. Because no public storm sewer exists adjacent to the site, a storm sewer extension shall be required to be designed and constructed by the developer. Design of the storm sewer and any associated roadway restoration shall need to be approved by the Public Works Department and Public Utilities Department.

4. An emergency access point shall be required on the south eastern portion of the site adjacent to the Ohio Wesleyan parking lot that is accessed off Oak Hill Avenue. An executed agreement by the subject property owner and Ohio Wesleyan University shall be recorded at the County prior to final occupancy. The exact type of connection and barrier shall be determined during the Final Development Plan approval process.

5. The number of hotel rooms shall not exceed 43 rooms.

6. The number of required parking spaces shall be 47 in accordance with development text and development plan.

7. The dumpster shall be enclosed by brick or stone that matches the building with wood doors painted or stained to match.

8. The proposed hotel building shall achieve compliance with the design standards of the approved development text.

9. The exposed portion of the retaining wall shall be faced with Delaware blue vein limestone or equivalent as approved by staff.

10. The applicant shall make a payment of $16,700 to achieve compliance with Chapter 1168 Tree Preservation Requirements prior to construction drawing approval.

11. Any street trees or other on-site trees damaged by construction shall be replaced.

12. A six foot high solid wood fence shall be located along the western property line to screen the adjacent house while an eight foot high solid wood fence shall be located along the southwestern portion of the site to screen the adjacent residential zoned property. The landscaping shall be on the adjacent residential side of the fence along the west and southwestern property lines

13. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.

14. A lighting plan shall be documented in the Final Development Plan that achieves compliance with approved development text and minimum zoning requirements and shall be reviewed and approved by the Chief Building Official.

15. Any signage shall be documented on the Final Development Plan and shall achieve compliance with the approved development text and the adopted Gateways and Corridor Plan.
16. The entire development shall achieve compliance with the minimum engineering, public works and fire department requirements.
17. The subject two lots shall be consolidated into one lot prior to final occupancy permit.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2018-1026-1028
REQUEST: Multiple Requests
PROJECT: The Wesleyan Inn
MEETING DATE: June 6, 2018

APPLICANT/OWNER
Manos Properties
5973 Macewen Court
Dublin, Ohio 43017

REQUEST
2018-1026: A request by Manos Properties for approval of a Rezoning Amendment for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) from PO/I (Planned Office/Institutional District) and R-3 (One-Family Residential District) to PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street.
2018-1027: A request by Manos Properties for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) at 235 West William Street.
2018-1028: A request by Manos Properties for approval of a Preliminary Development Plan for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) on property zoned PO/I and R-3 PMU (Planned Office/Institutional District and One-Family Single Family District with a Planned Mixed Use Overlay District) at 235 West William Street.

PROPERTY LOCATION & DESCRIPTION
The subject 1.09 acres encompass two properties 235 and 239 West William Street which is located on the south side of the street. The property at 235 West William Street is zoned PO/I Planned Office/Institutional while the property at 239 West William Street is zoned R-3 (One-Family Residential District). The properties to the north are zoned R-3, the properties to the south are zoned PO/I and R-3, the property to the east is zoned PO/I and the property to the west is zoned R-3.

BACKGROUND/PROPOSAL
The owner purchased the former Ohio Wesleyan dormitory/theme house in 2017 from Ohio Wesleyan University and the house at 239 West William in 2018. Now the owner is proposing to raze the existing house at 239 West William Street and renovate and expand the former dormitory at 235 West William Street into a 43 room Inn which encompasses 6,106 square feet. Also, the developer has a mutual understanding agreement to purchase the house at 243 West William Street which is located just west of 239 East William Street if the development is approved and the house would remain to serve as a buffer for the residents to the west. Two access points from West William Street would access and encircle the proposed Inn with 47 parking spaces.
This applicant proposes to save renovate the original Perkins house rather than simply demolish it as is his right. This is a welcome approach to staff while integrating an adaptive reuse of the property as proposed. Additionally, it needs to be clearly understood that the property proposed for the Inn is in fact zoned appropriately for such use being PO/I currently, which allows the use conditionally. The applicant also needed to provide adequate parking for the project. After acquiring the adjacent parcel to the west, this provided such space for parking. Rezoning to PMU allows the maximum control by the City to ensure the Inn use is only upon the current zoned PO/I property while the parking lot parcel remains only for parking. Overall, this proposal preserves and repairs the dilapidated Perkins home, adaptively reuses the site, contains and orients the Inn to the adjacent University owned property and provides adequate parking as a buffer to the property to the west the applicant has an agreement to purchase. This would provide a reasonable transition between the huge Stuyvesant Hall dormitory, health center, fitness center, performance space and a kitchen to the residential neighborhood to the west and 237 student residents occupying the approximate 21,700 footprint.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, 235 West William Street is zoned PO/I which permits a hotel as a conditional use while 239 West William is zoned R-3 which does not allow the proposed hotel or its associated parking in this case. Therefore the applicant is requesting a Planned Mixed Use Overly District (PMU) to allow the subject hotel at the 235 West William property and associated parking lot at the 239 West William property. The PMU requires a specific site plan and zoning text that is compatible with and provides

a reasonable transition to the adjacent residents. The PMU Overlay ultimately gives the City the most control of the proposed uses and plan now and into the future while providing some flexibility to the applicant to allow such use with increased development standards over a base zoning district. The PMU is the only true planned district in the City of Delaware zoning toolbox that allows an Applicant and the City to craft a zoning solution unique to the site and needs of this particular development. In this instance, the preservation and badly needed renovation of a historic building while limiting the western portion of the property to a well buffered parking lot only can be most effectively achieved by using a PMU Overlay rather than simply applying a different base or overlay district available for consideration under the current Zoning Code and rather than simply proceeding through a Conditional Use Permit review for one parcel. The PMU approach allows the applicant to craft a zoning text that is able to support a different development pattern while ensuring the City has retained, and in many cases gained, control of the development to ensure a very specific and higher quality development than which could otherwise be achieved through a base zoning district. The applicant does have certain rights of use and development available under the current PO/I district which permits a hotel as a conditional use. Along with the zoning amendment to a PMU, the zoning process would also require Conditional Use Permit, Preliminary Development Plan and Final Development Plan approval 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.
- **ROADS AND ACCESS:** The proposed 43 room hotel would not generate enough traffic to require a traffic impact study per the City Engineer. The subject development would have two curb cuts from West William Street that would access a 47 space parking lot. The full access point to the site must be located at the western most proposed curb cut and is to include a two-way left turn lane on West William Street, west of the existing dedicated left turn lane to Elizabeth Street. The two-way left turn lane must be designed in accordance with City standards and approved by the City Engineer. The addition of the two-way left turn lane into the site will require parking modifications along the north side of West William Street approved by the City Engineer. Any modifications to on-street parking (West Williams Street) must include agreements from affected property owners adjacent to the roadway. Any parking proposed to be eliminated must include agreements from the affected property owners and will require approval of the Parking and Safety Committee. Parking should be maintained to the maximum extent practicable and include curb modifications to provide a widened area to allow parallel parking beyond the existing curb line. All necessary associated improvements including, but not limited to, sidewalk and utility pole relocations, are to be made by the developer. If agreements cannot be obtained from affected property owners or approval cannot be gained from the Parking and Safety Committee, street widening will need to take place on the developer's side of West William Street to allow for construction of the turn lane. The eastern-most access point is to provide an exit only from the site. Because no public storm sewer exists adjacent to the site, a storm sewer extension will be required to be designed and constructed by the developer. Design of the storm sewer and any associated roadway restoration will need to be approved by the Public Works Department and Public Utilities Department. The site drives and parking areas shall accommodate full fire truck turning movements. An emergency access point will be required at the southeast corner of the site, to provide access to emergency personnel from the adjacent Ohio Wesleyan University parking lot. An access agreement should be obtained from the university. The exact type of connection and barrier would need to be determined at Final Development Plan approval. Ultimately, the entire development would have to achieve compliance with the minimum engineering, public works and fire department requirements.
- **PEDESTRIAN CONNECTIVITY:** Per the adopted Bicycle and Pedestrian Master Plan 2017, there are not any proposed bike plans across the subject properties. However, the existing sidewalk along West Williams Street would remain and have to be maintained by the developer.
- **SITE CONFIGURATION:** The existing house at 239 West William Street would be razed while the existing 2,396 square foot house at 235 West William Street would be preserved, renovated and expanded by a 4,519 square foot three story addition for a total 6,106 square foot Inn that would have 43 rooms. The

aforementioned two curb cuts from West William Street would access a 47 space parking lot with two handicap spaces located on the east access drive adjacent to the proposed hotel. A retaining wall would separate the two handicap parking spaces from the easternmost access curb cut. The exposed portion of the retaining wall shall be faced with brick or Delaware blue vein limestone or equivalent. The main entrance is located on the east side (the University side) of the building and would have a canopy over the drive through for the patron's convenience and there would be a secondary patron access on the western portion of the building. In addition, a seating area would be located on the east and west side of the hotel respectively for the patrons. A six foot high solid wood fence would be located along the western property line to screen the adjacent house (applicant has agreed to purchase) while an eight foot high solid wood fence would be located along the southwestern portion of the site to screen the adjacent residential zoned property in addition to the heavily wooded properties between the subject site and the properties to the south. The developer has a mutual understanding agreement to purchase the house at 243 West William Street which is just west of 239 West William Street if the development is approved. The applicant would keep the house to serve as a buffer for the residents to the west. A dumpster enclosure with brick or stone walls and wood doors to match the building would be located just southwest of the building. Also, the site would have underground detention within the western parking lot.

- **BUILDING DESIGN:** While the PMU Overlay has many benefits for both the City and the Applicant, perhaps the most significant benefits are the control upon the use and the architectural and building material design control it allows the City and negotiated flexibility it offers the applicants to produce a development that is better than one that would be executed under a base zoning designation. Staff with the applicant has worked through a series of designs to attempt to find a design and materials that are high quality, complement the existing homes in the area, do not try to mimic the existing historic home and try to break down the scale of the building using architectural elements. The developer's proposed elevations would have the following architectural elements, building materials and colors:

    - The existing building would be preserved, fully renovated and upgraded where appropriate.
    - The building materials for the new addition shall include brick and/or limestone with fiber cement siding as an accent to the above building materials.
    - The bricks on the new addition shall be 2 to 3 shades darker than the existing building.
    - All windows on the new addition shall be double hung style with bronze frames and grids.
    - The areas around the windows shall have accent features to match the existing building.
    - The elevator shaft on the east elevation shall be comprised of limestone exterior on the first floor and brick on the second and third floors.
    - The roof of the existing building shall be comprised of asphalt shingles.
    - The roof of the new addition shall be flat with a cornice to match the existing building.
    - Limestone wainscoting shall be installed around new the addition to match the existing building.
    - Any metal flashing shall be a mansard brown color.
    - An expanse of glass with bronze frames shall be permitted for the main entrance (east side) and connecter between the existing building and new addition.
    - Wrought iron railings are permitted on the balconies, porches, etc. where appropriate as approved on the Final Development Plan..
    - Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, limestone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner.
    - Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures

as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

In conclusion, the proposed building design, materials and colors appear to be consistent with the existing building to create a cohesive and unified design while not trying to have a "fake" appearance of the new design. It should be noted that the approximate 800 square foot rear addition that currently exists on site will be removed with this proposal. This will leave the original house with the proposed Inn addition. The current addition to the rear of the historic home is in particularly bad repair.

- **LANDSCAPING & SCREENING:** The applicant is proposing a comprehensive landscape plan that includes street trees, parking lot landscaping, foundation landscaping and perimeter buffering. There are existing street trees along West William Street that would likely be maintained but if removed in construction they would have to be replaced. The foundation and parking lot landscaping appear to achieve compliance with the zoning code along with perimeter landscaping with the installation of the 6 foot and 8 foot high fences along the west and southwest properly lines respectively. Staff recommends the landscaping be on the adjacent residential side of the fence along the west and southwestern property lines. All landscaping plans shall be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The site has trees scattered throughout the site and the applicant submitted a Tree Preservation Plan that documents they are removing 320 caliper inches while they are preserving 153 caliper inches. Therefore, the applicant has a shortfall of 167 caliper inches. The owner would have to replace the removed trees with the same total caliper inches of trees or make a payment in lieu of replacement of $16,700 ($100 per caliper inch x 167 inch diameter tree) to achieve compliance with Chapter 1168 Tree Preservation Regulations. The applicant has agreed to make a payment of $16,700 to achieve compliance.
- **SIGNAGE:** The applicant provided a narrative describing an illuminated ground sign along West William Street, small directional signs at each curb cut along West Williams Street, canopy signage and signs above each entry door with maximum size limits. The proposed signage would need to be located and identified during the Final Development Plan approval process. Also, all signage shall achieve compliance with the minimum zoning requirements and the adopted Gateways & Corridors Plan.
- **LIGHTING:** The applicant provided a narrative indicating the lighting of the subject development would achieve compliance with the International Dark Sky Association along with the minimum zoning standards. Per the narrative, the driveway and entry drives would have shielded landscaping light fixtures not to exceed 16 inches high, the parking lot would have fully shaded walkway bollards not to exceed 3 feet high, the building would have fully shielded wall mount fixtures on side of the privacy fence not to exceed 5 feet high, shielded wall washer up lights at the base of the foundation, shield wall sconce at entry doors, concealed interior up light LED fixtures in the building tower and recessed can lights on the underside of the canopy. All the proposed light details and locations would need to be identified on the Final Development Plan. Also, all lighting plans would need to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the minimum zoning requirements. As proposed, all lighting will be very minimal and under the height of the privacy fences to help buffer the adjacent residential neighbors.
- **CONDITIONAL USE PERMIT:** The proposed development achieves compliance with conditional use permit requirements per the zoning code and approved development text.

STAFF RECOMMENDATION (2018-1026 – REZONING AMENDMENT)

Staff recommends approval of a request by Manos Properties for a Rezoning Amendment for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) from PO/I (Planned Office/Institutional District) and R-3 (One-Family Residential District) to PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street, with the following conditions that:

1. Any new structure(s) or any change of land use shall require conformance to all provisions of the Development Text and any conditions of approval.
2. The proposed existing building and addition at 235 West William Street shall be for the proposed Inn use only and the property at 239 West William Street shall be for a parking lot or open space only. The property at 239 West William Stret shall have a covenant placed upon it to this effect.

STAFF RECOMMENDATION (2018-1027 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Manos Properties for a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) at 235 West William Street.

STAFF RECOMMENDATION (2018-1028 PRELIMIMARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Manos Properties for a Preliminary Development Plan for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) on property zoned PO/I and R-3 PMU (Planned Office/Institutional District and One-Family Single Family District with a Planned Mixed Use Overlay District) at 235 West William Street, with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The addition of the two-way left turn lane into the site shall require parking modifications along the north side of West William Street approved by the City Engineer. Any modifications to parking shall include agreements from affected property owners adjacent to the roadway. Any parking proposed to be eliminated must include agreements from the affected property owners and shall require approval of the Parking and Safety Committee. Parking shall be maintained to the maximum extent practicable and include curb modifications to provide a widened area to allow parallel parking beyond the existing curb line. All necessary associated improvements including, but not limited to, sidewalk and utility pole relocations, shall be made by the developer. If agreements cannot be obtained from affected property owners or approval cannot be gained from the Parking and Safety Committee, street widening shall need to take place on the developer's side of West William Street to allow for construction of the turn lane
3. Because no public storm sewer exists adjacent to the site, a storm sewer extension shall be required to be designed and constructed by the developer. Design of the storm sewer and any associated roadway restoration shall need to be approved by the Public Works Department and Public Utilities Department.
4. An emergency access point shall be required on the south eastern portion of the site adjacent to the Ohio Wesleyan parking lot that is accessed off Oak Hill Avenue. An executed agreement by the subject property owner and Ohio Wesleyan University shall be recorded at the County prior to final occupancy. The exact type of connection and barrier shall be determined during the Final Development Plan approval process.
5. The number of hotel rooms shall not exceed 43 rooms.
6. The number of required parking spaces shall be 47 in accordance with development text and development plan.
7. The dumpster shall be enclosed by brick or stone that matches the building with wood doors painted or stained to match.
8. The proposed hotel building shall achieve compliance with the design standards of the approved development text.
9. The exposed portion of the retaining wall shall be faced with Delaware blue vein limestone or equivalent as approved by staff.
10. The applicant shall make a payment of $16,700 to achieve compliance with Chapter 1168 Tree Preservation Requirements prior to construction drawing approval.
11. Any street trees or other on-site trees damaged by construction shall be replaced.

12. A six foot high solid wood fence shall be located along the western property line to screen the adjacent house while an eight foot high solid wood fence shall be located along the southwestern portion of the site to screen the adjacent residential zoned property. The landscaping shall be on the adjacent residential side of the fence along the west and southwestern property lines
13. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
14. A lighting plan shall be documented in the Final Development Plan that achieves compliance with approved development text and minimum zoning requirements and shall be reviewed and approved by the Chief Building Official.
15. Any signage shall be documented on the Final Development Plan and shall achieve compliance with the approved development text and the adopted Gateways and Corridor Plan.
16. The entire development shall achieve compliance with the minimum engineering, public works and fire department requirements.
17. The subject two lots shall be consolidated into one lot prior to final occupancy permit.

COMMISSION NOTES:

FILE:
ORIGINAL: **5/30/18**
REVISED:

PLANNED MIXED USE DEVELOPMENT TEXT
THE WESLEYAN INN
235 WEST WILLIAM STREET
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT
The property owner is proposing to rezone the two properties 235 West William Street (519-433-04-039-002) and 239 West William Street (519-433-04-005-0000) zoned PO/I (Planned Office/Institutional District) and R-3 (One-Family Residential District) to PO/I and R-3 PMU (Planned Mixed Use District) for a 43 room hotel on the 1.09 acre site.

2. GENERAL DEVELOPMENT STANDARDS

A. **Purpose and Intent.** It is the intent of this development to provide a planned commercial use for the existing building and the proposed addition that is compatible with the site improvements, architectural design, signage and amenities. This Development Text represents the zoning requirements for this development as agreed upon between the developer and the City.

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

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

D. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy other than those uses specifically listed in this text.
(2) Major change in the approved location of land uses or land use sub-areas and building sizes of more than 10%.
(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.

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

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved access points and parking facilities that results in a change in operating characteristics or character.

(4) Minor structural alterations that do not alter the overall design intent of the building.

F. **Preliminary & Final Development Plan**

1. The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council.

G. **Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:

(1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
(2) Trees in fair condition shall be replaced at 50%.
(3) Trees in good condition shall be replaced at 100%
(4) Ash trees shall not be replaced and must be removed from the site.
(5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
(6) Credit shall be given on a caliper inch basis for any permanently preserved tees as per the same schedule for removal above.
(7) The applicant indicated they are removing 229 caliper inches of trees per the submitted Tree Preservation Plan.
(8) The owner removed 91 caliper inches of trees on the subject site in February 2018.
(9) Therefore, 320 total caliper inches would be removed on the subject site
(10) The applicant indicated they are preserving 153 caliper inches of trees per the submitted Tree Preservation Plan.
(11) Based upon the submitted plans and removal versus preservation credit, the number of caliper inches removed is 167 caliper inches. Therefore, the owner would be required to make a payment of $16,700 (167 caliper inches removed x $100 per caliper inch fee) or replant the requested amount of caliper inches prior to engineering drawing approval.

3. SITE PLAN

The project is located at 235 and 239 West William Street which encompasses approximately 1.09 acres. The owner is proposing to raze the existing house at 239 West William Street and renovate and expand the former dormitory at 235 West William Street into a 43 room hotel which encompasses a total of 6,106 square feet. Two access points from West William Street would access and encircle the proposed hotel with 47 parking spaces. The main hotel entrance is located on the east side of the building and would have a canopy over the drive through for the patron's convenience and a secondary access would be located on the west side of the hotel. A retaining wall would separate two handicap parking spaces from the easternmost curb cut. An outdoor siting area is located on the east and west side of the building for the patrons. In addition, an emergency access point would be located on the southern portion of the site that would extend into adjacent Ohio Wesleyan parking lot that connects to Oak Hill Avenue to the south. A six foot high solid wood fence would be located adjacent to the western property line and an eight foot high solid wood fence would be located adjacent to the residential property to the southwest for screening purposes. A dumpster enclosed by walls constructed of brick or stone to match the building would be located just south of the building. The site would have underground detention in the western most parking lot.

4. SITE USES

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

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable. The property at 235 West William allows all the uses in the land use chart below while at 239 West William Street only allows a parking lot/open space land use per the county auditors lot configuration as of June 1, 2018.

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

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

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

Land Use Category	**Uses**
(a) Lodging	
(1) Hotel (not to exceed 43 rooms) – 235 West William Street only	P
(b) Office Professional Services	
(1) Offices – Administrative, Business and Professional – 235 West William Street only	P
(2) Medical/Dental Offices health and allied services – 235 West William Street only	P

Land Use Category	Uses
(c) Community Facilities	
(1) School, public or private – 235 West William Street only	P
(2) College, universities, educational research establishment/laboratory- 235 West William Street only	P
(3) Public cultural institutions and art galleries – 235 West William Street only	P
(4) Parking lot/open space – 235 and 239 West William Street	P

(5) **Prohibited Uses.**

i) **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

ii) **Wireless telecommunication facilities including installations known as small cell sites and Distributed Antenna Systems (DAS):** Towers are expressly prohibited from the entire Development area. Small cell sites, DAS, antennas, and/or amplifiers may be permitted so long as they are completely camouflaged so as to be not visible either within an enclosed building or the structure to which they are attached if external. These shall be reviewed individually administratively for compliance with these regulations.

iii) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps and mineral extraction. However, the existing outdoor storage in the rear of the existing building shall remain as documented on the Final Development Plan.

iv) **Medical Marijuana**: No medical marijuana principal or accessory uses are permitted on the subject site.

v) **Games of Skill:** Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

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

Lot Standards	
(1) Minimum lot area	Per approved FDP
(2) Minimum lot width and frontage*	Per approved FDP
(3) Maximum building coverage	67%

*Lot frontage requirement may be met by providing the minimum frontage along cross access easements connecting to public streets.

C. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan. Decorative architectural elements such as canopies and overhangs shall be permitted to encroach into any setback provided that no encroachment shall exceed 5 feet.

Minimum Building Setbacks	
(1) Setback West Williams Street	50 ft.
(2) Side and Rear Setback From Property Line a. When adjoining non-residential district b. When adjoining a residential district	 30 ft 75 ft

D. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle, except as otherwise approved on the Final Development Plan.

Minimum Parking Setbacks	
(1) Setback from West William Street.	20 ft
(2) Side and Rear Setback from Property Line a. When adjoining non-residential district b. When adjoining residential district	 5 ft 10 ft

E. **Maximum Building Height.** The maximum height of any main building or structure shall be 38 feet and the existing tower shall be 44 feet as measured from finished floor elevation to the highest point of the roof or as approved in Final Development Plan.

F. **Building Design.** The intent of this regulation is to allow renovations and additions to the existing structure to be constructed of similar building materials or natural materials. To create a cohesive and unified design, the building shall be consistent in overall design, color, material, and architectural pattern as determined through the Final Development Plan review process and substantially similar to the provided elevations in the Final Development Plan. The building design, material and color requirements include:

(1) The existing building would be preserved and upgraded where appropriate.
(2) The building materials for the new addition shall include brick and/or limestone with fiber cement siding as an accent to the above building materials.
(3) The bricks on the new addition shall be 2 to 3 shades darker than the existing building.
(4) All windows on the new addition shall be double hung style with bronze frames and grids.
(5) The areas around the windows shall have accent features to match the existing building.
(6) The elevator shaft on the east elevation shall be comprised of limestone exterior on the first floor and brick on the second and third floors.
(7) The roof of the existing building shall be comprised of asphalt shingles.
(8) The roof of the new addition shall be flat with a cornice to match the existing building.
(9) Limestone wainscoting shall be installed around new the addition to match the existing building.
(10) Any metal flashing shall be a mansard brown color.
(11) An expanse of glass with bronze frames shall be permitted for the main entrance and connecter between the existing building and new addition.
(12) Wrought iron railings are permitted on the balconies, porches, etc. where appropriate.
(13) Accessory structures such as enclosures for dumpsters and other similar structures shall consist of brick, limestone, or similar approved products as the exterior material and be designed in a consistent and cohesive manner.
(14) Mechanical Equipment shall be screened from public view from all sides of the building through the use of parapets, equipment screens, or other screening measures as deemed appropriate. The height of such screening shall be equivalent to the height of the highest mechanical equipment.

G. **Parking.** The amount of parking shall be as approved on the Final Development Plan and not inconsistent with the Preliminary Development Plan.

(1) The applicant is proposing 47 parking spaces for the 43 room hotel which achieves compliance with the zoning code.

H. **Landscaping and Screening.** All landscaping shall meet the requirements of the Zoning Code and the Gateways & Corridors Plan and per the following requirements except as otherwise approved on the Final Development Plan:

(1) Street tree and front yard trees shall be required per the zoning code.
(2) Foundation landscaping shall be required per the zoning code.
(3) A six foot high solid wood fence shall be installed adjacent to the residentially zoned properties to the west and an eight foot high solid wood fence to the residentially zoned property to the southwest. Evergreen, deciduous trees and shrubs shall be located on the residential side of the fence to supplement screening from the adjacent residences.

I. **Lighting.** Building, site, and accent lighting shall be provided in accordance with the current Zoning Code, except that there is no requirement to provide lighting beyond that required by the applicable Building Code. The proposed lighting will follow as much as possible the International Dark Sky Association outdoor lighting recommendations. No site lighting shall be higher than the privacy fences proposed. The site lighting would include the following elements and requirements as submitted by the applicant:

(1) All light fixates shall be a warm LED with a color temperature not to exceed 3,000 degrees Kelvin. All such lights shall be shielded.
(2) The driveway and entry drives shall have shielded landscaping light fixtures not to exceed 16 inches high.
(3) The sidewalks shall have fully shaded walkway bollards not to exceed 16 inches high.
(4) The parking lot shall have fully shaded walkway bollards not to exceed 3 feet high, shielded landscaping light fixtures not to exceed 16 inches high, shielded wall washer up lights at the base of trees and fully shielded wall mount fixtures on the side of the privacy fence not to exceed 5 feet high.
(5) The drive thru canopy shall have recessed can lights on the underside of the canopy.
(6) The existing building tower shall have concealed interior up light LED light fixtures.

k. **Signs.** A comprehensive sign plan shall be provided and approved in conformance with Section 1165.16(c) and will be provided as part of the Final Development Plan. All signage proposed for this Planned Commercial Development shall comply with Chapter 1165 of the City of Delaware Zoning Code. The proposed signage shall comply with the following requirements as submitted by the applicant:

1. An internally illuminated ground sign with a limestone base shall be located along West William Street not to exceed 6 feet wide and five feet high.
2. Small directional signage shall be permitted at the curb cuts and other appropriate locations within the parking lot not to exceed two feet wide and one foot high and shall be non-illuminated.
3. The southeast end of the drive thru canopy shall contain a hanging sign above eye level not to exceed five feet wide and four feet high.
4. The glass above and to the side of the entry doors shall have signage identifying the business using simulated etched glass or raised lettering not to exceed six inches high.
5. A business logo shall appear on each sign.

l. **Roads.** The proposed development shall require the following on and off site traffic improvements per the City Engineer:

1. The full access point to the site must be located at the western most proposed curb cut and is to include a two-way left turn lane on West William Street, west of the existing dedicated left turn lane to Elizabeth Street. The two-way left turn lane must be designed in accordance with City standards and approved by the City Engineer.

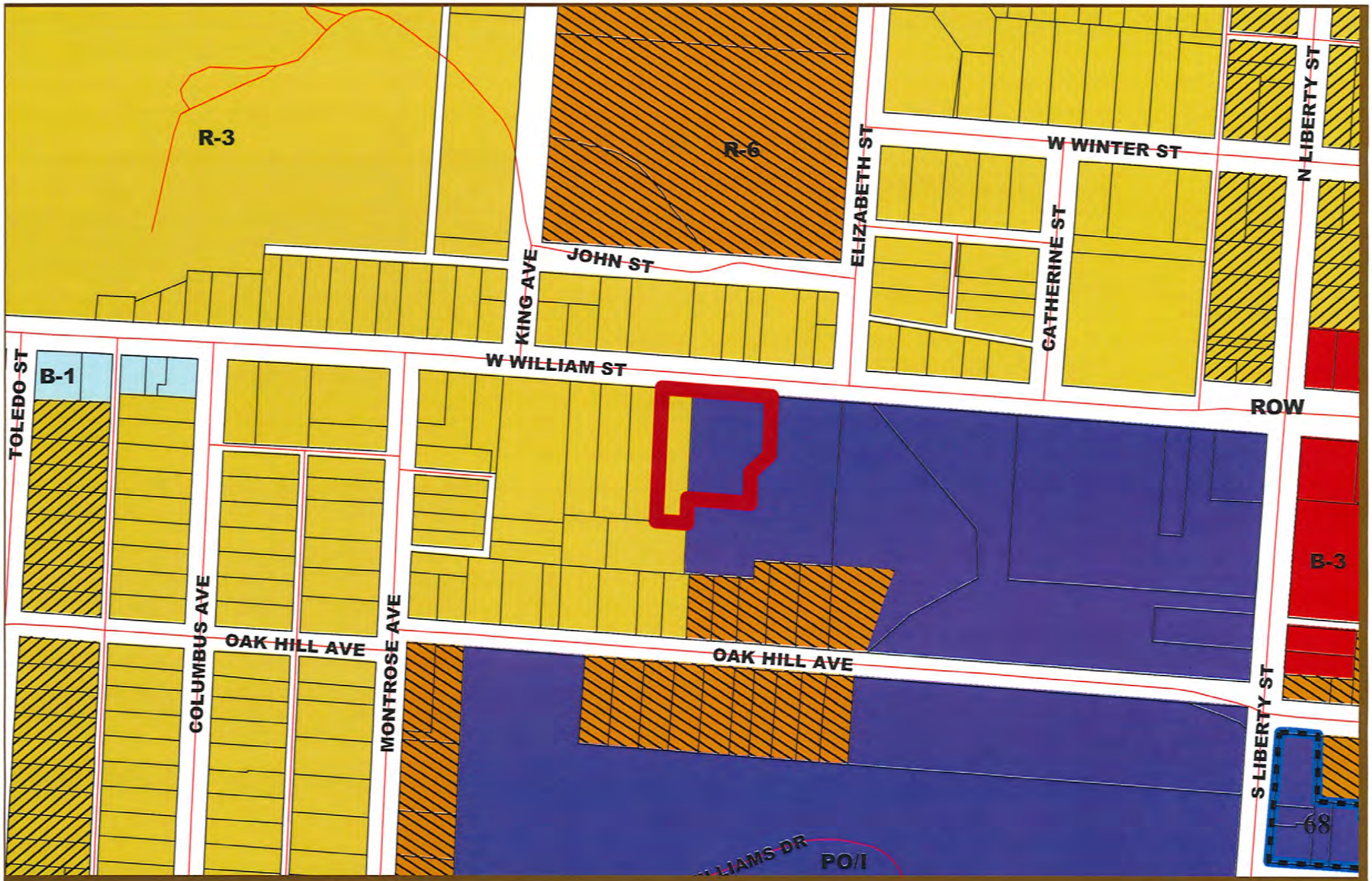
2. The addition of the two-way left turn lane into the site will require parking modifications along the north side of West William Street approved by the City Engineer. Any modifications to parking must include agreements from affected property owners adjacent to the roadway. Any parking proposed to be eliminated must include agreements from the affected property owners and will require approval of the Parking and Safety Committee. Parking should be maintained to the maximum extent practicable and include curb modifications to provide a widened area to allow parallel parking beyond the existing curb line. All necessary associated improvements including, but not limited to, sidewalk and utility pole relocations, are to be made by the developer. If agreements cannot be obtained from affected property owners or approval cannot be gained from the Parking and Safety Committee, street widening will need to take place on the developer's side of West William Street to allow for construction of the turn lane.
3. The eastern-most access point is to provide an exit only from the site.
4. Because no public storm sewer exists adjacent to the site, a storm sewer extension will be required to be designed and constructed by the developer. Design of the storm sewer and any associated roadway restoration will need to be approved by the Public Works Department and Public Utilities Department.
5. The site drives and parking areas shall accommodate full fire truck turning movements.
6. An emergency access point will be required at the southeast corner of the site, to provide access to emergency personnel from the adjacent Ohio Wesleyan University parking lot. An access agreement should be obtained from the university.

The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for this development.

m. **Utilities.** Any new or existing utilities(s) 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. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plan.

EST 1808
CITY OF
DELAWARE
OHIO

2018-1026-1028
Rezoning Amendment, Conditional Use Permit,
and Preliminary Development Plan
The Wesleyan Inn - 235 and 239 West William Street
Location Map



EST 1808
CITY OF
DELAWARE
OHIO

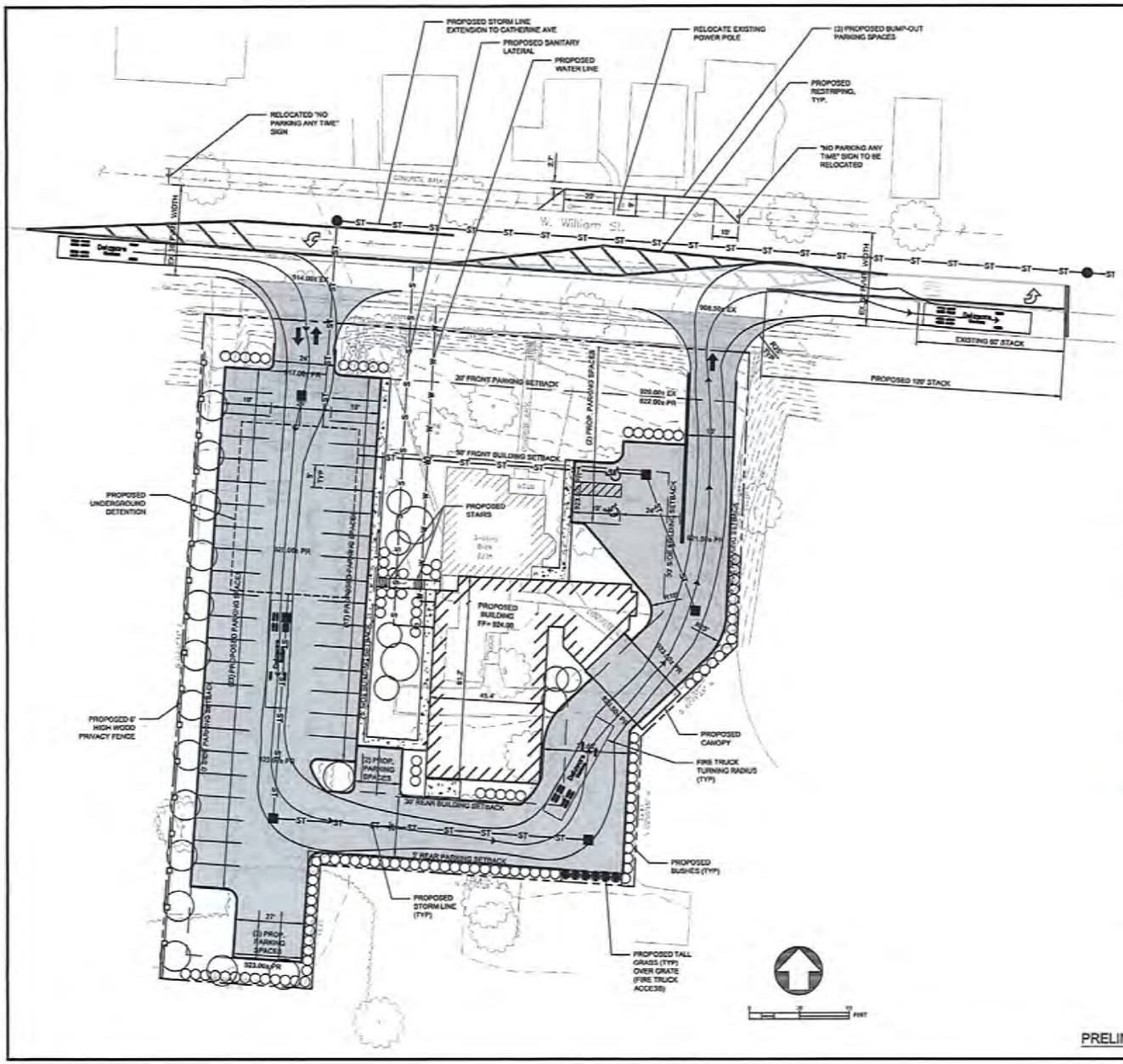
2018-1026-1028
Rezoning Amendment, Conditional Use Permit,
and Preliminary Development Plan
The Wesleyan Inn - 235 and 239 West William Street
Zoning Map

N

EST 1808
CITY OF
DELAWARE
OHIO

2018-1026-1028
Rezoning Amendment, Conditional Use Permit,
and Preliminary Development Plan
The Wesleyan Inn - 235 and 239 West William Street
Aerial (2016) Map

N



VICINITY MAP
NO SCALE

SITE DATA

EXISTING BUILDING AREA:	2,066 S.F.
PROPOSED BUILDING AREA:	4,519 S.F.
TOTAL BUILDING AREA:	6,585 S.F.
PARKING SPACES REQUIRED: (2 SPACES, PLUS 1 SPACE PER GUEST ROOM)	47
PARKING SPACES PROVIDED:	47
ZONED:	PLANNED OFFICE/INSTITUIONAL

PRELIMINARY STORMWATER INFORMATION

PROJECT NAME:	WESLEYAN INN
PROJECT LOCATION:	235 W. WILLIAMS STREET, DELAWARE, OH 43015
DEVELOPMENT OWNER:	JIM MANOS 614-962-0421 jmanos@ssl.net
ENGINEER:	NICK ELMASIAN, PE, SI ELMASIAN ENGINEERING, LLC PO BOX 3052 DUBLIN, OH 43016 614-327-2005 NICK@ELMASIAN.NET
SITE DATA:	1.10 ACRES (TOTAL SITE/DRAINAGE AREA) 0.17 ACRES - 15.5% (EXISTING IMPERVIOUS) 0.73 ACRES - 66.4% (PROPOSED IMPERVIOUS) EXISTING RUNOFF COEFFICIENT - .53 PROPOSED RUNOFF COEFFICIENT - .92
STORM OUTFALL:	PROPOSED MUNICIPAL STORM LINE IN WILLIAMS ST
DESIGN METHODOLOGY:	TR-55 (SCS METHOD)
PROPOSED DETENTION:	UNDERGROUND DETENTION
EPA NOI PERIT REQUIRED:	YES
STORM CALCULATIONS:	1 YR DETENTION VOLUME = 1,571 C.F. 10 YR (CRITICAL) DETENTION VOLUME = 2,648 C.F. 100 YR DETENTION VOLUME = 6,357 C.F.

Critical Storm

Existing 1-year volume	1,470	ft³	Critical Storm	10 year
Required 1-year volume	3,041	ft³	100-yr 10-year volume used?	NO
Increase in Volume	70%			
Increase in Volume	2,259	ft³		

	RAIN EVENT						
Flow Rates	1-year	2-year	5-year	10-year	25-year	50-year	100-year
Pre-Development	1.340	2.922	2.187	3.175	4.223	5.214	5.854
Post-Development	2.252	2.457	3.681	4.383	5.815	6.274	6.995
Post-Development Required	1.304	1.340	1.340	1.340	1.340	1.340	1.340
Post-Development Adjusted	0.939	1.084	1.179	1.192	1.475	1.612	1.819

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON-MEMBERS MUST BE CALLED DIRECTLY)

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

DATE	BY	DESCRIPTION

STATE OF OHIO NICHOLAS ELMASIAN E-61197 PROFESSIONAL ENGINEER

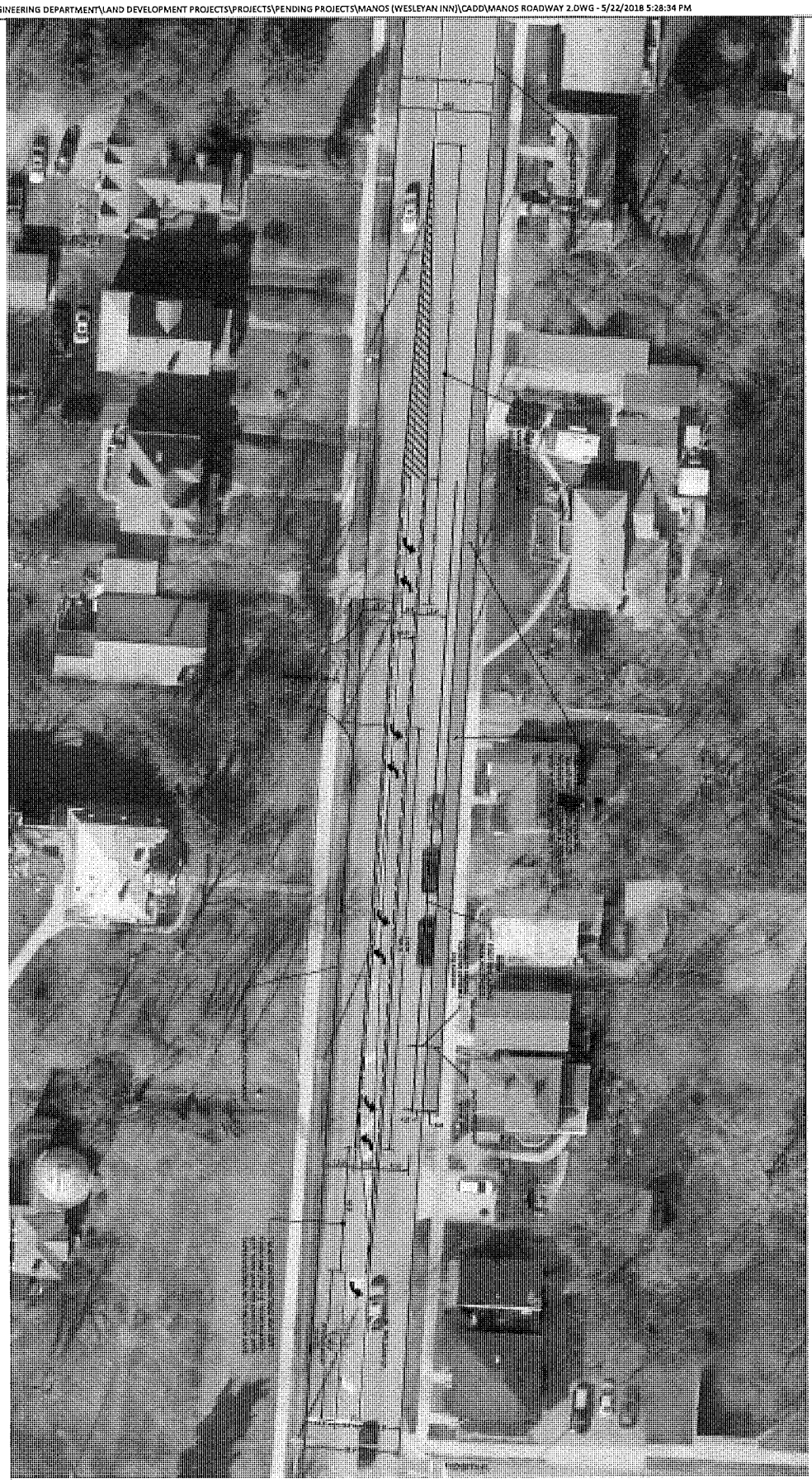
PLAN PREPARED BY:
elmasian engineering LLC
PO BOX 3052
DUBLIN, OH 43016
(614) 327-2005
WWW.ELMASIAN.NET

PRELIMINARY DEVELOPMENT PLAN
235 W. WILLIAMS STREET, DELAWARE, OH 43015
PROPOSED HOTEL

JOB NO.: JMA001
DATE: APRIL, 2016
SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A
SHEET NO.: 1/1

G:\1010\BASEMAPS\ELMASIAN ENGINEERING, LLC\BASEMAPS\COORDINATE_ATTLEYED 5/10/2016 8:51 PM

S:\ENGINEERING\ENGINEERING DEPARTMENT\LAND DEVELOPMENT PROJECTS\PROJECTS\PENDING PROJECTS\MANOS (WESLEYAN INN)\CADD\MANOS ROADWAY 2.DWG - 5/22/2018 5:28:34 PM



1 of 1

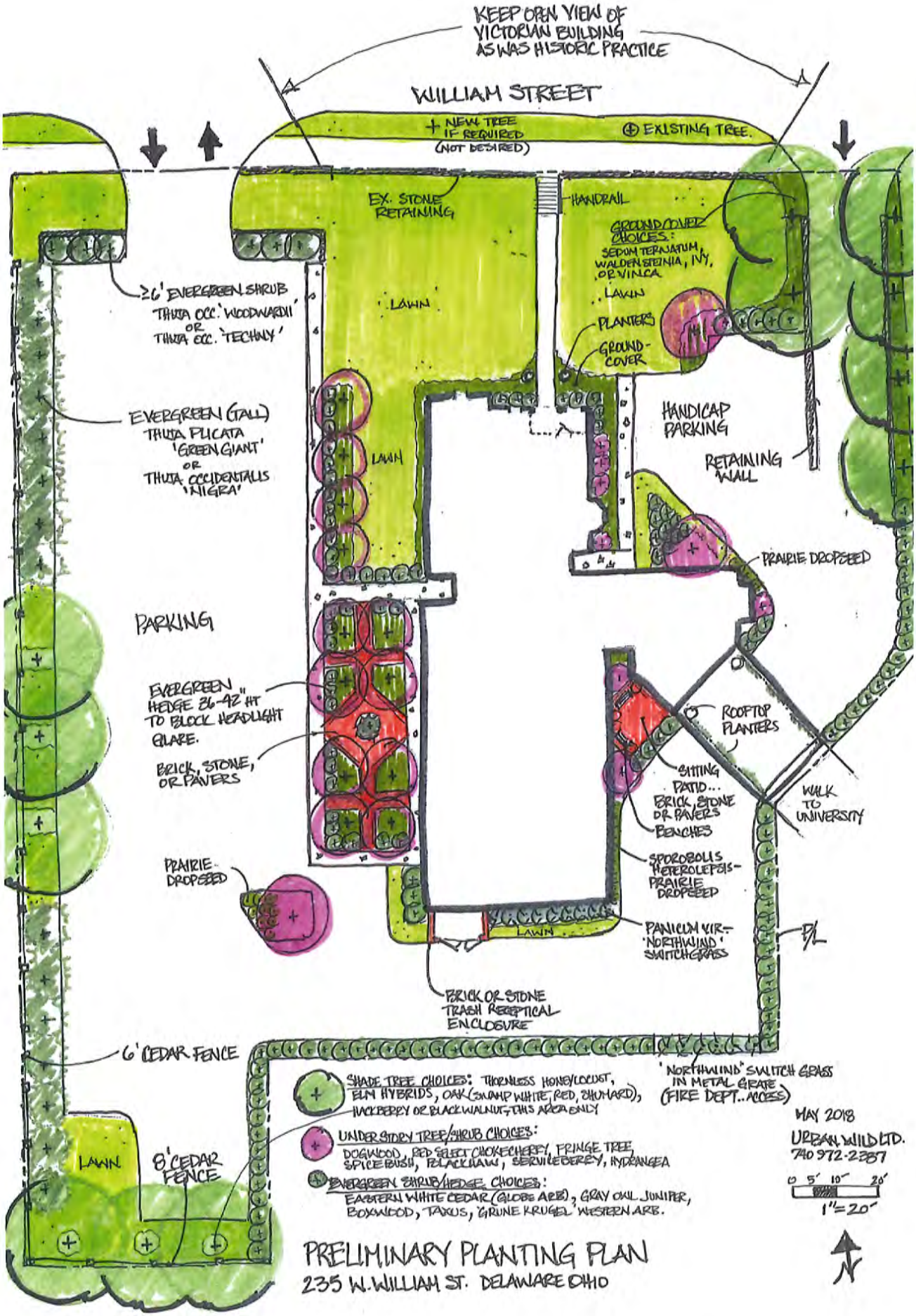
MAY 2018

CITY OF DELAWARE

CITY OF DELAWARE
ENGINEERING REVIEW
CONCIPT PLAN

WESLEYAN INN PROPOSED HOTEL

No.	Date	Revision	Initials


KEEP OPEN VIEW OF VICTORIAN BUILDING AS WAS HISTORIC PRACTICE
WILLIAM STREET
+ NEW TREE IF REQUIRED (NOT DESIRED)
⊕ EXISTING TREE.
EX. STONE RETAINING
HANDRAIL
GROUNDCOVER CHOICES: SEDUM TERNATUM, WALDENSTEINIA, IVY, OR VINCA
LAWN
≥6' EVERGREEN SHRUB THUJA OCC. 'WOODWARDII' OR THUJA OCC. 'TECHNY'
PLANTERS
GROUND-COVER
EVERGREEN (TALL) THUJA PLICATA 'GREEN GIANT' OR THUJA OCCIDENTALIS 'NIGRA'
HANDICAP PARKING
RETAINING WALL
PRAIRIE DROPSEED
PARKING
EVERGREEN HEDGE 36-42" HT TO BLOCK HEADLIGHT GLARE.
BRICK, STONE, OR PAVERS
ROOFTOP PLANTERS
SITTING PATIO... BRICK, STONE OR PAVERS
BENCHES
WALK TO UNIVERSITY
SPOROBOLUS HETEROLEPIS - PRAIRIE DROPSEED
PANICUM VIR. - 'NORTHWIND' SWITCHGRASS
BRICK OR STONE TRASH RECEPTICAL ENCLOSURE
6' CEDAR FENCE
'NORTHWIND' SWITCH GRASS IN METAL GRATE (FIRE DEPT.. ACCESS)
SHADE TREE CHOICES: THORNLESS HONEYLOCUST, ELM HYBRIDS, OAK (SWAMP WHITE, RED, SHUMARD), HACKBERRY OR BLACK WALNUT - THIS AREA ONLY
UNDER STORY TREE/SHRUB CHOICES: DOGWOOD, RED SELECT CHOKECHERRY, FRINGE TREE, SPICE BUSH, BLACKHAW, SERVICEBERRY, HYDRANGEA
EVERGREEN SHRUB/HEDGE CHOICES: EASTERN WHITE CEDAR (GLOBE ARB), GRAY OWL JUNIPER, BOXWOOD, TAXUS, 'GRUNE KRUGEL' WESTERN ARB.
8' CEDAR FENCE
MAY 2018
URBAN WILD LTD.
740 972-2387
0 5' 10' 20'
1"=20'
PRELIMINARY PLANTING PLAN
235 W. WILLIAM ST. DELAWARE OHIO

East Elevation

A-1

West
Elevation

A-2

South
Elevation

A-3

Project: Wesleyan Inn
235 West William St.
Delaware, Ohio

Date: May 21, 2018

Signage

Signage shall follow published City of Delaware zoning code.

A licensed sign company shall prepare drawings and submit sign application at a later date.

Business Logo:
The business identification and name shall appear on each sign. Logo provided by owner is attached.

Signs and Locations

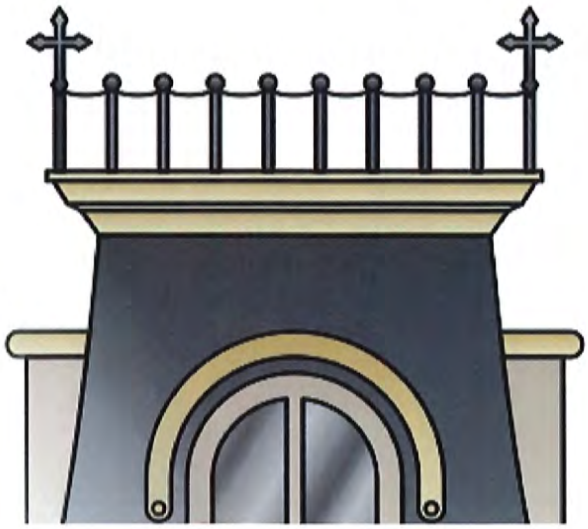
West William Street Business Identification:
Internally illuminated ground sign on limestone base positioned sloped grade directly in front of the existing at a setback line and size prescribed by city code.
Sign shall be two faced and oriented perpendicular to street. 6'-0" x 5'0" H

Curb Cuts: Small directional signs indicating IN, OUT and RIGHT TURN ONLY where required. Appx. 12" W x 24" H

Canopy: The southeast end of new drive-through canopy shall contain a hanging sign above eye level. 5'-0" x 4'-0" H

Entry Doors: The glass above and to the side of entry doors shall have signage identifying the business using simulated etched glass or raised lettering. 6" high and 3" high respectively.

The
Wesleyan
Inn



INTERNATIONAL DARK SKY ASSOCIATION

http://darksky.org/

Outdoor Lighting Basics

Modern society requires outdoor lighting for a variety of needs, including safety and commerce. IDA recognizes this but advocates that any required lighting be used wisely. To minimize the harmful effects of light pollution, lighting should

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

The illustration below provides an easy visual guide to understand the differences between unacceptable, unshielded light fixtures and those fully shielded fixtures that minimize skyglow, glare and light trespass.

Types of Light

Most people are familiar with incandescent or compact fluorescent blubs for indoor lighting, but outdoor lighting usually makes use of different, more industrial, sources of light. Common light sources include low-pressure sodium ("LPS"), high-pressure sodium ("HPS"), metal halide and light emitting diodes ("LEDs").

LPS is very energy efficient but emits only a narrow spectrum of pumpkin-colored light that some find to be undesirable. Yet, LPS is an excellent choice for lighting near astronomical observatories and in some environmentally sensitive areas.

HPS is commonly used for street lighting in many cities. Although it still emits an orange-colored light, its coloring is more "true to life" than that of LPS.

In areas where it's necessary to use white light, two common choices are metal halide and LEDs. One of the advantages of LED lighting is that it can be dimmed. Thus, instead of always lighting an empty street or parking lot at full brightness, LEDs can be turned down, or even off, when they aren't needed and then brought back to full brightness as necessary. This feature both saves on energy and reduces light pollution during the night.

Because of their reported long life and energy efficiency, LEDs are rapidly coming into widespread use, replacing the existing lighting in many cities. However, there are important issues to consider when making such a conversion. See our LED Practical Guide for more information.

Color Matters

As the illustration above, it is crucial to have fully shielded lighting, but we now know that the color of light is also very important. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum. Because blue light brightens the night sky more than any other color of light, it's important to minimize the amount emitted. Exposure to blue light at night has also been shown to harm human health and endanger wildlife. IDA recommends using lighting that has a color temperature of no more than 3000 Kelvins.

Lighting with lower color temperatures has less blue in its spectrum and is referred to as being "warm." Higher color temperature sources of light are rich in blue light. IDA recommends that only warm light sources be used for outdoor lighting. This includes LPS, HPS and low-color-temperature LEDs. In some areas, the white light of even a low-color-temperature LED can be a threat to the local nighttime environment. In those cases, LPS or narrow-spectrum LEDs are preferred choices.

Outdoor Lighting Basics

Modern society requires outdoor lighting for a variety of needs, including safety and commerce. IDA recognizes this but advocates that any required lighting be used wisely. To minimize the harmful effects of light pollution, lighting should

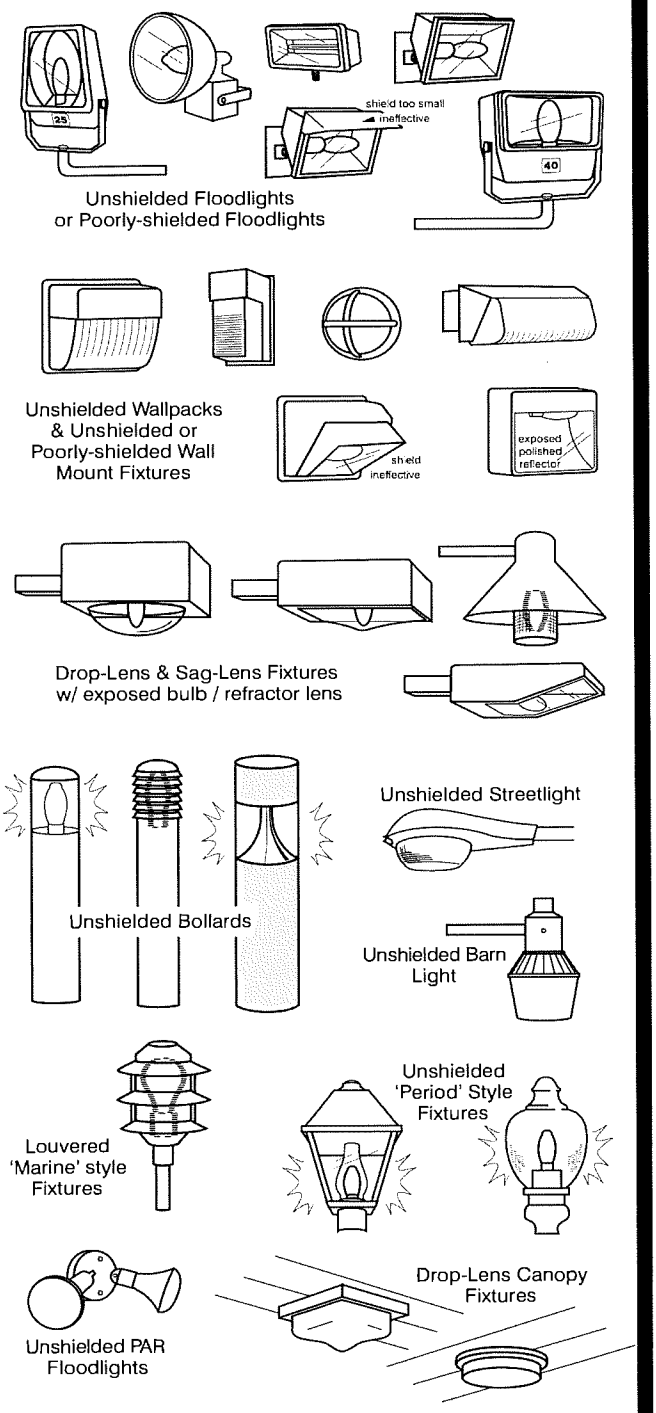
- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

The illustration below provides an easy visual guide to understand the differences between unacceptable, unshielded light fixtures and those fully shielded fixtures that minimize skyglow, glare and light trespass.

Examples of Acceptable / Unacceptable Lighting Fixtures

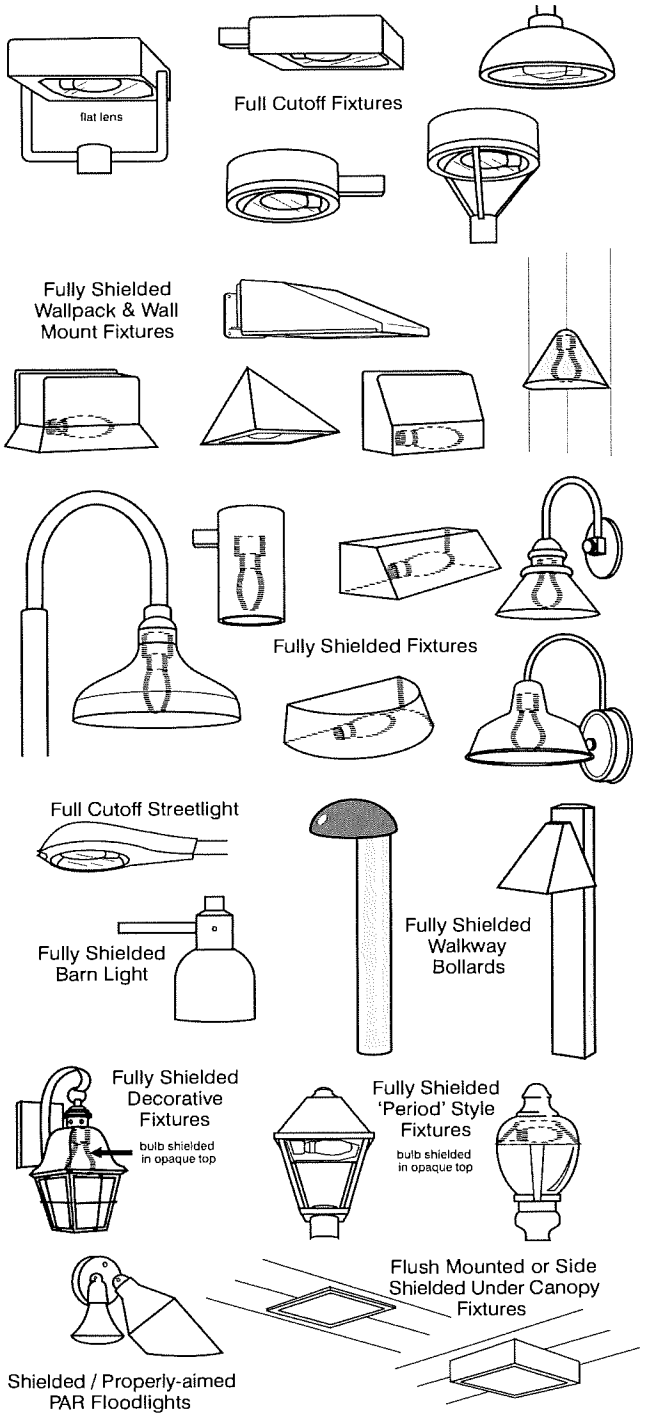
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crelin© 2005. Rendered for the Town of Southampton, NY. Used with permission.

Project: Wesleyan Inn
235 West William St.
Delaware, Ohio

Date: May 16, 2018

Site Lighting

Site lighting shall follow, as much as possible, published outdoor lighting recommendations from the International Dark Sky Association in addition to City of Delaware zoning code.

Site Lighting Plan: Lighting plan, cut sheets, and photo metrics shall be submitted at a later date.

Lamps, Lighting Fixtures and Locations

Lamps: All light fixtures shall be 'warm' LED with a color temperature not to exceed 3,000 degrees Kelvin. All lights shall be shielded.

Entry Drives: Shielded landscaping light fixtures not to exceed 16" high.

Driveway: Shielded landscaping light fixtures not to exceed 16" high.

Sidewalks: Fully Shaded Walkway Bollards not to exceed 36" high.

Parking Lot: Fully Shaded Walkway Bollards not to exceed 36" high.
Shielded landscaping light fixtures not to exceed 16" high.
Shield wall washer up lights as base of trees.
Fully shielded wall mount fixtures on side of privacy fence not to exceed 60" high.

Building Perimeter:
Shielded landscaping light fixtures not to exceed 16" high.
Shielded wall washer up lights as base of foundation.
Shielded wall sconce at entry doors.

Drive-through Canopy:
Recessed can lights on under side of canopy.

Existing Building Tower:
Concealed interior up light LED light fixtures.

Plan④Land

May 7, 2018

Christopher J Posey
243 W. William St.
Delaware, OH 43015

RE: The Wesleyan Inn

Christopher,

As discussed with Jim Manos on May 7, 2018, you have indicated an interest in selling your real property located at 243 W. William St., Delaware, Oh 43015. Jim expressed to you his mutual interest in purchasing this property, contingent upon the following conditions:

1) Purchase price is to be determined upon review of three (3) appraisals, at a price 10% above the highest appraisal;
2) Jim Manos will provide to you $5,000 in refundable earnest money and will pay the cost of an Attorney of your choosing to review subsequent purchase agreement;
3) Purchase will occur upon your request and not sooner than the City of Delaware grants final approval of the development project at 235 & 239 W. William St., known as The Wesleyan Inn; and
4) Purchase will occur only with your continued and memorialized support of the development project known as The Wesleyan Inn.

This letter is intended to affirm mutual understanding between you and Jim Manos. To express your understanding and agreement of these preliminary terms, please sign below and use the enclosed SASE to send this letter back to us. Upon signed remittance of this letter, we will begin drafting a formal purchase agreement for your review.

Christopher Posey
Name (Printed)

Signature

5/8/2018
Date

If you have any further questions about the project, don't hesitate to give me a call at (203) 583-1760 or email me at ben@plan4land.net. Thank you very much!

Sincerely,

Ben Henson, AICP
Principal, Plan 4 Land, LLC

Plan④Land

May 7, 2018

Christopher J Posey
243 W. William St.
Delaware, OH 43015

RE: The Wesleyan Inn

Christopher,

Thank you for allowing us to reach out to you recently on behalf of the Developer of the planned renovation and expansion of the 235 William St. property. As planned, the property will be locally owned and operated as a 43-bed boutique hotel known as The Wesleyan Inn aimed primarily at parents of Ohio Wesleyan students. It will be only slightly larger than the existing building and will include parking, a one-way entrance and a two-way entrance and exit. A copy of the preliminary plan is attached for reference.

Through our discussions, you indicated that you support this project as it has been presented. As our neighbor, your support means everything to us and sends an important message to the City of Delaware. **To show your support of The Wesleyan Inn, please sign this letter below so that we may include it in our efforts in seeking approval from the City of Delaware.** Please use the enclosed SASE to send this letter back to us, or you can also scan and email it to my address below if that is easier.

Christopher Posey
Name (Printed)

Signature

5/8/2018
Date

If you have any further questions about the project, don't hesitate to give me a call at (203) 583-1760 or email me at ben@plan4land.net. Thank you very much!

Sincerely,

Ben Henson, AICP
Principal, Plan 4 Land, LLC

Plan4Land

May 1, 2018

Rodeo Builders, LLC
c/o Jose Valenzuela
230 W. William St.
Delaware, OH 43015

RE: The Wesleyan Inn Parking

Rodeo Builders, LLC c/o Jose Valenzuela,

As we have progressed through preliminary informal review and discussions of The Wesleyan Inn project with the City of Delaware, we have been informed that the City will require the Developer to make improvements to William St. in order to maintain a safe left turn onto Elizabeth St. and a new left turn into the property. There are currently 2 alternatives being discussed (please check your preferred alternative):

☐ **Alternative A:** The left turn lane that allow stacking of cars turning left onto Elizabeth will be extended westward, and a new left turn lane into The Wesleyan Inn will be added as shown on the enclosed preliminary plan. This results in the loss of on-street parking spaces in front of your home.

☐ **Alternative B:** The striping improvements will be made as describe above, and 3 parking spaces will be created by "bumping in" William St. This results in the creation of 3 better protected on-street parking spaces in front of your home. ***** I previously sent a letter that accidentally indicated that this would result in moving the sidewalk 3' onto your property, which is not correct. The bump-in will not encroach upon your property whatsoever. I apologize for any confusion I may have caused. *****

Both alternatives are *concepts* being considered. Neither represents a final solution. With your support, we will continue to explore feasibility and engineering of a preferred alternative. The attached Illustration A shows conceptually what the bump in could look like.

Rodeo Builders LLC
Name (printed) Timothy Hass
by Patty Roberts POA

Rodeo Builders LLC
Signature Timothy Hass
by Patty Roberts
POA

5·8·18
Date

Thank you,

Ben Henson, AICP
Principal, Plan 4 Land, LLC

Plan④Land

May 1, 2018

Molly B. Owen
232 W. William St.
Delaware, OH 43015

RE: The Wesleyan Inn

Molly,

Thank you for allowing us to reach out to you recently on behalf of the Developer of the planned renovation and expansion of the 235 William St. property. As planned, the property will be locally owned and operated as a 43-bed boutique hotel known as The Wesleyan Inn aimed primarily at parents of Ohio Wesleyan students. It will be only slightly larger than the existing building and will include parking, a one-way entrance and a two-way entrance and exit. A copy of the preliminary plan is attached for reference.

Through our discussions, you indicated that you support this project as it has been presented. As our neighbor, your support means everything to us and sends an important message to the City of Delaware. **To show your support of The Wesleyan Inn, please sign this letter below so that we may include it in our efforts in seeking approval from the City of Delaware.** Please use the enclosed SASE to send this letter back to us *this week*, if possible. You can also scan and email it to my address below if that is easier.

Molly Owen
Name (Printed)

Signature

5/5/18
Date

If you have any further questions about the project, don't hesitate to give me a call at (203) 583-1760 or email me at ben@plan4land.net. Thank you very much!

Sincerely,

Ben Henson, AICP
Principal, Plan 4 Land, LLC

Plan4Land

May 1, 2018

Molly B. Owen
232 W. William St.
Delaware, OH 43015

RE: The Wesleyan Inn Parking

Molly,

As we have progressed through preliminary informal review and discussions of The Wesleyan Inn project with the City of Delaware, we have been informed that the City will require the Developer to make improvements to William St. in order to maintain a safe left turn onto Elizabeth St. and a new left turn into the property. There are currently 2 alternatives being discussed (please check your preferred alternative):

☐ **Alternative A:** The left turn lane that allow stacking of cars turning left onto Elizabeth will be extended westward, and a new left turn lane into The Wesleyan Inn will be added as shown on the enclosed preliminary plan. This results in the loss of on-street parking spaces in front of your home.

☑ **Alternative B:** The striping improvements will be made as describe above, and 3 parking spaces will be created by "bumping in" William St. This results in the creation of 3 better protected on-street parking spaces in front of your home. ***** I previously sent a letter that accidentally indicated that this would result in moving the sidewalk 3' onto your property, which is not correct. The bump-in will not encroach upon your property whatsoever. I apologize for any confusion I may have caused. *****

Both alternatives are *concepts* being considered. Neither represents a final solution. With your support, we will continue to explore feasibility and engineering of a preferred alternative. The attached Illustration A shows conceptually what the bump in could look like.

Molly Owen
Name (printed)

Signature

5/5/18
Date

Thank you,

Ben Henson, AICP
Principal, Plan 4 Land, LLC

Plan4Land

May 1, 2018

Clarence M., Jr. & Cleola E. Alspaugh
226 W. William St.
Delaware, OH 43015

RE: The Wesleyan Inn

Clarence & Cleola,

Thank you for allowing us to reach out to you recently on behalf of the Developer of the planned renovation and expansion of the 235 William St. property. As planned, the property will be locally owned and operated as a 43-bed boutique hotel known as The Wesleyan Inn aimed primarily at parents of Ohio Wesleyan students. It will be only slightly larger than the existing building and will include parking, a one-way entrance and a two-way entrance and exit. A copy of the preliminary plan is attached for reference.

Through our discussions, you indicated that you support this project as it has been presented. As our neighbor, your support means everything to us and sends an important message to the City of Delaware. **To show your support of The Wesleyan Inn, please sign this letter below so that we may include it in our efforts in seeking approval from the City of Delaware.** Please use the enclosed SASE to send this letter back to us *this week*, if possible. You can also scan and email it to my address below if that is easier.

CLARENCE M. ALSPAUGH, JR
Name (Printed)

Clarence M Alspaugh Jr
Signature

5-5-2018
Date

If you have any further questions about the project, don't hesitate to give me a call at (203) 583-1760 or email me at ben@plan4land.net. Thank you very much!

Sincerely,

Ben Henson, AICP
Principal, Plan 4 Land, LLC

Plan4Land

May 1, 2018

Clarence M., Jr. & Cleola E. Alspaugh
226 W. William St.
Delaware, OH 43015

RE: The Wesleyan Inn Parking

Clarence & Cleola,

As we have progressed through preliminary informal review and discussions of The Wesleyan Inn project with the City of Delaware, we have been informed that the City will require the Developer to make improvements to William St. in order to maintain a safe left turn onto Elizabeth St. and a new left turn into the property. There are currently 2 alternatives being discussed (please check your preferred alternative):

☐ **Alternative A:** The left turn lane that allow stacking of cars turning left onto Elizabeth will be extended westward, and a new left turn lane into The Wesleyan Inn will be added as shown on the enclosed preliminary plan. This results in the loss of on-street parking spaces in front of your home.

☒ **Alternative B:** The striping improvements will be made at 230 and 232 only! as describe above, and 3 parking spaces will be created by "bumping in" William St. This results in the creation of 3 better protected on-street parking spaces in front of your home. ***** I previously sent a letter that accidentally indicated that this would result in moving the sidewalk 3' onto your property, which is not correct. The bump-in will not encroach upon your property whatsoever. I apologize for any confusion I may have caused. *****

Both alternatives are *concepts* being considered. Neither represents a final solution. With your support, we will continue to explore feasibility and engineering of a preferred alternative. The attached Illustration A shows conceptually what the bump in could look like.

CLARENCE M. Alspaugh, Jr
Name (printed)

Clarence M Alspaugh Jr
Signature

5-5-2018
Date

Thank you,

Ben Henson, AICP
Principal, Plan 4 Land, LLC

kathryn.cawley@plaskolite.com

Dear Plan 4 Land, April 27, 2018

I received your letter and architecture drawing of the proposed hotel. I think it is a great idea as both of the houses are run down and you are keeping the old Perkins house in tack and upgrading it. The kids that used to live there were having parties and bonfires at all hours of the night that keep the neighborhood up. I think the hotel would be a huge improvement to the neighborhood.

I also like the fence separation, a thing we have not had in the past. You have my approval to move forward with this plan.

Thank you and good luck,

Kathryn Cawley

144 Oak Hill Avenue

Delaware, Ohio 43015

Statement at the Planning Commission
[draft 6/6/18]

Thomas Wolber
272 Hearthstone Dr.
Delaware, OH 43015

I am speaking tonight as a member of the Shade Tree Commission of the City of Delaware, but not in any official capacity. Shade Tree did not meet in March and May and may not meet in June either, but this issue is urgent.

The Shade Tree Commission was founded in 1977 as an advisory board to the Delaware City Council. The original charter outlines that it shall be its duty, among other items, to ensure the "maintenance and protection" of the trees and the tree canopy within the City of Delaware. The City's "Codified Ordinances" provide specific guidance to that effect. Chapter 1168 states that the purpose of the "Tree Preservation Regulations" is "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" (1168.01). Maintaining the current tree cover (tree canopy) in the city is one of the stated goals (1168.07). Specifically, section 1168.01 mentions the replacement of trees that might be removed in the course of land development and building construction. A "tree replacement plan" is required. In *all* zoning districts (no exemption for areas zoned A is listed), major trees (6" or more) in good condition 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 (1168.04). Although 100% on-site tree replacement is desired and 50% on-site tree replacement is required, developers also have the option of using a tree-bank site and/or a tree-bank fund to make up for any difference. The current replacement fee for healthy major trees is $100 per caliper inch, according to the City's fee schedule.

The property at 235-239 W. William St. (the 1.09-acre lot for the future Wesleyan Inn) reportedly encompasses a total of 473 caliper inches of trees. The stated plan is to remove 320 caliper inches of trees while preserving 153 caliper inches. (In fact, 91 inches were already removed in February 2018.) The shortfall is thus 320 inches (not 167 inches).

Therefore, the applicant is required to make a payment of $32,000 into the Tree Fund (not $16,700 as stated in the documents in front of the Planning Commission).

Unless someone can explain the rationale for the "fuzzy math" in the development plan for the Wesleyan Inn, from where this member of the Shade Tree Commission sits the current tree-removal plan does not meet the requirements of Chapter 1168 of the Codified Ordinances as currently written.

Somewhere in your documents is the sentence, "Credit shall be given on a caliper inch basis for any permanently preserved t[r]ees." This notion of "preservation credit" seems to be at the heart of the matter. The Shade Tree Commission has never accepted and approved such a concept and would be very surprised to hear about it. When we presented our annual report to City Council in April, there was no awareness and no mention of any policy change.

We are aware and concerned, however, that somehow the "preservation credit" concept has entered through the back door into several recent development projects and that, perhaps, the Building Industry Association of Central Ohio has something to do with it. The Shade Tree Commission in April unanimously approved a resolution asking that a member of STC be present at meetings between the City and the BIA when issues involving trees are addressed. If there is a conversation about a new-fangled concept called "preservation credits," the Shade Tree Commission would like to be part of it.

The Shade Tree Commission has been operating on the premise that Delaware's Codified Ordinances are the law of the land. However, it seems the Planning Commission is using a different standard and a different interpretation when it comes to tree replacement. Unfortunately the issue has created unnecessary conflict and confusion, due to no fault of the Shade Tree Commission. It is time to address this issue in the open, not behind closed doors, and to come to a consensus what the standard and the policy is as we move forward.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 25 | DATE: 06/11/2018

ORDINANCE NO: 18-53 | 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 REQUEST BY TERRA ALTA LLC FOR AN AMENDED PRELIMINARY DEVELOPMENT PLAN FOR STOCKDALE FARMS CONSISTING OF 322 SINGLE FAMILY UNITS ON 158.3 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on June 6, 2018

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. 18-53

AN ORDINANCE APPROVING A REQUEST BY TERRA ALTA LLC FOR AN AMENDED PRELIMINARY DEVELOPMENT PLAN FOR STOCKDALE FARMS CONSISTING OF 322 SINGLE FAMILY UNITS ON 158.3 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

WHEREAS, the Planning Commission at its meeting of June 6, 2018 recommended approval of request by Terra Alta LLC for an Amended Preliminary Development Plan for Stockdale Farms consisting of 322 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads. (PC Case 2018-1173).

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

SECTION 1. That the Amended Preliminary Development Plan request by Terra Alta LLC for Stockdale Farms consisting of 322 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads., is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A second access point to the subdivision along Braumiller Road shall be required after 64 lots (during Phase 2 per submitted plans) or per the City Engineer for safety considerations.
3. A dense landscape buffer along the eastern portion of the proposed cluster homes adjacent to the large lot single family residences shall be submitted and approved with the Final Development Plan.
4. The subject application pertains to Phases 1-4 of the single family development and any future development of the Cluster Homes in

Phase 5 shall require Preliminary and Final Development Plan approval.

5. The Applicant shall provide a continuous buffer of 8 foot high at planting Norway spruce trees along the back of lots numbered currently 165-171 in Phase 3 of the development in order to adequately screen the adjacent property owner to the north in addition to preserving the tree line where it exists in this location already. The Association of Homeowners shall be responsible for the maintenance and/or replacement of the Norway spruce trees.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 26 | DATE: 06/11/2018

ORDINANCE NO: 18-54 | 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 REQUEST BY TERRA ALTA LLC FOR AN AMENDED PRELIMINARY SUBDIVISION PLAT FOR STOCKDALE FARMS CONSISTING OF 322 SINGLE FAMILY UNITS ON 158.3 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

BACKGRUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on June 6, 2018.

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. 18-54

AN ORDINANCE APPROVING A REQUEST BY TERRA ALTA LLC FOR AN AMENDED PRELIMINARY SUBDIVISION PLAT FOR STOCKDALE FARMS CONSISTING OF 322 SINGLE FAMILY UNITS ON 158.3 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

WHEREAS, the Planning Commission at its meeting of June 6, 2018 recommended approval a request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 322 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads. (2018-1174).

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

SECTION 1. That the Amendment to the Preliminary Subdivision Plat request by Terra Alta LLC for Stockdale Farms consisting of 322 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads., is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate phases within the development.

4. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.

5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.

6. The off-site stormwater improvements shall comply with the minimum City and County regulations.

7. The proposed bike path along Braumiller Road and along the stream bed shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's Association. The bike path along the stream bed shall be constructed during subject phase it is located in. The bike path along Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.

8. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended from the western portion of the subdivision to Pollock Road to provide a connection to the river parkland. The sidewalk shall be constructed during the subject Phase it is located in.

9. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.

10. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.

11. A minimum 3-6 foot high mound with landscaping shall be located along Braumiller Road except adjacent to lots 88-90 in Phase 2. An easement on the rear of lots 88-90 shall be recorded to require the aforementioned mounding and landscaping.

12. The maintenance of all mounds, landscaping and amenities in the parkland and open space areas shall be the responsibility of the Homeowner's Association with an easement to the City dedicating them open to the public. In addition, all evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper.

13. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.

14. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.

15. The 4.06 acre open space along the Olentangy River shall be dedicated to the City with Phase 1 of the Final Subdivision Plat.

16. For each single family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

17. For each cluster home unit, $200 fee shall be paid for each cluster home unit at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

18. The 1.85 acre tot lot shall be graded relatively flat to be a usable play area (soccer, baseball, football fields).

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

20. A comprehensive sign plan with all permanent and temporary signage including all public opens spaces shall be submitted reviewed and approved prior construction drawing approval.

21. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1.

22. Conservation easements shall be provided over the entire length of all the existing streams on the site and shall be recorded with each final plat.

23. The 4.06 acre open space along the Olentangy River shall be dedicated to the City with Phase 1 of the Final Subdivision Plat.

24. The Applicant shall provide a continuous buffer of 8 foot high at planting Norway spruce trees along the back of lots numbered currently 165-171 in Phase 3 of the development in order to adequately screen the adjacent property owner to the north in addition to preserving the tree line where it exists in this location already. The Association of Homeowners shall be responsible for the maintenance and/or replacement of the Norway spruce trees.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 27 | DATE: 06/11/2018

ORDINANCE NO: 18-55 | 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 REQUEST BY TERRA ALTA LLC FOR AN AMENDED FINAL DEVELOPMENT PLAN FOR STOCKDALE FARMS PHASE 1 CONSISTING OF 66 SINGLE FAMILY LOTS ON APPROXIMATELY 42.414 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

BACKGROUND:
See attached report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on June 6, 2018.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 18-55

AN ORDINANCE APPROVING A REQUEST BY TERRA ALTA LLC FOR AN AMENDED FINAL DEVELOPMENT PLAN FOR STOCKDALE FARMS PHASE 1 CONSISTING OF 66 SINGLE FAMILY LOTS ON APPROXIMATELY 42.414 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

WHEREAS, the Planning Commission at its meeting of June 6, 2018 recommended approval of a request by Terra Alta LLC an Amended Final Development Plan for Stockdale Farms Phase 1 consisting of 66 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads. (2018-1176).

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

SECTION 1. That the Amended Final Development Plan request by Terra Alta LLC for Stockdale Farms Phase 1 consisting of 66 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads., is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A second access point to the subdivision along Braumiller Road shall be required after 66 lots are developed (during Phase 2 per submitted plans) or per the City Engineer for safety considerations.
3. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
4. For each single family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 28 | DATE: 6/11/2018

ORDINANCE NO: 18-56 | 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 REQUEST BY TERRA ALTA LLC FOR AN AMENDED FINAL SUBDIVISION PLAT FOR STOCKDALE FARMS PHASE 1 CONSISTING OF 66 SINGLE FAMILY LOTS ON APPROXIMATELY 42.414 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

BACKGROUND:
See attached report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on June 6, 2018.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 18-56

AN ORDINANCE APPROVING A REQUEST BY TERRA ALTA LLC FOR AN AMENDED FINAL SUBDIVISION PLAT FOR STOCKDALE FARMS PHASE 1 CONSISTING OF 66 SINGLE FAMILY LOTS ON APPROXIMATELY 42.414 ACRES ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) LOCATED AT THE NORTHEAST CORNER OF BRAUMILLER AND POLLOCK ROADS.

WHEREAS, the Planning Commission at its meeting of June 6, 2018 recommended approval of a request by Terra Alta LLC for an Amended Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 66 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads (2018-1177).

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

SECTION 1. That the Amended Final Subdivision Plat request by Terra Alta LLC for Stockdale Farms Phase 1 consisting of 66 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads., be the same and is hereby confirmed, approved, and accepted with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate phases within the development.
4. The developer shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.

5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. The off-site stormwater improvements shall comply with the minimum City and County regulations.
7. The proposed bike path along Braumiller Road and along the stream bed shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's Association. The bike path along the stream bed shall be constructed during subject phase it is located in. The bike path along Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.
8. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended from the western portion of the subdivision to Pollock Road to provide a connection to the river parkland. The sidewalk shall be constructed during the subject Phase it is located in.
9. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
10. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
11. A minimum 3-6 foot high mound (where grade allows) with landscaping shall be located along Braumiller Road.
12. The maintenance of all mounds, landscaping and amenities in the parkland and open space areas shall be the responsibility of the Homeowner's Association with an easement to the City dedicating them open to the public. In addition, all evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper.
13. The 1.851 acre pocket park shall be graded relatively flat to be a usable play area (soccer, baseball, football fields).
14. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
15. The 4.06 acre open space along the Olentangy River shall be dedicated to the City with Phase 1 of the Final Subdivision Plat.
16. For each single family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
17. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official achieves compliance with all zoning requirements prior to engineering drawing approval.
18. Conservation easements shall be provided over the entire length of all the existing streams within Phase 1and shall be recorded.

19. A temporary emergency access point shall be located from Braumiller Road north between lots 15 and 16 to Skipton Loop. The design and access of the emergency access point shall achieve compliance with the fire department requirements. When Phase 1, 2 and 3 are completed, the aforementioned emergency access point can be converted to a bike path or the like to be determined by the Homeowners Association.
20. A Del Co water line transverses the rear of lots 4-6 which could impact the building pads of the future houses and shall limit the construction of any accessory structures (decks, etc.) on these lots.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2018-1173-1174 & 1176-1177
REQUEST: Multiple Requests
PROJECT: Stockdale Farms
MEETING DATE: June 6, 2018

APPLICANT/OWNER
Terra Alta LLC
148 West Schrock Road
Westerville, Ohio 43081

REQUESTS
2018-1173: A request by Terra Alta LLC for approval of an Amended Preliminary Development Plan for Stockdale Farms consisting of 322 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
2018-1174: A request by Terra Alta LLC for approval of an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 322 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
2018-1176: A request by Terra Alta LLC for approval of an Amended Final Development Plan for Stockdale Farms Phase 1 consisting of 64 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
2018-1177: A request by Terra Alta LLC for approval of an Amended Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 64 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

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

BACKGROUND
The Stockdale Farms development was originally proposed by Toll Brothers, a nationwide custom home builder. In August of 2003, a Preliminary Development Plan and Preliminary Subdivision Plat were approved by City Council for 387 units (an overall density of 2.47 dwelling units per acre). Toll Brothers, for various reasons, left the central Ohio market and thereby abandoned the Stockdale Farms project. In 2005, an Applicant approached Staff regarding the possibility of undertaking a new plan with several modifications and received approval to allow 370 single family units for a density of 2.34 units per acre. The developer received five extensions of the amended plan and plats over the years until April 2014 when City Council approved a rezoning to allow a PMU (Planned Mixed Use Overly District), a Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to allow 323 single-family units on approximately 158.3 acres for a density of 2.04 units per acre for a revised layout because of the housing market demands and changes in City policies, plans and development requirements since the early 2000's. In August 2014, City Council approved a Final Development Plan and Final Subdivision Plat for Phase 1 of the aforementioned revised plan. Then in 2015, the applicant proposed another revision to the layout primarily because of access and grading issues which yield 320 single family units on approximately 158.3 acres for a density of 2.02 units per acre. The overall layout is similar to the previous approved plan in 2014. Now the applicant is proposing another revised plan that changes the previous traditional main intersection to a roundabout as the main entrance on Braumiller Road that results in a minor redesign of the road network on the western portion of the site and changes the westernmost Braumiller Road access from a full access point to an emergency service only access point which yields 322 single family units on approximately 158.3 acres. This addresses a number of issues raised during the previous approval. The developer is also now the same as that of the Terra Alta property. Overall, the development has improved in this version while maintaining the high quality features of previously approvals such as landscaping, open space, tree preservation and entry features.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for the properties is R-2 –PMU (One Family Residential District with a Planned Mixed Use Overlay District) with specific and high quality development text. The proposed amended plan has 322 single family units (on larger than typical subdivision lots) which is 2 more units than the 2015 Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat approval but would yield 1 less unit than the 2014 approved plan. More specifically, the 244 single family lots would be divided into 184 single family lots on 70 foot wide lots and 60 single family lots on 80 foot wide lots with minimum depths of 150 feet which yields 10,500 and 12,000 square foot lots respectively. The setbacks would be 30 feet for the front and rear yards with the side yard setback of 7.5 feet for 70 foot lots and 10 feet for 80 foot lots. Single-family homes will have a minimum square footage of 1,800 (ranch) to 2,000 (two-story) square feet plus 200 square feet per bedroom in excess of 2 bedrooms. There would be 78 cluster homes on 13.2 acres on the extreme northeastern portion of the site which is the same number of the plan approved in April 2014. As with the approved plans in 2014 and 2015, all the condominium units would be eliminated in this proposal. Of note, the approved PMU zoning development text was modeled after the approved Terra Alta development which is located just north of the subject site and has similar high quality development standards and now being developed by the same master developer.
- **LAND USE**: The proposed residential use is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use at this location. The proposed density (2.03 units per acre) of the revised proposal is less dense than the previous plan approved for the site (2.04 units per acre) which is significantly less than the original plan in 2003 which allowed 2.47 units per acre (387 units). Overall, the proposed development has less single family homes and the same amount of cluster homes as the plan approved in 2014 and 2015, but is much better arranged while addressing issues revised during the last approval.
- **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. It is especially important that the applicant work with the City and County Engineering Departments to resolve any issues related to the proposed roadway network and any traffic improvements and financial obligations. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review. In addition, the County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction, including Braumiller Road improvements.
- **ROADS AND TRAFFIC**: The developer prepared a traffic impact study to determine any improvements that would be required to the transportation network in the area based on the subject development. The City, County and Township reviewed the traffic impact study to determine any specific improvements. The result of the traffic study determined a roundabout on Braumiller Drive as the preferred design addition, which would serve as the main entrance into the development, and a right-in/right-out curb cut on the eastern portion of the development would be the secondary access point into the proposed development. The previously approved full access point on the western most portion of Braumiller Road has been converted to an emergency only access point. A new intersecting street (Broad Furrow Avenue) provides adequate connectivity to the west of the development via the internal road network. Staff finds this to be a welcome change. The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

  The internal street network would be the typical double loaded residential streets that would have to comply with the minimum engineering requirements. The street network would be interconnected with only two cul-de-sacs which allows for easy access for residents and emergency vehicles. As part of the original approval, the applicant has agreed to a transportation contribution of $1,000 per dwelling unit. This contribution will be due upon building permit approval for each unit.

  As discussed with the rezoning, preliminary development plan and plat in 2015, the current City Thoroughfare Plan still has the previously relocated Braumiller Road and future Braumiller Road bridge across the Olentangy River as recommended future improvements, circumstances, funding, and the overall transportation improvements in the area have changed significantly in recent years and these two particular improvements are, for all practical purposes, no longer needed nor required. When the Thoroughfare Plan is revised these will be removed per the City Engineer. The reality is most traffic in this area will do what it

does today and utilize the primary spine roads to access Glenn Parkway and Braumiller Road which in turn will be the major arterial connectors to US 36 / SR 37 and US 23. This revised plan will also further limit the traffic on Pollock Road which is still planned to remain a scenic roadway. Glenn Parkway is currently scheduled to be extended to Berlin Station Road in the next few years (pending funding) further enhancing this regional connectivity. In fact, from a planning viewpoint, it makes for a much better and more cohesive layout which better preserves natural resources, produces superior lots, and provides room for significant parkland improvements over the 2005 approved plan all while reducing the density in the overall subdivision.

Phase 1 would be accessed from the roundabout on Braumiller Road through the main north/south connector (Stockdale Farms Drive). Broad Furrows Avenue would extend west from Stockdale Farms Drive into the main portion of Phase 1 which is located in the southwestern portion of the development that would front Braumiller Road and Pollack Road. A temporary emergency access point would be located from Braumiller Road north between lots 15 and 16 to Skipton Loop. The design and access of the emergency access point would have to achieve compliance with the fire department requirements. When Phase 1, 2 and 3 are completed, the aforementioned emergency access point can be converted to a bike path or the like to be determined by the Homeowners Association. All streets would have to achieve compliance with the minimum engineering standards. Also as part of the original approval, the applicant has agreed to a transportation contribution of $1,000 per dwelling unit due upon building permit approval for each unit. In addition, the developer would be responsible for any roadway improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

- **SITE LAYOUT:** The site is characterized by natural and manmade features which ultimately derives the layout of the development. A stream bisects the site in a north/south orientation with two smaller branches that extend to the east and the proposed plan is sensitive to the existing streams located on the property and minimizes the grading to preserve the natural topography which is unique to the site. Several lots back-up to the aforementioned streams to maximize the rear yard views. In addition, a 150 foot wide overhead transmission easement bisects the site in an east/west orientation that creates a physical barrier. Also, along the western portion of the development there are several lots that are located on a bluff and the rear of the houses would have a nice view of the Olentangy River. The remainder of the subdivision is a typical design with doubled load streets primarily on open farm ground today. Several open spaces, a neighborhood park, pocket parks and a tot lot are clustered where the stream bed and transmission line intersects in the "center" of the development to achieve compliance with open space and park requirements. The developer may bring forward in the future addition recreation enhancements that would be coordinated across the Terra Alta and Stockdale Farms that are now being developed together. The 13.2 acre cluster home phase of the development is located on the extreme northeastern portion of the site and would yield a maximum of 78 clustered homes. In addition, the transmission easement has been creatively worked in the design yielding mostly linear open space and stream corridor preserves, reducing cost but providing a superior overall layout.

  Phase 1 is located in the extreme southwestern portion of the development which fronts on Braumiller Road and Pollack Road with full public access only to Braumiller Road at the roundabout. The site lies approximately 20 feet above Pollock Road with the Ingleton Court cul-de-sac lots on a bluff with the rear of the houses having a nice view of the Olentangy River. The remainder of the Phase 1 is a typical subdivision design with double loaded streets primary on open farmland with two streets forming a loop and three streets that stub into Phase 3 to the north. A 150 foot wide electric easement transverses the northern portion of Phase 1 in an east/west orientation. Two retention ponds and parks are located in this Phase east of Stockdale Farms Drive and north and south of Broad Furrows Avenue respectively. A small park is located within the aforementioned 150 foot wide electric easement in the northern portion of the Phase just south of Bucklewell Drive.

- **LOT SIZES:** Of the 64 lots in Phase 1, 56 lots would be minimum 80 wide lots and 8 lots would be minimum 70 wide lots. The 80 foot wide lots would be a minimum 12,000 square feet with a minimum lot depths of 150 feet while the 70 foot wide lots would be a minimum 10,500 square feet with minimum lot depths of 150 feet. The corner lots would be oversized to achieve compliance with the zoning code. The setbacks would be 30 foot for the front and 40 foot for the rear yards with the side yard setback of 7.5 feet for 70 foot lots and 10 feet for 80 foot lots. All lots meet or exceed minimum requirements of the approved development text are in conformance with the approved Amended Preliminary Development Plan and Preliminary Subdivision Plat.

Single-family homes would have a minimum square footage of 1,800 (ranch) to 2,000 (two-story) square feet plus 200 square feet per bedroom in excess of 2 bedrooms.

- **HOUSE DESIGN:** Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. It should be noted that this text allows for a much higher quality development from both a site planning and architectural design standpoint than that which would be permitted by either base or PRD zoning. Not only would the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text which was modeled after the text approved for the Terra Alta development. Some of the upgrades for the single family houses include: 1.) At least 50% of the front elevation of all homes shall consist of approved natural materials as defined in the text; 2.) EIFS, stucco or similar products are prohibited as an exterior material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.

- **PARKLAND AND OPEN SPACE:** The development has 45.98 acres (just over 30.4%) of open space and parkland (30.75 acres or approximately 20.3% of open space and 15.23 acres or approximately 10.09% of parkland) which exceeds minimum base zoning code requirements. The 8.94 acre (3.80 acres north of Broad Furrows Avenue and 5.14 acres south of Broad Furrows Avenue) neighborhood park is centrally located adjacent to the stream bed west of the main north/south street (Stockdale Farms Drive). A 2.52 acre park is located along the smaller branch of the stream bed just east of the main north/south street and a 1.85 acre park is located within the electric easement south of Bucklewell Drive between Middlehead Street and Ellesmere Drive and is relatively flat for an open playfield (soccer, baseball, football, etc.). This allows for parks on the east and west portions of the subdivision. Also, a 1.92 acre tot lot which is programmed with play equipment, a half-court basketball, benches and buffered with mounding and landscaping is located just west of the creek and south of Skipton Loop. The parks will all be owned and maintained by the Homeowners Association but open to the public. Overall, the plan has been and continues to incorporate linear, connected open spaces with area for open play and active parks with play equipment and other amenities. This is consistent with all prior approvals.

  Open space is provided between the rear of the lots along Braumiller Road and Pollock Road with mounding and landscaping buffering views along Braumiller Road. With the addition of the roundabout, lots have ben moved further away from Braumiller Road as well. In addition, the open space along the west side of Pollock Road (approximately 4.06 acres) is being dedicated to the City to protect the floodplain similar to the Terra Alta development and provide linear trail opportunities. Furthermore, open space conservation easements are provided along each of the stream beds within the development.

  In Phase 1, there are three park areas in the subject phase. A passive 3.80 acre park is located north of Broad Furrows Avenue and a passive 5.14 acre park is located south of Broad Furrows Avenue. A 1.85 acre active park is located within the 150 foot electric easement just south of Bucklewell Drive between Middlemead Street and Ellesmere Drive. The relatively flat open playfield should allow for active field space.

- **LANDSCAPING AND SCREENING:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping and park and open space landscaping. The applicant is proposing a 3 to 6 foot high mound with landscaping adjacent to Braumiller Road to screen the rear yards of the houses abutting the roadway except for the rear of lots 88-90. An easement on lots 88-90 shall allow for the aforemention mounding and landscaping and the lots are oversized as a result. Buffering along Pollock Road is not necessary because of the significant grade change (approximately 10 to 30 feet) between Pollock Road and the rear of the lots adjacent to Pollock Road. Except for adjacent to the proposed detention basins along Pollack Road. In addition, the developer is proposing several 8 foot high Norway spruce trees to form a continuous buffer along the rear of lots 165-168 along the northwestern portion of the site to screen the adjacent single family home in addition to the tree line that exists in this location already. Significant landscaping features along with signage are proposed at the main entrance north of the roundabout into the subdivision along Braumiller Road and the easternmost right-in/right out curb cut on Braumiller Road (secondary access curb cut). Both entrance signs would have an approximate 3 foot high granite boulder veneer base with a limestone cap with 14 inch high raised letters installed on a 2 foot high IPE wood panel. The sign base would be 14 feet wide. The right-in/right-out curb cut on the easternmost portion of the

development on Braumiller Road would be 5 feet high with the same material as the other entrance signs with the initials "SF" instead of the subdivision name. Also, staff recommends appropriate buffering along the eastern portion of the proposed cluster homes adjacent to the large lot single family residences. Furthermore, permanent conservation easements shall be placed around the tree stands and stream corridors as indicated on the plans. The evergreen trees shall be a minimum 6 foot high at installation (except where specified larger) and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impact any utility lines or impede visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.

In Phase 1, the applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, park and open space landscaping. In Phase 1, the applicant is proposing a 3 to 6 foot high mound (where grading allows) with landscaping adjacent to Braumiller Road to screen the rear yards of the houses abutting the roadway. Buffering along Pollock Road is not necessary because of the significant grade change (approximately 20 feet in this area) between Pollock Road and the rear of the lots adjacent to Pollock Road. At the main entrance just north of the roundabout along Stockdale Farms Drive, significant landscaping features along with signage are proposed at the main entrance into Phase 1 along Braumiller Road. The entrance sign would have an approximate 3 foot high granite boulder veneer base with a limestone cap with 14 inch high raised letters installed on a 2 foot high IPE wood panel. The sign base would be 14 feet wide. Furthermore, permanent conservation easements shall be placed around the tree stands and stream corridors in this Phase. The evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impact any utility lines or impede visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans. The developer may decide to rebrand both Terra Alta and Stockdale Farms to be one consistent theme name. This would be a minor change under the zoning text in all likelihood if brought forward and will only enhance the quality and design of the both developments.

- **BIKE PATHS AND PEDESTRIAN ROUTES**: The applicant has provided a bike path/pedestrian route along the north/south stream bed and along the north side of Braumiller Road which are important pathways in the adopted Bicycle and Pedestrian Master Plan 2027. All bike paths, not in a public right-of-way must be in a 10 feet wide public access easement that is owned and maintained by the Homeowner's Association with an easement dedicated to the City for public use. Sidewalks will be provided on both sides of all public streets in the subdivision and future cluster development plan. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations. However, a sidewalk shall be extended from the western portion of the subdivision to Pollock Road to provide a connection to the river parkland in Phase 1 or 3 whichever is appropriate from a grading perspective.

  In Phase 1 the applicant is required to install the bike path along the north side of Braumiller Road to the roundabout to coincide with the required roadway improvements and the bike path along the north/south stream to the phase line. However, the required sidewalk would be required to be extended from the western portion of the subdivision to Pollock Road in Phase 1 or 3 and shall be constructed in that subject Phase.

- **EASEMENTS**: As noted above conservation easements have been provided over the entire length of all the existing streams on the site and should be recorded with each final plat. Also, a conservation easement needs to be provided along the Olentangy River similar to the Terra Alta development, to be recorded with the first final plat.

- **TREE PRESERVATION:** The development is proposed in a manner that maximizes tree preservation on the site while allowing for reasonable development. Consistent with the methodology acceptable in other recent approvals this has already been approved within the approved zoning text and remains in effect. The tree replacement plan requires the following fees at building permit approval:

  - At the time of permit issuance, a $500 fee shall be paid for each single-family lot (total $121,000).

- At the time of permit issuance, a $200 fee shall be paid for each cluster home unit (total $15,600).

Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.

- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer to stub to the adjacent properties. The developer would be responsible for reimbursement of any private sanitary sewer capacity agreements which may be levied on the subject property. In addition, a Del Co water line transverses the rear of lots 4-6 which could impact the building pads of the future houses and will limit the construction of any accessory structures (decks, etc.) on these lots. The City engineers have previously reviewed the utility layout and are generally supportive of the layout as proposed but reserves the right to review such infrastructure in detail as preliminary and final plans and plats are submitted for future phases.
- **LIGHTING PLAN:** A lighting plan would need to be submitted, reviewed and approved by the Chief Building Official that would achieve compliance with the zoning code during the Final Subdivision Plat process for each phase
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed from west to east and south to north. Phase I would be located in the southwest quadrant with access from Braumiller Road and Phase 2 would be located just east of Phase 1 fronting Braumiller Road. The second access point to the subdivision along Braumiller Road would be required after 64 lots (during Phase 2 per submitted plans) or per the City Engineer for safety considerations. Phase 3 would be located in the northwest quadrant just north of Phase 1 and Phase 4 would be located just north of Phase 2. Phase 5, which would consist of the cluster homes, would be located on the extreme northeastern portion of the site. Staff recommends reviewing the proposed phasing to ensure roadway connectivity for Phase 1.

STAFF RECOMMENDATION – (2018-1173 AMDNEDED PRELIMINARY DEVELOPMENT PLAN)
Staff recommends approval of request by Terra Alta LLC for approval of an Amended Preliminary Development Plan for Stockdale Farms consisting of 322 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads, with the following conditions that:.

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A second access point to the subdivision along Braumiller Road shall be required after 64 lots (during Phase 2 per submitted plans) or per the City Engineer for safety considerations.
3. A dense landscape buffer along the eastern portion of the proposed cluster homes adjacent to the large lot single family residences shall be submitted and approved with the Final Development Plan.
4. The subject application pertains to Phases 1-4 of the single family development and any future development of the Cluster Homes in Phase 5 shall require Preliminary and Final Development Plan approval.

STAFF RECOMMENDATION – (2018-1174 AMENDED PRELIMINARY SUBDIVSION PLAT)
Staff recommends approval of a request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 322 single family units on 158.3 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate phases within the development.
4. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. The off-site stormwater improvements shall comply with the minimum City and County regulations.
7. The proposed bike path along Braumiller Road and along the stream bed shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's Association. The bike path along the stream bed shall be constructed during subject phase it is located in. The bike path along Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.
8. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended from the western portion of the subdivision to Pollock Road to provide a connection to the river parkland. The sidewalk shall be constructed during the subject Phase it is located in.
9. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
10. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
11. A minimum 3-6 foot high mound with landscaping shall be located along Braumiller Road except adjacent to lots 88-90 in Phase 2. An easement on the rear of lots 88-90 shall be recoreded to require the aforementioned mounding and landscaping.
12. The maintenance of all mounds, landscaping and amenities in the parkland and open space areas shall be the responsibility of the Homeowner's Association with an easement to the City dedicating them open to the public. In addition, all evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper.
13. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.
14. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
15. The 4.06 acre open space along the Olentangy River shall be dedicated to the City with Phase 1 of the Final Subdivision Plat.
16. For each single family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
17. For each cluster home unit, $200 fee shall be paid for each cluster home unit at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
18. The 1.85 acre tot lot shall be graded relatively flat to be a usable play area (soccer, baseball, football fields).

19. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official achieves compliance with all zoning requirements prior to construction drawing approval.
20. A comprehensive sign plan with all permanent and temporary signage including all public opens spaces shall be submitted reviewed and approved prior construction drawing approval.
21. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1.
22. Conservation easements shall be provided over the entire length of all the existing streams on the site and shall be recorded with each final plat.
23. The 4.06 acre open space along the Olentangy River shall be dedicated to the City with Phase 1 of the Final Subdivision Plat.

STAFF RECOMMENDATION – (2018-1175 AMENDED FINAL DEVELOPMENT PLAN PHASE 1)
Staff recommends approval of a request by Terra Alta LLC for an Amended Final Development Plan for Stockdale Farms Phase 1 consisting of 64 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A second access point to the subdivision along Braumiller Road shall be required after 64 lots are developed (during Phase 2 per submitted plans) or per the City Engineer for safety considerations.
3. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
4. For each single family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

STAFF RECOMMENDATION – (2018-1176 AMENDED FINAL SUBDIVSION PLAT)
Staff recommends approval of a request by Terra Alta LLC for an Amended Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 64 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate phases within the development.
4. The developer shall be responsible for any roadway improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
5. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. The off-site stormwater improvements shall comply with the minimum City and County regulations.
7. The proposed bike path along Braumiller Road and along the stream bed shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's

Association. The bike path along the stream bed shall be constructed during subject phase it is located in. The bike path along Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.

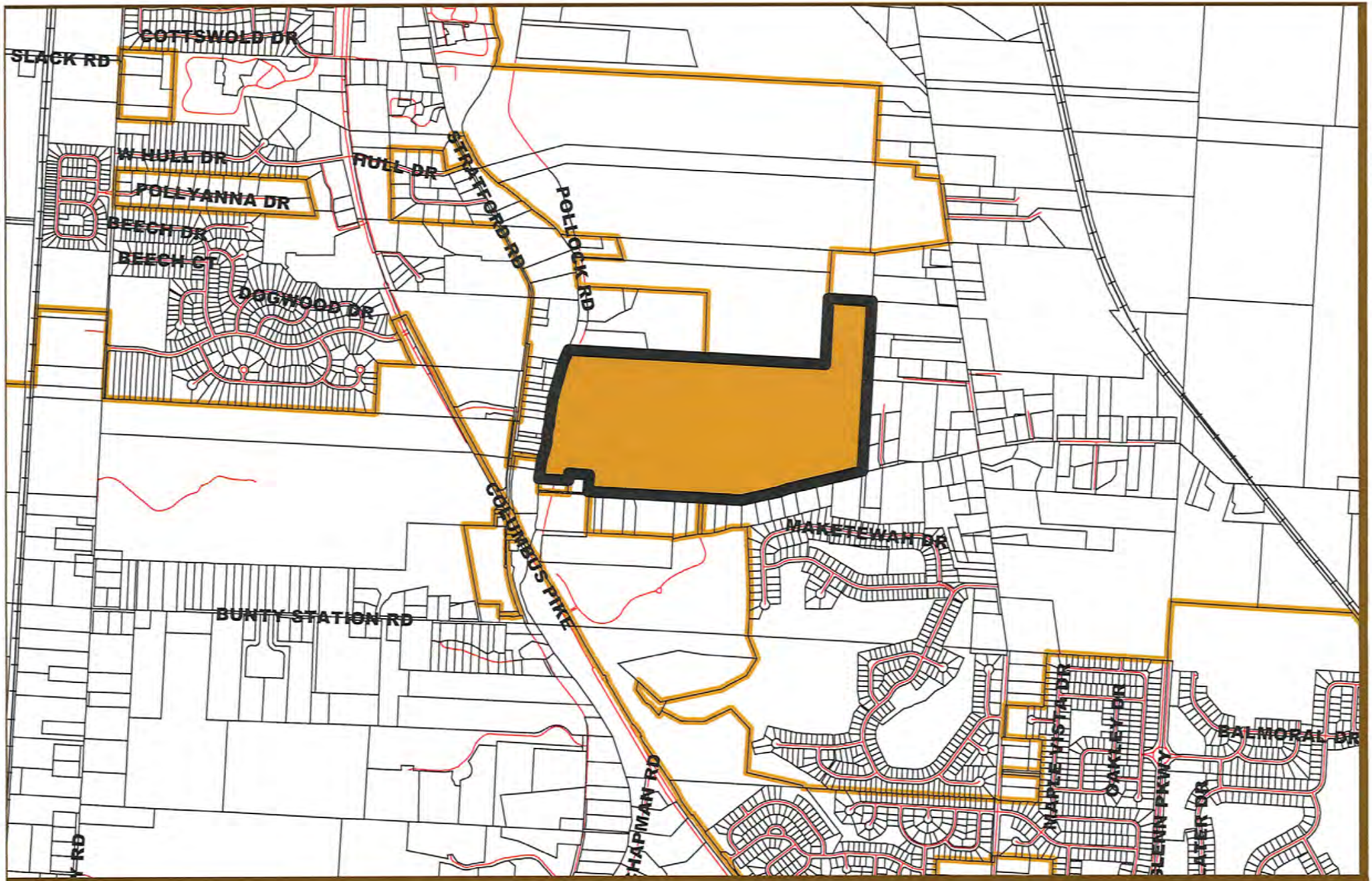
8. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended from the western portion of the subdivision to Pollock Road to provide a connection to the river parkland. The sidewalk shall be constructed during the subject Phase it is located in.
9. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
10. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
11. A minimum 3-6 foot high mound (where grade allows) with landscaping shall be located along Braumiller Road.
12. The maintenance of all mounds, landscaping and amenities in the parkland and open space areas shall be the responsibility of the Homeowner's Association with an easement to the City dedicating them open to the public. In addition, all evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper.
13. The 1.851 acre pocket park shall be graded relatively flat to be a usable play area (soccer, baseball, football fields).
14. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
15. The 4.06 acre open space along the Olentangy River shall be dedicated to the City with Phase 1 of the Final Subdivision Plat.
16. For each single family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
17. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official achieves compliance with all zoning requirements prior to engineering drawing approval.
18. Conservation easements shall be provided over the entire length of all the existing streams within Phase 1and shall be recorded.
19. A temporary emergency access point shall be located from Braumiller Road north between lots 15 and 16 to Skipton Loop. The design and access of the emergency access point shall achieve compliance with the fire department requirements. When Phase 1, 2 and 3 are completed, the aforementioned emergency access point can be converted to a bike path or the like to be determined by the Homeowners Association.
20. A Del Co water line transverses the rear of lots 4-6 which could impact the building pads of the future houses and shall limit the construction of any accessory structures (decks, etc.) on these lots.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

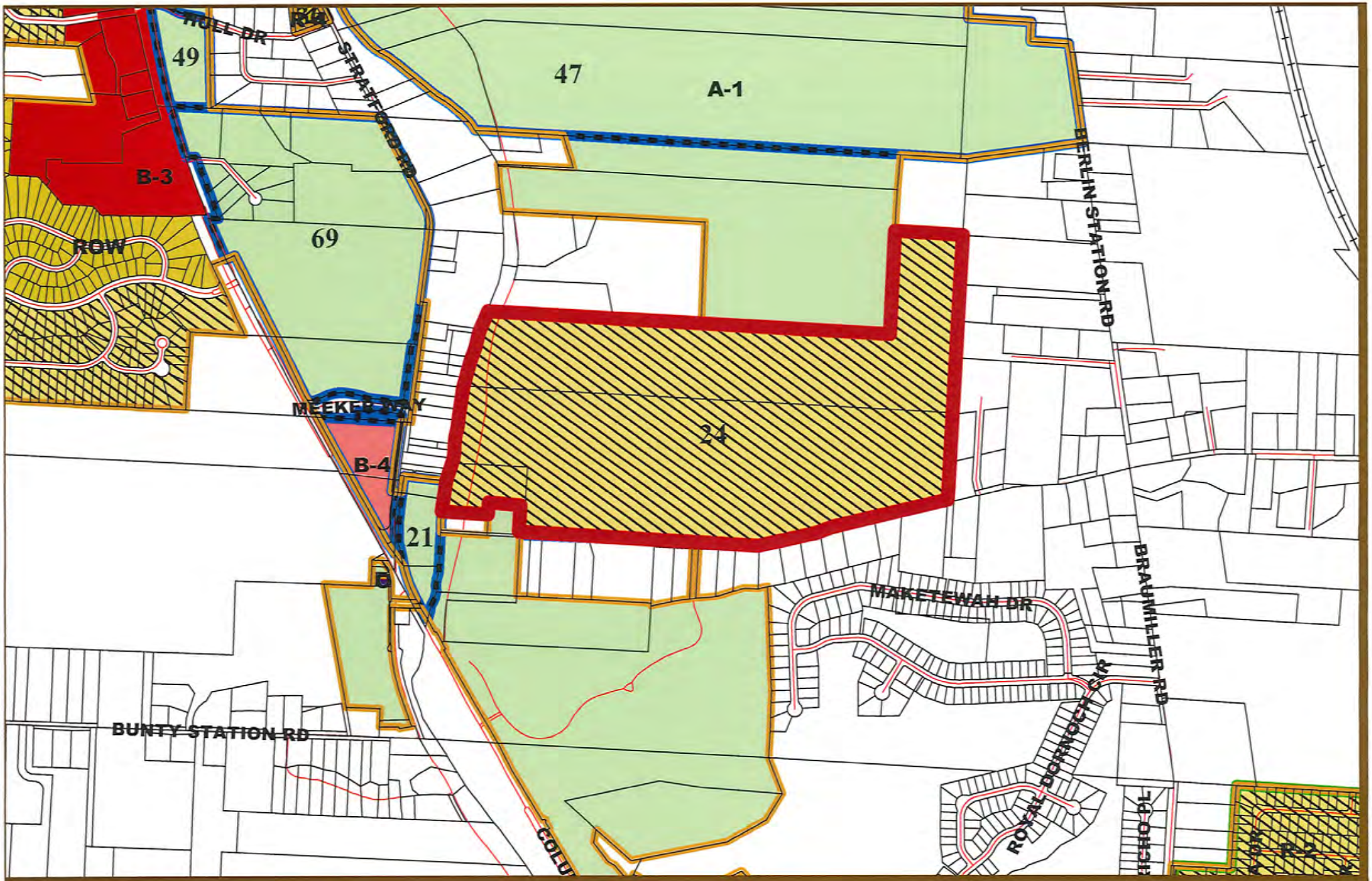
FILE:
ORIGINAL:
REVISED: 05/31 /18



EST 1808
CITY OF
DELAWARE
OHIO

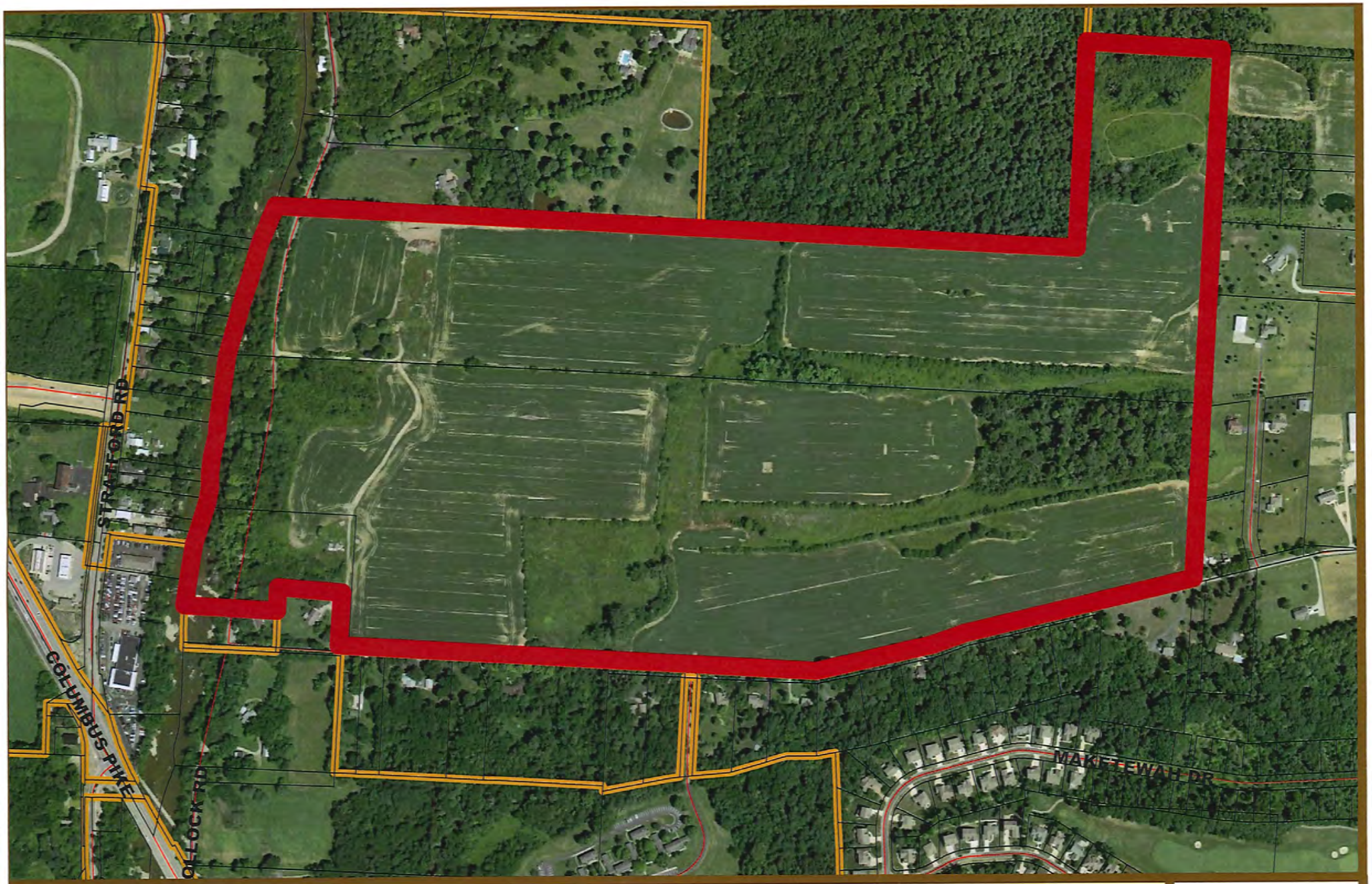
2018-1173-1174 & 1176-1177
Amended Combined Preliminary and Final Development Plan,
& Amended Combined Preliminary and Final Subdivision Plat
Stockdale Farms
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2018-1173-1174 & 1176-1177
Amended Combined Preliminary and Final Development Plan,
& Amended Combined Preliminary and Final Subdivision Plat
Stockdale Farms
Zoning Map



EST 1808
CITY OF
DELAWARE
OHIO

2018-1173-1174 & 1176-1177
Amended Combined Preliminary and Final Development Plan,
& Amended Combined Preliminary and Final Subdivision Plat
Stockdale Farms
Aerial (2016) Map

N

Approved Plan 2015

REVISIONS

ILLUSTRATIVE PLAN

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5455 AVERY ROAD
DUBLIN, OH 43016

Paris Planning & Design
LANDPLANNING + LANDSCAPE ARCHITECTURE
2436 Sullivant Ave Suite 401 Columbus, OH 43223
p 614.621.1161 www.parisplanninganddesign.com

DATE	3/4/2015
PROJECT	15027
SHEET	EX-I.1

Proposed Plan 2018

REVISIONS

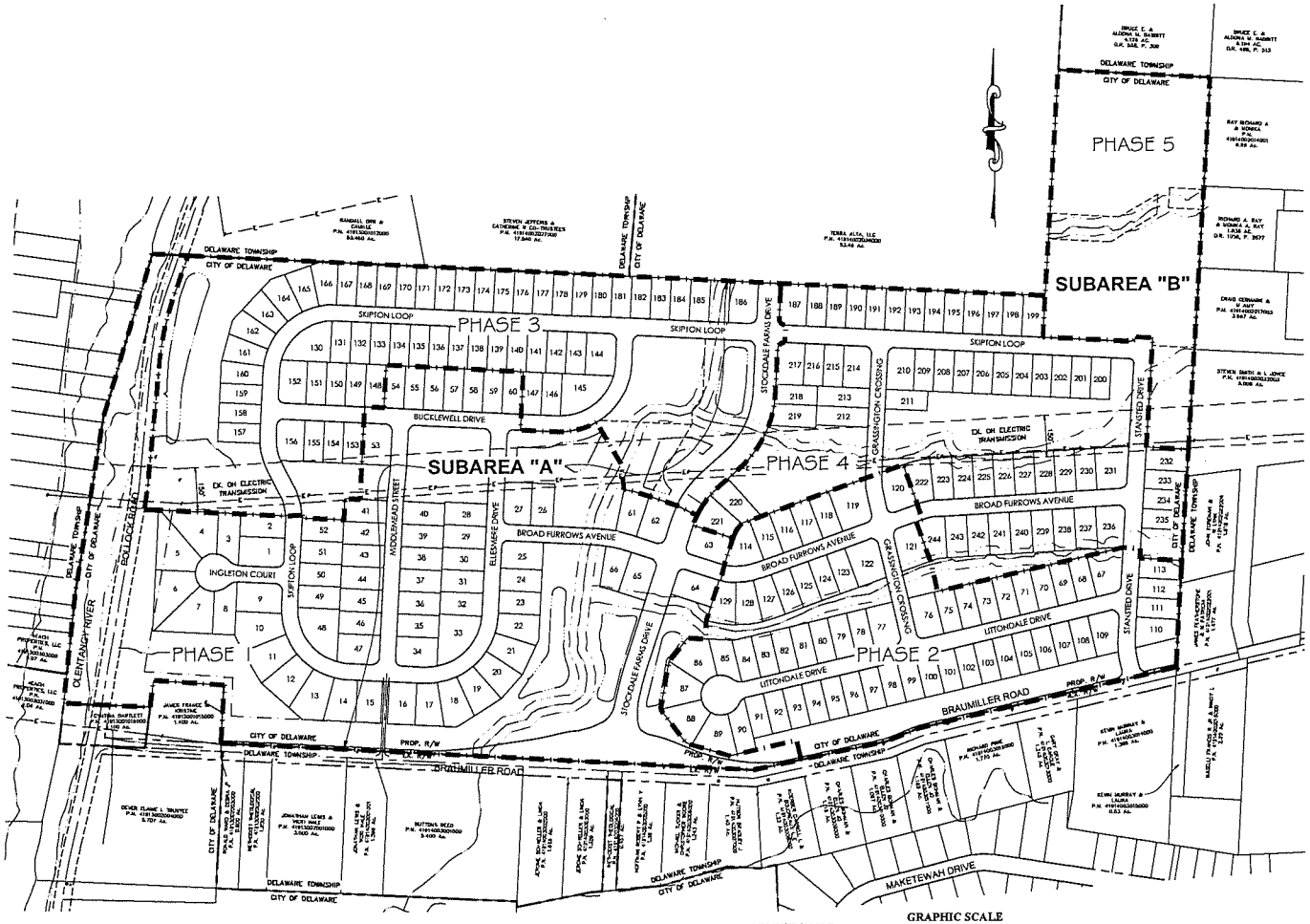
ILLUSTRATIVE PLAN

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
7878 Sir Lord Suite 401 Gambier, OH 43115
P 614.407.7884 www.parisplanninganddesign.com

DATE	5/29/2018
PROJECT	15027
SHEET	ILL

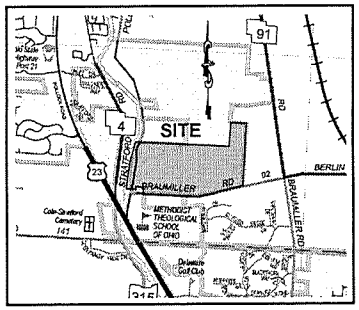
CITY OF DELAWARE, DELAWARE COUNTY OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
STOCKDALE FARMS



VICINITY MAP

GRAPHIC SCALE

1 inch = 200 feet



LOCATION MAP
NO SCALE

INDEX OF SHEETS

TITLE SHEET 1
EXISTING CONDITIONS 2
PHASING & OPEN SPACE PLAN 3
TRAFFIC PLAN 4
TYPICAL SECTIONS & DETAILS 5
MULTI-USE PATH PLAN 6

SITE STATISTICS – R-2 PMU DEVELOPMENT

TOTAL SITE: ..... 158.3 ACRES
R/W AREA – POLLOCK ROAD: ..... 2.25 ACRES
R/W AREA – EX.BRAUMILLER ROAD: ..... 2.38 ACRES (TO BE DEEDED TO COUNTY)
PROP.BRAUMILLER ROAD: ..... 2.68 ACRES
NET SITE AREA LESS R/W: ..... 150.99 ACRES

REQUIRED OPEN SPACE (20% GROSS): ..... 30.20 ACRES
PROVIDED OPEN SPACE: ..... 30.75 ACRES

REQUIRED PARK SPACE (10% GROSS): ..... 15.10 ACRES
PROVIDED PARK SPACE: ..... 15.23 ACRES

CLUSTER HOMES: ..... 78 LOTS
SINGLE FAMILY HOMES (70'X130'): ..... 184 LOTS
SINGLE FAMILY HOMES (80'X150'): ..... 80 LOTS
TOTAL UNITS: ..... 322 UNITS

GROSS DENSITY: 2.03 D.U./ACRE

Ohio Utilities Protection Service
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

OWNER / DEVELOPER
TERRA ALTA, LLC
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
PRIMARY CONTACT:
VINCE ROMANELLI
PHONE: 614-891-2042

ENGINEER
ADVANCED CIVIL DESIGN, LLC
422 BEECHER ROAD
GAHANNA, OHIO 43230
PHONE: 614-428-7750

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N. 5TH STREET, SUITE 401
COLUMBUS OHIO, 43215
PHONE: 614-487-1964

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS
422 Beecher Road
Gahanna, Ohio 43230
Ph. 614.428.7750
Fx. 614.428.7753

PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
TITLE SHEET

Issue Date:
Date: 05/18/2018
Scale: AS NOTED
Drawn By: JKS
Checked By: DDO
Project Number: 16-0022-149
Drawing Number: 1 / 6

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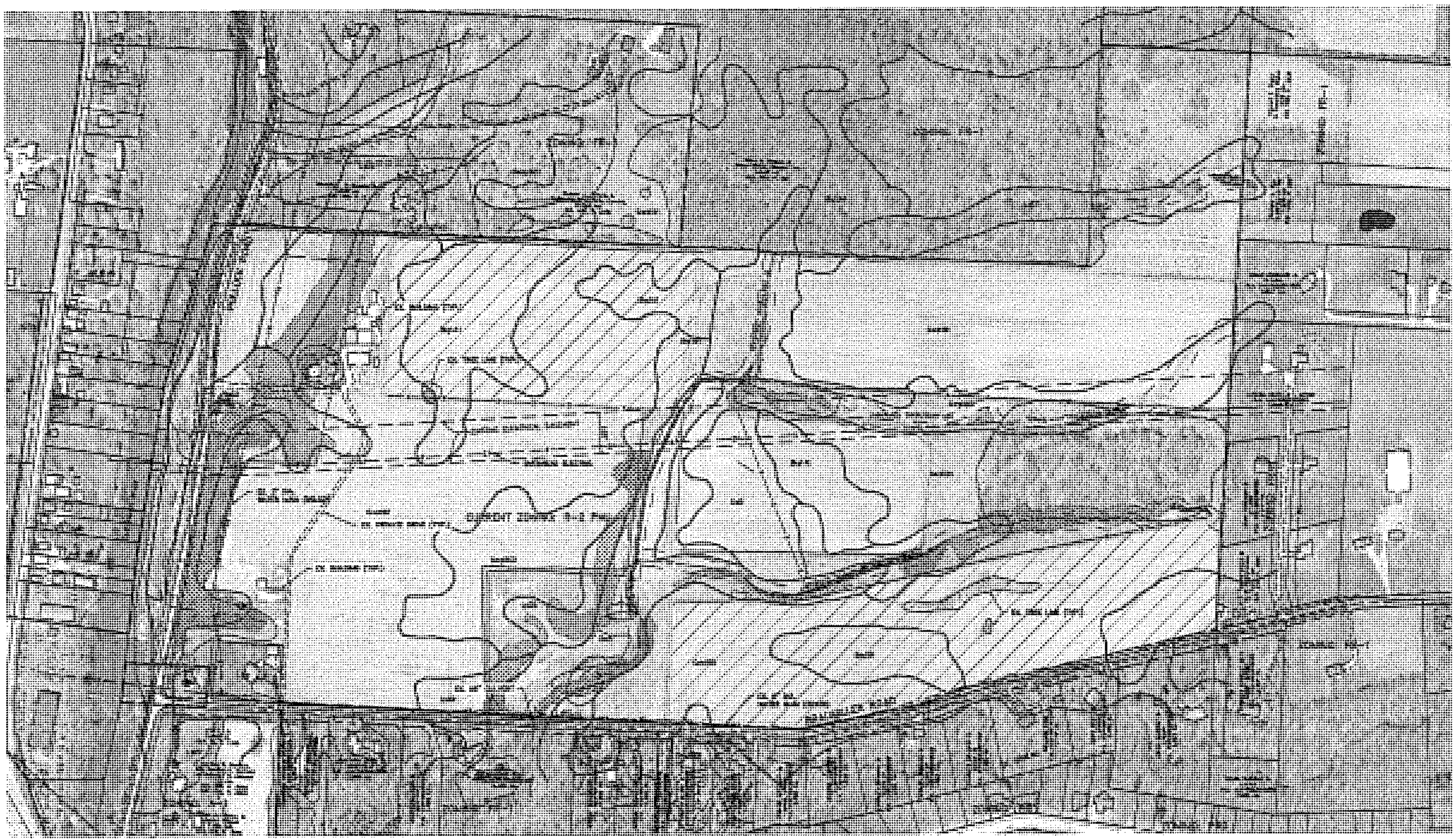


GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

LEGEND

- SOIL MAP BOUNDARY
- EXISTING BUILDING
- EXISTING WOODED AREA
- EXISTING SLOPES GREATER THAN 15%

GENERAL NOTES

1) A SEARCH OF DELAWARE COUNTY SOIL AND WATER CONSERVATION DISTRICT MAPS REVEALED RECORDS OF FIELD TILE IMPROVEMENTS ON THE SUBJECT PROPERTY IN AREAS DESIGNATED AS [hatched area]

2) THE SUBJECT PROPERTY IS LOCATED IN ZONE X ON FEMA'S FLOOD INSURANCE RATE MAP 39041C0115K.

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
Blg1A1	BLOUNT SILT LOAM, D
Blg1B1	BLOUNT SILT LOAM, D
GcB	GALLMAN SILT LOAM, B
Gwd1B1	GLYNWOOD SILT LOAM, D
Gwg3C2	GLYNWOOD CLAY LOAM, D
LyD2	LYBRAND SILT LOAM, C
LyE2	LYBRAND SILT LOAM, C
SoB	SCIOTO SILT LOAM, B
SoA	SLOAN SILTY CLAY LOAM, B/D
W	WATER

ZONING LEGEND

ZONING SYMBOL	ZONINGTYPE
A1	AGRICULTURAL DISTRICT
R-2 PMU	ONE FAMILY RESIDENTIAL DISTRICT WITH A
	PLANNED MIXED USE OVERLAY DISTRICT
FR-1	FARM RESIDENTIAL DISTRICT

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
STOCKDALE FARMS

EXISTING CONDITIONS

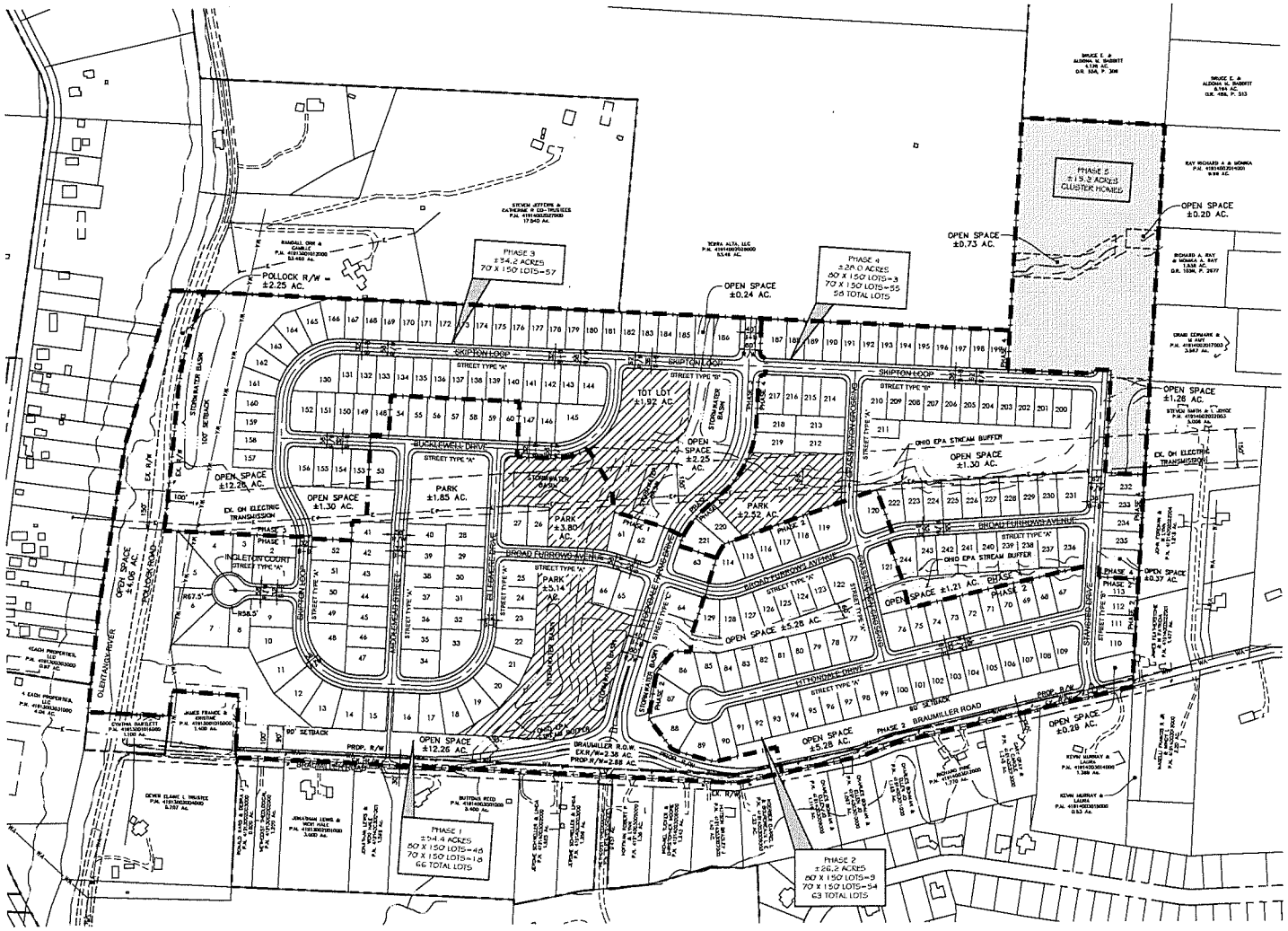
Issue Dates:

Date: 05/18/2018
Scale: 1"=200'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 2 / 6



GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

SITE STATISTICS – R-2 PMU DEVELOPMENT

TOTAL SITE:	158.3 ACRES
R/W AREA – POLLOCK ROAD:	2.25 ACRES
R/W AREA – EX.BRAUMILLER ROAD:	2.38 ACRES (TO BE DEEDED TO COUNTY)
PROP.BRAUMILLER ROAD:	2.88 ACRES
NET SITE AREA LESS R/W:	150.99 ACRES
REQUIRED OPEN SPACE (20% GROSS):	30.20 ACRES
PROVIDED OPEN SPACE:	30.75 ACRES
REQUIRED PARK SPACE (10% GROSS):	15.10 ACRES
PROVIDED PARK SPACE:	15.23 ACRES
CLUSTER HOMES:	78 LOTS
SINGLE FAMILY HOMES (70'X150'):	184 LOTS
SINGLE FAMILY HOMES (60'X150'):	80 LOTS
TOTAL UNITS:	322 UNITS
GROSS DENSITY:	2.03 D.U./ACRE

STREET DATA

STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT-OF-WAY
TYPE "A"	32 FEET	58 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

432 Sawyer Road
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

PHASING & OPEN SPACE PLAN

Issue Dates:

Date: 05/18/2018
Scale: 1"=200'

Drawn By: JRS
Checked By: DDO

Project Number: 16-0022-149

Drawing Number: 3/6

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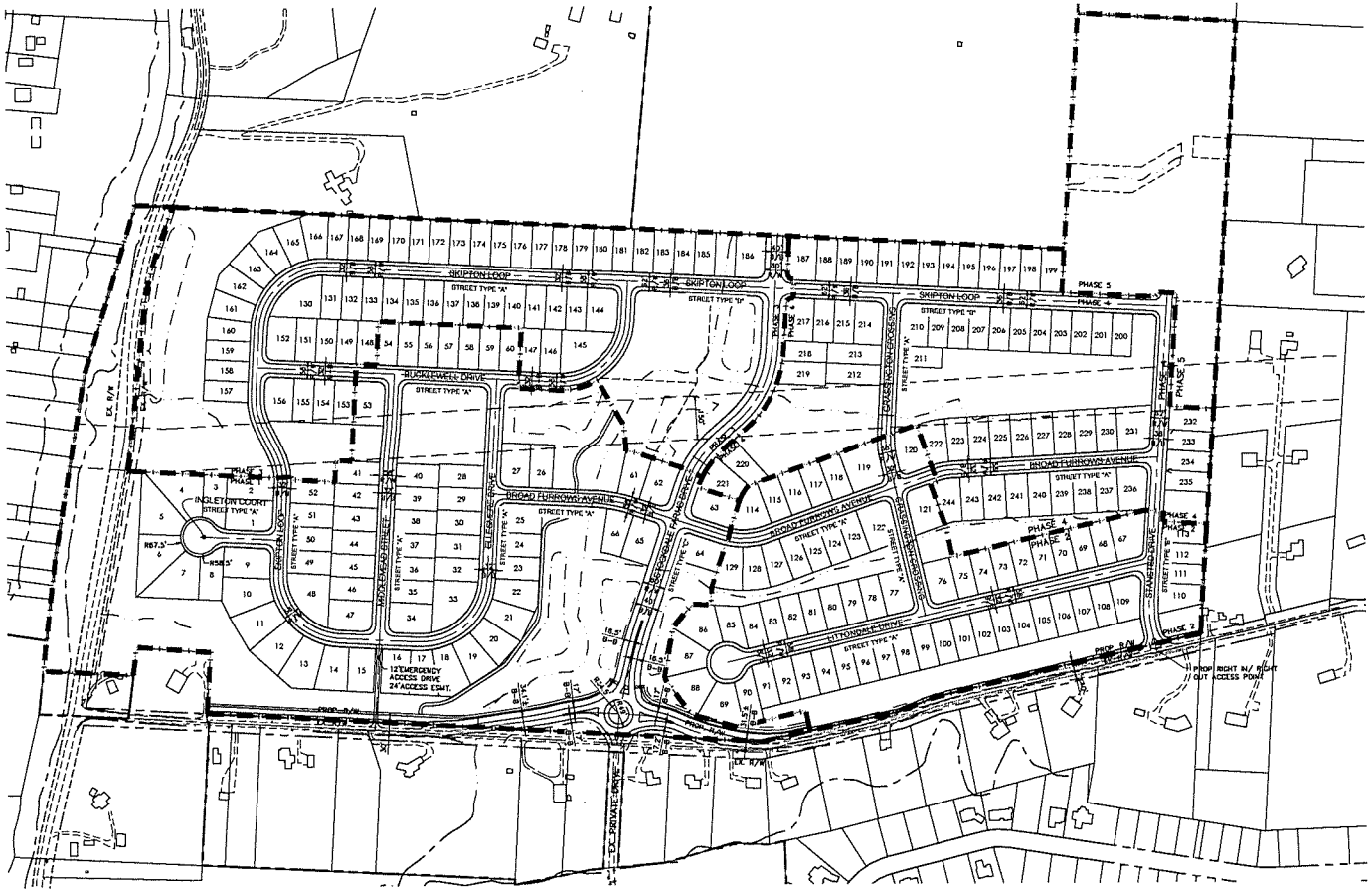

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

SITE STATISTICS – R-2 PMU DEVELOPMENT

TOTAL SITE:	156.5 ACRES
R/W AREA – POLLOCK ROAD:	2.25 ACRES
R/W AREA – EX.BRAUMILLER ROAD:	2.38 ACRES (TO BE DEEDED TO COUNTY)
PROP.BRAUMILLER ROAD:	2.68 ACRES
NET SITE AREA LESS R/W:	150.99 ACRES
REQUIRED OPEN SPACE (20% GROSS):	30.20 ACRES
PROVIDED OPEN SPACE:	30.75 ACRES
REQUIRED PARK SPACE (10% GROSS):	15.10 ACRES
PROVIDED PARK SPACE:	15.23 ACRES
CLUSTER HOMES:	78 LOTS
SINGLE FAMILY HOMES (70'X150'):	184 LOTS
SINGLE FAMILY HOMES (80'X150'):	80 LOTS
TOTAL UNITS:	322 UNITS
GROSS DENSITY:	2.03 D.U./ACRE

STREET DATA

STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	58 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

NOTE:
FUTURE PHASES OF THIS DEVELOPMENT, BEYOND PHASE 1, SHALL BE REQUIRED TO GRANT ADDITIONAL R/W ALONG BRAUMILLER ROAD TO THE CITY OR COUNTY. TO DETERMINE THE WIDTH OF THE PROPOSED R/W, THE ENGINEER SHALL PROPOSE A GEOMETRIC LAYOUT THAT WILL PULL THE CENTERLINE OF BRAUMILLER ROAD AT LEAST 10' TO THE NORTH OF THE EXISTING CENTERLINE IN THE AREA OF THE OXBOW. THE GEOMETRICS SHALL BE BASED ON A 55 MPH DESIGN SPEED. CROSS SECTIONS FROM THE CENTERLINE WILL THEN BE REQUIRED TO SHOW THE FOLLOWING:

A. 12' LANES, CROSS-SLOPED AT 2%
B. 2' PAVED BERMS, CROSS-SLOPED AT 2%
C. 8' SHOULDER, SLOPED AT 1"/FOOT
D. 6' FORESLOPE @ 4:1
E. 2' DITCH BOTTOM
F. 3:1 BACKSLOPE TO EXISTING GRADE.

THE PROPOSED EASEMENT ALONG THE ENTIRE DEVELOPMENT'S FRONTAGE SHALL BE PLACED 5' BEYOND WHERE THE BACKSLOPE MEETS THE EXISTING GRADE. ANY PATH EASEMENT TO THE CITY SHOULD BE LOCATED OUTSIDE OF THE PROPOSED R/W. THE PROPOSED R/W MAY BE DEDICATED IN FEE WITH THE PLAT FOR STOCKDALE FARMS OR GRANTED AS A HIGHWAY EASEMENT.

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS
433 Sawmill Road
Gahanna, OHio 43230
PH: 614.337.7700
FX: 614.428.7726

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

TRAFFIC PLAN

Issue Date:

Date: 05/18/2018
Scale: 1"=200'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 4 / 6

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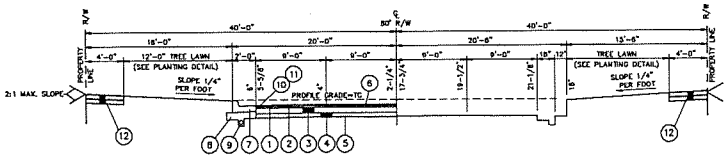
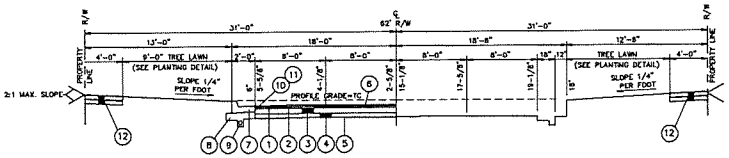


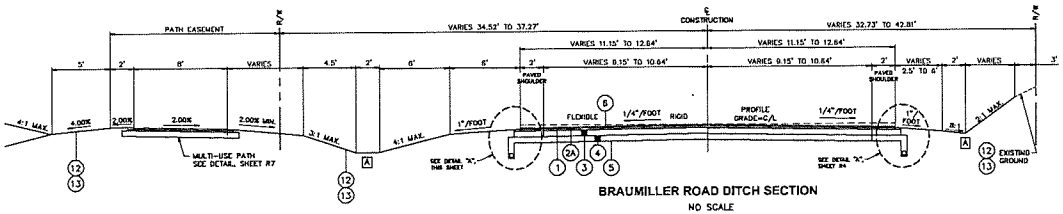
40' STREET TYPE "C"
TYPICAL SECTION (80' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. RDWD-3.0)
NO SCALE

1. 1 1/2" ASPHALT CONCRETE, ITEM 448 TYPE 1 (MEDIUM TRAFFIC) PG 64-22
2. 2" ASPHALT CONCRETE, ITEM 448 TYPE 2 (MEDIUM TRAFFIC) PG 64-22
3. 6" ASPHALT CONCRETE BASE, ITEM 301, PG 64-22
4. 6" AGGREGATE BASE, ITEM 304
5. SUBGRADE COMPACTION, ITEM 203
6. ASPHALT REJUVENATE PER SUPPLEMENTAL SPEC 1540
7. COMBINATION CONCRETE CURB AND GUTTER
8. NO. 8 OR NO. 57 AGGREGATE
9. 4" UNDERDRAIN, ITEM 605
10. TACK COAT, ITEM 407 (FACE/CURB PRIOR TO PAVING)
11. CRACK SEAL, ITEM 423 (EDGE JOINTS)
12. 4" CONC. WALK, ITEM 608 ON 6" ITEM 304 AGG. BASE (BY LOT DEVELOPER UNDER SEPARATE CONTRACT)

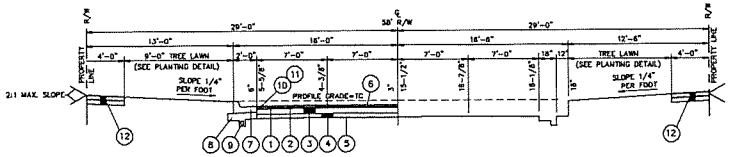


36' STREET TYPE "B"
TYPICAL SECTION (62' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. RDWD-2.0)
NO SCALE

1. 1 1/2" ASPHALT CONCRETE, ITEM 448 TYPE 1 (MEDIUM TRAFFIC) PG 64-22
2. 2" ASPHALT CONCRETE, ITEM 448 TYPE 2 (MEDIUM TRAFFIC) PG 64-22
3. 3" ASPHALT CONCRETE BASE, ITEM 301, PG 64-22
4. 6" AGGREGATE BASE, ITEM 304
5. SUBGRADE COMPACTION, ITEM 203
6. ASPHALT REJUVENATE PER SUPPLEMENTAL SPEC 1540
7. COMBINATION CONCRETE CURB AND GUTTER
8. NO. 8 OR NO. 57 AGGREGATE
9. 4" UNDERDRAIN, ITEM 605
10. TACK COAT, ITEM 407 (FACE/CURB PRIOR TO PAVING)
11. CRACK SEAL, ITEM 423 (EDGE JOINTS)
12. 4" CONC. WALK, ITEM 608 ON 6" ITEM 304 AGG. BASE (BY LOT DEVELOPER UNDER SEPARATE CONTRACT)

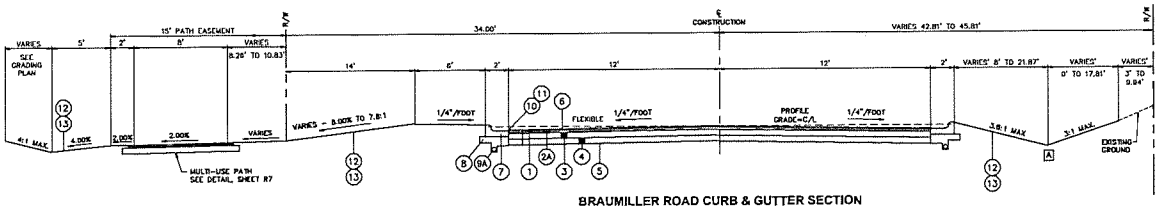


BRAUMILLER ROAD DITCH SECTION
NO SCALE



32' STREET TYPE "A"
TYPICAL SECTION (58' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. RDWD-1.0)
NO SCALE

1. 1 1/2" ASPHALT CONCRETE, ITEM 448 TYPE 1 (MEDIUM TRAFFIC) PG 64-22
2. 2" ASPHALT CONCRETE, ITEM 448 TYPE 2 (MEDIUM TRAFFIC) PG 64-22
3. 3" ASPHALT CONCRETE BASE, ITEM 301, PG 64-22
4. 6" AGGREGATE BASE, ITEM 304
5. SUBGRADE COMPACTION, ITEM 203
6. ASPHALT REJUVENATE PER SUPPLEMENTAL SPEC 1540
7. COMBINATION CONCRETE CURB AND GUTTER
8. NO. 8 OR NO. 57 AGGREGATE
9. 4" UNDERDRAIN, ITEM 605
10. TACK COAT, ITEM 407 (FACE/CURB PRIOR TO PAVING)
11. CRACK SEAL, ITEM 423 (EDGE JOINTS)
12. 4" CONC. WALK, ITEM 608 ON 6" ITEM 304 AGG. BASE (BY LOT DEVELOPER UNDER SEPARATE CONTRACT)

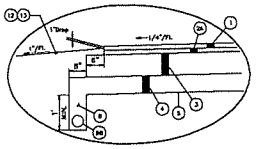


BRAUMILLER ROAD CURB & GUTTER SECTION
NO SCALE

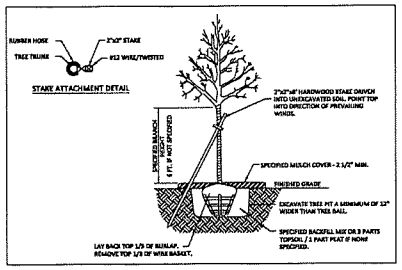
BRAUMILLER ROAD TYPICAL SECTION LEGEND

1. 1 1/2" ASPHALT CONCRETE, ITEM 448 TYPE 1, SURFACE COURSE (MEDIUM TRAFFIC) PG 64-22
2A. 2" ASPHALT CONCRETE, ITEM 448 TYPE 2, INTERMEDIATE COURSE (MEDIUM TRAFFIC) PG 64-22
2B. 1 1/2" ASPHALT CONCRETE, ITEM 448 TYPE 2, INTERMEDIATE COURSE (MEDIUM TRAFFIC) PG 64-22
3. 6" ASPHALT CONCRETE BASE, ITEM 301, PG 64-22
4. 6" AGGREGATE BASE, ITEM 304
4B. 7" PORTLAND CEMENT CONCRETE BASE, CLASS "C", ITEM 305 OR RCC SUPPLEMENTAL SPEC 1523
5. SUBGRADE COMPACTION, ITEM 204
6. ASPHALT REJUVENATE PER SUPPLEMENTAL SPEC 1540
7. STANDARD CONCRETE COMBINED CURB & GUTTER, ITEM 609 (PER RDWD-20.0).
8. NO. 8 OR NO. 57 AGGREGATE
9A. 4" UNDERDRAIN, ITEM 605
9B. 6" UNDERDRAIN, ITEM 605
10. TACK COAT, ITEM 407 (FACE OF CURB PRIOR TO PAVING)
11. CRACK SEAL, ITEM 423 (EDGE JOINTS)
12. SEEDING & MULCHING, ITEM 659
13. TOPSOIL (T=4")
14. STRAIGHT 18-INCH CONCRETE CURB, AS PER PLAN
15. CONCRETE MOUNTABLE CURB, AS PER PLAN
16. TRUCK APRON PAVEMENT, STAMPED COLORED, AS PER PLAN (T=8")
17. 4" CONCRETE SIDEWALK, ITEM 608 AS PER RDWD-19.1
18. NOT USED
19. BITUMINOUS PRIME COAT, ITEM 408, 702.02, RC-250, MC-30, MC-70 OR MC-250 (APPLIED AT 0.40 GAL. PER SQ. YD.)
19B. SEAL COAT, ITEM 409, 702.02, RC-250, RC-800, MC-3000, 702.03, CBAE-800 OR 702.04, RS-1, RS-2, CRS-1, CRS-2 (USING 0.30 GAL. BITUMINOUS MATERIAL PER. SQ. YD.) AND .008 CU. YD. COVER AGGREGATE PER SQ. YD.

A. 2' ROUNDING SHALL APPLY TO ALL BREAKS IN GRADE



DETAIL A
NO SCALE



TREE PLANTING DETAIL

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
423 Beecher Road
Gahanna, OHio 43230
PH: 614.475.9370
FX: 614.428.7759
ENGINEERS

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
STOCKDALE FARMS

TYPICAL SECTIONS & DETAILS

Issue Dates:

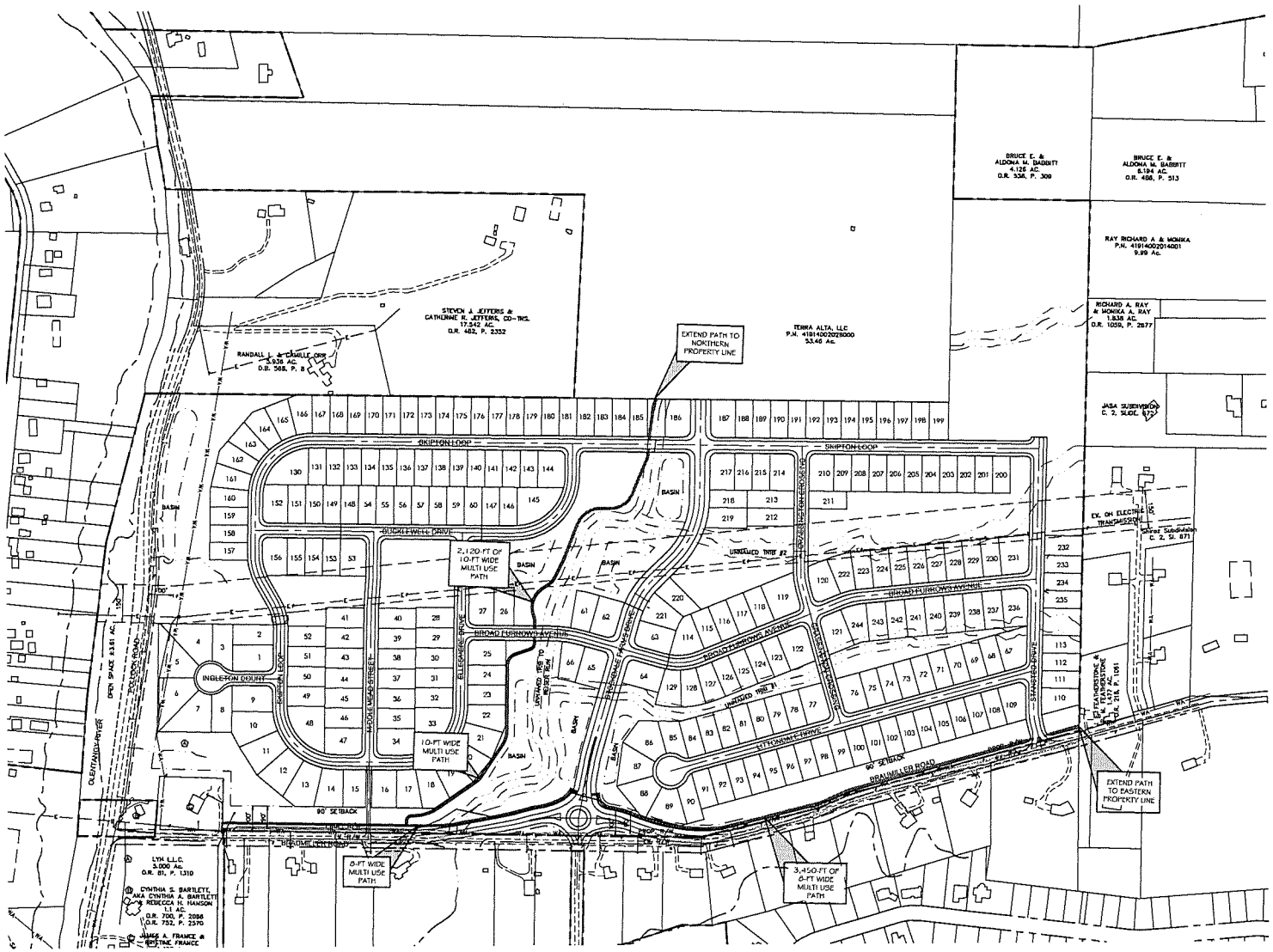
Date: 05/18/2018
Scale: AS NOTED

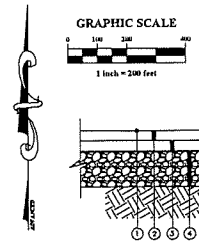
Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 5 / 6

Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\TYPICAL SECTIONS & DETAILS.dwg, 5 TYPICAL SECTIONS & DETAILS May 18, 2018 - 9:07:12am jrs





1. ITEM 1540M PAVEMENT REJUVENATOR AGENT
2. 1-1/2" ITEM 448, ASPHALT CONCRETE, SURFACE COURSE
3. 1-1/2" ITEM 448, ASPHALT CONCRETE, INTERMEDIATE COURSE
4. 8" ITEM 304, AGGREGATE BASE
5. ITEM 204, SUBGRADE COMPACTION

TYPICAL SECTION
MULTI-USE PATH
NO SCALE

SITE STATISTICS – R-2 PMU DEVELOPMENT

TOTAL SITE:	158.3 ACRES
R/W AREA – POLLOCK ROAD:	2.25 ACRES
R/W AREA – EX.BRAUMILLER ROAD:	2.38 ACRES (TO BE DEEDED TO COUNTY)
PROP.BRAUMILLER ROAD:	2.68 ACRES
NET SITE AREA LESS R/W:	150.99 ACRES
REQUIRED OPEN SPACE (20% GROSS):	30.20 ACRES
PROVIDED OPEN SPACE:	30.75 ACRES
REQUIRED PARK SPACE (10% GROSS):	15.10 ACRES
PROVIDED PARK SPACE:	15.23 ACRES
CLUSTER HOMES:	78 LOTS
SINGLE FAMILY HOMES (70'X150'):	184 LOTS
SINGLE FAMILY HOMES (80'X150'):	80 LOTS
TOTAL UNITS:	322 UNITS
GROSS DENSITY:	2.03 D.U./ACRE

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS
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Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
MULTI-USE PATH PLAN

Issue Date:

Date: 05/18/2018
Scale: AS NOTED

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 6 / 6

Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\Bike Path.Plan.dwg Plan May 18, 2018 - 8:06:15am JRS

CITY OF DELAWARE, OHIO
PRELIMINARY PLAT
FOR
STOCKDALE FARMS
FARM LOTS Q, R & T, SECTION 1, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS TOWNSHIP OF DELAWARE, DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, City of Delaware, Quarter Township 1, Township 4, Range 19, U.S.M.D., and being all of that 5.000 acre tract conveyed to LYH L.L.C. of record in Official Record 81, Page 1310, all of that 61.983 acre tract conveyed to LYH L.L.C. of record in Official Record 81, Page 1310 and all of that 91.272 acre tract conveyed to LYH L.L.C. of record in Official Record 81, Page 1307, and described as follows:

Beginning at the southeast corner of said 91.272 acre tract, in the centerline of Braumiller Road;

Thence along the south perimeter of said 5.000 acre and 91.272 acre tracts, the following courses;

S 76° 53' 31" W, 929.44 feet;

S 68° 19' 41" W, 130.87 feet;

S 78° 07' 37" W, 489.59 feet;

N 86° 48' 32" W, 1908.58 feet;

N 03° 21' 16" E, 238.11 feet;

N 85° 43' 47" W, 254.40 feet;

S 08° 55' 56" W, 96.65 feet;

N 87° 01' 33" W, 309.87 feet to the southwest corner of said 5.000 acre tract, in the center of the Olentangy River;

Thence along the west perimeter of said 5.000 acre, 61.983 acre and 91.272 acre tracts, the following courses;

N 06° 16' 06" E, 400.39 feet;

N 09° 18' 26" E, 630.57 feet;

N 18° 49' 53" E, 611.69 feet to the northwest corner of said 61.983 acre tract, in the center of the Olentangy River;

Thence along the north perimeter of said 61.983 acre tract, the following courses;

S 86° 59' 24" E, 3191.68 feet;

N 03° 29' 56" E, 811.83 feet;

S 86° 51' 30" E, 542.50 feet to the northeast corner of said 61.983 acre tract;

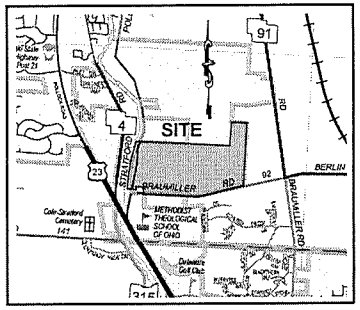
Thence along the east perimeter of said 61.983 acre and 91.272 acre tracts, the following courses;

S 03° 29' 56" W, 1983.01 feet;

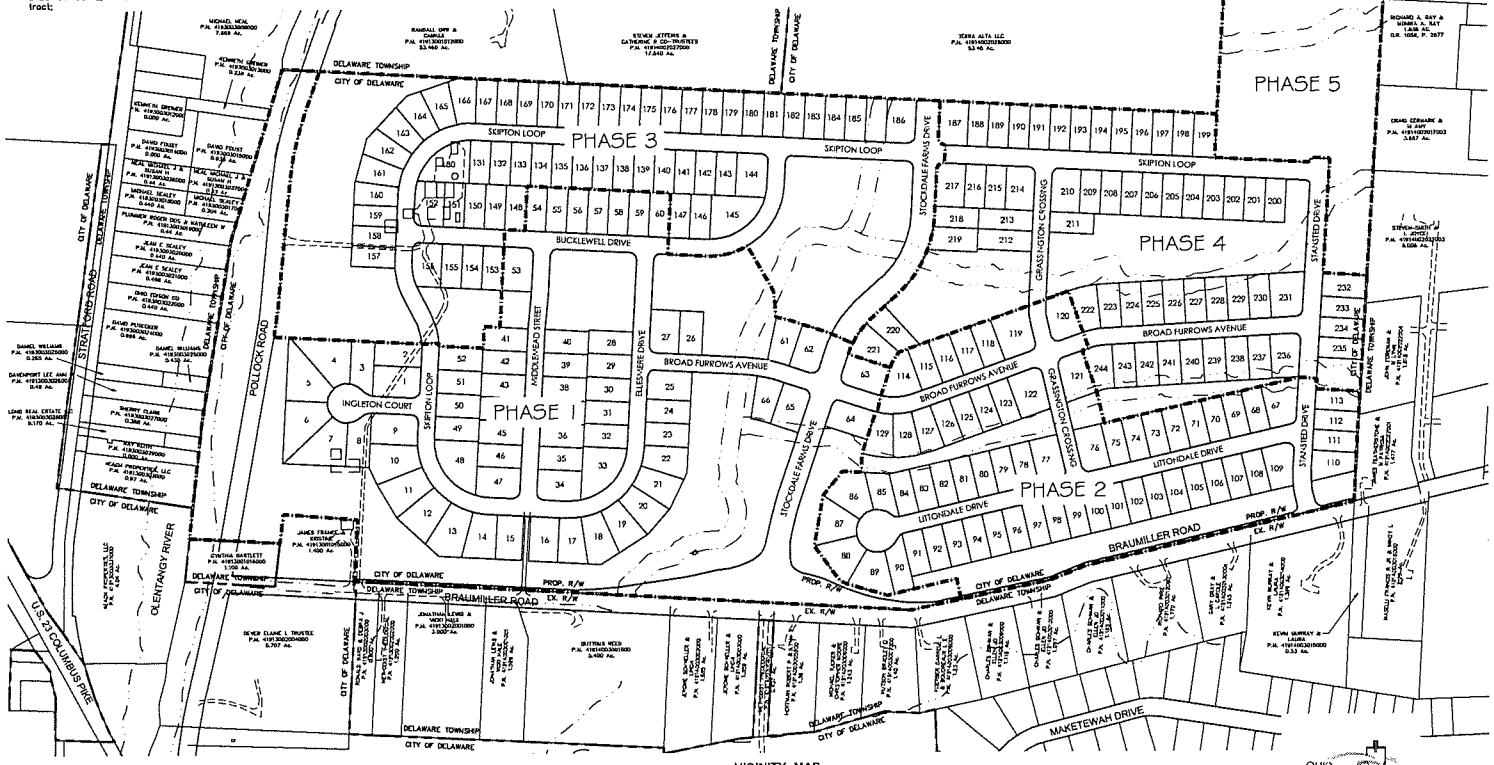
S 02° 41' 46" W, 182.83 feet to the Point of Beginning.

Containing 158.3 acres, more or less, and subject to all legal easements, rights-of-way and restrictions.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.



LOCATION MAP
NO SCALE



INDEX OF SHEETS

TITLE SHEET	1
EXISTING CONDITIONS SITE PLAN	2
UTILITY AND DIMENSION PLAN	3-10
LIGHTING PLAN	11

SITE STATISTICS – R-2 PMD DEVELOPMENT

TOTAL SITE:	158.3 ACRES
R/W AREA – POLLOCK ROAD:	2.25 ACRES
R/W AREA – EX.BRAUMILLER ROAD:	2.38 ACRES
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SINGLE FAMILY HOMES (80'X150'):	80 LOTS
TOTAL UNITS:	322 UNITS
GROSS DENSITY:	2.03 D.U./ACRE

APPROVAL:

The City Of Delaware Signatures On This Plan Signify Only Concurrence With The General Purposes And General Location Of The Proposed Improvement. All Technical Details Remain The Responsibility Of The Professional Engineer Who Prepared And Certified These Plans.

City Clerk, Delaware, Ohio	Date
City Manager, Delaware, Ohio	Date
Planning and Community Development Director Delaware, Ohio	Date
City Engineer, Delaware, Ohio	Date
Utilities Director, Delaware, Ohio	Date
Public Works Director, Delaware, Ohio	Date
Auditor, Delaware, Ohio	Date
Recorder, Delaware, Ohio	Date

NOTE:
The elevations shown on this plan are referenced to the North American Vertical Datum of 1988 (NAVD88).

VICINITY MAP
GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

OWNER / DEVELOPER
TERRA ALTA, LLC
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
PRIMARY CONTACT:
VINCE ROMANELLI
PHONE: 614-891-2042

ENGINEER
ADVANCED CIVIL DESIGN, LLC
422 BEECHER ROAD
GAHANNA, OHIO 43230
PHONE: 614-428-7750

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N. 5TH STREET, SUITE 401
COLUMBUS OHIO, 43215
PHONE: 614-487-1964

OHIO Utilities Protection SERVICE
Call before You Dig
800-362-2764 or 8-1-1
www.oups.org

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PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR
STOCKDALE FARMS
TITLE SHEET

Issue Dates:

Date: 05/18/2018
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 16-0022-149
Drawing Number: 1 / 11

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LEGEND

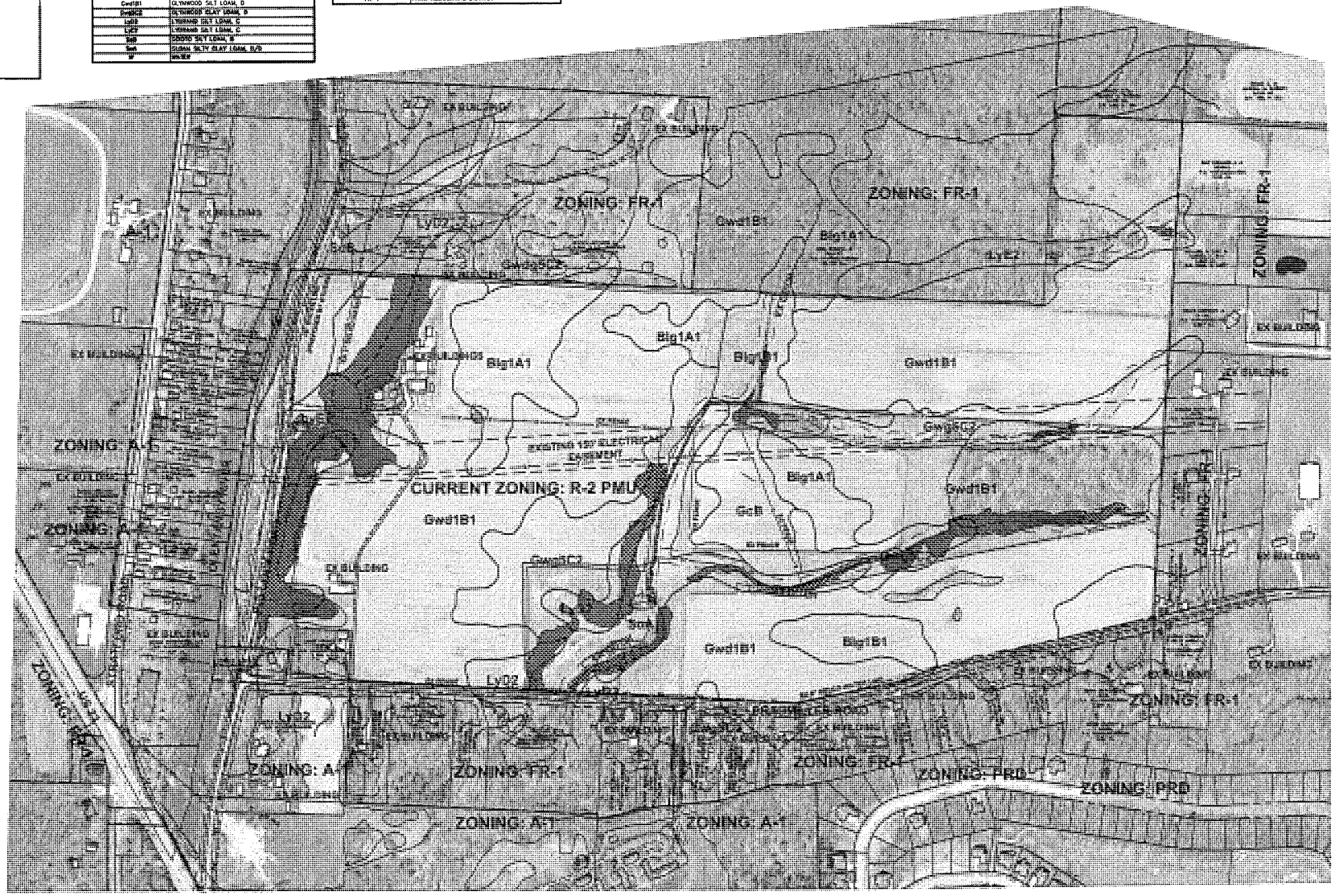
- SOIL MAP BOUNDARY
- EXISTING BUILDING
- WOODS
- SLOPES >15%

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
Blg1A1	BLOUNT SILT LOAM, D
Blg1B1	BLOUNT SILT LOAM, D
Gc8	GALLMAN SILT LOAM, B
Gwd1B1	GLENWOOD SILT LOAM, D
GwdSC2	GLENWOOD CLAY LOAM, D
LyD2	LYBRAND SILT LOAM, C
LyE2	LYBRAND SILT LOAM, C
Sc8	SCIOTO SILT LOAM, B
Sm4	SIDNEY SILTY CLAY LOAM, B/D
W	WATER

ZONING LEGEND

ZONING SYMBOL	ZONINGTYPE
A1	AGRICULTURAL DISTRICT
R-2 PMU	ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT
FR-1	FARM RESIDENTIAL DISTRICT



GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

422 Beecher Road
Columbus, Ohio 43230
(614) 416.7779
(614) 416.7779

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT
FOR
STOCKDALE FARMS

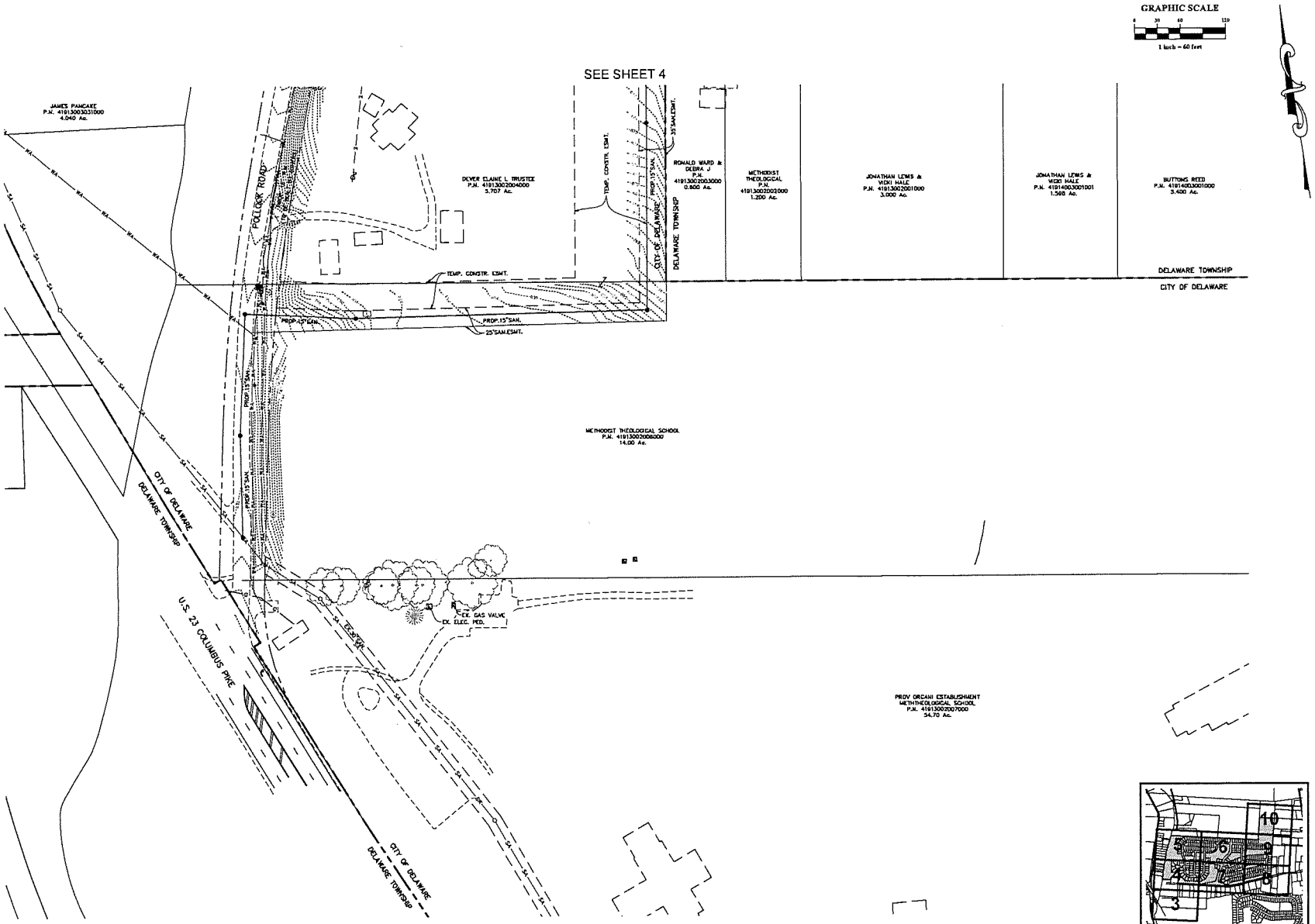
EXISTING CONDITIONS SITE PLAN

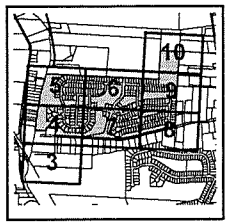
Date: 05/18/2018
Scale: 1"=200'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 2 / 11





UTILITY AND DIMENSION PLAN
SHEET INDEX
NO SCALE

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

432 Beecher Road
Columbus, Ohio 43230
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fax 614.428.7753

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT

FOR

STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 3

Issue Date:

Date: 05/18/2018
Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 3 / 11

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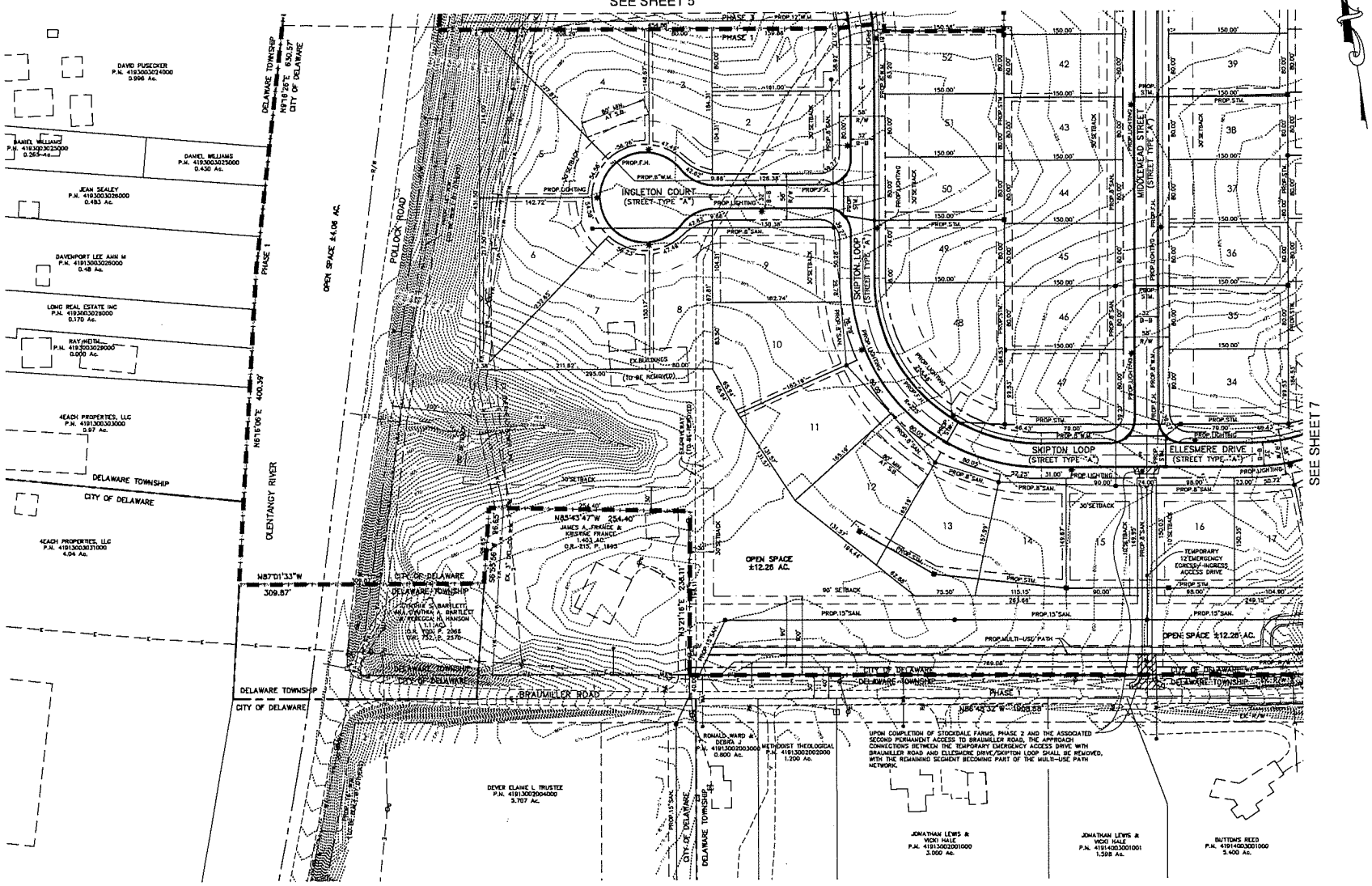
STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	58 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet



PLAN PREPARED BY:

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Columbus, Ohio 43230
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fax 614.428.7715

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT
FOR
STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 4

Issue Date:

Date: 03/18/2016
Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 4 / 11

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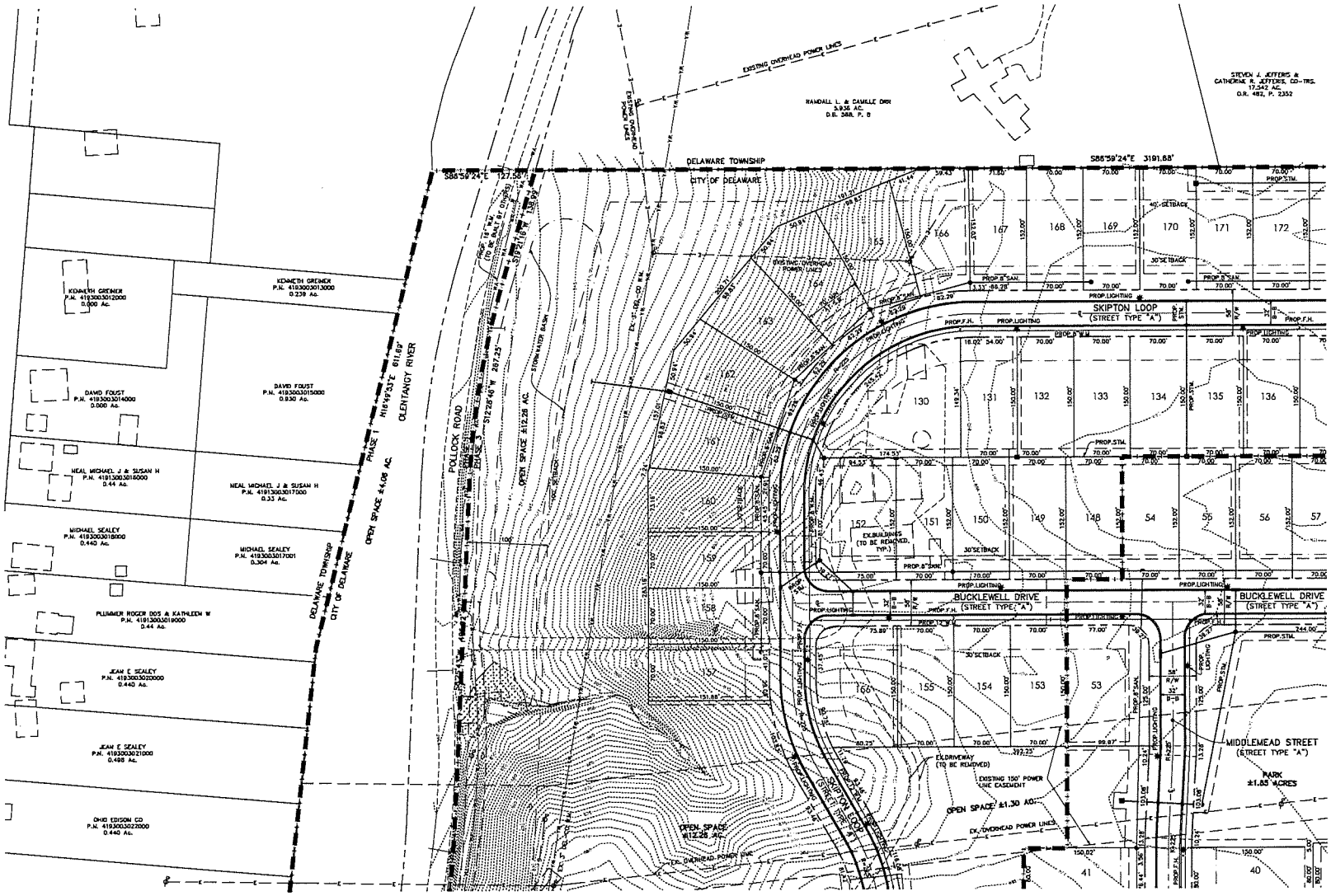
STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	58 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	60 FEET

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7790
fax 614.428.7715

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT
FOR
STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 5

Issue Date:

Date: 05/18/2018
Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

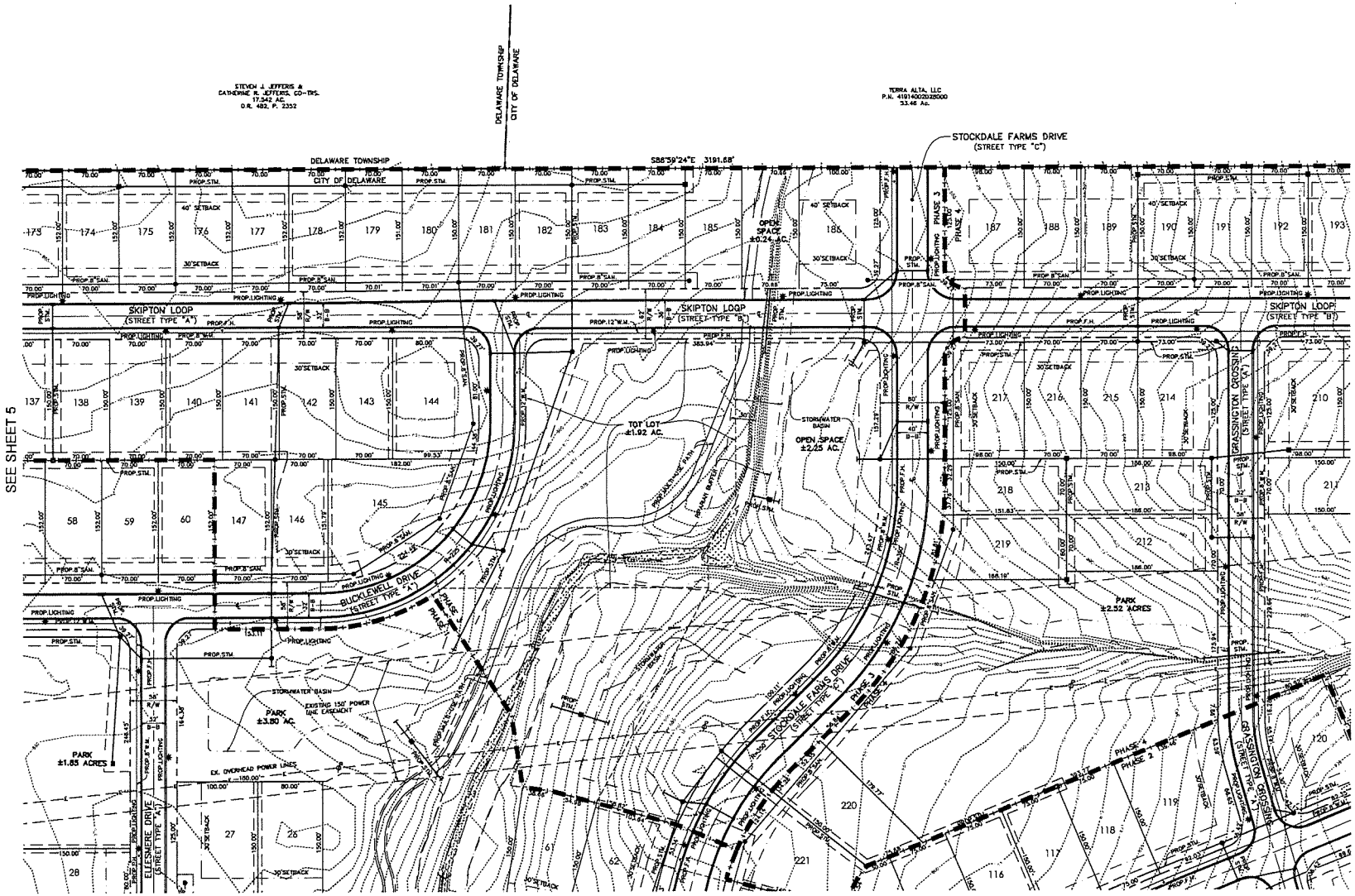
Drawing Number: 5 / 11

Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\PRELIM PLAT\SHEET3-10.dwg sheet 5 May 18, 2018 - 8:06:16am jrs

STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	56 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

GRAPHIC SCALE

1 inch = 60 feet



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

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ph 614.428.2750
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PLAN PREPARED FOR:

TERRA ALTA, LLC
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WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT
FOR
STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 6

Issue Date:

Date: 05/18/2018
Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 6 / 11

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STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	58 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

GRAPHIC SCALE

0 30 40 120

1 inch = 60 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

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fax 614.428.7753

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT

FOR

STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 7

Issue Date:

Date: 05/18/2018
Scale: 1"=80'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 7 / 11

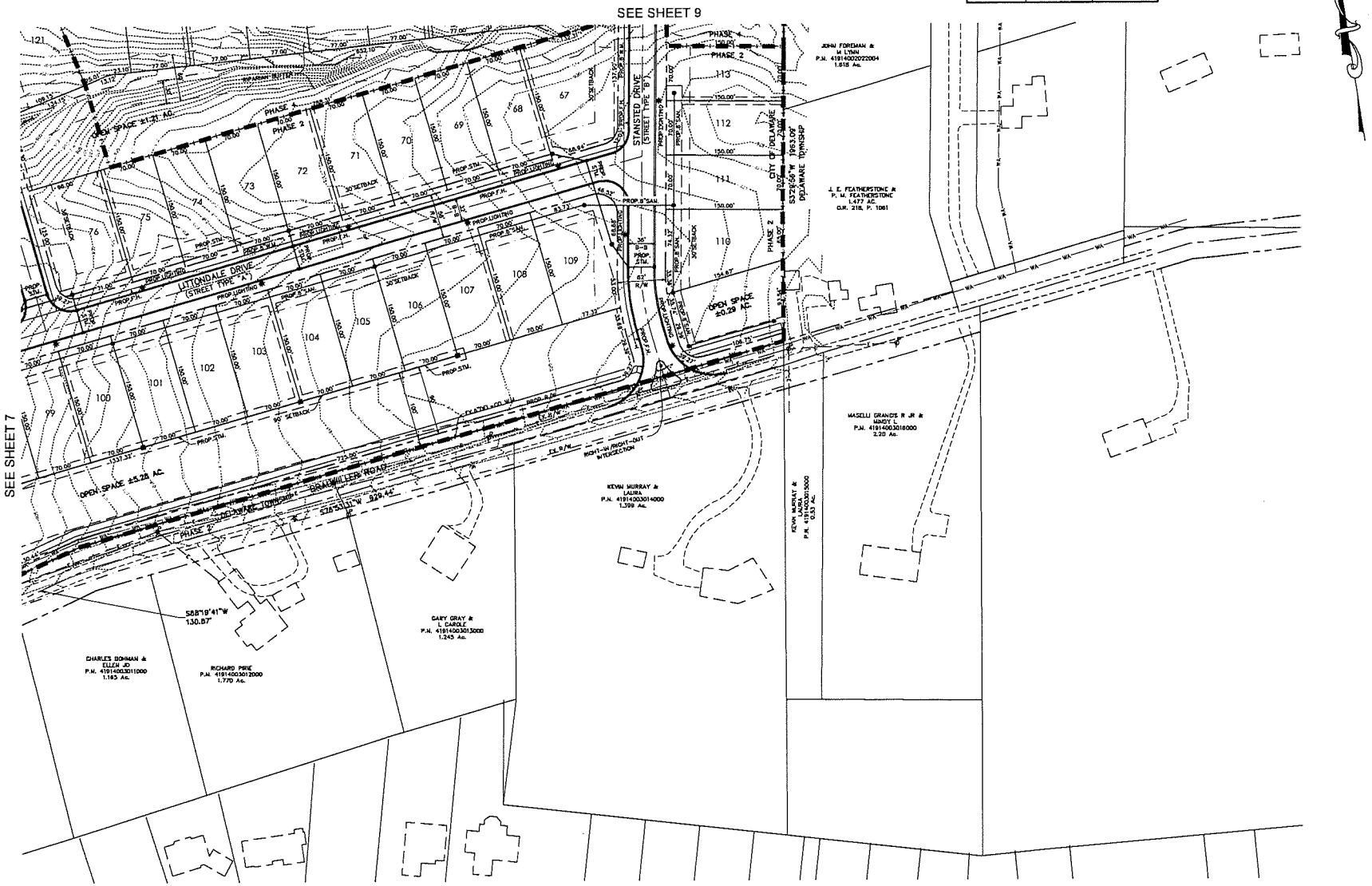
Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\PRELIM PLAT\SHEET3-10.dwg #sheet 7 May 18, 2018 - 8:00:26am JRS

STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	56 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

433 Beecher Road
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ph 614-428-7780
fax 614-428-7785

PLAN PREPARED FOR:

TERRA ALTA, LLC
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WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT

FOR

STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 8

Issue Date:

Date: 05/18/2018
Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 8 / 11

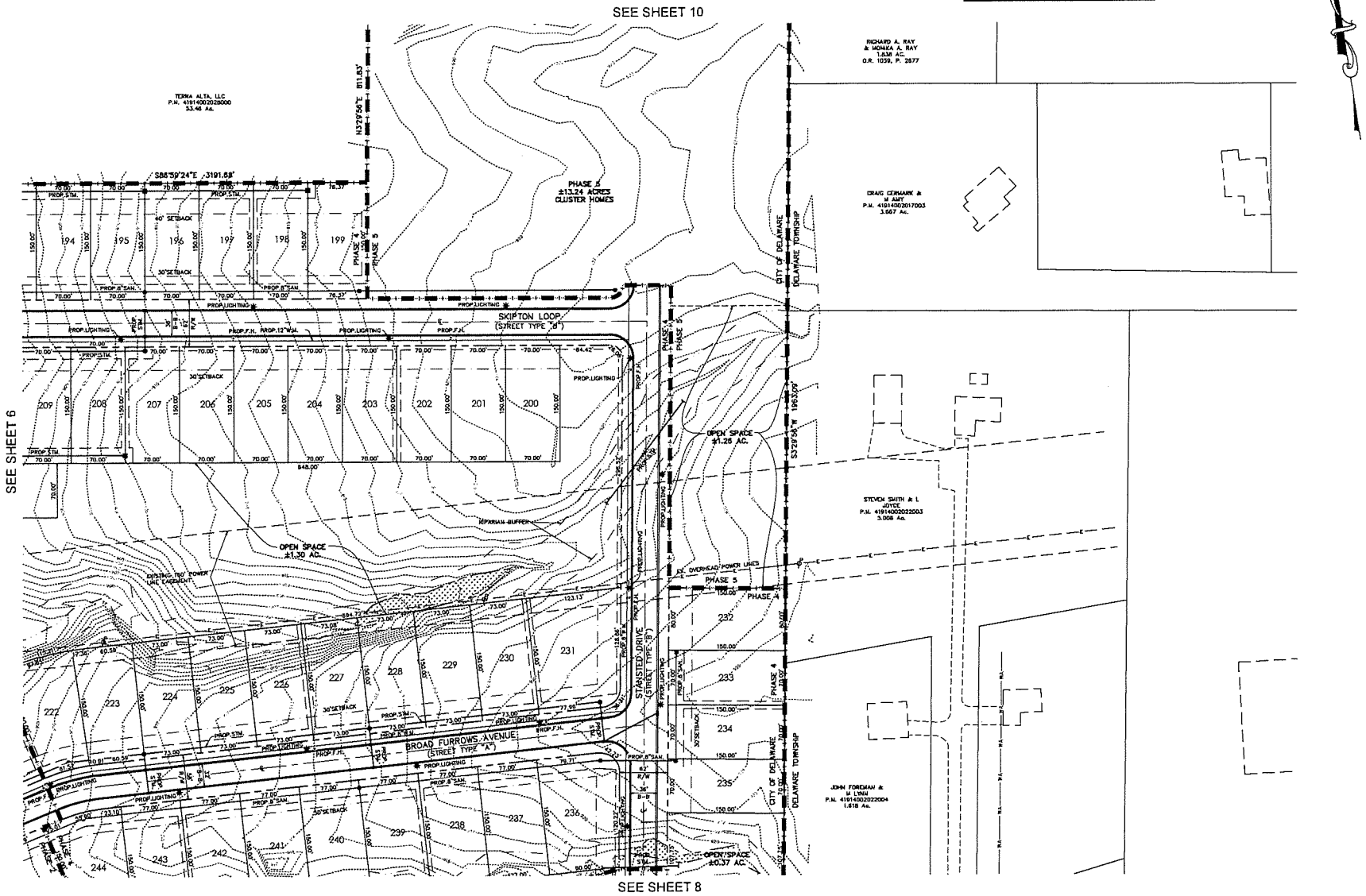
Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\PRELIM PLAT\SHEET1-10.dwg sheet 8 May 18, 2018 - 8:06:31am jkrf

STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	58 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

GRAPHIC SCALE

0 20 40 120

1 inch = 60 feet



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

4432 Bradley Road
Columbus, Ohio 43220
ph 614.428.7730
fax 614.428.7735

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT
FOR
STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 9

Issue Date:

Date: 05/18/2018
Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 9 / 11

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STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	50 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

SEE SHEET 9

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

432 Beiter Road
Sunbury, Ohio 43230
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PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT

FOR

STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 10

Issue Dates:

Date: 05/18/2018
Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 10 / 11

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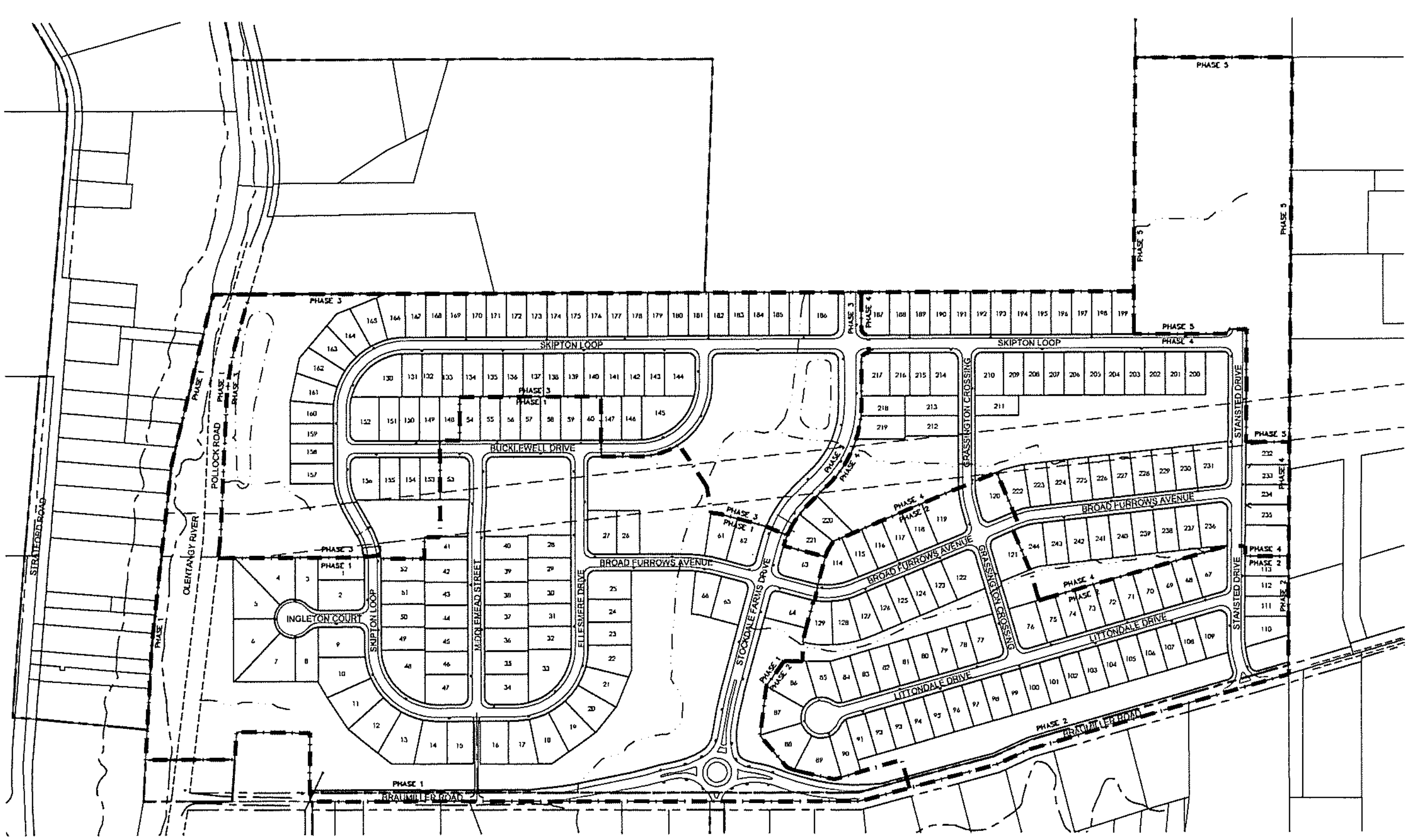
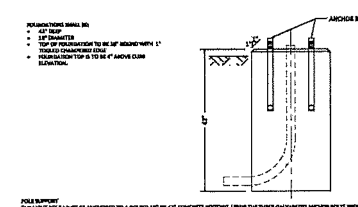


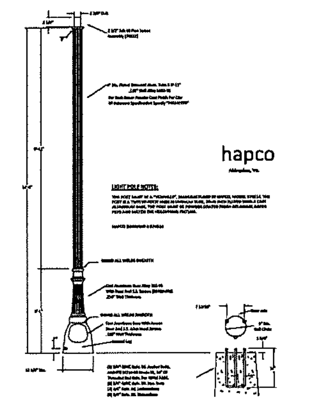
GRAPHIC SCALE

1 inch = 200 feet



LIGHT POLE FOUNDATION FOR RESIDENTIAL STREET LIGHTS (PER RDWD-34.4)

NO SCALE



LIGHT POLE FOR RESIDENTIAL STREET LIGHTS (PER RDWD-34.3)

NO SCALE

GENERAL LUMINAIRE SCHEDULE

SYMBOL	MODEL	DESCRIPTION	LAMP	VOLTS
SINGLE LUMINAIRE DOUBLE LUMINAIRE	HOLOPHANE, GVD2 P30 30K AS M CMC 3 R S GL P7 FPD85 PCLL	GRANVILLE II LED, LED PACKAGE 30, 3000K, 120-277V, Type 3 DISTRIBUTION with RIBS & BANDS	(1) 60W LED, Medium Bug Rating: B2-U4-G5 LED DRIVER, ULT D15CC53UNVTWLWODC, set for 1500mA	120V 1P 2W

NOTE: ACUITY BRANDS LIGHTING GRANVILLE LAB
TYPE III, MEDIUM, BUG RATING: B2 – U4 – G5
POST TOP, GranVille II LED
NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED.
120.4 VOLTS, 58.8 WATTS, 0.491 AMPS
AMBIENT: 25.1

IES FILE: GVD2_P30_30K_AS_3_R.ies

GENERAL PHOTOMETRIC SCHEDULE RESIDENTIAL

AVERAGE FOOTCANDLES	0.50
MAXIMUM FOOTCANDLES	3.38
MINIMUM FOOTCANDLES	0.06
AVERAGE TO MINIMUM FC RATIO	8.88
MOUNTING HEIGHT	14'-4"
CALCULATION ELEVATION	3'-6"

GENERAL PHOTOMETRIC SCHEDULE ROUNDABOUT

AVERAGE FOOTCANDLES	2.47
MAXIMUM FOOTCANDLES	5.20
MINIMUM FOOTCANDLES	0.73
AVERAGE TO MINIMUM FC RATIO	3.38
MOUNTING HEIGHT	15' (SINGLE), 17' (DOUBLE)
CALCULATION ELEVATION	5'-0"

City of Delaware

Street Light Standards for Residential Use

Street lighting shall be required along all new residential streets and shall be included with the engineering plans as part of a development plan submittal for each new section under design. It is the developers responsibility to arrange for the extension of power lines in order to energize the lighting circuits

A. Light Fixture:
Granville Series Luminaries

Model: GVD2 P30 30K AS M CMC 3 R S GL P7 FPD85 PCLL

GranVille II LED 2 (GVD2) Custom Match Color - RP009P022 Delaware Green: GranVille® II LED 2 (GVD2), LED Performance Package 30, 3000 Series CCT, Auto-Sensing Voltage (120-277), Modern Style - Swing Open Design, Custom Match Color, handled through Custom BOM Group, Asymmetric Type III, Ribs & Bands, Painted Cast Aluminum Standard, Gold, Dimming photocontrol receptacle - 7 PIN, (FPD85) Factory programmed to 85 percent of base, Extended life option with AS (120-277V only)

By: Unique Solutions, A Division of Holophane
515 McKinley Ave.
P.O. Box 3009
Newark, Ohio 43055

B. Installation:
1 Height above Grade: All fixtures shall be installed at 14'-4" (fourteen feet-four inches) above finished grade, measured from the top of the finished concrete foundation support to the top of the lighting fixture

2. Location. All street lighting poles shall be installed 3ft to center of foundation from back of curb and placed where noted on the approved lighting plan. In general the fixture shall not be installed above sanitary sewers, storm sewers, water mains or other utilities

3 Plan required spacing of light fixtures:
a. As a guideline, the spacing of fixtures shall not exceed 320 feet nor be less than 240 feet. Fixtures shall be alternately spaced within the public right of way on opposite sides of the street, including the areas in front of designated parks and open spaces

b. A minimum of one light fixture must be placed at the end of all cul-de-sacs, at intersections, and on curves exceeding 15 degrees.

c. As part of the development plan submission, an isolux diagram with point-by-point foot-candle coverage shall be included. A minimum of 0.5 foot-candle average shall be designed for roadways including sidewalks, with a Luminance Uniformity "L" average to "L" minimum of 6 to 1 per American National Standard Practice for Roadway Lighting prepared by IES (Illuminating Engineering Society).

d. The lighting plan must show the location of proposed streetlights, breakers, and 5ft wide minimum easements for all electrical source feeds between the light poles and power source

4. Installation Requirements:
Fixtures must be wired and installed per the current addition of the National Electrical Code (NEC- NFPA 70), manufacturer's specifications and the following requirements:

a. A 40 amp main-style service panel with a 15 amp branch circuit over-current protection device must be installed at the top of a 4"x4" treated post buried at least 36 inches below finished grade and set in # 57 Stone. The support post must be cut on a 45-degree angle on its top and shall extend between 32-inches and 36-inches above finished grade.

b. An 8-foot long grounding electrode must be installed adjacent to the service panel. A #6 copper grounding electrode shall ground the service. The grounding electrode conductor must be installed in a half-inch rigid metallic conduit to protect it from any physical damage.

c. The feeder conductor (feed from disconnect to transformer or pedestal) must be a minimum #12-2 type UF. The conductor must be protected by a one-inch rigid conduit and be properly terminated with anti-chaffing bushings. Adequate length of the conductors must be provided to facilitate the installation to the transformer or pedestal, and the line must be buried at least 24-inches below grade to the transformer or pedestal.

d. The branch circuit conductors that are buried must be installed in a one-inch rigid non-metallic conduit & installed a minimum of 18- inches below finished grade.

e. The conduit must be changed to a rigid metallic conduit where above grade and entering the service panel. The conduit must terminate with proper antichaffing bushings. The branch circuit conductors shall be not less than # 12 AWG. copper THHN; Conductor colors shall include one black, one white and one green

f. Each fixture conductor shall be fused at the base of the pole in front of the access panel with a "Little Fuse, Power Guard LEB-AA 12/6 wire ring CU" and be fused with a "Power Guard KLK-5", or equivalent

5. Fixture Post:
The post shall be a "Martha Washington", manufactured by HAPCO, model 70603-002. The post is a twelve-foot high aluminum tube, tapered four-inches to three-inches and supplied with a two piece split base. The post shall be powder coated "Delaware Green" Y539A and match the Holophane fixture.

6. Post Support:
a. The light pole must be anchored to an round 14-inch by 40-inch deep concrete footing, using the three galvanized anchor bolts provided with the post. The top of the concrete footing must be formed into a 14" x 14" square base with edges chamfered to ¾ inches.
b. The concrete footing must be installed approximately four-inches above top of curb to allow for easy trimming of grass

7. Additional Fixtures Required:
For every twelve fixtures required in a development or housing project, regardless of the number of phases to the project, one complete light fixture and pole assembly shall be provided to the City of Delaware for replacement stock.

8. Maintenance:
After the complete installation of the required number of light fixtures in a development and the installation is approved by the building inspector, the Developer shall be responsible for the first two-years of maintenance. Streetlights installed in accordance with these standards shall become a Public Improvement after their acceptance by City Council resolution and shall be subject to Section 1111.06 of the Subdivision Regulations. This includes the repair of all of the components of the lighting system, such as the replacement of faulty or defective equipment, poles or luminaires and lamps. Repairs shall be made in a timely manner.

9. Required Inspections:
a. Footings
b. Underground conduit prior to backfill
c. Electrical service inspection
d. Final installation of fixtures.

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR
STOCKDALE FARMS
LIGHTING PLAN

Issue Dates:

Date: 05/18/2018
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 16-0022-149
Drawing Number: 11 / 11

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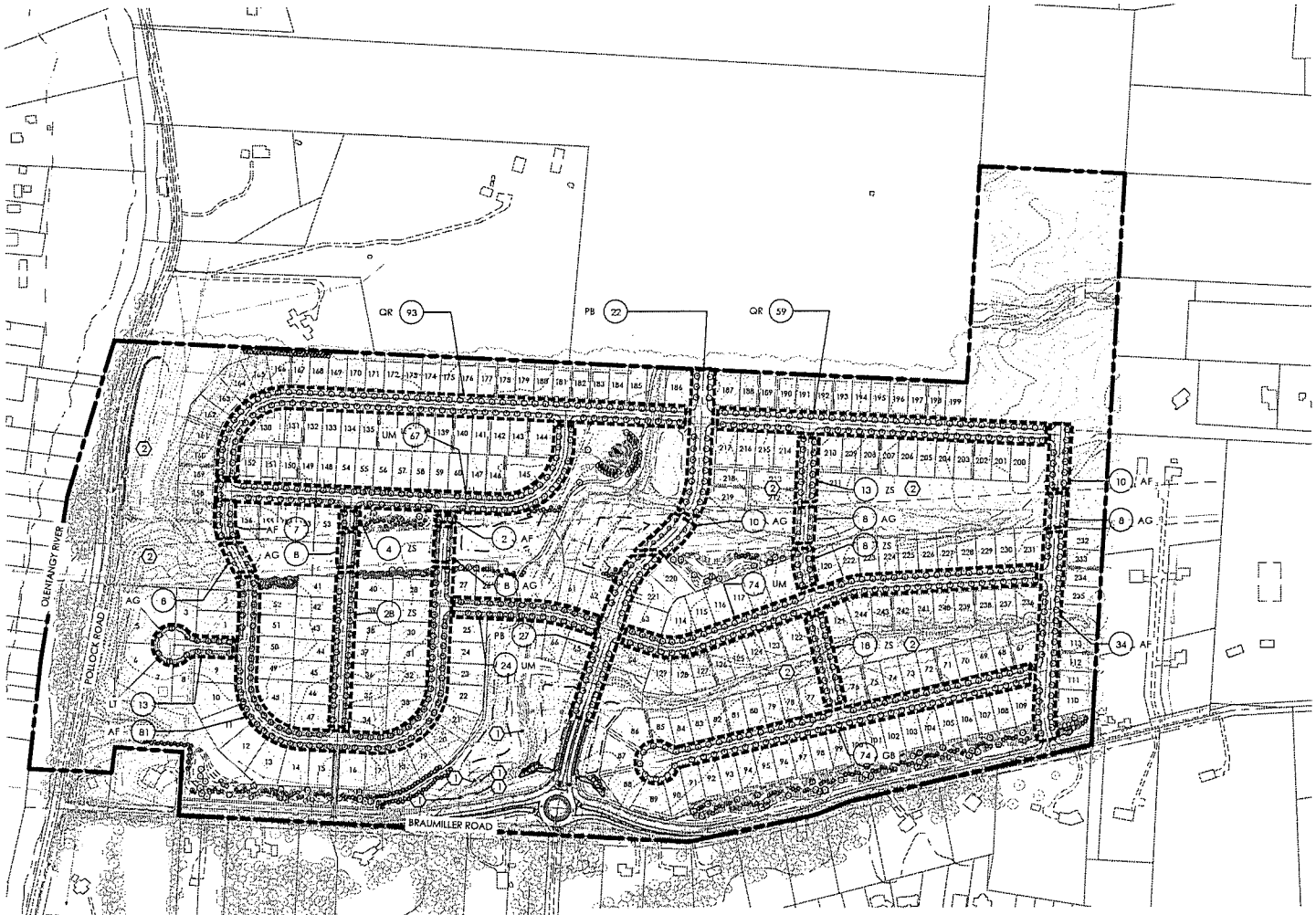
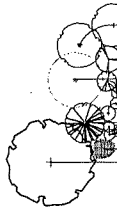


PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

1. LANDSCAPE LIGHTING - LOW VOLTAGE LED BY KICHLER 12.4 WATT, 15752 AZT
2. MEADOW SEED MIX

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
134	AF	Acer x freemanii 'Sienna Glen'	SIENNA GLEN MAPLE	1 ¾" CAL.	B&B	MATCH FORM
*50	AG	Acer ginnala	AMUR MAPLE	1 ¾" CAL.	B&B	MATCH FORM
74	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	1 ¾" CAL.	B&B	MATCH FORM
13	LT	Liriodendron tulipifera	TULIPTREE	1 ¾" CAL.	B&B	MATCH FORM
49	PB	Platanus x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANETREE	1 ¾" CAL.	B&B	MATCH FORM
152	QR	Quercus rubra	RED OAK	1 ¾" CAL.	B&B	MATCH FORM
165	UM	Ulmus 'Morton'	MORTON ELM	1 ¾" CAL.	B&B	MATCH FORM
71	ZS	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	1 ¾" CAL.	B&B	MATCH FORM

*SPECIES / LOCATION TO BE APPROVED BY ELECTRIC EASEMENT OWNER

GENERAL NOTES

1. TREES ARE TO BE MEASURED AT BREAST HEIGHT

NORTH
1" = 200'
0 100 200 400 600

REVISIONS	

STREET TREE PLAN

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

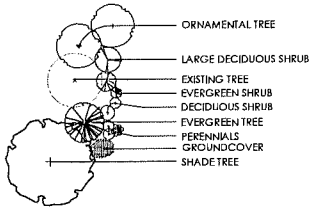
Faris Planning & Design
LAND PLANNERS + LANDSCAPE ARCHITECTURE
2435 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1934 www.farisplanninganddesign.com

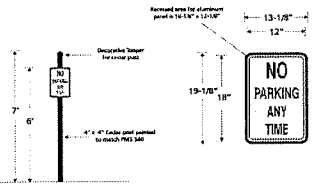
DATE	5/18/2018
PROJECT	15027
SHEET	

EX-D.1

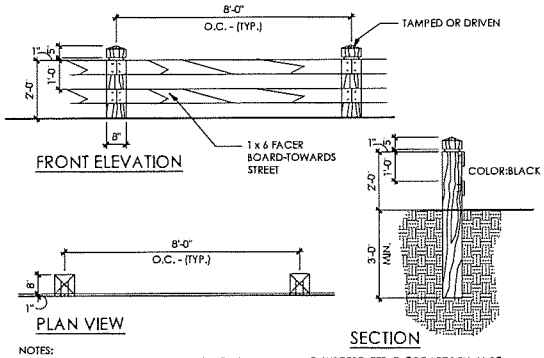
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





1 EMERGENCY ACCESS FIRE LANE SIGNAGE
(OR PER DELAWARE FIRE DEPT. STANDARD)



NOTES:
-FENCE BOARDS- BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES
-PAINT-PAINT SHALL BE A SEMI GLOSS BLACK
-FASTENERS-NAILS-10D PLAIN SHANK BOX GALVANIZED

2 2-RAIL FENCE
N.T.S.

PLANT LIST - REPLACEMENT

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
91	PAR	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
49	PGR	Picea glauca	WHITE SPRUCE	8' HT.	B&B	
17	UMR	Ulmus 'Morton'	MORTON ELM	3½" CAL.	B&B	
619.5 CAL. IN.						

PLANT LIST - BUFFER

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
15	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B	CLUMP
10	GD	Gymnocladus dioicus	KENTUCKY COFFEETREE	1 ¾" CAL.	B&B	
6	KP	Koelreuteria paniculata	GOLDEN RAIN TREE	1 ¾" CAL.	B&B	
90	PA	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
21	PG	Picea glauca	WHITE SPRUCE	8' HT.	B&B	
PERENNIALS / ORNAMENTAL GRASSES						
256	MS	Miscanthus sinensis 'Gracillimus'	GRACILLIMUS MAIDEN GRASS	NO. 2	CONT.	

REVISIONS	

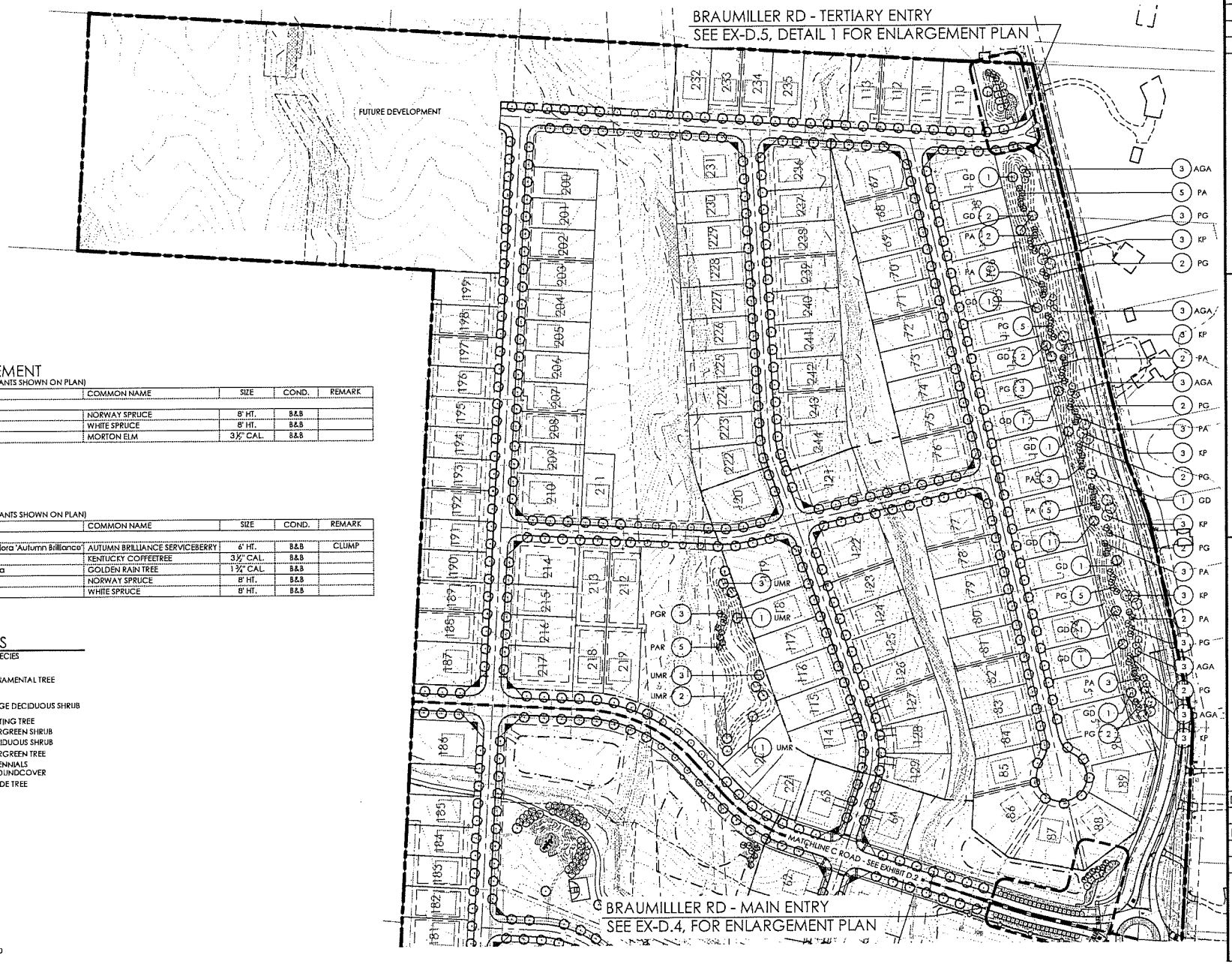
BUFFER & SCREENING LANDSCAPE PLAN - WESTERN HALF

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2415 E. 5th Street
p (614) 481-1984
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com

DATE	5/18/2018
PROJECT	15027

EX-D.2



PLANT LIST - REPLACEMENT

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
5	PAR	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
3	PGR	Picea glauca	WHITE SPRUCE	8' HT.	B&B	
10	UMR	Ulmus 'Morton'	MORTON ELM	3½" CAL.	B&B	
67 CAL. INCHES						

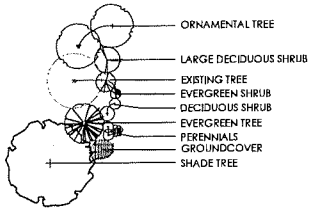
PLANT LIST - BUFFER

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
15	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B	CLUMP
14	GD	Gymnocladus dioicus	KENTUCKY COFFEETREE	3½" CAL.	B&B	
18	KP	Koelreuteria paniculata	GOLDEN RAIN TREE	1¾" CAL.	B&B	
31	PA	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
31	PG	Picea glauca	WHITE SPRUCE	8' HT.	B&B	

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



NORTH
1" = 100'
0 50 100 200 300

REVISIONS

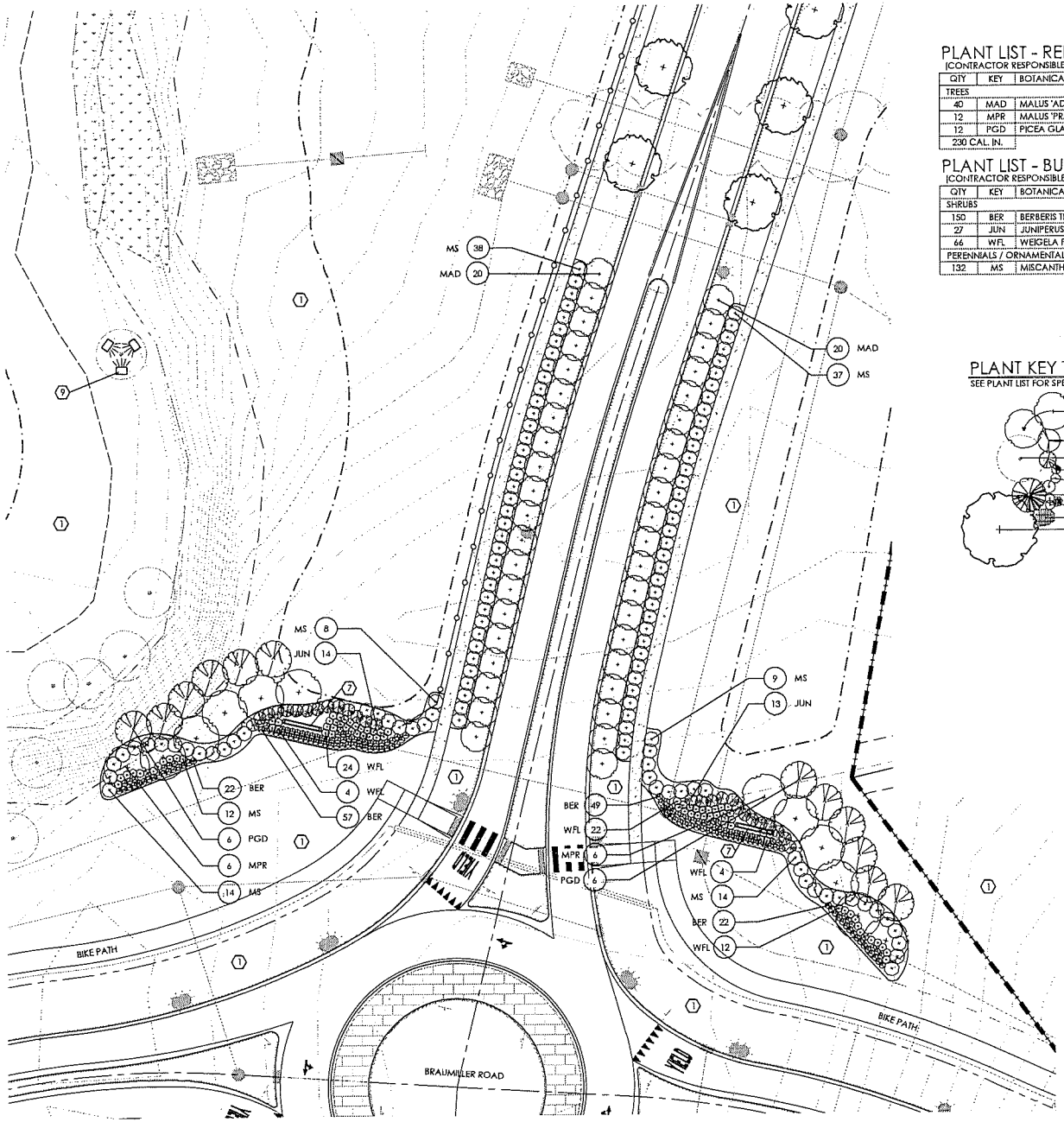
BUFFER & SCREENING LANDSCAPE PLAN - EASTERN HALF

STOCKDALE FARMS
DEVELOPED BY
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNERS & LANDSCAPE ARCHITECTURE
2415 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	5/18/2018
PROJECT	15027

EX-D.3



PLANT LIST - REPLACEMENTS

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
40	MAD	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	3½" CAL.	B&B	MATCH FORM
12	MPR	MALUS 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	3½" CAL.	B&B	MATCH FORM
12	PGD	PICEA GLAUCA 'DENSATA'	WHITE SPRUCE	8' HT.	B&B	
230 CAL. IN.						

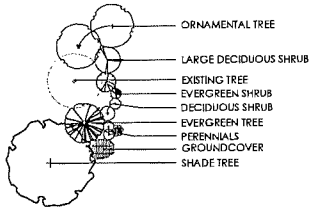
PLANT LIST - BUFFER

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
SHRUBS						
150	BER	BERBERIS THUNBERGII 'BOGOZAM'	BONANZA GOLD BARBERRY	12" SPR.	CONT.	
27	JUN	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18" SPR.	B&B	
66	WFL	WEIGELA FLORIDA 'TANGO'	TANGO WEIGELA	18" HGT.	CONT.	
PERENNIALS / ORNAMENTAL GRASSES						
132	MS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	NO. 2	CONT.	

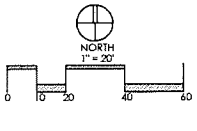
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
2. NOT USED
3. CONCRETE PAD
4. STONE BENCH, SEE DETAIL 5, SHEET EX.-D.6
5. GOLD DUST AGGREGATE PAVING, SEE DETAIL, SHEET EX.-D.5
6. SHELTER, SEE DETAIL 5, SHEET EX.-D.7
7. MAIN ENTRY SIGN, SEE DETAILS, 1,2, & 4, SHEET EX.-D.6
8. STOCKPILED GRANITE BOULDER SLOPE REINFORCEMENT
9. LANDSCAPE LIGHTING - LOW VOLTAGE LED BY KICHLER 12.4 WATT, 15752 AZT



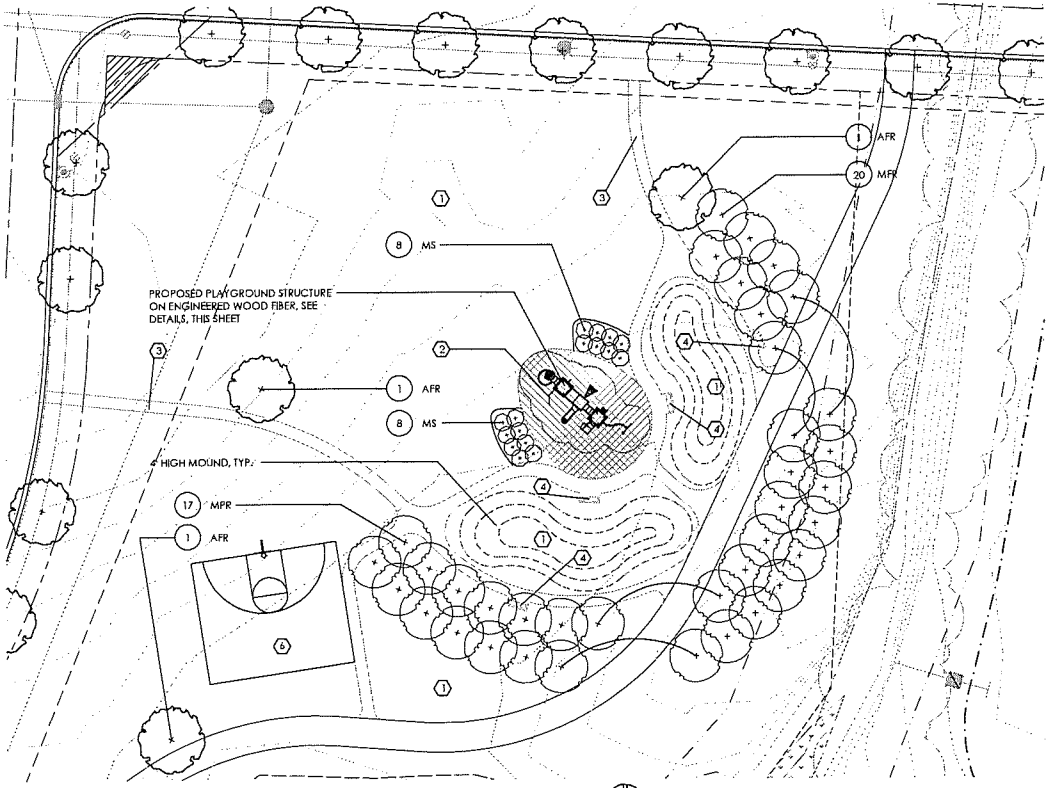
REVISIONS

BRAUMILLER ROAD
- MAIN ENTRY
ENLARGEMENT PLAN

STOCKDALE FARMS
REPRESENTED BY:
LYH, LLC
5575 ALTER ROAD
DUBLIN, OH 43016

Harris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2424 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 485-1964 www.harrisplanningandesign.com

DATE	5/18/2018
PROJECT	15027
SHEET	EX-D.4

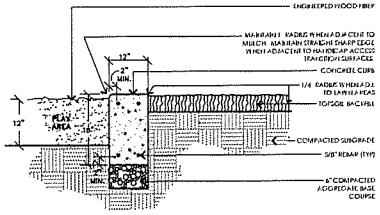


2 TOT LOT ENLARGEMENT PLAN
SCALE: 1" = 20'

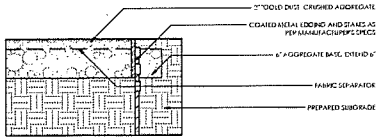
0 10 20 40 60 NORTH

704-S057J
FOR KIDS AGES: 5-12
PROTECTIVE AREA: 48' X 29'
SHIPPING WEIGHT: 4,520 LBS
ELEVATED PLAY ACTIVITIES: 7
GROUND LEVEL PLAY ACTIVITIES: 2
PLAY AREA CAPACITY: 55-65

PROPOSED PLAYGROUND STRUCTURE (OR OWNER APPROVED EQUAL)



ENGINEERED WOOD FIBER
SCALE: N.T.S.

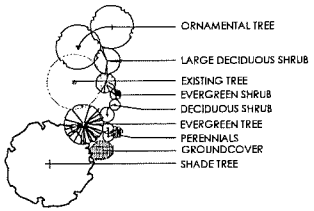


AGGREGATE PAVING WITH METAL EDGE
SCALE: N.T.S.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
2. SAFETY SURFACE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES, SEE DETAIL, THIS SHEET
3. ASPHALT PATH
4. STONE BENCH, SEE DETAIL 5, SHEET EX.-D.6
5. SECONDARY SIGN, SEE DETAIL 3 AND 4, SHEET EX.-D.6
6. ASPHALT BASKETBALL HALF-COURT, HIGH SCHOOL REGULATION SIZE

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

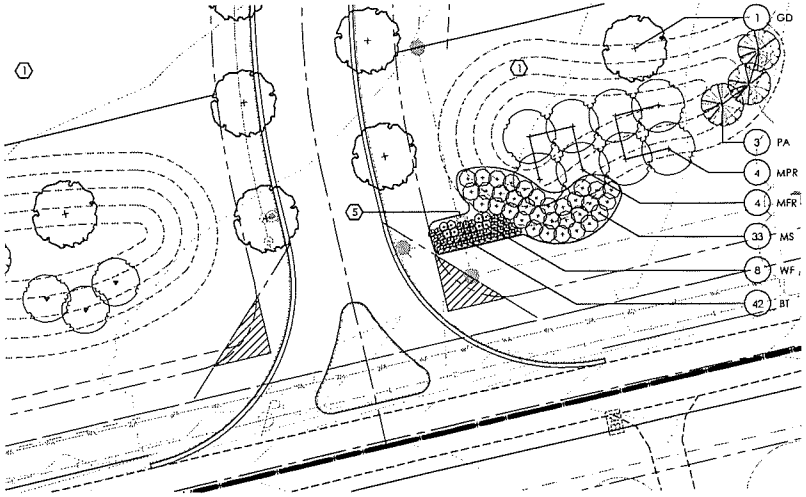


PLANT LIST - REPLACEMENT
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
3	AFR	Acer x freemanii 'Sienna Glen'	SIENNA GLEN MAPLE	3½" CAL.	B&B	
24	MFR	Malus floribunda	JAPANESE CRABAPPLE	3½" CAL.	B&B	MATCH FORM
21	MPR	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	3½" CAL.	B&B	MATCH FORM
168 CAL. INCHES						

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

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
1	GD	Gymnocladus dioicus	KENTUCKY COFFEETREE	1¾" CAL.	B&B	
3	PA	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
SHRUBS						
42	BT	Berberis thunbergii 'Bogozam'	BONANZA GOLD BARBERRY	18" SPR.	CONT.	
8	WF	Weigela florida 'Tango'	TANGO WEIGELA	24" HGT.	CONT.	
PERENNIALS / ORNAMENTAL GRASSES						
49	MS	Miscanthus sinensis 'Variegatus'	VARIEGATED MAIDEN GRASS	NO. 1	CONT.	



1 BRAUMILLER RD - TERTIARY ENTRY ENLARGEMENT PLAN
SCALE: 1" = 20'

0 10 20 40 60 NORTH

REVISIONS	

TOT LOT & BRAUMILLER RD TERTIARY ENTRY ENLARGEMENT PLANS

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2431 N. 5th Street Suite #01 Columbus, OH 43215
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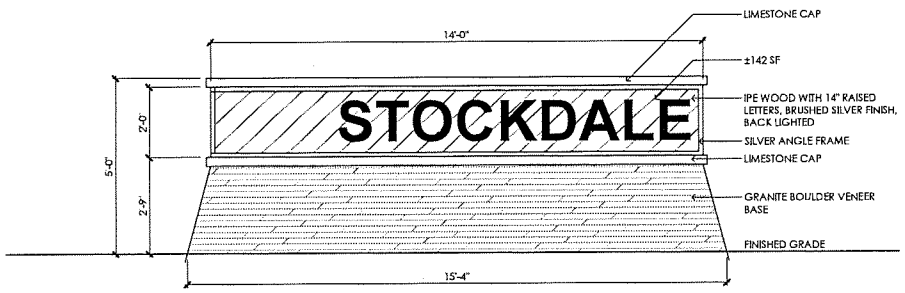
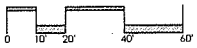
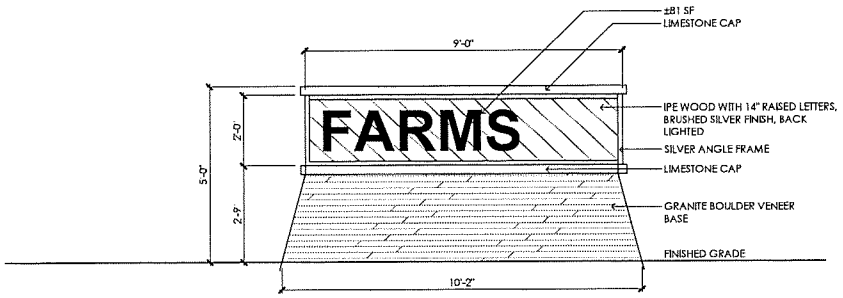
EX-D.5

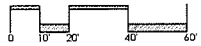


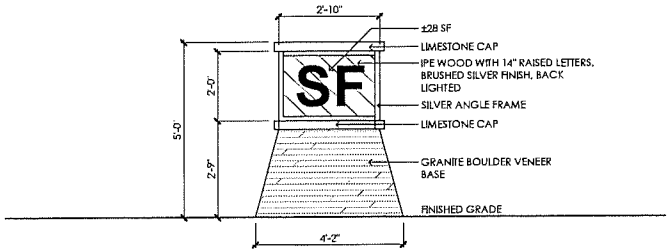
1 BRAUMILLER / POLLOCK ROAD SIGN ELEVATION
STOCKDALE SIGN
SCALE: 1"=20'



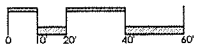


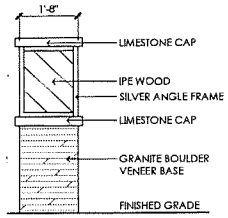
2 BRAUMILLER / POLLOCK ROAD SIGN ELEVATION
FARMS SIGN
SCALE: 1"=20'





3 BRAUMILLER ROAD - SECONDARY ENTRY ELEVATION
SCALE: 1"=20'

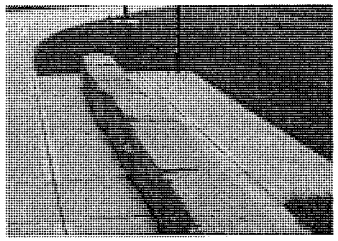




SIDE VIEW

4 ENTRY SIGN ELEVATION
SCALE: 1"=20'

GRANITE COBBLE BASE EXAMPLE
SCALE: N.T.S.



5 PROPOSED STONE BENCH
(OR OWNER APPROVED EQUAL)

REVISIONS	

SITE ENTRY ELEVATIONS

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
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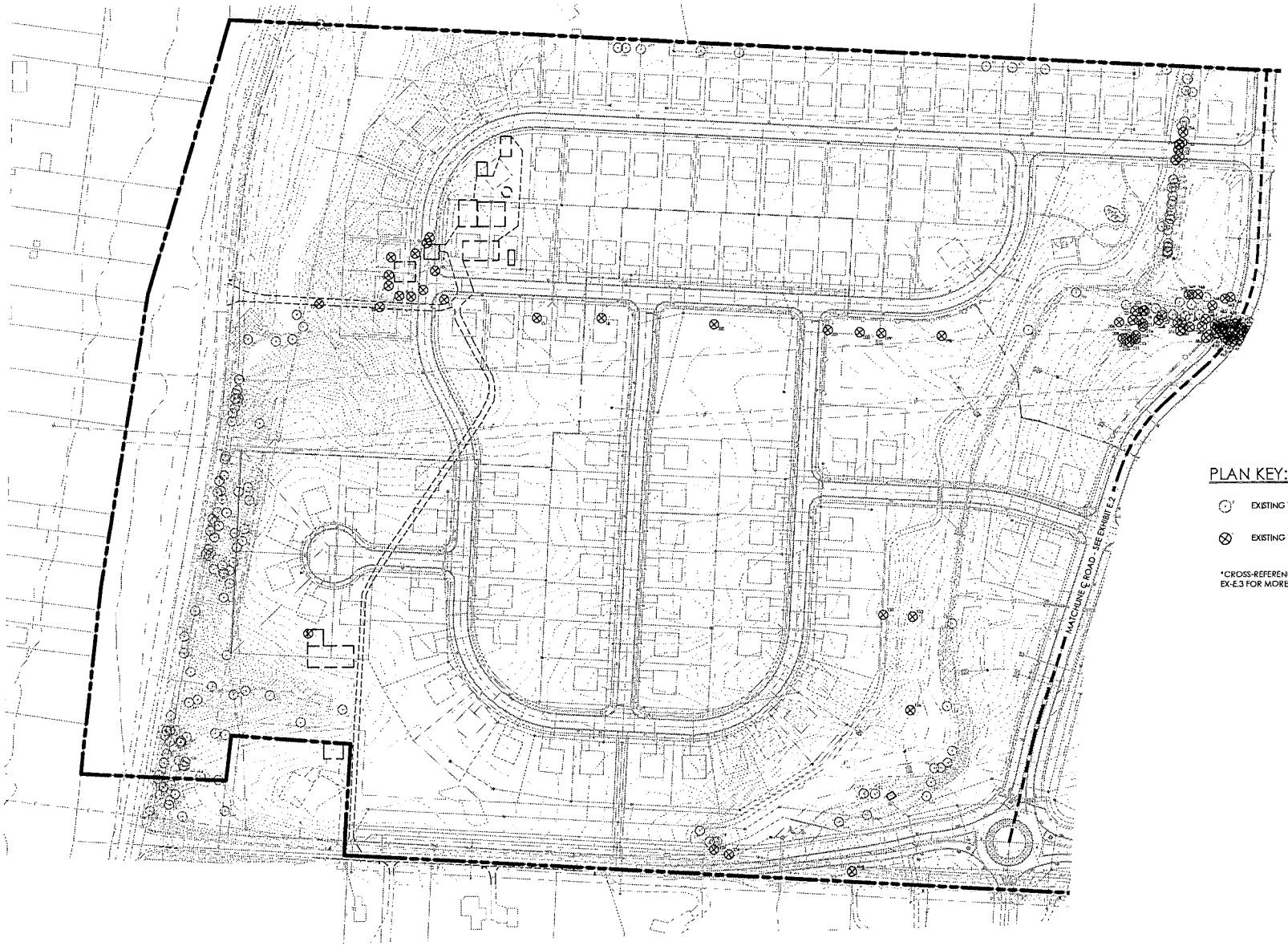
EX-D.6



PLAN KEY:

EXISTING TREE TO BE PRESERVED*

EXISTING TREE TO BE REMOVED*

*CROSS-REFERENCE TREE NUMBER ON PLAN WITH INDEX ON EX-E.3 FOR MORE INFORMATION REGARDING SPECIFIC TREES.

NORTH
1" = 100'
0 50 100 200 300

REVISIONS

TREE PRESERVATION PLAN
- WESTERN HALF

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5895 AVERY ROAD
DUBLIN, OH 43016

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LAND PLANNING + LANDSCAPE ARCHITECTURE
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EX-E.1

PLAN KEY:

- SAMPLE AREA TREE PRESERVE (50,450 SF)
- EXISTING TREE TO BE PRESERVED*
- EXISTING TREE TO BE REMOVED*

*CROSS-REFERENCE TREE NUMBER ON PLAN WITH INDEX ON EX-E.3 FOR MORE INFORMATION REGARDING SPECIFIC TREES.

NORTH
1" = 100'
0 50 100 200 300

REVISIONS	

TREE PRESERVATION PLAN - EASTERN HALF

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

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EX-E.2

EXISTING TREE INDEX AND REPLACEMENT SCHEDULE

EXISTING TREES

TREE NUMBER	SIZE	SPECIES	CONDITION	STATUS
1	8	Maple	Good	B
2	11	Maple	Good	B
3	12	Crabapple	Fair	B
4	23	Maple	Fair	B
5	17	Red Cedar	Good	B
6	18	Spruce	Poor	B
7	11	Maple	Good	B
8	17	Spruce	Good	B
9	18	Maple	Good	B
10	29	Maple	Good	B
11	12	Spruce	Good	B
12	39	Oak	Fair	B
13	10	Mulberry	Fair	B
14	20	Red Cedar	Poor	B
15	44	Cottonwood	Fair	B
16	25	Cherry	Fair	A
17	19	Sycamore	Good	A
18	11	Cherry	Poor	A
19	49	Sycamore	Good	A
20	46	Linden	Poor	A
21	11	Honeylocust	Poor	A
22	7	Osage Orange	Poor	A
23	18	Honeylocust	Poor	A
24	8	Honeylocust	Poor	A
25	7	Honeylocust	Poor	A
26	10	Honeylocust	Poor	A
27	12	Maple	Fair	A
28	15	Maple	Fair	A
29	7	Osage Orange	Fair	A
30	10	Honeylocust	Fair	A
31	11	Honeylocust	Fair	A
32	19	Honeylocust	Fair	F
33	16	Honeylocust	Fair	A
34	13	Honeylocust	Fair	A
35	30	Honeylocust	Fair	A
36	11	Honeylocust	Fair	A
37	13	Beech	Poor	A
38	11	Honeylocust	Fair	A
39	11	Elm	Fair	A
40	16	Honeylocust	Fair	A
41	10	Elm	Fair	A
42	14	Honeylocust	Fair	A
43	13	Honeylocust	Fair	A
44	10	Honeylocust	Fair	A
45	21	Honeylocust	Fair	F
46	13	Elm	Fair	A
47	7	Elm	Fair	A
48	13	Honeylocust	Fair	A
49	22	Honeylocust	Fair	A
50	18	Cherry	Poor	A
51	9	Elm	Fair	A
52	21	Honeylocust	Good	A
53	11	Elm	Fair	A
54	20	Honeylocust	Fair	A
55	11	Honeylocust	Fair	A
56	9	Honeylocust	Fair	A
57	12	Honeylocust	Fair	A
58	10	Honeylocust	Fair	A
59	13	Honeylocust	Fair	A
60	14	Honeylocust	Fair	A
61	17	Honeylocust	Fair	A
62	14	Honeylocust	Fair	A
63	7	Honeylocust	Fair	A
64	21	Honeylocust	Fair	A
65	17	Honeylocust	Fair	A
66	8	Maple	Fair	A
67	15	Honeylocust	Fair	A
68	7	Mulberry	Fair	A
69	9	Osage Orange	Good	A
70	27	Honeylocust	Poor	A
71	26	Sycamore	Fair	A
72	41	Osage Orange	Fair	A
73	9	Ash	Fair	C
74	24	Mulberry	Fair	A
75	9	Mulberry	Fair	A
76	17	Walnut	Fair	A
77	14	Honeylocust	Fair	A
78	10	Osage Orange	Fair	A
79	21	Ash	Fair	C
80	7	Cherry	Fair	A
81	23	Elm	Fair	A
82	26	Cherry	Fair	A
83	8	Elm	Fair	A
84	10	Hackberry	Fair	A
85	7	Hackberry	Fair	A
86	10	Hackberry	Fair	A
87	10	Hackberry	Fair	A
88	9	Elm	Fair	A
89	9	Ash	Fair	C
90	10	Maple	Fair	A
91	12	Osage Orange	Fair	A
92	11	Elm	Fair	E
93	0	not used		
94	7	Osage Orange	Fair	E
95	11	Oak	Fair	E
96	7	Oak	Fair	E
97	33	Oak	Poor	E
98	17	Redbud	Poor	E
99	25	Oak	Fair	E
100	14	Oak	Fair	E
101	34	Oak	Fair	E
102	31	Oak	Fair	E
103	18	Mulberry	Fair	A
104	54	Redbud	Fair	A
105	13	Crabapple	Fair	A
106	40	Hackberry	Fair	A
107	21	Cherry	Fair	A
108	7	Redbud	Fair	A
109	16	Hackberry	Fair	A
110	39	Mulberry	Fair	E
111	13	Spruce	Fair	E
112	18	Mulberry	Fair	E
113	8	Honeylocust	Fair	E
114	11	Honeylocust	Fair	E
115	18	Walnut	Fair	A
116	16	Walnut	Fair	E
117	7	Sweetgum	Fair	E
118	8	Sweetgum	Fair	E
119	7	Pine	Fair	E
120	14	Crabapple	Fair	E
121	25	Oak	Good	E
122	30	Maple	Poor	E
123	37	Maple	Good	E
124	11	Maple	Good	E
125	13	Maple	Poor	E
126	7	Walnut	Good	B
127	8	Elm	Good	B
128	7	Maple	Good	A
129	9	Walnut	Good	A
130	7	Walnut	Good	A
131	8	Mulberry	Fair	A
132	8	Cherry	Fair	B
133	7	Mulberry	Fair	A
134	8	Honeylocust	Good	A
135	88	Sycamore	Good	A
136	53	Sycamore	Good	B
137	7	Mulberry	Good	A
138	10	Honeylocust	Good	A
139	8	Elm	Fair	B
140	10	Honeylocust	Good	B
141	20	Cherry	Poor	A
142	70	Sycamore	Good	A
143	36	Sycamore	Good	A
144	71	Sycamore	Good	A
145	56	Sycamore	Good	F
146	54	Sycamore	Good	A
147	7	Honeylocust	Good	A
148	43	Cherry	Poor	F
149	7	Hackberry	Good	A
150	7	Mulberry	Good	A
151	7	Honeylocust	Good	B
152	7	Walnut	Good	B
153	7	Cherry	Poor	A
154	6	Cherry	Fair	A
155	6	Cherry	Fair	A
156	8	Cherry	Fair	A
157	8	Mulberry	Fair	B
158	8	Cherry	Fair	A
159	10	Mulberry	Fair	B
160	7	Mulberry	Fair	B
161	8	Walnut	Fair	B
162	8	Walnut	Fair	B
163	8	Walnut	Fair	B
164	7	Walnut	Fair	B
165	8	Walnut	Fair	B
166	6	Cherry	Poor	B
167	6	Walnut	Fair	B
168	6	Ailanthus	Fair	B
169	24	Ailanthus	Fair	B
170	7	Ailanthus	Fair	B
171	7	Walnut	Fair	B
172	6	Cherry	Fair	B
173	6	Mulberry	Fair	B
174	6	Cherry	Fair	B
175	6	Mulberry	Fair	B
176	7	Elm	Fair	B
177	7	Mulberry	Fair	B
178	9	Cherry	Fair	B
179	6	Mulberry	Fair	B
180	9	Mulberry	Fair	B
181	7	Walnut	Fair	B
182	13	Cherry	Fair	B
183	7	Honeylocust	Fair	B
184	7	Walnut	Fair	A
185	6	Walnut	Fair	A
186	7	Walnut	Fair	A
187	7	Walnut	Fair	A
188	17	Honeylocust	Good	B
189	6	Honeylocust	Good	B
190	34	Walnut	Fair	B
191	6	Honeylocust	Good	F
192	8	Honeylocust	Good	F
193	28	Walnut	Good	B
194	8	Cherry	Poor	F
195	13	Honeylocust	Good	F
196	7	Mulberry	Fair	F
197	4	Honeylocust	Good	F
198	15	Mulberry	Fair	B
199	6	Mulberry	Fair	B
200	6	Mulberry	Fair	B
201	8	Mulberry	Fair	B
202	11	Mulberry	Fair	B
203	8	Mulberry	Fair	A
204	7	Honeylocust	Good	A
205	7	Mulberry	Fair	F
206	33	Catalpa	Poor	B
207	27	Catalpa	Fair	F
208	18	Catalpa	Fair	B
209	14	Catalpa	Fair	B
210	24	Catalpa	Fair	B
211	22	Catalpa	Poor	B
212	18	Catalpa	Poor	B
213	22	Catalpa	Fair	B
214	18	Catalpa	Poor	B
215	21	Catalpa	Poor	F
216	14	Catalpa	Poor	B
217	21	Catalpa	Poor	B
218	14	Catalpa	Poor	B
219	15	Catalpa	Poor	B
220	20	Catalpa	Poor	F
221	15	Catalpa	Poor	B
222	12	Catalpa	Poor	A
223	18	Catalpa	Poor	E
224	14	Catalpa	Poor	B
225	21	Catalpa	Fair	A
226	22	Catalpa	Fair	A
227	9	Catalpa	Poor	B
228	45	Catalpa	Poor	B
229	16	Cherry	Poor	A
230	12	Cherry	Poor	A
231	15	Cherry	Fair	A
232	13	Cherry	Fair	A
233	12	Cherry	Fair	A
234	7	Cherry	Fair	A
235	11	Cherry	Fair	A
236	32	Honeylocust	Good	A
237	18	Honeylocust	Fair	A
238	6	Mulberry	Fair	A
239	8	Cherry	Fair	A
240	6	Cherry	Fair	A
241	9	Mulberry	Poor	A
242	8	Honeylocust	Fair	A
243	9	Cherry	Fair	A
244	8	Walnut	Fair	A
245	8	Catalpa	Fair	A
246	7	Catalpa	Fair	A
247	8	Catalpa	Fair	A
248	5	Elm	Fair	A
249	25	Honeylocust	Fair	F
250	8	Mulberry	Fair	B
251	10	Cherry	Fair	B
252	8	Elm	Fair	B
253	11	Mulberry	Fair	B
254	8	Elm	Fair	B
255	8	Ash	Good	B
256	32	Honeylocust	Good	B
257	14	Mulberry	Fair	A
258	15	Cherry	Fair	A
259	7	Honeylocust	Good	A
260	8	Honeylocust	Good	A
261	8	Honeylocust	Good	A
262	6	Honeylocust	Good	F
263	8	Sycamore	Good	A
264	6	Sycamore	Fair	A
265	12	Hickory	Fair	A
266	13	Catalpa	Good	B
267	8	Honeylocust	Fair	B
268	44	Red Oak	Fair	A
269	34	Maple	Fair	D
270	20	Cherry	Fair	D
271	8	Elm	Fair	D
272	42	Beech	Poor	D
273	28	Beech	Fair	D
274	30	Walnut	Good	D
275	7	Cherry	Fair	D
276	27	Maple	Fair	D
277	10	Cherry	Fair	D
278	6	Walnut	Good	D
279	6	Walnut	Good	D
280	7	Walnut	Good	D
281	7	Cherry	Fair	D
282	31	Beech	Poor	D
283	29	Beech	Poor	D
284	28	Beech	Good	D
285	34	Walnut	Good	D
286	31	Walnut	Good	D
287	28	Beech	Fair	D
288	34	Beech	Poor	D
289	8	Cherry	Fair	D
290	25	Beech	Fair	D
291	7	Maple	Fair	D
292	8	Elm	Fair	D
293	7	Walnut	Good	D
294	46	Ash	Dead	D
295	22	Maple	Fair	D
296	21	Walnut	Fair	D
297	25	Hickory	Good	D
298	10	Walnut	Good	D
299	27	Maple	Fair	D
300	24	Maple	Fair	D
301	35	Maple	Fair	D
302	53	Ash	Dead	D
303	6	Maple	Fair	A
304	6	Maple	Good	A
305	8	Elm	Fair	A
306	6	Hackberry	Good	A
307	10	Hackberry	Good	A
308	9	Hackberry	Good	A
309	10	Hackberry	Good	A
310	9	Elm	Good	A
311	11	Elm	Fair	A
312	27	Walnut	Good	A
313	8	Mulberry	Poor	A
314	28	Ash	Dead	C
315	47	Beech	Fair	A
316	21	Ash	Fair	Sample 'X'
317	16	Beech	Good	Sample 'X'
318	25	Ash	Poor	Sample 'X'
319	22	Maple	Good	Sample 'X'
320	20	Maple	Good	Sample 'X'
321	28	Maple	Good	Sample 'X'
322	44	Ash	Dead	Sample 'X'
323	29	Beech	Good	Sample 'X'
324	13	Maple	Good	Sample 'X'
325	23	Maple	Good	Sample 'X'
326	19	Maple	Good	Sample 'X'
327	16	Maple	Good	Sample 'X'
328	28	Beech	Good	Sample 'X'
329	24	Maple	Good	Sample 'X'
330	12	Elm	Good	A
331	6	Maple	Good	A
332	8	Mulberry	Good	A
333	4	Mulberry	Good	A
334	7	Mulberry	Good	A
335	7	Elm	Good	A
336	6	Mulberry	Good	A
337	10	Walnut	Good	A
338	7	Elm	Fair	A
339	7	Oak	Good	A
340	6	Mulberry	Good	A
341	8	Elm	Good	A
342	7	Elm	Good	A
343	7	Mulberry	Fair	A
344	6	Cherry	Fair	A
345	8	Cherry	Fair	A
346	6	Mulberry	Fair	A
347	9	Elm	Good	A
348	7	Elm	Fair	A
349	8	Cherry	Fair	A
350	6	Mulberry	Fair	A
351	6	Mulberry	Fair	A
352	6	Cherry	Fair	A
353	9	Elm	Fair	A
354	7	Mulberry	Fair	A
355	7	Mulberry	Fair	A
356	8	Mulberry	Good	A
357	6	Mulberry	Fair	B
358	10	Mulberry	Fair	B
359	6	Cherry	Fair	B
360	6	Cherry	Fair	B
361	6	Cherry	Fair	B
362	6	Mulberry	Fair	F
363	8	Mulberry	Fair	F
364	13	Oak	Good	B
365	9	Mulberry	Good	B
366	7	Oak	Good	B
367	7	Mulberry	Fair	A
368	9	Walnut	Fair	B
369	6	Mulberry	Fair	B
370	8	Mulberry	Fair	B
371	6	Honeylocust	Good	A
372	6	Honeylocust	Good	A
373	13	Mulberry	Fair	A
374	15	Catalpa	Poor	B
375	21	Catalpa	Poor	B
376	29	Catalpa	Poor	B
377	25	Catalpa	Poor	B
378	9	Hackberry	Fair	A
379	18	Mulberry	Poor	A
380	14	Mulberry	Poor	B
381	7	Cherry	Fair	A
382	16	Mulberry	Fair	B
383	8	Mulberry	Fair	B
384	35	Catalpa	Poor	B
385	6	Cherry	Poor	B
386	8	Cherry	Fair	F
387	0	not used		
388	0	not used		
389	0	not used		
390	0	not used		
391	0	not used		
392	0	not used		
393	0	not used		
394	0	not used		
395	0	not used		
396	0	not used		
397	0	not used		
398	0	not used		
399	0	not used		
400	7	Mulberry	Fair	F
401	7	Cherry	Fair	F
402	14	Hackberry	Good	F
403	15	Hackberry	Good	F
404	47	Buckeye	Fair	F
405	46	Buckeye	Fair	F
406	19	Buckeye	Good	F
407	9	Elm	Good	F
408	6	Elm	Good	F
409	8	Cherry	Good	F
410	7	Honeylocust	Good	F
411	6	Mulberry	Good	F
412	6	Maple	Poor	F
413	14	Honeylocust	Good	F
414	8	Mulberry	Fair	F
415	6	Mulberry	Fair	F
416	8	Walnut	Fair	F
417	7	Mulberry	Poor	F
418	35	Beech	Good	Sample 'Y'
419	33	Ash	Dead	Sample 'Y'
420	34	Beech	Fair	Sample 'Y'
421	23	Maple	Good	Sample 'Y'
422	33	Beech	Fair	Sample 'Y'
423	25	Maple	Good	Sample 'Y'
424	19	Maple	Good	Sample 'Y'
425	29	Beech	Fair	Sample 'Y'
426	6	Beech	Good	Sample 'Y'
427	13	Maple	Good	Sample 'Y'
428	26	Ash	Dead	Sample 'Y'
429	11	Maple	Fair	Sample 'Y'
430	15	Maple	Fair	Sample 'Y'
431	12	Maple	Fair	Sample 'Y'
432	31	Ash	Dead	Sample 'Y'
433	6	Cherry	Fair	F
434	15	Cherry	Fair	F
435	9	Cherry	Good	F
436	7	Cherry	Fair	F
437	31	Catalpa	Poor	A
438	29	Catalpa	Good	A
439	15	Catalpa	Good	A
440	11	Catalpa	Poor	A
441	8	Catalpa	Poor	A
442	20	Catalpa	Poor	A
443	15	Catalpa	Fair	A
444	7	Mulberry	Fair	A
445	18	Catalpa	Poor	A
446	11	Catalpa	Good	A
447	15	Catalpa	Fair	A
448	12	Catalpa	Good	A
449	18	Catalpa	Poor	B
450	21	Catalpa	Good	A
451	13	Catalpa	Poor	B
452	22	Catalpa	Poor	B
453	15	Catalpa	Poor	B
454	14	Catalpa	Fair	B
455	6	Mulberry	Fair	A
456	11	Elm	Fair	B
457	8	Cherry	Fair	B
458	13	Catalpa	Fair	B
459	13	Catalpa	Good	B
460	17	Catalpa	Poor	B
461	16	Catalpa	Poor	B
462	12	Catalpa	Fair	B
463	10	Catalpa	Poor	B
464	17	Catalpa	Good	B
465	25	Catalpa	Fair	B
466	18	Catalpa	Fair	B
467	22	Catalpa	Fair	B
468	0	not used		
469	17	Catalpa	Good	B
470	0	not used		
471	22	Catalpa	Poor	B
472	20	Catalpa	Good	B
473	22	Catalpa	Fair	B
474	15	Catalpa	Fair	B
475	14	Catalpa	Poor	B
476	15	Catalpa	Poor	B
477	17	Catalpa	Fair	B
478	13	Catalpa	Poor	B
479	17	Catalpa	Fair	B
480	8	Catalpa	Poor	B
481	14	Catalpa	Fair	B
482	11	Catalpa	Poor	B
483	11	Catalpa	Poor	B
484	12	Catalpa	Poor	B
485	18	Catalpa	Fair	B
486	21	Catalpa	Fair	B
487	18	Catalpa	Poor	B
488	20	Catalpa	Poor	B
489	11	Catalpa	Poor	B
490	15	Catalpa	Poor	B
491	15	Catalpa	Poor	B
492	9	Mulberry	Fair	F
493	6	Honeylocust	Good	F
494	7	Ash	Fair	C
495	9	Mulberry	Good	A
496	7	Mulberry	Good	A
497	12	Mulberry	Good	A
498	7	Mulberry	Good	A
499	9	Mulberry	Fair	A
500	7	Mulberry	Good	A
501	7	Hackberry	Good	A
502	7	Ash	Poor	C
503	7	Elm	Fair	A
504	51	Sycamore	Fair	E
505	35	Walnut	Good	E
506	32	Maple	Fair	E
507	30	Maple	Fair	E
508	25	Maple	Fair	E
509	25	Walnut	Good	E
510	28	Hickory	Poor	F

SAMPLE AREA EXTRAPOLATIONS*

SAMPLE 'X' (10,090 SF)	# MAJOR TREES	CALIPER INCHES
Good Trees (Non-Ash)	11	247
Fair Trees (Non-Ash)	0	0
Poor/Dead/Ash Trees	3	90
Sample 'X' Total	14	337

SAMPLE 'Y' (10,090 SF)	# MAJOR TREES	CALIPER INCHES
Good Trees (Non-Ash)	6	121
Fair Trees (Non-Ash)	6	158
Poor/Dead/Ash Trees	3	90
Sample 'Y' Total	15	369

SAMPLE 'X' & 'Y' WEIGHTED AVG.'S	AVG. # MAJOR TREES	AVG. CALIPER INCHES
Good Trees (Non-Ash)	8.41	180
Fair Trees (Non-Ash)	3.10	70.7
Poor/Dead/Ash Trees	3.00	90

SAMPLE AREA EST. TOTAL (286,000 SF)	EST. # MAJOR TREES	EST. CALIPER INCHES
Good Trees (Non-Ash)	240	5,130
Fair Trees (Non-Ash)	88	2,015
Poor/Dead/Ash Trees	86	2,565
Sample Area Estimated Total	414	9,710

SAMPLE REPLACEMENT CALCULATIONS

ESTIMATED REMOVED TREES (234,300 SF)	INCHES REMOVED	REPLACEMENT INCHES REQ'D
Good Trees (replace 1" per 1" removed)	4221.90	4221.90
Fair Trees (replace 1/2" per 1" removed)	1658.27	829.14
Poor/Dead/Ash Trees (no replacements)	2110.95	0.00
Sample Area Replacement Total		5,051.04

SURVEYED TREE REPLACEMENT CALCULATIONS

	INCHES REMOVED	REPLACEMENT INCHES REQ'D
Good Trees (replace 1" per 1" removed)	605	605
Fair Trees (replace 1/2" per 1" removed)	1,185	593
Poor/Dead/Ash Trees (no replacements)	882	0
Surveyed Tree Replacement Total		1,198

TREE PRESERVATION CREDIT CALCULATIONS

	INCHES PRESERVED	CATEGORY CREDIT	SUBTOTAL CREDIT
GOOD TREES PRESERVED (SURVEY ONLY)			
6-11" (1" credit/1" preserved)	324	1	324.0
12-17" (2" credit/1" preserved)	51	2	102.0
18-23" (3" credit/1" preserved)	64	3	192.0
24"+ (4" credit/1" preserved)	543	4	2172.0
FAIR TREES PRESERVED (SURVEY ONLY)			
6-11" (1/2" credit/1" preserved)	600	0.5	300.0
12-17" (1" credit/1" preserved)	428	1.0	428.0
18-23" (1-1/2" credit/1" preserved)	184	1.5	276.0
24"+ (2" credit/1" preserved)	426	2.0	852.0
ASH TREE REMOVAL CREDIT			
Total Credit			4,446.0

TOTAL TREE REPLACEMENTS REQUIRED

	INCHES REMOVED	REPLACEMENT INCHES REQUIRED
GOOD TREES REMOVED (REPLACE 1" PER 1" REMOVED)	4826.9	4826.9
FAIR TREES REMOVED (REPLACE 1/2" PER 1" REMOVED)	2843.3	1421.7
POOR/DEAD/ASH TREES REMOVED (NO REPLACEMENTS)	2993.0	0.0
Subtotal		6,248.6
Preservation Credit		-4,446.0
TOTAL REPLACEMENTS REQUIRED		1,802.6

*(2) SHEETS FOR SAMPLE AREA AND SAMPLE AREA PRESERVE

STATUS KEY

A = PRESERVE
B = REMOVE
C = ASH (NOT REPLACED, CREDIT FOR REMOVAL IN UNDEVELOPED AREAS)
D = FUTURE CLUSTER HOME PHASE, STATUS TBD AT FINAL DEVELOPMENT PLAN STAGE
E = OFF PROPERTY/IN R.O.W. (NOT COUNTED)
F = NOT LOCATED - COUNT AS REMOVED

REPLACEMENT TREE NOTES:

SHEET	CALIPER INCHES REPLACED
D2	619.5
D3	6
D4	210
D5	313
	TOTAL INCHES REPLACED

REVISIONS

STOCKDALE FARMS

PREPARED FOR

LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

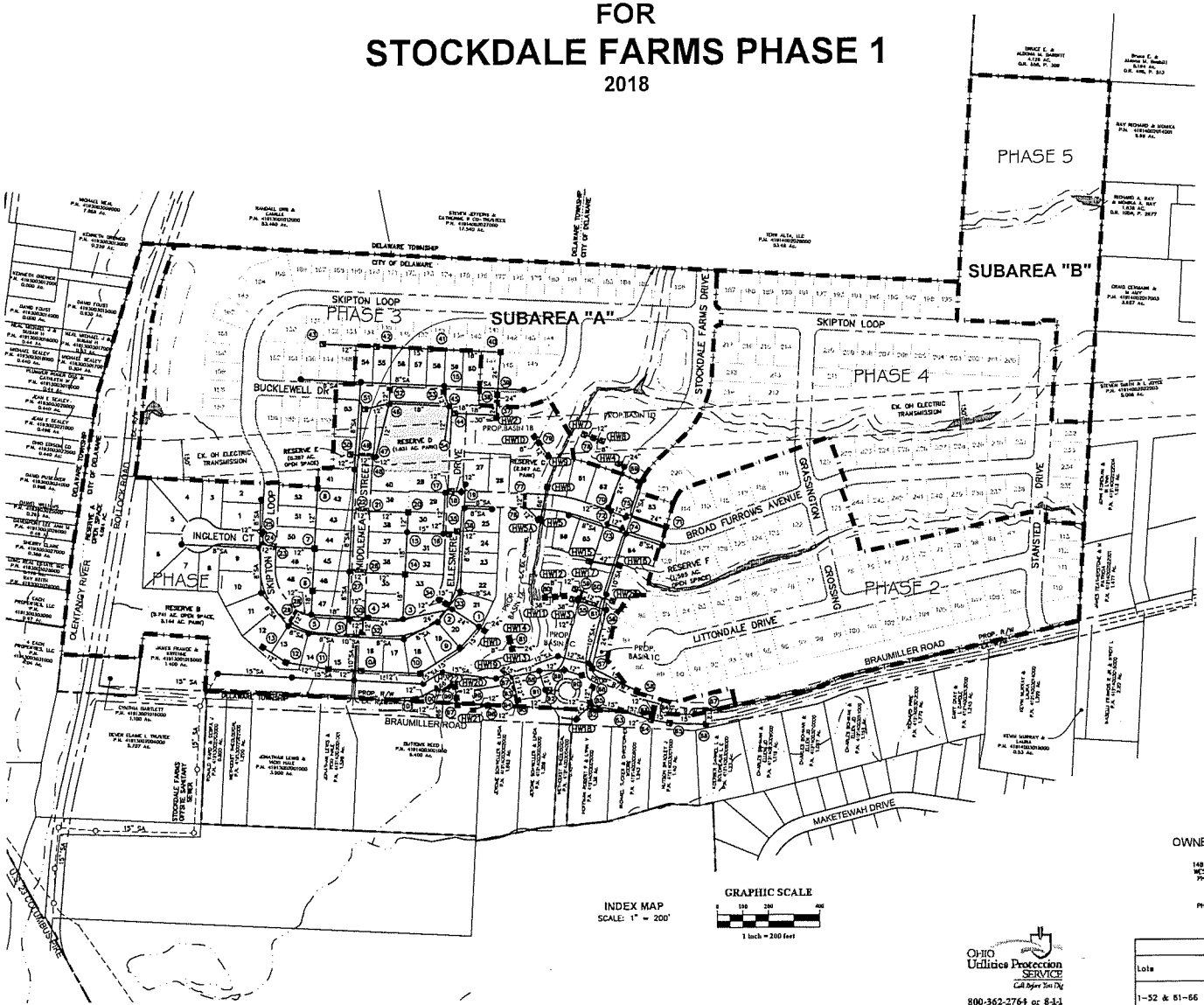
Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	5/18/2018
PROJECT	15027
SHEET	EX-E.3

CITY OF DELAWARE, OHIO

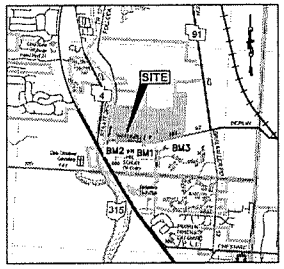
FINAL DEVELOPMENT PLAN FOR STOCKDALE FARMS PHASE 1

2018



INDEX MAP
SCALE: 1" = 200'

GRAPHIC SCALE
1 inch = 200 feet



LOCATION MAP
SCALE: 1" = 3000'

INDEX OF DRAWINGS

TITLE SHEET	1
TYPICAL SECTIONS & DETAILS	2
EXISTING CONDITIONS	3
SITE & COMPOSITE UTILITY PLAN	4–6
TRAFFIC PLAN	7–11
LIGHTING PLAN	12–13
GRADING PLAN	14–16

SITE STATISTICS - R-2 PMU DEVELOPMENT

TOTAL SITE:	158.3 ACRES
R/W AREA – POLLOCK ROAD:	2.25 ACRES
R/W AREA – EX.BRAUMILLER ROAD:	2.38 ACRES — (TO BE DEEDED TO COUNTY)
R/W AREA – PROP.BRAUMILLER ROAD:	2.88 ACRES
NET SITE AREA LESS R/W:	150.991 ACRES
REQUIRED OPEN SPACE (20% GROSS):	30.20 ACRES
PROVIDED OPEN SPACE:	30.75 ACRES
REQUIRED PARK SPACE (10% GROSS)	15.10 ACRES
PROVIDED PARK SPACE:	15.23 ACRES
CLUSTER HOMES	78 LOTS
SINGLE FAMILY HOMES (70'X150')	184 LOTS
SINGLE FAMILY HOMES (80'X150')	60 LOTS
TOTAL UNITS	322 UNITS
GROSS DENSITY:	2.03 D.U./ACRE

PHASE 1

TOTAL AREA:	54.352 ACRES
R/W AREA – MIDDLEMEAD STREET	1.081 ACRES
R/W AREA – SKIPTON LOOP	1.135 ACRES
R/W AREA – INGLETON COURT	0.542 ACRES
R/W AREA – BUCKLEWELL DRIVE	0.823 ACRES
R/W AREA – ELLESMERE DRIVE	1.560 ACRES
R/W AREA – BROAD FURROW AVENUE	0.888 ACRES
R/W AREA – STOCKDALE FARMS DRIVE	1.353 ACRES
EX.R/W AREA –BRAUMILLER ROAD	1.434 ACRES
PROP.R/W AREA – BRAUMILLER ROAD	2.323 ACRES
EX.R/W AREA – POLLOCK ROAD	2.254 ACRES
NET PHASE 1 AREA LESS R/W	42.412 ACRES
OPEN SPACE	11.687 ACRES
PARK SPACE	9.592 ACRES
SINGLE FAMILY HOMES (80'X150')	48 LOTS
SINGLE FAMILY HOMES (70'X150')	18 LOTS

OWNER / DEVELOPER
TERRA ALTA, LLC
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
PHONE: 614-891-2014
PRIMARY CONTACT:
VINCE ROMANELLI
PHONE: 614-891-2042

ENGINEER
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OHIO 43230
PHONE: 614-428-7750
PRIMARY CONTACT:
DAVID DENNISTON
PHONE: 614-944-5088

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 NORTH 5TH STREET, SUITE 401
COLUMBUS, OHIO 43215
PHONE: 614-487-1964
PRIMARY CONTACT:
TODD FARIS
PHONE: 614-487-1964

OHIO Utilities Protection SERVICE
Call before You Dig
800-362-2764 or 8-1-1
www.oupa.org

SETBACK REQUIREMENTS

Lots	Required Front	Required Side	Required Rear	Proposed Front	Proposed Side	Proposed Rear
1–52 & 81–66	30'	10'	40'	MIN. 30' (FROM R/W)	10' (PER SIDE)	40'
53–60	30'	MIN. 7' (PER SIDE) (20% FRONT LOT DIM AT B/L)	40'	MIN. 30' (FROM R/W)	MIN. 7' (PER SIDE) (20% FRONT LOT DIM AT B/L)	40'

PLAN PREPARED BY:
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fx: 614-428-7755

PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
TITLE SHEET

Issue Dates:

Date: 05/18/2018
Scale: AS NOTED

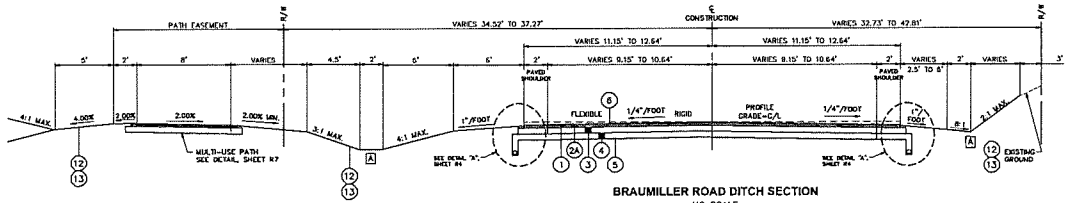
Drawn By: CLE
Checked By: DDD

Project Number: 16–0022–149

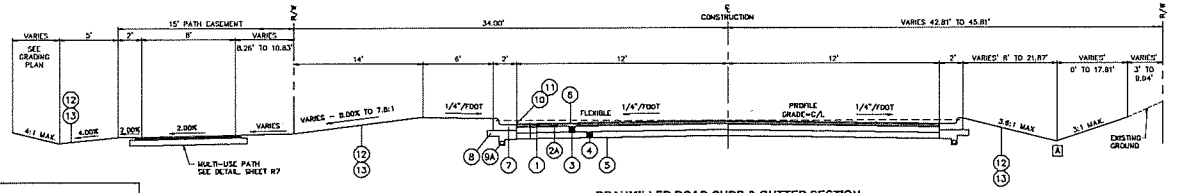
Drawing Number: 1 / 16

Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\TITLE SHEET.dwg 1 TITLE SHEET May 18, 2018 - 8:43:53am jmcy

1. 1 1/2" ASPHALT CONCRETE, ITEM 448 TYPE 1, SURFACE COURSE (MEDIUM TRAFFIC) PG 64-22
2. 2" ASPHALT CONCRETE, ITEM 448 TYPE 2, INTERMEDIATE COURSE (MEDIUM TRAFFIC) PG 64-22
3. 3" ASPHALT CONCRETE BASE, ITEM 301, PG 64-22
3A. 8" ASPHALT CONCRETE BASE, ITEM 301, PG 64-22
4. 6" AGGREGATE BASE, ITEM 304
4A. 6" PORTLAND CEMENT CONCRETE BASE, CLASS "C", ITEM 305 OR RCC SUPPLEMENTAL SPEC 1523
4B. 7" PORTLAND CEMENT CONCRETE BASE, CLASS "C", ITEM 305 OR RCC SUPPLEMENTAL SPEC 1523
5. SUBGRADE COMPACTION, ITEM 204
6. ASPHALT REJUVENATE PER SUPPLEMENTAL SPEC 1540
7. STANDARD CONCRETE COMBINED CURB & GUTTER, ITEM 609 (PER RDWD-20.0).
8. NO. 8 OR NO. 57 AGGREGATE
9. 4" UNDERDRAIN, ITEM 605
10. TACK COAT, ITEM 407 (FACE OF CURB PRIOR TO PAVING)
11. CRACK SEAL, ITEM 423 (EDGE JOINTS)
12. CONCRETE SIDEWALK – ITEM 608, AS PER RDWD-19.1. (SIDEWALK TO BE CONSTRUCTED BY THE HOMEBUILDER AT THE TIME OF THE HOUSE CONSTRUCTION, EXCEPT WHERE SHOWN HEREIN TO BE CONSTRUCTED BY THE DEVELOPER.)



BRAUMILLER ROAD DITCH SECTION
NO SCALE



BRAUMILLER ROAD CURB & GUTTER SECTION
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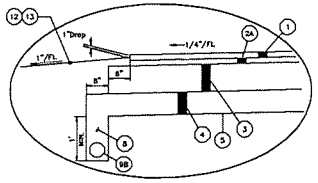
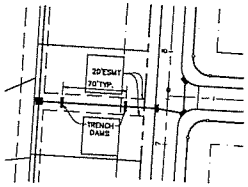
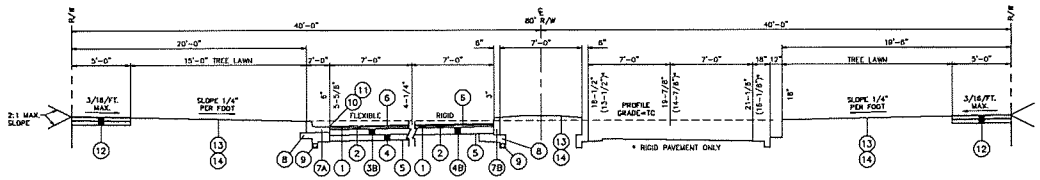


DETAIL "A"
NO SCALE

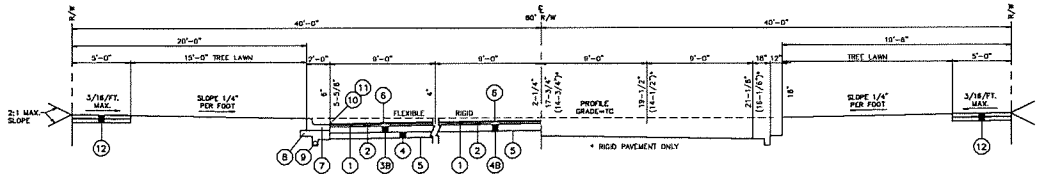


For ALL Storm Sewer Pipe along the side yard of lot.
–Reinforced Concrete Pipe (ASTM C-76) with "O"-Ring Rubber Gasket Joints (ASTM C-136) with no Aggregate Bedding or Backfill.

TYPICAL SIDE YARD STORM SEWER DETAIL
NO SCALE



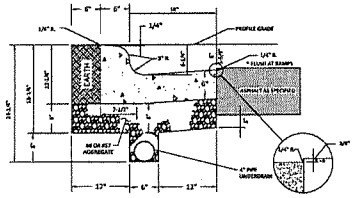
TYPICAL 39' (FACE TO FACE) BOULEVARD SECTION (80' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. RDWD-3.0, MODIFIED)
NO SCALE
STOCKDALE FARMS DRIVE (STA. 1+74.86 TO 3+29.93)



TYPICAL 39' (FACE TO FACE) PAVEMENT SECTION (80' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. RDWD-3.0)
NO SCALE
STOCKDALE FARMS DRIVE (STA. 3+29.93 TO 8+88.55)

PROFILE GRADE NOTES:
FOR THE BRAUMILLER ROAD TYPICAL SECTIONS, THE PROFILE GRADE CORRESPONDS WITH THE CENTERLINE ELEVATION.

FOR THE STOCKDALE FARMS TYPICAL SECTION, THE PROFILE GRADE CORRESPONDS WITH THE TOP OF CURB ELEVATION.



* THE PAVEMENT SHALL BE FLUSH AT THE GUTTER IN FRONT OF CURB RAMPS. CURB RAMPS SHALL BE BUILT AS CDC STANDARD DRAWING 2919

1.26 C.Y. CONCRETE PER L.F.

IF THE SUBGRADE IS MORE THAN 7" BELOW THE BOTTOM OF THE CURB, THE UNDERDRAIN SHALL BE ADJUSTED TO KEEP THE TOP OF THE UNDERDRAIN AT LEAST 2" BELOW THE SUBGRADE.

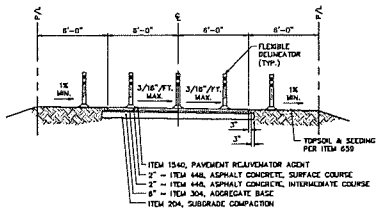
SUBGRADE COMPACTION SHALL BE COMPLETED BEFORE UNDERDRAIN INSTALLATION.

NOTE: WHEN CURB AND GUTTER INLET IS INSTALLED, THE TOP OF THE BOWNLT SHALL BE THE SAME AS THE TOP OF CURB ELEVATION. THE EDGE OF PAVEMENT SHALL BE ¾" HIGHER THAN THE GRATE WHEREVER THEY MEET/TOUCH.

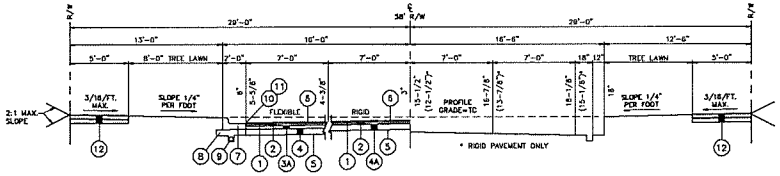
FOR REPLACEMENT WORK, THE CURB SHALL BE REMOVED AT AN EXISTING JOINT OR NO CLOSER THAN 5 FEET FROM AN EXISTING JOINT.

½" EXPANSION MATERIAL WILL BE INSTALLED BEHIND THE CURB WHEN A CONCRETE WALK, DRIVE, OR OTHER ITEM IS ADJOINING IT.

STANDARD DETAIL	ROADWAY
STANDARD CONCRETE COMBINED CURB & GUTTER, ITEM 609	RDWD-20.0
	Rev. 01/01/2012



EMERGENCY INGRESS/EGRESS ACCESS DRIVE
(REFER TO CITY OF DELAWARE STD. DWG. RDWD-13.0 FOR APPROACH IN R/W)
NO SCALE



TYPICAL 31' (FACE TO FACE) PAVEMENT SECTION (58' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. RDWD-1.0)
NO SCALE
ELLESMERE DRIVE (STA. 0+45.50 TO 11+80.88)
SKIPTON LOOP (STA. 0+00.00 TO 8+07.88)
INGLETON COURT (STA. 1+55.81 TO 2+96.78)
MIDDLEHEAD STREET (STA. 0+45.50 TO 8+74.10)
BUCKLEWELL DRIVE (STA. 3+30.80 TO 8+99.00)
BROAD FURROWS AVENUE (STA. 0+45.50 TO 3+93.35 & STA. 6+92.55 TO 8+35.48)

PLAN PREPARED BY:
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422 Sunrise Road
Columbus, Ohio 43230
ph 614-428-7750
fax 614-428-7753

PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
TYPICAL SECTIONS AND DETAILS

Issue Dates:

Date: 05/18/2018
Scale: None
Drawn By: CLE
Checked By: DDD
Project Number: 15-0022-149
Drawing Number: 2 / 16

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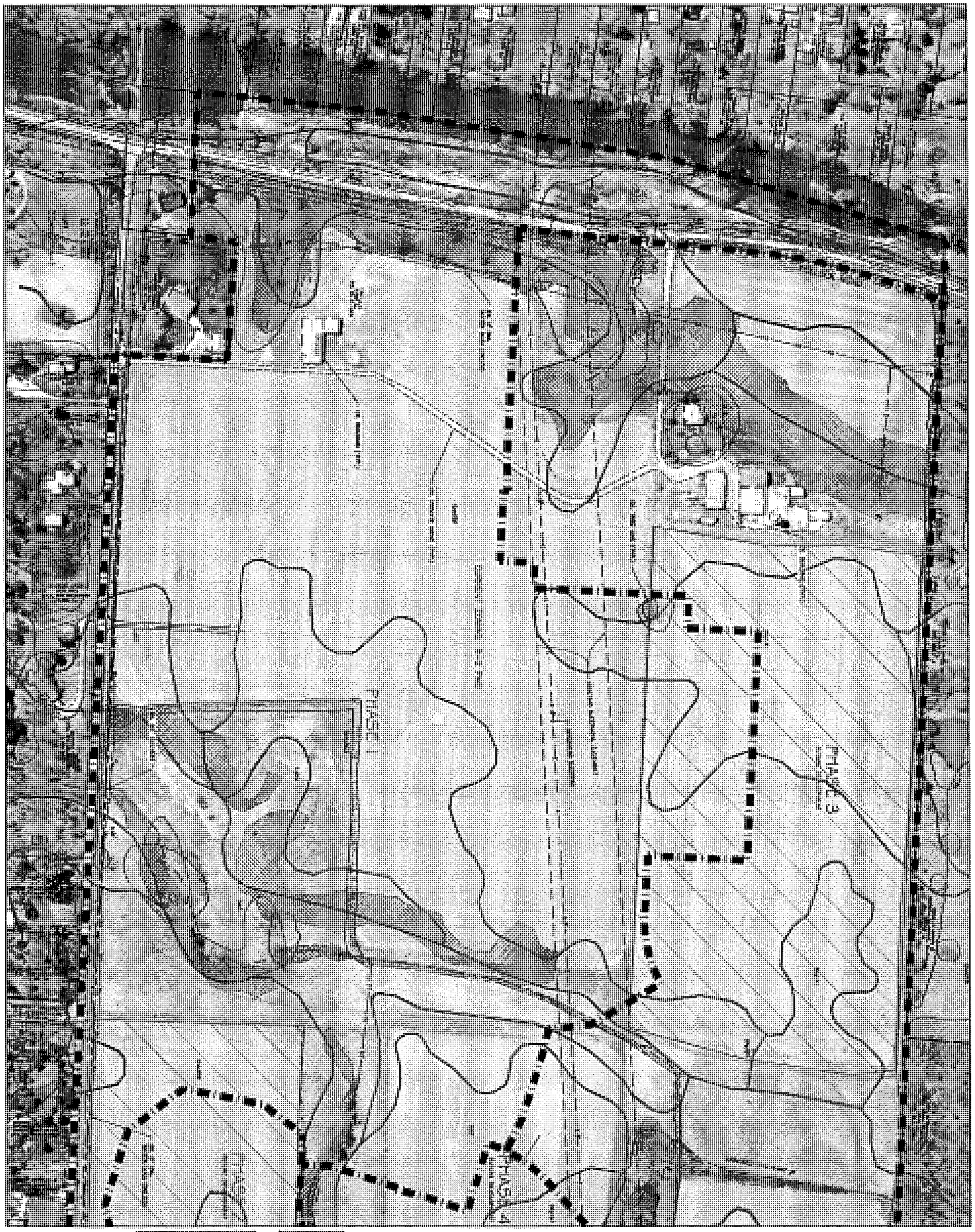

Issue Dates:

Date: 05/18/2018
Scale: 1" = 200'
Drawn By: CLE
Checked By: DDO
Project Number: 16-0022-149
Drawing Number: 3 / 16

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
STOCKDALE FARMS

EXISTING CONDITIONS

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS

422 Beecher Road
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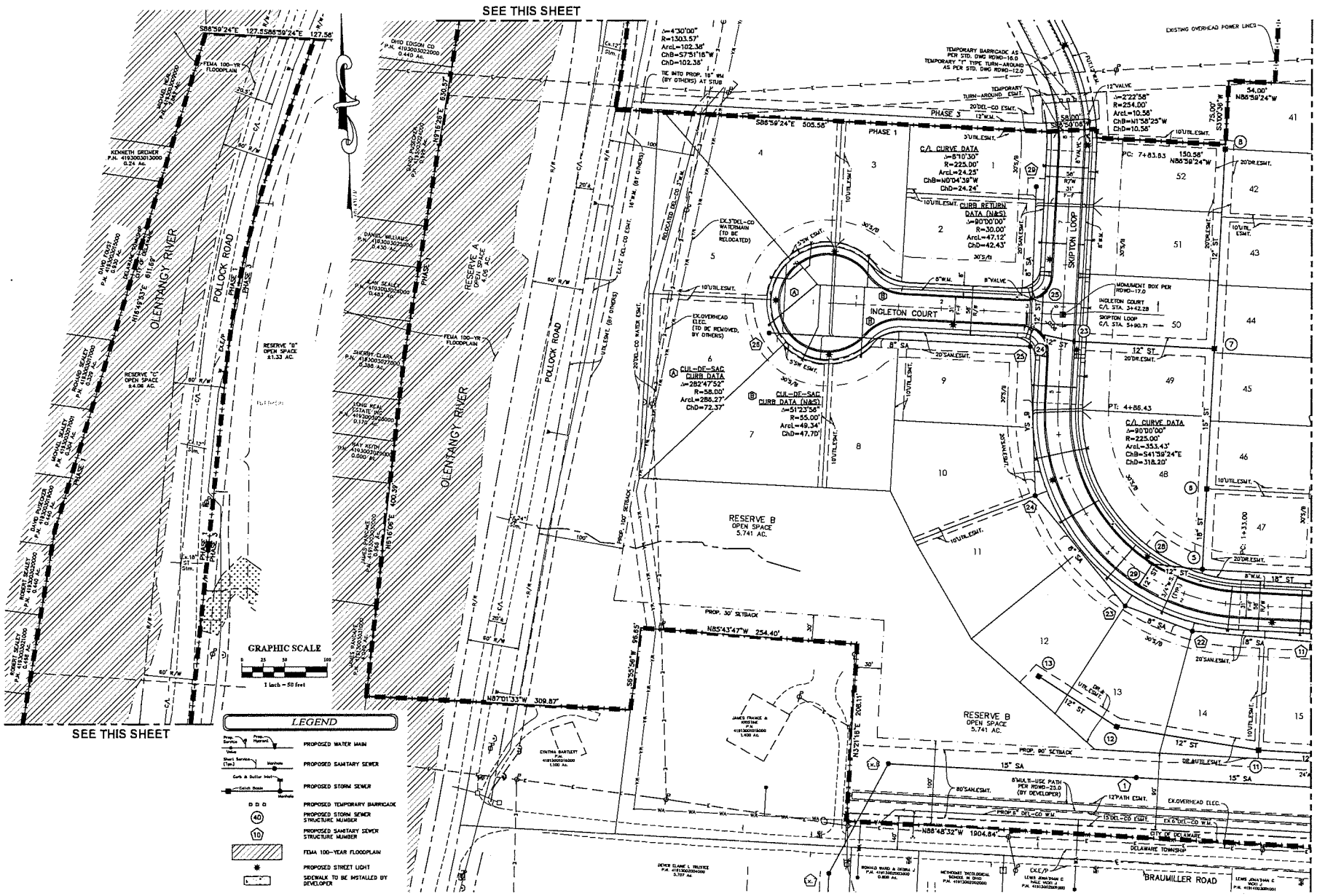
fax 614.428.7755



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

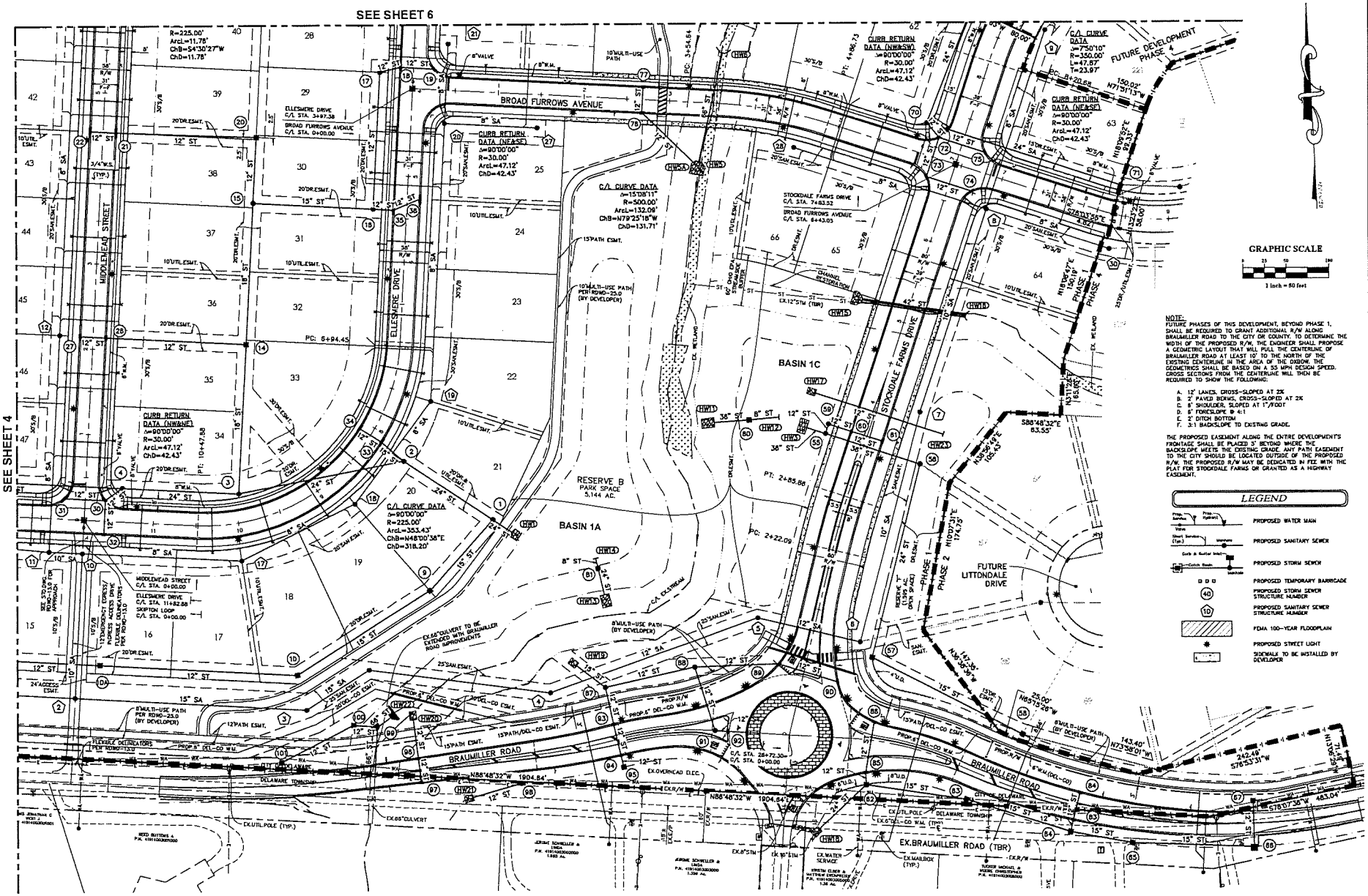
SITE & COMPOSITE UTILITY PLAN

Date: 05/18/2018
Scale: 1"=50'

Drawn By: CLE
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 4 / 16



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

SITE & COMPOSITE UTILITY PLAN

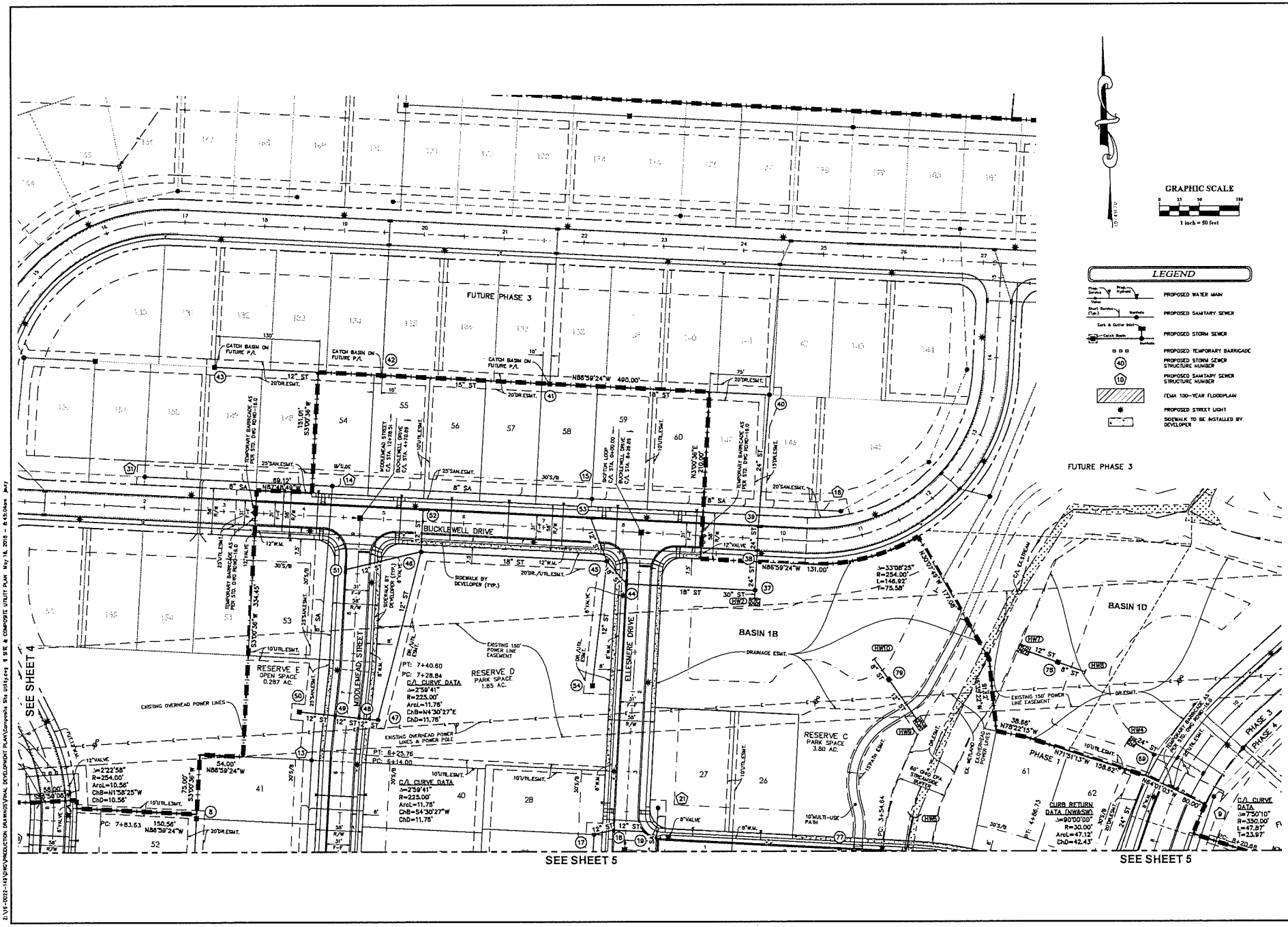
Issue Date:

Date: 05/18/2018
Scale: 1"=50'

Drawn By: CLE
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 5 / 16



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

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Columbus, Ohio 43230
ph 614-428-7750
fax 614-428-7755

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

SITE & COMPOSITE UTILITY PLAN

Issue Dates:

Date: 05/18/2018
Scale: 1"=50'

Drawn By: CLE
Checked By: DDO

Project Number: 16-0D22-149

Drawing Number: 6 / 16

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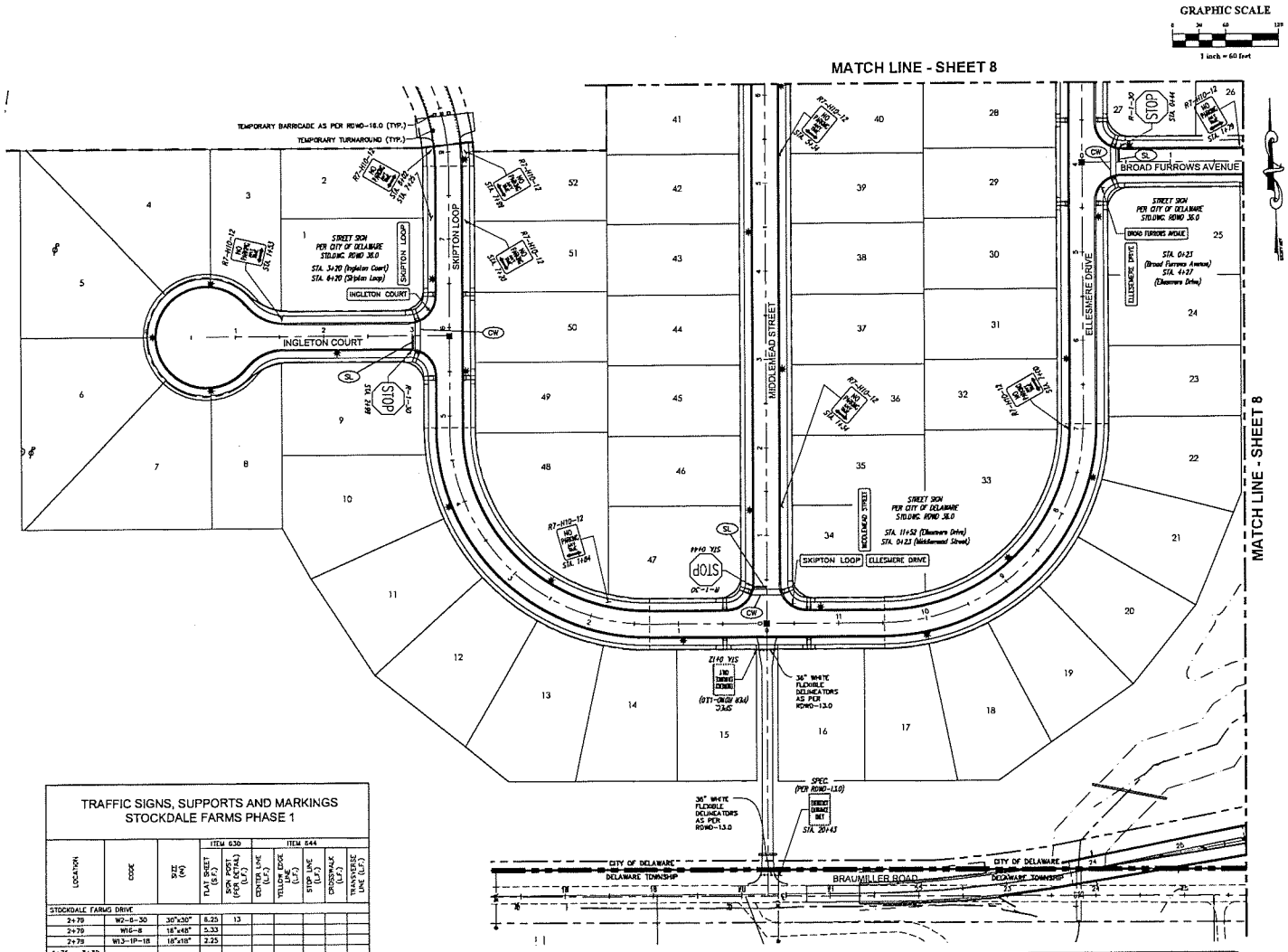
TRAFFIC SIGNS, SUPPORTS AND MARKINGS
STOCKDALE FARMS PHASE 1

LOCATION	CODE	SIZE (IN)	ITEM 630 FLAT SHEET (S.F.)	ITEM 630 SIGN POST (PER SIGN) (L.F.)	ITEM 644 CENTER LINE (L.F.)	ITEM 644 YELLOW EDGE LINE (L.F.)	ITEM 644 STOP LINE (L.F.)	ITEM 644 CROSSWALK (L.F.)	ITEM 644 TRANSVERSE LINE (L.F.)
MIDDLEHEAD STREET									
0+23 RT.	SPEC.	12"x18"	1.50	13					
0+33								34	
0+38								30	
0+41							14		
0+44 LT.	R-1-30	30"x30"	6.25	13					
1+34 RT.	R7-H10-12	12"x18"	1.50	13					
5+34 RT.	R7-H10-12	12"x18"	1.50	13					
8+76 RT.	R-1-30	30"x30"	6.25	13					
8+79							14		
8+81								30	
8+87								34	
8+94 LT.	SPEC.								
ELLESMERE DRIVE									
0+26 RT.	SPEC.								
0+33								34	
0+38								30	
0+41							14		
0+44 LT.	R-1-30	30"x30"	6.25	13					
3+01 RT.	R7-H10-12	12"x18"	1.5	13					
7+00 RT.	R7-H10-12	12"x18"	1.5	13					
SKIPTON LOOP									
0+12 LT.	SPEC.								
1+84 RT.	R7-H10-12	12"x18"	1.5	13					
7+20 RT.	R7-H10-12	12"x18"	1.5	13					
7+25 LT.	R7-H10-12	12"x18"	1.5	13					
7+99 RT.	R7-H10-12	12"x18"	1.5	13					
8+02 LT.	R7-H10-12	12"x18"	1.5	13					
INGLETON COURT									
1+53 LT.	R7-H10-12	12"x18"	1.5	13					
2+99 RT.	R-1-30	30"x30"	6.25	13					
3+02							14		
3+04								30	
3+10								34	
3+20	SPEC.								
BUCKELWELL DRIVE									
6+76 RT.	R7-H10-12	12"x18"	1.5	13					
BROAD FURROWS AVENUE									
0+23 RT.	SPEC.								
0+33								34	
0+38								30	
0+41							14		
0+44 LT.	R-1-30	30"x30"	6.25	13					
1+79 LT.	R7-H10-12	12"x18"	1.5	13					
2+37 RT.	W11-2-30	30"x30"	6.25	13					
2+67								28	
2+92									28
2+97								28	
3+47 LT.	W11-2-30	30"x30"	6.25	13					
4+30 LT.	R7-H10-12	12"x18"	1.5	13					
5+95 RT.	R-1-30	30"x30"	6.25	13					
5+98							14		
6+00								30	
6+06								34	
6+72	SPEC.								
6+80								34	
6+86								30	
8+88							14		
8+91 LT.	R-1-30	30"x30"	6.25	13					

TRAFFIC SIGNS, SUPPORTS AND MARKINGS
STOCKDALE FARMS PHASE 1

LOCATION	CODE	SIZE (IN)	ITEM 630 FLAT SHEET (S.F.)	ITEM 630 SIGN POST (PER SIGN) (L.F.)	ITEM 644 CENTER LINE (L.F.)	ITEM 644 YELLOW EDGE LINE (L.F.)	ITEM 644 STOP LINE (L.F.)	ITEM 644 CROSSWALK (L.F.)	ITEM 644 TRANSVERSE LINE (L.F.)
STOCKDALE FARMS DRIVE									
2+79	W2-6-30	30"x30"	6.25	13					
2+79	W16-8	18"x48"	5.33						
2+79	W13-1P-18	18"x18"	2.25						
1+75 – 3+30 LT.						155			
1+75 – 3+30 RT.						155			
3+24	R4-7-24	24"x30"	5	13					
3+30 – 4+32 LT.					102				
3+30 – 4+32 RT.					102				
4+00 LT.	R7-H10-12	12"x18"	1.5	13					
5+16 LT.	R7-H10-12	12"x18"	1.5	13					
BRAUMILLER ROAD									
20+43	SPEC								
		TOTAL	99.08	351	204	310	98	504	28



SEE SHEETS 9-11 FOR ROUNDABOUT AND BRAUMILLER ROAD TRAFFIC CONTROL.

LEGEND

- DY — CENTER LINE, 5" DOUBLE YELLOW
- WE — EDGE LINE, 5" WHITE
- YE — EDGE LINE, 5" YELLOW
- YL — YIELD LINE
- YA — YIELD ARROW
- CW — CROSS WALK LINE, 24" WHITE
- TY — TRANSVERSE LINE, 24" YELLOW
- LA — LANE ARROW, 72" WHITE
- W — WORD ON PAVEMENT, 72" WHITE

NOTE: ALL PAVEMENT MARKINGS ARE TO BE WHITE UNLESS OTHERWISE REQUIRED BY THE ADA.

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
422 Beecher Road
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PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
TRAFFIC PLAN

Issue Date:

Date: 03/18/2018
Scale: 1"=50'
Drawn By: CLE
Checked By: DDD
Project Number: 16-0022-149
Drawing Number: 7 / 16

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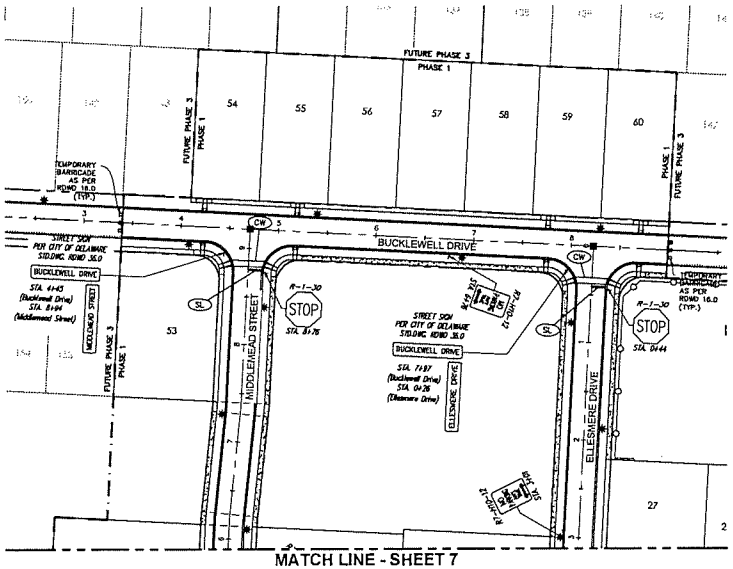
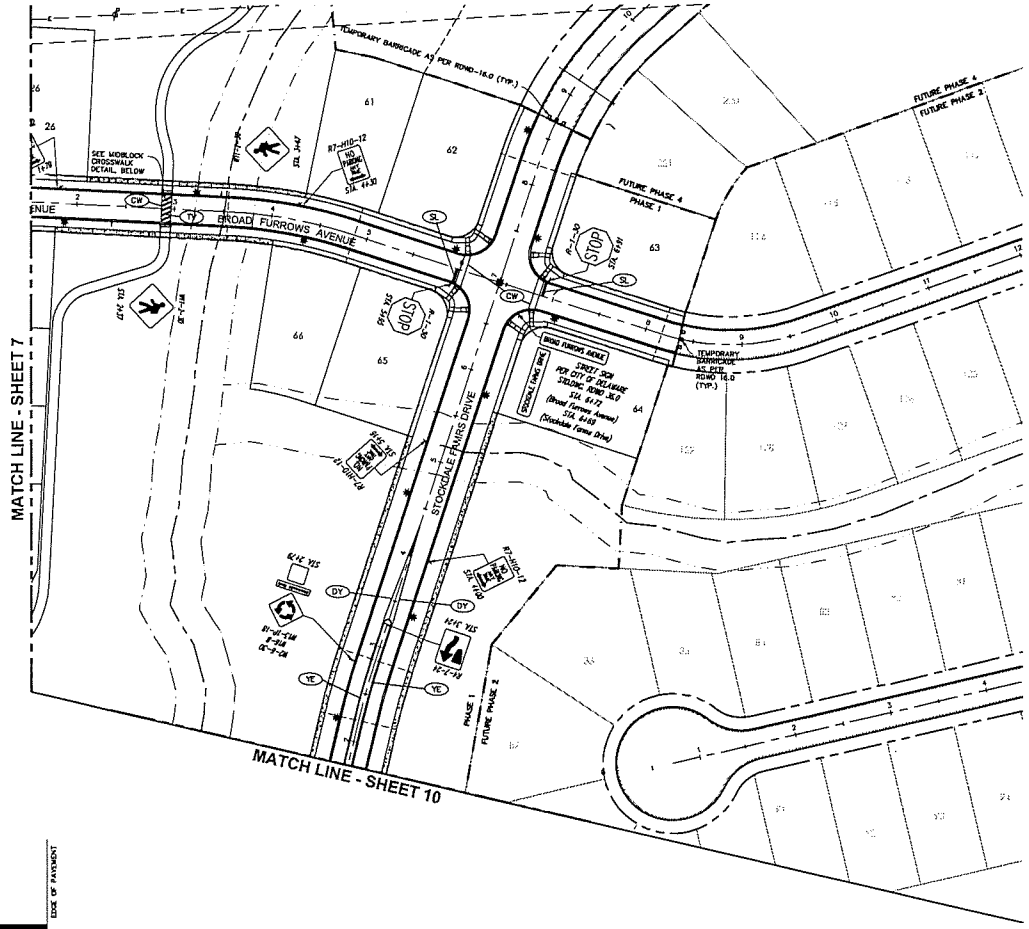




GRAPHIC SCALE

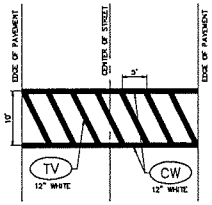
1 inch = 60 feet

LEGEND

A	LANE ARROW
CH	CHANNELIZING LINE
CW	CROSS WALK LINE
DY	DOUBLE YELLOW LINE
SL	STOP LINE
TV	TRANSVERSE LINE
W	WORD ON PAVEMENT
	TEMPORARY BARRICADE
	STREET LIGHT

NOTE: ALL PAVEMENT MARKINGS ARE TO BE WHITE UNLESS OTHERWISE REQUIRED BY THE ADA.

SEE SHEETS 9-11 FOR ROUNDABOUT AND BRAUMILLER ROAD TRAFFIC CONTROL.



MIDBLOCK CROSSWALK DETAIL
NO SCALE

PLAN PREPARED BY:

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Gahanna, OHIO 43230
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fax 614-476-7757

PLAN PREPARED FOR:

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43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

TRAFFIC PLAN

Issue Dates:

Date: 05/18/2018
Scale: 1"=50'

Drawn By: CLE
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 8 / 16

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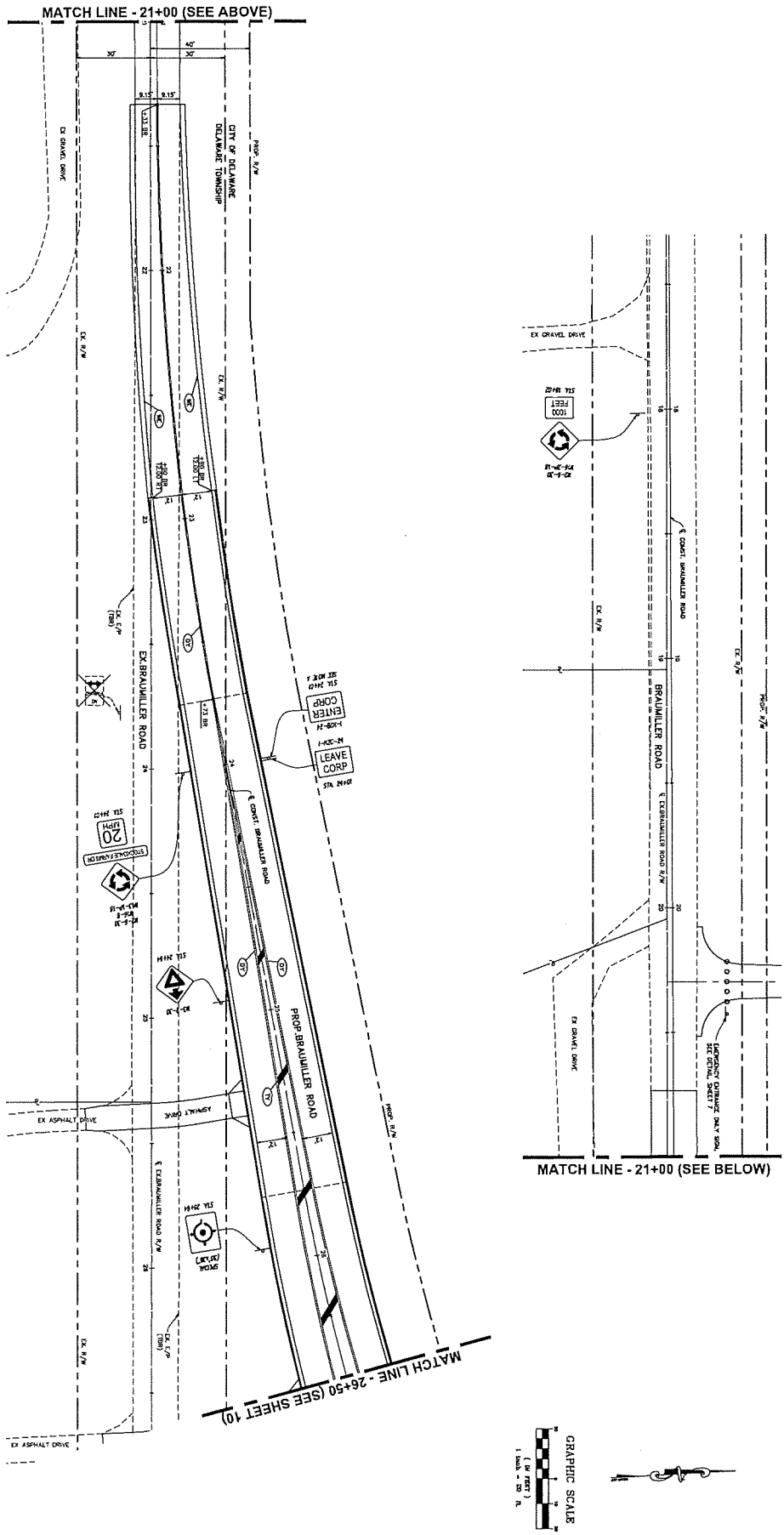

Drawing Number: 9 / 16	Project Number: 16-0022-149	Drawn By: CLC	Checked By: DRD
Date: 05/04/2018 Scale: 1"=20'	Issue Dates:		

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

TRAFFIC PLAN

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

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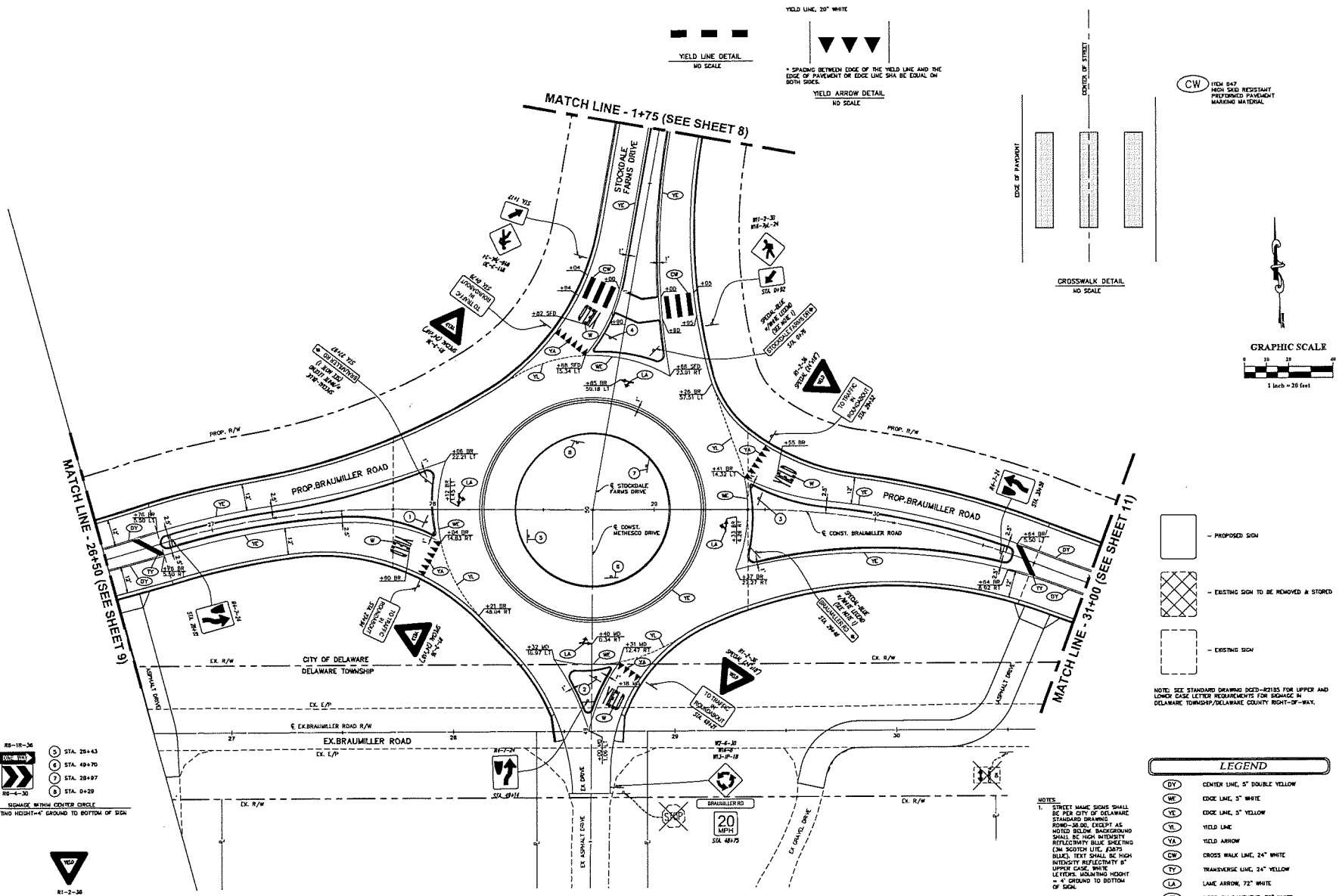

NOTES

1. STREET NAME SIGNS SHALL BE PER CITY OF DELAWARE STANDARD DRAWING ROWD-36.00, EXCEPT AS NOTED BELOW. BACKGROUND SHALL BE HIGH INTENSITY RETLECTIVITY BLUE SHEETING (3M SCOTCH LITE, #3679 BLUE). TEXT SHALL BE HIGH INTENSITY RETLECTIVITY 8" UPPER CASE, WHITE LETTERS. MOUNTING HEIGHT = 4' GROUND TO BOTTOM OF SIGN.

LEGEND

DY	CENTER LINE, 5" DOUBLE YELLOW
WE	EDGE LINE, 5" WHITE
YE	EDGE LINE, 5" YELLOW
YL	YIELD LINE
YA	YIELD ARROW
CW	CROSS WALK LINE, 24" WHITE
TY	TRANSVERSE LINE, 24" YELLOW
LA	LANE ARROW, 72" WHITE
W	WORD ON PAVEMENT, 72" WHITE

PLAN PREPARED BY:

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422 Sunday Road
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fax 614-428-7755
www.acdengineers.com

PLAN PREPARED FOR:

TERRA ALTA, LLC
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WESTERVILLE, OH
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CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

TRAFFIC PLAN

Issue Date:

Date: 05/18/2018
Scale: 1"=20'

Drawn By: CLE
Checked By: DDO

Project Number: 16-0022-149

Drawing Number: 10 / 16

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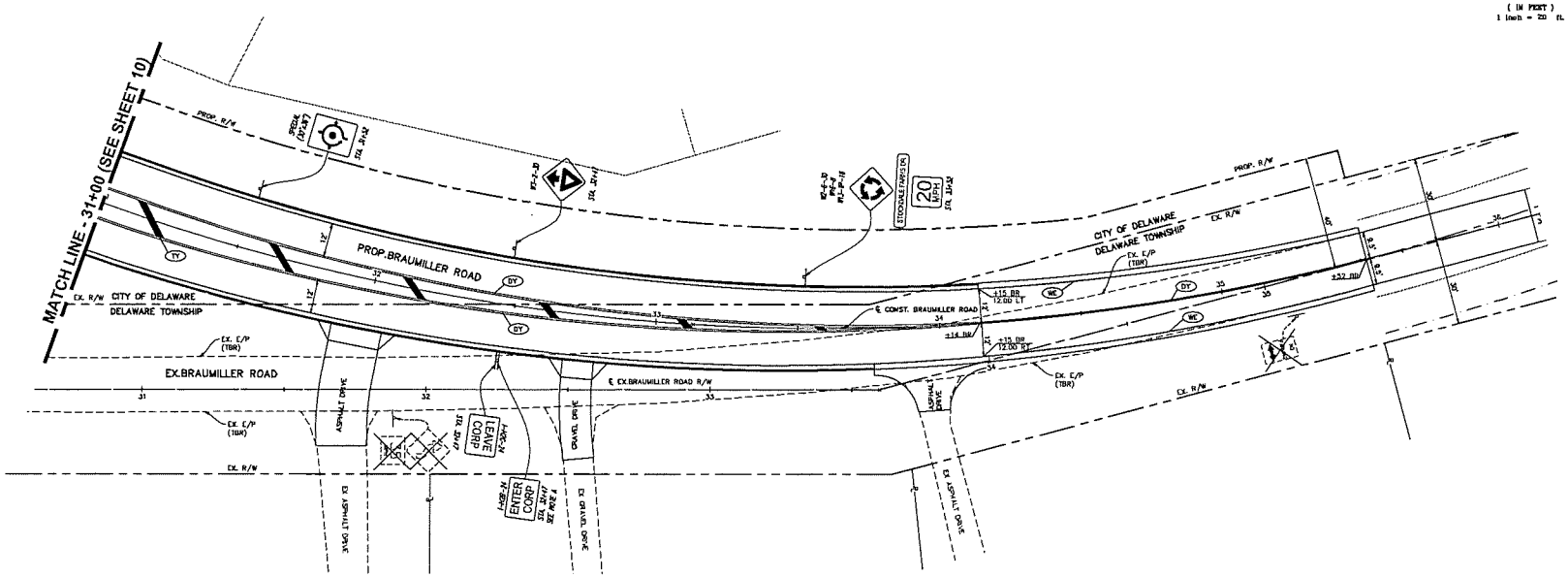

NOTE A: ENTER CORP SIGN SHALL BE MOUNTED ON THE BACK OF THE LEAVE CORP SIGN.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

- PROPOSED SIGN
- EXISTING SIGN TO BE REMOVED & STORED
- EXISTING SIGN

NOTE: SEE STANDARD DRAWING DCED-R2105 FOR UPPER AND LOWER CASE LETTER REQUIREMENTS FOR SIGNAGE IN DELAWARE TOWNSHIP/DELAWARE COUNTY RIGHT-OF-WAY.

SEE SHEETS 7-8 FOR STOCKDALE FARMS PHASE 1 TRAFFIC CONTROL.

LEGEND

DY	CENTER LINE, 5" DOUBLE YELLOW
WE	EDGE LINE, 5" WHITE
YE	EDGE LINE, 5" YELLOW
YL	YIELD LINE
YA	YIELD ARROW
CW	CROSS WALK LINE, 24" WHITE
TY	TRANSVERSE LINE, 24" YELLOW
LA	LANE ARROW, 72" WHITE
W	WORD ON PAVEMENT, 72" WHITE

PLAN PREPARED BY:

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43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS
TRAFFIC PLAN

Issue Dates:

Date: 05/18/2018
Scale: 1"=20'

Drawn By: CLE
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 11 / 16

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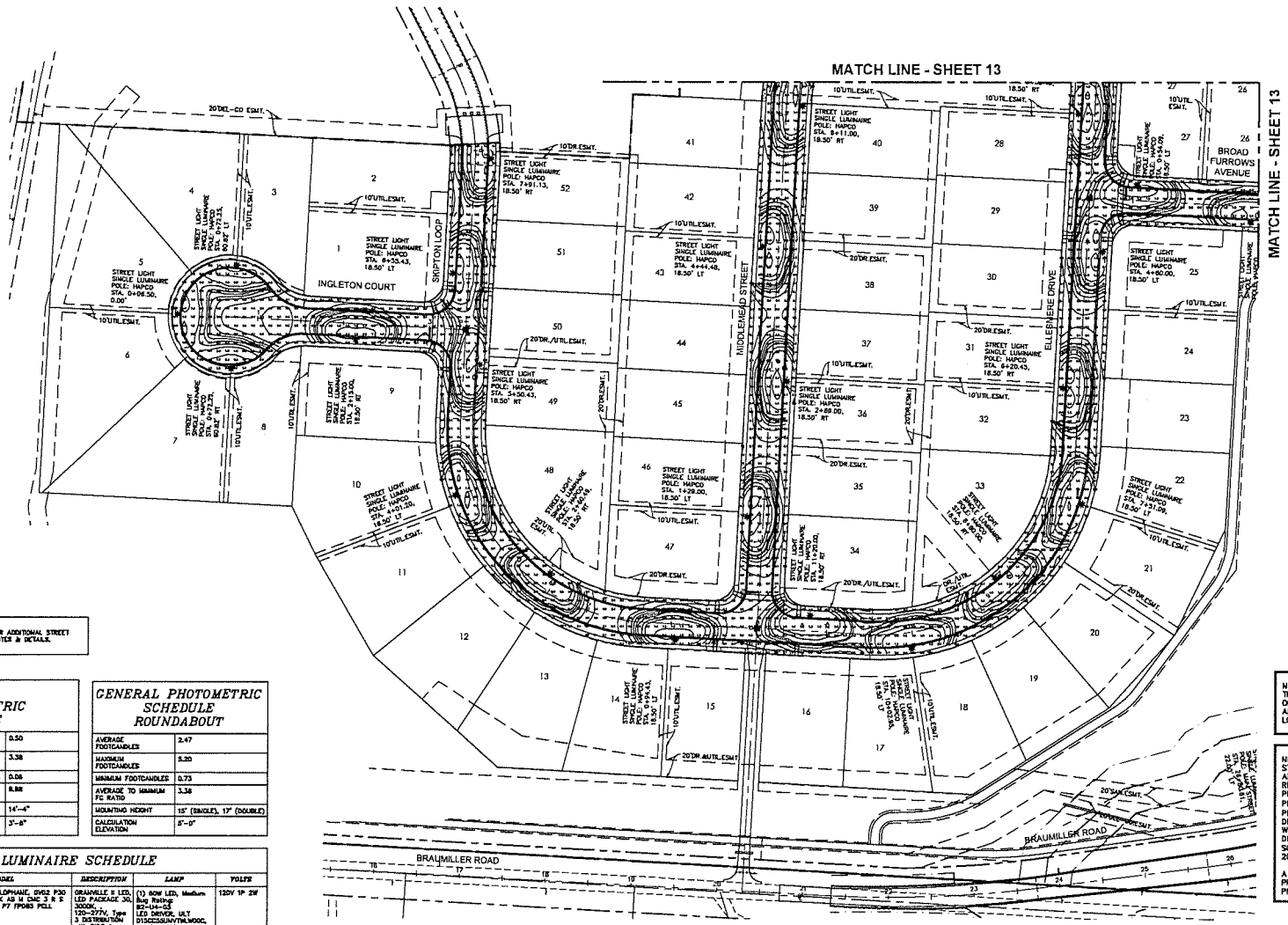

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

SEE SHEET 13 FOR ADDITIONAL STREET LIGHTING NOTES & DETAILS.

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	0.50
MAXIMUM FOOTCANDLES	3.38
MINIMUM FOOTCANDLES	0.06
MINIMUM TO MAXIMUM FC RATIO	8.88
MOUNTING HEIGHT	14'-4"
CALCULATION ELEVATION	3'-8"

GENERAL PHOTOMETRIC SCHEDULE ROUNDABOUT

AVERAGE FOOTCANDLES	2.47
MAXIMUM FOOTCANDLES	5.20
MINIMUM FOOTCANDLES	0.73
AVERAGE TO MINIMUM FC RATIO	3.38
MOUNTING HEIGHT	15' (SINGLE), 17' (DOUBLE)
CALCULATION ELEVATION	5'-0"

GENERAL LUMINAIRE SCHEDULE

SYMBOL	MODEL	DESCRIPTION	LAMP	VOLTS
SINGLE LUMINAIRE	HOLOPHANE, GVO2 P30 30K AS M CMC 3 R E SL P7 FPO85 PCLL	GRANVILLE II LED, LED PACKAGE 30, 3000K, 120-277V, Type 3 DISTRIBUTION with RIBS & BANDS	(1) 80W LED, Medium Bug Rating: B2-U4-G3 LED DRIVER, ULT D13CC55UNVTWLWOOC, set for 1300mA	120V 1P 2W
DOUBLE LUMINAIRE				

NOTE: ACUITY BRANDS LIGHTING GRANVILLE LED
TYPE III, MEDIUM, BUG RATING: B2 - U4 - G3
POST TOP, GranVille II LED
NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED.
120.4 VOLTS, 58.8 WATTS, 0.491 AMPS
AMBIENT: 25.1

IES FILE: GVO2_P30_30K_AS_3_R.ies

NOTE:
THIS SHEET SHALL BE REPLACED BY THE TIME OF THE PRECONSTRUCTION MEETING TO REFLECT ALL UNDERGROUND WIRING, DISCONNECT SWITCH LOCATIONS AND PULL BOXES.

NOTE:
STREET LIGHTS MUST BE FULLY FUNCTIONAL AND AS-BUILTS DRAWINGS OF THE LIGHTS AND REQUIRED SPARE POLES MUST BE DECLARED TO PUBLIC WORKS, PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS (I.E. NO BUILDING PERMITS). THE EXTRA LIGHT FIXTURES SHALL BE DELIVERED TO THE CITY OF DELAWARE PUBLIC WORKS DEPARTMENT, 50 ROSS STREET DELAWARE, OHIO 43015. CONTACT THE CITY TO SCHEDULE DELIVERY DATE AND TIME (740) 203-1810.

A SUBSEQUENT WIRING DIAGRAM SHALL BE PROVIDED BY THE ELECTRIC UTILITY PROVIDER PRIOR TO CONSTRUCTION.

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS
421 Enterprise Road
Delaware, Ohio 43015
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fax 614.428.7755

PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
LIGHTING PLAN

Date: 05/18/2018
Scale: 1"=60'

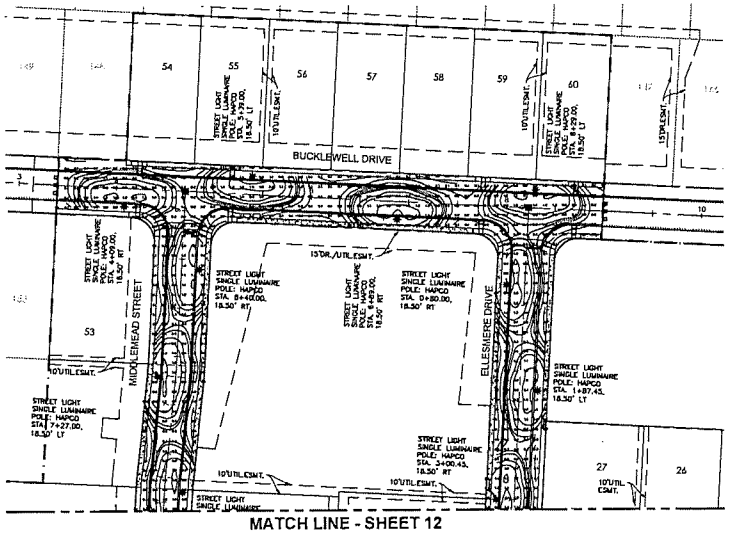
Drawn By: CLE
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 12 / 16

Revisions Dates:

Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\FDP Lighting.dwg 12 LIGHTING PLAN May 18, 2018 - 8:46:24am Jacy



GRAPHIC SCALE

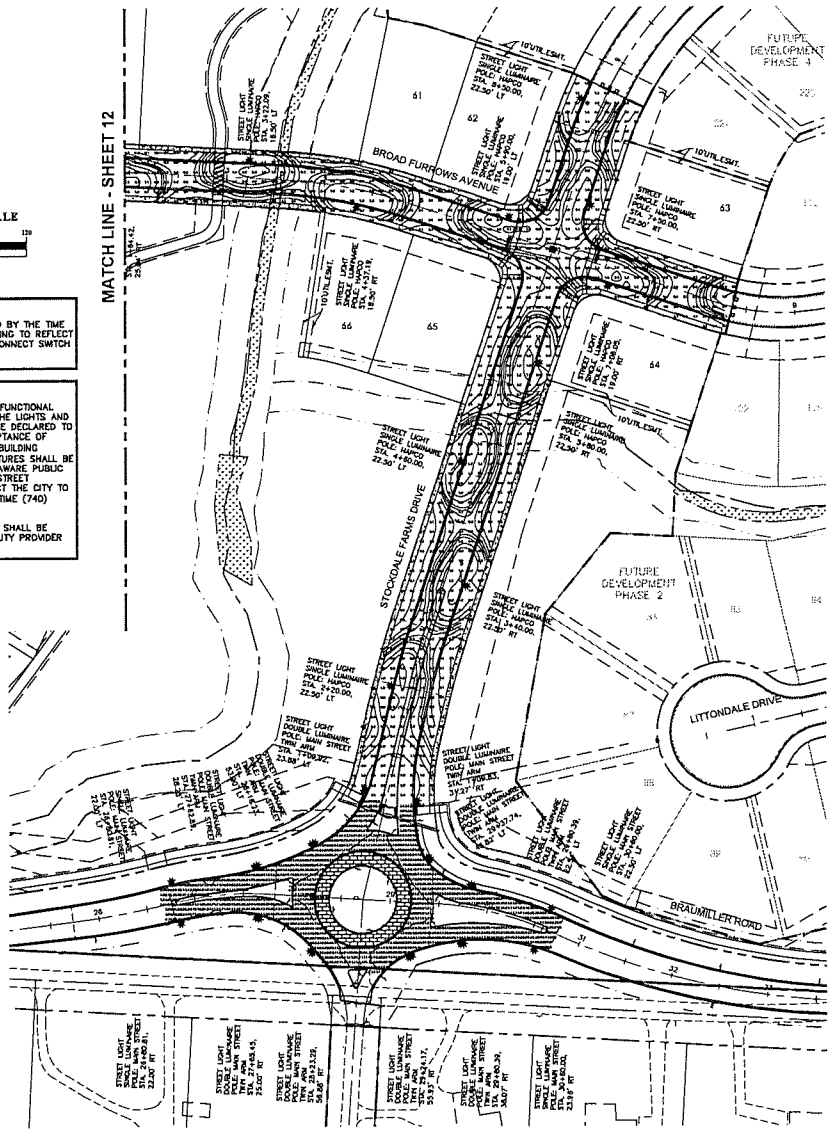
0 30 60 120

1 inch = 60 feet

NOTE:
THIS SHEET SHALL BE REPLACED BY THE TIME OF THE PRECONSTRUCTION MEETING TO REFLECT ALL UNDERGROUND WIRING, DISCONNECT SWITCH LOCATIONS AND PULL BOXES.

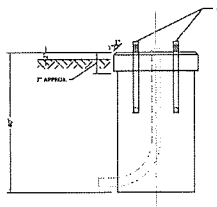
NOTE:
STREET LIGHTS MUST BE FULLY FUNCTIONAL AND AS-BUILTS DRAWINGS OF THE LIGHTS AND REQUIRED SPARE POLES MUST BE DECLARED TO PUBLIC WORKS, PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS (I.E. NO BUILDING PERMITS). THE EXTRA LIGHT FIXTURES SHALL BE DELIVERED TO THE CITY OF DELAWARE PUBLIC WORKS DEPARTMENT, 50 ROSS STREET DELAWARE, OHIO 43015. CONTACT THE CITY TO SCHEDULE DELIVERY DATE AND TIME (740) 203-1810.

A SUBSEQUENT WIRING DIAGRAM SHALL BE PROVIDED BY THE ELECTRIC UTILITY PROVIDER PRIOR TO CONSTRUCTION.



FOUNDATIONS SHALL BE:

- 40" DEEP
- 18" DIAMETER
- REINFORCED WITH #6 REBAR WITH #4 TIE BARS AS PER PLAN DETAIL
- TOP IS A 24"x 24" X 4" SQUARE WITH A 1" CHAMFER
- FOUNDATION TOP IS 4" ABOVE CURB ELEVATION.



POLE SUPPORT
THE LIGHT POLE MUST BE ANCHORED TO A ROUND 18" BY 42" CONCRETE FOOTING, USING THE THREE GALVANIZED ANCHOR BOLTS PROVIDED WITH THE POLE, PER THE ANCHOR BOLT DIAMETER AND SPACING SPECIFIED BY THE POLE MANUFACTURER. THE TOP OF THE CONCRETE FOOTING MUST BE REDUCED INTO A 24" x 24" x 4" SQUARE AND THE EDGES INCLUDED WITH A 1" INCH CONCRETE EDGING TOOL.

THE CONTRACTOR SHALL INSTALL STREET LIGHTS AT THE LOCATIONS SHOWN ON THE'V PLANS, INCLUDING ALL CABLE AND DISCONNECTS AND PROVIDE A COMPLETE, OPERATING LIGHTING SYSTEM, THAT COMPLIES WITH CITY OF DELAWARE SPECIFICATIONS.

THE STREET LIGHTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF COLUMBUS (CGS) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMS), SECTION 1060 TITLED STREET LIGHTING, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF THE CONTRACT. THE CGC CMS SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, EXCEPT AS SUCH SPECIFICATION ARE MODIFIED BY THE FOLLOWING OR BY THE SPECIFICATIONS DETAILS SET FORTH HEREIN. THE TESTING REFERRED TO IN SECTION 1065.18 SHALL BE REQUIRED UNDER THIS CONTRACT.

THE PLAN DETAILS SHALL BE CONSIDERED SUPPLEMENTAL TO (MS) DIVISION OF ELECTRICITY MATERIAL AND INSTALLATION SPECIFICATIONS

ALL LIGHT POLES SHALL BE MOUNTED WITH THE CENTER OF THE POLE 2.5 FEET BACK FROM THE BACK OF CURB, OR IN A LOCATION APPROVED BY THE CITY.

MAINTAIN A MINIMUM OF 3' O HORIZONTAL AND 1'-0 VERTICAL CLEARANCE FROM ALL WATER AND SEWER LINES.

NO SPLICES SHALL BE MADE IN CIRCUIT CABLES, EXCEPT AT NOTED LOCATIONS. SPLICES CAN BE MADE IN PULL BOXES ONLY WHERE CIRCUIT CROSSES STREET TO A LIGHT POLE.

IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE POWER UTILITY FOR THE LOCATION OF THE CONTROL CENTER AND POWER FEED FOR THE CONTROL CENTER. ALL COST ASSOCIATED WITH MAKING THE CONNECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THE WORK SHALL BE INCLUDED IN THE VARIOUS ITEMS BID.

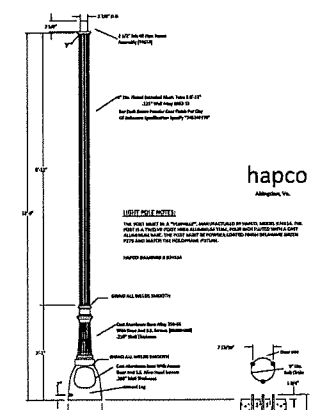
CONDUIT INSTALLED UNDER DRIVEWAYS SHALL BE PUSHED FROM A MINIMUM DISTANCE IN ONE (1) FOOT BEYOND PAVEMENT EDGES.

CONDUIT LOCATION MAY BE DEFLECTED AND LIGHT POLE FOUNDATION MAY BE RELOCATED AROUND OBSTACLES OR UTILITIES AS APPROVED BY THE CITY.

ALL TRENCHES SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL TO WITHIN NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DRY DENSITY.

POWER SERVICE
THE CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT NECESSARY TO COMPLETE ELECTRICAL SERVICE TO THE ROADWAY FACILITIES. THE CONTRACTOR SHALL ALSO MAKE NECESSARY ARRANGEMENTS WITH THE SUPPLYING AGENCY FOR CONNECTIONS TO ESTABLISH ELECTRICAL SERVICE.

	STANDARD DETAIL	ROADWAY
ENGINEERING	LIGHT POLE FOUNDATION FOR FOR LOCAL RESIDENTIAL STREETS	RDWD 34.4
		Rev. 02/07/2014



	STANDARD DETAIL	ROADWAY
ENGINEERING	LIGHT POLE FOR RESIDENTIAL STREET LIGHTS	RDWD 34.3
		Rev. 02/07/2013

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERING
422 Beecher Road
Gahanna, OHIO 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
LIGHTING PLAN

Issue Dates:

Date: 05/18/2018
Scale: 1"=60'

Drawn By: CLE
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 13 / 16

Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\FDP Lighting.dwg 13 LIGHTING PLAN May 18, 2018 - 8:00:56am jerry

LEGEND

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- TEMPORARY BARRICADE
- CONCRETE SIDEWALK BY DEVELOPER
- STREET LIGHT
- LOT ELEVATION
- SPOT ELEVATION
- EXISTING LOT ELEVATION
- MINOR FLOW
- MAJOR ROUTING PATH
- G.B. GRADE BREAK
- FG=884.40 FINISHED GROUND AROUND HOUSE
- W/O=875.76 WALK OUT ELEVATION
- 875 EXISTING MAJOR CONTOUR
- 876 EXISTING MINOR CONTOUR
- EXISTING FIELD TILE (APPROXIMATE LOCATION)
- PROVIDE EROSION CONTROL MAT PER ODOT ITEM 806, TYPE AS SPECIFIED
- SEDIMENT FENCE
- LIMITS OF GRADING
- EXISTING WETLAND

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

422 Beecher Road
Columbus, Ohio 43230
Phone: 614.428.7330
Fax: 614.428.7339

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

GRADING PLAN

Date: 05/18/2018
Scale: 1"=50'

Drawn By: CLE
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 14 / 16

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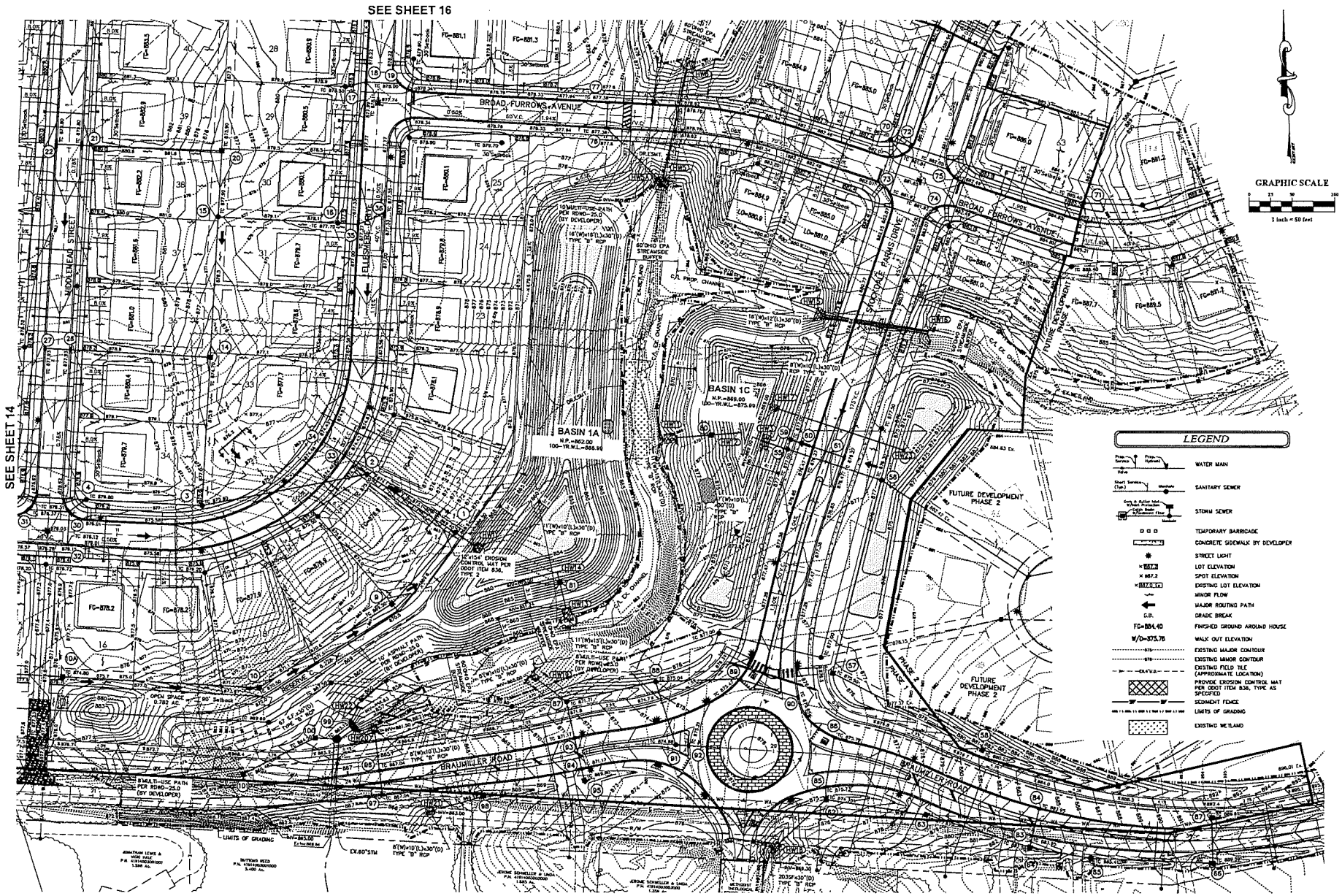

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

422 Beecher Road
Gahanna, Ohio 43230
Ph: 614-428-7750
Fx: 614-428-7759

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR

STOCKDALE FARMS

GRADING PLAN

Issue Dates:

Date: 05/18/2018
Scale: 1"=50'

Drawn By: CLE
Checked By: DBD

Project Number:
16-0022-149

Drawing Number:
15 / 16

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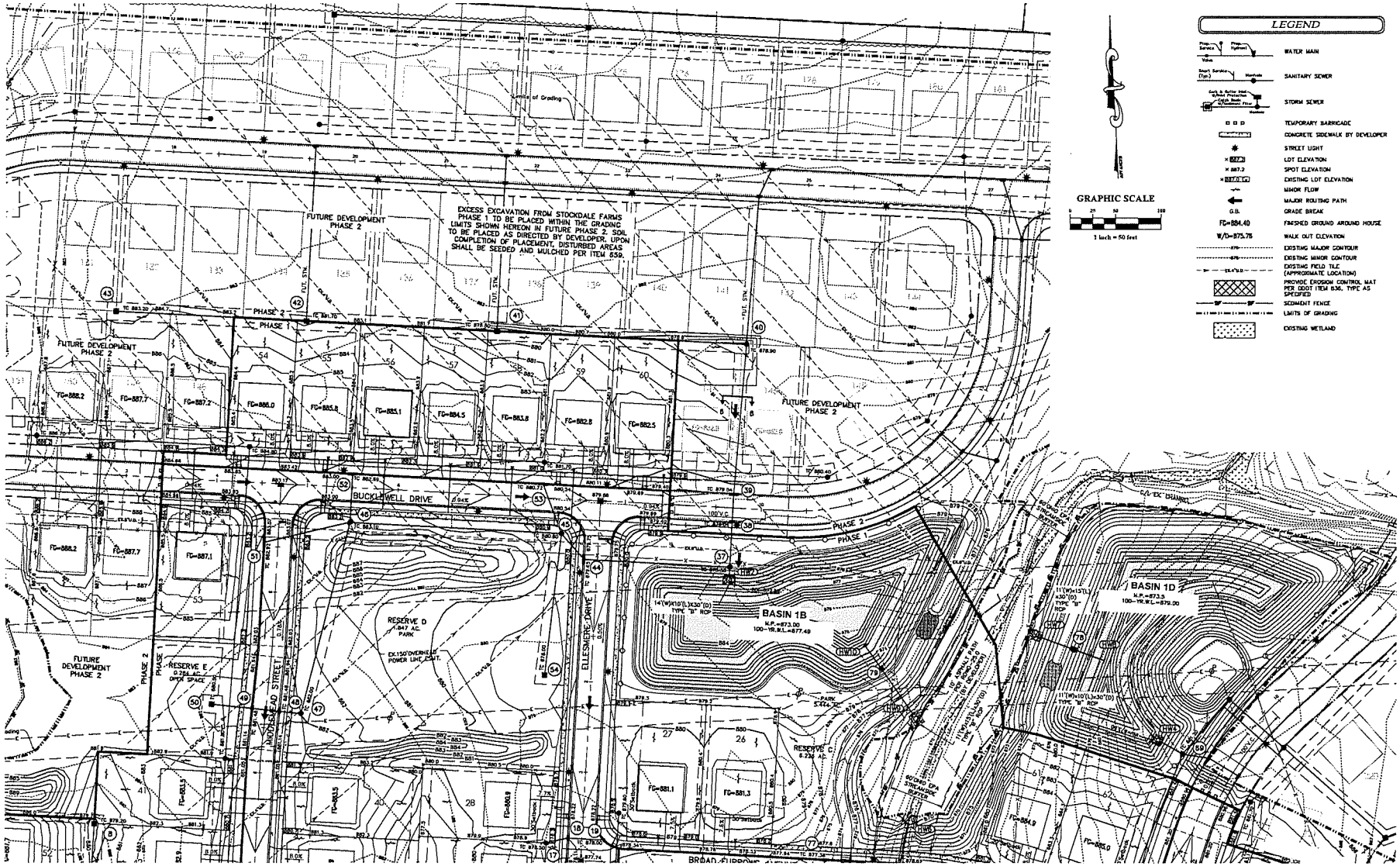

SEE SHEET 15

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

122 Sawyer Road
Sunbury, Ohio 43074
Ph. 614-428-7750
Fax 614-428-7755

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
GRADING PLAN

Issue Date:

Date: 05/18/2018
Scale: 1"=50'

Drawn By: CLE
Checked By: DDD

Project Number: 15-0022-149

Drawing Number: 16 / 16

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STOCKDALE FARMS PHASE 1

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

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF DELAWARE, AND CITY OF DELAWARE, BEING A PART OF FARM LOTS S AND T, SECTION 1, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, AND BEING PART OF A 91.272 ACRE TRACT, A 61.983 ACRE TRACT, AND A 5.000 ACRE TRACT AS CONVEYED TO TERRA ALTA LLC IN OFFICIAL RECORD 1518, PAGE 1449, DELAWARE COUNTY RECORDER'S OFFICE;

THE UNDERSIGNED, TERRA ALTA LLC. BY VINCE ROMANELLI, PRESIDENT, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS STOCKDALE FARMS, PHASE 1, A SUBDIVISION OF 66 LOTS NUMBERED 1 THROUGH 66 CONSECUTIVELY AND RESERVES A THROUGH G DEDICATED AS PARK AND/OR OPEN SPACE AND DO HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE 11.938 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID TERRA ALTA LLC AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE BELOW EASEMENTS PARAGRAPHS.

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

IN WITNESS WHEREOF VINCE ROMANELLI, PRESIDENT OF TERRA ALTA LLC, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF_____, 20____.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

TERRA ALTA LLC

_____ SIGNATURE

_____ PRINTED

_____ VINCE ROMANELLI, PRESIDENT

_____ SIGNATURE

_____ PRINTED

Notary for Owner
STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED VINCE ROMANELLI, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC, STATE OF OHIO

_____ DEPUTY GENERAL MANAGER, DEL-CO WATER

APPROVED THIS ____ DAY OF _____, 20____

PC CASE NO. _____ APPROVED BY PLANNING COMMISSION ON_____

APPROVED AND ACCEPTED THIS _____ DAY OF_____, 20___ BY ORDINANCE NO._____, WHEREIN ALL EASEMENTS, SHOWN DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO.

_____ CITY CLERK — DATE

_____ R. THOMAS HOMAN, CITY MANAGER — DATE

_____ DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELPMENT DIRECTOR — DATE

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

_____ BLAKE JORDAN, UTILITIES DIRECTOR — DATE

TRANSFERRED THIS ____ DAY OF _____, 20____

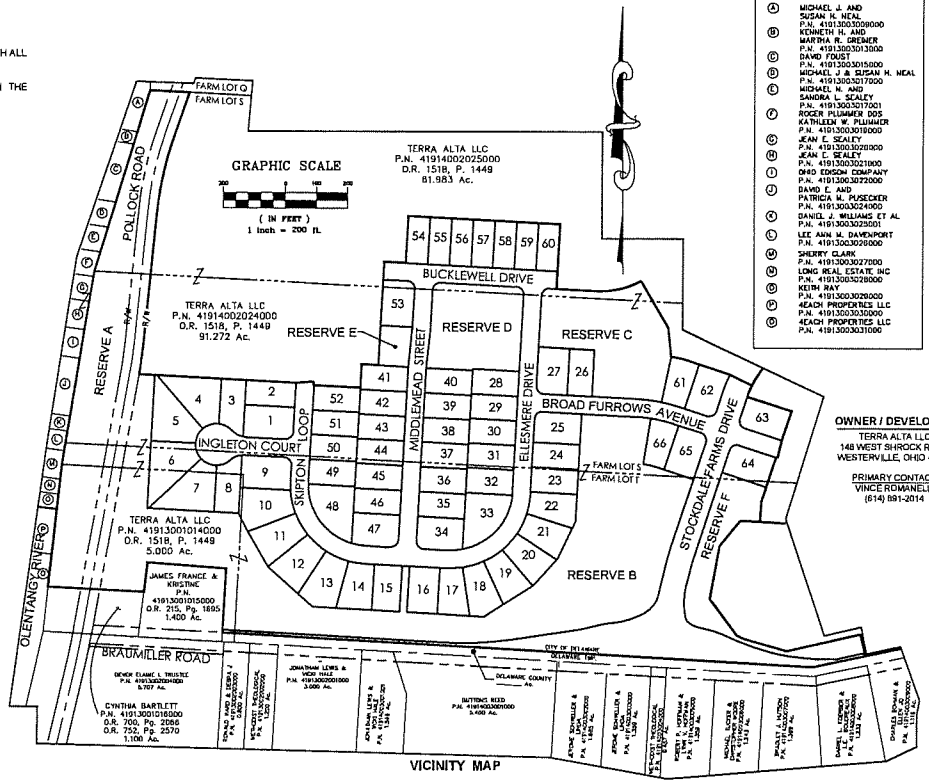
_____ AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF 20____ AT _____ .M. OHIO

_____ RECORDER, DELAWARE COUNTY,

FEE $_____ FILE NO._____

OFFICIAL RECORD_____, PAGE(S) _____



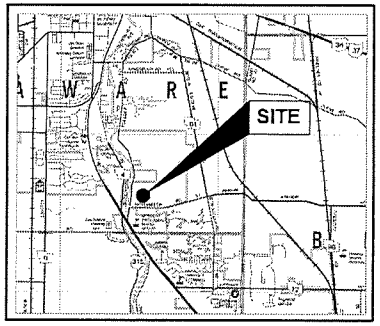
VICINITY MAP

OWNERSHIP INFORMATION

(A)	MICHAEL J. AND SUSAN H. NEAL P.N. 419130030090000
(B)	KENNETH H. AND MARTHA R. GREINER P.N. 419130030130000
(C)	DAVID FOUST P.N. 419130030150000
(D)	MICHAEL J & SUSAN H. NEAL P.N. 419130030170000
(E)	MICHAEL M. AND SANDRA L. SCALEY P.N. 419130030170001
(F)	ROGER PLUMMER DDS KATHLEEN W. PLUMMER P.N. 419130030190000
(G)	JEAN E. SCALEY P.N. 419130030210000
(H)	JEAN E. SCALEY P.N. 419130030210001
(I)	OHIO EDISON COMPANY P.N. 419130030220000
(J)	DAVID E. AND PATRICIA M. PUSECKER P.N. 419130030240000
(K)	DANIEL J. WILLIAMS ET AL P.N. 419130030250001
(L)	LEE ANN M. DAVENPORT P.N. 419130030260000
(M)	SHERRY CLARK P.N. 419130030270000
(N)	LONG REAL ESTATE INC P.N. 419130030280000
(O)	KEITH RAY P.N. 419130030290000
(P)	4EACH PROPERTIES LLC P.N. 419130030300000
(Q)	4EACH PROPERTIES LLC P.N. 419130030310000

OWNER / DEVELOPER
TERRA ALTA LLC
148 WEST SHROCK ROAD
WESTERVILLE, OHIO 43087

PRIMARY CONTACT
VINCE ROMANELLI
(614) 891-2014



LOCATION MAP
NO SCALE

NOTES

1. DRAINAGE AND UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND APPURTENANT WORKS IN ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE AND UTILITY EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.
2. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED MINIMUM FINISHED GRADE ELEVATIONS AND/OR LOT GRADING PLANS. SAID PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
3. ROOF DOWN SPOUTS, BASEMENT SUMP PUMP, FOUNDATION DRAINS, STORM TILES, YARD INLETS, OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
4. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
5. WHERE DEDICATED, SANITARY SEWER EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS AND SERVICE CONNECTIONS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
6. MAINTENANCE OF "DRAINAGE & UTILITY EASEMENTS" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREON, THEIR SUCCESSORS, OR ASSIGNS AND IS TO BE TRANSFERRED WITH OWNERSHIP OF SAID LOT.
7. THERE SHALL BE NO CONVEYANCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAT.
8. THIS SUBDIVISION PLAT DOES NOT SHOW ALL EASEMENTS OF RECORD THAT MAY AFFECT THE SHOWN LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
9. EASEMENTS ARE SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC., ITS SUCCESSORS OR ASSIGNS, FOR THE LOCATION OF WATER LINES, AND APPURTENANCES WITHIN DEDICATED ROAD RIGHTS-OF-WAY, PRIVATE ROADS, COMMON ACCESS DRIVE EASEMENTS, AND DESIGNATED DRAINAGE & UTILITY EASEMENTS, UTILITY EASEMENTS & SANITARY EASEMENTS.
10. RESERVES "B", "C", "D", "E" AND "F" AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY STOCKDALE FARMS HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PARKLAND AND OPEN SPACE, STORMWATER MANAGEMENT FACILITIES AND OTHER USES ALLOWED BY THE THEN CURRENT ZONING. THE ASPHALT PATH LOCATED WITHIN AND THROUGH SAID RESERVES "B" AND "C" WILL BE FOR PUBLIC USE AND WILL BE MAINTAINED BY THE STOCKDALE FARMS HOMEOWNERS ASSOCIATION.
11. RESERVE "A" AS SHOWN HEREON WILL ULTIMATELY BE OWNED AND MAINTAINED BY CITY OF DELAWARE FOR THE PURPOSES OF PUBLIC OPEN SPACE, AND OTHER USES ALLOWED BY THE THEN CURRENT ZONING. OWNERSHIP OF RESERVE "A" WILL BE TRANSFERRED TO THE CITY OF DELAWARE SUBSEQUENTLY TO THE RECORDING OF THIS PLAT, AND COMPLETION OF CONSTRUCTION OF THE APPROVED IMPROVEMENTS ASSOCIATED WITH THE AREA DEPICTED HEREON.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83, CORS96.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY. THE AREA ON THE EAST SIDE OF POLLOCK ROAD IS LOCATED IN ZONE "X" AND THE AREA ON THE WEST SIDE OF POLLOCK ROAD IS LOCATED IN ZONE "AE" AND ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39041C0118K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, IN DELAWARE COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

PHASE 1

TOTAL AREA:	54.352 ACRES
TOTAL R/W AREA:	11.938 ACRES
NET PHASE 1 AREA LESS R/W:	42.414 ACRES
OPEN SPACE/PARK:	21.279 ACRES
BUILDABLE LOTS (66) AREA:	21.135 ACRES

ZONING DISTRICT: R-2 PMU

SETBACKS
LOTS: 1-52, 61-66
FRONT: MINIMUM 30' (FROM RIGHT-OF-WAY)
SIDE: 10' (PER SIDE)
REAR: 40'

LOTS: 53-60
FRONT BUILDING: MINIMUM 30' (FROM RIGHT-OF-WAY)
SIDE: MINIMUM 7' (PER SIDE) - (20% OF FRONT LOT DIMENSION AT BUILDING LINE)
REAR: 40'
POLLOCK ROAD: 100' FROM R/W
BRAUMILLER ROAD: 90' FROM R/W

(ZONING SETBACKS ARE NOT CONSIDERED A SUBDIVISION PLAT RESTRICTION. SETBACKS SHOWN ARE THOSE IN EFFECT AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.)

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE DELAWARE COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7681". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED", ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

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

_____ JONATHAN E. PHELPS, P.S. REGISTRATION NUMBER 8241 — DATE

LEGEND
O = IRON PIN SET
O = PERMANENT MARKER
⊠ = PK NAIL SET
■ = IRON PIN FOUND
✕ = PK NAIL FOUND

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

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP

ADVANCED CIVIL DESIGN ENGINEERS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7730
fax 614.428.7755

DATE: MARCH 18, 2018

SHEET 1 / 5
JOB NO.: 18-0022-149

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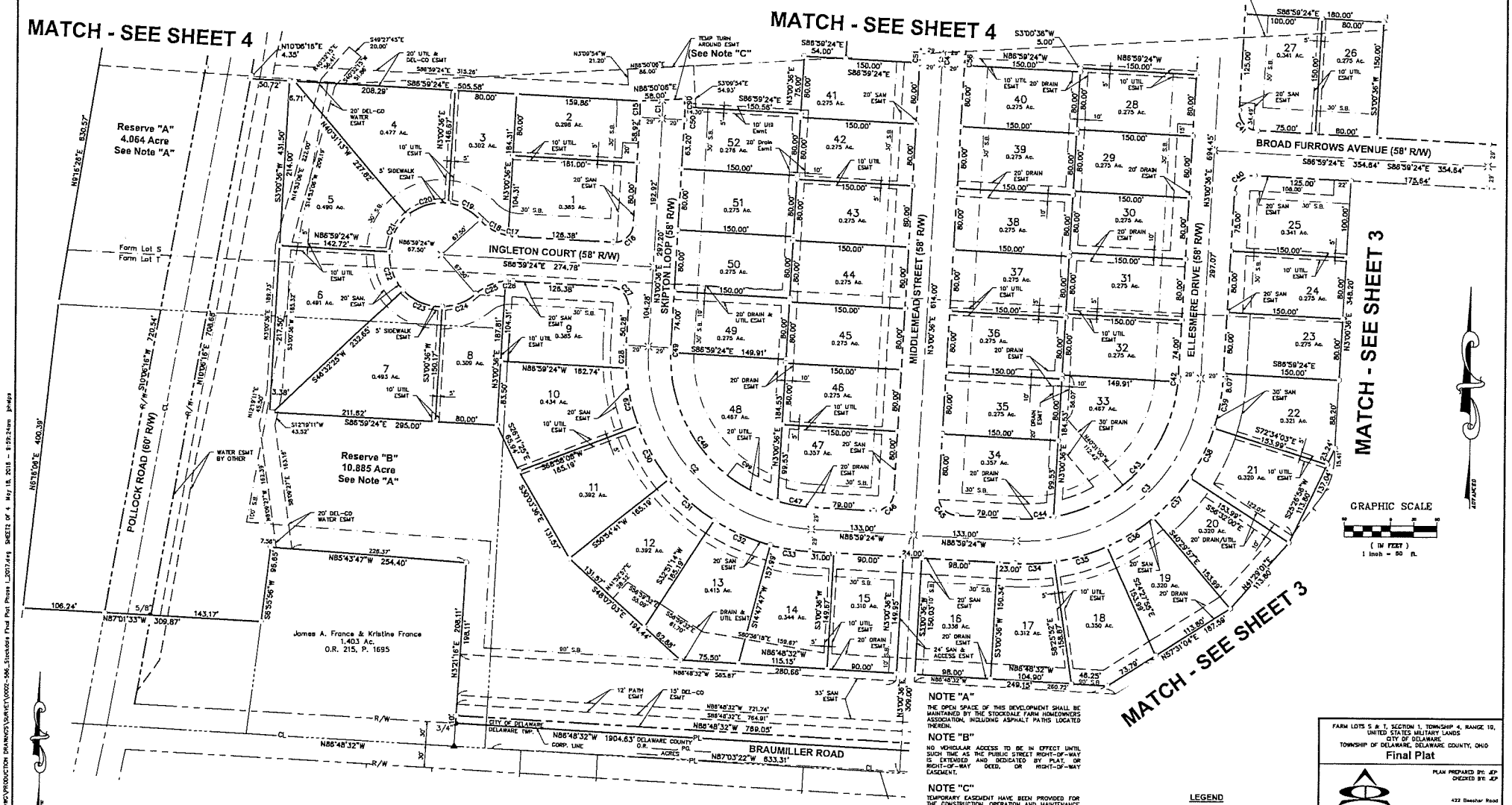
STOCKDALE FARMS PHASE 1

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



NOTE "A"

THE OPEN SPACE OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE STOCKDALE FARM HOMEOWNERS ASSOCIATION, INCLUDING ASPHALT PATHS LOCATED THEREIN.

NOTE "B"

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT, OR RIGHT-OF-WAY DEED, OR RIGHT-OF-WAY EASEMENT.

NOTE "C"

TEMPORARY EASEMENT HAVE BEEN PROVIDED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF TEMPORARY TURNAROUND. SAID TEMPORARY EASEMENTS SHALL REMAIN IN EXISTENCE UNTIL SUCH TIME AS THE STREET RIGHT-OF-WAY IS EXTENDED BY PLAT OR DEED AND THE STREET EXTENSION CONSTRUCTED. AT SUCH TIME, THE TEMPORARY TURNAROUND EASEMENTS SHALL BECOME NULL AND VOID.

LEGEND

0000 = LOT NUMBER

"SAN. ESMT." – SANITARY EASEMENT
"DRAIN. ESMT." – DRAINAGE EASEMENT
"UTIL. ESMT." – UTILITY EASEMENT

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

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP

ADVANCED CIVIL DESIGN ENGINEERS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: MARCH 18, 2018

SHEET 2 / 5
JOB NO.: 18-0022-149

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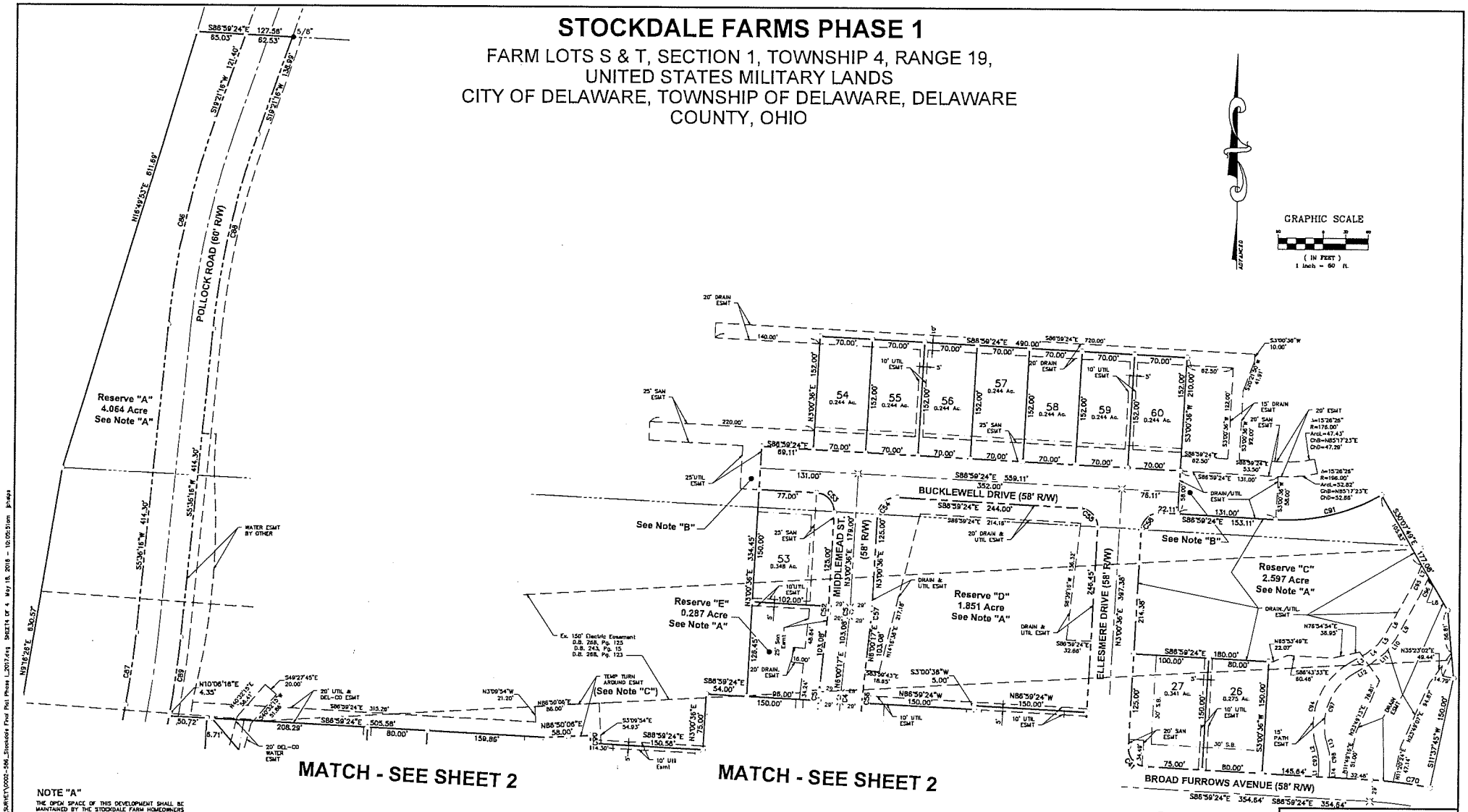
STOCKDALE FARMS PHASE 1

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



NOTE "A"

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NOTE "B"

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NOTE "C"

THE TEMPORARY TURNAROUND EASEMENT SHALL BE EXTINGUISHED WHEN THE TEMPORARY TURNAROUND IS REMOVED AND THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT, OR RIGHT-OF-WAY DEED, OR RIGHT-OF-WAY EASEMENT.

LEGEND

0000 = LOT NUMBER

"SAN. ESMT." – SANITARY EASEMENT
"DRAIN. ESMT." – DRAINAGE EASEMENT
"UTIL. ESMT." – UTILITY EASEMENT

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

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP

ADVANCED CIVIL DESIGN
422 Beecher Road
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SCALE: 1" = 60'
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SHEET 4 / 5
JOB NO.: 16-0022-149

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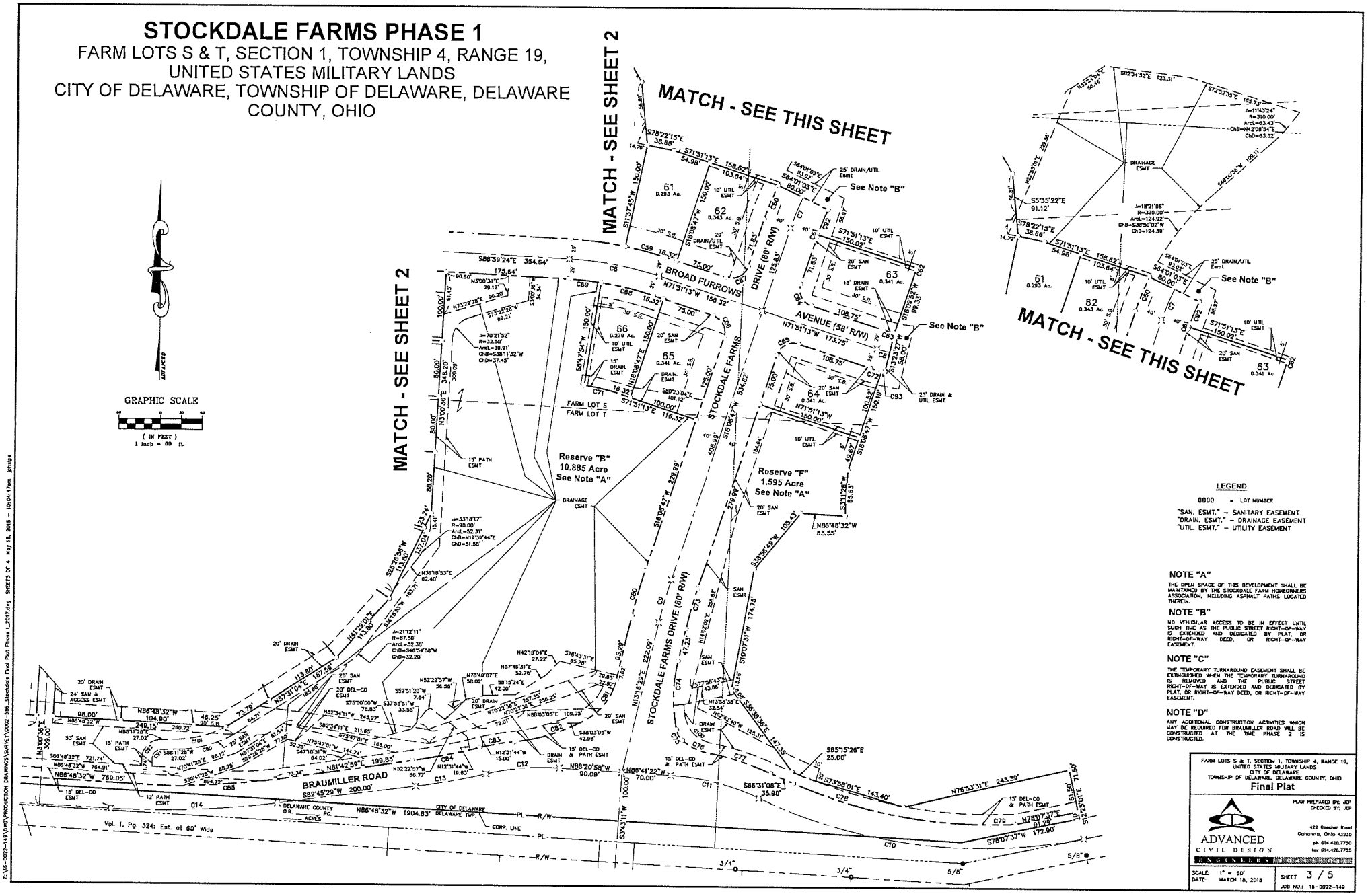
STOCKDALE FARMS PHASE 1

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



STOCKDALE FARMS PHASE 1

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

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	006°10'30"	225.00'	24.25'	N00°04'39"W	24.24'
C2	090°00'00"	225.00'	353.43'	N41°59'24"W	318.20'
C3	090°00'00"	225.00'	353.43'	S48°00'36"W	318.20'
C4	002°59'41"	225.00'	11.76'	N04°30'27"E	11.76'
C5	002°59'41"	225.00'	11.76'	N04°30'27"E	11.76'
C6	015°08'11"	500.00'	132.09'	S79°25'18"E	131.71'
C7	007°50'10"	350.00'	47.87'	N22°03'52"E	47.83'
C8	004°45'20"	225.00'	18.68'	N74°13'53"W	18.67'
C9	004°52'18"	750.00'	63.77'	N15°42'38"E	63.75'
C10	036°29'32"	750.00'	477.68'	N83°19'03"W	469.65'
C11	021°37'05"	350.00'	132.06'	N75°52'50"W	131.28'
C12	017°25'05"	350.00'	106.40'	S84°58'30"W	105.99'
C13	006°31'31"	900.00'	102.50'	S79°29'43"W	102.44'
C14	010°11'10"	1350.00'	240.00'	S87°51'04"W	239.69'
C15	006°10'30"	196.00'	21.12'	S00°04'39"E	21.11'
C16	090°00'00"	25.00'	39.27'	S48°00'36"W	35.36'
C17	008°11'51"	67.50'	9.86'	N82°53'29"W	9.85'
C18	036°10'28"	67.50'	42.62'	N60°42'19"W	41.91'
C19	040°18'32"	67.50'	47.49'	N62°46'21"W	46.51'
C20	047°43'37"	67.50'	56.23'	S73°12'34"W	54.62'
C21	046°20'10"	67.50'	54.59'	S26°10'41"W	53.11'
C22	046°20'10"	67.50'	54.59'	S20°09'29"E	53.11'
C23	047°43'37"	67.50'	56.23'	S67°11'23"E	54.62'
C24	040°18'32"	67.50'	47.49'	N68°47'33"E	46.51'
C25	036°10'28"	67.50'	42.62'	N66°43'31"E	41.91'
C26	008°11'51"	67.50'	9.86'	N88°54'40"E	9.85'
C27	090°00'00"	25.00'	39.27'	S41°59'24"E	35.36'
C28	006°43'07"	254.00'	29.78'	S00°20'57"E	29.77'
C29	017°19'21"	254.00'	76.79'	S12°22'12"E	76.50'
C30	018°03'27"	254.00'	80.05'	S30°03'36"E	79.72'
C31	018°03'27"	254.00'	80.05'	S48°07'03"E	79.72'
C32	018°03'27"	254.00'	80.05'	S66°10'30"E	79.72'
C33	011°47'11"	254.00'	52.25'	S81°05'49"E	52.16'
C34	011°26'27"	254.00'	50.72'	N67°17'22"E	50.64'
C35	016°02'03"	254.00'	71.08'	N73°33'07"E	70.85'
C36	016°02'03"	254.00'	71.08'	N57°31'04"E	70.85'
C37	016°02'03"	254.00'	71.08'	N41°29'01"E	70.85'
C38	016°02'03"	254.00'	71.08'	N25°26'58"E	70.85'
C39	014°25'21"	254.00'	63.94'	N10°13'18"E	63.77'
C40	090°00'00"	25.00'	39.27'	N48°00'36"E	35.36'
C41	090°00'00"	25.00'	39.27'	N41°59'24"W	35.36'
C42	001°45'15"	196.00'	6.00'	S03°53'13"W	6.00'
C43	074°40'20"	196.00'	255.44'	S42°06'01"W	237.74'
C44	013°34'25"	196.00'	46.43'	S86°13'23"W	46.32'
C45	090°00'00"	25.00'	39.27'	N41°59'24"W	35.36'
C46	090°00'00"	25.00'	39.27'	S48°00'36"W	35.36'
C47	013°34'25"	196.00'	46.43'	N80°12'12"W	46.32'
C48	074°40'20"	196.00'	255.44'	N36°04'49"W	237.74'
C49	001°45'15"	196.00'	6.00'	N02°07'58"E	6.00'
C50	003°47'32"	254.00'	16.81'	N01°06'50"E	16.81'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C51	002°59'41"	254.00'	13.28'	N04°30'27"E	13.27'
C52	002°59'41"	196.00'	10.24'	N04°30'27"E	10.24'
C53	090°00'00"	25.00'	39.27'	S41°59'24"E	35.36'
C54	090°00'00"	25.00'	39.27'	N48°00'36"E	35.36'
C55	090°00'00"	25.00'	39.27'	S41°59'24"E	35.36'
C56	002°59'41"	196.00'	10.24'	N04°30'27"E	10.24'
C57	002°59'41"	254.00'	13.28'	N04°30'27"E	13.27'
C58	090°00'00"	25.00'	39.27'	S48°00'36"W	35.36'
C59	006°31'02"	529.00'	60.17'	N75°06'44"W	60.14'
C60	007°50'10"	390.00'	53.34'	S22°03'52"W	53.30'
C61	000°35'11"	310.00'	3.17'	N18°26'23"E	3.17'
C62	001°08'10"	160.00'	3.17'	S18°42'52"W	3.17'
C63	004°45'20"	196.00'	16.27'	N74°13'53"W	16.26'
C64	090°00'00"	25.00'	39.27'	N26°51'13"W	35.36'
C65	090°00'00"	25.00'	39.27'	N63°08'47"E	35.36'
C66	090°00'00"	25.00'	39.27'	S26°51'13"E	35.36'
C67	090°00'00"	25.00'	39.27'	S63°08'47"W	35.36'
C68	009°20'53"	471.00'	76.85'	S76°31'39"E	76.76'
C69	005°47'18"	471.00'	47.58'	S84°05'45"E	47.56'
C70	008°37'09"	529.00'	79.58'	N82°40'50"W	79.50'
C71	009°20'53"	321.00'	52.37'	N76°31'39"W	52.31'
C72	003°40'05"	254.00'	16.26'	S73°41'15"E	16.26'
C73	004°52'18"	710.00'	60.37'	S15°42'38"W	60.35'
C74	024°55'48"	228.00'	99.21'	S00°48'35"W	98.42'
C75	036°35'02"	28.00'	17.88'	S29°56'50"E	17.58'
C76	030°49'08"	78.00'	41.95'	S63°38'54"E	41.45'
C77	013°59'09"	389.50'	95.08'	S72°03'52"E	94.84'
C78	023°07'59"	713.12'	287.92'	S78°26'54"E	285.97'
C79	003°06'25"	717.12'	38.89'	N88°28'37"E	38.88'
C80	004°52'18"	790.00'	67.17'	N15°42'38"E	67.15'
C81	048°16'18"	88.00'	74.14'	N37°24'38"E	71.97'
C82	022°06'21"	278.00'	107.26'	N72°35'58"E	106.59'
C83	007°27'02"	389.50'	50.65'	N79°55'38"E	50.61'
C84	006°32'27"	861.24'	98.32'	N78°25'42"E	98.28'
C85	006°22'39"	1316.00'	146.48'	N85°57'19"E	146.40'
C86	013°45'00"	1176.28'	282.29'	S12°28'46"W	281.61'
C87	004°30'00"	1243.57'	97.67'	N07°51'16"E	97.64'
C88	013°45'00"	1116.28'	267.89'	S12°28'46"W	267.25'
C89	004°30'00"	1303.57'	102.38'	S07°51'16"W	102.38'
C90	030°40'24"	162.50'	86.99'	N72°51'16"E	85.96'
C91	085°00'00"	12.50'	18.54'	S45°41'28"W	16.89'
C92	085°00'00"	27.50'	40.80'	S45°41'28"W	37.16'
C93	018°06'08"	67.50'	21.33'	N06°02'28"W	21.24'
C94	074°30'01"	97.50'	126.78'	N22°09'29"E	118.03'
C95	005°23'13"	197.50'	18.57'	N25°52'58"E	18.56'
C96	005°22'08"	212.50'	19.91'	S25°53'31"W	19.90'
C97	074°30'01"	82.50'	107.27'	S22°09'29"W	99.87'
C98	018°06'08"	82.50'	26.07'	S06°02'28"E	25.96'
C99	016°38'37"	176.00'	51.13'	S60°06'55"E	50.95'
C100	072°44'07"	49.00'	62.20'	S42°24'49"E	58.11'

LINE TABLE

LINE	DISTANCE	BEARING
L1	12.61'	N03°00'38"E
L2	9.65'	N15°05'32"W
L3	25.43'	N59°24'29"E
L4	19.45'	N51°42'00"E
L5	19.45'	N36°17'03"E
L6	67.90'	N28°34'34"E
L7	15.58'	N23°11'21"E
L8	4.94'	S23°12'27"W
L9	67.46'	S28°34'34"W
L10	23.47'	S36°17'03"W
L11	23.47'	S51°42'00"W
L12	25.43'	S59°24'29"W
L13	9.65'	S15°05'32"E
L14	12.61'	S03°00'38"W

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

Final Plat

PLAN PREPARED BY: JEP
CHECKED BY: JEP

ADVANCED CIVIL DESIGN ENGINEERS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: MARCH 16, 2018

SHEET 5 / 5
JOB NO.: 16-0022-149

Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\SURVEY\0002-S&S_Stockdale Final Plat Phase 1_2017.dwg SHEETS OF 5 May 16, 2018 - 10:06:11am jpayne

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 29 | DATE: 06/11/2018

ORDINANCE NO: 18-57 | 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 REQUEST BY MEDROCK LLC FOR WILLOWBROOK SECTION 2, PHASES 1-3 (OLD ADALEE PARK SECTION 3) CONSISTING OF 85 SINGLE FAMILY LOTS ON APPROXIMATELY 28.5 ACRES ZONED R-3 PUD (ONE-FAMILY RESIDENTIAL WITH A PLANNED UNIT DEVELOPMENT) AND LOCATED NORTH OF BOULDER DRIVE, SOUTH OF COBBLESTONE DRIVE, EAST OF HARMONY DRIVE AND WEST OF CANAL STREET.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on June 6, 2018.

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. 18-57

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY MEDROCK LLC FOR WILLOWBROOK SECTION 2, PHASES 1-3 (OLD ADALEE PARK SECTION 3) CONSISTING OF 85 SINGLE FAMILY LOTS ON APPROXIMATELY 28.5 ACRES ZONED R-3 PUD (ONE-FAMILY RESIDENTIAL WITH A PLANNED UNIT DEVELOPMENT) AND LOCATED NORTH OF BOULDER DRIVE, SOUTH OF COBBLESTONE DRIVE, EAST OF HARMONY DRIVE AND WEST OF CANAL STREET.

WHEREAS, the Planning Commission at its meeting of June 6, 2018 recommended approval of a Final Development Plan request by Medrock LLC, for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street. (PC 2018-1219).

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

SECTION 1. That the Final Development Plan request by Medrock LLC, for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street. is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall construct Boulder Drive, Minton Drive, Pagoda Loop, Limestone Court and Broswell Street per the submitted plat for Section 3.
3. The lots and houses shall comply with the minimum bulk and setback requirements per the plat.

4. The minimum house size for a one story house shall be 1,400 square feet and 1,800 square feet for a two-story house per the approved Preliminary Development Plan.

5. The single family houses shall comply with the minimum architectural standards per Chapter 1171.08 Residential Development Design Criteria and Performance Standards.

6. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.

7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.

8. The subject open space, bike path and landscaping shall be maintained by the HOA with an easement to allow for public use.

9. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements.

10. The HOA declarations and covenants for this subject section shall not preclude the possibility of merging with the existing Adalee Park HOA should the Adalee Park HOA wish to do that when this new section is turned over to resident control by the developer

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 30 | DATE: 06/11/2018

ORDINANCE NO: 18-58 | 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 REQUEST BY MEDROCK LLC FOR WILLOWBROOK SECTION 2, PHASES 1-3 (OLD ADALEE PARK SECTION 3) CONSISTING OF 85 SINGLE FAMILY LOTS ON APPROXIMATELY 28.5 ACRES ZONED R-3 PUD (ONE-FAMILY RESIDENTIAL WITH A PLANNED UNIT DEVELOPMENT) AND IS LOCATED NORTH OF BOULDER DRIVE, SOUTH OF COBBLESTONE DRIVE, EAST OF HARMONY DRIVE AND WEST OF CANAL STREET.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on June 6, 2018.

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. 18-58

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY MEDROCK LLC FOR WILLOWBROOK SECTION 2, PHASES 1-3 (OLD ADALEE PARK SECTION 3) CONSISTING OF 85 SINGLE FAMILY LOTS ON APPROXIMATELY 28.5 ACRES ZONED R-3 PUD (ONE-FAMILY RESIDENTIAL WITH A PLANNED UNIT DEVELOPMENT) AND IS LOCATED NORTH OF BOULDER DRIVE, SOUTH OF COBBLESTONE DRIVE, EAST OF HARMONY DRIVE AND WEST OF CANAL STREET.

WHEREAS, the Planning Commission at its meeting of June 6, 2018 recommended approval of a Final Subdivision Plat request by Medrock LLC for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street. (PC 2018-1220).

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

SECTION 1. That the Final Subdivision Plat request by Medrock LLC for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall construct Boulder Drive, Minton Drive, Pagoda Loop, Limestone Court and Broswell Street per the submitted plat for Section 3.
3. The lots and houses shall comply with the minimum bulk and setback requirements per the plat.

4. The minimum house size for a one story house shall be 1,400 square feet and 1,800 square feet for a two-story house per the approved Preliminary Development Plan.

5. The single family houses shall comply with the minimum architectural standards per Chapter 1171.08 Residential Development Design Criteria and Performance Standards.

6. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.

7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.

8. The subject open space, bike path and landscaping shall be maintained by the HOA with an easement to allow for public use.

9. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements.

10. The HOA declarations and covenants for this subject section shall not preclude the possibility of merging with the existing Adalee Park HOA should the Adalee Park HOA wish to do that when this new section is turned over to resident control by the developer

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2018-1219-1220
REQUEST: Multiple Requests
PROJECT: Willowbrook Section 2
MEETING DATE: June 6, 2018

APPLICANT/OWNER
Medrock LLC
3895 Stonebridge Lane
Dublin, Ohio 43017

REQUESTS
2018-1219: A request by Medrock LLC, for approval of a Final Development Plan for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street.
2018-1220: A request by Medrock LLC, for approval of a Final Subdivision Plat for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street.

PROPERTY LOCATION & DESCRIPTION
The subject parcel is located north of Boulder Drive and south of Cobblestone Drive between Harmony Drive and Canal Street. The zoning to the north, south, east and west is R-3 PUD.

BACKGROUND/PROPOSAL
This development dates back to the late 1990's known as Willowbrook Farms encompassing 282 acres which consisted of a variety of uses and areas including developments now known as Adalee Park, Braddington Commons and Millbrook and is located essentially between Carson Farms and Lehner Woods with the Preliminary Development Plan approved in 1999 (Ordinance 99-76). In 2001, City Council approved Adalee Park Section 1 (Ordinance 01-109) which contained 53 single family lots and in 2004 City Council approved Adalee Park Section 2 (04-148) which contained 43 single family lots. Because of the recession the development went dormant for several years and the Adalee Park HOA was turned over to the residents. Now the developer is proposing to construct the next section of what was to be Adalee Park. The subject development would consist of 85 single family lots on approximately 28.5 which is part of single family area "B" of the Willowbrook Farm Tract PUD text totaling 56.71 acres and 181 lots preliminarily.

STAFF ANALYSIS

- **ZONING:** The subject residential subdivision is permitted in the R-3 PUD zoning district and would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND TRAFFIC**: The access to Section 3 would be from existing Cobblestone Drive from the north and proposed Boulder Drive from the south through Minton Drive which would connect Cobblestone Drive and Boulder Drive in a north/south orientation while a loop street (Pagoda Loop) and cul-de-sac (Limestone Court) would extend west from Minton Drive. Boswell Street would connect into Adalee Section 2 to the west to complete the road network for this section. All the subdivision streets would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. All proposed streets shown in this section shall be constructed with this section including Boulder Drive.
- **SITE LAYOUT:** The subject section is located in the Single Family Area "B" sub-area of the Willowbrook Farm Tract Planned Unit Development adopted in 1999. The developer is proposing 85 single family lots on approximately 28.5 acre with lots being a minimum 65 feet wide with a minimum lot size of 7,500 square feet (0.172 acre). The smallest lot in this section is 7,800 square feet (0.179 acre) with the largest lot being 21,000 square feet (0.489 acre) with the majority of the lots in the 0.20 acre range (8,700 square feet). The front yard setbacks are 25 feet, the rear yard setbacks are 30 feet and the side yard setbacks total 15 feet with one side not less than 6 feet. Per the approved PUD development text, the minimum one story house is 1,400 square

feet and the minimum two story house is 1,800 square feet. Also to comply with the base zoning code, all the corner lots would be oversized by 30% from the base lot size.

- **DESIGN:** All the houses would have to achieve compliance with Chapter 1171.08 Residential Development Design Criteria and Performance Standards which requires: 1.) 25% of the front elevation shall be natural materials; 2.) Minimum 4 inch window trim; 3). Minimum 8 inch overhangs and return soffit; 4). Upgraded vinyl siding; 5.) Minimum roof pitch of 6:12; and 6.) Achieve compliance with minimum landscape standards.
- **PARKLAND AND OPEN SPACE:** There is not any park or open space proposed in the subject section but there are 3.01 acres of open space in Single Family Area "B" (Section 1 and 2 of Adalee Park) which matches the approved Preliminary Plan. However, the subject section is adjacent to (north) the City's Veterans Park and the YMCA. A bike path would be required on the south side of Boulder Drive per the adopted Bicycle and Pedestrian Master Plan 2027.
- **LANDSCAPING PLAN:** The street tree planting plan is required to be submitted, reviewed and approved by the Shade Tree Commission.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** As mentioned earlier, a bike path would be required on the south side of Boulder Drive per the adopted Bicycle and Pedestrian Master Plan 2027 while there would be a sidewalk on the north side of Boulder Drive. Also, sidewalks would be provided on both sides of all public streets in this section.
- **TREE PRESERVATION:** The subject site appears to have trees scattered throughout the site and a tree survey identifying the number, size and condition of the trees shall be submitted for staff review. Any tree removal and/or replacement would have to achieve compliance with Chapter 1168 Tree Preservation Regulations
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the zoning code.
- **MISC:** Given what staff understands from the developer to be a legal requirement to turn over the Adalee Park HOA to the residents and a restriction to add to the HOA, staff recommends that declarations and covenants for this subject section do not preclude the possibility of merging with the existing Adalee Park HOA should the Adalee Park HOA wish to do that when this new section is turned over to resident control by the developer. With so few lots in each section, their proximity and shared entrances, it does not make sense in staff's opinion for two HOA's to exist where one would likely be efficient and effective. This is ultimately a decision amongst these private entities but staff recommends that the new HOA document do not preclude a merger from happening.

STAFF RECOMMENDATION – (2018-1219 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Medrock LLC, for a Final Development Plan for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall construct Boulder Drive, Minton Drive, Pagoda Loop, Limestone Court and Broswell Street per the submitted plat for Section 3.
3. The lots and houses shall comply with the minimum bulk and setback requirements per the plat.
4. The minimum house size for a one story house shall be 1,400 square feet and 1,800 square feet for a two-story house per the approved Preliminary Development Plan.
5. The single family houses shall comply with the minimum architectural standards per Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
6. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.

7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
8. The subject open space, bike path and landscaping shall be maintained by the HOA with an easement to allow for public use.
9. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements.
10. The HOA declarations and covenants for this subject section shall not preclude the possibility of merging with the existing Adalee Park HOA should the Adalee Park HOA wish to do that when this new section is turned over to resident control by the developer

STAFF RECOMMENDATION – (2018-1220 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Medrock LLC, for a Final Subdivision Plat for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall construct Boulder Drive, Minton Drive, Pagoda Loop, Limestone Court and Broswell Street per the submitted plat for Section 3.
3. The lots and houses shall comply with the minimum bulk and setback requirements per the plat.
4. The minimum house size for a one story house shall be 1,400 square feet and 1,800 square feet for a two-story house per the approved Preliminary Development Plan.
5. The single family houses shall comply with the minimum architectural standards per Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
6. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission.
7. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
8. The subject open space, bike path and landscaping shall be maintained by the HOA with an easement to allow for public use.
9. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements.
10. The HOA declarations and covenants for this subject section shall not preclude the possibility of merging with the existing Adalee Park HOA should the Adalee Park HOA wish to do that when this new section is turned over to resident control by the developer

COMMISSION NOTES:

_____

_____

_____

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

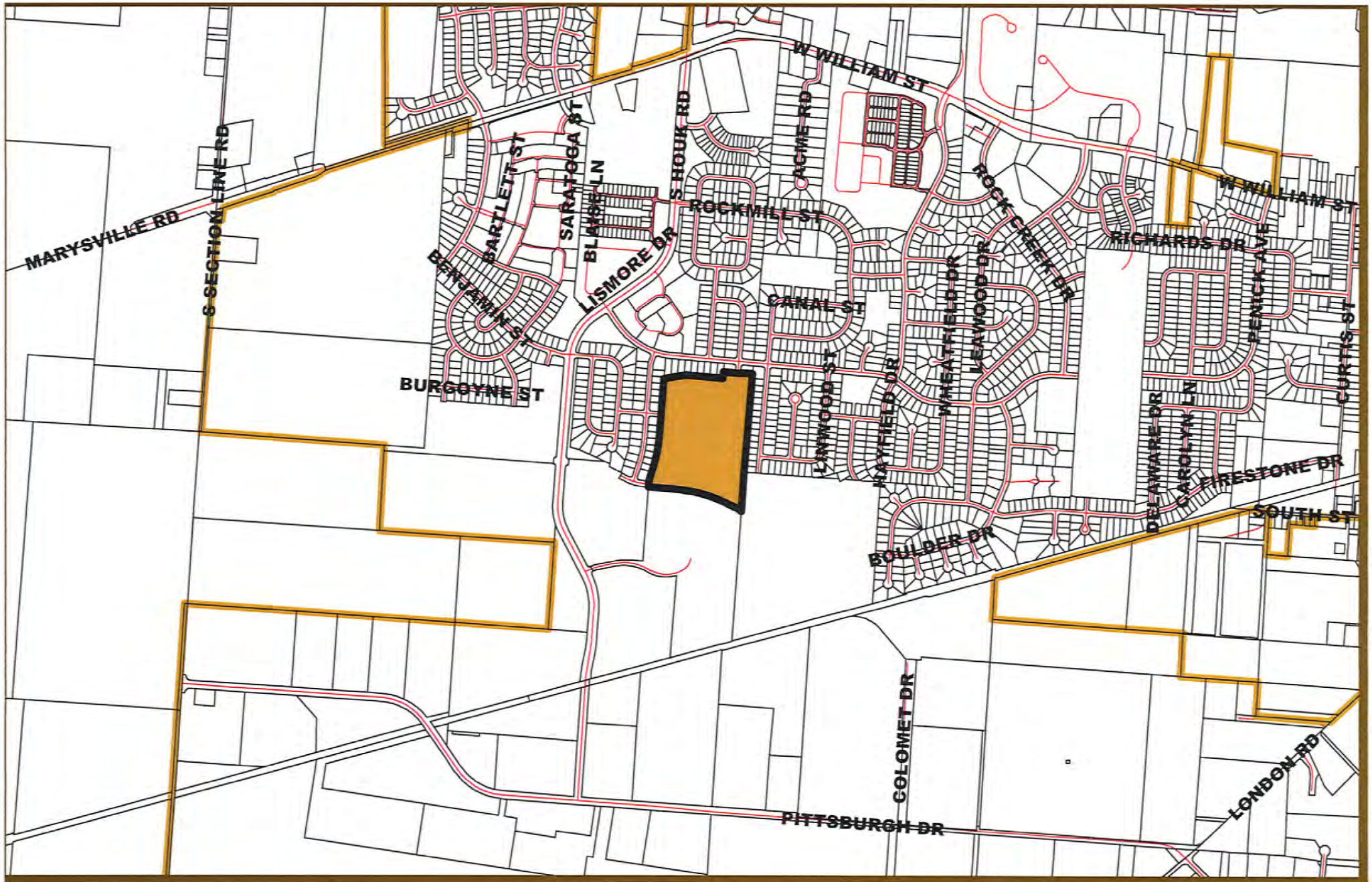
CONDITIONS/MISCELLANEOUS:

_____

_____

_____

FILE:
ORIGINAL:
REVISED: 5/31/18



EST 1808
CITY OF
DELAWARE
OHIO

2018-1219-1220
Final Development Plan and Final Subdivision Plat
Willowbrook Section 2 Phase 1, 2, & 3
(Old Adalee Park Section 3)
Location Map

N

EST 1808
CITY OF
DELAWARE
OHIO

2018-1219-1220
Final Development Plan and Final Subdivision Plat
Willowbrook Section 2 Phase 1, 2, & 3
(Old Adalee Park Section 3)
Zoning Map

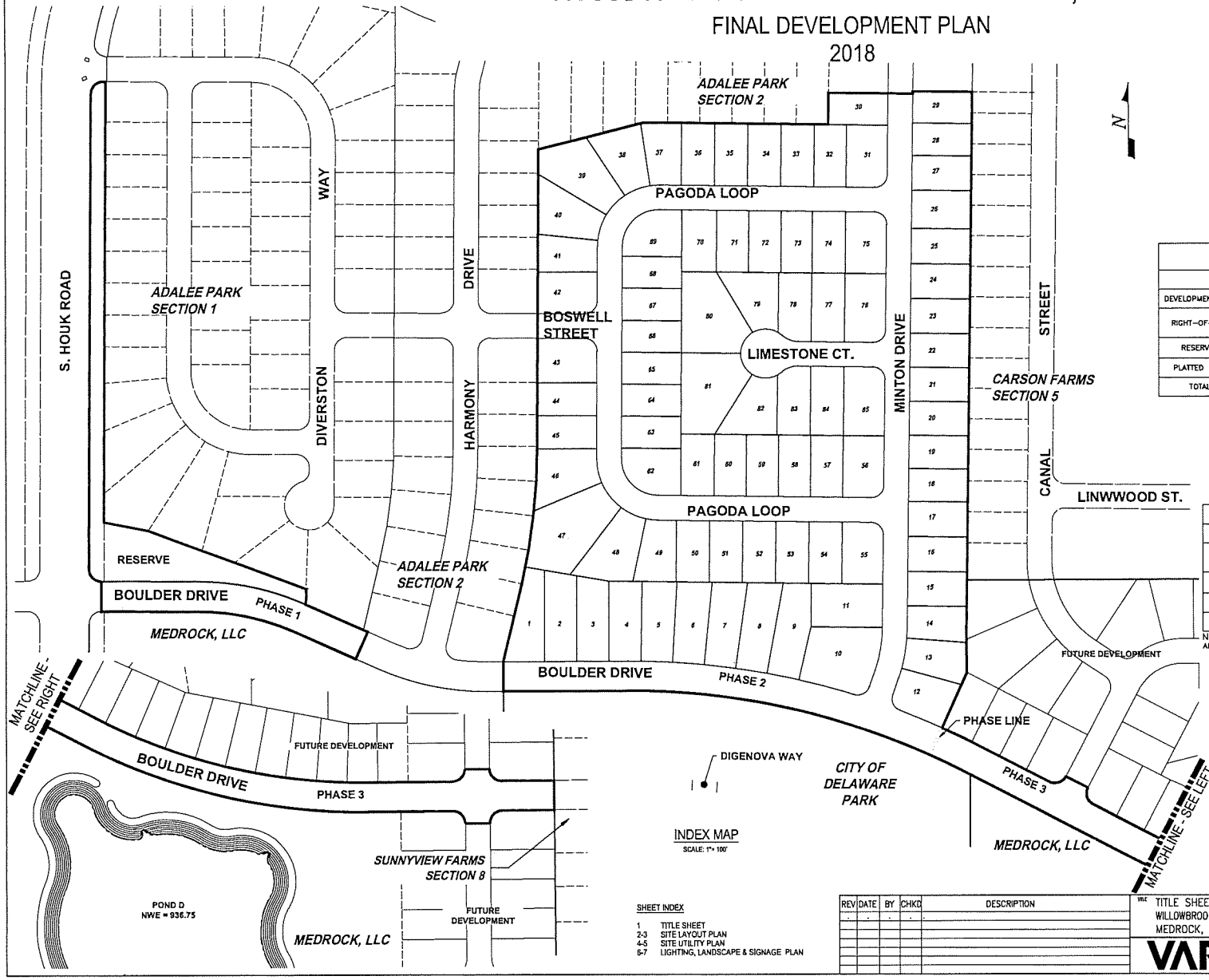
N

EST 1808
CITY OF
DELAWARE
OHIO

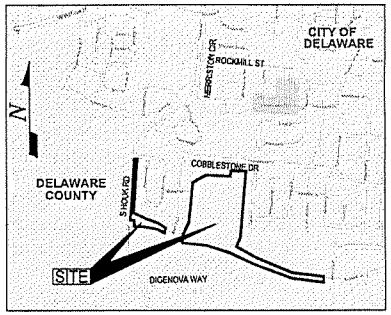
2018-1219-1220
Final Development Plan and Final Subdivision Plat
Willowbrook Section 2 Phase 1, 2, & 3
(Old Adalee Park Section 3)
Aerial (2016) Map

N

CITY OF DELAWARE, OHIO
WILLOWBROOK SECTION 2 PHASE 1, 2 & 3
FINAL DEVELOPMENT PLAN
2018



INDEX MAP
SCALE: 1"= 100'



VICINITY MAP
SCALE: 1" = 1000'

DEVELOPMENT SUMMARY						
	PHASE 1		PHASE 2		PHASE 3	
DEVELOPMENT USE	NUMBER	ACREAGE	NUMBER	ACREAGE	NUMBER	ACREAGE
RIGHT-OF-WAY	–	0.750	–	5.125	–	2.194
RESERVES	1	1.321	–	–	–	–
PLATTED LOTS	–	–	85	19.147	–	–
TOTAL		2.071		24.272		2.194

PLATTED LOT DEVELOPMENT STANDARDS
TYPICAL LOT DIMENSIONS: 60' X 120'
MINIMUM WIDTH: 60'
MINIMUM LOT AREA: 7,000 SF
MAXIMUM LOT COVERAGE: 40%
MAXIMUM BUILDING HEIGHT: 35 FT.

INFRASTRUCTURE OWNERSHIP CHART			
INFRASTRUCTURE ITEM	PRIVATE	PUBLIC	COMMENTS
SANITARY SEWER		X	8" MAINS CONNECTING TO 8" SEWERS ON MINTON DR & FIRESTONE DR, AND TO 10" SEWER, AND TO 10" SEWER ON DIGENOVA WAY.
WATER		X	CONNECTED TO 8" MAINS AT MINTON DR, BOSWELL ST & BOULDER DRIVE
STREETS		X	CONNECTIONS TO MINTON DR, BOSWELL ST, BOULDER DR AND DIGENOVA WAY
STORM SEWERS		X	DRAINS TO 36" MAIN ON MINTON DR

NOTE: THE CITY RESERVES THE RIGHT TO ENSURE ALL INFRASTRUCTURE IS PROPERLY CONSTRUCTED AND INSTALLED, REGARDLESS OF OWNERSHIP.

ZONING COMPLIANCE
THE PROPOSED DEVELOPMENT COMPLIES WITH ALL REQUIREMENTS OF THE APPROVED PUD ZONING TEXT, REZONING APPLICATION #PC89-24 & #PC89-25.

OWNER/DEVELOPER
MR. RON SABATINO
MEDROCK, LLC
3495 STONERIDGE LANE
DUBLIN, OH 43017
(614) 923-4000

FLOOD DESIGNATION
THIS SITE LIES IN ZONE X OF FEMA FIRM PANEL 39041C0111K EFFECTIVE DATE APRIL 18, 2009.

PREPARED BY: Varo Engineers, Inc.

SHEET INDEX

1 TITLE SHEET
2-3 SITE LAYOUT PLAN
4-5 SITE UTILITY PLAN
6-7 LIGHTING, LANDSCAPE & SIGNAGE PLAN

REV	DATE	BY	CHKD	DESCRIPTION
-	-	-	-	

TITLE: TITLE SHEET
WILLOWBROOK SECTION 2 FINAL DEVELOPMENT PLAN
MEDROCK, LLC CITY OF DELAWARE, OHIO

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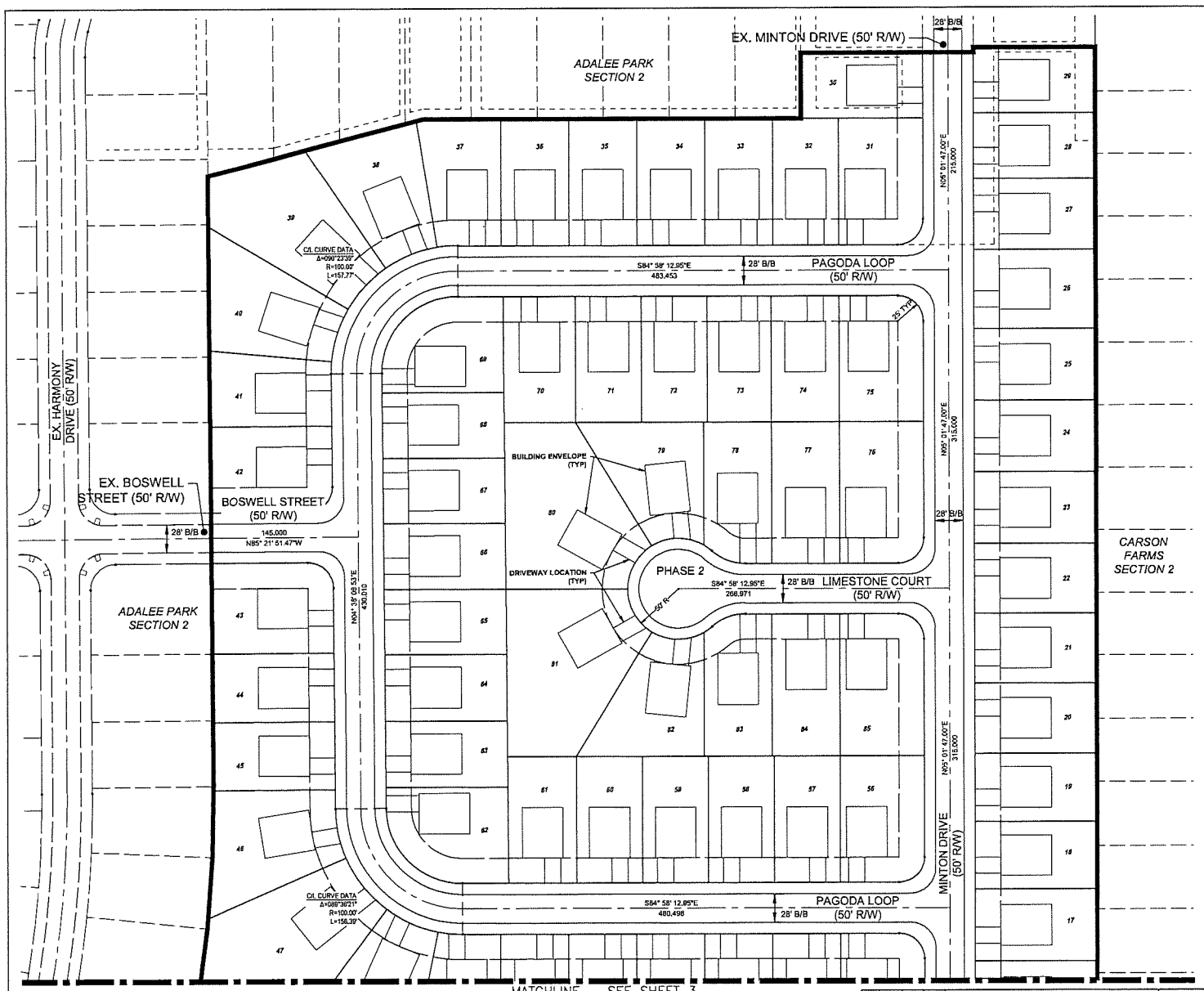
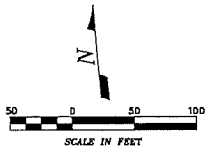
FCS	MES	LCS	AS NOTED

CONTRACT NO: 4012120
DATE: 05/15/18
DRAWING NO: STR-001
REVISION: –





ARCHITECTURAL DETAILS

PROPOSED SINGLE-FAMILY HOMES WILL BE OF SIMILAR CONSTRUCTION, EXTERIOR MATERIALS AND FLOOR PLANS TO HOMES IN THE EXISTING MILLBROOK SUBDIVISION.

BUILDING SETBACKS

ALL BUILDING SETBACK LINES ARE 25' FROM THE PROPOSED RIGHT-OF-WAY.

REV	DATE	BY	CHKD	DESCRIPTION
-	-	-	-	-

TITLE: SITE LAYOUT PLAN
WILLOWBROOK SECTION 2 FINAL DEVELOPMENT PLAN
MEDROCK, LLC — CITY OF DELAWARE, OHIO

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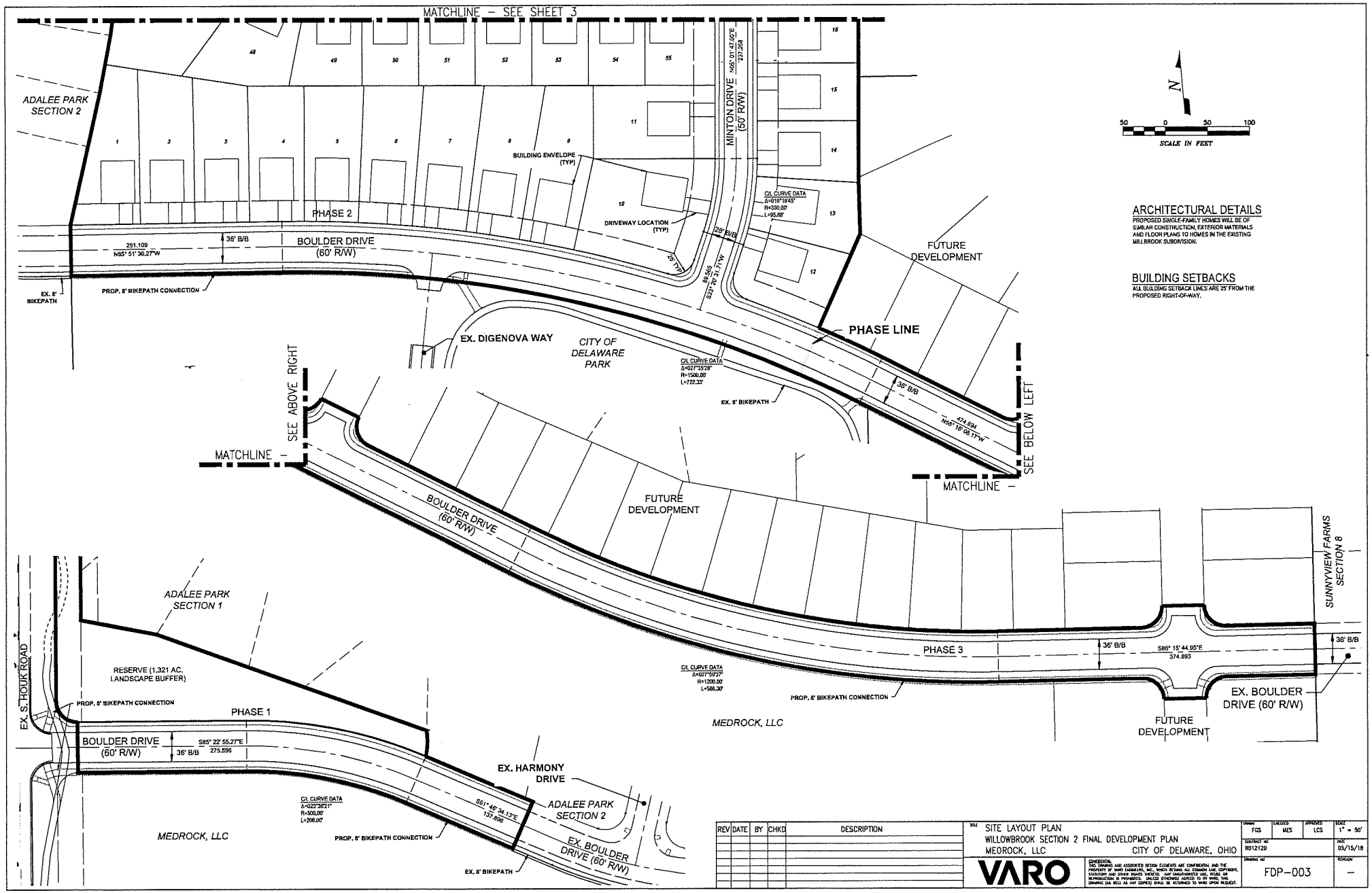
DRAWN	CHECKED	APPROVED	SCALE
FGS	MES	LCS	1" = 50'
CONTRACT NO. R012120			DATE 05/15/18
DRAWING NO. FDP-002			REVISION -



ARCHITECTURAL DETAILS

PROPOSED SINGLE-FAMILY HOMES WILL BE OF SIMILAR CONSTRUCTION, EXTERIOR MATERIALS AND FLOOR PLANS TO HOMES IN THE EXISTING MILLBROOK SUBDIVISION.

BUILDING SETBACKS

ALL BUILDING SETBACK LINES ARE 25' FROM THE PROPOSED RIGHT-OF-WAY.

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: SITE LAYOUT PLAN
WILLOWBROOK SECTION 2 FINAL DEVELOPMENT PLAN
MEDROCK, LLC — CITY OF DELAWARE, OHIO

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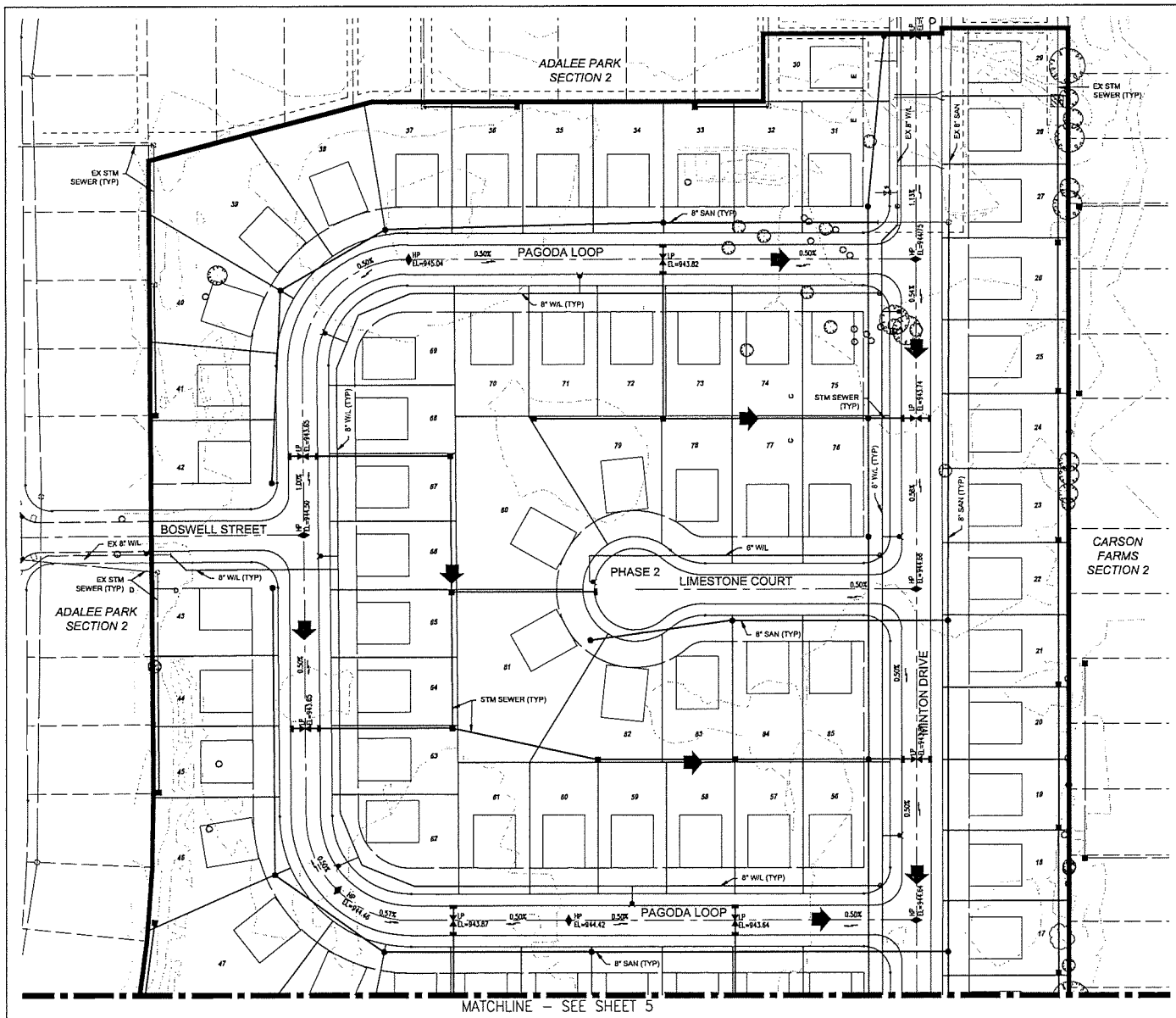
DRAWN	CHECKED	APPROVED	SCALE
FGS	MES	LCS	1" = 50'

CONTRACT NO: R012120 — DATE: 05/15/18

DRAWING NO: FDP-003 — REVISION: –



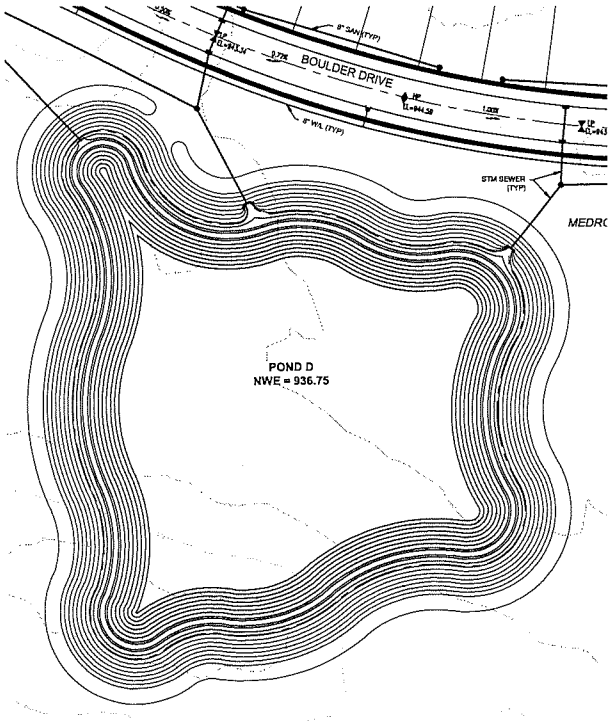
LEGEND

- EXISTING TREE
- MAJOR FLOOD ROUTING
- STORM DRAIN INLET PROTECTION

N

50 0 50 100

SCALE IN FEET



POND DETAIL

SCALE: 1"= 60'

REV	DATE	BY	CHKD	DESCRIPTION
-	-	-	-	

TITLE: SITE UTILITY PLAN
WILLOWBROOK SECTION 2 FINAL DEVELOPMENT PLAN
MEDROCK, LLC CITY OF DELAWARE, OHIO

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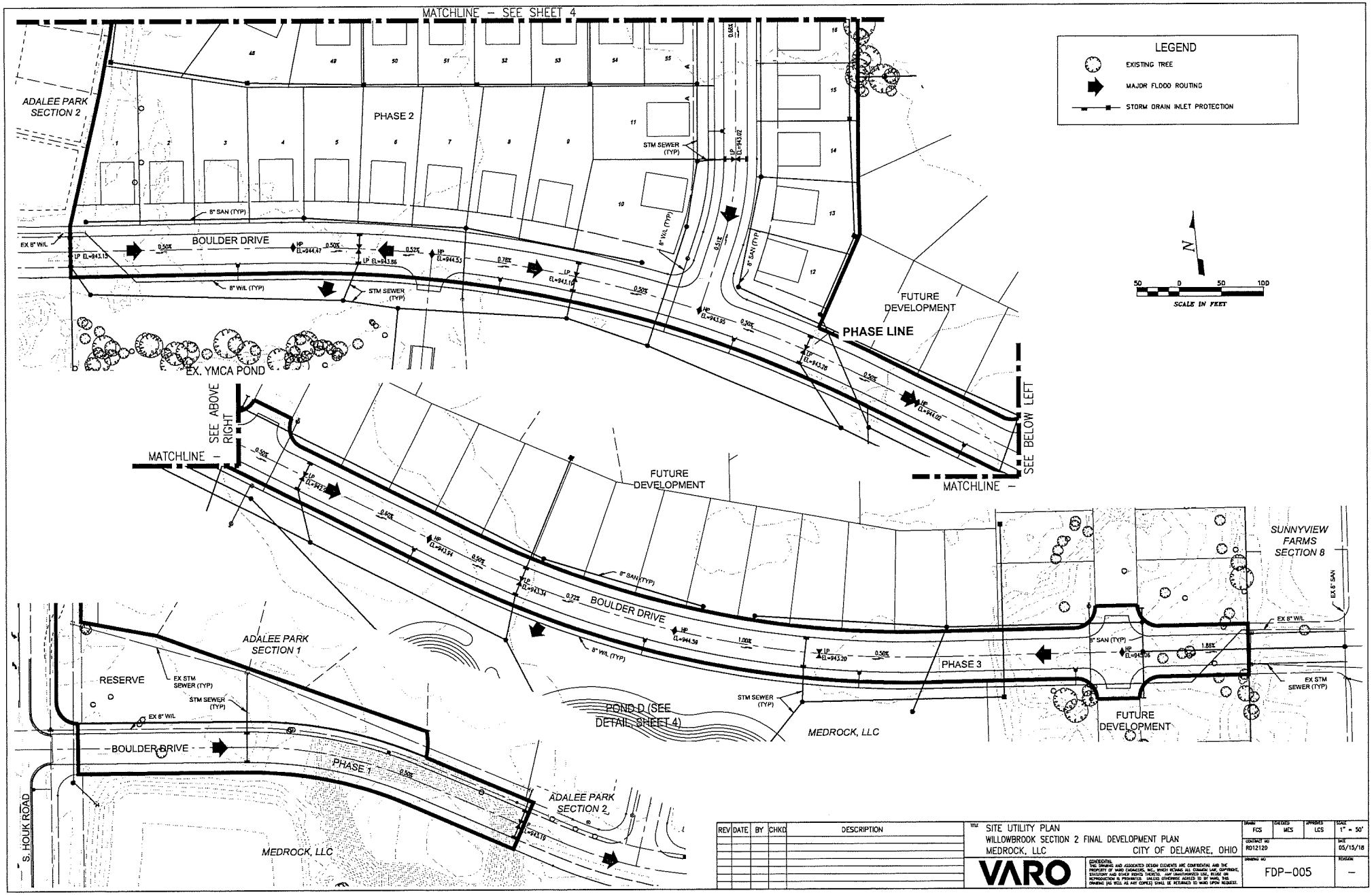
DRAWN	CHECKED	APPROVED	SCALE
FGS	MES	LCS	1" = 50'

CONTRACT NO	DATE
R012120	05/15/18

DRAWING NO	REVISION
FDP-004	–



REV	DATE	BY	CHKD	DESCRIPTION

TITLE: SITE UTILITY PLAN
WILLOWBROOK SECTION 2 FINAL DEVELOPMENT PLAN
MEDROCK, LLC CITY OF DELAWARE, OHIO

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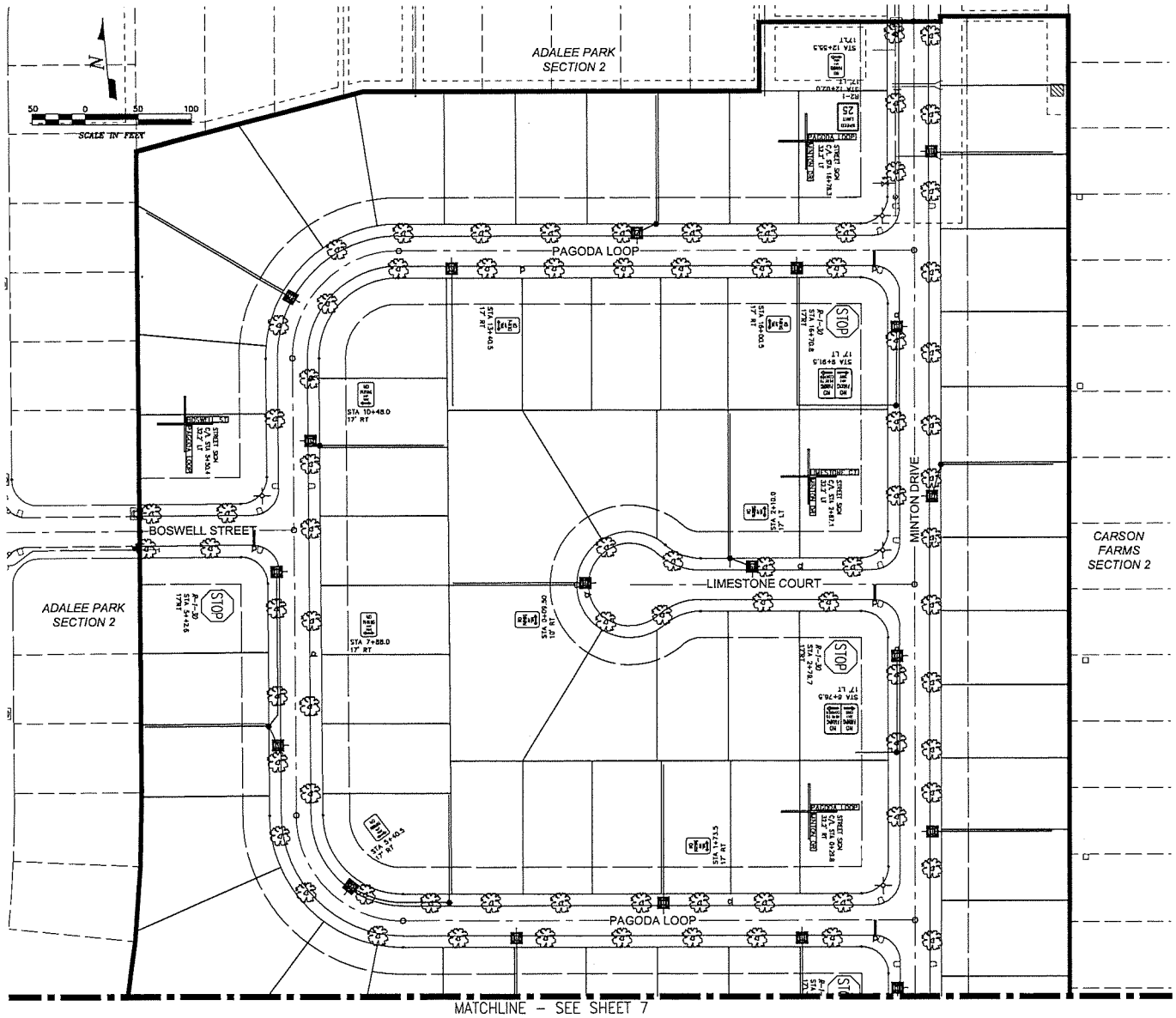
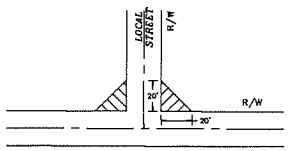
DRAWN	CHECKED	APPROVED	SCALE
FCS	MES	LCS	1" = 50'

CONTRACT NO: R012120
DATE: 05/15/18
DRAWING NO: FDP-005
REVISION: –





SIGHT DISTANCE TRIANGLE

NOT TO SCALE

NOTES: NO STREET TREES ARE TO BE PLANTED IN THE SIGHT TRIANGLE PER CITY OF DELAWARE ZONING CODE SECTION 1149.06.

NO STREET TREES ARE TO BE PLANTED WITHIN 10' OF FIRE HYDRANTS

STREET TREES ARE TO BE PLANTED PER RDWD-19.3, RDWD-33.1 AND RDWD-33.2

GENERAL NOTES:

1. ALL NURSERY STOCK SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS-ANSI Z60.1
2. CONFIRM LOCATIONS OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO TREE INSTALLATION.
3. TREE LOCATIONS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY THE SHADE TREE COMMISSION PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL SEE OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION
5. CONTRACTOR SHALL THOROUGHLY WATER ALL LANDSCAPE PLANT MATERIAL AND MULCHED AREA AT TIME OF PLANTING THROUGH THE PERIOD OF ADJUSTMENT
6. CONTRACTOR TO SLIGHTLY ADJUST TREE LOCATIONS AS NECESSARY TO AVOID UTILITIES
7. TREES SHALL BE SELECTED FROM REGIONAL NURSERY GROWERS.

STREET TREES:

STREET TREES ARE TO BE PLANTED IN ACCORDANCE OF CITY OF DELAWARE ZONING CODE CHAPTER 1166

1. TREES SHALL BE LIMITED TO SPECIES CHARACTERIZED AS HARDY, LONG-LIVED SHADE TREES, AS DEFINED BY THE SHADE TREE COMMISSION.
2. ONE TREE SHALL BE PROVIDED FOR EVERY FORTY (40) LINEAR FEET OF FRONTAGE, OR FRACTION THEREOF, ALONG EACH ROAD.
3. TREES ARE TO BE PLANTED WITHIN THE RIGHTS-OF-WAY OF DR WITHIN AND ABUTTING THE DEVELOPMENT AS DIRECTED BY THE SHADE TREE COMMISSION.
4. EACH TREE AT THE TIME OF INSTALLATION SHALL HAVE A MINIMUM CALIPER OF 1.75 INCHES AND A CLEAR TRUNK HEIGHT OF AT LEAST SIX (6) FEET. (ORD D2-54 PASSED JUNE 10, 2002)
5. TREES SHALL BE PLANTED AN ADEQUATE DISTANCE FROM INTERSECTIONS SO THAT AT FUL MATURITY SUCH PLANTING SHALL COMPLY WITH SECTION 1149.06 TO ENSURE THE UNOBSTRUCTED VISIBILITY OF MOTORISTS AND PEDESTRIANS.

LEGEND

- SIGNS
- STOP BAR
- CROSS WALK
- LIGHT POLE
- PULL BOX
- PROPOSED DECIDUOUS TREE (1-3/4" MIN CALIPER AT TIME OF PLANTING)

REV	DATE	BY	CHKD	DESCRIPTION
-	-	-	-	

TITLE: LIGHTING, LANDSCAPE AND SIGNAGE PLAN
WILLOWBROOK SECTION 2 FINAL DEVELOPMENT PLAN
MEDROCK, LLC CITY OF DELAWARE, OHIO

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DRAWN	CHECKED	APPROVED	SCALE
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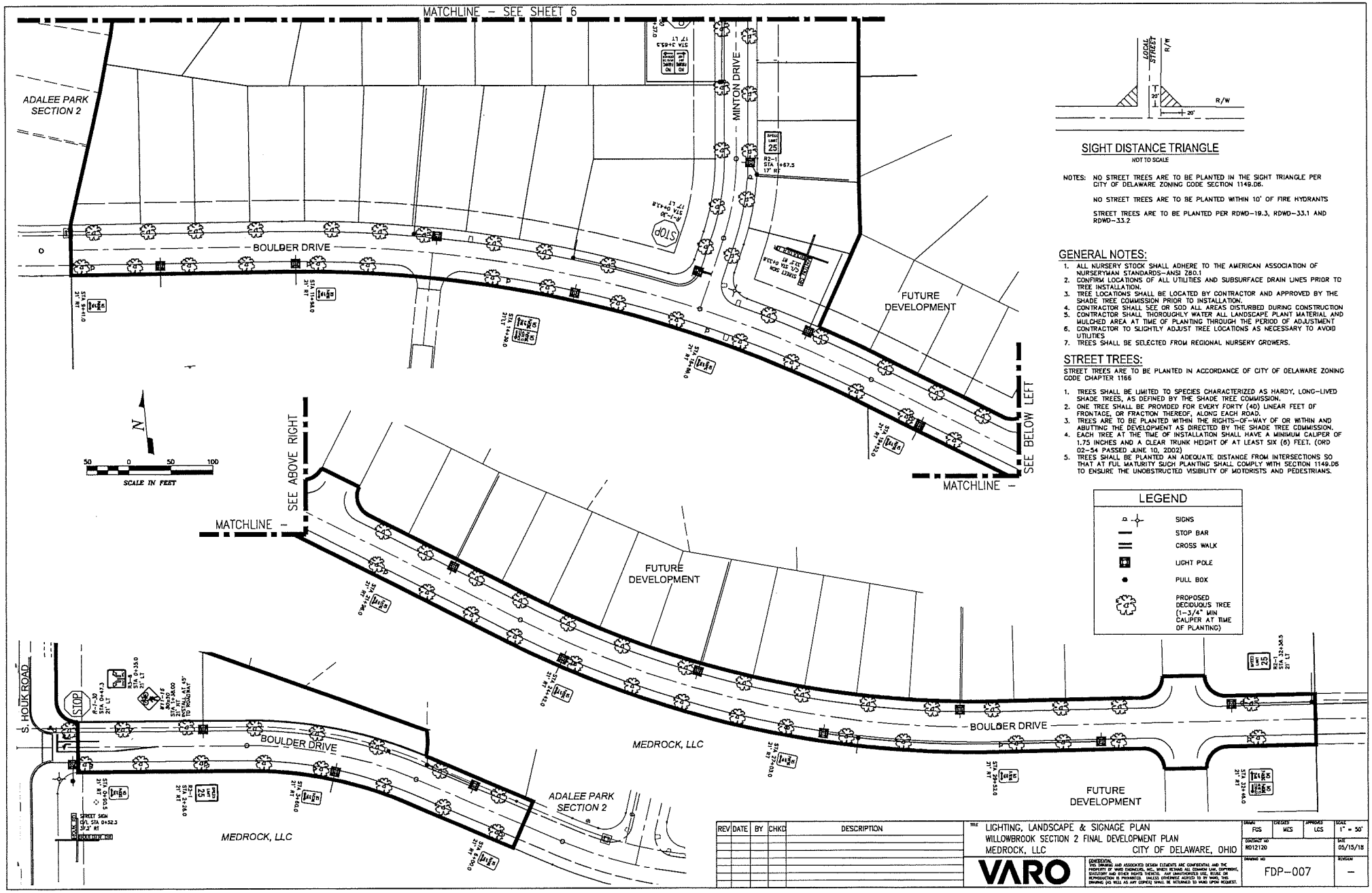
CONTRACT NO			DATE
R012120			05/15/18
DRAWING NO			REVISION
FDP-006			-



SIGHT DISTANCE TRIANGLE

NOT TO SCALE

NOTES: NO STREET TREES ARE TO BE PLANTED IN THE SIGHT TRIANGLE PER CITY OF DELAWARE ZONING CODE SECTION 1149.06.

NO STREET TREES ARE TO BE PLANTED WITHIN 10' OF FIRE HYDRANTS

STREET TREES ARE TO BE PLANTED PER RDWD-19.3, RDWD-33.1 AND RDWD-33.2

GENERAL NOTES:

1. ALL NURSERY STOCK SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS-ANSI Z80.1
2. CONFIRM LOCATIONS OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO TREE INSTALLATION.
3. TREE LOCATIONS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY THE SHADE TREE COMMISSION PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL SEE OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION
5. CONTRACTOR SHALL THOROUGHLY WATER ALL LANDSCAPE PLANT MATERIAL AND MULCHED AREA AT TIME OF PLANTING THROUGH THE PERIOD OF ADJUSTMENT
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5. TREES SHALL BE PLANTED AN ADEQUATE DISTANCE FROM INTERSECTIONS SO THAT AT FUL MATURITY SUCH PLANTING SHALL COMPLY WITH SECTION 1149.06 TO ENSURE THE UNOBSTRUCTED VISIBILITY OF MOTORISTS AND PEDESTRIANS.

LEGEND

- SIGNS
- STOP BAR
- CROSS WALK
- LIGHT POLE
- PULL BOX
- PROPOSED DECIDUOUS TREE (1-3/4" MIN CALIPER AT TIME OF PLANTING)

REV	DATE	BY	CHKD	DESCRIPTION

TITLE: LIGHTING, LANDSCAPE & SIGNAGE PLAN
WILLOWBROOK SECTION 2 FINAL DEVELOPMENT PLAN
MEDROCK, LLC CITY OF DELAWARE, OHIO

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DRAWN	CHECKED	APPROVED	SCALE
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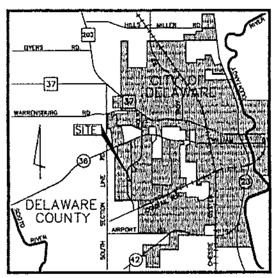
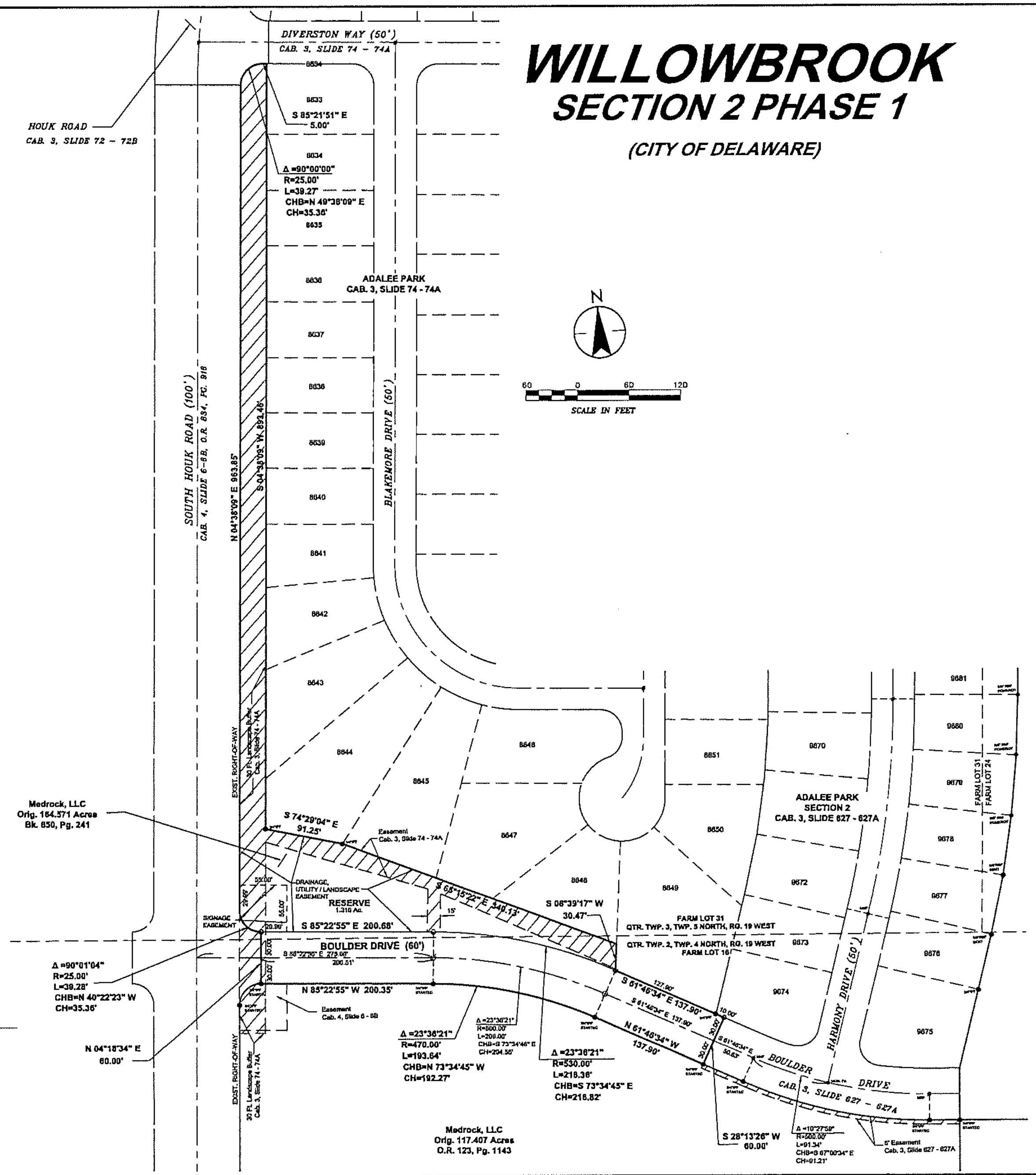
CONTRACT NO			DATE
R012120			05/15/18
DRAWING NO			REVISION
FDP-007			–



VICINITY MAP
NOT TO SCALE

WILLOWBROOK
SECTION 2 PHASE 1
(CITY OF DELAWARE)



SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LYING IN FARM LOT 16 OF QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 19 WEST AND FARM LOT 31 OF QUARTER TOWNSHIP 3, TOWNSHIP 5 NORTH, RANGE 19 WEST OF THE UNITED STATES MILITARY DISTRICT, CONTAINING 2.071 ACRES, MORE OR LESS WITH 0.750 OF RIGHT-OF-WAY AREA, BEING 1.316 ACRES OUT OF THE ORIGINAL 164.571 ACRE TRACT AS CONVEYED TO MEDROCK LLC BY DEED OF RECORD IN BOOK 650, PAGE 241 AND 0.755 ACRES OUT OF THE ORIGINAL 117.407 ACRE TRACT AS CONVEYED TO MEDROCK LLC BY DEED OF RECORD IN OFFICIAL RECORD 123, PAGE 1143, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, MEDROCK LLC, BY P. RONALD SABATINO, MANAGING PARTNER, BEING THE OWNERS OF THE LAND PLATTED HEREIN DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS DEDICATION OF "BOULDER DRIVE PHASE 1", A SUBDIVISION OF LOT NUMBER __________ AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVE NOT HERETOFORE DEDICATED AND THAT THE PROPERTY WITHIN SAID PLAT IS NOT SUBJECT TO ANY LIENS.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY MEDROCK, LLC, AND ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, MEDROCK, LLC, BY P. RONALD SABATINO, MANAGING PARTNER, HAS CAUSED THIS PLAT TO BE EXECUTED THIS ______ DAY OF ______________ 2018.

WITNESSES

____

PRINTED: ______________________

____

PRINTED: ______________________

MEDROCK LLC
3805 STONERIDGE LANE
DUBLIN, OHIO 43017

____
P. RONALD SABATINO
MANAGING PARTNER

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED P. RONALD SABATINO, MANAGING PARTNER FOR THE SAID MEDROCK LLC, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED OF SAID MEDROCK LLC, FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF ______________, 2018.

MY COMMISSION EXPIRES ___________. ______________________
NOTARY PUBLIC, STATE OF OHIO

APPROVED AND ACCEPTED THIS ___ DAY OF ______, 2018, BY RESOLUTION NO. ____________ WHEREIN ALL OF THE DRIVE AND EASEMENTS ARE ACCEPTED AS SUCH BY THE CITY COUNCIL FOR THE CITY OF DELAWARE, OHIO.

APPROVED THIS ____ DAY OF ________ 2018. ______________________
ELAINE McCLOSKEY, ACTING CITY CLERK, DELAWARE, OHIO

APPROVED THIS ____ DAY OF ________ 2018. ______________________
R. THOMAS HOMAN, CITY MANAGER, DELAWARE, OHIO

APPROVED THIS ____ DAY OF ________ 2018. ______________________
DAVID M. EFLAND, AICP, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR, DELAWARE, OHIO

APPROVED THIS ____ DAY OF ________ 2018. ______________________
WILLIAM L. FERRIONO, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER, DELAWARE, OHIO

APPROVED THIS ____ DAY OF ________ 2018. ______________________
BRAD STANTON, UTILITIES DIRECTOR, DELAWARE, OHIO

TRANSFERRED THIS ___ DAY OF _______ 2018. ______________________
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS ___ DAY OF _______ 2018 AT __ : ____ PM.

FEE _____ FILED NO. __________ ______________________
RECORDER, DELAWARE COUNTY, OHIO.

RECORDED THIS ___ DAY OF _______, 2018 O.R. ________, PAGES ________

[hatched box] EXISTING EASEMENT OF RECORD IN PLAT CABINET 3, SLIDE 74 - 74A AND PLAT CABINET 3, SLIDE 627 - 627A

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 78°45'26" EAST BETWEEN DELAWARE COUNTY MONUMENTS NUMBER 05-0081 AND NUMBER 05-0085 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN NOVEMBER OF 1998.

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- = IRON PIN FOUND
- = MAGNETIC NAIL SET
- = DELAWARE MONUMENT BOX

STANTEC CONSULTING SERVICES INC.

BY: ______________________
ROBERT J. SANDS DATE
PROFESSIONAL SURVEYOR NO. S-8053

PREPARED BY:

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-8743
FAX (614) 486-4387

Stantec

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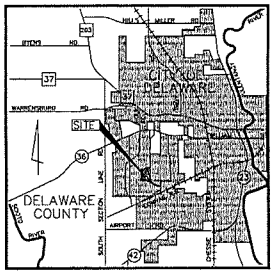
SHEET 1 OF 1

WILLOWBROOK
SECTION 2 PHASE 2
(CITY OF DELAWARE)



VICINITY MAP
NOT TO SCALE

NOTES:
NOTICE IS HEREBY GIVEN TO ANY OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMENDED MINIMUM GROUND AROUND HOUSE, AND/OR LOT GRADING PLANS, SAID PLANS AS APPROVED BY THE GOVERNMENTAL AGENCIES ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLANS REQUIRED WITH THE BUILDING PERMIT.

EASEMENTS ARE RESERVED FOR THE CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND STORM WATER DRAINAGE, ABOVE AND BELOW THE SURFACE OF THE GROUND, AND WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTION TO LOTS AND LANDS.

ALL UTILITIES SHALL BE UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TV LINES, BOXES, AND EASEMENTS WILL BE IN THE REAR YARDS ONLY.

BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

EXISTING BIKE PATH WITHIN THE OPEN SPACE DEDICATED WITH THIS PLAT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 30'
NO SIDE YARD SHALL BE LESS THAN 8' WIDE
AND BOTH SHALL TOTAL AT LEAST 18'

MINIMUM FINISHED FLOOR AREAS:
ONE STORY HOME = 1300 S.F.
TWO STORY HOME = 1400 S.F.

LEGEND

⚠ = NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.

(R) = LOT LINE IS RADIAL
(NR) = LOT LINE IS NON-RADIAL

1234 = LOT NUMBERS

9600 = ADDRESSES

EXISTING EASEMENT OF RECORD IN PLAT CABINET 3, SLIDE 267.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 76°45'20" EAST BETWEEN DELAWARE COUNTY MONUMENTS NUMBER 05-0061 AND NUMBER 05-0065 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN NOVEMBER OF 1996.

CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

—○— = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
—●— = IRON PIN FOUND
—S— = MAGNETIC NAIL SET
—■— = DELAWARE MONUMENT BOX

STANTEC CONSULTING SERVICES INC.

BY: ROBERT J. SANDS DATE
PROFESSIONAL SURVEYOR NO. S-8033
PREPARED BY:

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-345-8745
FAX (614) 486-4387

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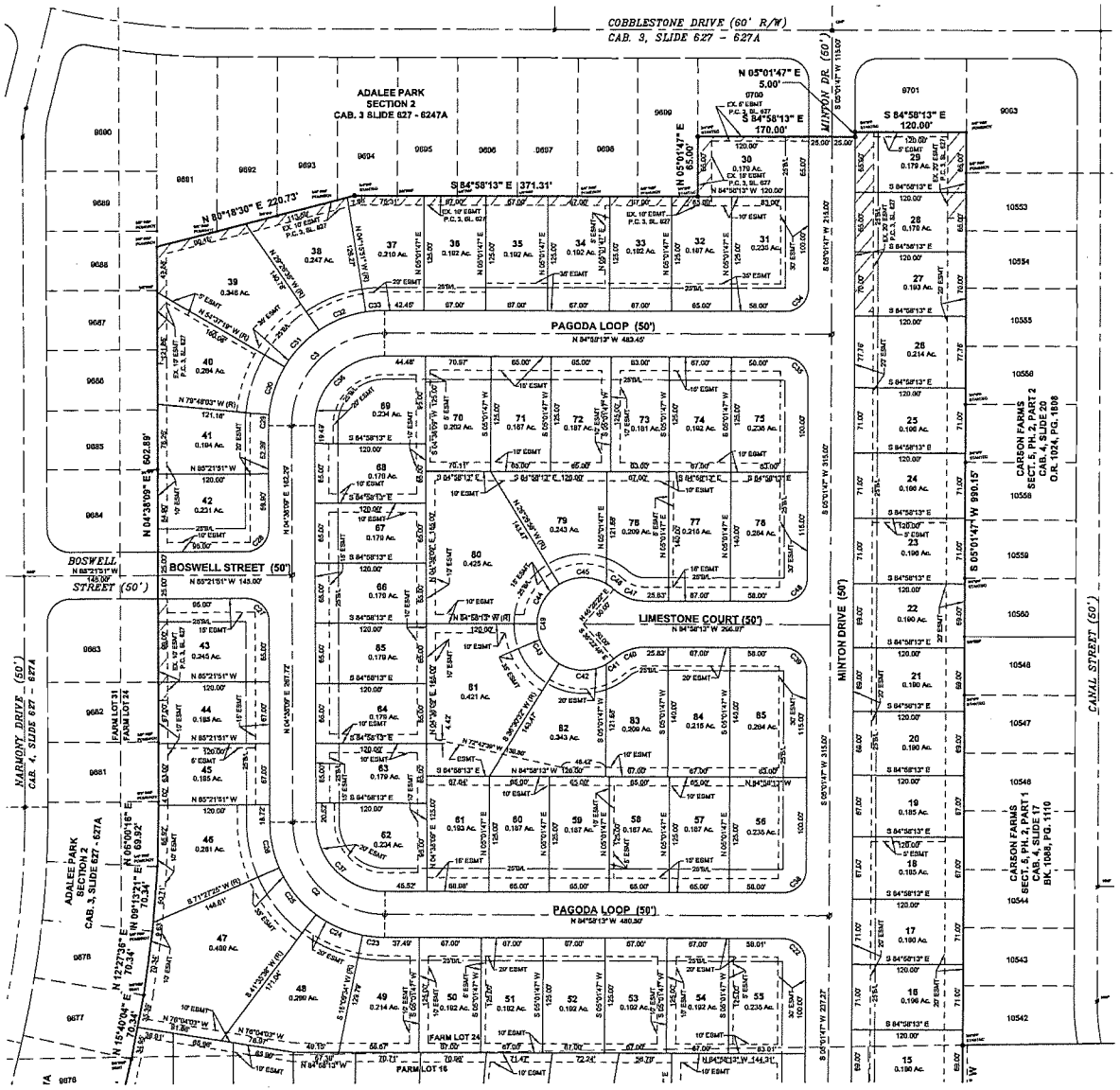


SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LYING IN FARM LOTS 12 AND 16 OF QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 19 WEST AND FARM LOTS 24 OF QUARTER TOWNSHIP 3, TOWNSHIP 5 NORTH, RANGE 19 WEST OF THE UNITED STATES MILITARY DISTRICT, CONTAINING 24.272 ACRES, MORE OR LESS, INCLUDING 5.125 ACRES OF RIGHT-OF-WAY AREA, WITH 18.943 ACRES OUT OF THE ORIGINAL 164.571 ACRE TRACT CONVEYED TO MEDROCK, LLC, BY DEED OF RECORD IN DEED BOOK 650, PAGE 241, AND 5.329 ACRES OUT OF THE ORIGINAL 117.407 ACRE TRACT CONVEYED TO MEDROCK LLC BY DEED OF RECORD IN OFFICIAL RECORD 123, PAGE 1143, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, MEDROCK LLC, BY P. RONALD SABATINO, MANAGING PARTNER, BEING THE OWNERS OF THE LAND PLATTED HEREIN DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "WILLOWBROOK, SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED _____ THROUGH _____, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVES, STREET, LOOP AND COURT NOT HERETOFORE DEDICATED AND THAT THE PROPERTY WITHIN SAID PLAT IS NOT SUBJECT TO ANY LIENS.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY MEDROCK, LLC, AND ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING PARAGRAPH.
THE OPEN SPACE AS DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE FEE SIMPLE TITLES TO ALL THE LOTS OF THIS DEVELOPMENT AND ALL PREVIOUS AND SUBSEQUENT SECTIONS OF THIS DEVELOPMENT.

IN WITNESS WHEREOF, MEDROCK, LLC, BY P. RONALD SABATINO, MANAGING PARTNER, HAS CAUSED THIS PLAT TO BE EXECUTED THIS _____ DAY OF _____ 2018.

WITNESSES

_____
PRINTED: _____
_____
PRINTED: _____

MEDROCK LLC
3895 STONERIDGE LANE
DUBLIN, OHIO 43017

_____
P. RONALD SABATINO
MANAGING PARTNER

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED P. RONALD SABATINO, MANAGING PARTNER FOR THE SAID MEDROCK LLC, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED OF SAID MEDROCK LLC, FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF OHIO

APPROVED AND ACCEPTED THIS ___ DAY OF _____, 2018, BY RESOLUTION NO. _____ WHEREIN ALL OF THE DRIVES, STREET, LOOP, COURT AND EASEMENTS ARE ACCEPTED AS SUCH BY THE CITY COUNCIL FOR THE CITY OF DELAWARE, OHIO.

APPROVED THIS ___ DAY OF _____ 2018. _____
ELAINE McCLOSKEY, ACTING CITY CLERK, DELAWARE, OHIO

APPROVED THIS ___ DAY OF _____ 2018. _____
R. THOMAS HOMAN, CITY MANAGER, DELAWARE, OHIO

APPROVED THIS ___ DAY OF _____ 2018. _____
DAVID M. EFLAND, AICP, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR, DELAWARE, OHIO

APPROVED THIS ___ DAY OF _____ 2018. _____
WILLIAM L. FERRIGNO, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER, DELAWARE, OHIO

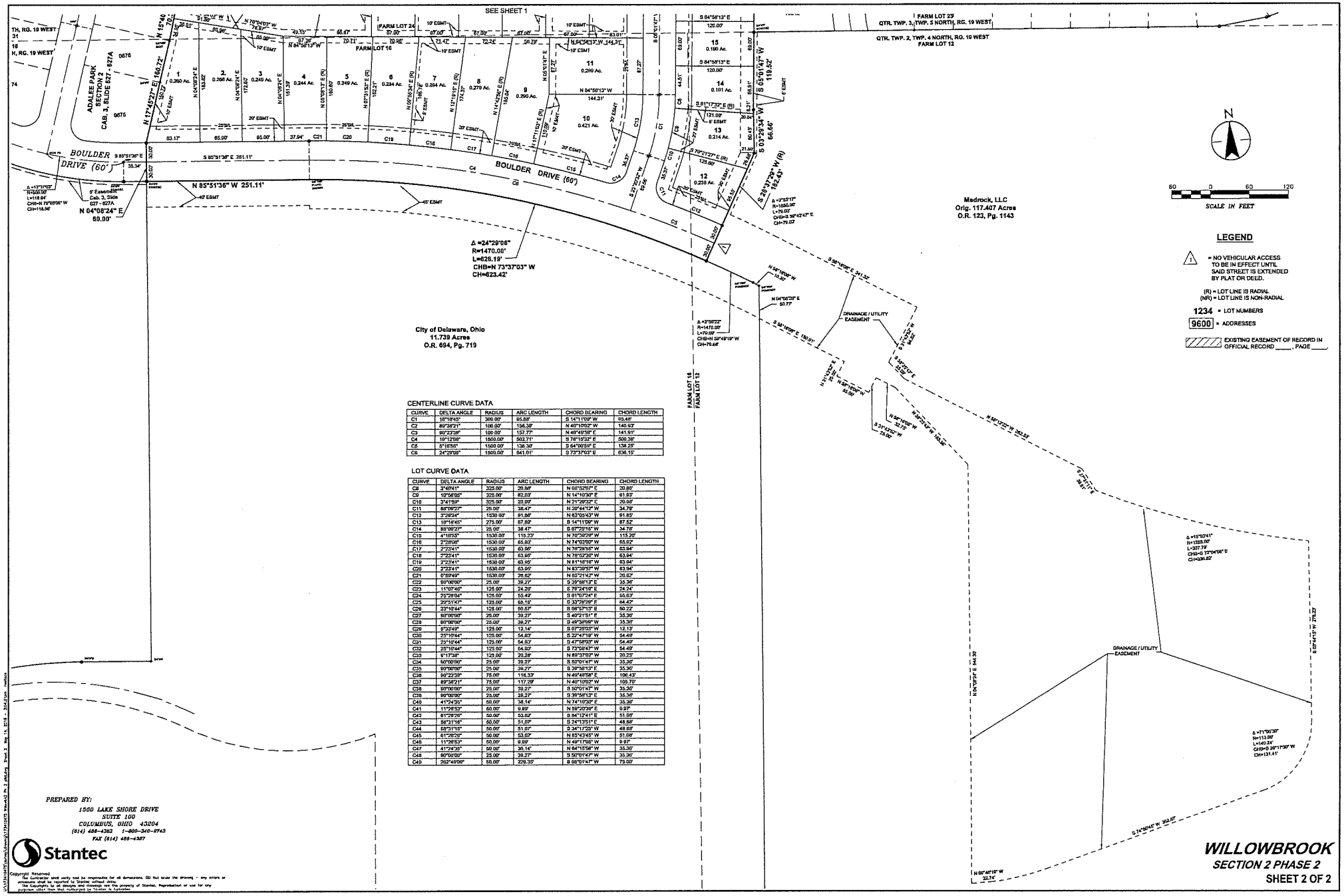
APPROVED THIS ___ DAY OF _____ 2018. _____
BRAD STANTON, UTILITIES DIRECTOR, DELAWARE, OHIO

TRANSFERRED THIS ___ DAY OF _____ 2018. _____
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS ___ DAY OF _____ 2018 AT __:__ PM.

FEE _____ FILED NO. _____ _____
RECORDER, DELAWARE COUNTY, OHIO.

RECORDED THIS ___ DAY OF _____, 2018 O.R. _____, PAGES _____



CENTERLINE CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°18'45"	300.00'	95.88'	S 14°11'59" W	95.48'
C2	80°38'21"	100.00'	196.39'	N 40°10'02" W	140.93'
C3	80°23'08"	100.00'	157.77'	N 40°49'59" E	141.91'
C4	19°12'06"	1500.00'	502.71'	S 76°15'32" E	500.30'
C5	5°16'56"	1500.00'	138.39'	S 84°00'59" E	138.25'
C6	24°29'06"	1500.00'	641.01'	S 73°37'03" E	636.15'

LOT CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	3°40'41"	325.00'	20.88'	N 00°52'07" E	20.88'
C9	10°56'05"	325.00'	62.03'	N 14°10'30" E	61.93'
C10	3°41'59"	325.00'	20.98'	N 21°29'32" E	20.98'
C11	88°00'27"	25.00'	38.47'	N 20°44'12" W	34.78'
C12	3°26'24"	1530.00'	91.86'	N 83°00'43" W	91.85'
C13	18°18'45"	275.00'	87.88'	S 14°11'59" W	87.52'
C14	88°00'27"	25.00'	38.47'	S 67°25'16" W	34.78'
C15	4°18'55"	1530.00'	115.23'	N 76°39'29" W	115.20'
C16	2°28'08"	1530.00'	65.92'	N 74°03'00" W	65.92'
C17	2°23'41"	1530.00'	63.96'	N 76°28'56" W	63.94'
C18	2°23'41"	1530.00'	63.96'	N 78°52'36" W	63.94'
C19	2°23'41"	1530.00'	63.96'	N 81°16'16" W	63.94'
C20	2°23'41"	1530.00'	63.96'	N 83°39'57" W	63.94'
C21	0°59'49"	1530.00'	26.62'	N 85°21'42" W	26.62'
C22	88°00'00"	25.00'	38.27'	S 39°58'13" E	35.36'
C23	11°07'40"	125.00'	24.29'	S 78°24'16" E	24.24'
C24	25°28'04"	125.00'	55.49'	S 61°10'24" E	55.03'
C25	20°51'47"	125.00'	68.15'	S 33°29'29" E	64.42'
C26	23°10'44"	125.00'	50.57'	S 06°57'13" E	50.22'
C27	90°00'00"	25.00'	39.27'	S 49°21'51" E	35.36'
C28	90°00'00"	25.00'	39.27'	S 49°38'09" W	35.36'
C29	5°39'49"	125.00'	12.14'	S 07°26'03" W	12.13'
C30	25°10'44"	125.00'	54.92'	S 22°47'19" W	54.49'
C31	25°10'44"	125.00'	54.92'	S 47°58'03" W	54.49'
C32	25°10'44"	125.00'	54.92'	S 73°08'47" W	54.49'
C33	9°17'38"	125.00'	20.28'	N 89°37'02" W	20.25'
C34	90°00'00"	25.00'	39.27'	S 50°01'47" W	35.36'
C35	90°00'00"	25.00'	39.27'	S 39°58'13" E	35.36'
C36	90°22'39"	75.00'	118.33'	N 49°48'58" E	106.43'
C37	89°37'21"	75.00'	117.29'	N 40°10'02" W	105.70'
C38	90°00'00"	25.00'	39.27'	S 50°01'47" W	35.36'
C39	90°00'00"	25.00'	39.27'	S 39°58'13" E	35.36'
C40	41°24'35"	50.00'	36.14'	N 74°10'30" E	35.36'
C41	11°29'53"	50.00'	9.99'	N 89°20'20" E	9.97'
C42	61°26'26"	50.00'	53.62'	S 84°12'41" E	51.08'
C43	56°31'16"	50.00'	51.07'	S 24°13'51" E	48.88'
C44	56°31'16"	50.00'	51.07'	S 24°17'25" W	48.88'
C45	61°26'26"	50.00'	53.62'	N 85°43'45" W	51.08'
C46	11°29'53"	50.00'	9.99'	N 49°17'06" W	9.97'
C47	41°24'35"	50.00'	36.14'	N 64°10'58" W	35.36'
C48	90°00'00"	25.00'	39.27'	S 50°01'47" W	35.36'
C49	262°49'09"	50.00'	228.35'	S 08°01'47" W	79.00'

PREPARED BY:
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-8743
FAX (614) 486-4387
Stantec

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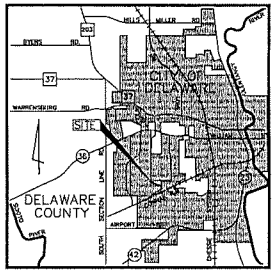
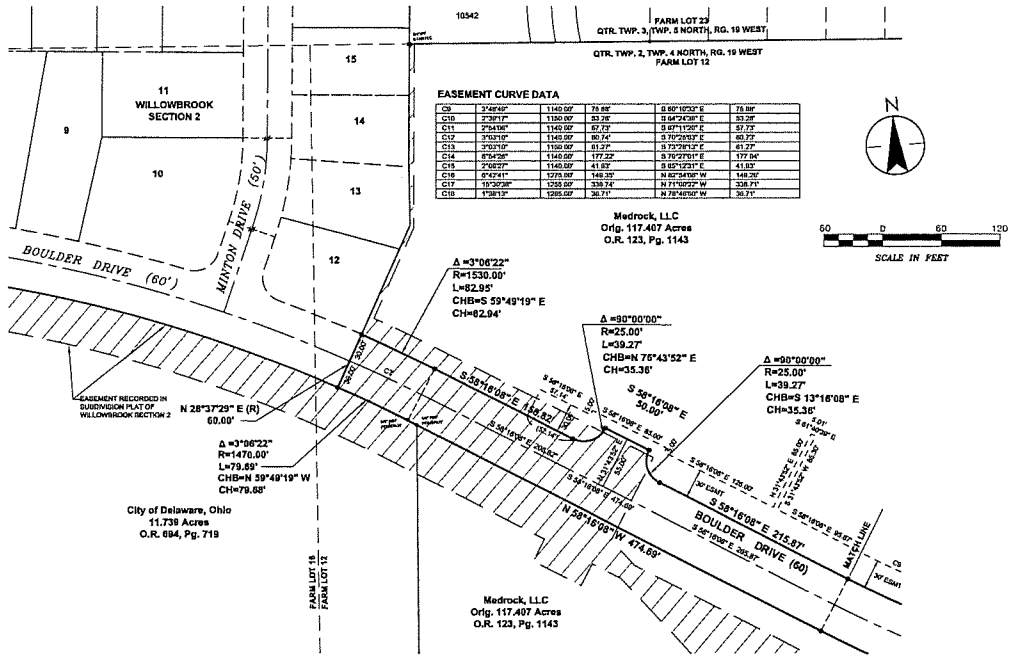
WILLOWBROOK
SECTION 2 PHASE 2
SHEET 2 OF 2

WILLOWBROOK
SECTION 2 PHASE 3
(CITY OF DELAWARE)



VICINITY MAP
NOT TO SCALE



EASEMENT CURVE DATA

C9	3°48'49"	1140.00'	75.88'	S 60°10'33" E	75.86'
C10	2°39'17"	1150.00'	53.26'	S 64°24'38" E	53.26'
C11	2°54'56"	1140.00'	57.73'	S 67°11'06" E	57.72'
C12	3°00'10"	1145.00'	60.74'	S 70°26'03" E	60.73'
C13	3°00'10"	1150.00'	61.27'	S 73°26'13" E	61.27'
C14	8°54'56"	1140.00'	177.22'	S 79°27'01" E	177.04'
C15	2°06'27"	1140.00'	41.93'	S 85°12'31" E	41.93'
C16	6°47'41"	1275.00'	148.35'	N 82°54'06" W	148.26'
C17	16°30'28"	1255.00'	338.74'	N 71°10'22" W	338.71'
C18	1°38'13"	1285.00'	36.71'	N 78°49'50" W	36.71'

LEGEND

EXISTING EASEMENT RECORDED IN SUBDIVISION PLAT OF WILLOWBROOK SECTION 2 OF RECORD IN OFFICIAL RECORD _____ PAGE _____.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 78°45'28" EAST BETWEEN DELAWARE COUNTY MONUMENTS NUMBER 05-0061 AND NUMBER 05-0065 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN NOVEMBER OF 1998.

CERTIFICATION:
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = IRON PIN SET-3/4 IRON PIPE WITH STANTEC CAP
- = IRON PIN FOUND
- = MAGNETIC NAIL SET
- = DELAWARE MONUMENT BOX

STANTEC CONSULTING SERVICES INC.

BY: ROBERT J. SANDS DATE
PROFESSIONAL SURVEYOR NO. 8-8053

PREPARED BY:

1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-366-8742
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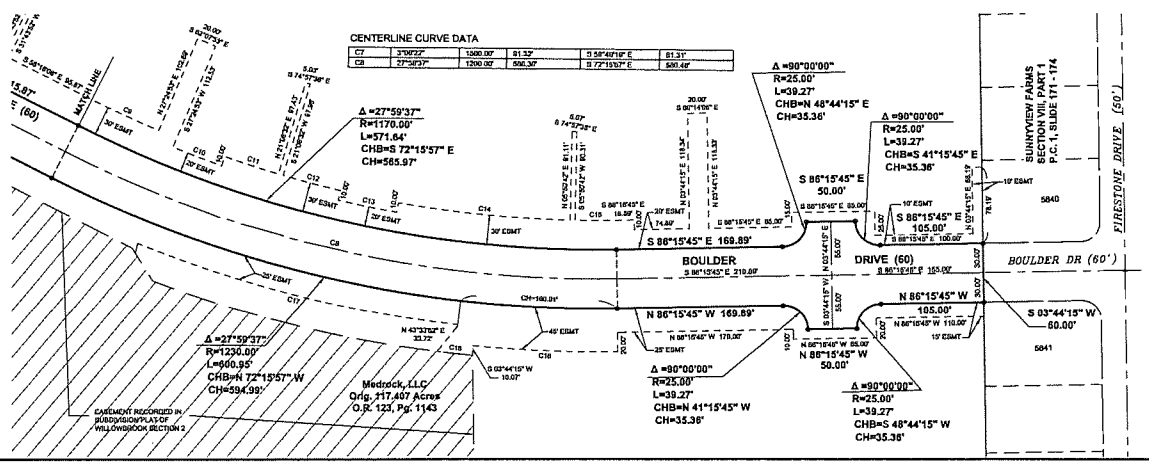


SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LYING IN FARM LOTS 12 AND 18 OF QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 19 WEST OF THE UNITED STATES MILITARY DISTRICT, CONTAINING 2.194 ACRES, MORE OR LESS OF RIGHT-OF-WAY AREA, BEING OUT OF THE ORIGINAL 117.407 ACRE TRACT AS CONVEYED TO MEDROCK LLC BY DEED OF RECORD IN OFFICIAL RECORD 123, PAGE 1143, ALL RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, MEDROCK LLC, BY P. RONALD SABATINO, MANAGING PARTNER, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS DEDICATION OF BOULDER DRIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVE NOT HERETOFORE DEDICATED AND THAT THE PROPERTY WITHIN SAID PLAT IS NOT SUBJECT TO ANY LIENS.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY MEDROCK, LLC, AND ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, MEDROCK, LLC, BY P. RONALD SABATINO, MANAGING PARTNER, HAS CAUSED THIS PLAT TO BE EXECUTED THIS _____ DAY OF _____ 2018.

WITNESSES

_____
PRINTED: _____
_____
PRINTED: _____

MEDROCK LLC
3805 STONERIDGE LANE
DUBLIN, OHIO 43017

_____
P. RONALD SABATINO
MANAGING PARTNER

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED P. RONALD SABATINO, MANAGING PARTNER FOR THE SAID MEDROCK LLC, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED OF SAID MEDROCK LLC. FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

MY COMMISSION EXPIRES _____, _____
NOTARY PUBLIC, STATE OF OHIO

APPROVED AND ACCEPTED THIS ___ DAY OF _____, 2018, BY RESOLUTION NO. _____ WHEREIN ALL OF THE DRIVE AND EASEMENTS ARE ACCEPTED AS SUCH BY THE CITY COUNCIL FOR THE CITY OF DELAWARE, OHIO.

APPROVED THIS ___ DAY OF _____ 2018. _____
ELAINE McCLOSKEY, ACTING CITY CLERK, DELAWARE, OHIO

APPROVED THIS ___ DAY OF _____ 2018. _____
R. THOMAS HOMAN, CITY MANAGER, DELAWARE, OHIO

APPROVED THIS ___ DAY OF _____ 2018. _____
DAVID M. EFLAND, AICP, PLANNIND AND COMMUNITY DEVELOPMENT DIRECTOR, DELAWARE, OHIO

APPROVED THIS ___ DAY OF _____ 2018. _____
WILLIAM L. FERRIGNO, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER, DELAWARE, OHIO

APPROVED THIS ___ DAY OF _____ 2018. _____
BRAD STANTON, UTILITIES DIRECTOR, DELAWARE, OHIO

TRANSFERRED THIS ___ DAY OF _____ 2018. _____
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS ___ DAY OF _____ 2018 AT __:__ PM.

FEE _____ FILED NO. _____ _____
RECORDER, DELAWARE COUNTY, OHIO.

RECORDED THIS ___ DAY OF _____, 2018 O.R. _____, PAGES _____

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # 2018-1218 FDP 2425
2018-1220 FSP-9500

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name WILLOWBROOK 2 Address DIVERSTON WAY

Acreage 28.5 Square Footage 1,241,460 Number of Lots 86 Number of Units ~~86~~ 85

Zoning District/Land Use PUD Proposed Zoning/Land Use PUD Parcel # 519330020310 00 / 419220010250 00

Applicant Name MEDROCK, LLC Contact Person MR. P. RONALD SABATINO

Applicant Address 3895 STONERIDGE LANE, DUBLIN, OH 43017

Phone 614-923-4000 Fax _____ E-mail rsabatino@trprop.com

Owner Name MEDROCK, LLC Contact Person MR. P. RONALD SABATINO

Owner Address 3895 STONERIDGE LANE, DUBLIN, OH 43017

Phone 614-923-4000 Fax _____ E-mail rsabatino@trprop.com

Engineer/~~Architect/Attorney~~ VARO ENGINEERS, INC Contact Person LENELL SNIECHOWSKI

Address 2751 TULLER PKWY, DUBLIN, OH 43017

Phone 614-459-0424 Fax _____ E-mail lsniechowski@varoeng.com

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

RM Sabatino mgr Medrock LLC
Owner Signature Owner Printed Name

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 8th day of May, 2018

Marilyn A Ennis
Notary Public

Notary Stamp
MARILYN A ENNIS
NOTARY PUBLIC - OHIO
COUNTY OF FRANKLIN
MY COMMISSION EXPIRES 02-28-23

s/planning/forms

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 31 | DATE: 06/11/2018

ORDINANCE NO: 18-59 | 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 REQUEST BY PULTE HOMES FOR HEATHERTON PHASE 7 CONSISTING OF 28 SINGLE FAMILY LOTS ON APPROXIMATELY 7.198 ACRES ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL WITH A PLANNED RESIDENTIAL DISTRICT) AND LOCATED WEST OF HOUK ROAD, NORTH OF BOULDER DRIVE AND SOUTH OF BENJAMIN DRIVE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on June 6, 2018.

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. 18-59

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY PULTE HOMES FOR HEATHERTON PHASE 7 CONSISTING OF 28 SINGLE FAMILY LOTS ON APPROXIMATELY 7.198 ACRES ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL WITH A PLANNED RESIDENTIAL DISTRICT) AND LOCATED WEST OF HOUK ROAD, NORTH OF BOULDER DRIVE AND SOUTH OF BENJAMIN DRIVE.

WHEREAS, the Planning Commission at its meeting of June 6, 2018 recommended approval of a Final Development Plan request by Pulte Homes for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive south of Benjamin Drive. (PC 2018-1240).

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

SECTION 1. That the Final Development Plan request by Pulte Homes for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive south of Benjamin Drive. is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any stormwater and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A contribution in the amount of $75,000 shall be made to the Transportation Trust Fund for future design and construction of one or more intersection improvements which could include future signalization, enhanced pedestrian crossings of South Houk Road and other pedestrian pathway safety projects. The enhanced pedestrian crossings are to be installed by the City at a future date at any location along South Houk Road between US36 and the at-grade railroad crossing. The contribution amount may be reduced by the value of public safety improvements made along the same portion of South Houk Road by the developer as determined necessary by the City.

3. A public sidewalk shall be required along all public streets.
4. The bike path on the west side of Houk Road shall be extended to Boulder Drive and shall be maintained by the Homeowners Association.
5. The houses shall achieve compliance the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
6. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals per our base code for each phase and section.
7. The existing mound along the Houk Road shall be extended to Boulder Drive and shall be landscaped to match the existing mound and landscaping north of this phase. The entire mound with landscaping is located within a 30 foot easement along Houk Road which shall be maintained by the Homeowners Association. At a minimum this area shall be placed on regular maintenance program including, mowing, replacing dead landscaping and mulching at least annually.
8. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission for Phase 7.
9. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official for each Phase and Section.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 32 | DATE: 06/11/2018

ORDINANCE NO: 18-60 | 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 REQUEST BY PULTE HOMES FOR HEATHERTON PHASE 7 CONSISTING OF 28 SINGLE FAMILY LOTS ON APPROXIMATELY 7.198 ACRES ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL WITH A PLANNED RESIDENTIAL DISTRICT) AND LOCATED WEST OF HOUK ROAD, NORTH OF BOULDER DRIVE AND SOUTH OF BENJAMIN DRIVE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Subdivision Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on June 6, 2018.

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. 18-60

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY PULTE HOMES FOR HEATHERTON PHASE 7 CONSISTING OF 28 SINGLE FAMILY LOTS ON APPROXIMATELY 7.198 ACRES ZONED R-3 PRD (ONE-FAMILY RESIDENTIAL WITH A PLANNED RESIDENTIAL DISTRICT) AND LOCATED WEST OF HOUK ROAD, NORTH OF BOULDER DRIVE AND SOUTH OF BENJAMIN DRIVE.

WHEREAS, the Planning Commission at its meeting of June 6, 2018 recommended approval of a Final Subdivision Plat request by Pulte Homes for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin Drive (PC 2018-1242).

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

SECTION 1. That the Final Subdivision Plat request by Pulte Homes for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin Drive is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any stormwater and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A contribution in the amount of $75,000 shall be made to the Transportation Trust Fund for future design and construction of one or more enhanced pedestrian crossings of South Houk Road. The enhanced pedestrian crossings are to be installed by the City at a future date at any location along South Houk Road between US 36 and the at-grade railroad crossing. The contribution amount may be reduced by the value of public safety improvements made along the same portion of South Houk Road by the developer as determined necessary by the City.
3. A public sidewalk shall be required along all public streets.

4. The bike path on the west side of Houk Road shall be extended to Boulder Drive and shall be maintained by the Homeowners Association.

5. The houses shall achieve compliance the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.

6. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals per our base code for each phase and section.

7. The existing mound along the Houk Road shall be extended to Boulder Drive and shall be landscaped to match the existing mound and landscaping north of this phase. The entire mound with landscaping is located within a 30 foot easement along Houk Road which shall be maintained by the Homeowners Association. At a minimum this area shall be placed on regular maintenance program including, mowing, replacing dead landscaping and mulching at least annually.

8. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission for Phase 7.

9. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official for each Phase and Section.

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: _____, 2018 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2018-1240 & 1242
REQUEST: Multiple Requests
PROJECT: Heatherton Phase 7
MEETING DATE: June 6, 2018

APPLICANT/OWNER
Pulte Homes of Ohio
4900 Tuttle Crossing
Dublin, Ohio 43016

REQUEST
2018-1240: A request by Pulte Homes for approval of a Final Development Plan for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive south of Benjamin Drive.
2018-1242: A request by Pulte Homes for approval of a Final Subdivision Plat for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin Drive.

PROPERTY LOCATION & DESCRIPTION
The subject Phase is located west of Houk Road between Benjamin Drive and Boulder Drive. The zoning of the subject property is R-3 PRD (One-Family Residential with a Planned Residential District). The zoning to the north and south is the same while the properties to the east are zoned R-3 PUD (One Family Residential with a Planned Unit Development District) and R-6 PUD (Multi-Family Residential District with a Planned Unit Development District) and the property to the west is zoned A-1 (Agricultural District). This site is former farmland which is flat and open with some trees scattered throughout the site.

BACKGROUND
In November 2001 City Council approved a Planned Unit Development Rezoning and Preliminary Development Plan for Lehner Woods (in 2013 the developer has renamed the single family portion of the development Heatherton) that consisted of 214 detached condominiums and 248 single family lots. The detached condominium portion of the development (Phases 1 and 2) was completed in the mid 2000's while the single family portion (Phase 3 with 20 lots) started construction in 2013. In February 2014, City Council approved the Final Subdivision Plat for Phase 4 Section 1. In May 2014 City Council approved an Amended Preliminary Development Plan and Preliminary Subdivision Plat for Heatherton Phases 4-8 and a Final Development Plan and Final Subdivision Plat for Heatherton Phase 4 Section 2. In July 2015, the Planning Commission and City Council approved the Final Development Plan and Final Subdivision Plat for Section 5.In August 2016, the Planning Commission and City Council approved the Final Development Plan and Final Subdivision Plat for Section 6. Now the applicant is requesting Final Development Plan and Final Subdivision Plat approval for Phase 7 which consists of 28 single family lots on 7.198 acres.
Since 2001 when the Preliminary Development Plan was approved, engineering and zoning standards have been revised and the developer agreed with staff to upgrade the site plan to the extent possible to achieve compliance with the current standards. Therefore, Phase 4 Section 2 and subsequent Phases and Sections of the Preliminary and Final Plats would reflect engineering and zoning revisions that would require Planning Commission and Council approval.

STAFF ANALYSIS

- **LAND USE:** The proposed development is located in an area that is entirely residential in use and character. The Comprehensive Plan recommends a land use of Moderate Density Single-Family (3.25 – 4.75 du/ac) for the subject site. At 3.22 du/ac, the proposed density for the entire development is less than recommended and consistent with other recommendations of the Comprehensive Plan.
- **ENGINEERING**: The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS, TRAFFIC & ACCESS:** Phase 7 is accessed from Benjamin Road from the north and Boulder Drive from the south through Hutchinson Street which is the only street in this section. All the streets are 32 feet in width with 54 foot right-of-way. In addition, a contribution in the amount of $75,000 shall be made to the Transportation Trust Fund for future design and construction of one or more intersection improvements which

could include future signalization, enhanced pedestrian crossings of South Houk Road and other pedestrian pathway safety projects. The enhanced pedestrian crossings are to be installed by the City at a future date at any location along South Houk Road between US 36 and the at-grade railroad crossing. The contribution amount may be reduced by the value of public safety improvements made along the same portion of South Houk Road by the developer as determined necessary by the City. All roads and utilities are shown to extend to the end of lots being developed as a result of this plat as well as the property lines of the overall development. Public sidewalks would be required along all public streets.

- **BIKE PATHS AND PEDESTRIAN ROUTES**: The adopted Bicycle and Pedestrian Plan 2027 requires the bike path along Houk Road to be extended to Boulder Drive and shall be maintained by the Homeowners Association. Also, the construction of a bike path on the south side of Boulder Drive adjacent to the City Park shall be required. Pedestrian connections shall be provided from the bike path across Boulder Drive at Elbridge Street and Clymer Street in Phase 8.
- **LOT SIZE**: Phase 7 contains 28 single family lots on 7.189 acres with lots ranging in size from 0.163 acres (7,100 square feet) to 0.309 acres (13,677 square feet) with the majority of the lots in the 0.2 acre (8,712 square feet) size range with a minimum 60 foot of frontage. The front yard setbacks are 25 feet, the rear yard setbacks are 30 feet and the side yard setbacks total 15 feet (minimum 6 feet). Upon City Council approval of Phase 4 Section 1, the applicant agreed to construct houses with a minimum size of 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals. In addition, a condition in the approved Preliminary Development Plan and Preliminary Subdivision Plat for Phases 4-8 required the aforementioned minimum house sizes for consistency throughout the remainder of the subdivision. The proposed lot dimensions/sizes and minimum dwelling sizes are in accordance with the previously approved rezoning and consistent with lots already developed within the subdivision.
- **DESIGN:** The houses would be required to comply with the Residential Design Criteria and Performance Standards of Section 1171.08 of the Planning & Zoning Code. The standards include among other items: front elevations consisting of a minimum 25 percent of natural materials (the natural materials are to include but are not limited to stone, brick, cedar, wood, stucco and stucco stone), minimum 8 inch overhangs/soffits on returns, minimum 4 inch window trim and higher end vinyl siding.
- **LIGHTING PLAN**: A lighting plan that complies with the minimum zoning requirement has to submitted, reviewed and approved by the Chief Building Official for Phase 7.
- **LANDSCAPE PLAN**: A street tree plan is required to be submitted, reviewed and approved by the Shade Tree Commission for this Phase. In addition, the existing mound and landscaping along the eastern portion of the site would have to be extended along Houk Road to Boulder Drive. The mound with landscaping is located within a 30 foot easement along Houk Road and shall be maintained by the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan with the engineering site development plan so that required landscaping does not impede visibility at intersections or of any traffic control signs.
- **PARKS/OPEN SPACE:** There is not any park or open space in Phase 7. However, there is a 0.340 acre pocket park located in Phase 5 which is programmed with amenities (play equipment and open field space) approved by staff and shall be maintained by the Homeowner's Association. In addition, the developer already dedicated an approximate 32 acre open space site just south of future Boulder Drive in the southern most portion of the development for future parkland.
- **TREE PRESERVATION**: There do not appear to be any qualifying trees (6 inches in caliper or larger) that would be removed in Section 15 but if any are removed during the construction, the developer would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **PHASES & SECTIONS:** The preliminary development plan was approved in 2001 and Phase 7 is the next to last Phase of the subdivision with Phase 8 being located west of the subject Phase which would require the extension of Boulder Drive.

STAFF RECOMMENDATION – (2018-1240 FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Pulte Homes for a Final Development Plan for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin Drive, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any stormwater and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A contribution in the amount of $75,000 shall be made to the Transportation Trust Fund for future design and construction of one or more intersection improvements which could include future signalization, enhanced pedestrian crossings of South Houk Road and other pedestrian pathway safety projects. The enhanced pedestrian crossings are to be installed by the City at a future date at any location along South Houk Road between US36 and the at-grade railroad crossing. The contribution amount may be reduced by the value of public safety improvements made along the same portion of South Houk Road by the developer as determined necessary by the City.
3. A public sidewalk shall be required along all public streets.
4. The bike path on the west side of Houk Road shall be extended to Boulder Drive and shall be maintained by the Homeowners Association.
5. The houses shall achieve compliance the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
6. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals per our base code for each phase and section.
7. The existing mound along the Houk Road shall be extended to Boulder Drive and shall be landscaped to match the existing mound and landscaping north of this phase. The entire mound with landscaping is located within a 30 foot easement along Houk Road which shall be maintained by the Homeowners Association. At a minimum this area shall be placed on regular maintenance program including, mowing, replacing dead landscaping and mulching at least annually.
8. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission for Phase 7.
9. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official for each Phase and Section.

STAFF RECOMMENDATION – (2018-1242 FINAL SUBDIVSION PLAT)
Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin Drive, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any stormwater and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A contribution in the amount of $75,000 shall be made to the Transportation Trust Fund for future design and construction of one or more enhanced pedestrian crossings of South Houk Road. The enhanced pedestrian crossings are to be installed by the City at a future date at any location along South Houk Road between US 36 and the at-grade railroad crossing. The contribution amount may be reduced by the value

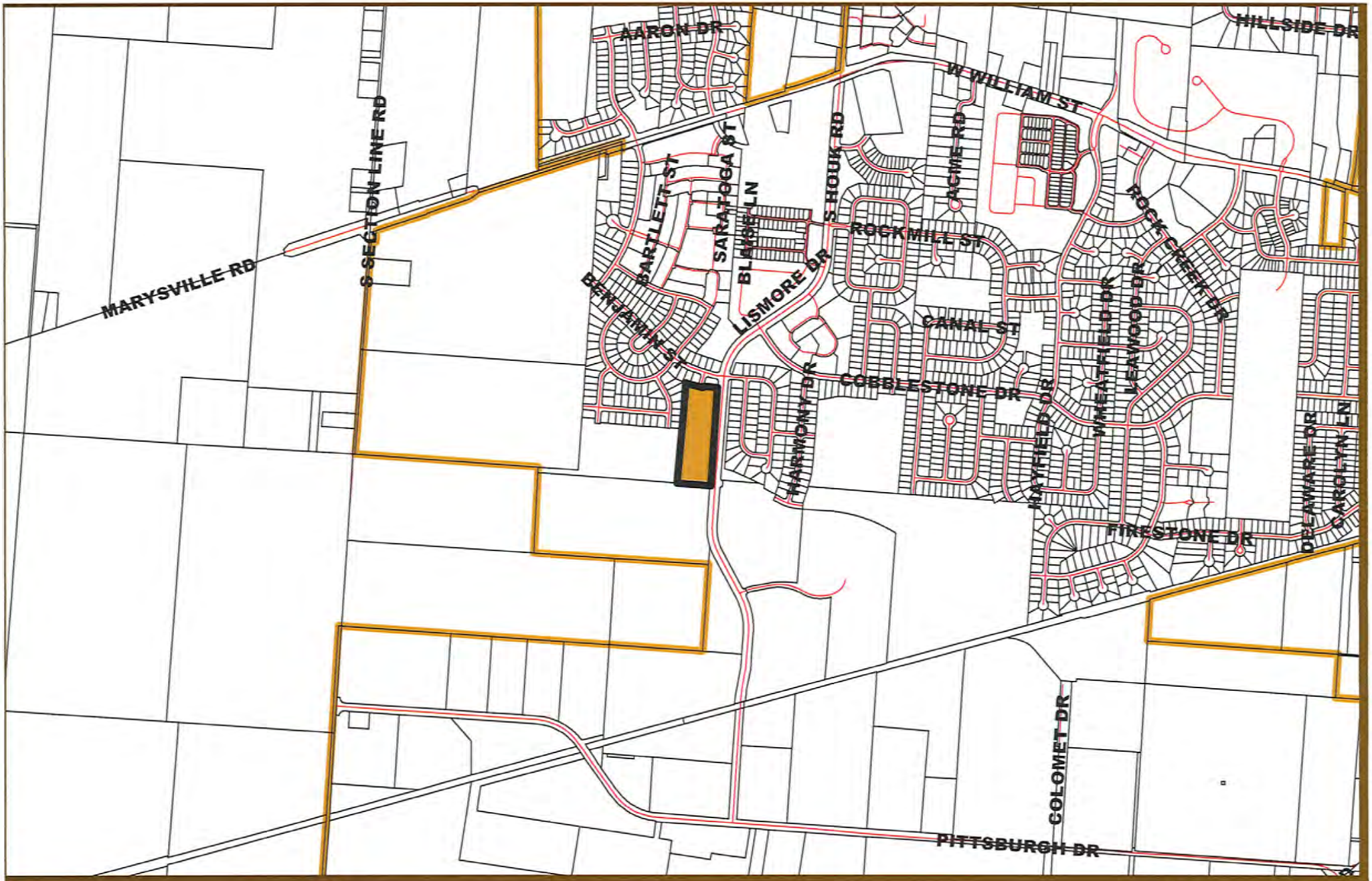
of public safety improvements made along the same portion of South Houk Road by the developer as determined necessary by the City.

3. A public sidewalk shall be required along all public streets.
4. The bike path on the west side of Houk Road shall be extended to Boulder Drive and shall be maintained by the Homeowners Association.
5. The houses shall achieve compliance the minimum Residential Design Standards Criteria and Performance Standards of Section 1171.08 of the Planning and Zoning Code.
6. The minimum houses sizes shall be 1,500 square feet for a ranch style and 1,800 square feet for a two story structure both for a 3 bedroom unit with any additional bedroom adding 200 square feet to the totals per our base code for each phase and section.
7. The existing mound along the Houk Road shall be extended to Boulder Drive and shall be landscaped to match the existing mound and landscaping north of this phase. The entire mound with landscaping is located within a 30 foot easement along Houk Road which shall be maintained by the Homeowners Association. At a minimum this area shall be placed on regular maintenance program including, mowing, replacing dead landscaping and mulching at least annually.
8. A street tree plan shall be submitted, reviewed and approved by the Shade Tree Commission for Phase 7.
9. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the Chief Building Official for each Phase and Section.

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 05/30/18
REVISED:



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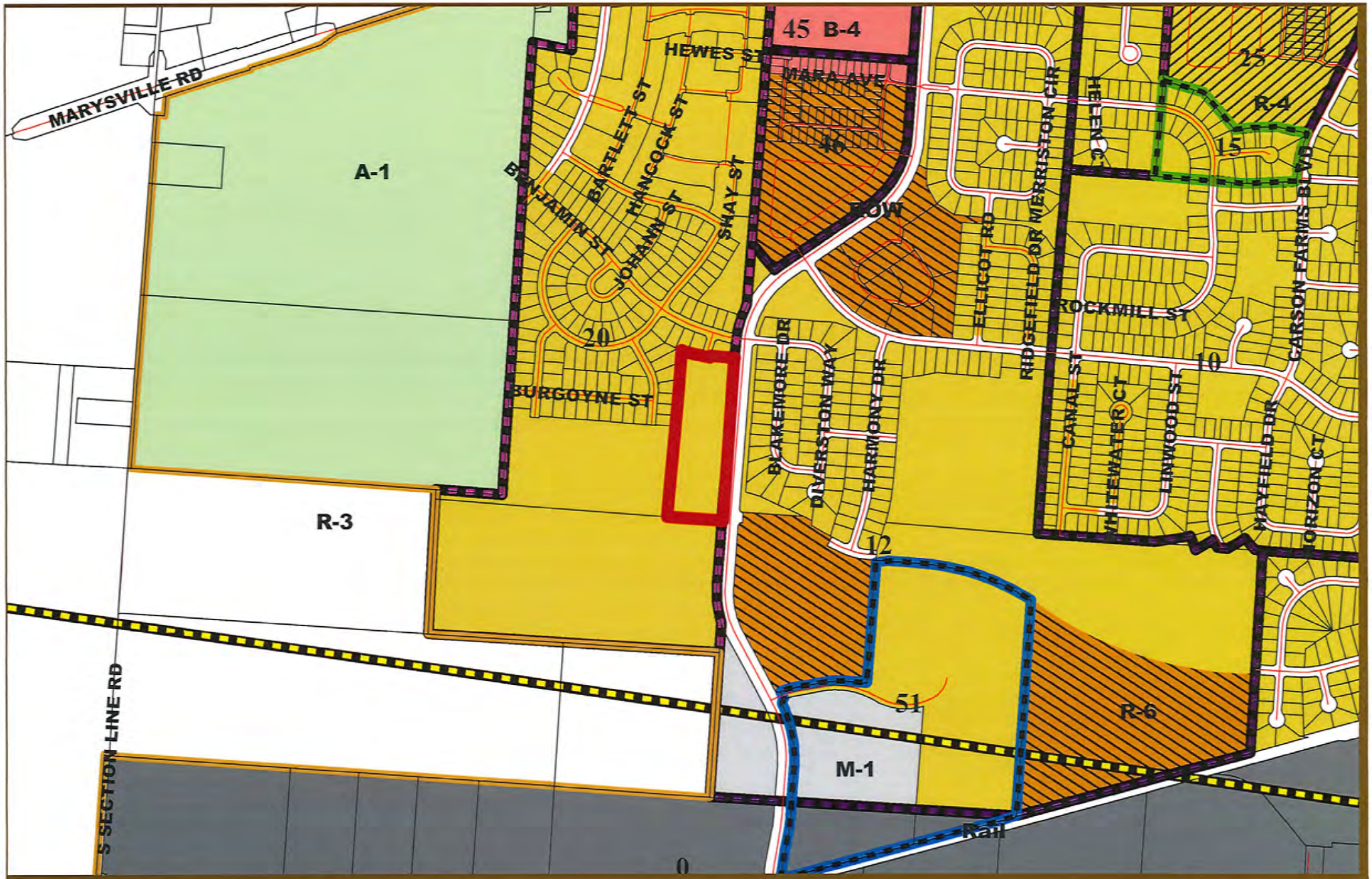
2018-1240 & 1242
Final Development Plan and Final Subdivision Plat
Heatherton Phase 7
Location Map

N

EST 1808
CITY OF
DELAWARE
OHIO

2018-1240 & 1242
Final Development Plan and Final Subdivision Plat
Heatherton Phase 7
Aerial (2016) Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2018-1240 & 1242
Final Development Plan and Final Subdivision Plat
Heatherton Phase 7
Zoning Map

LOCATION MAP
SCALE: 1"=2000'

AMENDED PRELIMINARY PLAT AND
PRELIMINARY PLAN;
FINAL DEVELOPMENT PLAN

HEATHERTON

PHASE 4, SECTION 2 AND PHASES 5 THROUGH 8

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 22, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19 AND ALSO BEING PART OF FARM LOTS 16 & 25, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, BEING A 50.161 ACRE SUBDIVISION OUT OF A 138.358 ACRE TRACT OF LAND DESCRIBED IN DEED TO DOMINION HOMES, INC., OF RECORD IN OFFICIAL RECORD VOLUME 16, PAGE 2539. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

NOTE

ELEVATIONS ARE BASED ON NAVD 88 DATUM

OWNER/DEVELOPER

DOMINION HOMES, INC.
4900 PUTLE CROSSING BLVD.
DUBLIN, OHIO 43016
(614) 356-5000

SETBACKS

ZONING DISTRICT (R-3 PRD)
FRONT = 25 FEET FROM RIGHT-OF-WAY
SIDE = 15 FEET TOTAL (5' MINIMUM)
REAR = 30 FEET

★ DRIVEWAY ACCESS FOR LOTS 164, 165, 173 AND 108 SHALL BE ON CLYMER AND ELDRIDGE STREETS ONLY.

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0091K, DATED APRIL 16, 2009.

ACREAGE BREAKDOWN	
BUILDABLE LOTS (181)	= 37.764 ACRES
OPEN SPACE (2)	= 0.355 ACRES
RIGHT-OF-WAY	= 12.044 ACRES
TOTAL AREA	= 50.161 ACRES

HEATHERTON PHASE 4, SECTION 2 AND PHASES 5 THROUGH 8
AMENDED PRELIMINARY PLAT AND PRELIMINARY PLAN, FINAL DEVELOPMENT PLAN

PC CASE NO._____ APPROVED BY THE PLANNING COMMISSION ON _____

CITY CLERK

CITY MANAGER

DAVID M. DYLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF ENGINEERING SERVICES

UTILITIES DIRECTOR

PUBLIC WORKS DIRECTOR

1 OF 1

CT Consultants

DATE: APRIL 2024 | DRAWN BY: K. SMITH
JOB NO. 17929 | APPROVED: J. TRIBLE

AMENDED PRELIMINARY PLAT AND,
PRELIMINARY PLAN, FINAL DEVELOPMENT PLAN
HEATHERTON PHASE 4, SECTION 2
AND PHASES 5-8
CITY OF DELAWARE, OHIO

HEATHERTON PHASE 7

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 32, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19, AND FARM LOT 16, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS.

ORDINANCE NUMBER: DATE:
CASE NUMBER: DATE:

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 32, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19, BEING PART OF FARM LOT 16, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CONTAINING 7.198 ACRES, BEING PART OF THE 81.342 ACRE TRACT (PARCEL I) DESCRIBED IN A DEED TO PULTE HOMES OF OHIO LLC, OF RECORD IN OFFICIAL RECORD VOLUME 1305, PAGE 2549, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

PULTE HOMES OF OHIO LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS IT'S "HEATHERTON PHASE 7", A SUBDIVISION OF 28 LOTS NUMBERED 12292 THROUGH 12319, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

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

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID PULTE HOMES OF OHIO LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

OWNER'S ACKNOWLEDGEMENT

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

IN WITNESS WHEREOF MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND DEVELOPMENT FOR PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THIS CONVEYANCE TO BE EXECUTED THIS ___ DAY OF , 20____.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

_____ (WITNESS)
PRINTED _____

PULTE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

_____ (WITNESS)
PRINTED _____

_____
MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND DEVELOPMENT

NOTARY FOR OWNER

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, FOR SAID PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS ____ DAY OF _____ 20____.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

AUDITOR

TRANSFERRED THIS ____ DAY OF _____ 20___.

_____
AUDITOR
DELAWARE COUNTY, OHIO

RECORDER

RECORDED THIS _____ DAY OF _____ (YEAR)_____ AT _____ AM/PM

IN OFFICIAL RECORD VOLUME _____ , PAGE _____ FEE $ _____.

_____
RECORDER
DELAWARE COUNTY, OHIO

ORDINANCE NO. 18-XX

SECTION 1. THAT THE FINAL SUBDIVISION PLAT FOR HEATHERTON PHASE 7 CONSISTING OF 28 SINGLE FAMILY LOTS ON APPROXIMATELY 7.198 ACRES ZONED R-3 PRD (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) AND LOCATED ON HUTCHINSON STREET AND BOULDER DRIVE, IS HEREBY CONFIRMED, APPROVED, AND ACCEPTED WITH THE FOLLOWING CONDITIONS THAT:

1. THE APPLICANT NEEDS TO OBTAIN FINAL ENGINEERING APPROVALS, INCLUDING ANY STORMWATER AND UTILITY ISSUES THAT NEED TO BE WORKED OUT THROUGH THE ENGINEERING AND UTILITIES DEPARTMENTS. ALL COMMENTS REGARDING THE LAYOUT AND DETAILS OF THE PROJECT ARE PRELIMINARY AND SUBJECT TO MODIFICATION OR CHANGE BASED ON THE FINAL TECHNICAL REVIEW BY THE ENGINEERING DEPARTMENT.

2. A PUBLIC SIDEWALK SHALL BE REQUIRED ALONG ALL PUBLIC STREETS.

3. THE HOUSES SHALL ACHIEVE COMPLIANCE THE MINIMUM RESIDENTIAL DESIGN STANDARDS CRITERIA AND PERFORMANCE STANDARDS OF SECTION 1171.08 OF THE PLANNING AND ZONING CODE.

4. THE MINIMUM HOUSES SIZES SHALL BE 1,500 SQUARE FEET FOR A RANCH STYLE AND 1,800 SQUARE FEET FOR A TWO STORY STRUCTURE BOTH FOR A 3 BEDROOM UNIT WITH ANY ADDITIONAL BEDROOM ADDING 200 SQUARE FEET TO THE TOTALS.

5. THE STREET TREE PLAN SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE SHADE TREE COMMISSION.

6. A TREE SURVEY SHALL BE REQUIRED FOR THE SUBJECT PHASE AND ANY TREE REMOVAL AND/ OR REPLACEMENT SHALL ACHIEVE COMPLIANCE WITH CHAPTER 1158 TREE PRESERVATION REGULATIONS.

7. A LIGHTING PLAN THAT ACHIEVES COMPLIANCE WITH THE ZONING CODE SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE CHIEF BUILDING OFFICIAL.

HEATHERTON PHASE 7

PC CASE NO._____ APPROVED BY THE PLANNING COMMISSION ON _____.

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

_____
CITY CLERK: MICHELE KOHLER

_____
CITY MANAGER: THOMAS HOMAN

_____
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR: DAVID M. EFLAND, AICP

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

_____
DIRECTOR OF PUBLIC UTILITIES: BRAD STANTON

NOTE

LANDSCAPE BUFFER TO BE MAINTAINED BY THE HEATHERTON HOME OWNERS ASSOCIATION.

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0011K, DATED APRIL 18, 2009.

BASIS OF BEARINGS

THE BEARINGS ON THE ATTACHED PLAT ARE BASED ON THE CENTERLINE OF LEHNER WOODS BOULEVARD, BEING S07°07'49"W AS SHOWN OF RECORD IN LEHNER WOODS SUBDIVISION PHASE 1, PLAT CABINET 3, SLIDE 90-90B, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

SETBACKS

ZONING DISTRICT (R-3 PRD)
FRONT = 25 FEET FROM RIGHT-OF-WAY
SIDE = 15 FEET TOTAL (6' MINIMUM)
REAR = 30 FEET

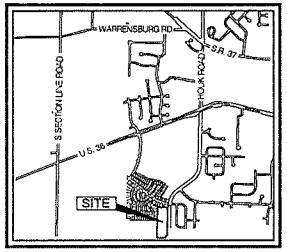
(ZONING SETBACKS ARE NOT CONSIDERED A SUBDIVISION PLAT RESTRICTION. SETBACKS SHOWN ARE THOSE IN EFFECT AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.)

ACREAGE BREAKDOWN

BUILDABLE LOTS (28) = 5.653 ACRES
RIGHT-OF-WAY = 1.545 ACRES
TOTAL AREA = 7.198 ACRES

OWNER/DEVELOPER

PULTE HOMES OF OHIO, LLC
4900 TUTTLE CROSSING BLVD
DUBLIN, OHIO 43016
(614) 356-5000



LOCATION MAP
SCALE: 1"=2000'

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
3. UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND APPURTENANT WORKS IN ANY PART OF EASEMENT AREAS DESIGNATED "UTILITY EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSE. EXCEPT AS PROVIDED FOR IN THE DEVELOPERS OVERALL SCHEME FOR THE DEVELOPMENT OF HEATHERTON, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.
4. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED MINIMUM FINISHED GRADE ELEVATIONS AND/OR LOT GRADING PLANS. SAID PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
5. ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
6. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
7. WHERE INDICATED, SANITARY SEWER EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS AND SERVICE CONNECTIONS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
8. MAINTENANCE OF "UTILITY EASEMENTS" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREIN, THEIR SUCCESSORS, OR ASSIGNS, AND IS TO BE TRANSFERRED WITH OWNERSHIP OF SAID LOT.
9. THERE SHALL BE NO CONVEYANCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAT.
10. THE CITY OF DELAWARE, OHIO SHALL BE NOTIFIED THREE (3) DAYS BEFORE ANY COMMENCEMENT OF CONSTRUCTION ON PUBLIC IMPROVEMENTS IN ORDER TO PROVIDE PROPER SUPERVISION AND INSPECTION.
11. THIS SUBDIVISION PLAT DOES NOT SHOW ALL EASEMENTS OF RECORD THAT MAY AFFECT THE SHOWN LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
12. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
13. ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".
14. COORDINATES SHOWN ARE TO BE USED FOR GEOGRAPHICAL INFORMATION ONLY AND ARE NOT INTENDED FOR THE RETRACEMENT OF THE BOUNDARIES SHOWN HEREON.
15. COORDINATES SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATES "NORTH ZONE".
16. ALL SIDEWALKS SHALL BE BUILT WITHIN 18 MONTHS OF THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE FINAL PLAT.

SURVEYOR

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

_____
DARRELL B. PLUMMER, P.S.
PROFESSIONAL SURVEYOR NO. 7595

your trusted advisor consultants — engineers architects planners

NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

ACREAGE BREAKDOWN

FARM LOT 32 = 6.860 ACRES
FARM LOT 16 = 0.338 ACRES
TOTAL AREA = 7.198 ACRES

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⊙ IRON PIPE FOUND
- MAG NAIL SET
- ⊛ 1" PLAT MON FND
- ◎ 1" PLAT MON SET

PROJECT NO: 160058
SCALE: AS NOTED
DATE: 9/17/2018
DRAWN: D.B.P.
CHECK: J.P.B.

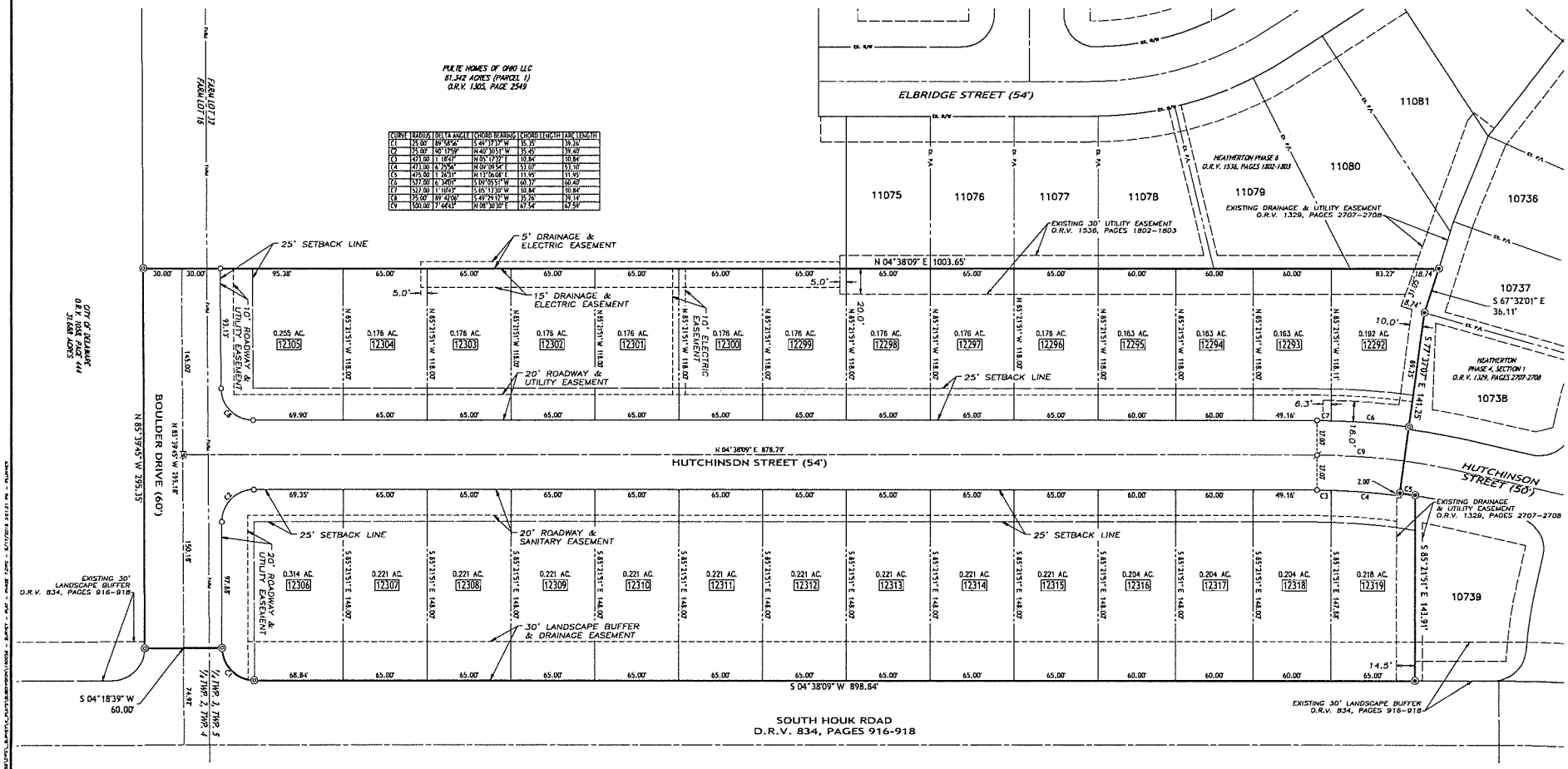
HEATHERTON PHASE 7
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

SHEET NO.
1 / 2

HEATHERTON PHASE 7

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE,
BEING PART OF FARM LOT 32, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19,
AND FARM LOT 16, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS.

SCALE: 1" = 40'
AT ORIGINAL 34" X 22" SIZE



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	89°58'56"	S 49°37'37" W	35.35'	39.26'
C2	25.00'	90°17'59"	N 40°10'51" W	35.60'	39.40'
C3	473.00'	1°18'47"	N 05°17'37" E	10.84'	10.84'
C4	473.00'	6°25'56"	N 09°09'54" E	53.07'	53.10'
C5	475.00'	1°26'31"	N 11°06'08" E	11.95'	11.95'
C6	527.00'	6°34'01"	S 09°05'51" W	60.37'	60.40'
C7	527.00'	1°18'47"	S 05°17'37" W	10.84'	10.84'
C8	25.00'	89°40'06"	S 49°29'12" W	35.26'	39.14'
C9	500.00'	7°44'43"	N 08°30'35" E	67.54'	67.59'

NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

ACREAGE BREAKDOWN

FARM LOT 32 = 6.860 ACRES
FARM LOT 16 = 0.338 ACRES
TOTAL AREA = 7.198 ACRES

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- IRON PIPE FOUND
- MAG NAIL SET
- 1" PLAT MON FND
- 1" PLAT MON SET

PROJECT NO. 150158
SCALE: AS NOTED
DATE: 5/17/2019
DRAWN: D.B.P.
CHECK: E.P.B.

HEATHERTON PHASE 7
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

SHEET NO.
2 / 2

your trusted advisor
consultants
engineers
architects
planners

PLANTING NOTES:

1. CONTRACTOR TO VERIFY WITH THE OWNER AND TENANT'S CONSTRUCTION REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT 1-800-362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC., RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING REQUIRED TO PROVIDE PROPER SEED AND PLANTING BEDS. PROVIDE A MINIMUM OF 6" OF TOPSOIL TO ALL DISTURBED LANDSCAPE AREAS.
4. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:

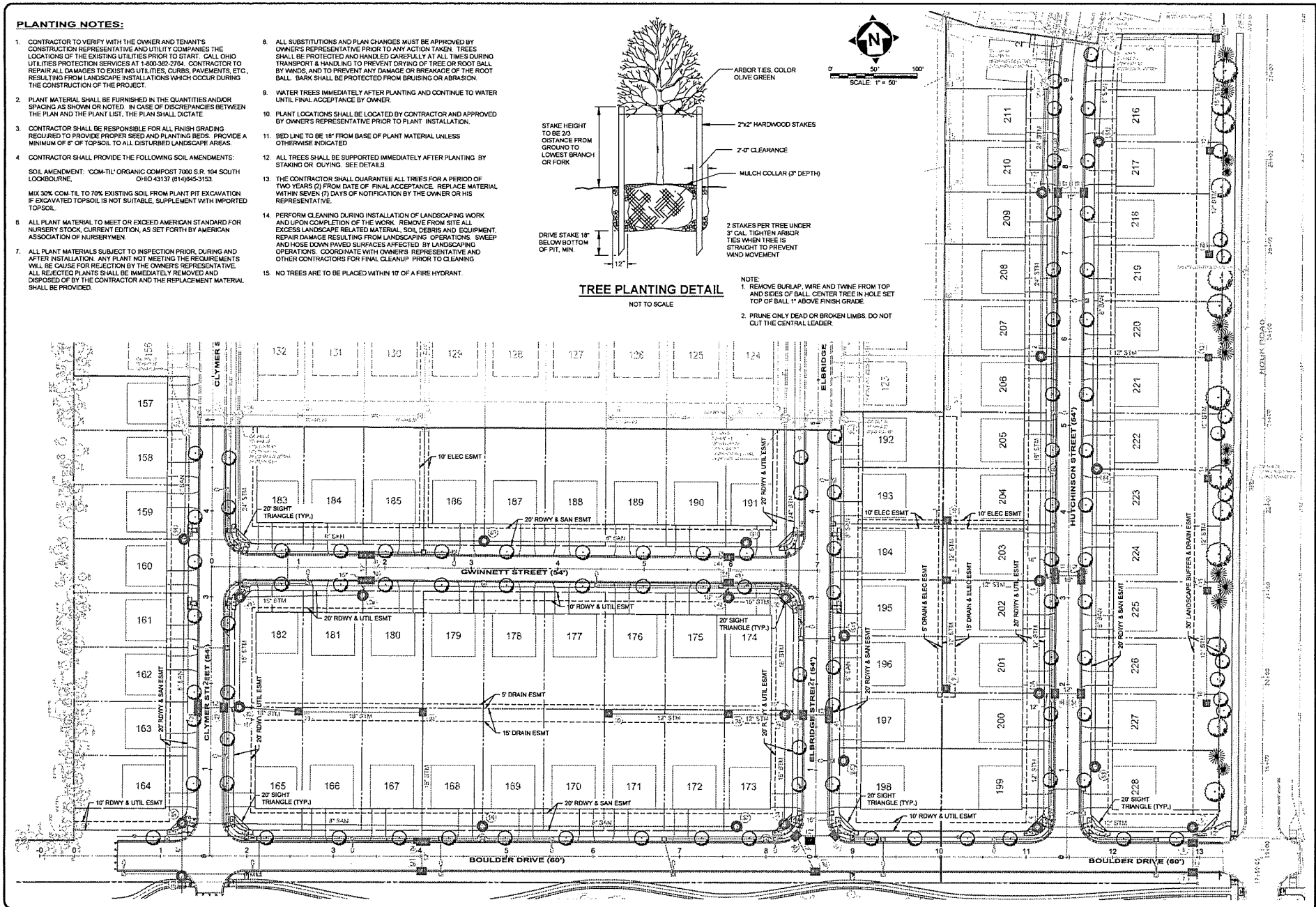
   SOIL AMENDMENT: 'COM-TIL' ORGANIC COMPOST 7000 S.R. 104 SOUTH LOCKBOURNE, OHIO 43137 (614)645-3153.

   MIX 30% COM-TIL TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION IF EXCAVATED TOPSOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
5. ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER'S REPRESENTATIVE. ALL REJECTEQ PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
8. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS, AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
9. WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY OWNER.
10. PLANT LOCATIONS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
11. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED
12. ALL TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING BY STAKING OR GUYING. SEE DETAILS.
13. THE CONTRACTOR SHALL GUARANTEE ALL TREES FOR A PERIOD OF TWO YEARS (2) FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION BY THE OWNER OR HIS REPRESENTATIVE.
14. PERFORM CLEANING DURING INSTALLATION OF LANDSCAPING WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
15. NO TREES ARE TO BE PLACED WITHIN 10' OF A FIRE HYDRANT.

TREE PLANTING DETAIL

NOT TO SCALE

NOTE:
1. REMOVE BURLAP, WIRE AND TWINE FROM TOP AND SIDES OF BALL. CENTER TREE IN HOLE SET TOP OF BALL 1" ABOVE FINISH GRADE.
2. PRUNE ONLY DEAD OR BROKEN LIMBS. DO NOT CUT THE CENTRAL LEADER.



NO	REVISION	DATE

SCALE: AS SHOWN
DATE: 04/09/15
DESIGNED BY: JAB
DRAWN BY: EPS
CHECKED BY: JAB

HEATHERTON
SECTION 7 & 8
- CITY OF DELAWARE -

STREET TREE PLAN

PROJECT NO: 160058
DRAWING NAME: TREE-PLAN
SHEET 22 OF 28

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: June 7, 2018

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1. **Calendar**
   See Attached

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

3. **Bi-Weekly Meetings**
   May 8
   * Entrepreneur Center Advisory Board Meeting
   * Olentangy Berlin High School Tour
   May 9
   * Olentangy Berlin High School Tour
   May 10
   * Citizens Academy
   May 14
   * City Council Meeting
   * Rotary
   * 25th Anniversary of State Partnership with Hungary and Ohio
   May 15
   * Strand Board Meeting
   May 16
   * Preservation Parks Strategic Planning
   May 18
   * MOMA meeting
   * Hayes House Games
   May 21
   * Rotary
   * Council
   May 29
   * Recreation Sub-Committee Meeting (Ms. Walker)
   June 1
   * COMMA Meeting
   June 5
   * Strand Balcony Dedication

June 6

* Heritage Ohio Training

June

2018

Meeting Schedule

Council, Boards, Commissions, & Committees

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6 Civil Service 3 pm Planning 7pm	7	8	9
10	11 City Council 7pm	12	13 BZA 7pm	14	15	16
17	18 Parking & Safety 6pm	19 Parks and Rec 7pm	20	21	22	23
24	25 City Council 7pm	26 Shade Tree 7pm	27 HPC 7pm	28	29	30

CONTRACT APPROVAL – June 11, 2018			
VENDOR	**EXPLANATION OF AGREEMENT**	**2018 AMOUNT**	**DEPARTMENT**
CHA Consulting Ltd.	Airport Professional Consulting Services	N/A	Public Works
The Righter Company, Inc.	West Central Bikeway	333,525.17	Public Works
Delaware County	LEADS Information Exchange Agreement	0.00	Police
Delaware County Homeland Security And Emergency Management	Amended agreement for Countywide Emergency Management Agency	2/3 Cost based on Population Contract Amount	Fire
ODOT	Amendment to Traffic Signal Maintenance Agreement between ODOT and City	O.00	Public Works
Trigg Industries, LLC	Over Height Vehicle Detection Project	93,448.00	Public Works
MT Business Technologies, Inc.	New Xerox copier annual maintenance contract	$34,050.00	IT
Burgess & Niple	Curve Road Landfill Leachate Collection Syster Plan & Operations Update	14,130	Public Works
City of Delaware	2018 Summer Street Maintenance Work Schedule MOU	0.00	Public Works
Norfolk Southern Railway Co.	Agreement for Preliminary Engineering Services	15,000	Public Works
MT Business Techologies, Inc.	Managed Print Services Program	Budgeted $500.00	IT
SourcePoint	Business Associate Ageement	0.00	Fire
Julian & Grube, Inc.	2017 CAFT and PAFR Technical Assistance	$16,700.00	Finance

Organized Crime Drug Enforcement Task Force	Allow the Police Depart participation in OCDETF task force overtime reimbursement program	10,000	Police
ODOT	The Point LPA Agreement	N/A	Public Works
ODOT	West Central Overheight Detection-Revised LPA agreement	N/A	Public Works
Habitec	Installation and monitoring of Fire Rated Cell Unit for the City Hall Annex	N/A	CMO
Ohio Valley Integration Services	Annual maintenance of the fire alarm systems at all Fire Stations	$1,089.00	Fire