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

AGENDA

7:00 P.M. **March 9, 2020**

1. ROLL CALL

2. INVOCATION – Pastor Bill Benner, Church of Christ of Christian Union

3. PLEDGE OF ALLEGIANCE

4. APPROVAL of the Motion Summaries of the regular meeting and joint meeting of Council held on February 24, 2020, as recorded and transcribed.

5. CONSENT AGENDA
   - A. Acceptance of the Motion Summary of the Shade Tree Commission meeting held on October 22, 2019, as recorded and transcribed.
   - B. Acceptance of the Motion Summary of the Historic Preservation Commission meeting held on October 23, 2020, as recorded and transcribed
   - C. Acceptance of the Motion Summary of the Planning Commission meeting held on February 5, 2019, as recorded and transcribed.
   - D. Resolution No. 20-23, a resolution authorizing the extension of the School Zone for Conger Elementary School to 300 feet east of the eastern most school property line on East William Street (US-36) for westbound traffic.
   - E. Resolution No. 20-24, a resolution authorizing the City of Delaware to participate in the State of Ohio Cooperative Purchasing Program.
   - F. Establish March 23, 2020 at 7:30 p.m. as a date and time for a public hearing and second readings for Ordinance No. 20-10, an ordinance approving a Rezoning Amendment for Terra Alta LLC., for Terra Alta Subdivision from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acres and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development) and Ordinance No. 20-11, an ordinance approving a Conditional Use Permit for Terra Alta LLC., allowing the placement of a

Planned Mixed-Use Overlay District (PMU) for Terra Alta Subdivision on approximately 472.9 acres zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS

7. COMMITTEE REPORTS

8. SEVENTH READING of Ordinance No. 19-63, an ordinance accepting the annexation of 43.847± acres of land more or less, description and map are attached hereto as exhibits "A" and "B" for the annexation known as The Evans Farm Delaware LLC Annexation by Andrew Wecker, agent for the petitioners.

9. THIRD READING of Ordinance No. 20-05, an ordinance amending Section 901 of the City of Delaware Codified Ordinances to bring the rules and regulations into conformance with the current right of way best management practices.

10. THIRD READING of Ordinance No. 20-06, an ordinance revising Section 909 of the City of Delaware Code of Ordinances establishing General Rules and Regulations for the maintenance and repair of sidewalk within public right of way.

11. SECOND READING of Resolution No. 20-20, a resolution of necessity for construction or repair of sidewalks for the 2020 Downtown Sidewalk Maintenance Program.

12. SECOND READING of Resolution No. 20-21, a resolution of necessity for construction or repair of sidewalks for the 2020 Sidewalk Maintenance Program.

13. CONSIDERATION of Resolution No. 20-25, a resolution indicating what services the City of Delaware will provide to 1.062± acres of land, more or less, description and map are attached hereto for the annexation known as the Alshahal Enterprises, LLC Annexation by Michael R. Shade, Agent for the Petitioners.

14. CONSIDERATION of Ordinance No. 20-10, an ordinance approving a Rezoning Amendment for Terra Alta LLC., for Terra Alta Subdivision from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acres and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the

development).

15. CONSIDERATION of Ordinance No. 20-11, an ordinance approving a Conditional Use Permit for Terra Alta LLC., allowing the placement of a Planned Mixed-Use Overlay District (PMU) for Terra Alta Subdivision on approximately 472.9 acres zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.

16. CONSIDERATION of Ordinance No. 20-12, an ordinance approving an Amended Preliminary Development Plan for Terra Alta LLC., for Terra Alta Subdivision on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.

17. CONSIDERATION of Ordinance No. 20-13, an ordinance approving an Amended Subdivision Plat for Terra Alta LLC., For Terra Alta Subdivision on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.

18. CONSIDERATION of Ordinance No. 20-14, an ordinance approving a Combined Preliminary and Final Development Plan for Skilken Gold Real Estate Development for Sheetz located at 700 Sunbury Road on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres.

19. CONSIDERATION of Ordinance No. 20-15, an ordinance approving a Final Development Plan request by Pulte Homes for the Communities at Glenross Section 16 containing 45 single family lots on 18.21 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.

20. CONSIDERATION of Ordinance No. 20-16, an ordinance approving a Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 16 Part 1 containing 36 single family lots on 14.476 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.

21. CONSIDERATION of Ordinance No. 20-17, an ordinance approving a Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 16 Part 2 containing 9 single family lots on 3.743 acres on property zoned R-2 PMU (One Family Residential District with a

Planned Mixed-Use Overlay District) an located on Bald Eagle Drive and Sundial Lane.

22. CONSIDERATION of Ordinance No. 20-18, an ordinance approving a Final Development Plan request by T&R Properties for the Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed-Use Overlay District) and located on the north side of Curve Road and west of Rochdale Run.

23. CONSIDERATION of Ordinance No. 20-19, an ordinance approving a Final Subdivision Plat request by T&R Properties for the Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed-Use Overlay District) and located on the north side of Curve Road and west of Rochdale Run.

24. CONSIDERATION of Ordinance No. 20-20, an ordinance providing for the issuance and sale of notes in the maximum principal amount of $2,000,000 in anticipation of the issuance of bonds, for the purpose of paying the cost of constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto.

25. UPDATE AND DISCUSSION on 2020-2024 Capital Improvement Program (See enclosed memo)

26. CONSIDERATION of Ordinance No. 20-21, an ordinance supplementing the 2020 Appropriations Ordinance to provide additional funding for the Housing Program Income Fund.

27. CONSIDERATION of Ordinance No. 20-22, an ordinance supplementing the 2020 Appropriations Ordinance to provide additional funding for the East William Street Project and declaring an emergency.

28. CONSIDERATION of Ordinance No. 20-23, an ordinance supplementing the 2020 Appropriations Ordinance to provide additional funding for water main extensions associated with the Glenn Parkway Project.

29. CONSIDERATION of Ordinance No. 20-24, an ordinance supplementing

the 2020 Appropriations Ordinance to provide additional funding for Parkland and Trailway Development Improvements.

30. CITY MANAGER'S REPORT

31. COUNCIL COMMENTS

32. ADJOURNMENT

The regular meeting of Council was held February 24, 2020 and was called to order at 7:00 p.m., in Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer and Mayor Riggle who presided. The invocation was delivered by Reverend Sylvester Onyeachonam, with St. Mary Church, followed by the Pledge of Allegiance.

Staff Present: Bill Ferrigno, Public Works Director/City Engineer, Blake Jordan, Public Utilities Director, Justin Nahvi, Finance Director, Darren Shulman, City Attorney, Bruce Pijanowski, Police Chief, Ted Miller, Parks and Natural Resource Director, Dave Efland, Planning and Community Development Director, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summaries of the regular meeting and joint meeting of Council held on February 10, 2020, as recorded and transcribed.

APPROVAL of the Motion Summary of the work session meeting of Council held on February 3, 2020, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summaries of the regular and joint meeting of Council held on February 10, 2020, as recorded and transcribed, seconded by Mr. Farrell. Motion approved by a 6-0-1 (Keller) vote.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the work session meeting of Council held on February 3, 2020, as recorded and transcribed, seconded by Mr. Farrell. Motion approved by a 7-0 vote.

ITEM 5: CONSENT AGENDA

A. Acceptance of the Motion Summary of the Finance Committee meeting held on August 19, 2019, as recorded and transcribed.
B. Resolution No. 20-17, a resolution authorizing the City Manager to sign a Memorandum of Understanding with the Delaware-Morrow Mental Health and Recovery Services Board.

Motion: Mr. Farrell motioned to approve the Consent Agenda, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

There was no public participation.

ITEM 7: COMMITTEE REPORTS

Mrs. Keller provided information on agenda items for the upcoming Historic Preservation Commission Meeting.

Mr. Farrell to attend the Shade Tree Commission meeting on February 25.

Mr. Hellinger provided information from the Finance Committee meeting and that the Committee discussed transportation funding options that will be discussed at the March work session.

ITEM 8: DIRECTOR'S UPDATE
A. Susie Daily, Chief Information Officer

ITEM 9: ORDINANCE NO. 19-63 [Sixth Reading]
AN ORDINANCE ACCEPTING THE ANNEXATION OF 43.847± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE EVANS FARM DELAWARE LLC ANNEXATION BY ANDREW WECKER, AGENT FOR THE PETITIONERS.

The Clerk read the ordinance for the sixth time. Council to take Ordinance No. 19-63 to a seventh reading.

Mr. Shulman discussed the new language added into the ordinance regarding the NCA, which sets the amount, when will be paid by, and the surety method to protect the city. Mrs. Keller requested language be added to the legislation that specifies that the arrangement is for this particular development and developer and that is if the annexed property is removed from the pre-existing NCA, the property will be required to join the Delaware South NCA.

APPLICANT:
Tony Eyerman
Evans Farm Land Development
1550 Lewis Center Road
Lewis Center, Ohio 43035

Mr. Eyerman agreed that if land was taken out of Evans Farm NCA he would agree to the request by Councilwoman Keller.

Mr. Hellinger read a statement into the record regarding his opposition and concerns relating to the annexation.

ITEM 10: ORDINANCE NO. 20-01 [Continued Public Hearing and Third Reading]
AN ORDINANCE LEVYING A $5.00 MOTOR VEHICLE LICENSE CHARGE AS AUTHORIZED BY SECTION 4504.173 OF THE OHIO REVISED CODE.

The Clerk read the ordinance for the third time.

There was no public participation.

Motion: Vice-Mayor Shafer motioned to approve Ordinance No. 20-01, seconded by Mrs. Keller. Motion approved by a 6-1 (Hellinger) vote.

ITEM 11: ORDINANCE NO. 20-05 [Second Reading]
AN ORDINANCE AMENDING SECTION 901 OF THE CITY OF DELAWARE CODIFIED ORDINANCES TO BRING THE RULES AND REGULATIONS INTO CONFORMANCE WITH THE CURRENT RIGHT OF WAY BEST MANAGEMENT PRACTICES.

The Clerk read the ordinance for the second time. Council to take a Ordinance No. 20-05 to a third reading.

PUBLIC PARTICIPATION:
Renee Shumate
AEP, External Affairs Manager
700 Morrison Road
Gahanna, Oh 43230

Ms. Shumate requested the request to broaden the language for Emergency in Section 901.04 and requested that language be added to state "emergency repairs shall include those activities which require immediate action to address imminent danger to the public and/or surrounding properties, and/or require immediate action to restore electricity or other utility services" and that Section 901.07 to add "The Section is subject to section 901.05". She discussed AEP's obligation and responsibility to their customers and PUCO to restore power to customers as safely and quickly as possible. This work may require closing a sidewalk, lane and/or shoulder of traffic to keep the public safe.

ITEM 12: ORDINANCE NO. 20-06 [Second Reading]
AN ORDINANCE REVISING SECTION 909 OF THE CITY OF DELAWARE CODE OF ORDINANCES ESTABLISHING GENERAL RULES AND REGULATIONS FOR THE MAINTENANCE AND REPAIR OF SIDEWALK WITHIN PUBLIC RIGHT OF WAY.

The Clerk read the ordinance for the second time. Council to take Ordinance No. 20-06 to a third reading. There was no public participation.

ITEM 13: ORDINANCE NO. 20-07 [Second Reading]
AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN REQUEST FOR THE DELAWARE GENERAL HEALTH DISTRICT FOR A NEW OFFICE BUILDING AT 470 SOUTH SANDUSKY STREET ON APPROXIMATELY 9.4 ACRES ON PROPERTY ZONED PO/I (PLANNED OFFICE/INSTITUTIONAL DISTRICT).

The Clerk read the ordinance for the second time.

APPLICANT:
Pat Blayney, Vice-President
Board of Health
1 West Winter Street
Delaware, Ohio

Shelia Hiddleson
Health Commissioner
1 West William Street
Delaware, Ohio

Ms. Hiddleson discussed the request to be able to do the required landscaping in phases due to the large amount potentially required and the high cost. She discussed that they have been working with surrounding neighbors regarding the buffering.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 20-07, seconded by Mr. Farrell. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 20-07, seconded by Mr. Farrell. Motion approved by a 7-0 vote.

ITEM 14: ORDINANCE NO. 20-08 [Second Reading]
AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR K2 DEVELOPMENT FOR GLENWOOD COMMONS SHOPPING CENTER FOR AN APPROXIMATE 96,100 SQUARE FOOT RETAIL BUILDING LOCATED AT 1180 SUNBURY ROAD AND ZONED B-3 PMU (COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) ON APPROXIMATELY 14.198 ACRES.

The Clerk read the ordinance for the second time.

APPLICANT:
Kris Krstovski
K2 Development
1136 Winter Berry Drive
Plain City, Ohio

Motion: Mr. Hoffman motioned to suspend the rules for Ordinance No. 20-08, seconded by Vice-Mayor Shafer. Motion approved by a 6-0-1 (Jones) vote.

Motion: Mr. Hoffman motioned to adopt Ordinance No. 20-08, seconded by Vice-Mayor Shafer. Motion approved by a 6-0-1 (Jones) vote.

ITEM 15: ORDINANCE NO. 20-09 [Second Reading]
AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR PAVEMENT MAINTENANCE PROJECTS AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 20-09, seconded by Mr. Jones. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 20-09, seconded by Mr. Jones. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 20-09, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 16: RESOLUTION NO. 20-16 [Second Reading]
A RESOLUTION ACCEPTING NEGOTIATED CHANGES TO THE FRATERNAL ORDER OF POLICE, OFFICE AND CLERICAL EMPLOYEES (FOP CLERICAL) AGREEMENT WITH THE CITY OF DELAWARE.

The Clerk read the resolution for the second time.

Motion: Mr. Jones motioned to approve Resolution No. 20-16, seconded by Mr. Farrell. Motion approved by a 7-0 vote.

ITEM 17: RESOLUTION NO. 20-18 [First Reading]
A RESOLUTION APPROVING DYNAMIC SPEED FEEDBACK SIGNS FOR HULL DRIVE.

The Clerk read the resolution for the first time. Council had a discussion over the speed concerns since the striping on Hull Drive was completed. Mrs. Keller voiced a concern on continuing to stripe other streets as previously approved by the Parking and Safety Committee and Council. Mr. Ferrigno discussed the difference in Hull Drive vs. other streets due to the large amount of traffic being cut through compared to other streets are usually residents of the neighborhood. Council discussed the need for regular enforcement in residential areas to help change behavior and reduce speeding.

Motion: Vice-Mayor Shafer motioned to approve Resolution No. 20-18, seconded by Mr. Hoffman. Motion approved by a 7-0 vote.

ITEM 18: RESOLUTION NO. 20-19 [First Reading]
A RESOLUTION APPROVING A TRAFFIC CALMING PILOT PROGRAM FOR EXECUTIVE BOULEVARD.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer motioned to approve Resolution No. 20-19, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.

ITEM 19: RESOLUTION NO. 20-20 [First Reading]
A RESOLUTION OF NECESSITY FOR CONSTRUCTION OR REPAIR OF SIDEWALKS FOR THE 2020 DOWNTOWN SIDEWALK MAINTENANCE PROGRAM.

The Clerk read the resolution for the first time. Council to take Resolution No. 20-20 to a second reading.

ITEM 20: RESOLUTION NO. 20-21 [First Reading]
A RESOLUTION OF NECESSITY FOR CONSTRUCTION OR REPAIR OF SIDEWALKS FOR THE 2020 SIDEWALK MAINTENANCE PROGRAM.

The Clerk read the resolution for the first time. Council to take Resolution No. 20-21 to a second reading.

ITEM 21: FINANCE DIRECTOR'S REPORT
Mr. Nahvi provided an update on the efiling website for tax returns. There will be a remote location to pay taxes on April 15 at Mingo Park.

ITEM 22: CITY MANAGER'S REPORT
A. Discussion on recommendation regarding pool rates for Jack Florance Pool (see enclosed report).

Council reviewed the rates for Jack Florance Pool. Mr. Miller discussed that the rate changes would not affect residents of the city. Council voiced their support over the rate changes. Mr. Hellinger discussed the

cost recovery tiered model used by Gahanna for their pool and feels could be a beneficial model for the city.

Mr. Homan informed Council of the upcoming State of the County event and the Climate Summit that will be at the Stratford Ecological Center.

ITEM 23: COUNCIL COMMENTS

Mr. Jones discussed that he was contact by the Delaware County Fair Board into having an honorary street sign on a portion of Pennsylvania Avenue to be Little Brown Jug Way. He voiced his support on this initiative and the need to look at the current legislation as it is an event and not a person.

Mrs. Keller discussed her concerns on moving forward with striping as traffic calming measures for Cobblestone and Carson Farms.

Mr. Hoffman discussed that it is difficult to quantify peace of mind of residents relating to speeding.

Mr. Farrell informed Council that he recently attend the Northwest Neighborhood Associate meeting.

Vice-Mayor Shafer continued to recommend increased speed enforcement in residential neighborhoods.

Mayor Riggle reminded Council that there is a scheduled Work Session for March 2. She informed Council of upcoming travel plans.

ITEM 24: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 9:12 p.m.

_____
Mayor Carolyn Kay Riggle

_____
Elaine McCloskey, Council Clerk

SHADE TREE COMMISSION
October 22, 2019
MOTION SUMMARY

ITEM 1. Roll Call

Chairwoman Wright called the meeting to order at 6:30 p.m.

Members Present: Melissa Bargar, Grace Martin, Dave Carey, Tom Wolber, Becki Wood-Meek, Vice-Chairwoman Shannon Brewster and Chairwoman Wright

Members Absent: Tom Glissman and Stan Eddy

Staff Present: Doug Richmond, Arborist

Motion to Excuse: Mr. Wolber moved to excuse Mr. Glissman and Mr. Eddy seconded by Mr. Carey. Motion approved with an 7-0 vote.

ITEM 2. ELECTION OF OFFICERS
A. Chairperson

Motion: Ms. Wright motioned to nominate Ms. Brewster as Chairperson, seconded by Ms. Wood-Meek. There were no other nominations. Motion approved by a 7-0 vote.

B. Vice-Chairperson

Motion: Mr. Carey motioned to nominate Ms. Wright as Vice-Chairperson, seconded by Ms. Wood-Meek. There were no other nominations. Motion approved by a 7-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of August 27, 2019 as recorded and transcribed.

Motion: Vice-Chairwoman Wright moved to approve the Motion Summary for the August 27, 2019 meeting, seconded by Mr. Wolber. Motion approved with an 7-0 vote.

ITEM 4. PUBLIC COMMENTS

There was no public comment.

ITEM 5. ARBORIST REPORT

Mr. Richmond discussed the current tree pruning activity. He discussed that

there were 49 service requests and that there will be 100 street trees planted. 70 of the trees to be planted will be done by a contractor and 30 trees will be planted in house. Mr. Richmond discussed that his staff varies from day to day and depends on the tasks that are needing completed. He informed the Commission that there will be three trees removed from Oak Grove Cemetery. One tree is a white oak tree that is approximately 150-200 years old and then there are 2 maples toward the back entrance that will be removed.

Mr. Wolber discussed the Cemetery Master Plan and questioned that trees are not mentioned in the plan. Mr. Richmond discussed that he was consulted regarding the Master Plan and that he will take an active role in later stages and that the current planning is the layout of streets and the park area.

Mr. Richmond discussed that the street trees that are purchased come from Acorn Farms and that the 100 trees are to replace trees that have been removed. Street trees for new developments are the responsibility of the developer and there is a two-year warranty that the developer is responsible for if the tree dies.

ITEM 6. STAFF COMMENTS

Mr. Richmond provided a handout regarding volcano mulching that can be used to educate the public. The Commission agreed to use the handout as a template, but to create a new form. Vice-Chairwoman Wright and Ms. Bargar agreed to create a form and will email it out to the Commission for review.

Mr. Richmond provided the Commission with a flyer to demonstrate a placard for Heritage Tree program. The Commission discussed potential trees throughout the City that would be a good tree to display the placard.

Mr. Richmond provided the Commission with up to date balance on the Tree Replacement Fund.

ITEM 7. MEMBER COMMENTS

The Commission discussed their meeting schedule and voiced concerns regarding not having a meeting in December or January. The Clerk did inform the Commission that meetings can be scheduled with proper notice to the public. The Commission discussed meeting informally in January to discuss potential outreach efforts by the Commission.

Mr. Wolber provided information from the Watershed Forum that he participated in at Ohio Wesleyan University. He discussed that Charles Flower presented on Dutch elm disease.

ITEM 8. PLAN REVIEWS

A. OWU Village Student Housing – Approved as submitted
B. Green Dental - Approved as submitted
C. Coughlin's Crossing Phase 2 – Approved with request for information on trees in park area
D. Delaware County Fairgrounds – Approved with Arborist confirming species and amounts
E. Innovation Center – Approved if complies with FAA regulations
F. Winterbrooke Place (Informational)
G. Enclave II (Informational)

ITEM 9. ADJOURNMENT

Motion: Mr. Wolber moved to adjourn the meeting, seconded by Ms. Wood-Meek. The Shade Tree Commission meeting adjourned at 8:24 p.m.

Shannon Brewster
Chairperson

Elaine McCloskey
Clerk

HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
October 23, 2019

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 6:30 p.m.

Members Present: Cara Hering, Sherry Riviera, Councilman Kyle Rohrer and Chairman Mark Hatten

Members Absent: Vice-Chairman Joe Coleman, Erinn Nicley and Stephanie Van Gundy

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Ms. Riviera motioned to excuse Vice-Chairman Joe Coleman, Erinn Nicley and Stephanie Van Gundy, seconded by Councilman Rohrer. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on September 25, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on September 25, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion approved by a 3-0-1 (Rohrer) vote.

Chairman Hatten requested that the order of the agenda be amended to have the informal review at the end.

Motion: Ms. Riviera motioned to amend the agenda order to have 3A presented after 3C, seconded by Ms. Hering. Motion approved by a 4-0 vote.

The Clerk read into the record an email that was received by Vice-Chairman Coleman regarding his opinion on the cases to be presented to the Commission.

Ms. Hering informed the Commission that she will abstain from voting on case 2019-2407 as she is the architect for the project.

ITEM 3. REGULAR BUSINESS

A. 2019-2363: A request by Stephen P. Hartman for an Informal Review for a proposed facade renovation at 4 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther provided a staff report for the Informal Review requests. She discussed that the project site is composed of two parcels 4 North Sandusky and 5 East William Street. The project site is one L-shaped property composed of two parcels. The property was granted a Certificate of Appropriateness in 2016 for a proposed project by the previous owner, but this project was not completed. The property was recently sold to the current owner in August 2019. He has plans to re-instate an interior stairs to the upper floors and rehabilitate the second and third floors into residential or commercial units. The applicant was advised that he would need his own design professional and seek his own Certificate of Appropriateness. Ms. Guenther reviewed the proposed repairs to the Commission.

APPLICANT:
Steve & Judy Hartman
4 North Sandusky Street
Delaware, Ohio

Mr. Hartman reviewed some proposed repairs to the bricks and cornice of the building. Chairman Hatten discussed that repairs can be reviewed by staff and that the HPC would review proposals that have changes and modifications. Ms. Guenther discussed needing to apply for a permit for any repairs to staff for approval. She discussed the need to use appropriate materials for mortar and brick repair. Mr. Hartman discussed painting the grey mortar on the side of the building by the roof to match the brick color, as well as, the chimney. Chairman Hatten discussed that if the item hasn't been painting prior then it may have to go through the process that starts with staff and the Chairman to determine if the request should be before the Commission or Administrative Approval. Mr. Hartman discussed the potential relocation of the interior stair and how it will affect the front façade. Mr. Hartman discussed adding windows on the side of the building to add a second bedroom and what happens when the ghost-sign no longer exists. Chairman Hatten discussed that the standards do not allow for this change and that he would not agree to windows being added to the building. Mr. Hartman provided photos of decks throughout the Historic District and discussed adding a second and third floor deck. He reviewed the materials and look for the deck. Chairman Hatten discussed that may need to be approved by the Building Official if the deck is in a place where it can't be seen. Chairman Hatten discussed that the designs would need to come before the Commission for review. Ms. Guenther discussed requirement and restrictions to cleaning the outside of the building or using a power washer.

PUBLIC PARTICIPATION:
Stan Nahman
616 Barretts Church Way
Aiken, South Carolina

Mr. Nahman questioned if a balcony structure can be placed outside of the public

view.

B. 2019-2236: A request by Del-Mor Dwellings Corp. for a Certificate of Appropriateness for a proposed roof replacement at 30 North Franklin Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Ms. Guenther reviewed the location of the building and that it is considered a non-contributing building in the Historic Northwest National Register Historic District. She discussed that Del-Mor Dwellings Corporation is a non-profit organization, which holds its corporation offices at this location. The building was once a single-family home constructed around 1900. It was converted to commercial use in 1986 and is considered a non-contributing resource due to the application of aluminum siding and vinyl replacement windows. She discussed that the Applicant's initial request for a Certificate of Appropriateness was through the Administrative Review process and that staff recommended approval, but the HPC Chairman indicated the proposed materials do not comply with the Architectural Standards for the Historic District. She discussed the Applicants plan to install a high quality, 35-year warranty Drexel standing seam metal roof in a medium brown color. She discussed that this product was selected as it is close in appearance to the 70 year-old standing seam metal roof that is currently in place. She also discussed the cost difference to use the proposed materials.

APPLICANT:
Jim Wilson
Del-Mor, Executive Director
30 North Franklin Street
Delaware, Ohio

Mr. Wilson discussed that Del-Mor purchased the building in 2000 and have completely renovated the interior of the building. He discussed that due to being a non-profit business they are unable to do a complete façade renovation. He informed the Commission that the siding on the building is currently vinyl. He stated that the proposed materials are not the same at used on pole barns and that they have attempted to recoat the current metal roof twice to help repair and prevent further rusting of the roof.

Ms. Guenther discussed that other versions of standing seam metal roofs are present in the Historic District, such as 20 East William Street and Buns Restaurant Patio. Chairman Hatten discussed the materials that are currently approved in the Architectural Standards. He discussed that in recent cases that the Commission has not approved the metal roof materials. Councilman Rohrer discussed that the materials look the same to him and that there is nothing other

than the roof that remains historic on the building. Ms. Riviera voiced that she saw no physical difference in the materials and would be supportive of the request. Ms. Hering stated that this is more related to the installation not being historic and does not see a difference in the appearance. She discussed that it achieves the historic affect with modern technology.

Motion: Ms. Riviera motioned to approve 2019-2236 as recommended but adding that new panels match dimensions of existing panels as able, seconded by Ms. Hering. Motion approved by a 3-1 (Hatten) vote.

C. 2019-2407: A request by Stacy and Dan Stultz for a Certificate of Appropriateness for a proposed facade renovation at 53 North Sandusky Street, which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Ms. Guenther discussed the project location and zoning of the property. The property is the south storefront of a contributing building in the National Register Sandusky Street Historic District. The buildings at 53 N. Sandusky Street and 55 N. Sandusky Street were divided in to separate parcels in the past and both storefronts were altered and no longer retain their original elements. She discussed that in the 1960's is when it was estimated to have the installation of the 'modern' aluminum storefront that exists currently. She discussed the proposed façade renovations based on the results of the informal review. This includes the removal of the storefront canopy and to remove the aluminum panels to expose the underlying brick columns.

APPLICANTS:
Dan and Stacy Stultz
200 North Franklin Street
Delaware, Ohio

Mr. Stultz discussed that he checked behind the aluminum columns and found painted brick with framing that the aluminum panels are attached. The Commission had discussions of potential changes to the columns. Ms. Stultz discussed the preference to do wood trim columns to hide the brick and leave the storefront glass and entrance. The Commission discussed the Applicants can receive Administrative Approval on final design and lighting. Ms. Stultz questioned if they could use gas sconces outside. The Commission recommended that staff address that concern with the Chief Building Official.

Motion: Councilman Rohrer motioned to approve 2019-2407, as submitted, seconded by Ms. Riviera. Motion approved by a 3-0-1 (Hering) vote.

D. DISCUSSIONS
(1) Fiberglass-Clad Windows

The Commission did not have a discussion on windows.

ITEM 4. STAFF COMMENTS

There were no staff comments.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: November 20, 2019

Chairman Hatten reminded the Commission of the date change for the meeting relating to the upcoming holiday.

ITEM 7. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Hering. The Historic Preservation Commission meeting adjourned at 9:03 p.m.

Chairperson

Elaine McCloskey, Clerk

PLANNING COMMISSION
FEBRUARY 5, 2020
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:31 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: Carrie Fortman, Project Engineer, Lance Schultz, and Dave Efland, Planning and Community Development Director

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held on January 15, 2020, as recorded and transcribed.

Motion: Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on January 15, 2019, as recorded and transcribed, seconded by Mr. Badger. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2020-0010: A request by K2 Development for approval of a Combined Preliminary and Final Development Plan at Glenwood Commons Shopping Center for an approximate 96,100 square foot Retail Building located at 1180 Sunbury Road and zoned B-3 PMU (Community Business District with a Planned Mixed-Use Overlay District) on approximately 14.198 acres.

Anticipated Process

a. Staff Presentation

Mr. Efland discussed that the applicant had handed staff updated renderings prior to the meeting which was provided to the Commission. Mr. Efland states that the recommendations for design are relative to the requirements and the current design and not on the name of the potential businesses that will be coming in.

Mr. Schultz discussed that the site is the former Home Depot site which is located between the Kohls and Meijer's. The property has a future phase that could be added to the structure but is not in this application and would require a separate Preliminary and Final Development Plan approval. The majority of the parking lot and roadway network was constructed in 2008. The rear of the building would be accessed from Mill Run Crossing from a roundabout where the loading docks and dumpsters

are located. He discussed that the parking lot may need seal coated and brought up to grade where needed and the parking spaces re-striped per the engineering requirements. The site plan configuration is proposing a 96,1000 square foot building to be divided into a 55,000 Square Foot Hobby Lobby, and 8,500 square foot Five Below, an 10,500 square foot Ulta Beauty and 22,000 square foot TJ Maxx. Parking at the site is appropriate. Hobby Lobby and TJ Maxx will have loading docks behind their site. The dumpsters enclosures shall be constructed of brick or stone to match the building. The Applicant will be responsible to install foundation landscaping and replace any existing landscaping that may be removed during construction. The existing interior parking lot trees, shrubs and mulch shall be upgraded and replaced to complement the new building. There was no signage in the application and each tenant shall be responsible to submit a sign permit that shall achieve compliance with the approved 2008 Comprehensive Sign Plan.

Mr. Schultz discussed the side and rear elevation concern. The front on the building would be comprised of a pre-cast concrete panel with embedded clay masonry units. The side and rear elevations are proposed to be a pre-case concrete panel form line. The Office Depot was requested to update the materials to their side of the building due to the visibility to the public and staff is requesting the same requirement. Staff recommends five critical design elements that need upgraded: 1. The wainscoting and columns on the building shall be Delaware blue vein limestone; 2. The decorative EIFS cornice with meal coping on the Hobby Lobby building shall be extended in at least a "stepped" cornice form to the TJ Maxx, Ulta Beauty and Five Below buildings; 3. The western elevation of the Hobby Lobby building shall be upgraded to pre-cast concrete panel with embedded clay masonry with wainscoting and pilasters to better match the adjacent Office Depot design; 4. The EIFS of the TJ Maxx shall be revised from the proposed China White color to a beige color to match the other building sand conform with plan requirements of the center and the amount of the EIFS material shall be reduced to be in better scale with the other developments; 5. The eastern side elevation of TJ Maxx shall be pre-cast concrete paned with embedded clay masonry unit.

Mr. Badger did not recommend upgrades to the siding of the TJ Maxx building if there is a potential to add on to the development site. Mr. Schultz explained that the applicant is not 100% sure that there will be an expansion. Mr. Prall requested if there would be additional traffic signal light at Glenn Road and U.S.36/37. Ms. Fortman to provide this information at a later time.

b. Applicant Presentation

APPLICANTS:
Mark Drane
Rognov Architects
32500 Telegraph Rd. Suite 50
Bingham Farms, MI

Kris Krstovski
K2 Development
1136 Winter Berry Drive
Plain City, Ohio

Mike Neikirk
Neikirk Engineering
306 North Market Street, Suite 101
Evansville, Indiana

Mr. Drane discussed some concerns regarding the materials. He provided information on the form liner and that the face will be stained to look like brick. He prefers the form liner on the western elevation. He discussed their proposed changes that were provided in the amended renderings. He also discussed the form liner to be used on the TJ Maxx side elevation and that they put more detailed cornice on the elevations. He discussed their preference to keep the China White color but have tried to reduce the color. Mr. Drane discussed the conditions that he had concerns with. Condition 2 he discussed the seal coating of the parking lot surface. Condition 5 he would prefer to use the form liner. Condition 7 feels that the form liner should be considered.

Chairman Simpson discussed the seal coating staff recommendations. Ms. Fortman discussed that a wearing course would be required if not applied or is in poor condition. Ms. Fortman recommended that this be addressed during plan review. Mr. Neikirk recommended that the recommendation be to remove the wording of seal coating. Mr. Efland discussed the planning process along with the engineering process for approval. Ms. Fortman recommended that the change could reflect the wording that "improvements shall be made to parking area as found necessary by Public Works or Engineering during Plan Review."

Motion: Mr. Badger recommended that in Condition 2 remove the wording "shall need to be seal coated" and state "the parking lot shall be brought up to grade where needed and parking spaces restriped where required by Engineering", seconded by Mr. Halter. Motion approved by a 7-0 vote.

Mr. Simpson reviewed staff Condition 5 and clarified that the applicant wanted to use the form liner in lieu of the embedded clay masonry at the

western elevation. Mr. Krstovski discussed that the form liner saves a 1/3 of the cost. He discussed the need to reduce cost for the investors to move forward with the project and that they are not able to create an NCA as there is already one in place. He does expect that the expansion will happen and there is interest in the area, but that they are waiting to see how the project does. Mr. Halter discussed how long will the concrete stain last. Mr. Krstovski stated the stain will last for about 12 years. A discussion was held regarding the landscaping needs around the building.

Motion: Mr. Badger motioned that in Condition 5 the western elevation shall be per the revised submitted elevation on February 5, 2020, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Chairman Simpson reviewed Condition 6. Mr. Efland discussed that all cornices shall not be white. He recommends that there is a white signage directly behind the letters, but not a full white EIFS. The applicant was in agreement to not have a white cornice.

Motion: Mr. Halter motioned to approve changes to condition 6 as resubmitted by the Applicant and approved by staff, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Mr. Elfand recommended that Condition 7 be revised that the eastern side elevation shall be per the revised elevation submitted by the Applicant.

Motion: Mr. Badger motioned to amend Condition 7 to the eastern side elevation shall be per the revised elevation submitted by the Applicant on February 5, 2020, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Mr. Efland clarified Condition 13, the Applicant voiced no further concerns.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2020-0010, along with all staff conditions and modified staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

B. 2020-0035: A request by the Delaware General Health District for approval

of a Preliminary Development Plan for a New Office Building at 470 South Sandusky Street on approximately 9.4 acres on property zoned PO/I (Planned Office/Institutional District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the request for a new office building for the General Health District. The General Health District will be moving from their current offices in downtown Delaware and are constructing a 30,000 square foot office building with the potential to expand by 10,000 square feet to accommodate their main offices at this location. This property site was the former Leroy Jenkins property and that City demolished the main building in 2014, but the existing house on the western portion of the site remains. This house is expected to remain and be used for storage. He reviewed the zoning which is PO/I which permits an office use in this zoning district. He discussed the roads and access points. The new office Building would utilize the existing northern most curb cut from South Sandusky Street to access the development while the southernmost curb cut would be eliminated. An emergency only curb cut with a gravel driveway, which was approved by the Fire Department, would extend from Magnolia Drive on the western portion of the site into the development. Bollards would separate the emergency access drive from Magnolia Drive.

Mr. Schultz discussed pedestrian connectivity and that the existing sidewalk along the frontage of the subject site along South Sandusky Street would need to be maintained. He reviewed the location of the dumpster. A comprehensive landscape plan would need to be submitted that would include street trees, front yard trees, interior parking lot landscaping, foundation landscaping and perimeter buffering. He discussed buffering requirements along the northern and southern part of the property where there is residential homes and along the parking lot. Staff requires a tree survey on the site to determine what trees will need to be remove and the applicant will need to achieve compliance with Chapter 1168 Tree Preservation Requirements.

Mr. Schultz reviewed the building design and proposed materials. He reviewed the staff conditions.

Mr. Mantzoros requested information on how the traffic will be impacted. Ms. Fortman discussed that there is already a turn lane. Mr. Halter voiced a concern over the gravel driveway and the potential for dust. He also voiced a concern over the use of metal siding. Mr. Efland discussed the use of gravel in previous sites. He discussed the grade of the site and how far back the building sits is that it will not be seen much from the street view.

b. Applicant Presentation

APPLICANT:
Bill Souders, Architect
Moody Nolan Inc.
300 Spruce Street
Columbus, Ohio

James Leesebench, Engineer
Moody Nolan Inc.
300 Spruce Street
Columbus, Ohio

Pat Blayney, Vice-President
Board of Health
1 West Winter Street
Delaware, Ohio

David Knowlton, Finance & Operations Director
General Health District
1 West Winter Street
Delaware, Ohio

Mr. Souders discussed the location of the building on the site and discussed the 75-foot residential setback and additional setback for parking lot. He discussed concerns over condition 6 and 9. Mr. Efland discussed the requirement for front yard trees and street trees. Mr. Souders discussed that they are not ready to bring the house up to code and will need to leave it as is at this time. He discussed the landscaping, but discussed not able to implement the planting due to financial reasons. Mr. Blayney discussed implementing the landscaping after approximately a year and expect to be summer following completion. Mr. Efland discussed initially focusing on the parking lot area to prevent headlights to residents and fill in some areas at a later date. Mr. Souder discussed the preference of materials due to cost effectiveness.

Mr. Halter voiced his concern on waiting for perimeter landscaping. Mr. Souder discussed that the growing season would be summer/fall. Mr. Halter voiced that this request would not typically be allowed and must look at the interest of the surrounding homeowners. He acknowledged the large amount of buffering needed and potential high cost but waiting can set a precedence. A discussion was held on the previous use of gravel. Ms. Fortman discussed that the type of gravel and

requirements can be worked out during the final development plans.

Mr. Prall requested information on the condition of the current home on the property. The Applicant discussed that the home is structurally sound, and that it is current discussions at a board level to determine what to do with it. Current cost estimates for demolition would be approximately $90,000.

Mr. Knowlton discussed that they have met with the surrounding neighbors and there was a request by some to have privacy removed.

Mayor Riggle requested input to provide to Council from the Commission regarding the materials. Mr. Prall voiced that he would not be in favor on waiting on landscaping and recommend fencing or landscape buffering for the neighbors. He did not voice concerns over the use of metal siding due to current zoning. Mr. Halter discussed that he was not against materials but wants to make sure that the Commission has an answer for future applicants. Chairman Simpson discussed that if the zoning allows for this material then it should be allowed.

c. Public comment (not a public hearing)

PUBLIC COMMENT:
Jeannette and Jim Haag
65 English Terrace
Delaware, Ohio

Mr. and Mrs. Haag voiced their support to the health district coming in, but voiced concerns over the building materials and prefer a black chain link fence than landscaping.

Tim and Holly Napier
440 South Sandusky Street
Delaware, Ohio

Mr. Napier discussed their support to the health district as a use for the site, but voiced a concern on the existing fence and would prefer for the fence to be filled in with slits where there are missing pieces.

d. Commission Action

Motion: Mr. Halter motioned to approve 2020-0035, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided an update on the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik questioned what the occupancy was at the Flats on Houk.

Mr. Prall voiced a question regarding the Delaware South NCA.

ITEM 6. NEXT REGULAR MEETING: March 4, 2020

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:47 p.m.

Chairperson

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM D DATE: 03/09/2020

ORDINANCE NO: RESOLUTION NO: 20-23

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

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

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE EXTENSION OF THE SCHOOL ZONE FOR CONGER ELEMENTARY SCHOOL TO 300 FEET EAST OF THE EASTERN MOST SCHOOL PROPERTY LINE ON EAST WILLIAM STREET (US-36) FOR WESTBOUND TRAFFIC.

BACKGROUND:
The existing school zone limits for Conger Elementary School were approved and established in 1992-93 based on the recommendations of the amended school zone study completed at that time. The existing limits on E. William Street (US-36) are 300 feet west and east of the original school property located at the northeast corner of E. William Street (US-36) and Channing Street. The existing "School Zone Distance Forms" from 1992-93, along with the City of Delaware journalization records, are attached to this document for reference if needed.

The Delaware City Schools purchased additional properties on the north side of E. William Street (US-36) east of their original property in 1996, 2002 and most recently in 2019. Since acquiring these properties, the Delaware City Schools has expanded their parking lot and have plans for additional improvements on the two (2) eastern most properties that were just recently acquired. Given that the schools property limits have changed on E. William Street (US-36), the City is requesting that the school zone limits be updated to reflect 300 feet from the eastern most property line. This will extend the school zone on E. William Street to just east of Wade Street. Attached is an exhibit illustrating the proposed

location of the school zone flasher device and relevant school zone signage & pavement markings for westbound traffic on E. William Street (US-36). The City has identified the need for these changes to comply with Ohio Revised Code (ORC) Section 4511.21, to enhance the safety for school-aged children that attend Conger Elementary School, and to accommodate the significant surge of traffic (pedestrian, bus and vehicle) during the school arrival and dismissal times within the newly described area.

REASON WHY LEGISLATION IS NEEDED:
The extension of a school zone and placement of regulatory signage requires City Council authorization for permanent enforcement.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
At no additional costs to the City, these changes will be made with the E. William Street Widening Project since new school flashers, signage and pavement markings are being installed with the project.

POLICY CHANGES:
None

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

RECOMMENDATION:
Approval

ATTACHMENT(S)
School Zone Extension Request Form approved by ODOT, memorandum dated January 29, 2020 submitted to ODOT requesting the school zone extension and Exhibit A showing estimated locations where the School Zone Flasher Unit will be relocated on East William Street (US-36). All locations will need field verified in order to determine exact locations to maximize the visibility of the units and signage, minimize impacts to nearby residential properties, and avoid existing underground utilities.

RESOLUTION NO. 20-23

A RESOLUTION AUTHORIZING THE EXTENSION OF THE SCHOOL ZONE FOR CONGER ELEMENTARY SCHOOL TO 300 FEET EAST OF THE EASTERN MOST SCHOOL PROPERTY LINE ON EAST WILLIAM STREET FOR WESTBOUND TRAFFIC.

WEHEREAS, the improvements have been requested so as to provide for enhanced safety on East William Street (US-36) for school aged pedestrians attending Conger Elementary School; and

WHEREAS, the Ohio Department of Transportation has approved the extension of the School Zone on February 24, 2020.

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

SECTION 1. The School Zone will be extended to 300 feet from the eastern most school property line on East William Street for Conger Elementary School.

SECTION 2. The School Zone Flasher Unit for westbound traffic will be relocated on East William Street (US-36) for Conger Elementary School.

SECTION 3. That this resolution shall take effect and be in force immediately after its passage.

PASSED: _____, 2020 YEAS____ NAYS___
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

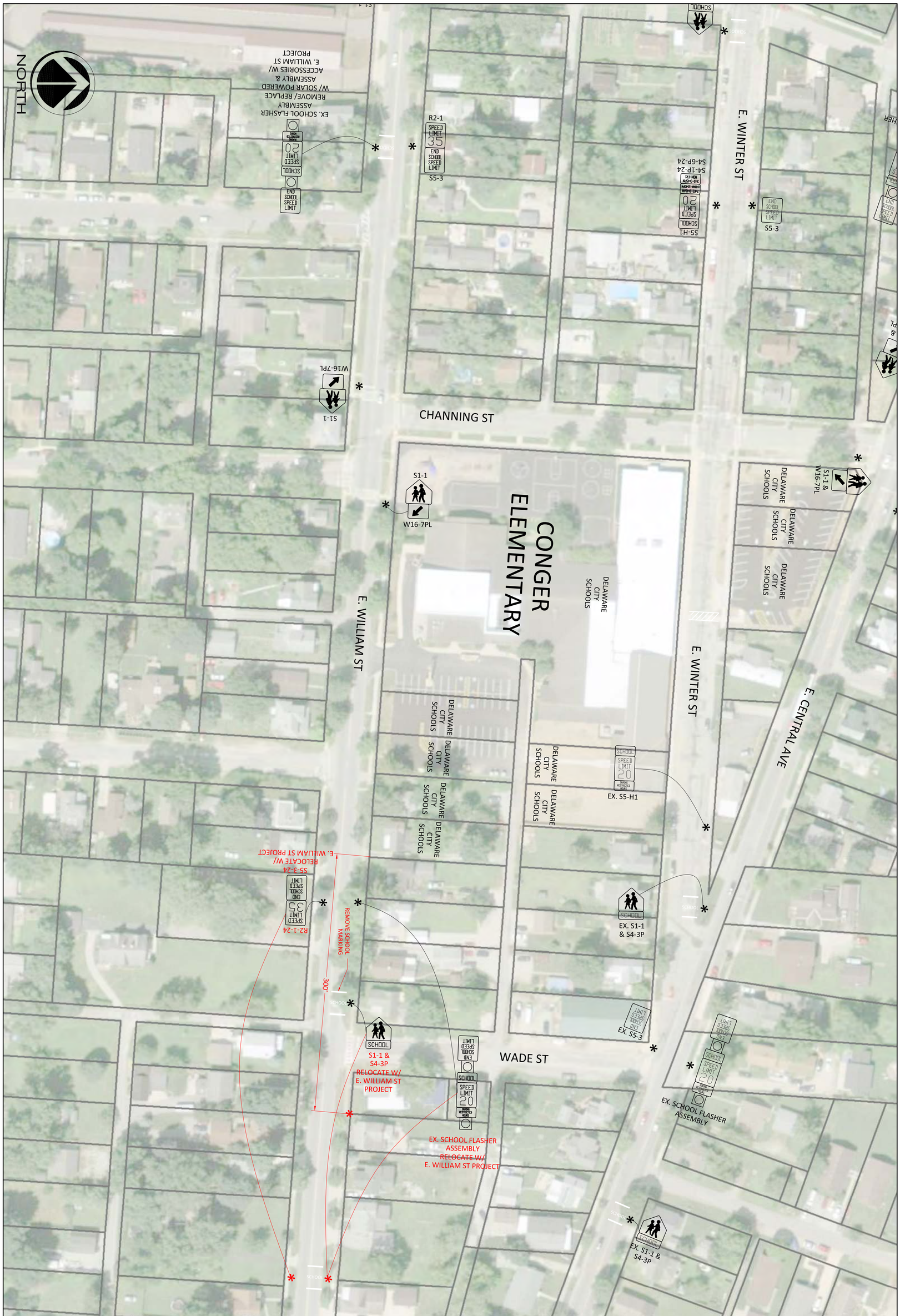
TO: Andrew Hurst, P.E.
Jennifer Jenkins
FROM: William L. Ferrigno, P.E., Director of Public Works/City Engineer
Matthew B. Weber, P.E., Deputy City Engineer
Jessica Ormeroid, PE, PTOE
DATE: January 29, 2020
RE: Conger Elementary School, E. William Street (US-36) School Zone Limit Updates

The City of Delaware is formally requesting that the school zone for Conger Elementary School be updated and extended further east for westbound traffic on E. William Street (US-36).

The existing school zone limits for Conger Elementary School were approved and established in 1992-93 based on the recommendations of the amended school zone study completed at that time. The existing limits on E. William Street (US-36) are 300 feet west and east of the original school property located at the northeast corner of E. William Street (US-36) and Channing Street. The existing "School Zone Distance Forms" from 1992-93, along with the City of Delaware journalization records, are attached to this document for reference if needed.

The Delaware City Schools purchased additional properties on the north side of E. William Street (US-36) east of their original property in 1996, 2002 and most recently in 2019. Since acquiring these properties, the Delaware City Schools has expanded their parking lot and have plans for additional improvements on the two (2) eastern most properties that were just recently acquired. Given that the schools property limits have changed on E. William Street (US-36), the City is requesting that the school zone limits be updated to reflect 300 feet from the eastern most property line. This will extend the school zone on E. William Street to just east of Wade Street. Attached is an exhibit illustrating the proposed location of the school zone flasher device and relevant school zone signage & pavement markings for westbound traffic on E. William Street (US-36). The City has identified the need for these changes to comply with Ohio Revised Code (ORC) Section 4511.21, to enhance the safety for school-aged children that attend Conger Elementary School, and to accommodate the significant surge of traffic (pedestrian, bus and vehicle) during the school arrival and dismissal times within the newly described area.

S:\PUBLICWKS\PW DEPARTMENT\TRAFFIC MAINTENANCE\SCHOOL ZONES\CONGER\PLANS\CONGER E.CENTRAL AVE SZ EXTENSION PLAN 012920.DWG - 1/29/2020 8:43:11 AM



Sheet 01/01	DATE ISSUED: 01/29/2020	EST 1808 CITY OF DELAWARE OHIO	**CONGER ELEMENTARY SCHOOL**	EXHIBIT A SCHOOL ZONE FLASHER & SIGNAGE PLAN

REVISIONS

No.	DATE	DESCRIPTION	APPROVED

RESOLUTION NO. 93-4

A RESOLUTION ADOPTING AMENDMENTS TO THE REVISED SCHOOL ZONE STUDY AS APPROVED BY THE OHIO DEPARTMENT OF TRANSPORTATION.

WHERRAS, the Parking and Safety Committee has recommended the amendments of the Revised School Zone Study as approved by the Ohio Department of Transportation.

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

SECTION 1. That the Revised School Zone Study amendments as approved by the Ohio Department of Transportation on November 19, 1992 is hereby adopted.

SECTION 2. That this resolution shall take effect and be in force immediately upon its passage.

PASSED: Jan. 25, 1993 Yeas 6 Nays 0

ATTEST: E. F. Spence
City Clerk

Mayor

City of Delaware Ohio

December 14, 1992

TO: COUNCILMAN JOE DiGENOVA
PARKING AND SAFETY COMMITTEE

FROM: CHIEF RONALD L. POULTON

SUBJECT: SCHOOL ZONE STUDY

I am pleased to advised you that on November 19, 1992 the Ohio Department of Transportation approved our school zone request and has approved for modification the school zones for Smith Elementary, St. Marys, Woodward Elementary, Willis Intermediate, Conger Elementary, Carlisle Elementary and Hayes High School. With this approval we are prepared at this time to move forward with this plan and by implementing these changes will create a safer environment for the school children of our community.

As requested by your committee, the police department has put together a list of all streets that border school properties. Along with this list, we have indicated on a city map the exact locations of the various schools within our community and have made a blow-up of the streets that adjoin these schools. Please find the list of schools as follows:

A. Carlisle Elementary School
   1. Grandview Avenue - establish a 20 mph school zone to comply with amended school zone study.
   2. Central Avenue - at present time has flashing school zone lights that should not need to be moved in the future.

B. Smith Elementary School
   1. Heffner Street - establish a 20 mph school zone to comply with amended school zone study.
   2. Mason Avenue - establish a 20 mph school zone to comply with amended school zone study.
   3. Liberty Street - south light may need to be moved to the south.

C. St. Mary's School
   1. Henry Street - establish a 20 mph school zone to comply with amended school zone study.
   2. William Street - flashing 20 mph school zone speed limit sign - no movement needed in regards to this sign.

D. Conger Elementary School
   1. Winter Street - establish a 20 mph school zone to comply with amended school zone study.
   2. Central Avenue - see priority listing in regards to flashing school zone lights.
   3. Channing Street - establish a 20 mph school zone to comply with amended school zone study.
   4. William Street - both lights need to be moved to the east and west - see priority listing.

E. Woodward Elementary School
   1. Harrison Street - properly marked for a 20 mph zone, however, may require a flashing school zone speed limit sign.
   2. Washington Street - properly marked for a 20 mph zone.
   3. Liberty Street - flashing 20 mph zone installed, no movement needed.

F. Delaware Christian School
   1. Belle Avenue - flashing 20 mph zone installed, no movement needed.

G. Willis Intermediate School
   1. William Street - requires installation of a 20 mph zone signage - see priority listing.
   2. Winter Street - establish a 20 mph school zone to comply with amended school zone study.
   3. Washington Street - establish a 20 mph school zone to comply with amended school zone study.

H. Hayes High School
   1. Euclid Avenue - establish a 20 mph school zone to comply with amended school zone study.
   2. Hayes Drive - establish a 20 mph school zone to comply with amended school zone study.

Those streets that we feel that a 20 mph flashing school sign could be installed are listed, in priority order, as follows:

1. Central Avenue at Conger Elementary School - with State approval of the School Zone Plan, we will create a 20 mph zone in this area which we feel should be marked with flashing 20 mph school zone speed limit signs.

2. William Street at Conger Elementary School - with State approval, it will necessary to move the present flashing 20 mph school zone speed limit signs to new locations, expanding the school zone restricted mile per hour area.

3. Willis Intermediate School - at present time we do not have any installation of flashing school zone speed limit signs in this area and feel that signage would be appropriate.

George V. Voinovich
Governor

OHIO DEPARTMENT OF TRANSPORTATION

25 South Front Street
P.O. Box 899
Columbus, Ohio 43216-0899

November 19, 1992

COPY

Sgt. Jeff Stansbery
Patrol Division
70 North Union Street
Delaware, Ohio 43015

Dear Mr. Stansbery:

Transmitted herewith are approvals by the Director of Transportation for extended school zone distances for Smith Elementary, St. Mary's, Woodward Elementary, Willis Intermediate, Conger, Carlisle Elementary and Hayes High School within the city of Delaware, Delaware County.

Respectfully,

Robert D. Yankovich, Engineer
Bureau of Traffic

RDY:klj

Attachments

SCHOOL ZONE DISTANCE FORM

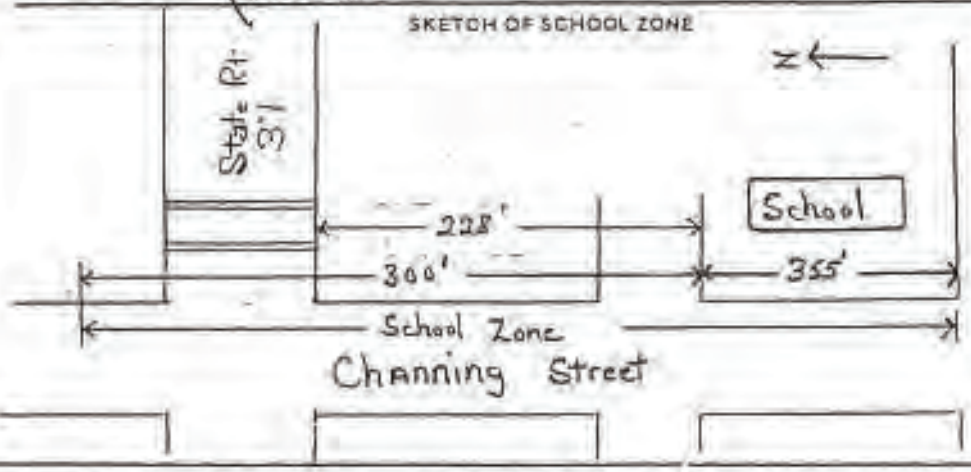
TO: OHIO DEPARTMENT OF TRANSPORTATION

In accordance with the provisions of Section 4511.21, Ohio Revised Code, it is hereby requested that the Director of Transportation approve the appropriate distance for the school zone for the:

MUNICIPALITY: Delaware
COUNTY: Delaware
TOWNSHIP: Delaware
BY: NAME (Michael R. Shade)
TITLE Mayor (Elected Official)

SCHOOL NAME: Conger School
ADDRESS: 10 Channing Street
Delaware, Ohio 43015

SKETCH OF SCHOOL ZONE



(For Department use only)

OHIO DEPARTMENT OF TRANSPORTATION
APPROVED SCHOOL ZONE DISTANCES

Under authority of Section 4511.21 (B)(1)(b)(i)(ii)(iii)(iv), and (c), these distances have been approved for Conger School School Zone No. M-436, Delaware County;
ODOT District 6, Jurisdiction City of Delaware

Street Name	School Zone Distances
Channing St.	From the Conger School north school property line.
	To a point 300 feet north of the Conger School north school property line.
	(Total Distance 300 Feet)

Date Journalized 11-6-92
Volume 77 Page 7

Jerry Wray
DIRECTOR OF TRANSPORTATION

(Rev. 13)

Z-1.5

SCHOOL ZONE DISTANCE FORM

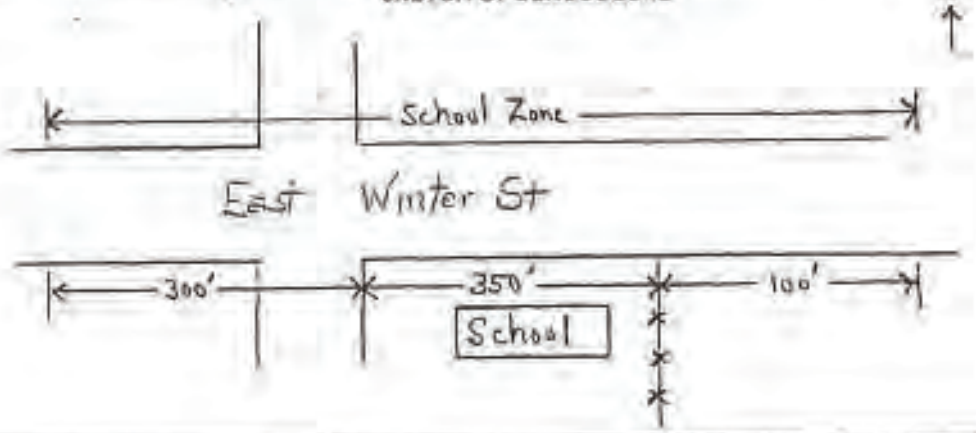
TO: OHIO DEPARTMENT OF TRANSPORTATION

In accordance with the provisions of Section 4511.21, Ohio Revised Code, it is hereby requested that the Director of Transportation approve the appropriate distance for the school zone for the:

MUNICIPALITY: Delaware
COUNTY: Delaware
TOWNSHIP: Delaware
BY: NAME
TITLE Mayor (Michael R. Shade)
(Elected Official)

SCHOOL NAME: Conger School
ADDRESS: 10 Channing Street
Delaware, Ohio 43015

SKETCH OF SCHOOL ZONE



(For Department use only)

OHIO DEPARTMENT OF TRANSPORTATION
APPROVED SCHOOL ZONE DISTANCES

Under authority of Section 4511.21 (B)(1)(b)(i)(ii)(iii)(iv), and (c), these distances have been approved for Conger School Zone No. M-437 Delaware County;
ODOT District 6, Jurisdiction City of Delaware

Street Name	School Zone Distances
E. Winter St.	From a point 300 feet west of the Conger School west school property line.
	To the Conger School west school property line.
	From the Conger School east school property Line.
	To a point 100 feet east of the Conger School east school property line.
	(Total Distance 400 Feet)

Date Journalized 11-6-99
Volume 37 Page 9

Jerry Wray
DIRECTOR OF TRANSPORTATION

(Rev. 13)

Z-1.5

SCHOOL ZONE DISTANCE FORM

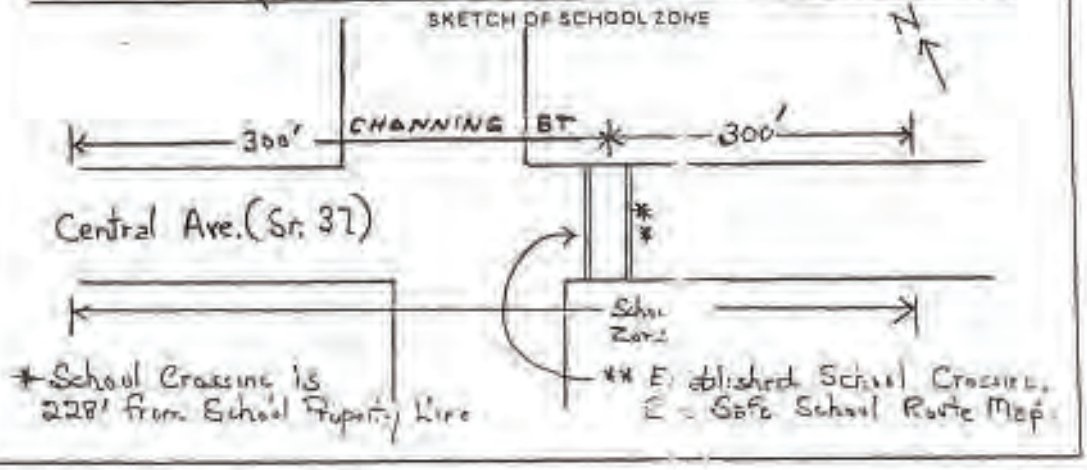
TO: OHIO DEPARTMENT OF TRANSPORTATION

In accordance with the provisions of Section 4511.21, Ohio Revised Code, it is hereby requested that the Director of Transportation approve the appropriate distance for the school zone for the:

MUNICIPALITY: Delaware
COUNTY: Delaware
TOWNSHIP: Delaware
BY: NAME
TITLE Mayor (Michael R. Shade)
(Elected Official)

SCHOOL NAME: Conger School
ADDRESS: 10 Channing Street
Delaware, Ohio 43015

SKETCH OF SCHOOL ZONE



(For Department use only)

OHIO DEPARTMENT OF TRANSPORTATION
APPROVED SCHOOL ZONE DISTANCES

Under authority of Section 4511.21 (B)(1)(b)(i)(ii)(iii)(iv), and (c), these distances have been approved for Conger School Zone No. M-438 Delaware County,
ODOT District 6 Jurisdiction City of Delaware

Street Name	School Zone Distances
Central Ave. (SR 37)	From a point 300 feet west of the east crosswalk at the intersection with Channing Street
	To a point 300 feet east of the east crosswalk at the intersection with Channing Street
	(Total Distance 600 Feet)

Date Journalized 11-6-92
Volume 77 Page 6

Jerry Way
DIRECTOR OF TRANSPORTATION

(Rev 13)

Z-1.5

SCHOOL ZONE DISTANCE FORM

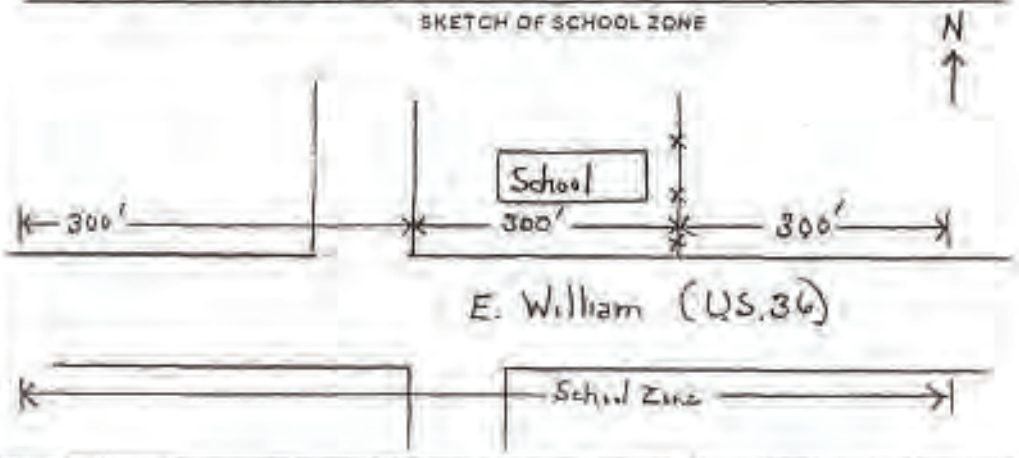
TO: OHIO DEPARTMENT OF TRANSPORTATION

In accordance with the provisions of Section 4511.21, Ohio Revised Code, it is hereby requested that the Director of Transportation approve the appropriate distance for the school zone for the:

MUNICIPALITY: Delaware
COUNTY: Delaware
TOWNSHIP: Delaware
BY: NAME
TITLE: Mayor (Michael R. Shade)
(Elected Official)

SCHOOL NAME: Conger School
ADDRESS: 10 Channing Street
Delaware, Ohio 43015

SKETCH OF SCHOOL ZONE



(For Department use only)

OHIO DEPARTMENT OF TRANSPORTATION
APPROVED SCHOOL ZONE DISTANCES

Under authority of Section 4511.21 (B)(1)(b)(i)(ii)(iii)(iv), and (c), these distances have been approved for Conger School, Zone No. M-439, Delaware County,
ODOT District 6, Jurisdiction City of Delaware

Street Name	School Zone Distances
E. William St. (US 36)	From a point 300 feet west of the Conger School west school property line.
	To the Conger School west school property line.
	From the Conger School east school property line.
	To a point 300 feet east of the Conger School east school property line.
	(Total Distance 600 Feet)

Date Journalized 11-6-78
Volume 77 Page 8

Jerry Wray
DIRECTOR OF TRANSPORTATION

(Rev. 13)

Z-1.5

THIS LISTING REPRESENTS ALL SCHOOL ZONE BOUNDRY
EXTENSIONS IN THE SPECIFIED JURISDICTIONS.

SECTION 4511.21 OF THE OHIO REVISED CODE PROVIDES THAT A "SCHOOL ZONE" MEANS THAT PORTION OF A STREET OR HIGHWAY PASSING A SCHOOL FRONTING UPON THE STREET OR HIGHWAY THAT IS ENCOMPASSED BY PROJECTING THE SCHOOL PROPERTY LINES TO THE FRONTING STREET OR HIGHWAY, AND ALSO INCLUDES THAT PORTION OF A STATE HIGHWAY, UPON REQUEST FROM LOCAL AUTHORITIES FOR STREETS AND HIGHWAYS UNDER THEIR JURISDICTION AND THAT PORTION OF A STATE HIGHWAY UNDER THE JURISDICTION OF THE DIRECTOR OF TRANSPORTATION, THE DIRECTOR MAY EXTEND THE TRADITIONAL SCHOOL ZONE BOUNDARIES. THE DISTANCES IN DIVISIONS (B) (1) (C) (I), (II), AND (III) OF THIS SECTION SHALL NOT EXCEED THREE HUNDRED FEET PER APPROACH PER DIRECTION AND ARE BOUNDED BY WHICHEVER OF THE FOLLOWING DISTANCES OR COMBINATIONS THEREOF THE DIRECTOR APPROVES AS MOST APPROPRIATE:

(I) THE DISTANCE ENCOMPASSED BY PROJECTING THE SCHOOL BUILDING LINES NORMAL TO THE FRONTING HIGHWAY AND EXTENDING A DISTANCE OF THREE HUNDRED FEET ON EACH APPROACH DIRECTION;

(II) THE DISTANCE ENCOMPASSED BY PROJECTING THE SCHOOL PROPERTY LINES INTERSECTING THE FRONTING HIGHWAY AND EXTENDING A DISTANCE OF THREE HUNDRED FEET ON EACH APPROACH DIRECTION;

(III) THE DISTANCE ENCOMPASSED BY THE SPECIAL MARKING OF THE PAVEMENT FOR A PRINCIPAL SCHOOL PUPIL CROSSWALK PLUS A DISTANCE OF THREE HUNDRED FEET ON EACH APPROACH DIRECTION OF THE HIGHWAY;

***** COUNTY:DELAWARE , TWP(13):PORTER *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , TWP(14):RADNOR *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , TWP(15):SCIOTO *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , TWP(16):THOMPSON *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , TWP(17):TRENTON *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , TWP(18):TWDY *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , CITY(02582):ASHLEY *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , CITY(18000):COLUMBUS *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , CITY(21434):DELAWARE *****

STREET NAME	LOG POINTS	LENGTH	LIMITS	BEGINNING POINT	ENDING POINT	REVISION	SEQ	STATUS	DATE	VOL	PAGE
CARRIAGE DR		00.06	20	N.PROP.LINE	300'N.N.PROP.LI	M-00444	000	ESTABLISH:	11/06/92	077	0009
CENTRAL AVE (SR037)		00.12	20	300'W.CHANNING	300'E.CHANNING	M-00438	000	ESTABLISH:	11/06/92	077	0008
CENTRAL AVE (SR037)		00.08	20	300'W.BUEHLERS	43'E.BUEHLERS	M-00440	000	ESTABLISH:	11/06/92	077	0008
CENTRAL AVE (SR037)		00.06	20	E.PROP.LINE	300'E.E.PROP.LI	M-00441	000	ESTABLISH:	11/06/92	077	0008
CHANNING ST		00.06	20	N.PROP.LINE	300'N.N.PROP.LI	M-00436	000	ESTABLISH:	11/06/92	077	0007
E.WILLIAM ST (US036)		00.03	20	117'W.W.PROP.LI	W.PROP.LINE	M-00428	000	ESTABLISH:	11/06/92	077	0003
E.WILLIAM ST (US036)		00.02	20	E.PROP.LINE	70'E.E.PROP.LIN	M-00428	001	ESTABLISH:	11/06/92	077	0003
E.WILLIAM ST.(US036)		00.06	20	300'W.W.PROP.LI	W.PROP.LINE	M-00439	000	ESTABLISH:	11/06/92	077	0008
E.WILLIAM ST.(US036)		00.06	20	E.PROP.LINE	300'E.E.PROP.LI	M-00439	001	ESTABLISH:	11/06/92	077	0008
E.WINTER ST		00.06	20	300'W.W.PROP.LI	W.PROP.LINE	M-00437	000	ESTABLISH:	11/06/92	077	0007
E.WINTER ST		00.02	20	E.PROP.LINE	100'E.E.PROP.LI	M-00437	001	ESTABLISH:	11/06/92	077	0007
EUCLID AVE		00.06	20	N.PROP.LINE	275'N.N.PROP.LI	M-00443	000	ESTABLISH:	11/06/92	077	0009

OHIO DEPARTMENT OF TRANSPORTATION
BUREAU OF TRAFFIC
TRAFFIC REGULATIONS AS OF 04/25/07
LISTING OF SCHOOL ZONE EXTENSIONS
** COUNTY:DELAWARE DISTRICT:06 **

***** COUNTY:DELAWARE , CITY(21434):DELAWARE ***** (CONTINUED)

STREET NAME	LOG POINTS	LENGTH	LIMITS	BEGINNING POINT	ENDING POINT	REVISION	SEQ	STATUS	DATE	VOL	PAGE
GRANDVIEW AVE		00.05	20	250'S.S.PROP.LI	S.PROP.LINE	M-00442	000	ESTABLISH:	11/06/92	077	0009
GRANDVIEW AVE		00.06	20	N.PROP.LINE	300'N.N.PROP.LI	M-00442	001	ESTABLISH:	11/06/92	077	0009
HARRISON ST		00.06	20	E.PROP.LINE	300'E.E.PROP.LI	M-00430	000	ESTABLISH:	11/06/92	077	0005
HEFFNER ST		00.05	20	248'W.W.PROP.LI	W.PROP.LINE	M-00426	000	ESTABLISH:	11/06/92	077	0003
HEFFNER ST		00.05	20	E.PROP.LINE	230'E.E.PROP.LI	M-00426	001	ESTABLISH:	11/06/92	077	0003
HENRY ST		00.03	20	155'S.S.PROP.LI	S.PROP.LINE	M-00429	000	ESTABLISH:	11/06/92	077	0004
HENRY ST		00.05	20	N.PROP.LINE	215'N.N.PROP.LI	M-00429	001	ESTABLISH:	11/06/92	077	0004
LIBERTY ST		00.06	20	300'S.S.PROP.LI	S.PROP.LINE	M-00425	000	ESTABLISH:	11/06/92	077	0002
LIBERTY ST		00.05	20	N.PROP.LINE	248'N.N.PROP.LI	M-00425	001	ESTABLISH:	11/06/92	077	0002
MASON AVE		00.06	20	300'W.W.PROP.LI	W.PROP.LINE	M-00427	000	ESTABLISH:	11/06/92	077	0003
S.LIBERTY ST		00.06	20	300'S.S.PROP.LI	S.PROP.LINE	M-00431	000	ESTABLISH:	11/06/92	077	0005
S.LIBERTY ST.		00.05	20	N.PROP.LINE	245'N.N.PROP.LI	M-00431	001	ESTABLISH:	11/06/92	077	0005
W.WILLIAM ST (US036)		00.05	20	65'W.FRANKLIN	176'E.FRANKLIN	M-00433	000	ESTABLISH:	11/06/92	077	0006
W.WILLIAM ST (US036)		00.06	20	278'W.W.PROP.LI	W.PROP.LINE	M-00434	000	ESTABLISH:	11/06/92	077	0006
W.WILLIAM ST (US036)		00.02	20	E.PROP.LINE	100'E.E.PROP.LI	M-00434	001	ESTABLISH:	11/06/92	077	0006
W.WINTER ST		00.06	20	300'W.W.PROP.LI	W.PROP.LINE	M-00432	000	ESTABLISH:	11/06/92	077	0005
W.WINTER ST		00.04	20	E.PROP.LINE	200'E.E.PROP.LI	M-00432	001	ESTABLISH:	11/06/92	077	0005
WASHINGTON ST		00.05	20	230'S.S.PROP.LI	S.PROP.LINE	M-00435	000	ESTABLISH:	11/06/92	077	0007
WASHINGTON ST		00.06	20	N.PROP.LINE	300'N.N.PROP.LI	M-00435	001	ESTABLISH:	11/06/92	077	0007

***** COUNTY:DELAWARE , CITY(22694):DUBLIN *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , CITY(29148):GALENA *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , CITY(58940):OSTRANDER *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , CITY(64486):POWELL *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , CITY(71976):SHAWNEE HILLS *****
** NO JOURNALIZATIONS IN THIS JURISDICTION **

***** COUNTY:DELAWARE , CITY(71602):SUNBURY *****

STREET NAME	LOG POINTS	LENGTH	LIMITS	BEGINNING POINT	ENDING POINT	REVISION	SEQ	STATUS	DATE	VOL	PAGE
SR 037 GRANVILLE ST		00.06	20	300'W.W.PROP.LI	WEST PROP.LINE	M-00457	000	ESTABLISH:	06/01/94	079	0003

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION

SCHOOL ZONE EXTENSION FORM

In accordance with the provisions of Section 4511.21, Ohio Revised Code, it is hereby requested that the Director of Transportation approve the appropriate distance for the school zone described below:

School Name: Conger Elementary School
Address: 10 Channing St
Delaware, Ohio 43015
School District: Delaware City Schools

County: Delaware
Township: N/A
Municipality: Delaware
Street Name: E. William St
Route Number: US-36

(print) School Official: Jason Sherman
(print) Title: Director, Facilities + Trnsp.
(sign) School Official: Jason Sherman
Date: 2/6/2020
Maintaining Agency (print) Official: William Ferrigno, PE
(print) Title: Public Works Director/City Engineer
Maintaining Agency (sign) Official: Jack for WF
Date: 2/7/2020

(Attach Drawing/Sketch of School Zone to Form)

(For Department Use Only)

District: 6 School Zone No.: 35687 Maintaining Agency: City of Delaware

Under Authority of Section 4511.21(B)(1)(c) and (d), the following distances have been approved for the School described above:

APPROVED SCHOOL ZONE DISTANCES

From	To	Direction				Extension Distance
		NB	SB	EB	WB	
10.93	11.08			X	X	300 ft
75 ft east of Kurrley St	90 ft east of Wade St					

Signs giving notice of approved 20 mile per hour school speed limits shall be erected immediately. Such signs shall conform to the Ohio Manual of Uniform Traffic Control Devices for Streets and Highways.

Jack Mumbauer/MB
Director of Transportation

2/24/2020
Date

Immediately after erection of the 20 mph speed limit signs, return a copy of this form to the ODOT District Deputy Director or his designee, with the following certification properly executed.

I hereby certify that appropriate signs, giving notice of the above school speed limits were erected on _____.

Signed: _____

Title: _____

Form 796-4

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: CONSENT ITEM E DATE: 03/09/2020

ORDINANCE NO: RESOLUTION NO: 20-24

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Justin Nahvi, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY OF DELAWARE TO PARTICIPATE IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM.

BACKGROUND:
The State of Ohio allows governmental subdivisions to participate in the Ohio Cooperative Purchasing Program which translates into cost savings and efficiencies by allowing these entities to purchase goods and services through state contracts without the need for a separate bidding process.

REASON WHY LEGISLATION IS NEEDED:
In order to participate in this program, governmental subdivisions are required to pass legislation on an annual basis authorizing the entity to participate in the cooperative purchasing program and pay a nominal administrative fee.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
Based on the current estimated population for the City of Delaware, the administrative fee per year to participate in this program will be $170.

POLICY CHANGES:
N/A

PRESENTER(S):
Justin Nahvi, Finance Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
N/A

RESOLUTION 20-24

A RESOULTION AUTHORIZING THE CITY OF DELAWARE TO PARTICIPATE IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM.

WHEREAS, Ohio's Cooperative Purchasing Act. (AM. Sub. H.B. No. 100), as signed into law on December 4, 1985; and

WHEREAS, effective March 6, 1986, Ohio's Cooperative Purchasing Act provides the opportunity for counties, townships, municipal corporations, regional transit authorities, regional airport authorities or port authorities and school districts, conservancy districts, township park districts and park districts and other authorities, to participate in contracts distributed by the state of Ohio, Department of Administrative Services, Office of Cooperative Purchasing for the purchase of supplies, services, equipment and certain materials.

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

SECTION 1. That the Finance Director hereby requests authority in the name of the City of Delaware to participate in state contracts which the Department of Administrative Services, Office of State Purchasing has entered into and the Office of Cooperative Purchasing has distributed for the purchase of supplies, services, equipment and certain other materials pursuant to Revised Code Section 125.04.

SECTION 2. That the Finance Director is hereby authorized to agree in the name of the City of Delaware to be bound by all contract terms and conditions as the Department of Administrative Services, Office of Cooperative Purchasing prescribes. Such terms and conditions may include a reasonable annual membership fee to cover the administrative costs which the Department of Administrative Services incurs as a result of City of Delaware participation in the contract. Further, that the Finance Director does hereby agree to be bound by all such terms and conditions and to not cause or assist in any way the misuse of such contracts or make contract disclosures to non-members of the Coop for the purpose of avoiding the requirements established by ORC 125.04.

SECTION 3. That the Finance Director is hereby authorized to agree in the name of the City of Delaware to directly pay the vendor, under each such state contract in which it participates for items it receives pursuant to the contract, and the City of Delaware does hereby agree to directly pay the vendor.

SECTION 4. That this resolution shall be in force and effect immediately upon its passage.

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 8 | DATE: 03/09/2020

ORDINANCE NO: 19-63 | RESOLUTION NO:

READING: SEVENTH | 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 43.847± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE EVANS FARM DELAWARE, LLC ANNEXATION BY ANDREW WECKER, AGENT FOR THE PETITIONERS.

BACKGROUND:
03/09/2020 UPDATE: Finance Director, Justin Nahvi performed some analysis assuming three different scenarios (attached) of increases in community authority fees and their impact on property tax millage:

1. Under a 1% annual increase in Community Authority fees, the millage could be reduced to 7 mills in 2026.
2. Under a 10% annual increase in Community Authority fees, the millage could immediately be reduced to 4.75 mills, with a secondary reduction in 2021 to 4.5 mills. There would be marginal reductions to the millage in years 2027 and 2028.
3. Under a 25% annual increase in Community Authority fees, the millage could immediately be reduced to 4.5 mills, with 0.5 mill reductions each year through 2026, down to 1.5 mills.

While this work is preliminary and Staff is not yet prepared to recommend changes to millage, it should provide Council with an idea of the possible adjustments that would come with growth in the area. Staff has also included language stating that the property must join the Delaware South NCA if it leaves the Evans Farm NCA, per Council's request at the last Council meeting.

02/24/2020 UPDATE: The draft included in this packet has proposed language to resolve the NCA issue discussed at prior meetings. Under this language, instead of the annexed property being placed in the NCA, the developer would make a one-time payment of $250,000 on or before December 1, 2023. This payment would be backed by a surety (letter of credit or bond) to ensure the payment is made. The surety would be provided within seven days of Council approval of the Final Subdivision Plat and approval of engineering plans for the first phase of the development. No on-site improvements would be permitted until the surety is provided.

Staff recommends this resolution to facilitate the property becoming part of the city, because it has been within Delaware's utility planning boundary for decades, including sizing the Southeast Highland sewer and new/upgraded utility plants to accommodate this growth area. Annexation will allow logical connection of infrastructure such as the roadway, sewer, water, and stormwater networks. Though a relatively small piece of ground by the city standards, it would complete the overall development 'picture' in the far southeast portion of our community. The Evans Farms development standards are high quality and will complement the overall growth and development of the southeast area while fulfilling many aspects of the current Comprehensive Plan. Having it developed outside the community would not only create potential complications with our annexation and utility provision policies and practices but it would likely create a different development pattern which would be directly connected to existing and planned city development thereby potentially creating awkward transitions between what, in the real world, will be direct neighbors (not separated by roadways, rail road tracks, and the like). Finally, our current Comprehensive Plan contemplated this property becoming part of the city of Delaware in many ways. Among these are, in the Growth Management section of the Plan, it is on the Potential Annexation Area map and it is part of the Cheshire Sub Area which calls for residential housing and notes that it is the southern gateway to the larger city where infrastructure and neighborhoods should be connected as much as possible – this is a refrain expressed by the public and Steering Committee for the current update of the Comprehensive Plan as well for this particular area.

02/10/2020 UPDATE: Negotiations continue, but no substantive update since Council's last meeting. Staff recommends continuing to a sixth reading.

01/27/2020 UPDATE: Please see attached memo dated January 23, 2020.

01/13/2020 UPDATE: On December 27, 2019, the Applicant shared a projection of possible revenues should Evans Farm be a part of the Delaware South NCA. The intent behind this projection would be an equivalent financial contribution made by the Applicant. Staff is currently reviewing these projections.

11/18/2019 UPDATE: In consultation with the applicant's attorney, staff has determined that the date the annexation must be voted on is March 9, 2020, which is a significant extension from the previously calculated date. The City continues to work with the applicant on a resolution to the overlapping of New Community Authorities.

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 August 12, 2019 via Resolution 19-37. The legislation before City Council currently is the final acceptance of annexation which would bring the property into the City. 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 March 9, 2020, ORC dictates that the annexation will be automatically denied. The Applicant has brought a concept plan forward to Planning Commission for initial feedback which was generally well received by the Commission. The Applicant has previously stated they wished to begin their zoning, preliminary plan, and preliminary plat process prior to annexation acceptance though Staff has not received applicants as of the date of writing. At this time the earliest hearing date for these if applied for today would be the January 6, 2020 Planning Commission meeting.
Perhaps the most important issue remaining to be agreed upon with the annexation is related to the inclusion of the property into the Delaware South New Community Authority as other properties are within this southeast area of the community. Evans Farm is already included within its own NCA which is a complicating factor in this discussion. City administration has offered the Applicant several alternatives that would address the issue but no conclusion has been reached as of the time of writing. The options presented include: (1) Pay the present value of the expected Delaware South NCA revenue that would have been collected if they joined the Delaware South NCA; (2) Direct the existing Evans Farm NCA to pay the City what the Delaware South NCA charge would collect until the Delaware South NCA debt is paid.

Multiple readings of this annexation are anticipated as a result. Because the final ORC required deadline is March 9, 2020, Council's 3/19/20 is the final meeting date at which a decision would need to be made to avoid an automatic ORC denial of the annexation.

Finally, as was noted in the Fact Sheet for the Resolution of Services for this annexation, Staff suggests several conditions of annexation that will provide certainty and clarity to the City as well as the Applicant:

1. The applicant shall include the property in the Delaware South New Community Authority or make an equivalent financial contribution as determined by the City.
2. A $1,000 per dwelling unit additional transportation fee shall be required similar to other properties in the area to ensure needed transportation improvements in the area.
3. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of $3,200 per dwelling unit in addition to the standard and customary capacity fees of the city in effect at the time of permitting.
4. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the development and as required by the City through the normal and customary development review process.
5. Transportation considerations to be determined in final form through the zoning and development review process:
    a. Road connectivity shall be required to adjacent property.
    b. Any roadway connections to Peachblow Rd. shall be coordinated with the Delaware County Engineer as well as the city.

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 March 9, 2020 to pass this acceptance of annexation Ordinance or it is considered by ORC to be denied.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):

Dave Efland, Planning and Community Development Director

RECOMMENDATION:

ATTACHMENT(S)

NCA Growth Scenario
Memo
County Resolution

Petition
Map
City Resolution

ORDINANCE NO. 19-63

AN ORDINANCE ACCEPTING THE ANNEXATION OF 43.847± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE EVANS FARM DELAWARE, LLC ANNEXATION BY ANDREW WECKER, AGENT FOR THE PETITIONERS.

WHEREAS, Andrew Wecker, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 43.847 acres of land, more or less, the description and map are attached hereto as Exhibits A and B; and

WHEREAS, Andrew Wecker, as agent for the petitioners on August 5, 2019 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 August 5, 2019; 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, which was completed when City Council passed a Resolution of Services on August 12, 2019 via Resolution 19-37; and

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 September 5, 2019 (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 43.847 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Evans Farm Delaware, LLC by Andrew Wecker, agent for the petitioners with the following conditions that:

1. Since the property is already encumbered with a pre-existing NCA and as a replacement for the annexed property also joining the Delaware South NCA, the developer shall make a one-time payment of $250,000 on or before December 1, 2023. This payment may be made in cash, check, or EFT. This payment shall be secured by a letter of credit or bond (the 'surety') from an issuer selected by Developer but acceptable both as to form and issuer to the City. Surety (or payment should Developer elect to submit cash) shall be submitted to the City within seven days of approval by City Council of a Final Subdivision Plat and Approval of Engineering Plans for the first phase of development. No on-site improvements on the annexed property shall be granted until the acceptable surety or payment (should Developer elect to submit cash) is provided**. SHOULD THE ANNEXED PROPERTY BE REMOVED FROM THE PRE-EXISTING EVAN'S FARM NCA, THE PROPERTY WILL BE REQUIRED TO JOIN THE DELAWARE SOUTH NCA.**
2. A $1,000 per dwelling unit additional transportation fee shall be required similar to other properties in the area to ensure needed transportation improvements in the area.
3. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of $3,200 per dwelling unit in addition to the standard and customary capacity fees of the city in effect at the time of permitting.
4. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the development and as required by the City through the normal and customary development review process.
5. Transportation considerations to be determined in final form through the zoning and development review process:
    a. Road connectivity shall be required to adjacent property.
    b. Any roadway connections to Peachblow Rd. shall be coordinated with the Delaware County Engineer as well as the city.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

2020 BUDGET DETAIL **1% NCA Development Growth Scenario**
FUND: **GLENN ROAD SOUTH CONSTRUCTION FUND**

The Glenn Road South Construction Fund accounts for costs incurred with the construction of Glenn Road from the northern point of the Glenn Ross development south 8,700 feet to the intersection with US Route 23.

Account #	*Description*	*2017 Actual*	*2018 Actual*	*2019 Budget*	*2019 Actual*	*2020 Forecast*	*2021 Forecast*	*2022 Forecast*	*2023 Forecast*	*2024 Forecast*	*2025 Forecast*	*2026 Forecast*	*2027 Forecast*	*2028 Forecast*
	Fund Balance - January 1st	**3,086,736**	**2,870,049**	**2,749,561**	**2,749,561**	**926,595**	**1,068,341**	**1,069,015**	**1,012,692**	**1,153,946**	**982,353**	**793,239**	**540,167**	**280,053**
496- 4010	Note Proceeds	10,565,000	9,815,000	8,965,000	0	0	0	0	0	0	0	0	0	0
4011	Note Premium	69,412	118,663	0	0	0	0	0	0	0	0	0	0	0
4020	Bond Proceeds	0	0	0	7,150,000	0	0	0	0	0	0	0	0	0
4021	Bond Premium	0	0	0	389,825	0	0	0	0	0	0	0	0	0
4115	Community Authority Fees	439,746	607,335	750,000	735,442	742,796	750,224	757,727	765,304	772,957	780,687	735,927	743,286	750,719
4262	County Intersection Funds	0	0	50,000	0	0	0	0	0	0	0	0	0	0
4263	DACC Intersection Funds	0	0	52,500	0	0	0	0	0	0	0	0	0	0
4650	Transportation Impact Fees	105,423	140,156	100,000	123,306	100,000	0	0	0	0	0	0	0	0
4660	Developer Payments	0	0	0	172,834	0	0	0	250,000	0	0	0	0	0
4710	Land Sale	0	0	583,471	583,471	0	0	0	0	0	0	0	0	0
	Total Revenue	**11,179,581**	**10,681,154**	**10,500,971**	**9,154,878**	**842,796**	**750,224**	**757,727**	**1,015,304**	**772,957**	**780,687**	**735,927**	**743,286**	**750,719**
496-4960- 5230	Professional Services	24,147	22,342	25,000	116,321	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
5551	Construction Glenn Road Phase 1B	0	0	0	138,592	0	0	0	0	0	0	0	0	0
5601	Transportation Fee Refunds	45,282	3,000	5,000	8,000	10,000	0	0	0	0	0	0	0	0
5801	Note Principal	11,215,000	10,565,000	9,815,000	9,815,000	0	0	0	0	0	0	0	0	0
5802	Bond Principal	0	0	0	440,000	430,000	510,000	600,000	690,000	795,000	860,000	905,000	940,000	980,000
5811	Note Interest	111,839	211,300	293,632	293,633	0	0	0	0	0	0	0	0	0
5812	Bond Interest	0	0	0	166,299	236,050	214,550	189,050	159,050	124,550	84,800	59,000	38,400	19,600
	Total Expenditures	**11,396,268**	**10,801,642**	**10,138,632**	**10,977,845**	**701,050**	**749,550**	**814,050**	**874,050**	**944,550**	**969,800**	**989,000**	**1,003,400**	**1,024,600**
	Carryover PO's													
	Fund Balance - December 31st	**2,870,049**	**2,749,561**	**3,111,900**	**926,595**	**1,068,341**	**1,069,015**	**1,012,692**	**1,153,946**	**982,353**	**793,239**	**540,167**	**280,053**	**6,172**
	Valuation Based on Revenue					99,039,522.67	100,029,917.89	101,030,217.07	102,040,519.24	103,060,924.44	104,091,533.68	105,132,449.02	106,183,773.51	107,245,611.24
	Annual Revenue Surplus					141,746	674	(56,323)	141,254	(171,593)	(189,113)	(253,073)	(260,114)	(273,881)
	Amortization of Cash Surplus					118,705	118,779	112,521	128,216	109,150	88,138	60,019	31,117	686
	Millage Reduction %					30.90%	0.00%	0.00%	0.00%	14.12%	11.29%	8.16%	4.19%	0.09%
	Reduced Millage Amount					-	-	-	-	-	-	0.50	-	-
	Revised Millage					7.50	7.50	7.50	7.50	7.50	7.50	7.00	7.00	7.00

2020 BUDGET DETAIL **10% NCA Development Growth Scenario**
FUND: **GLENN ROAD SOUTH CONSTRUCTION FUND**

The Glenn Road South Construction Fund accounts for costs incurred with the construction of Glenn Road from the northern point of the Glenn Ross development south 8,700 feet to the intersection with US Route 23.

Account #	*Description*	*2017 Actual*	*2018 Actual*	*2019 Budget*	*2019 Actual*	*2020 Forecast*	*2021 Forecast*	*2022 Forecast*	*2023 Forecast*	*2024 Forecast*	*2025 Forecast*	*2026 Forecast*	*2027 Forecast*	*2028 Forecast*
	Fund Balance - January 1st	**3,086,736**	**2,870,049**	**2,749,561**	**2,749,561**	**926,595**	**1,134,531**	**948,575**	**721,849**	**743,855**	**509,967**	**321,895**	**192,796**	**82,738**
496- 4010	Note Proceeds	10,565,000	9,815,000	8,965,000	0	0	0	0	0	0	0	0	0	0
4011	Note Premium	69,412	118,663	0	0	0	0	0	0	0	0	0	0	0
4020	Bond Proceeds	0	0	0	7,150,000	0	0	0	0	0	0	0	0	0
4021	Bond Premium	0	0	0	389,825	0	0	0	0	0	0	0	0	0
4115	Community Authority Fees	439,746	607,335	750,000	735,442	808,986	563,594	587,324	646,056	710,662	781,728	859,901	893,342	959,554
4262	County Intersection Funds	0	0	50,000	0	0	0	0	0	0	0	0	0	0
4263	DACC Intersection Funds	0	0	52,500	0	0	0	0	0	0	0	0	0	0
4650	Transportation Impact Fees	105,423	140,156	100,000	123,306	100,000	0	0	0	0	0	0	0	0
4660	Developer Payments	0	0	0	172,834	0	0	0	250,000	0	0	0	0	0
4710	Land Sale	0	0	583,471	583,471	0	0	0	0	0	0	0	0	0
	Total Revenue	**11,179,581**	**10,681,154**	**10,500,971**	**9,154,878**	**908,986**	**563,594**	**587,324**	**896,056**	**710,662**	**781,728**	**859,901**	**893,342**	**959,554**
496-4960- 5230	Professional Services	24,147	22,342	25,000	116,321	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
5551	Construction Glenn Road Phase 1B	0	0	0	138,592	0	0	0	0	0	0	0	0	0
5601	Transportation Fee Refunds	45,282	3,000	5,000	8,000	10,000	0	0	0	0	0	0	0	0
5801	Note Principal	11,215,000	10,565,000	9,815,000	9,815,000	0	0	0	0	0	0	0	0	0
5802	Bond Principal	0	0	0	440,000	430,000	510,000	600,000	690,000	795,000	860,000	905,000	940,000	980,000
5811	Note Interest	111,839	211,300	293,632	293,633	0	0	0	0	0	0	0	0	0
5812	Bond Interest	0	0	0	166,299	236,050	214,550	189,050	159,050	124,550	84,800	59,000	38,400	19,600
	Total Expenditures	**11,396,268**	**10,801,642**	**10,138,632**	**10,977,845**	**701,050**	**749,550**	**814,050**	**874,050**	**944,550**	**969,800**	**989,000**	**1,003,400**	**1,024,600**
	Carryover PO's													
	Fund Balance - December 31st	**2,870,049**	**2,749,561**	**3,111,900**	**926,595**	**1,134,531**	**948,575**	**721,849**	**743,855**	**509,967**	**321,895**	**192,796**	**82,738**	**17,692**
	Valuation Based on Revenue					107,864,826.67	118,651,309.33	130,516,440.27	143,568,084.29	157,924,892.72	173,717,381.99	191,089,120.19	210,198,032.21	231,217,835.44
	Annual Revenue Surplus					207,936	(185,956)	(226,726)	22,006	(233,888)	(188,072)	(129,099)	(110,058)	(65,046)
	Amortization of Cash Surplus					126,059	118,572	103,121	123,976	101,993	80,474	64,265	41,369	17,692
	Millage Reduction %					36.74%	5.26%	0.00%	0.00%	14.35%	10.29%	7.47%	4.63%	1.84%
	Reduced Millage Amount					2.75	0.25	-	-	-	-	-	0.25	0.10
	Revised Millage					4.75	4.50	4.50	4.50	4.50	4.50	4.50	4.25	4.15

2020 BUDGET DETAIL **25% NCA Development Growth Scenario**
FUND: **GLENN ROAD SOUTH CONSTRUCTION FUND**

The Glenn Road South Construction Fund accounts for costs incurred with the construction of Glenn Road from the northern point of the Glenn Ross development south 8,700 feet to the intersection with US Route 23.

Account #	Description	2017 Actual	2018 Actual	2019 Budget	2019 Actual	2020 Forecast	2021 Forecast	2022 Forecast	2023 Forecast	2024 Forecast	2025 Forecast	2026 Forecast	2027 Forecast	2028 Forecast
	Fund Balance - January 1st	**3,086,736**	**2,870,049**	**2,749,561**	**2,749,561**	**926,595**	**1,244,847**	**1,108,165**	**964,440**	**1,058,595**	**862,176**	**640,506**	**352,878**	**226,193**
496- 4010	Note Proceeds	10,565,000	9,815,000	8,965,000	0	0	0	0	0	0	0	0	0	0
4011	Note Premium	69,412	118,663	0	0	0	0	0	0	0	0	0	0	0
4020	Bond Proceeds	0	0	0	7,150,000	0	0	0	0	0	0	0	0	0
4021	Bond Premium	0	0	0	389,825	0	0	0	0	0	0	0	0	0
4115	Community Authority Fees	439,746	607,335	750,000	735,442	919,303	612,868	670,325	718,205	748,130	748,130	701,372	876,715	840,185
4262	County Intersection Funds	0	0	50,000	0	0	0	0	0	0	0	0	0	0
4263	DACC Intersection Funds	0	0	52,500	0	0	0	0	0	0	0	0	0	0
4650	Transportation Impact Fees	105,423	140,156	100,000	123,306	100,000	0	0	0	0	0	0	0	0
4660	Developer Payments	0	0	0	172,834	0	0	0	250,000	0	0	0	0	0
4710	Land Sale	0	0	583,471	583,471	0	0	0	0	0	0	0	0	0
	Total Revenue	**11,179,581**	**10,681,154**	**10,500,971**	**9,154,878**	**1,019,303**	**612,868**	**670,325**	**968,205**	**748,130**	**748,130**	**701,372**	**876,715**	**840,185**
496-4960- 5230	Professional Services	24,147	22,342	25,000	116,321	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
5551	Construction Glenn Road Phase 1B	0	0	0	138,592	0	0	0	0	0	0	0	0	0
5601	Transportation Fee Refunds	45,282	3,000	5,000	8,000	10,000	0	0	0	0	0	0	0	0
5801	Note Principal	11,215,000	10,565,000	9,815,000	9,815,000	0	0	0	0	0	0	0	0	0
5802	Bond Principal	0	0	0	440,000	430,000	510,000	600,000	690,000	795,000	860,000	905,000	940,000	980,000
5811	Note Interest	111,839	211,300	293,632	293,633	0	0	0	0	0	0	0	0	0
5812	Bond Interest	0	0	0	166,299	236,050	214,550	189,050	159,050	124,550	84,800	59,000	38,400	19,600
	Total Expenditures	**11,396,268**	**10,801,642**	**10,138,632**	**10,977,845**	**701,050**	**749,550**	**814,050**	**874,050**	**944,550**	**969,800**	**989,000**	**1,003,400**	**1,024,600**
	Carryover PO's													
	Fund Balance - December 31st	**2,870,049**	**2,749,561**	**3,111,900**	**926,595**	**1,244,847**	**1,108,165**	**964,440**	**1,058,595**	**862,176**	**640,506**	**352,878**	**226,193**	**41,779**
	Valuation Based on Revenue					122,573,666.67	153,217,083.33	191,521,354.17	239,401,692.71	299,252,115.89	374,065,144.86	467,581,431.07	584,476,788.84	730,595,986.05
	Annual Revenue Surplus					318,253	(136,682)	(143,725)	94,155	(196,420)	(221,670)	(287,628)	(126,685)	(184,415)
	Amortization of Cash Surplus					138,316	123,129	107,160	117,622	95,797	71,167	39,209	25,133	4,642
	Millage Reduction %					44.79%	11.11%	12.50%	14.29%	12.80%	9.51%	5.59%	2.87%	0.55%
	Reduced Millage Amount					3.00	0.50	0.50	0.50	0.50	0.50	0.50	-	0.35
	Revised Millage					4.50	4.00	3.50	3.00	2.50	2.00	1.50	1.50	1.15

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: Alycia Ballone, Budget and Management Analyst
DATE: January 23, 2020
RE: Ordinance No 19-63 - Evans Farm Annexation Update

Background Summary:
The main issue requiring resolution is that of the inclusion of the proposed annexation into the Delaware South New Community Authority. Evans Farm currently is included within its own NCA at a rate of 10 mills. The land proposed to be annexed was identified by the City to be included in the South NCA, which has a rate of 7.5 mills. Rather than pass the full 17.5 mills burden onto the future homeowner, the City and the Applicant are working to find a solution beneficial to all parties and equitable to those already in the South NCA.

Update:
In late December 2019, the Applicant shared a proposed payment (attached) based on their projections of the South NCA revenues. The proposal assumed a 2 percent inflation rate, a home market value of $400,000, and a rate of completion of 10 homes in 2021 and 25 homes annually in 2022 through 2024. The revenues were calculated at 7 mills and resulted in a total proposed payment of $194,360.

Staff reviewed this projection in early January and countered the Applicant's proposal with an alternate version (attached) making the following modifications: updating the millage to the current South NCA rate of 7.5 mills, revising the first year of collection to be 2022 which is more consistent with the construction realities likely for this site, and extending the length of the NCA to 2027 consistent with City projections. Using the Applicant's rate of construction, a market value of $400,000 and inflation rate of 2 percent, Staff's projected NCA revenues were $403,389.

Staff further broke the calculation down into a per house rate based on the year built to allow the developer to better align the payment required with when a building permit might be issued: $6,624 for a 2021 build, $5,574 for a 2022 build, $4,503 for a 2023 build, $3,410 for a 2024 build, $2,296 for a 2025 build and $1,159 for a 2026 build. Each payment would be made on a per house basis and collected with the building permit. At the rate of construction the Applicant provided, the per house rates sum to the $403,389 in projected South NCA

revenues. Increasing the rate of construction or building the remaining 24 lots would increase the overall sum.

Staff's proposal was given to the Applicant. The Applicant has since countered the proposal with a one-time payment of $250,000 to be made in 2023. While Staff has not had the opportunity to review this one-time payment in detail, a one-time guaranteed payment could potentially be beneficial while giving more certainty to receiving funds in the event that construction slows or stops for some unforeseen reason.

Mr. Eyerman will be attending Monday night's meeting and will be available to answer any questions.

The included attachments show both the Applicant's projections and City Staff's projections.

City of Delaware Staff Projections

Market Value:	$400,000
Inflation:	2%

Remaining Lots:	24

Number of Lots Built by Year					
2021	**2022**	**2023**	**2024**	**2025**	**2026**
10	25	25	25	0	0

	MV of 2021 Lots	MV of 2022 Lots	MV of 2023 Lots	MV of 2024 Lots	MV of 2025 Lots	MV of 2026 Lots	Total MV	NCA Revenues @ 7.5 mills
2022	$ 4,000,000	$ -	$ -	$ -	$ -	$ -	$ 4,000,000	$ 10,500
2023	$ 4,080,000	$ 10,200,000	$ -	$ -	$ -	$ -	$ 14,280,000	$ 37,485
2024	$ 4,161,600	$ 10,404,000	$ 10,404,000	$ -	$ -	$ -	$ 24,969,600	$ 65,545
2025	$ 4,244,832	$ 10,612,080	$ 10,612,080	$ 10,612,080	$ -	$ -	$ 36,081,072	$ 94,713
2026	$ 4,329,729	$ 10,824,322	$ 10,824,322	$ 10,824,322	$ -	$ -	$ 36,802,693	$ 96,607
2027	$ 4,416,323	$ 11,040,808	$ 11,040,808	$ 11,040,808	$ -	$ -	$ 37,538,747	$ 98,539
Total								**$ 403,389**

Projected Rate per Lot by Year Built

	2021	2022	2023	2024	2025	2026	Total Paid
per Lot Rate	$ 6,624	$ 5,574	$ 4,503	$ 3,410	$ 2,296	$ 1,159	
Total	$ 66,235	$ 139,338	$ 112,563	$ 85,253	$ -	$ -	**$ 403,389**

DRAFT

Applicant Projections

Evans Farm Project (Peachblow Site) ***DRAFT***

Projected NCA Revenues

Projected Taxable Market Values (1)

NCA Revenue Received	10 Lots - Built 2021 Market Value (2)	25 Lots - Built 2022 Market Value (2)	25 Lots - Built 2023 Market Value (2)	25 Lots - Built 2024 Market Value (2)	Total Market Value	Total NCA Revenues (7 Mills)
2023	4,000,000	0	0	0	4,000,000	9,800
2024	4,080,000	10,200,000	0	0	14,280,000	34,986
2025	4,161,600	10,404,000	10,404,000	0	24,969,600	61,176
2026	4,244,832	10,612,080	10,612,080	10,612,080	36,081,072	88,399
Total						**$194,360**

(1) Assumes 2% inflation during build out (2021 - 2024) and 1% thereafter.

(2) Assumes Single Family market value of $400,000 with 10 lots completed in 2021 and 25 completed annually from 2022 to 2024.

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven

September 6, 2019

RECEIVED
SEP 9 2019

City of Delaware
Attn: Elaine McCloskey
1 South Sandusky Street
Delaware, Ohio 43015

RE: Annexation of 43.847 acres
Berlin Township to the City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on September 5, 2019 adopted a Resolution granting Prayer of Petition for 43.847 acres, more or less, from Berlin Township to the City of Delaware.

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

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

Sincerely,

Sarah Dinovo

Sarah Dinovo,
Assistant Clerk to the Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven

RESOLUTION NO. 19-776

IN THE MATTER OF ACKNOWLEDGING RECEIPT OF ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, ANDREW WECKER, ESQ., ATTORNEY AT LAW, REQUESTING ANNEXATION OF 43.847 ACRES OF LAND IN BERLIN TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mr. Benton, seconded by Mr. Merrell to acknowledge that on August 5, 2019, the Clerk to the Board of Commissioners received a petition requesting annexation of 43.847 acres from Berlin Township to the City of Delaware.

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

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted August 12, 2019 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer
Deputy Administrator Dawn Huston
Clerk to the Commissioners Jennifer Walraven

RESOLUTION NO. 19-859

IN THE MATTER OF GRANTING ANNEXATION PETITION, FROM AGENT FOR THE PETITIONER, ANDREW WECKER ESQ., ATTORNEY AT LAW, REQUESTING ANNEXATION OF 43.847 ACRES OF LAND IN BERLIN TOWNSHIP TO THE CITY OF DELAWARE:

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

WHEREAS, on August 5, 2019, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Andrew Wecker Esq., Attorney At Law , agent for the petitioners, requesting annexation of 43.847 acres, more or less, from Berlin 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 Berlin;

NOW, THEREFORE, BE IT RESOLVED that the Delaware County Board of Commissioners grants the petition requesting annexation of 43.847 acres, more or less, from Berlin Township to the City of Delaware.

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

Jeff Benton
County Commissioner

Absent
Barb Lewis
County Commissioner

Gary Merrell
County Commissioner

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. 19-37 as passed on August 12, 2019 by the Delaware City Council.

Elaine McCloskey

Elaine McCloskey
Clerk of City Council

RECEIVED
2019 AUG 13 PM 2:51
DELAWARE COUNTY
BOARD OF ELECTIONS

This Resolution Certification dated this 13 day of August in the year 2019.

RESOLUTION NO. 19-37

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 43.847± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE EVANS FARM DELAWARE, LLC ANNEXATION BY ANDREW WECKER, AGENT FOR THE PETITIONERS.

WHEREAS, Andrew Wecker, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 43.847 acres of land, more or less, the description and map are attached hereto, and

WHEREAS, Andrew Wecker, as agent for the petitioners on August 5, 2019 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 August 5, 2019, and

WHEREAS, the Ohio Revised Code, Section 709.023 (c), 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 43.847± acres more or less as delineated on the attached Exhibits, 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: August 12, 2019 YEAS 4 NAYS 1
ABSTAIN 1

ATTEST: Elaine McCloskey
CITY CLERK

MAYOR

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

August 5, 2019

HAND-DELIVERED

Ms. Jennifer M. Walraven
Clerk to the Board of County Commissioners
101 North Sandusky Street, 1st Floor
Delaware, OH 43015

Dear Jennifer:

RE: Annexation Petition for 43.545 acres by Evans Farm Delaware, LLC

Enclosed are the original and seven copies of a petition for annexation and the approved legal description and drawing, as well as the list of adjacent property owners. Also enclosed is this law firm's check in the amount of $250 payable to the Delaware Board of County Commissioners.

Please contact me with any questions. Thank you.

Very truly yours,

Andrew Wecker

tjh
Enclosures
c/enc. Evans Farm Delaware, LLC (via email)
c Stephen D. Martin, Esq.
(T13162-145)

RECEIVED
AUG 05 2019
DELAWARE COUNTY
COMMISSIONERS

RECEIPT

No. 152734

DATE August 5, 2019

FROM Manos, Martin, Pergram

$ 250.00

DOLLARS

○ FOR RENT
○ FOR annexation of 43.545 acres Berlin Twp to City of Delaware

ACCT.		○ CASH #96788
PAID		⊗ CHECK
DUE		○ MONEY ORDER
		○ CREDIT CARD

FROM _____ TO _____

BY Sarah K Norris

A-1152
T-4161

96

MANOS, MARTIN & PERGRAM CO., LPA
CLIENT ADVANCES ACCOUNT
50 NORTH SANDUSKY STREET
DELAWARE, OH 43015-1926
(740) 363-1313

First Commonwealth Bank
MEMBER FDIC 1-800-711-BANK (2265)
fcbanking.com
56-308/441

8/2/2019

PAY TO THE ORDER OF Delaware Board Of County Commissioners $ **250.00

Two Hundred Fifty Only******

DOLL

MEMO Annexation Petition; 13162-145

Teresa A. Huffman
AUTHORIZED SIGNATURE

⑈096788⑈ ⑆044103086⑆ 1010550⑈

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

I, the undersigned, being ***the sole owner*** of 43.847± acres of real estate in the territory hereinafter described, hereby petitions for the annexation of the following described territory from **Berlin Township** to the **City of Delaware,** Delaware County, Ohio, being filed under **Sections 709.021(A)** and **709.023(A)** of the Revised Code of Ohio.

Petitioner has 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 Daniel L. Quick, P.S., Registered Surveyor No. 7803.

Petitioner has 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 Daniel L. Quick, P.S., Registered Surveyor No. 7803. 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 Petition 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 Petition.

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

Return original to:

Clerk of the Board of the Delaware County Commissioners
101 North Sandusky Street, 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

EVANS FARM DELAWARE, LLC
an Ohio limited liability company

Tambera M. Schueler, President 8/5/2019
By Tambera M. Schueler, President
P. O. Box 694
Lewis Center, OH 43035-0694

ATTACHMENTS:

Exhibit "A" – Legal Description of 43.847 Acre Tract for Annexation to the City of Delaware from the Township of Berlin by Daniel L. Quick, P.S., Registered Surveyor No. 7803, Korda/ Nemeth Engineering, Inc.

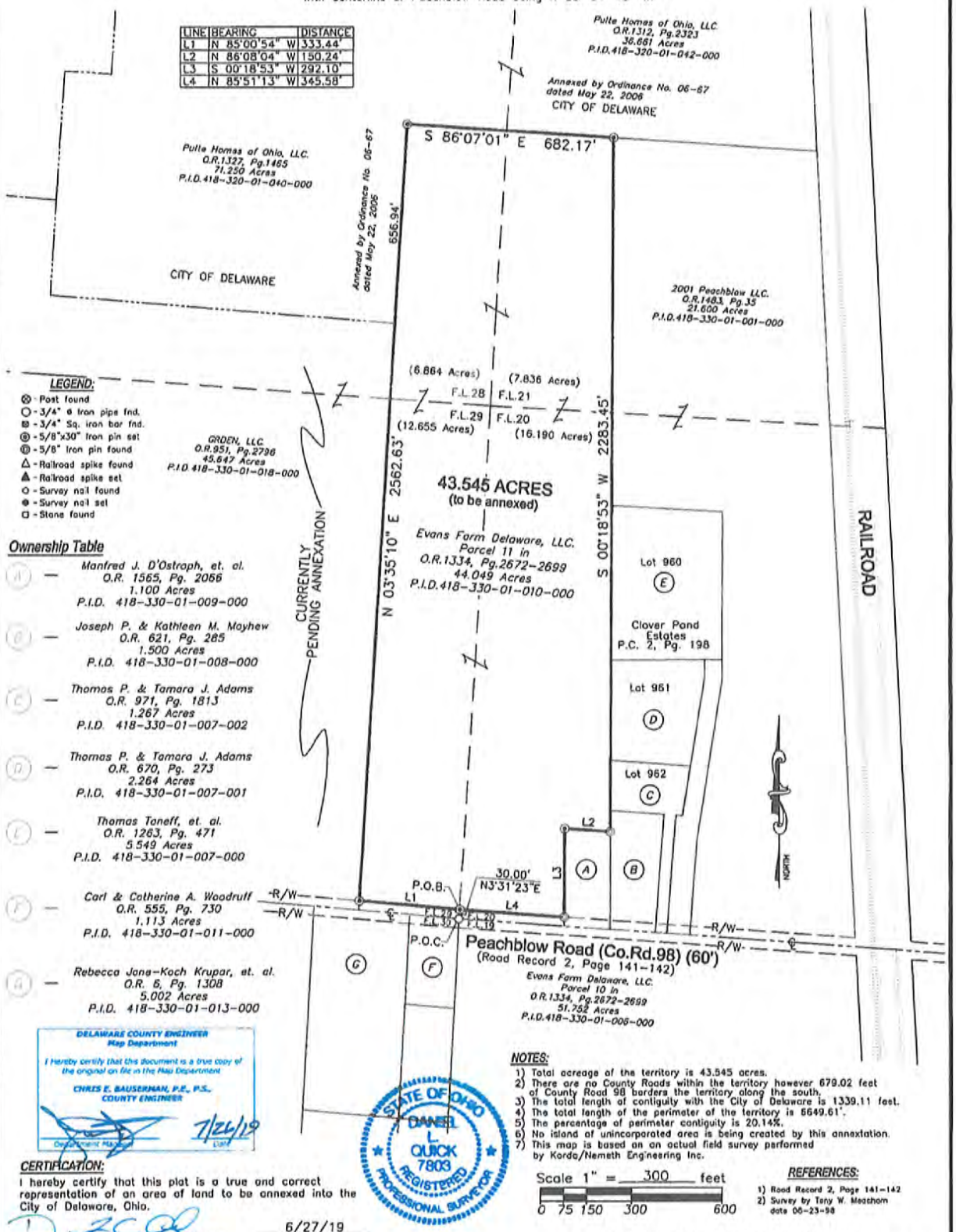
Exhibit "B" – Map of Territory to be Annexed Type II Annexation Plat by Daniel L. Quick, P.S., Registered Surveyor No. 7803, Korda/Nemeth Engineering, Inc.

MAP OF TERRITORY TO BE ANNEXED TO THE CITY OF DELAWARE, OHIO

BEING PART OF FARM LOTS 20, 21, 28, AND 29, SECTION 3, TOWNSHIP 4, RANGE 18, U.S.M.L., BERLIN TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO.

Basis of Bearings: The bearings shown upon this plat are referenced to the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS 2011) and with centerline of Peachblow Road being N 85° 51' 13" W.

LINE	BEARING	DISTANCE
L1	N 85°00'54" W	333.44'
L2	N 86°08'04" W	150.24'
L3	S 00°18'53" W	292.10'
L4	N 85°51'13" W	345.58'



LEGEND:

- ⊗ - Post found
- ○ - 3/4" o iron pipe fnd.
- ⊠ - 3/4" Sq. iron bar fnd.
- ◉ - 5/8"x30" iron pin set
- ⓘ - 5/8" iron pin found
- △ - Railroad spike found
- ▲ - Railroad spike set
- ○ - Survey nail found
- ● - Survey nail set
- □ - Stone found

Ownership Table

(A) — Manfred J. D'Ostroph, et. al.
O.R. 1565, Pg. 2066
1.100 Acres
P.I.D. 418-330-01-009-000

(B) — Joseph P. & Kathleen M. Mayhew
O.R. 621, Pg. 285
1.500 Acres
P.I.D. 418-330-01-008-000

(C) — Thomas P. & Tamara J. Adams
O.R. 971, Pg. 1813
1.267 Acres
P.I.D. 418-330-01-007-002

(D) — Thomas P. & Tamara J. Adams
O.R. 670, Pg. 273
2.264 Acres
P.I.D. 418-330-01-007-001

(E) — Thomas Toneff, et. al.
O.R. 1263, Pg. 471
5.549 Acres
P.I.D. 418-330-01-007-000

(F) — Carl & Catherine A. Woodruff
O.R. 555, Pg. 730
1.113 Acres
P.I.D. 418-330-01-011-000

(G) — Rebecca Jane-Koch Krupar, et. al.
O.R. 5, Pg. 1308
5.002 Acres
P.I.D. 418-330-01-013-000

DELAWARE COUNTY ENGINEER
Map Department
I Hereby certify that this document is a true copy of the original on file in the Map Department
CHRIS E. BAUSERMAN, P.E., P.S.
COUNTY ENGINEER
7/26/19
Date

NOTES:

1) Total acreage of the territory is 43.545 acres.
2) There are no County Roads within the territory however 679.02 feet of County Road 98 borders the territory along the south.
3) The total length of contiguity with the City of Delaware is 1339.11 feet.
4) The total length of the perimeter of the territory is 6649.61'.
5) The percentage of perimeter contiguity is 20.14%.
6) No island of unincorporated area is being created by this annexation.
7) This map is based on an actual field survey performed by Korda/Nemeth Engineering Inc.

Scale 1" = 300 feet
0 75 150 300 600

REFERENCES:

1) Road Record 2, Page 141-142
2) Survey by Tony W. Meadhom date 06-23-98

CERTIFICATION:

I hereby certify that this plat is a true and correct representation of an area of land to be annexed into the City of Delaware, Ohio.

STATE OF OHIO
DANIEL L QUICK
7803
REGISTERED PROFESSIONAL SURVEYOR

REGISTERED SURVEYOR NO.7803

6/27/19
DATE

Survey requested by: Evans Farm Development, LLC

Map of territory to be annexed to the City of Delaware, Ohio	KORDA Korda/Nemeth Engineering, Inc - Consulting Engineers 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010 TEL 614-487-1650 FAX 614-487-1651 WEB www.korda.com

DATE	JOB #
6/27/19	2018-7010
REVISED	DRAWN
7/25/19	CLD
DWG.	CHK'D.
	TWM

NORTH

KORDA

Description of territory to be annexed to the City of Delaware, Ohio

Situated in the State of Ohio, County of Delaware, Township of Berlin, Farm Lots 20, 21, 28 and 29, Section 3, Township 4, Range 18 in the United States Military Lands and being part of the 44.049 acre tract conveyed to Evans Farm Delaware, LLC by deed of record in Official Record 1334, Page 2672-2699 and being further described as follows:

Commencing at a ¾" diameter iron pipe found at the common corner of Farm Lot 19, Farm Lot 20, Farm Lot 29 and Farm Lot 30 in Section 3, Township 4, Range 18, USML, said point being in the grantors southerly line and in the centerline of Peachblow Road (County Road 98) (60 feet wide);

Thence along the common line between Farm Lot 20 and Farm Lot 29, North 3°31'23" East for a distance of 30.00 feet to an iron pin set in the northerly right of way line of Peachblow Road and being the **Point of Beginning**;

Thence along the northerly right of way line of Peachblow Road and being 30 feet distant from and parallel to the centerline of Peachblow Road and the southerly line of Farm Lot 29, **North 85°00'54" West** a distance of **333.44 feet** to an iron pin set in the grantor's westerly line and in the easterly line of a 45.647 acre tract conveyed to GRDEN, LLC by deed of record in Official Record 951, Page 2796;

Thence along the easterly line of said 45.647 acre tract, the grantor's westerly line and the easterly line of a 71.250 acre tract conveyed to Pulte Homes of Ohio, LLC by deed of record in Official Record 1327, Page 1465, **North 03°35'10" East** a distance of **2562.63 feet** to an iron pin set at the grantor's northwesterly corner;

Thence along the grantor's northerly line, the southerly line of said 71.250 acre tract, the southerly line of a 36.661 acre tract conveyed to Pulte Homes of Ohio, LLC by deed of record in Official Record 1312, Page 2323, **South 86°07'01" East** a distance of **682.17 feet** to an iron pin set at the grantor's northeasterly corner and the northwesterly corner of a 21.60 acre tract conveyed to 2001 Peachblow LLC by deed of record in Official Record 1483, Page 35;

Thence along the grantor's easterly line, the westerly line of said 21.60 acre tract, the westerly line of Clover Pond Estates Subdivision (Plat Cabinet 2, Slide 198) and the westerly line of a 1.50 acre tract conveyed to Joseph P. and Kathleen M. Mayhew by deed of record in Official Record 621, Page 285, **South 00°18'53" West** a distance of **2283.45 feet** to a 5/8" diameter iron pin found at the northeasterly corner of a 1.10 acre tract conveyed to Manfred J. D'Ostroph, et. al. by deed of record in Official Record 1565, Page 2066;

KORDA

Thence along the grantor's southerly line and the northerly line of said 1.10 acre tract **North 86°08'04" West** a distance of **150.24 feet** to an iron pin set at the northwesterly corner of said 1.10 acre tract;

Thence along the grantor's easterly line and the westerly line of said 1.10 acre tract **South 00°18'53" West** a distance of **292.10 feet** a 5/8" diameter iron pin found in the northerly right of way line of Peachblow Road;

Thence along the northerly right of way line of Peachblow Road and being 30 feet distant from and parallel to the centerline of Peachblow Road and the southerly line of Farm Lot 20, **North 85°51'13" West** a distance of **345.58 feet** to the **Point of Beginning** and containing ***43.545 acres***, more or less, and subject to all other legal easements and rights of way.

Of the above described tract, all 43.545 acres, more or less, is located within Auditor's Parcel Number 418-330-01-010-000. Of the above described tract, 16.190 acres, more or less, is located within Farm Lot 20, 7.836 acres, more or less, is located within Farm Lot 21, 6.864 acres, more or less, is located within Farm Lot 28, 12.655 acres, more or less, is located within Farm Lot 29.

The basis of bearing of North 85°51'13" West on the centerline of Peachblow Road is referenced to the Ohio State Plane Coordinate System North Zone NAD 83 (NSRS 2011).

All iron pins set are 30" x 5/8" rebars with a yellow plastic identification cap bearing the inscription "Korda Engineering" and PS 7803".

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor No. 7803 from an actual field survey performed by Korda/Nemeth Engineering Inc. This instrument was prepared for an annexation request and it's use for any other purpose is strictly prohibited.

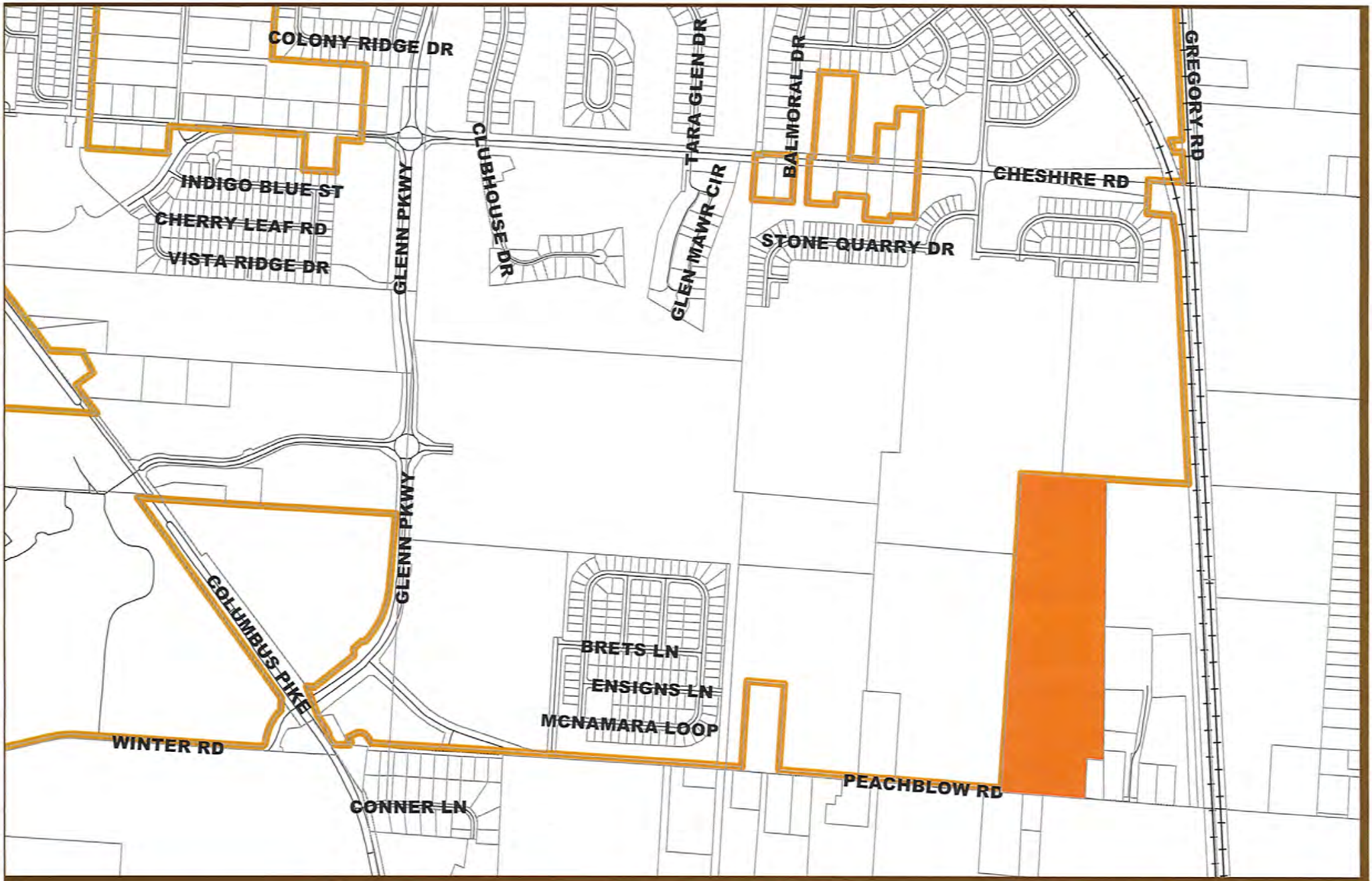
Daniel L. Quick, PS 7803
Korda/Nemeth Engineering, Inc.

June 27, 2019
Date
Rev: 7/25/19

STATE OF OHIO
DANIEL L. QUICK
7803
REGISTERED PROFESSIONAL SURVEYOR

DELAWARE COUNTY ENGINEER
Map Department
I Hereby certify that this document is a true copy of the original on file in the Map Department.
CHRIS E. BAUSERMAN, P.E., P.S.,
COUNTY ENGINEER
Department Manager — Date 7/26/19

1650 Watermark Drive, Suite 200 | Columbus, Ohio 43215 USA | tel +1.614.487.1650 | fax +1.614.487.8981
www.korda.com



EST 1808
CITY OF
DELAWARE
OHIO

Evans Farms LLC
Annexation Location Map

N

Annexation Petition

Adjacent Property Owners
To Parcel No. 418-330-01-010-000

Owner	Parcel No.	Taxpayer/Tax Mailing Address
2001 Peachblow LLC	418-330-01-001-000	2001 Peachblow Road Lewis Center, OH 43035-9297
Thomas P. Adams and Tamara J. Adams	418-330-01-007-001	1795 Peachblow Road Lewis Center, OH 43035-9103
Manfred J. D'Ostroph and Marla K. Gaskill, Trustees	418-330-01-009-000	1765 Peachblow Road Lewis Center, OH 43035-9103
GRDEN LLC	418-330-01-018-000	10590 Wellington Boulevard Powell, OH 43065-8766
Kenney Asset Management, LLC	418-330-01-014-000	470 Olde Worthington Road Westerville, OH 43082-7957
Rebecca Jane Krupar and James Matthew Koch	418-330-01-013-000	1522 Peachblow Road Lewis Center, OH 43035-9102
Joseph P. Mayhew and Kathleen M. Mayhew	418-330-01-008-000	1787 Peachblow Road Lewis Center, OH 43035-9103
Pulte Homes of Ohio, LLC	418-320-01-040-000 418-320-01-042-000	4900 Tuttle Crossing Boulevard Dublin, OH 43016-1532
Thomas Taneff and Hollie M. Cox, Co-Trustees	418-330-01-007-000	1799 Peachblow Road Lewis Center, OH 43035-9103
Carl Woodruff and Catherine A. Woodruff	418-330-01-011-000	1600 Peachblow Road Lewis Center, OH 43035-9102

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 9

DATE: 03/09/2020

ORDINANCE NO: 20-05

RESOLUTION NO:

READING: THIRD

PUBLIC HEARING: YES
February 24, 2020 @ 7:30 p.m.

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 AMENDING SECTION 901 OF THE CITY OF DELAWARE CODIFIED ORDINANCES TO BRING THE RULES AND REGULATIONS INTO CONFORMANCE WITH THE CURRENT RIGHT OF WAY BEST MANAGEMENT PRACTICES.

BACKGROUND:

UPDATE 3/09/2020: Section 901.05 was subsequently modified following public comment to expand the definition of emergency repairs to include the immediate re-establishment of critical utility services.

2/24/2020: The revision amends the language of Chapter 901 (Excavations in the city's right of way) of the City Codified Ordinances to bring the Rules & Regulations into conformance with the current best management practices employed by the city in managing the various construction activities taking place within the public right of way. Modifications serve to revise the permitting process to be in conformance with current administrative responsibilities and assignments within the Public Works Department. Amendments to language is included in regard to improving the requirements associated with the provision of acceptable maintenance of traffic plans and implementation during construction operations within the public right of way, and the associated public

notification process requirements. Adjustments to right of way permitting and inspection fees are proposed under separate ordinance.

REASON WHY LEGISLATION IS NEEDED:
To allow for appropriate and efficient right of way permit administration, construction inspection, maintenance of traffic, and public notification for all activities within the public right of way.

COMMITTEE RECOMMENDATION:
Recommendation for approval by the Public Works Committee by 3-0 vote on 2/4/20 meeting.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
Includes more stringent regulation concerning the planning and implementation of adequate maintenance of traffic operations, and public notification process for private construction activities occurring within the public right of way.

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

RECOMMENDATION:
Approval following public hearing

ATTACHMENT(S)
Revised Section 901 per public comments received

ORDINANCE NO. 20-05

AN ORDINANCE AMENDING SECTION 901 OF THE CITY OF DELAWARE CODIFIED ORDINANCES TO BRING THE RULES AND REGULATIONS INTO CONFORMANCE WITH THE CURRENT RIGHT OF WAY BEST MANAGEMENT PRACTICES.

WHEREAS, the City of Delaware regulates excavation, construction and utility maintenance work occurring within dedicated public right of way; and

WHEREAS, changes in personnel, division of responsibilities between departments within the city, and a need for more stringent regulation of work performed within the public right of way necessitate adjustments to the procedures employed in managing right of way activities; and

WHEREAS, Chapter 901 of the STREETS, UTILITIES AND PUBLIC SERVICES CODE shall be modified to account for the current best management practices in place.

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

SECTION 1. That Chapter 901 is hereby amended to read as follows: (See Sections 901 attached hereto)

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

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

CHAPTER 901. - EXCAVATIONS[1]

Footnotes:

--- (**1**) ---

Editor's note— Ord. 12-71, passed Oct. 29, 2012 , repealed the former Ch. 901, §§ 901.01—901.16, 901.99, and enacted a new Ch. 901 as set out herein. The former Ch. 901 pertained to similar subject matter and derived from Ord. 04-195, passed Dec. 13, 2004.

Cross reference— Barricades and warning lights - see GEN. OFF. 521.03

State Law reference— Power to establish and care for streets - see Ohio R.C. 715.19, 717.01, 723.01; Openings by the Municipality - see Ohio R.C. 723.02; Excavation liability - see Ohio R.C. 723.49 et seq.; Changing established grade - see Ohio R.C. 727.07; Compulsory service connections - see Ohio R.C. 729.06, 743.23, 743.37; Digging, excavating and piling earth on streets - see Ohio R.C. 5589.10

901.01. - General provisions.

(a) Authority. Any person or agency desiring to excavate within or to occupy public right of way for the purpose of constructing, servicing, or maintaining public or private infrastructure or property must first obtain a **RIGHT OF WAY** ~~public way~~ permit.

(b) Permit Activities. There are three types of activities covered by this permit:

(1) Excavation: For excavations within a roadway, alley, sidewalk or driveway, or the non-paved area within the right of way for any purpose whatsoever. A separate permit is required for each project submission.

(2) Occupancy: For partial or complete closure of any public street, alley or sidewalk with vehicles, equipment or materials for the purpose of providing maintenance, repair, or replacement to any privately owned utility, building or property at or above grade. A separate permit is required for each project submission.

(3) Blanket: At the sole discretion of the City, an approved **RIGHT OF WAY** ~~public way~~ permit may be designated as a blanket permit and be available to applicants that routinely occupy the public right-of-way for the maintenance or repair to privately owned aerial utilities, installation of aerial service connections, or for tree trimming services, and that are able to perform such work with minimal disruption to traffic and without any excavation within the right-of-way. Blanket permits are issued for a period of one year, beginning January 1st, and require the submission of a ten-thousand-dollar bond ($10,000.00), letter of credit, or other surety acceptable to the City Manager. In all cases, recipients of blanket permits are subject to the requirements of the Ohio Manual of Uniform Traffic Control Devices and are responsible for notifying the City of the schedule and location of all proposed activities. **ALL ROAD AND LANE CLOSURES SHALL BE DONE IN CONFORMANCE WITH THE CITY'S MAINTENANCE OF TRAFFIC AND PUBLIC NOTIFICATION REQUIREMENTS POLICY.**

(c) Exemptions: **RIGHT OF WAY** ~~Public way~~ permits as defined by this chapter, are not issued for the routine distribution or delivery of mail, newspapers, or services to businesses and residences such as landscaping service, furniture delivery, moving services; nor for construction activities associated with a new residential or commercial development project site, provided such activities are covered under a separately approved building permit or engineering plan; or for activities performed by the City, its contractors and agents.

(d) Permit Application, Review and Approval: Permit applications shall be made to the City on approved forms and shall be subject to approval, approval with conditions, denial, or returned with a request for additional information and/or correction. No work may begin until a permit has been approved,

except for emergency repairs as defined in Section 901.05. Activities requiring the partial or complete closure of a public roadway or alley are subject to the additional maintenance of traffic requirements established in this chapter **AND SHALL NOT BE CONSIDERED APPROVED UNTIL ALL SUCH REQUIREMENTS HAVE BEEN SATISFIED.**

(e) Permit Issuance: With the exception of a permit with blanket designation, permits shall be issued for a maximum period of 180 days. At the sole discretion of the City and upon request by the applicant, a permit may be extended beyond the 180-day period as may be required to complete the work.

~~(f) Advance Notification Requirements: The following advanced notification requirements regarding the commencement of certain permit activities shall apply to all work requiring excavation within the public right-of-way, or any work that requires the partial of full closure of the travel lane of any public street. Notification shall be made only after receipt of an approved permit, and by either direct communication with the City Inspector, or by submitting written notification directly to the City. Notifications must include the approved permit number, contractor name and telephone number and the proposed work schedule. Work commencing without appropriate notification may be subject to the City ordering the work to cease.~~

~~(1) Minimum notification. A minimum 24-hour advance notification shall be made to the City for all projects requiring any excavation work whatsoever within the public right-of-way except for sidewalk and driveway approach work meeting the requirements of Section 901.06(a).~~

~~(2) Lane closures. Prior to establishing a lane closure of any public roadway, a minimum of (3) working days advance notice shall be provided by contacting the City as indicated on the permit.~~

~~(3) Full road closure. Prior to establishing implementing the complete closure of a street, a minimum of (5) working days advance notice shall be provided to the City to allow for proper notification of Safety and Emergency Forces, local industry and businesses and media as deemed necessary by the City.~~

(g) Liability. The issuance of a Public Way Permit does not relieve the applicant from liability for any damage that might occur to the roadway, the public, or personal property while performing work authorized by the permit. The permit applicant is further responsible for making any and all repairs, deemed necessary by the City, to work performed that has failed within a period of one (1) year from the date the work was completed.

(h) High Impact Areas. For purposes of this regulation, High Impact Areas are generally defined below and described as areas that may require the additional approval of other government agencies as well as special construction and restoration materials, specifications and procedures. Areas considered high impact generally include, but are not necessarily limited to US23, US36, US42, SR37, SR521 and the Downtown Streetscape Improvement Areas.

(Ord. 12-71. Passed 10-29-12)

901.02. - Form of permit application.

The **RIGHT OF WAY** ~~Public Way~~ Permit application shall include sufficient detail to adequately describe the nature of work to be performed within the public right of way, project schedule, contractors involved, impacts to surrounding properties, and any other information necessary to fully describe the proposed activities. The permit application is subject to periodic modifications at the discretion of the City.

(Ord. 12-71. Passed 10-29-12)

901.03. - Permit plans.

Whenever an excavation activity is to be performed within the right of way, the permit application shall be accompanied by detailed work plans. The plans shall be of suitable size, clarity and scale to

show the nature of the work to be performed. All existing public and private utilities within the proposed work area shall be shown on the plans, in as much as information is available from searching City and private utility records. All conflicts with any City facility shall be resolved to the satisfaction of the City.

(Ord. 12-71. Passed 10-29-12)

901.04. - Restoration.

Whenever an applicant has been granted authority to excavate in the public right of way the applicant shall be required to return the right of way to essentially the same condition it was prior to the work and by such time as indicated in the approved permit for the work. The permanent restoration of any sidewalk, tree lawn, curb, street pavement, etc. shall occur no later than thirty (30) days after the completion of any utility repair or installation activity within the public right of way except in high impact areas as defined in Section 901.01(h), which requires pavement restoration be completed within seven (7) days. Construction activity completed November through April shall have all grading and seeding issues resolved no later than May 31st.

(Ord. 12-71. Passed 10-29-12)

901.05. - Emergency repairs.

When a private utility owner or its contractor must **PARTIALLY OR FULLY BLOCK TRAVEL LANE(S) OF** ~~occupy~~ any street or public right of way in order to complete emergency repairs as further defined below, the same shall complete the work as deemed necessary and submit a **RIGHT OF WAY** ~~public way~~ permit and the associated fees, no later than the following working day. For the purpose of this section, emergency repairs shall be considered those activities which require immediate action to address imminent danger and risk to the public and/or surrounding properties, **OR WHERE THE IMMEDIATE RESTORATION OF CRITICAL UTILITY SERVICES IS NECESSARY.** ~~i.e. natural gas line leaks, water main breaks, downed power lines **REQUIRING IMMEDIATE RESPONSE**.~~ The owner or contractor making emergency repairs shall notify the City of Delaware Police Department at the commencement of repair activity regarding the schedule of work **AND** impact to traffic**, AND IS** ~~and to request City assistance in managing traffic issues. The owner or contactor is~~ responsible for furnishing, erecting and maintaining all required traffic signage, barricades, detours etc. as required by the Ohio Manual of Uniform Traffic Control Devices. **IF THE OWNER/CONTRACTOR IS UNABLE TO FURNISH REQUIRED TRAFFIC MAINTENANCE, THE CITY SHALL FURNISH AS DEEMED NECESSARY AND INVOICE THE ASSOCIATED COST TO THE UTILITY OWNER.**

(Ord. 12-71. Passed 10-29-12)

901.06. - Inspections.

Inspection of work performed under all **RIGHT OF WAY** ~~public way~~ permits shall be completed by the City or an assigned agent. All excavation and paving activities within the public right-of-way, excluding sidewalk and driveway approach repairs, require a minimum 24-hour advance notification. Required inspections include:

(a) Sidewalk, Driveway or Curb. Concrete forms inspection required before placement of concrete. The ~~permittee~~ **APPLICANT** shall call the ~~Planning and Community Development~~ **PUBLIC WORKS** Department by 9:00 a.m. to schedule a required inspection for that day. Specific **DATES AND** times are not guaranteed.

(b) Utility Connections. Connections or repair to any public water line, sanitary or storm sewer requires inspection before backfill operation begins.

(c) Backfill Compaction. Backfill installation shall be performed in accordance with City specifications and is subject to inspection and testing as directed by the City.

(d) Final Inspection. A final inspection is required to verify conformance with permit requirements, including final grading and seeding.

(e) It is the applicant's responsibility to schedule inspections. Failure to obtain an inspection may result in the required re-excavation and installation of the work area in the presence of proper inspection personnel. In addition, the failure of a contractor to properly notify the City of his work and to schedule inspections may result in the denial by the City of any future permit applications.

(Ord. 12-71. Passed 10-29-12)

901.07. - Maintenance of traffic.

A MAINTENANCE OF TRAFFIC (MOT) PLAN SHALL BE PROVIDED WITH THE RIGHT OF WAY APPLICATION FOR ALL PARTIAL OR FULL CLOSURES OF A PUBLIC ROAD. ALL ROAD AND LANE CLOSURES SHALL BE DONE IN CONFORMANCE WITH THE CITY'S MAINTENANCE OF TRAFFIC AND PUBLIC NOTIFICATION REQUIREMENTS POLICY. A RIGHT OF WAY PERMIT REQUIRING AN APPROVED MOT PLAN IS NOT CONSIDERED APPROVED UNTIL THE ASSOCIATED MOT PLAN HAS BEEN SUBMITTED, REVIEWED AND APPROVED BY THE CITY. WHERE APPROVED BY THE CITY, A STANDARD OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD) TRAFFIC CONTROL CASE, OR AN OHIO DEPARTMENT OF TRANSPORTATION (ODOT) MAINTENANCE OF TRAFFIC STANDARD DRAWING MAY BE UTILIZED IF APPLICABLE TO THE PROJECT. HOWEVER, ALL ARTERIAL STREETS SHALL PROVIDE A CUSTOM MOT PLAN SPECIFIC TO THE PROJECT IN ACCORDANCE WITH OMUTCD REQUIREMENTS. FOR ALL FULL STREET CLOSURES, A SIGNED DETOUR MUST BE INCLUDED IN THE APPROVED MOT PLAN. WHERE THE TERM "ROAD CLOSURE" OR "CLOSURE" IS USED, IT SHALL REFER TO BOTH FULL ROAD CLOSURES AND PARTIAL ROAD CLOSURES. PARTIAL ROAD CLOSURES INCLUDE LANE CLOSURE AND SHOULDER CLOSURES.

~~For work that requires partial or complete closure of a public street, the applicant shall submit a maintenance of traffic application and associated traffic control/detour plan with the permit application, permits identifying partial or full road closure require up to ten (10) working days to review. Work requiring lane restrictions or a road closures is subject to the additional advance notification requirements of Section 901.01(f). Maintenance of traffic applications and plans shall be reviewed by the Engineering, Public Works, Police, and Fire Departments. Traffic control devices shall be furnished, erected, maintained, and removed by the applicant, or designated representative, in accordance with guidelines published in the Ohio Department of Transportation Temporary Traffic Control Manual. Any specific condition attached to the approved permit by the City shall take precedence over both the manual and plan notes. All traffic control devices used for night work including barrels, cones, barricades etc., must be equipped with high intensity reflective film and amber flashing beacons.~~

(Ord. 12-71. Passed 10-29-12)

901.08. - Excavation in new pavement.

Excavating within pavement less than two years old shall not be permitted if alternate utility installation methods are available i.e. directional boring. In the event excavation in pavement is

necessary, the applicant may be subject to additional pavement repair requirements including but not limited to full width pavement replacement, heat welding, sealing, and restriping.

(Ord. 12-71. Passed 10-29-12)

901.09. - Failure to perform.

Failure of applicant to complete any of the required work specified on an approved permit, or within the allotted time frame or to City specification may result in the City revoking the permit, issuing a stop work order, and contracting out the remaining construction activities and repairs as required. The applicant will be responsible for all administrative, material and labor costs associated with the repair in addition to any fines as identified in Section 901.99.

(Ord. 12-71. Passed 10-29-12)

901.10. - Parking meters.

Whenever the permitted activities being performed restrict the use of City Parking Meters, the applicant requesting the permit shall be responsible for contacting the City Police Department and making appropriate arrangements for specified meters to be temporarily bagged or removed as necessary for the work.

(Ord. 12-71. Passed 10-29-12)

901.11. - Steel roadway plates.

The City requires that all applicants/contractors placing steel roadway plates on any public street or alley to notify the City Public Works Department upon placement. The contractor shall supply the name and telephone contact information of a designated 24-hour emergency contact person along with the location of each plate and the approximate number of days each plate shall be in place. All plates placed over excavations are to be held in place by the use of a minimum of four pins or by the placement of bituminous asphalt continuously or all four edges and must be marked with an orange construction barrels or safety cones at the adjacent edge of pavement.

(Ord. 12-71. Passed 10-29-12)

901.12. - Emergency contact.

Prior to the commencement of any activity within the public right of way, the applicant shall provide the City with the name and phone number of a designated 24-hour emergency contact. The contact shall be authorized and capable of addressing situations that develop involving the applicants work after normal working hours or on weekends.

(Ord. 12-71. Passed 10-29-12)

901.13. - Dumpsters/storage containers.

A public way permit is required for all dumpsters, large waste receptacles and storage containers placed within the public right of way. Permits may be issued to a property owner, contractor of the vendor who supplies the units. The vendor shall be responsible for providing a dumpster or container in compliance with current City regulations. When placed on a public street, each unit shall be protected by placement of orange reflectorized barrels or safety cones to alert motorists of the presence of the unit.

The name and contact information of the unit owner shall be visible on the side of each unit. This regulation does not apply to waste containers placed on private property for routine waste collection service.

(Ord. 12-71. Passed 10-29-12)

901.14. - Special duty **LAW ENFORCEMENT** ~~police~~ officers.

The applicant shall be responsible for requesting, scheduling, and paying for the cost of the services of **A LAW ENFORCEMENT OFFICER (LEO)** ~~UNIFORMED Special Duty Police Officers~~ as **REQUIRED BY THE MAINTENANCE OF TRAFFIC AND PUBLIC NOTIFICATION POLICY AND AS** determined necessary by the City. Applicants shall be notified prior to permit approval to discuss the requirement of special duty officers. ~~Special duty officers shall be required at all times when working within signalized street intersections.~~ The City will determine the number of officers required. City of Delaware Officers are to be utilized when available and may be requested by contacting the Delaware Police Department. **LEO'S FROM OTHER JURISDICTIONS SHALL BE USED ONLY AFTER THE DELAWARE CITY POLICE DEPARTMENT DETERMINES THAT IT CANNOT PROVIDE THE OFFICER(S) AND APPROVES THE USE OF AN LEO FROM ANOTHER JURISDICTION.**

(Ord. 12-71. Passed 10-29-12)

901.15. - ~~Fees and deposits~~. **PERMIT AND INSPECTION FEES**

ALL PERMIT APPLICANTS SHALL BE REQUIRED TO PAY REVIEW AND INSPECTION FEES AS ESTABLISHED IN 197.02 OF THE ADMINISTRATIVE CODE.

~~All permit applicants shall be required to pay certain fees as set forth in this section to cover the administrative costs of issuing permits and performing inspections. The fees are listed on the current Public Way Permit and Inspection Fees Schedule.~~

~~(a) Permit Fees: Permit fees shall be charged for the following permit activities and are due at the time an approved permit is picked up.~~

~~• Excavation within the public right-of-way.~~

~~• Occupancy of a public street, alley or any part of the public right-of-way.~~

~~• Dumpsters/storage containers placed on a public street or within the right-of-way.~~

~~• Sidewalk/driveway: No fees charged for individual sidewalk or driveway permits.~~

~~• Blanket permit designation for work meeting the criteria of Section 901.01(b)(3).~~

~~(b) Inspection Fees: Applicants are responsible for paying inspection fees for the following activities at the time an approved permit is picked up.~~

~~• Excavation within a paved roadway in which more extensive inspection coverage may be deemed necessary depending on the severity of the excavation size, depth and location.~~

~~• Excavation outside pavement limits but within the public right-of-way.~~

~~(c) Additional Inspection Fees: If, in the opinion of the City, additional inspections are necessary in the form of a stand-by construction inspector being assigned to monitor the associated construction activity, the applicant shall be notified prior to approval of the permit application to discuss the inspection requirements. The applicant shall be responsible to pay for the cost of such stand-by inspection services at the current City hourly rate for construction inspection services and shall be invoiced for the total stand-by construction inspection fees once it has been determined that the work has been completed in a satisfactory manner.~~

~~(d) Pavement Repair Deposit: A pavement repair deposit, separate from other required permit and inspection fees, may be required at the discretion of the City. These funds are utilized to cover any cost incurred by the City to modify a pavement repair that was improperly installed or otherwise constructed.~~

(Ord. 12-71. Passed 10-29-12)

Cross reference— Fee Schedule, § 197.02.

901.16. - Right to decline.

The City of Delaware reserves the right to decline additional permit requests by applicants that are in violation of the requirements of any provision of this chapter. No permit shall be issued until the violations are corrected to the satisfaction of the City.

(Ord. 12-71. Passed 10-29-12)

901.99. - Penalty.

Whoever violates any provision of this section shall be deemed guilty of a minor misdemeanor and fined one hundred dollars ($100.00). Any such violation shall be considered a separate offense for each successive day continued, in accordance with this section.

(Ord. 12-71. Passed 10-29-12)

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10

DATE: 03/09/2020

ORDINANCE NO: 20-06

RESOLUTION NO:

READING: THIRD

PUBLIC HEARING: YES
February 24, 2020 @ 7:35 p.m.

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 REVISING SECTION 909 OF THE CITY OF DELAWARE CODE OF ORDINANCES ESTABLISHING GENERAL RULES AND REGULATIONS FOR THE MAINTENANCE AND REPAIR OF SIDEWALK WITHIN PUBLIC RIGHT OF WAY.

BACKGROUND:

UPDATE 03/09/2020: Staff recommends tabling this item pending additional research.

Changes to how the city manages sidewalk permitting and inspection services have occurred over the past several years necessitating updates to current regulations governing sidewalk work. With the completion of the ten-year Safe Walks initiative where over ten-thousand sections of sidewalk were repaired or replaced throughout the community, revisions to how future maintenance activity on public sidewalks are managed are included in the code update. It is important to periodically update regulations that allow for the continued repair of deficient sidewalk sections across the city as they are reported or identified through evaluation.

REASON WHY LEGISLATION IS NEEDED:

To allow for the continued maintenance of deficient public sidewalk throughout the community.

COMMITTEE RECOMMENDATION:
Recommendation for approval by the Public Works Committee by 3-0 vote on 2/4/20 meeting.

FISCAL IMPACT(S):
Continued maintenance of public sidewlaks in accordance with available funding established in the current 5-year CIP.

POLICY CHANGES:
Replaces former Safe Walks maintenance initiative with simplified annual approach to sidewalk maintenance.

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

RECOMMENDATION:
Table to allow for additional research

ATTACHMENT(S)
Revise Section 909

ORDINANCE NO. 20-06

AN ORDINANCE REVISING SECTION 909 OF THE CITY OF DELAWARE CODE OF ORDINANCES ESTABLISHING GENERAL RULES AND REGULATIONS FOR THE MAINTENANCE AND REPAIR OF SIDEWALK WITHIN PUBLIC RIGHT OF WAY.

WHEREAS, the City of Delaware has over one-hundred and seventy-one miles of public street, the majority of which includes public sidewalks along both sides; and

WHEREAS, the sidewalks deteriorate over time such that repairs are required to maintain a safe pedestrian access network throughout the community; and

WHEREAS, Section 729.01 of the Ohio Revised Code specifies that property owners with sidewalks and curbing abutting their property are responsible for the maintenance and repair thereof; and

WHEREAS, Chapter 909 of the City of Delaware STREETS, UTILITIES AND PUBLIC SERVICES CODE shall be modified to include updated language pertaining to the responsibilities of the property owner in the maintenance and repair of sidewalk abutting their properties and details of an annual sidewalk maintenance program administered by the City.

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

SECTION 1. That Chapter 909 is hereby replaced to read as follows:
(See Sections 909 attached hereto)

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

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

CHAPTER 909. - SIDEWALKS, CURBS AND GUTTERS[5]

Footnotes:

--- (**5**) ---

Cross reference— Offenses relative to sidewalks - see GEN. OFF. Ch. 521

State Law reference— Sidewalks and gutters - see Ohio R.C. 729.01 et seq.; Notice to construct or repair sidewalks - see Ohio R.C. 729.03 et seq.; Digging, excavating and piling earth on streets - see Ohio R.C. 5589.10

GENERAL PROVISIONS

909.01. - Authority.

Chapter 903 of the Delaware City Code authorizes the City Manager to adopt and update standard construction specifications as required. Chapter 909 of the Delaware City Code and the provisions of section 729.01 of the Ohio Revised Code, require property owners to be responsible for the maintenance, repair, and if necessary, replacement of that portion of sidewalk and curb/gutter abutting their property line against any public street or alley in order that publicly accessible sidewalks be maintained in a safe condition.

(Ord. 10-39. Passed 6-28-10)

909.02. – **CONSTRUCTION, MAINTENANCE & REPAIR RESPONSIBILITY.**

The construction, maintenance and repair of sidewalks, handicap ramps, and curb/gutter is divided into specific responsibility:

(a) Existing Sidewalk and Curb. Existing sidewalks and curbing within publicly dedicated right-of-way for public streets and alleys are the responsibility of the abutting property owner for all required maintenance, repair and replacement activities, and all associated costs thereof. Maintenance activities shall include, but not be limited to sweeping and the removal of leaves, snow, and ice as may be required to maintain a safe access for pedestrian movement.

(b) Existing Handicap Ramps. Existing handicap ramps constructed within publicly dedicated right-of-way are the responsibility of the City to repair and replace as required, including the inclined ramp, landing area, and transition section of sidewalk. Such repairs shall be performed by the City. The daily maintenance of the handicap ramps remains the responsibility of the abutting property owner as described in subsection (a) hereof.

(c) New Development. All new developments within the City are required to include the construction of sidewalks and handicap ramps within the public right-of-way along all public streets, and along private streets and parking areas per City specifications and as further required and defined within Section 1111.10 of the City Code.

(1) Single-family residential development. Residential subdivisions must include the construction of all required handicap ramps per plan as part of the initial infrastructure construction, prior to the acceptance of the public improvements by the City. The City will only inspect and approve completed handicap ramps and will not inspect forms for handicap ramps prior to the placement of concrete. The construction of sidewalk fronting residential lots may be deferred until the construction of the associated residence on any particular lot; however, in no circumstance shall the construction of the walk be deferred for a period exceeding thirty months from the date of acceptance of public improvements for that development section.

(2) Multi-family residential development. Multi-family developments shall include the design and construction of sidewalks that meet the current Americans with Disabilities Act Accessibility Guidelines (ADAAG) **AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES**

(PROWAG), and conform to City requirements. Sidewalks shown on approved plans may be constructed in phases in association with the construction of specific buildings, and are to be completed, inspected, and approved by the City prior to the occupancy of any adjacent building. **IT IS THE RESPONSIBILITY FOR THE PROPERTY OWNER, PROPERTY MANAGER OR OTHER ENTITY RESPONSIBLE FOR THE CONDITION OF THE PROPERTY TO MAINTAIN SIDEWALKS INCLUDING BUT NOT BE LIMITED TO SWEEPING, REMOVAL OF LEAVES, SNOW AND ICE, AND ALL REPAIRS AS MAY BE REQUIRED TO MAINTAIN A SAFE ACCESS FOR PEDESTRIAN MOVEMENT.**

(3) Commercial developments. Commercial developments shall include the design and construction of sidewalks that meet the current Americans with Disabilities Act Accessibility Guidelines (ADAAG) **AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG)** and conform to City requirements. Sidewalks shown on approved plans are to be constructed, inspected, and approved by the City prior to the occupancy of any new facility associated with the development. **IT IS THE RESPONSIBILITY FOR THE PROPERTY OWNER, PROPERTY MANAGER OR OTHER ENTITY RESPONSIBLE FOR THE CONDITION OF THE PROPERTY TO MAINTAIN SIDEWALKS INCLUDING BUT NOT BE LIMITED TO SWEEPING, REMOVAL OF LEAVES, SNOW AND ICE, AND ALL REPAIRS AS MAY BE REQUIRED TO MAINTAIN A SAFE ACCESS FOR PEDESTRIAN MOVEMENT.**

(d) Street Tree Damage. Sidewalk within existing public right-of-way or public access easements that has been damaged by the root system of a City street tree existing within the street tree planting area between the sidewalks and pavement edge shall be the responsibility of the City for necessary repair and replacement. In the event that the repair requires significant tree roots to be cut away so that in the opinion of the City Arborist, the tree will not survive and must be removed, the City shall have the tree removed, and replace the tree with a new tree of appropriate species as recommended by the City ~~Street Tree Commission.~~

(e) Enhanced Walkway **SURFACES** ~~Areas~~. Property owners whose individual properties abut ~~an enhanced walkway~~ **SIDEWALK** that **INCLUDES ENHANCED AREAS CONSTRUCTED AT THE REQUEST OF THE CITY**~~has been constructed by the City as part of an area enhancement project~~, are not responsible for the repair and replacement of the enhanced portion of the walkway. Enhanced **AREAS** ~~walkways~~ include exposed brick and paver sidewalks, and ornamental tree gratings and castings.

(f) Asphalt Walkways and Bikeways. Property owners, whose individual properties abut an asphalt pedestrian path or bikeway that has been constructed as part of the designated City bikeway and pedestrian pathway network, are not responsible for repair and replacement of the asphalt bikeways.

(g) Utility Boxes and Appurtenances. Owners of utility access structures including meter pits, utility valve boxes, basement access doors, communication pull boxes, etc. that protrude more than ~~½ inch~~ **¼-INCH** above the adjacent sidewalk surface are responsible for adjusting such appurtenance to be flush with the sidewalk section and if necessary, replacement of the sidewalk section.

(Ord. 10-39. Passed 6-28-10)

CONSTRUCTION AND MAINTENANCE SPECIFICATIONS

909.03. - Design and construction specifications.

All public and private sidewalk, curbing, and handicap ramps shall be designed and constructed in conformance with the current City Design and Construction Specifications as authorized under Section 903.01 of the City Code and be in conformance with current Federal ADAAG requirements **AND PROWAG GUIDELINES.**

(Ord. 10-39. Passed 6-28-10)

909.04. - Maintenance and Repair Criteria.

The City shall apply the following criteria singly, or in combination, in the determination of whether sidewalk shall be repaired or replaced **TO RESTORE A SAFE WALKING SURFACE.**

(a) Adjoining sections or parts thereof whose edges differ vertically by more than **¼-INCH** ~~one-half inch.~~

(b) ~~Adjoining~~ **SECTIONS WITH OPEN JOINTS OR GAPS GREATER THAN ½-INCH** ~~five-eighths of an inch in width~~.

(c) Sections **WITH LOOSE OR MISSING PIECES**. ~~that are cracked so that pieces are missing or loose.~~

~~(d) Sections sloping away from the street unless so constructed by design.~~

(e) Sections with cross-slopes exceeding **2.08%** ~~three-fourths inches vertical per one foot horizontal~~.

~~(f) Sections that cause an abrupt change in the longitudinal grade of the sidewalk.~~

(g) Sections with deteriorating surfaces presenting loose aggregate.

~~(h) Sections containing structures such as cellar doors, grates, water boxes, meter pits, which protrude above the sidewalk more than one-half inch so that they present a tripping hazard.~~

~~(i) Sidewalk constructed without approval of the City.~~

(Ord. 10-39. Passed 6-28-10)

INSPECTION AND REPAIR

909.05. – **INSPECTIONS** ~~General purpose~~.

The City shall conduct ~~annual~~ evaluations of the condition of existing sidewalks within public right of way for the purpose of determining the presence of ~~specific~~ sidewalk deficiencies ~~requiring repair~~ per the criteria established in Section 909.04 of these regulations. ~~The community shall be sub-divided into sidewalk evaluation zones which are inspected over a ten-year cycle; however any property in the City may be inspected for sidewalk deficiencies at any given time.~~ A deficiency report shall be generated ~~in association with the sidewalk inspections~~ that identifies deficient sections of sidewalk on specific properties, and **AN ESTIMATED COST** ~~the costs~~ associated with making repairs. ~~City Council shall consider passage of a resolution of necessity requiring property owners identified in the report to complete the required repairs within a specified time-frame. Notification shall be sent to the associated property owner requiring the repairs be completed.~~

(Ord. 10-39. Passed 6-28-10)

909.06. – PROPERTY OWNER NOTIFICATION TO COMPLETE REPAIRS

THE PROPERTY OWNER SHALL BE NOTIFIED IN WRITING OF AN IDENTIFIED SIDEWALK DEFICIENCY WITHIN A SECTION OF SIDEWALK ABUTTING THEIR RESPECTIVE PROPERTY AND BE PROVIDED A TIMEFRAME BY WHICH THE DEFICIENCY SHALL BE CORRECTED IN ACCORDANCE WITH ACCEPTABLE REPAIR STANDARDS.

909.07. - REPAIRS BY PROPERTY OWNER.

PROPERTY OWNERS, OR THEIR CONTRACTOR, ARE RESPONSIBLE TO SUBMIT A COMPLETED PUBLIC RIGHT OF WAY PERMIT FOR ALL REPAIR ACTIVITY, TO SCHEDULE

REQUIRED PRELIMINARY AND FINAL CONSTRUCTION INSPECTIONS, AND TO COMPLETE ALL SIDEWALK REPAIRS IN ACCORDANCE WITH CURRENT CITY CONSTRUCTION SPECIFICATIONS.

~~Property owners electing to complete the required repair of sidewalks identified in the notice from the City are responsible for following all current City right-of-way and construction policy, criteria, and specifications as follows:~~

~~(a) Time-Frame. A property owner must have the required repairs completed by the date established in the Resolution of Necessity.~~

~~(b) Permits. The property owner, or their contractor, is responsible for completing and submitting the required public way permits to work within the right-of-way. Permit and inspection fees are waived for property owners making repairs to existing sidewalk. under the City safe walks program or on their own.~~

~~(c) Inspections. The property owner, or their contractor, is responsible for scheduling the required construction inspections for the necessary sidewalk repair work, including the initial sidewalk forms inspection and final finished inspection.~~

(Ord. 10-39. Passed 6-28-10)

909.08. - FAILURE TO COMPLETE REPAIRS/RESOLUTION OF NECESSITY

IN THE EVENT THAT A PROPERTY OWNER FAILS TO COMPLETE THE REQUIRED REPAIRS AS SPECIFIED IN THE INITIAL NOTIFICATION TO COMPLETE REPAIRS, THE CITY WILL CONSIDER PASSAGE OF A RESOLUTION OF NECESSITY REQUIRING THE WORK TO BE COMPLETED BY THE PROPERTY OWNER, AND IF NECESSARY, CAUSING THE WORK TO BE COMPLETED SHOULD THE PROPERTY OWNER FAIL TO COMPLETE THE WORK. PROPERTY OWNERS SHALL BE NOTIFIED BY CERTIFIED LETTER OF THE REQUIREMENTS OF THE RESOLUTION OF NECESSITY INCLUDING ESTIMATED COST OF REPAIRS, TIMEFRAME TO COMPLETE THE WORK AND THE RIGHT TO APPEAL THE REQUIREMENTS. SHOULD THE CITY MAKE REPAIRS, THE ENTIRE COST OF THE REPAIRS SHALL BE INVOICED TO THE PROPERTY OWNER, AND UPON FAILURE TO MAKE PAYMENT, ASSESS THE COSTS AGAINST THE PROPERTY OVER A FIVE (5) YEAR PERIOD AND INCLUDE INTEREST AT THE RATE OF 7%.

~~In the event that a property owner fails to complete the required repair of deficient sections of sidewalk which abut his or her property in accordance with the time-frame prescribed by the Resolution of Necessity passed by City Council, the City shall cause the work to be completed. The entire cost of the repairs shall be invoiced to the property owner and upon failure to make payment, assessed against the property based on the actual unit costs associated with the various improvements over five (5) years at the rate of 7%.~~

(Ord. 10-39. Passed 6-28-10)

909.09. - APPEAL PROCESS.

The property owner may appeal the City's notice requiring the identified repairs to be made to sidewalk abutting their property by submitting a written request for further evaluation to the City.

(a) Re-evaluation by Engineer. Upon receipt of a written appeal, a meeting will be established between the property owner and City representatives at the identified property to review the findings of the initial inspection, explain the evaluation criteria with the property owner, and answer any questions regarding the required work.

(b) Review by Public Works Committee. If the property owner is not satisfied with the information presented during the meeting with the City representative, the property owner can request to be placed on the agenda of the next scheduled Public Works Committee meeting for additional consideration. The decision by the Public Works Committee shall be final.

(Ord. 10-39. Passed 6-28-10)

909.10. - SIDEWALK MAINTENANCE PROGRAM.

City Council may elect to instruct the **PUBLIC WORKS DIRECTOR** ~~Director of Engineering Services~~ to initiate and administer ~~an annual~~ **CITY WIDE** sidewalk maintenance and repair program, and to permit all property owners with identified sidewalk deficiencies requiring such repair, to electively be included and subsequently invoiced for the costs associated with completing repairs on their respective properties.

(Ord. 10-39. Passed 6-28-10)

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FACT SHEET

AGENDA ITEM NO: 11 | DATE: 03/09/2020

ORDINANCE NO: | RESOLUTION NO: 20-20

READING: SECOND | 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:

A RESOLUTION OF NECESSITY FOR CONSTRUCTION OR REPAIR OF SIDEWALKS FOR THE 2020 DOWNTOWN SIDEWALK MAINTENANCE PROGRAM.

BACKGROUND:

This resolution requires property owners to make repairs to sidewalks abutting their respective properties in accordance with City Codified Ordinance Section 909 and Ohio Revised Code (ORC) Section 729. It further authorizes the City to make repairs if property owners fail to make the repairs by the stated deadline and to invoice and/or assess the property owners for the cost of the repairs. Deficient sidewalk sections were identified. See the Fiscal Impacts and Policy Changes sections below for additional background information.

For the downtown streetscape areas, the City is responsible for all streetscape areas, including tree wells and brick paver areas. The City is making additional repairs during early 2020 to tree wells and other streetscape deficiencies.

REASON WHY LEGISLATION IS NEEDED:

City Codified Ordinance Section 909 and ORC Section 729 requires that a Resolution of Necessity be adopted to require property owners to make repairs to abutting sidewalks, establish a date to complete the repairs, and authorize the City to make the repairs and to invoice and/or assess property owners for the cost of the repairs.

COMMITTEE RECOMMENDATION:

The Public Works Committee considered the Downtown Sidewalk Maintenance Program report by staff at the February 3rd meeting and voted to recommend the Resolution be presented to City Council for further consideration and action.

FISCAL IMPACT(S):

Sufficient funding is required to cover the cost of completing repairs that are City responsibility, as well as the full cost associated with repairs that are private property owners' responsibility. Sidewalk deficiencies that are corrected by the private property owners will decrease the cost to the City. However, it is prudent to assume that the City must cover the full cost of repairs that are private property owner responsibility, after which time the property owners will be invoiced and/or assessed for the city's cost in completing repairs on their behalf.

The approved 2020-2024 Capital Improvement Plan (CIP) includes a $150,000 allocation for this program. The adopted 2021 City Budget includes a $355,000 appropriation in the Capital Improvement Fund account 410-4109-5530, from which this program will be funded.

The cost estimate for this program is as follows:

Responsibility	**Area (s.f.)**	**Cost Estimate**
Private Property Owners	7,841	$115,700
City	2,622	$37,600
Total	**10,331**	**$153,300**

The cost estimate is an approximate cost. Actual costs will be determined after the City advertises a construct contract, obtains bids, and awards a contract. When property owners are invoiced for the cost of repairs to sidewalks that are their responsibility, the invoice will be based on actual costs from the construction contract.

SCHEDULE:

The following schedule provides property owners a period of 138 days (approximately 4.5 months) from the time of notification to make the required repairs to sidewalk deficiencies. The schedule also provides for an appeals process in accordance with city code. After the deadline for property owners to make repairs passes, the City will commence making repairs to deficiencies that are City-responsibility as well as all deficiencies that property owners do not make by the deadline. Property owners will be invoiced for the cost of City-funded repairs that are their responsibility. In the event that the property owner does not pay an invoice, they will be assessed in accordance with city code.

When a property owner is notified that a sidewalk deficiency required repair, they will be provided background information including the project schedule and appeals process.

Schedule Item	Date
Resolution of Necessity – recommendation by Public Works Cmte.	2/4/2020
Resolution of Necessity – passage by City Council	2/24/2020
Letter notifications sent to property owners	3/2/2020
Deadline – property owner appeals to City Engineer	4/3/2020
Deadline – property owner appeals to Public Works Cmte.	4/24/2020
Property owner appeals appear before Public Works Cmte.	5/5/2020
Deadline for repairs to be made by property owners	7/18/2020

POLICY CHANGES:

The former Safe Walks Program evaluated the condition of all sidewalks throughout the City and made repairs to deficiencies identified each year during the program which ran from 2006 through 2017. To continue making repairs to sidewalk deficiencies that develop over time, an annual sidewalk maintenance program is commencing in 2020. It is the expectation that this annual program will focus on identifying sidewalk deficiencies along city streets being resurfaced each year. Repairs to sidewalks along these streets will be made the year after the street is resurfaced. In addition, Public Works staff will maintain a record of other sidewalk deficiencies reported by the public or otherwise identified by City staff for inclusion in the annual sidewalk maintenance program.

PRESENTER(S):

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

RECOMMENDATION:

Approval

ATTACHMENT(S)

Resolution of Necessity
Sidewalk Deficiency List & Cost Estimate
Specifications

RESOLUTION NO. 20-20

A RESOLUTION OF NECESSITY FOR CONSTRUCTION OR REPAIR OF SIDEWALKS FOR THE 2020 DOWNTOWN SIDEWALK MAINTENANCE PROGRAM.

WHEREAS, sidewalk evaluations were performed as set forth in Codified Ordinance Section 909 on properties in the downtown streetscape areas; and

WHEREAS, written records have been prepared identifying property locations where deficient sections of sidewalk requiring repair by abutting property owners exist; and

WHEREAS, a list of the properties, estimated costs of repairs, and specifications work has been submitted to the City Clerk.

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

SECTION 1. That the City of Delaware hereby requires the property owners of properties with identified sidewalk deficiencies to complete the necessary sidewalk repairs work by July 18, 2020 in accordance with the construction specifications on file at the Public Works Department and with the City Clerk.

SECTION 2. That the specifications and estimate of costs for the repair work on file with the City Clerk are approved.

SECTION 3. In the event property owners fail to complete the required repairs, the City of Delaware is authorized to make all necessary repairs, with the associated costs thereof to be invoiced and/or assessed to the property owners in accordance with Codified Ordinances Section 909.

SECTION 4. That this resolution shall be in force and effect immediately upon its passage.

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

2020 Downtown Sidewalk Maintenance Program
Delaware, Ohio
Bid Number 20-XX

Specifications

The price BID shall include the following:

1. All labor, materials, tools, equipment, and transportation necessary for the proper execution of the WORK in accordance with the CONTRACT DOCUMENTS.

2. All items shall be performed as described in these SPECIFICATIONS in entirety except as herein modified. Work locations are as indicated in the WORK SCHEDULE.

3. The City of Columbus (COC) Construction and Material Specifications (CMS), including all supplements thereto, most recent edition, along with these specifications and the City of Delaware Standard Drawings RDWD-19.1, 19.2, 19.3, 19.4, and 19.5 shall govern all material and workmanship involved in the improvements shown unless otherwise noted.

4. The CONTRACTOR shall have 48 hours from the beginning of the removal of any section of walk to have it replaced and open to pedestrian traffic. Commercial driveway areas shall be restored and open to vehicle traffic in no more than 48 hours from start of construction. The Contractor shall not begin to remove any sections of sidewalk that cannot be replaced within the specified time limit. This will be strictly enforced and liquidated damages of $300 per day will be assed for any location that exceeds the repair time specified.

5. The CONTRACTOR is responsible to ensure that all new sidewalk sections and the adjacent surrounding areas are left clear and free of all construction debris including excess concrete, form boards, excavation spoils, and any tree roots that have been removed.

6. CONTRACTOR is responsible for protecting all open excavations from pedestrians by use of proper barricades and caution tape around any work area.

7. CONTRACTOR is responsible to remove all tree roots that exist within eight inches (8”) below the final proposed top of walk, including those roots within the gravel sub base. All roots to be trimmed shall be cut with a saw or other appropriate means to establish clean vertical cuts, and be trimmed back no less than six inches (6”) from the edge of any sidewalk section. This work shall be considered incidental to Item 608. In the event it is determined by the CITY that the amount of required tree root trimming will be detrimental to the health of the tree, the CITY will incur the added responsibility for the tree removal, replacement, and associated stump grinding, aside and separate from the contractor’s root trimming responsibility.

8. CONTRACTOR is responsible for protecting all new concrete from vandalism, footprints and the weather to assure an acceptable finish is maintained. If the finish is not to the satisfaction of the CITY, the walk shall be replaced at the CONTRACTOR’S expense. Removal and replacement specifications set forth in provision (4) shall also apply to concrete sidewalk that is to be replaced due to vandalism.

9. It is contractor’s responsibility to provide a place for the washout of concrete trucks. Washout may not occur into public storm drains, pavement or tree lawns areas.

10. CONTRACTOR shall restore all disturbed areas to original condition within 7 days from pouring the adjacent sidewalk section(s), unless otherwise noted on the plans. Placement of topsoil, seeding and mulching shall be in accordance with Item 659. The cost for this item shall be incidental to Item 608.

11. The CONTRACTOR is responsible to notify all property owners in writing a minimum of seven (7) days prior to the start of work on sidewalk immediately adjacent to their property. The CITY shall

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be provided a copy of all written correspondence to the property owners seven (7) days in advance of distribution for review and approval.

12. Upon notification from the CONTRACTOR, property owners shall have two working days to remove any personal property that is in the way of the section of walk to be repaired. The CONTRACTOR shall include this information in the notification to the property owners.

13. CONTRACTOR shall be responsible for posting "No Parking" signs on all streets 72 business hours prior to any operation requiring a ban on parking. The CONTRACTOR shall obtain approval from the City before placing any “No Parking” within the Downtown area. Signs shall identify no more than three consecutive days of work and be provided by CONTRACTOR to the satisfaction of the CITY. Signs must be weather resistant meeting City standard, and shall be posted every twenty feet (20'). Signs shall be affixed by heavy-duty staples to 2" wood lathe, four foot (4') long, and not to utility poles, parking meter posts, trees, existing signposts, etc. The cost for this item shall be incidental to Item 608.

14. CONTRACTOR shall maintain all lanes of traffic with appropriate maintenance of traffic operations. Lane restrictions shall only be permitted with the written approval from the CITY. Streets and drives shall remain fully accessible to emergency vehicles at all times. Streets, drives, and parking stalls shall be open to vehicular traffic between the hours of 3:00 p.m. and 9:00 a.m., Monday through Friday and all day Sunday and Sunday. The Contractor is responsible to keep all commercial driveways open at all times unless otherwise specified on the plans. All such work shall be coordinated with the business owner to minimize disruption (i.e. evening or weekend work may be required).

15. Expansion Material: All expansion material shall be 1/2” REFLEX rubber expansion joint material or equivalent, conforming to the attached specifications. FOAMTECH concrete expansion joint filler or equivalent shall be used around radii. The installation of all expansion joint material shall be considered incidental to this item.

16. 608, 4”, 6”or 8” Concrete Walk, as per plan: All concrete shall have a minimum 28-day compressive strength of 4000 psi. All sidewalks shall have a broom finish that matches the existing 90 degree alternating broom finish. Any slabs being replaced adjacent to existing expansion joints shall include the replacement of the expansion joint material per City Standard Drawing RDWD 19.1. Where new concrete walk ties to existing concrete walk or concrete driveway, the existing concrete shall be removed to the nearest joint and replaced with new concrete as directed by the Engineer. Excavation and material to provide a minimum of 4” of #57 limestone bedding will be considered incidental to this item. Curing compound shall be per 705.07, Type 2 (white opaque) and considered incidental to this item. Use of fly ash is restricted between April 1 and November 1, in additional to restriction between November 1 and April 1 per COC CMS 499.02.

17. 608, 4”, 6”or 8” Reinforced Concrete Walk, as per plan: Where specified in bid documents, new sections of concrete walk shall be constructed with reinforcing dowels placed at each transverse joint, a minimum of 6” into adjacent sections, using four (4), 1’-0 long #4 rebar dowels, including into existing sections of walk where dowels shall be drilled into existing concrete. The installation of the reinforcing dowels shall be considered incidental to this item.

18. 608, 4” Concrete Walk (Class MS or FS), As Per Plan: In addition to the provisions set for in The ODOT Supplemental Specification 1126 the CONTRACTOR shall place 4” of Class MS (moderate set) Portland Cement Concrete as specified in the plans. All sidewalks shall have a broom finish that matches the existing 90 degree alternating broom finish. Any slabs being replaced adjacent to existing expansion joints shall include the replacement of the expansion joint material per City Standard Drawing RDWD 19.1. Where new concrete walk ties to existing concrete walk or concrete driveway, the existing concrete shall be removed to the nearest joint and replaced with new concrete as directed by the Engineer. Excavation and material to provide a minimum of 4” of #57 limestone bedding will be considered incidental to this item. Curing compound shall be per 705.07, Type 2 (white opaque) and considered incidental to this item. Use of fly ash is restricted between April 1 and November 1, in additional to restriction between

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November 1 and April 1 per COC CMS 499.02.

19. 608, 6" Concrete Walk (Class MS or FS), As Per Plan: In addition to the provisions set for in The ODOT Supplemental Specification 1126 the CONTRACTOR shall place 6" of Class MS (moderate set) Portland Cement Concrete across all residential driveways. CONTRACTOR shall establish full-depth saw cuts to all sidewalk edges prior to removal. Where a clean vertical edge was not maintained after concrete removal, the CONTRACTOR shall saw cut the driveway surface 6" further back from the repair area and replace with similar driveway material at the direction of the ENGINEER. Driveways may be closed a maximum of 48-hours for removal and replacement of walk. Contractor shall give 72-hours advanced notice to the residence owner prior to the closure. Repair of driveway area incidental to Item 608. The finish of all 6" concrete walks shall have a broom finish that matches the existing 90 degree alternating broom finish. Curing compound shall be per 705.07, Type 2 (white opaque) and considered incidental to this item. Use of fly ash is restricted between April 1 and November 1, in additional to restriction between November 1 and April 1 per COC CMS 499.02.

20. 608, 8" Concrete Walk (Class MS or FS), As Per Plan: In addition to the provisions set for in The ODOT Supplemental Specification 1126 the CONTRACTOR shall place 8" of Class MS (moderate set) Portland Cement Concrete across all commercial driveways and at all proposed curb ramps labeled in the plans. CONTRACTOR shall establish full-depth saw cuts to all sidewalk edges prior to removal. Where a clean vertical edge was not maintained after concrete removal, the CONTRACTOR shall saw cut the driveway surface 6" further back from the repair area and replace with similar material at the direction of the ENGINEER. Driveways may be closed a maximum of 48-hours for removal and replacement of walk. Contractor shall give 72-hours advanced notice to the property owner prior to the closure. Repair of driveway area incidental to Item 608. The finish of all 8" concrete walks shall have a broom finish that matches the existing 90 degree alternating broom finish. Curing compound shall be per 705.07, Type 2 (white opaque) and considered incidental to this item. Use of fly ash is restricted between April 1 and November 1, in additional to restriction between November 1 and April 1 per COC CMS 499.02.

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CITY OF DELAWARE OHIO

2020 Downtown Sidewalk Maintenance Program

Sidewalk Defeciencies List & Cost Estimate

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Prepared By: M. Stephen **Date:** 1/31/2020
Checked By: J. Owen **Date:** 2/4/2020

Property Information		Private Property Owner Responsibility - Estimated Quantities and Costs							City Responsibility - Estimated Quantities and Costs					
STREET NO.	STREET NAME	No. of Properties	No. of Private Sections	Full Sidewalk Replacement (s.f.)	Residential Driveway Replacement (s.f.)	8" Driveway Replacement (s.f.)	Total Area (s.f.)	Cost = Quantity x Unit Cost	No. of City Locations	No. of City Sections	4" Sidewalk Replacement (s.f.)	8" Sidewalk Replacement (s.f.)	Total Area (s.f.)	Cost = Quantity x Unit Cost
Estimated Unit Cost per s.f.:				$13.50	$14.50	$16.75					$13.50	$16.75		
4	N. Sandusky St.	1	1	25			25	$ 337.50					0	$ -
8	N. Sandusky St.	1	1	25			25	$ 337.50					0	$ -
10	N. Sandusky St.	1	1	50			50	$ 675.00					0	$ -
14 / 16	N. Sandusky St.	1	2	50			50	$ 675.00					0	$ -
18 / 20	N. Sandusky St.	1	6	150			150	$ 2,025.00					0	$ -
26	N. Sandusky St.	1	4	100			100	$ 1,350.00					0	$ -
28	N. Sandusky St.	1	2	50			50	$ 675.00					0	$ -
40	N. Sandusky St.	1	1	98			98	$ 1,323.00					0	$ -
46	N. Sandusky St.	1	1	25			25	$ 337.50					0	$ -
60	N. Sandusky St.	1	2			50	50	$ 837.50					0	$ -
61	N. Sandusky St.						0	$ -	1			125	125	$ 2,093.75
101	N. Sandusky St.	1	2	80			80	$ 1,080.00					0	$ -
33	N. Sandusky St.	1	2	170			170	$ 2,295.00					0	$ -
3	W. Winter St.	1	5	140			140	$ 1,890.00					0	$ -
9	W. Winter St.	1	3	60			60	$ 810.00					0	$ -
17	W. Winter St.	1	2	40			40	$ 540.00					0	$ -
19	W. Winter St.	1	10	200			200	$ 2,700.00					0	$ -
23	W. Winter St.	1		55			55	$ 742.50					0	$ -
4	W. Winter St.	1	2	50			50	$ 675.00					0	$ -
41	N. Sandusky St.	1	6	120			120	$ 1,620.00					0	$ -
43	N. Sandusky St.	1	2	50			50	$ 675.00					0	$ -
51	N. Sandusky St.	1	2	50			50	$ 675.00					0	$ -
53	N. Sandusky St.	1	1	25			25	$ 337.50					0	$ -
59	N. Sandusky St.	1	3	75			75	$ 1,012.50					0	$ -
1	N. Sandusky St.	1	2	75			75	$ 1,012.50					0	$ -
5	N. Sandusky St.	1	6	150			150	$ 2,025.00					0	$ -
11	N. Sandusky St.	1	3	75			75	$ 1,012.50					0	$ -
13	N. Sandusky St.	1	3	125			125	$ 1,687.50					0	$ -
15	N. Sandusky St.	1	2	55			55	$ 742.50					0	$ -
23	N. Sandusky St.	1	1	30			30	$ 405.00					0	$ -
27	N. Sandusky St.	1	1	100			100	$ 1,350.00					0	$ -
29	N. Sandusky St.	1	2	60			60	$ 810.00					0	$ -
31	N. Sandusky St.	1	2	60			60	$ 810.00					0	$ -
33	N. Sandusky St.	6	6	0			0	$ -					0	$ -
13	W. William St.	1	3	75			75	$ 1,012.50					0	$ -

CITY OF DELAWARE OHIO

2020 Downtown Sidewalk Maintenance Program

Sidewalk Defeciencies List & Cost Estimate

DRAFT

Prepared By: M. Stephen **Date:** 1/31/2020
Checked By: J. Owen **Date:** 2/4/2020

Property Information		Private Property Owner Responsibility - Estimated Quantities and Costs							City Responsibility - Estimated Quantities and Costs					
STREET NO.	STREET NAME	No. of Properties	No. of Private Sections	Full Sidewalk Replacement (s.f.)	Residential Driveway Replacement (s.f.)	8" Driveway Replacement (s.f.)	Total Area (s.f.)	Cost = Quantity x Unit Cost	No. of City Locations	No. of City Sections	4" Sidewalk Replacement (s.f.)	8" Sidewalk Replacement (s.f.)	Total Area (s.f.)	Cost = Quantity x Unit Cost
Estimated Unit Cost per s.f.:				$13.50	$14.50	$16.75					$13.50	$16.75		
17	W. William St.						0	$ -	1	4		90	90	$ 1,507.50
27	W. William St.	1	1	50			50	$ 675.00					0	$ -
1	S. Sandusky St.	1	5	114			114	$ 1,539.00					0	$ -
21	S. Sandusky St.	1	20	50		450	500	$ 8,212.50					0	$ -
35	S. Sandusky St.	1	1	25			25	$ 337.50					0	$ -
28	W. William St.	1	5	216			216	$ 2,916.00	1	1	42		42	$ 567.00
Between 18-24	W. William St.						0	$ -	1	6		130	130	$ 2,177.50
12 or 14	W. Winter St.	1	6	150			150	$ 2,025.00	1	5		125	125	$ 2,093.75
32	W. Winter St.	1	5	125			125	$ 1,687.50					0	$ -
20	W Central Ave.	1	1	20			20	$ 270.00	1	9	270		270	$ 3,645.00
51	W Central Ave.	1	3	90			90	$ 1,215.00	1	2	72		72	$ 972.00
	Sandusky St. Bridge						0	$ -	1	4	125		125	$ 1,687.50
50	S. Sandusky St.	1	3			75	75	$ 1,256.25					0	$ -
40	S. Sandusky St.	1	1	30			30	$ 405.00					0	$ -
38	S. Sandusky St.	1	4	225			225	$ 3,037.50					0	$ -
6	S. Sandusky St.	1	8	200			200	$ 2,700.00					0	$ -
70	N. Union St.						0	$ -	1	7	90	110	200	$ 3,057.50
123	E. Winter St.	1	1	30			30	$ 405.00					0	$ -
135	E. Winter St	1	2	70			70	$ 945.00					0	$ -
143	E. Winter St.						0	$ -	1	4	120		120	$ 1,620.00
145	E. Winter St.	1	1	25			25	$ 337.50					0	$ -
173	E. Winter St.	1	1	30			30	$ 405.00					0	$ -
153	E. Winter St.	1	3	80			80	$ 1,080.00					0	$ -
165	E. Winter St.						0	$ -	1	1	36		36	$ 486.00
45	Lake St.	1	2			50	50	$ 837.50	1	1	30		30	$ 405.00
174	E. Winter St.	1	2				0	$ -	1	2	60		60	$ 810.00
168	E. Winter St.	1	1	30			30	$ 405.00	1	1	30		30	$ 405.00
164	E. Winter St.						0	$ -	1	1	30		30	$ 405.00
158	E. Winter St.						0	$ -	1	2	60		60	$ 810.00
137	E. William St.	1	2			60	60	$ 1,005.00	1	2	60		60	$ 810.00
127	E. William St.	1	2			60	60	$ 1,005.00	1	2	60		60	$ 810.00
125	N. Sandusky St.						0	$ -	1	1	30		30	$ 405.00
149	N. Sandusky St.	1	3	102			102	$ 1,377.00					0	$ -
163	N. Sandusky St.	1	2	72			72	$ 972.00	1	1	36		36	$ 486.00
140	N. Sandusky St.	1	1	36			36	$ 486.00					0	$ -

CITY OF DELAWARE OHIO

2020 Downtown Sidewalk Maintenance Program

Sidewalk Defeciencies List & Cost Estimate

DRAFT

Prepared By: M. Stephen **Date:** 1/31/2020
Checked By: J. Owen **Date:** 2/4/2020

Property Information		Private Property Owner Responsibility - Estimated Quantities and Costs							City Responsibility - Estimated Quantities and Costs					
STREET NO.	STREET NAME	No. of Properties	No. of Private Sections	Full Sidewalk Replacement (s.f.)	Residential Driveway Replacement (s.f.)	8" Driveway Replacement (s.f.)	Total Area (s.f.)	Cost = Quantity x Unit Cost	No. of City Locations	No. of City Sections	4" Sidewalk Replacement (s.f.)	8" Sidewalk Replacement (s.f.)	Total Area (s.f.)	Cost = Quantity x Unit Cost
Estimated Unit Cost per s.f.:				**$13.50**	**$14.50**	**$16.75**					**$13.50**	**$16.75**		
66	N. Sandusky St.	1	5	25		80	105	$ 1,677.50					0	$ -
50	N. Sandusky St.	1	1	30			30	$ 405.00					0	$ -
29	E. Winter St.	1	4	100		75	175	$ 2,606.25					0	$ -
53	E. Winter St.	1	5	35		120	155	$ 2,482.50					0	$ -
84	E. Winter St.	1	7	50		120	170	$ 2,685.00	1	1			0	$ -
46	E. Winter St.	1	2	60			60	$ 810.00					0	$ -
42	E. Winter St.	1	2	100		120	220	$ 3,360.00					0	$ -
28	E. Winter St.	1	1	30			30	$ 405.00					0	$ -
140	N. Sandusky St.	1	2	65			65	$ 877.50	1	10	250		250	$ 3,375.00
City lot beside BP	E. William St.						0	$ -	1	18	60	405	465	$ 7,593.75
17	E. William St.	1	4			100	100	$ 1,675.00					0	$ -
18	E. William St.						0	$ -	1	3	65		65	$ 877.50
20	E. William St.						0	$ -	1	5	25	80	105	$ 1,677.50
28	E. William St.	1	15	365			365	$ 4,927.50					0	$ -
28 parking lot	E. William St.	1	2	60			60	$ 810.00	1	1	30		30	$ 405.00
39	E. William St.	1	7	125			125	$ 1,687.50						$ -
82	E. William St.	1	1	45			45	$ 607.50					0	$ -
Totals		**79**	**236**	**5,353**	**0**	**1,360**	**6,713**	**$ 95,045.50**	**26**	**94**	**1,581**	**1,065**	**2,646**	**$ 39,182.25**

2020 Sidewalk Maintenance Program Summary

	Estimated Cost	5% Contingency	Total[1]
Private Property Owner Responsibility	**$ 95,045.50**	**$ 4,752**	**$ 99,800**
City Responsibility	**$ 39,182.25**	**$ 1,959**	**$ 41,200**
Totals	**$ 134,227.75**	**$ 6,711.39**	**$ 141,000.00**

Notes:

[1] Total project cost estimate is rounded UP to nearest hundred.

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CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12 DATE: 03/09/2020

ORDINANCE NO: RESOLUTION NO: 20-21

READING: SECOND 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:
A RESOLUTION OF NECESSITY FOR CONSTRUCTION OR REPAIR OF SIDEWALKS FOR THE 2020 SIDEWALK MAINTENANCE PROGRAM

BACKGROUND:
This resolution requires property owners to make repairs to sidewalks abutting their respective properties in accordance with City Codified Ordinance Section 909 and Ohio Revised Code (ORC) Section 729. It further authorizes the City to make repairs if property owners fail to make the repairs by the stated deadline and to invoice and/or assess the property owners for the cost of the repairs. Deficient sidewalk sections were identified. See the Fiscal Impacts and Policy Changes sections below for additional background information.

REASON WHY LEGISLATION IS NEEDED:
City Codified Ordinance Section 909 and ORC Section 729 requires that a Resolution of Necessity be adopted to require property owners to make repairs to abutting sidewalks, establish a date to complete the repairs, and authorize the City to make the repairs and to invoice and/or assess property owners for the cost of the repairs.

COMMITTEE RECOMMENDATION:
The Public Works Committee considered the Sidewalk Maintenance Program report by staff at the February 3rd meeting and voted to recommend the Resolution be presented to City Council for further consideration and action.

FISCAL IMPACT(S):
Sufficient funding is required to cover the cost of completing repairs that are City responsibility, as well as the full cost associated with repairs that are private property owners' responsibility. Sidewalk deficiencies that are corrected by the private property owners will decrease the cost to the City. However, it is prudent to assume that the City must cover the full cost of repairs that are private property owner responsibility, after which time the property owners will be invoiced and/or assessed for the city's cost in completing repairs on their behalf.

The approved 2020-2024 Capital Improvement Plan (CIP) includes a $150,000 allocation for this program. The adopted 2021 City Budget includes a $355,000 appropriation in the Capital Improvement Fund account 410-4109-5530, from which this program will be funded.

The cost estimate for this program is as follows:

Responsibility	**Area (s.f.)**	**Cost Estimate**
Private Property Owners	3,655	$53,100
City	6,676	$82,500
Total	**10,331**	**$135,600**

The cost estimate is an approximate cost. Actual costs will be determined after the City advertises a construct contract, obtains bids, and awards a contract. When property owners are invoiced for the cost of repairs to sidewalks that are their responsibility, the invoice will be based on actual costs from the construction contract.

SCHEDULE:
The following schedule provides property owners a period of 138 days (approximately 4.5 months) from the time of notification to make the required repairs to sidewalk deficiencies. The schedule also provides for an appeals process in accordance with city code. After the deadline for property owners to make repairs passes, the City will commence making repairs to deficiencies that are City-responsibility as well as all deficiencies that property owners do not make by the deadline. Property owners will be invoiced for the cost of City-funded repairs that are their responsibility. In the event that the property owner does not pay an invoice, they will be assessed in accordance with city code.

When a property owner is notified that a sidewalk deficiency required repair, they will be provided background information including the project schedule and appeals process.

Schedule Item	Date
Resolution of Necessity – recommendation by Public Works Cmte.	2/4/2020
Resolution of Necessity – passage by City Council	2/24/2020
Letter notifications sent to property owners	3/2/2020
Deadline – property owner appeals to City Engineer	4/3/2020
Deadline – property owner appeals to Public Works Cmte.	4/24/2020
Property owner appeals appear before Public Works Cmte.	5/5/2020
Deadline for repairs to be made by property owners	7/18/2020

POLICY CHANGES:

The former Safe Walks Program evaluated the condition of all sidewalks throughout the City and made repairs to deficiencies identified each year during the program which ran from 2006 through 2017. To continue making repairs to sidewalk deficiencies that develop over time, an annual sidewalk maintenance program is commencing in 2020. It is the expectation that this annual program will focus on identifying sidewalk deficiencies along city streets being resurfaced each year. Repairs to sidewalks along these streets will be made the year after the street is resurfaced. In addition, Public Works staff will maintain a record of other sidewalk deficiencies reported by the public or otherwise identified by City staff for inclusion in the annual sidewalk maintenance program.

PRESENTER(S):

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

RECOMMENDATION:

Approval

ATTACHMENT(S)

Resolution of Necessity
Sidewalk Deficiency List & Cost Estimate
Specifications

RESOLUTION NO. 20-21

A RESOLUTION OF NECESSITY FOR CONSTRUCTION OR REPAIR OF SIDEWALKS FOR THE 2020 SIDEWALK MAINTENANCE PROGRAM.

WHEREAS, sidewalk evaluations were performed as set forth in Codified Ordinance Section 909 on properties adjacent to streets resurfaced in 2019 and at citywide locations with deficiencies reported by the public; and

WHEREAS, written records have been prepared identifying property locations where deficient sections of sidewalk requiring repair by abutting property owners exist; and

WHEREAS, a list of the properties, estimated costs of repairs, and specifications work has been submitted to the City Clerk.

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

SECTION 1. That the City of Delaware hereby requires the property owners of properties with identified sidewalk deficiencies to complete the necessary sidewalk repairs work by July 18, 2020 in accordance with the construction specifications on file at the Public Works Department and with the City Clerk.

SECTION 2. That the specifications and estimate of costs for the repair work on file with the City Clerk are approved.

SECTION 3. In the event property owners fail to complete the required repairs, the City of Delaware is authorized to make all necessary repairs, with the associated costs thereof to be invoiced and/or assessed to the property owners in accordance with Codified Ordinances Section 909.

SECTION 4. That this resolution shall be in force and effect immediately upon its passage.

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

2020 Sidewalk Maintenance Program
Delaware, Ohio
Bid Number 20-XX

Specifications

The price BID shall include the following:

1. All labor, materials, tools, equipment, and transportation necessary for the proper execution of the WORK in accordance with the CONTRACT DOCUMENTS.

2. All items shall be performed as described in these SPECIFICATIONS in entirety except as herein modified. Work locations are as indicated in the WORK SCHEDULE.

3. The City of Columbus (COC) Construction and Material Specifications (CMS), including all supplements thereto, most recent edition, along with these specifications and the City of Delaware Standard Drawings RDWD-19.1, 19.2, 19.3, 19.4, and 19.5 shall govern all material and workmanship involved in the improvements shown unless otherwise noted.

4. The CONTRACTOR shall have 14-days from removal of any section of walk to have it replaced and open to pedestrian traffic. Residential and commercial driveway areas shall be restored and open to vehicle traffic in no more than 48 hours from start of construction.

5. The CONTRACTOR is responsible to ensure that all new sidewalk sections and the adjacent surrounding areas are left clear and free of all construction debris including excess concrete, form boards, excavation spoils, and any tree roots that have been removed.

6. CONTRACTOR is responsible for protecting all open excavations from pedestrians by use of proper barricades and caution tape around any work area.

7. CONTRACTOR is responsible to remove all tree roots that exist within eight inches (8”) below the final proposed top of walk, including those roots within the gravel sub base. All roots to be trimmed shall be cut with a saw or other appropriate means to establish clean vertical cuts, and be trimmed back no less than six inches (6”) from the edge of any sidewalk section. This work shall be considered incidental to Item 608. In the event it is determined by the CITY that the amount of required tree root trimming will be detrimental to the health of the tree, the CITY will incur the added responsibility for the tree removal, replacement, and associated stump grinding, aside and separate from the contractor’s root trimming responsibility.

8. CONTRACTOR is responsible for protecting all new concrete from vandalism, footprints and the weather to assure an acceptable finish is maintained. If the finish is not to the satisfaction of the CITY, the walk shall be replaced at the CONTRACTOR’S expense.

9. It is contractor’s responsibility to provide a place for the washout of concrete trucks. Washout may not occur into public storm drains, pavement or tree lawns areas.

10. CONTRACTOR shall restore all disturbed areas to original condition within 7 days from pouring the adjacent sidewalk section(s), unless otherwise noted on the plans. Placement of topsoil, seeding and mulching shall be in accordance with Item 659. The cost for this item shall be incidental to Item 608.

11. The CONTRACTOR is responsible to notify all property owners in writing a minimum of seven (7) days prior to the start of work on sidewalk immediately adjacent to their property. The CITY shall be provided a copy of all written correspondence to the property owners seven (7) days in advance of distribution for review and approval.

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12. Upon notification from the CONTRACTOR, property owners shall have two working days to remove any personal property that is in the way of the section of walk to be repaired. The CONTRACTOR shall include this information in the notification to the property owners.

13. CONTRACTOR shall be responsible for posting "No Parking" signs on all streets 72 business hours prior to any operation requiring a ban on parking. Signs shall identify no more than three consecutive days of work and be provided by CONTRACTOR to the satisfaction of the CITY. Signs must be weather resistant meeting City standard, and shall be posted every fifty feet (50') on alternating sides of the street. Signs shall be affixed by heavy-duty staples to 2" wood lathe, four foot (4') long, and not to utility poles, parking meter posts, trees, existing signposts, etc. The cost for this item shall be incidental to Item 608.

14. CONTRACTOR shall maintain two-way traffic with appropriate maintenance of traffic operations in accordance with Exhibit TA-10 “Lane Closure on a Two-Lane Road Using Flaggers” at all times. Streets shall remain fully accessible to emergency vehicles, and streets shall be open to vehicular traffic between the hours of 5:00 p.m. and 8:00 a.m., Monday through Saturday and all day Sunday. The Contractor is responsible to keep all commercial driveways open at all times unless otherwise specified on the plans. All such work shall be coordinated with the business owner to minimize disruption (i.e. evening or weekend work may be required).

15. Expansion Material: All expansion material shall be 1/2” REFLEX rubber expansion joint material or equivalent, conforming to the attached specifications. FOAMTECH concrete expansion joint filler or equivalent shall be used around radii. The installation of all expansion joint material shall be considered incidental to this item.

16. 608, 4”, 6”or 8” Concrete Walk, as per plan: All concrete shall have a minimum 28-day compressive strength of 4000 psi. All sidewalks shall have a broom finish perpendicular to the direction travel. Any slabs being replaced adjacent to existing expansion joints shall include the replacement of the expansion joint material per City Standard Drawing RDWD 19.1. Where new concrete walk ties to existing concrete walk or concrete driveway, the existing concrete shall be removed to the nearest joint and replaced with new concrete as directed by the Engineer. Excavation and material to provide a minimum of 4” of #57 limestone bedding will be considered incidental to this item. Curing compound shall be per 705.07, Type 2 (white opaque) and considered incidental to this item. Use of fly ash is restricted between April 1 and November 1, in additional to restriction between November 1 and April 1 per COC CMS 499.02.

17. 608, 4”, 6”or 8” Reinforced Concrete Walk, as per plan: Where specified in bid documents, new sections of concrete walk shall be constructed with reinforcing dowels placed at each transverse joint, a minimum of 6” into adjacent sections, using four (4), 1’-0 long #4 rebar dowels, including into existing sections of walk where dowels shall be drilled into existing concrete. The installation of the reinforcing dowels shall be considered incidental to this item.

18. 608, 6” Concrete Walk (Class MS or FS), As Per Plan: In addition to the provisions set for in The City of Columbus Supplemental Specification 1126 the CONTRACTOR shall place 6” of Class MS (moderate set) Portland Cement Concrete across all residential driveways. CONTRACTOR shall establish full-depth saw cuts to all sidewalk edges prior to removal. Where a clean vertical edge was not maintained after concrete removal, the CONTRACTOR shall saw cut the driveway surface 6” further back from the repair area and replace with similar driveway material at the direction of the ENGINEER. Driveways may be closed a maximum of 48-hours for removal and replacement of walk. Contractor shall give 72-hours advanced notice to the residence owner prior to the closure. Repair of driveway area incidental to Item 608. All sidewalks shall have a broom finish perpendicular to the direction travel.. Curing compound shall be per 705.07, Type 2 (white opaque) and considered incidental to this item. Use of fly ash is restricted between April 1 and November 1, in additional to restriction between November 1 and April 1 per COC CMS 499.02.

19. 608, 8” Concrete Walk (Class MS or FS), As Per Plan: In addition to the provisions set for in The City of Columbus Supplemental Specification 1126 the CONTRACTOR shall place 8” of Class MS (moderate set) Portland Cement Concrete across all commercial driveways and at all

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proposed curb ramps labeled in the plans. CONTRACTOR shall establish full-depth saw cuts to all sidewalk edges prior to removal. Where a clean vertical edge was not maintained after concrete removal, the CONTRACTOR shall saw cut the driveway surface 6" further back from the repair area and replace with similar material at the direction of the ENGINEER. Driveways may be closed a maximum of 48-hours for removal and replacement of walk. Contractor shall give 72-hours advanced notice to the property owner prior to the closure. Repair of driveway area incidental to Item 608. All sidewalks shall have a broom finish perpendicular to the direction travel.. Curing compound shall be per 705.07, Type 2 (white opaque) and considered incidental to this item. Use of fly ash is restricted between April 1 and November 1, in additional to restriction between November 1 and April 1 per COC CMS 499.02.

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CITY OF DELAWARE OHIO

2020 Sidewalk Maintenance Program

Sidewalk Defeciencies List & Cost Estimate

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Prepared By: M. Stephen **Date:** 1/18/2020
Checked By: J. Owen **Date:** 1/28/2020

Property Information		Private Property Owner Responsibility							City Responsibility					
STREET NO.	STREET NAME	Number of Properties	Number of Private Squares	Estimated Walk Area (s.f.)	Estimated Drive Area (s.f.)	Estimated 8" Drive Area (s.f.)	Total Estimated Area (s.f.)	Estimated Cost = Area x Unit Cost	City Street Tree Properties	Number of City Tree Squares	Estimated 4" Area (s.f.)	Estimated 8" Area (s.f.)	Total Estimated Area (s.f.)	Estimated Cost = Area x Unit Cost
Estimated Unit Cost per s.f.:				$13.50	$14.50	$16.75					$13.50	$16.75		
Sidewalk Deficiencies on 2019 Resurfacing Streets														
310	Cottswold Dr	1	1	25			25	$ 337.50					0	$ -
317	Cottswold Dr			0			0	$ -	1	1	25		25	$ 337.50
322	Cottswold Dr	1	1	25			25	$ 337.50					0	$ -
325	Cottswold Dr	1	2		90		90	$ 1,305.00					0	$ -
Willowbrook	Cottswold Dr	1	7	175			175	$ 2,362.50					0	$ -
56	E Lincoln Ave	1	2	50			50	$ 675.00					0	$ -
71	E Lincoln Ave	1	3	75			75	$ 1,012.50					0	$ -
500 (Mingo)	E Lincoln Ave						0	$ -	1	7	175		175	$ 2,362.50
500 (Mingo)	E Lincoln Ave						0	$ -	1	6	150		150	$ 2,025.00
Pool Overflow Parking	E Lincoln Ave						0	$ -	1	5	125		125	$ 1,687.50
Pool Overflow Parking Entrance	E Lincoln Ave						0	$ -	1	6		150	150	$ 2,512.50
15	E. Heffner	1	1	25			25	$ 337.50					0	$ -
21	E. Heffner						0	$ -	1	2	40		40	$ 540.00
25	E. Heffner						0	$ -	1	1	25		25	$ 337.50
35	E. Heffner	1	1	25			25	$ 337.50	1	1	25		25	$ 337.50
40	E. Heffner			0			0	$ -	1	5	125		125	$ 1,687.50
49	E. Heffner	1	1	25			25	$ 337.50	1	2	50		50	$ 675.00
632	Fern Dr	1	1	25			25	$ 337.50					0	$ -
212	Freedom Ln.						0	$ -	1	3	75		75	$ 1,012.50
214	Freedom Ln.						0	$ -	1	1	25		25	$ 337.50
222	Freedom Ln.						0	$ -	1	4	100		100	$ 1,350.00
648	Holly Dr	1	1	25			25	$ 337.50					0	$ -
649	Holly Dr	1	2	50			50	$ 675.00					0	$ -
658	Holly Rd	1	2	50			50	$ 675.00					0	$ -
659	Holly Rd	1	1	25			25	$ 337.50					0	$ -
664	Holly Rd	1	1	25			25	$ 337.50	1	1	25		25	$ 337.50
665	Holly Rd	1	1	25			25	$ 337.50					0	$ -
670	Holly Rd	1	5	125			125	$ 1,687.50					0	$ -
671	Holly Rd	1	1	25			25	$ 337.50					0	$ -
680	Holly Rd	1	3	75			75	$ 1,012.50					0	$ -
681	Holly Rd	1	5	125			125	$ 1,687.50					0	$ -
43	N. Union St.	1	2			50	50	$ 837.50					0	$ -
104	N. Union St.						0	$ -	1	4	168		168	$ 2,268.00
145	N. Union St.	1	2			60	60	$ 1,005.00					0	$ -
161	N. Union St.	1	3		75		75	$ 1,087.50					0	$ -
163	N. Union St.						0	$ -	1	2	50		50	$ 675.00
167	N. Union St.						0	$ -	1	1	25		25	$ 337.50
176	N. Union St.	1	2	70			70	$ 945.00	1	1	25		25	$ 337.50

CITY OF DELAWARE OHIO

2020 Sidewalk Maintenance Program

Sidewalk Defeciencies List & Cost Estimate

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Prepared By: M. Stephen **Date:** 1/18/2020
Checked By: J. Owen **Date:** 1/28/2020

Property Information		Private Property Owner Responsibility							City Responsibility					
STREET NO.	STREET NAME	Number of Properties	Number of Private Squares	Estimated Walk Area (s.f.)	Estimated Drive Area (s.f.)	Estimated 8" Drive Area (s.f.)	Total Estimated Area (s.f.)	Estimated Cost = Area x Unit Cost	City Street Tree Properties	Number of City Tree Squares	Estimated 4" Area (s.f.)	Estimated 8" Area (s.f.)	Total Estimated Area (s.f.)	Estimated Cost = Area x Unit Cost
Estimated Unit Cost per s.f.:				$13.50	$14.50	$16.75					$13.50	$16.75		
177	N. Union St.						0	$ -	1	3	75		75	$ 1,012.50
184	N. Union St.						0	$ -	1	1	25		25	$ 337.50
187	N. Union St.						0	$ -	1	1	25		25	$ 337.50
195	N. Union St.						0	$ -	1	2	50		50	$ 675.00
201	N. Union St.	1	1		25		25	$ 362.50	1	4	110		110	$ 1,485.00
203	N. Union St.						0	$ -	1	2	50		50	$ 675.00
204	N. Union St.	1	1	25			25	$ 337.50					0	$ -
210	N. Union St.						0	$ -	1	2	50		50	$ 675.00
214	N. Union St.	1	1	52.5			52.5	$ 708.75					0	$ -
216	N. Union St.	1	2		55		55	$ 797.50	1	1	25		25	$ 337.50
223	N. Union St.						0	$ -	1	6	150		150	$ 2,025.00
224	N. Union St.						0	$ -	1	1		25	25	$ 418.75
229	N. Union St.						0	$ -	1	1	25		25	$ 337.50
244	N. Union St.	1	1	25			25	$ 337.50					0	$ -
249	N. Union St.	1	3	25	90		115	$ 1,642.50					0	$ -
254	N. Union St.						0	$ -	1	1	25		25	$ 337.50
261	N. Union St.						0	$ -	1	2	50		50	$ 675.00
262	N. Union St.	1	1	25			25	$ 337.50	1	2	50		50	$ 675.00
266	N. Union St.	1	1	15			15	$ 202.50	1	1	25		25	$ 337.50
278	N. Union St.	1	1	20			20	$ 270.00					0	$ -
279	N. Union St.	1	3	25	100		125	$ 1,787.50	1	2	50		50	$ 675.00
285	N. Union St.						0	$ -	1	1	25		25	$ 337.50
293	N. Union St.						0	$ -	1	1	28		28	$ 378.00
303	N. Union St.	1	1	20			20	$ 270.00					0	$ -
310	N. Union St.	1	1	25			25	$ 337.50					0	$ -
313	N. Union St.						0	$ -	1	2	50		50	$ 675.00
314	N. Union St.	1	1	25			25	$ 337.50					0	$ -
317	N. Union St.						0	$ -	1	1	25		25	$ 337.50
320	N. Union St.						0	$ -	1	1	25		25	$ 337.50
330	N. Union St.	1	3	75			75	$ 1,012.50					0	$ -
343	N. Union St.						0	$ -	1	2	50		50	$ 675.00
347	N. Union St.						0	$ -	1	6	160		160	$ 2,160.00
352	N. Union St.	1	1		50		50	$ 725.00					0	$ -
353	N. Union St.						0	$ -	1	4	95		95	$ 1,282.50
356	N. Union St.	1					0	$ -	1	1	25		25	$ 337.50
370	N. Union St.	1	7	142.5	67.5		210	$ 2,902.50	1	1	25		25	$ 337.50
373	N. Union St.						0	$ -	1	4	105		105	$ 1,417.50
380	N. Union St.	1	2	50			50	$ 675.00					0	$ -
390	N. Union St.	1	2	50			50	$ 675.00					0	$ -

CITY OF DELAWARE OHIO

2020 Sidewalk Maintenance Program

Sidewalk Defeciencies List & Cost Estimate

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Checked By: J. Owen **Date:** 1/28/2020

Property Information		Private Property Owner Responsibility							City Responsibility					
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Estimated Unit Cost per s.f.:				$13.50	$14.50	$16.75					$13.50	$16.75		
??	N. Union St.						0	$ -	1	2	55		55	$ 742.50
95-105	N. Union St.	1	2	62.5			62.5	$ 843.75					0	$ -
820	Ravines Ridge	1	3		150		150	$ 2,175.00					0	$ -
	Retention Basin						0	$ -	1	1	25		25	$ 337.50
11	Somerset Rd						0	$ -	1	5	125		125	$ 1,687.50
12	Somerset Rd	1	1	25			25	$ 337.50	1	1	25		25	$ 337.50
21	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
24	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
32	Somerset Rd	1	2				0	$ -					0	$ -
35	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
38	Somerset Rd	1	1	25			25	$ 337.50	1	1	25		25	$ 337.50
43	Somerset Rd	1	2		100		100	$ 1,450.00					0	$ -
48	Somerset Rd						0	$ -	1	1	25		25	$ 337.50
51	Somerset Rd	1	1		50		50	$ 725.00					0	$ -
61	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
68	Somerset Rd	1	2	50			50	$ 675.00					0	$ -
73	Somerset Rd	1	2	50			50	$ 675.00					0	$ -
76	Somerset Rd						0	$ -	1	1	25		25	$ 337.50
87	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
94	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
108	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
114	Somerset Rd	1	3	75			75	$ 1,012.50					0	$ -
118	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
122	Somerset Rd						0	$ -	1	2	50		50	$ 675.00
126	Somerset Rd	1	3	75			75	$ 1,012.50					0	$ -
137	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
138	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
142	Somerset Rd						0	$ -	1	3	75		75	$ 1,012.50
154	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
166	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
170	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
179	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
180	Somerset Rd						0	$ -	1	1	25		25	$ 337.50
185	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
192	Somerset Rd	1	4	100			100	$ 1,350.00					0	$ -
200	Somerset Rd	1	1	25			25	$ 337.50					0	$ -
							0	$ -					0	$ -

CITY OF DELAWARE OHIO

2020 Sidewalk Maintenance Program

Sidewalk Defeciencies List & Cost Estimate

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Checked By: J. Owen **Date:** 1/28/2020

Property Information		Private Property Owner Responsibility							City Responsibility					
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Estimated Unit Cost per s.f.:				$13.50	$14.50	$16.75					$13.50	$16.75		
Miscellaneous Citywide Sidewalk Deficiencies														
511	Apple Valley Cir						0	$ -	1	2	50		50	$ 675.00
806	Buehler Dr						0	$ -	1	2	50		50	$ 675.00
810	Buehler Dr						0	$ -	1	2	50		50	$ 675.00
811	Buehler Dr						0	$ -	1	3	75		75	$ 1,012.50
818	Buehler Dr						0	$ -	1	2	50		50	$ 675.00
834	Buehler Dr						0	$ -	1	2	50		50	$ 675.00
868	Buehler Dr						0	$ -	1	2	50		50	$ 675.00
874	Buehler Dr						0	$ -	1	2	50		50	$ 675.00
342	Cherry Leaf						0	$ -	1	3	75		75	$ 1,012.50
165	Crystal Petal Dr						0	$ -	1	2	50		50	$ 675.00
171	Crystal Petal Dr						0	$ -	1	3	75		75	$ 1,012.50
208	Crystal Petal Dr						0	$ -	1	4	110		110	$ 1,485.00
244	Crystal Petal Dr						0	$ -	1	4	100		100	$ 1,350.00
846	Executive Blvd						0	$ -	1	3	75		75	$ 1,012.50
820	Executive Blvd						0	$ -	1	2	50		50	$ 675.00
890	Executive Blvd						0	$ -	1	1	25		25	$ 337.50
23	E. Fountain Ave						0	$ -	1	2	50		50	$ 675.00
28	E William St	1	2	60			60	$ 810.00	1	1	25		25	$ 337.50
25	Forest Ave						0	$ -	1	2	50		50	$ 675.00
278	Lofton Cir						0	$ -	1	5	125		125	$ 1,687.50
284	Lofton Cir						0	$ -	1	3	75		75	$ 1,012.50
	Pennsylvania & N. Liberty St.						0	$ -	1	7	175		175	$ 2,362.50
137	Pennsylvania Ave	1	1	25			25	$ 337.50	1	1	25		25	$ 337.50
145	Pennsylvania Ave						0	$ -	1	1	25		25	$ 337.50
227-233	Rutherford Ave						0	$ -	1	5	125		125	$ 1,687.50
236	Rutherford Ave						0	$ -	1	3	75		75	$ 1,012.50
339-345	Orchard Ave						0	$ -	1	6	150		150	$ 2,025.00
266	Sonoma Dr						0	$ -	1	1	25		25	$ 337.50
151	W Lincoln Ave	1	1	25			25	$ 337.50					0	$ -
181	N. Liberty St (emerg.)	1	1	25			25	$ 337.50					0	$ -
101	Ruby Red Ln						0	$ -	1	3	75		75	$ 1,012.50
135	Stockard Loop						0	$ -	1	1	25		25	$ 337.50
106	Sunny Shell Ct						0	$ -	1	2	50		50	$ 675.00
201	Tudor Dr						0	$ -	1	?	240		240	$ 3,240.00
206	Vista Ridge						0	$ -	1	2	50		50	$ 675.00
947	Wallace Dr						0	$ -	1	3	75		75	$ 1,012.50
964	Wallace Dr (at ramp)						0	$ -	1	2	40		40	$ 540.00
983	Wallace Dr						0	$ -	1	1	25		25	$ 337.50

CITY OF DELAWARE OHIO

2020 Sidewalk Maintenance Program

Sidewalk Defeciencies List & Cost Estimate

DRAFT

Prepared By: M. Stephen **Date:** 1/18/2020
Checked By: J. Owen **Date:** 1/28/2020

Property Information		Private Property Owner Responsibility							City Responsibility					
STREET NO.	STREET NAME	Number of Properties	Number of Private Squares	Estimated Walk Area (s.f.)	Estimated Drive Area (s.f.)	Estimated 8" Drive Area (s.f.)	Total Estimated Area (s.f.)	Estimated Cost = Area x Unit Cost	City Street Tree Properties	Number of City Tree Squares	Estimated 4" Area (s.f.)	Estimated 8" Area (s.f.)	Total Estimated Area (s.f.)	Estimated Cost = Area x Unit Cost
Estimated Unit Cost per s.f.:				$13.50	$14.50	$16.75					$13.50	$16.75		
989	Wallace Dr						0	$ -	1	1	25		25	$ 337.50
79	Winding Valley Cir	1	1	25			25	$ 337.50					0	$ -
							0	$ -					0	$ -
Totals		**76**	**132**	**2,693**	**853**	**110**	**3,655**	**$ 50,552.50**	**92**	**218**	**5,601**	**175**	**5,776**	**$ 78,544.75**

2020 Sidewalk Maintenance Program Summary			
	Estimated Cost	Contingency	Total[1]
Private Property Owner Responsibility	**$ 50,552.50**	**$ 2,527.63**	**$ 53,100**
City Responsibility	**$ 78,544.75**	**$ 3,927.24**	**$ 82,500**
Totals	**$ 129,097.25**	**$ 6,454.86**	**$ 135,600**

Notes:

[1] Total project cost estimate rounded to nearest hundred.

[2] Belle Avenue to be resurfaced in 2020 and included in 2021 Sidewalk Maintenance Program. Make repairs in 2020 or defer to 2021.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 DATE: 03/09/2020

ORDINANCE NO: RESOLUTION NO: 20-25

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 1.062± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE ALSHAHAL ENTERPRISES, LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

BACKGROUND:
Staff has discussed this potential development and annexation several times with the applicant. The property is within the City's long established utility boundary in this area and thus would need to connect to city sanitary sewer and water services. The landowner is now moving forward with the Ohio Revised Code dictated annexation process. This process involves several steps and actions by the County and City for an annexation to ultimately be accepted by the City. This is the first City step in the process that 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 intention of the Applicant is to work with the city during the period between the resolution of services and the ORC dictated period of final annexation review to bring forward zoning and at least a preliminary plan for the property. This

method will allow both the applicant and city to fully understand the parameters of the proposal and to review both (essentially) simultaneously. This is particularly important given the corner location of this property which will require engineering improvements as well as review by multiple agencies ultimately.
The property is composed of two pre-existing lots of record totaling about 1 acre. It is the former Obee's property which had contained a gas station and convenience store and in its most recent condition has been the location of a tire store.
The Comprehensive Plan Future Land Use map indicates this property for Commercial uses which is what the Applicant has indicated they wish to pursue on the property – a food establishment with drive thru. There are other components of the Comprehensive Plan which would be fulfilled by inclusion of this property within the city and which could be consistent with the Northwoods Sub Area Component of the Plan.

At this time, there is no objection from Staff as to the Resolution of Services. Staff would anticipate conceptually recommending that any final annexation be conditioned upon the following:

1. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the development and as required by the City through the normal and customary development review process.
    a. The City will likely require an easement along the east side of the property for utilities to be determined through the development review process.
2. Transportation considerations to be determined in final form through the zoning and development review process:
    a. The property will have access restrictions placed upon it for the surrounding roadways as determined through the development review process. This could include limited access or potentially no access from US23 and a single curb cut from Hills-Miller Rd. (to be coordinated with other agencies)

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. 20-25

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 1.062± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE ALSHAHAL ENTERPRISES, LLC 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 1.062 acres of land, more or less, the description and map are attached hereto, and

WHEREAS, Michael R. Shade, as agent for the petitioners on March 4, 2020 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 March 4, 2020, and

WHEREAS, the Ohio Revised Code, Section 709.023 (c), 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 1.062± acres more or less as delineated on the attached Exhibits, 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: _____, 2020 YEAS ___ NAYS ___
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION FOR
ALSHAHAL ENTERPRISES, LLC
ANNEXATION
TO THE
CITY OF DELAWARE, OHIO
FROM THE
TOWNSHIP OF TROY, DELAWARE COUNTY, OHIO
CONSISTING OF 1.062 ACRES
EXPEDITED TYPE 2 ANNEXATION

Petitioners:

Alshahal Enterprises LLC
1818 Calico Ct.
Powell, OH 43065

Agent for Petitioners:

Michael R. Shade
Attorney at Law
Shade and Shade LLC
236 West Central Avenue
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax: (740) 363-0146
Email: mrs@ss-dta.com

DELAWARE COUNTY COMMISSIONERS
2020 MAR -4 PM 3:09
RECEIVED

PETITION

EXHIBIT A: DESCRIPTION
OF LANDS TO BE ANNEXED

EXHIBIT B: MAP OF PROPOSED
LANDS TO BE ANNEXED

LIST OF ADJOINING PROPERTY OWNERS

LETTER OF DELAWARE COUNTY ENGINEER APPROVING LEGAL DESCRIPTION AND PLAT OF ANNEXATION

PROOF OF SERVICES

A) LETTERS TO GOVERNMENT

B) LETTER TO ADJOINING
PROPERTY OWNERS

MUNICIPAL RESOLUTIONS

A) RESOLUTION OF SERVICES

B) RESOLUTION DEALING WITH
INCOMPATIBLE LAND USES AND
BUFFERS

BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OHIO

PETITION FOR ALSHAHAL ENTERPRISES, LLC ANNEXATIONTO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF TROY, DELAWARE COUNTY, OHIO CONSISTING OF 1.062 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 1.062 acres situated in the Townships of Troy, County of Delaware, Ohio 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 David B. McCoy, P.S.., Professional Surveyor No. 7632, Landmark Survey Group, for annexation purposes, from information of record in the Delaware County Courthouse and a new full survey of the subject premises. 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 one (1) 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.

Alshahal Enterprises LLC	2319 US Highway 23 Delaware OH 43015 Mailing Address: 1818 Calico Ct. Powell, OH 43065	Total Net Acreage is .896 ac. Land Owned in the ROW and included is .166 acres. **Total Lands Annexed is 1.062 acres.**	Official Record Book 594, Page 1475-1476	519-133-02-003-000
	Total Lands to be Annexed	**1.062 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 as set forth above and per the Map of Territory to Be Annexed.

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 236 West Central Avenue, 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 Troy 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 Troy, Delaware County, Ohio is presently Highway Service District (HSD) and is presently used as Used Car Dealership and Right of Way. The comprehensive plan duly adopted by the City of Delaware, Ohio did anticipate this area was in its last Comprehensive Plan and is designated as commercial. This proposed use may somewhat be an incompatible land uses to the Farm Residential District and other residential districts in the Townships of Troy, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The land surrounding on three (3) sides of the proposed annexed parcel is currently zoned B-4 in the City of Delaware, Ohio. 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:

ALSHAHAL ENTERPRISES, LLC



Abed Alshahal, Designated Manager

Dated: March 4, 2020

PROPOSED ANNEXATION
OF 1.062 ± ACRES
FROM TROY TOWNSHIP
TO THE CITY OF DELAWARE

Situate in the State of Ohio, County of Delaware, Township of Troy, being part of Farm Lot 9, Section 1, Township 5, Range 19 United States Military lands, and being part of a 1.057 acre tract (A.P.N. 51913302003000) conveyed to Alshahal Enterprises, LLC, by deed of record in Deed Book 594, Page 1475, being bounded and more particularly described as follows:

Beginning, at a point, in the original centerline of U.S. 23 (width varies) at the northeasterly corner of said 1.057 acre tract, the southeasterly corner of a tract of land conveyed to Speedway LLC, by deed of record in Deed Book 1286, Page 2212 and being a southeasterly corner of the existing City of Delaware Corporation line, as established by Ordinance No. 68-27, dated March 4, 1968;

Thence South 12°42"00" East, a distance of 140.31 feet, along the easterly line of said 1.057 acre tract, and the original centerline of said U.S. 23, to a point, at the centerline intersection of said U.S. 23 and the northerly extended right-of-way line of Hills-Miller Road (width varies), and on the northerly line of the existing City of Delaware Corporation line, as established by Ordinance No. 96-89, dated October 28, 1996;

Thence North 84°11'00" West, a distance of 341.07 feet, across said 1.057 acre tract, along the northerly line of said Hills-Miller Road and along the said northerly City of Delaware Corporation line (Ord. No. 96-89), to a point on the westerly line of said 1.057 acre tract, an easterly line of said Speedway LLC tract, a northwesterly corner of said City of Delaware Corporation line (Ord. No. 69-89) and on a westerly line of said City of Delaware Corporation line (Ord. No. 68-27)

Thence with the following two (2) courses and distances, along the lines common to said 1.057 acre tract, said Speedway LLC tract and the City of Delaware Corporation line (Ord. No. 68-27):

1) North 02°41'00" East, a distance of 155.41 feet, to a point;

2) South 80°02'00" East, a distance of 305.85 feet, to the **Point of Beginning**, containing 1.062 acres, of which 0.166 acres lies with the right-of-way of U.S. 23, more or less.

The above description was prepared in the office of Landmark Survey Group Inc., located at 690 Lakeview Plaza Boulevard, Suite A, Worthington, Ohio by David B. McCoy in February of 2020, from the best available County Records. This information was not derived from an actual field survey. The above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

LANDMARK SURVEY GROUP, INC.



David B. McCoy, P.S. 3/2/2020
David B. McCoy, P.S. Date
Registered Surveyor No. 7632

DELAWARE COUNTY ENGINEER
MAP DEPARTMENT

I HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THE MAP DEPARTMENT

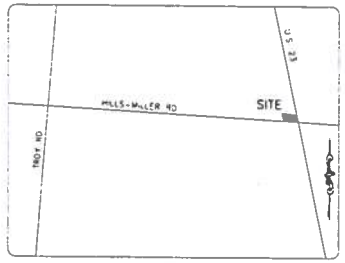
CHRIS E. BAUSERMAN, P.E., P.S.
COUNTY ENGINEER

SUPERVISOR 3/4/2020 DATE

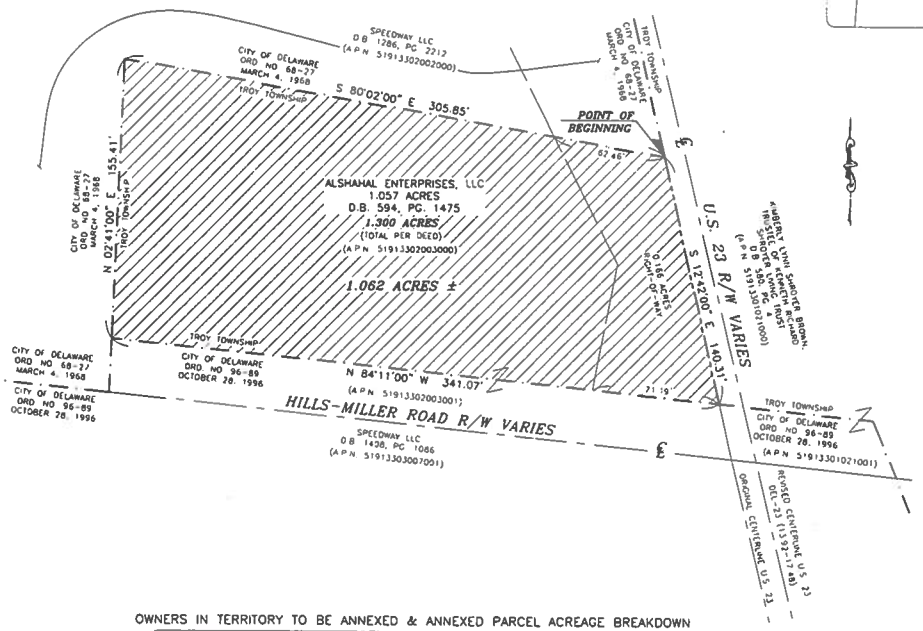
MAP OF TERRITORY TO BE ANNEXED TO CITY OF DELAWARE

EXPEDITED TYPE II (O.R.C. 709.023)

SITUATED IN THE STATE OF OHIO,
COUNTY OF DELAWARE, TOWNSHIP OF TROY,
FARM LOT 9, SECTION 1, TOWNSHIP 5, RANGE 19
UNITED STATES MILITARY LANDS.



VICINITY MAP
NOT TO SCALE



LEGEND

EXISTING CITY OF DELAWARE CORPORATION LINE

PROPOSED CITY OF DELAWARE CORPORATION LINE

AREA OF TERRITORY TO BE ANNEXED

ANNEXATION NOTES/DETAILS:

ALL LENGTHS AND BEARINGS OF THE BOUNDARY OF THE TERRITORY ARE TAKEN FROM EXISTING COUNTY RECORDS AND FOLLOW THE EXISTING PROPERTY LINES OR RIGHT-OF-WAY LINES.

NUMBER OF OWNERS OF REAL ESTATE IN THE TERRITORY SOUGHT TO BE ANNEXED = 2 OWNERS

NO ISLANDS OF UNINCORPORATED AREAS ARE BEING CREATED

LENGTH OF ROADWAY AFFECTED BY ANNEXATION
140 LF OF U.S. ROUTE 23

LENGTH OF COUNTY ROADS IN TERRITORY TO BE ANNEXED = 0 LF
LENGTH OF TOWNSHIP ROADS IN TERRITORY TO BE ANNEXED = 0 LF

PROPOSED ANNEXATION ACREAGE
+/- 1.062 ACRES

PROPOSED ANNEXATION PERIMETER
+/- 942.60 FT

LENGTH CONTIGUOUS WITH THE CITY OF DELAWARE
+/- 802.29 FT

% CONTIGUOUS 802.29/942.60 * 100 = 85 ** %

* NO AUDITOR PARCEL NUMBER - TRACTS PURCHASED BY WARRANTY DEED FOR THE PURPOSE OF SCENIC STRIPS BY THE OHIO DEPARTMENT OF HIGHWAYS IN 1968

OWNERS IN TERRITORY TO BE ANNEXED & ANNEXED PARCEL ACREAGE BREAKDOWN

PARCEL NO	OWNER	CURRENT DEED	GROSS ACREAGE	R/W IN	R/W OUT	NET ACREAGE
519133020030000	ALSHAMAL ENTERPRISES, LLC	D.B. 594 PG. 1475	1.062	0.166	0.000	0.896

DRAWING PREPARED BY:

THE ABOVE MAP OF TERRITORY WAS PREPARED BY DAVID B. McCOY IN FEBRUARY OF 2020, FROM THE BEST AVAILABLE COUNTY RECORDS. THIS INFORMATION WAS NOT DERIVED FROM AN ACTUAL FIELD SURVEY.

DAVID B. McCOY, P.S.
REGISTERED SURVEYOR NO. 7632

3/2/2020
DATE

STATE OF OHIO
David B. McCoy
7632
REGISTERED PROFESSIONAL SURVEYOR

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft

DELAWARE COUNTY ENGINEER
MAP DEPARTMENT
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

3/4/2020
DATE

LS GI LANDMARK SURVEY GROUP, INCORPORATED
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE (614) 485-9000 FAX (614) 485-9003
DATE 2/18/20 FILE NO 20014766

REV	DATE	DESCRIPTION
	3/2/20	REVISE PER COMMENTS

ANNEX NO ORD NO
PROPOSED ANNEXATION OF 1.062 ACRES TO THE CITY OF DELAWARE
TROY TOWNSHIP DELAWARE COUNTY, OHIO
DATE SCALE 1"=40'

DRAWN BY: DJH

LIST OF PROPERTY OWNERS

South of Property to be Annexed	Acres	PIN
ALSHAHAL ENTERPRISES, LLC 1818 CALICO CT POWELL OH 43065	.238	51913302003001
KAMAL ALSHAHAL STATUTORY AGENT FOR ALSHAHAL ENTERPRISES, LLC 2023 FINCASTLE CT COLUMBUS OH 43235		
(Petitioner Herein)		
West of Property to be Annexed		
SPEEDWAY LLC 2381 US HIGHWAY 23 DELAWARE OH 43015	13.230	51913302002000
SPEEDWAY LLC STATUTORY AGENT CT CORPORATION SYSTEM 4400 EASTON COMMONS WAY SUITE 125 COLUMBUS OH 43219		

North of Property to be Annexed

SPEEDWAY LLC
2381 US HIGHWAY 23
DELAWARE OH 43015

13.230

51913302002000

SPEEDWAY LLC
STATUTORY AGENT
CT CORPORATION SYSTEM
4400 EASTON COMMONS WAY
SUITE 125
COLUMBUS OH 43219

East of Property to be Annexed

ALSHAHAL ENTERPRISES, LLC
1818 CALICO CT
POWELL OH 43065

1.062

51913302003000

KAMAL ALSHAHAL
STATUTORY AGENT For
ALSHAHAL ENTERPRISES, LLC
2023 FINCASTLE CT
COLUMBUS OH 43235

(Petitioner Herein) (Land in US 23 ROW Consisting of .166 Acres)

DELAWARE COUNTY MAP DEPARTMENT
COUNTY ADMINISTRATION BUILDING
145 NORTH UNION STREET
DELAWARE, OHIO
43015

CHRIS E. BAUSERMAN, P.E., P.S.
DELAWARE COUNTY ENGINEER

March 4, 2020

The Board of Delaware County Commissioners
101 North Sandusky Street
Delaware, Ohio 43015

Re: Proposed 1.062 Acre Annexation in Troy 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. 02-862, dated July 1, 2002, which is 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.
Department Manager
Map Department
Delaware County Engineer
145 North Union Street
Delaware, OH 43015
(740) 833-2450
jjennings@co.delaware.oh.us

Enclosures

Delaware County Engineer
Map Department
740-833-2450

Memo

To: Jennifer Walraven, Clerk, Board of Commissioners
From: Jack Jennings, P.S., Department Manager
Date: March 4, 2020
Re: Proposed 1.062 Acre Annexation to the City of Delaware

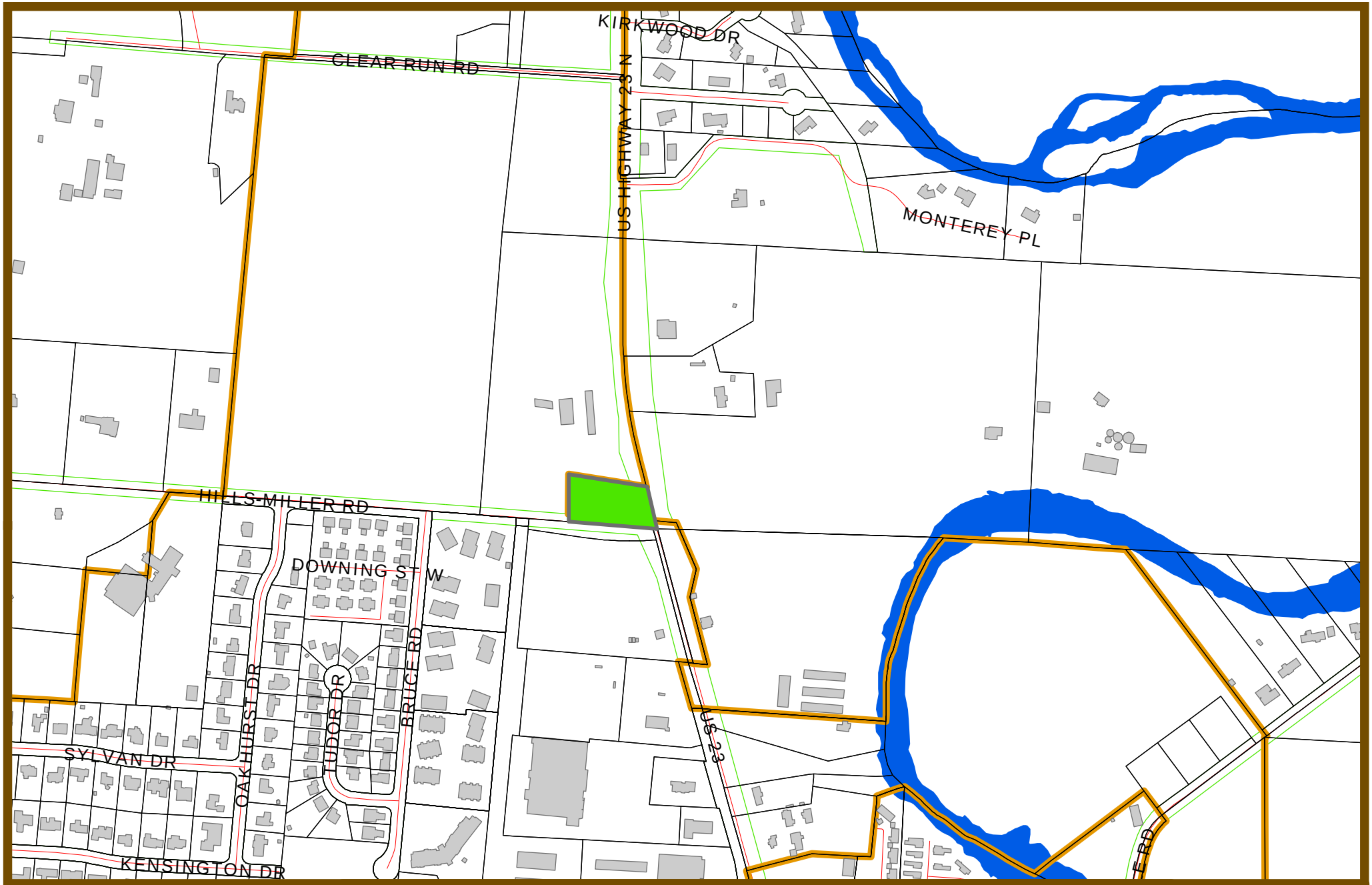
Jennifer:

Attached is one (1) set of the proposed Annexation Plat and Written Description with a letter of approval addressed to the Board of Commissioners.

If I can be of any further assistance, please let me know.

Jack

Attachments



EST 1808
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Alshahal Enterprises Property
Annexation Location Map ~ 1.062 Acres

N

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DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14

DATE: 03/09/2020

ORDINANCE NO: 20-10

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
MARCH 23, 2020 @ 7:30 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 FOR TERRA ALTA LLC., FOR TERRA ALTA SUBDIVISION FROM A-1 AND R-2 PMU TO A-1 AND R-2 PMU ON APPROXIMATELY 472.9 ACRES AND LOCATED NORTH OF BRAUMILLER ROAD, EAST OF POLLOCK ROAD AND WEST OF BERLIN STATION ROAD (NO ZONING CHANGES TO THE STOCKDALE FARMS PORTION OF THE DEVELOPMENT).

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 March 4, 2020.

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. 20-10

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR TERRA ALTA LLC., FOR TERRA ALTA SUBDIVISION FROM A-1 AND R-2 PMU TO A-1 AND R-2 PMU ON APPROXIMATELY 472.9 ACRES AND LOCATED NORTH OF BRAUMILLER ROAD, EAST OF POLLOCK ROAD AND WEST OF BERLIN STATION ROAD (NO ZONING CHANGES TO THE STOCKDALE FARMS PORTION OF THE DEVELOPMENT).

WHEREAS, the Planning Commission at its meeting of March 4, 2020 recommended approval of a Rezoning Amendment for Terra Alta LLC., for Terra Alta Subdivision from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acre and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development) (PC Case 2020-0258).

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

SECTION 1. That the Rezoning Amendment for Terra Alta LLC., for Terra Alta Subdivision from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acre and located north of Braumiller Road, east of Pollack Road and west of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development), is hereby confirmed, approved, and accepted with the following condition that:

1. The Development Text, as currently proposed, is generally acceptable and any revisions shall require conformance to all provisions of the Development Text and the subsequent approved development plans and plats.
2. Any change of use or major modification of the plan shall require conformance to all provisions of the Development Text.
3. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 15

DATE: 03/09/2020

ORDINANCE NO: 20-11

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
MARCH 23, 2020 @ 7:30 PM

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 FOR TERRA ALTA LLC., ALLOWING THE PLACEMENT OF A PLANNED MIXED-USE OVERLAY DISTRICT (PMU) FOR TERRA ALTA SUBDIVISION ON APPROXIMATELY 472.9 ACRES ZONED A-1 AND R-2 PMU AND LOCATED NORTH OF BRAUMILLER ROAD, EAST OF POLLOCK ROAD AND WEST OF BERLIN STATION ROAD.

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 March 4, 2020.

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. 20-11

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR TERRA ALTA LLC., ALLOWING THE PLACEMENT OF A PLANNED MIXED-USE OVERLAY DISTRICT (PMU) FOR TERRA ALTA SUBDIVISION ON APPROXIMATELY 472.9 ACRES ZONED A-1 AND R-2 PMU AND LOCATED NORTH OF BRAUMILLER ROAD, EAST OF POLLOCK ROAD AND WEST OF BERLIN STATION ROAD.

WHEREAS, the Planning Commission at its meeting of March 4, 2020 recommended approval of a Conditional Use Permit for Terra Alta LLC., allowing the placement of a Planned Mixed-Use Overlay District (PMU) for Terra Alta Subdivision on approximately 472.9 acre zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (PC Case 2020-0259).

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

SECTION 1. That the Conditional Use Permit for Terra Alta LLC., allowing the placement of a Planned Mixed-Use Overlay District (PMU) for Terra Alta Subdivision on approximately 472.9-acre zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road, 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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

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CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 16 | DATE: 03/09/2020

ORDINANCE NO: 20-12 | 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 AN AMENDED PRELIMINARY DEVELOPMENT PLAN FOR TERRA ALTA LLC., FOR TERRA ALTA SUBDIVISION ON APPROXIMATELY 472.9 ACRES ON PROPERTY ZONED A-1 AND R-2 PMU AND LOCATED NORTH OF BRAUMILLER ROAD, EAST OF POLLOCK ROAD AND WEST OF BERLIN STATION ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129 requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on March 4, 2020.

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. 20-12

AN ORDINANCE APPROVING AN AMENDED PRELIMINARY DEVELOPMENT PLAN FOR TERRA ALTA LLC., FOR TERRA ALTA SUBDIVISION ON APPROXIMATELY 472.9 ACRES ON PROPERTY ZONED A-1 AND R-2 PMU AND LOCATED NORTH OF BRAUMILLER ROAD, EAST OF POLLoCK ROAD AND WEST OF BERLIN STATION ROAD.

WHEREAS, the Planning Commission at its meeting of March 4, 2020 recommended approval of an Amended Preliminary Development Plan for Terra Alta LLC;, for Terra Alta Subdivision on approximately 472.9 acre on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (PC 2020-0260).

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

SECTION 1. That the Amended Preliminary Development Plan for Terra Alta LLC;, for Terra Alta Subdivision on approximately 472.9 acre on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road, 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 sections 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. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit is requested for the construction of a dwelling unit in Sub-Area 1, 4 and 10.
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. The multi-use path shown along the north-south stream corridor shall be improved by the developer prior to starting Section 2 and shall be maintained by the homeowner's association with an easement dedicated to the City for public use. Every effort shall be made by the developer to relocate the bike path from the front of homes in Sub-Area 3 and 9.
9. The off-site stormwater improvements shall comply with the minimum City and County regulations.
10. The proposed bike paths shall be constructed during the subject section it is located in.
11. The proposed bike path along Braumiller Road 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 Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.
12. 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 section it is located in.
13. Prior to or concurrent with the submittal of the Final Development Plan and Final Subdivision Plat for the first section (not included with this submittal), a Parkland and Open Space Improvement Plan must be submitted for review and approval detailing the improvements to be made to the parkland and privately maintained open spaces scattered throughout the neighborhood.
14. A minimum four-foot-high mound with landscaping that is a minimum 60% opaque year-round and with a landscaping height of no less than 10 feet high shall be located adjacent to Berlin Station Road to buffer the residential lots per the approved development text.
15. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
16. 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.

17. 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.
18. 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.
19. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.
20. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
21. The 4.06-acre open space along the Olentangy River shall be dedicated to the City with Section 1of the Final Subdivision Plat (former Stockdale Farms).
22. 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.
23. 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.
24. 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.
25. 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.
26. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1 (former Stockdale Farms portion of the development).
27. 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.
28. A second permanent access point for the east side of the site to the subdivision along Braumiller Road shall be required on or before the development of the 65th lot (during Phase 2 per submitted plans former Stockdale Farms portion of the development) or per the City Engineer for safety considerations.
29. 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.
30. 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.

31. 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.
32. In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already
33. In Sub-Area 3, the developer shall plant several 8 foot high Norway spruce trees to form a continuous buffer along the rear of lots 165-172 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.
34. The developer shall submit a revised sign plan and wayfinding plan for the entire development.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
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FACT SHEET

AGENDA ITEM NO: 17 | DATE: 03/09/2020

ORDINANCE NO: 20-13 | 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 AN AMENDED PRELIMINARY SUBDIVISION PLAT FOR TERRA ALTA LLC., FOR TERRA ALTA SUBDIVISION ON APPROXIMATELY 472.9 ACRES ON PROPERTY ZONED A-1 AND R-2 PMU AND LOCATED NORTH OF BRAUMILLER ROAD, EAST OF POLLACK ROAD AND WEST OF BERLIN STATION ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1111 Platting requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on March 4, 2020.

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. 20-13

AN ORDINANCE APPROVING AN AMENDED PRELIMINARY SUBDIVISION PLAT FOR TERRA ALTA LLC., FOR TERRA ALTA SUBDIVISION ON APPROXIMATELY 472.9 ACRES ON PROPERTY ZONED A-1 AND R-2 PMU AND LOCATED NORTH OF BRAUMILLER ROAD, EAST OF POLLACK ROAD AND WEST OF BERLIN STATION ROAD.

WHEREAS, the Planning Commission at its meeting of March 4, 2020 recommended approval of an Amended Preliminary Subdivision Plat for Terra Alta LLC;, for Terra Alta Subdivision on approximately 472.9 acre on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (PC 2020-0261).

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

SECTION 1. That the Amended Preliminary Subdivision Plat for Terra Alta LLC;, for Terra Alta Subdivision on approximately 472.9 acre on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road, 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 sections 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. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit is requested for the construction of a dwelling unit in Sub-Area 1, 4 and 10.

7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. The multi-use path shown along the north-south stream corridor shall be improved by the developer prior to starting Section 2 and shall be maintained by the homeowner's association with an easement dedicated to the City for public use. Every effort shall be made by the developer to relocate the bike path from the front of homes in Sub-Area 3 and 9.
9. The off-site stormwater improvements shall comply with the minimum City and County regulations.
10. The proposed bike paths shall be constructed during the subject section it is located in.
11. The proposed bike path along Braumiller Road 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 Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.
12. 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 section it is located in.
13. Prior to or concurrent with the submittal of the Final Development Plan and Final Subdivision Plat for the first section (not included with this submittal), a Parkland and Open Space Improvement Plan must be submitted for review and approval detailing the improvements to be made to the parkland and privately maintained open spaces scattered throughout the neighborhood.
14. A minimum four-foot-high mound with landscaping that is a minimum 60% opaque year round and with a landscaping height of no less than 10 feet high shall be located adjacent to Berlin Station Road to buffer the residential lots per the approved development text.
15. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
16. 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.
17. 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.

18. 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.
19. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.
20. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
21. The 4.06-acre open space along the Olentangy River shall be dedicated to the City with Section 1of the Final Subdivision Plat (former Stockdale Farms).
22. 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.
23. 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.
24. 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.
25. 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.
26. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1 (former Stockdale Farms portion of the development).
27. 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.
28. A second permanent access point for the east side of the site to the subdivision along Braumiller Road shall be required on or before the development of the 65th lot (during Phase 2 per submitted plans former Stockdale Farms portion of the development) or per the City Engineer for safety considerations.
29. 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.
30. 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.
31. 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.

32. In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already
33. In Sub-Area 3, the developer shall plant several 8 foot high Norway spruce trees to form a continuous buffer along the rear of lots 165-172 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.
34. The developer shall submit a revised sign plan and wayfinding plan for the entire development.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2020-0258-0261
REQUEST: Multiple Requests
PROJECT: Terra Alta
MEETING DATE: March 4, 2020

APPLICANT/OWNER
Terra Alta LLC
148 West Schrock Road
Westerville, Ohio 43081

REQUESTS
2020-0258: A request by Terra Alta LLC for a Rezoning Amendment for Terra Alta from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acres and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development).
2020-0259: A request by Terra Alta LLC for a Conditional Use Permit allowing the Placement of a Mixed-Use Overlay District (PMU) for Terra Alta on 472.9 acres zoned A-1 and R-2 PMU located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.
2020-0260: A request by Terra Alta LLC for an Amended Preliminary Development Plan for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.
2020-0261: A request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.

PROPERTY LOCATION & DESCRIPTION
The subject 472.9-acre development is located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road. The zoning of the development is divided into three districts. The current Terra Alta development (northern portion of the development) is zoned A-1 PMU and the current Stockdale Farms (southern portion of the development) is zoned R-2 PMU while the 68.275 acres located between the two developments (known as the Rogers Property) is zoned A-1. The surrounding zoning is R-6 and A-1 PMU to the west and A-1 to the south in the City while the majority of the development is surrounded by FR-1 zoning district (Farm Residential) in Delaware Township.

BACKGROUND
The developer is proposing to amend the A-1 PMU zoning for Terra Alta and incorporate the R-2 PMU zoning for Stockdale Farms while rezoning the existing 68.275 acres (known as the Rogers Property) located between Terra Alta and Stockdale Farms to A-1 PMU and combine the above developments into one coordinated and master planned community to be known as Terra Alta. The development would consist of detached single-family homes, attached and or detached single family condominiums, duplexes and patio homes with several parks programmed with amenities and several open spaces. The property will be developed into 12 Sub-Areas with specific development standards for each Sub-Area. The development would have a total 870 single family units with 657 single family lots and 213 condominium, patio home and duplex units on 472.9 acres.

Terra Alta (rezoned in 2008) and Stockdale Farms (last rezoned in 2014) have a long and extensive history in the City that were approved by different developers and now a single developer purchased both subdivisions along with the "Rogers Property" land between both developments to create a master planned development under one name. The Stockdale Farms development would remain the same as approved in the 2014 Rezoning and the 2018 Amended Preliminary Development Plan and Amdned Preliminary Subdivision Plat except for the addition of a pool and pool house in an park area. The Terra Alta development would be revised with a mix of housing types divided into 7 Sub-Areas and a club house with a pool. Sub-Area 1 (Section 1 Part 1 & 2) have been previously developed and platted with single family lots that have been or are currently being constructed and would remain as approved in 2014. The 68.275 acre "Rogers Property" is proposed to be developed with mostly larger single family lots nestled within the wooded and topographic environment of this site. Overall, the combination of these three developments into a single master planned community would be more user friendly for the residents, developer and staff.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for Terra Alta is A-1 PMU which was approved in 2008 and the zoning for Stockdale Farms is R-2 PMU which was approved in 2014. The developer is proposing to amend the zoning for the "Rogers Property" to A-1 PMU to be consistent with the developments to the north and south. Also, the entire development would not only be combined from a land perspective but from a zoning procedural perspective with one development text, an Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for the entire development. Each subsequent section would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council
- **DEVELOPMENT TEXT:** As mentioned above the development text for Terra Alta, Stockdale Farms and the "Rogers Property" would be combined into a single document for the entire development. Being proposed as a PMU Overlay, the Development Text sets forth the development standards and requirements for this development. Staff has reviewed the text and is in support of the revised text to combine the entire development into one. 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 in base zoning.
- **LAND USE**: The Comprehensive Plan Land Use Designation for Terra Alta is Very Low-Density Single Family (1-2 units per acre) while the Comprehension Land Use Designation for Stockdale Farms is Low Density Single Family (2-2.25 units per acre).

  The "Rogers Property" which is being rezoned to A-1 PMU has a land use designation of Very Low-Density Single Family and the proposed 72 single family lots on approximately 68.275 acres (1.05 units per acre) would be consistent with the land use plan and the approved developments to the north and south (Terra Alta and Stockdale Farms).
- **REZONING:** The "Roger Property" which is being rezoned encompasses approximately 68.275 acres and includes Sub-Area 7 and 9. The developer is proposing 72 single family lots (61 – 90-foot-wide lots in Sub-Area 9 and 11 – 70-foot-wide lots in Sub-Area 7) on the 68.275acre site that would yield a density of 1.05 units per acre. Sub-Area 9 with 61 single family lots (90-foot-wide lots) would be accessed from Stockdale Farms Drive from the north and south. Sub-Area 7 with 11 single family lots (70-foot-wide lots) would be accessed from Prato Court from Sub-Area 1 (existing Section 1 of Terra Alta). The "Rogers Property" is a heavily wooded property with a lot of topography which lends itself to the proposed larger lots.
- **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.
- **ROADS AND TRAFFIC**: The access to Terra Alta to the north and Stockdale Farms to the south were approved when the subject site received Rezoning, Preliminary Development Plan and Preliminary Subdivision Plat approval in 2008 and 2014 respectively. The Rogers property is located between the two subject developments and Sub-Area 9 would have access from both Terra Alta and Stockdale Farms while Sub-Area 7 would have access from Terra Alta.

  For Terra Alta, the development is served initially by Pollock Road and, with future phases, Berlin Station Road. Two public streets extend into the "Rogers Property" while there are not any street stubs to the north because Preservation Parks owns the property to the north and does not want any stubs into their parkland property. A traffic impact study (TIS) was approved by the Engineering Department with recommendations required per the City Engineer. Consistent with the recommendations of the Comprehensive Plan, which recommends retaining the two-lane scenic nature of Pollock Road with only necessary structural improvements will be made to Pollock Road. Terra Alta Drive would extend and provide an east/west connection with Berlin Station Road. Per the City Engineer, Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than when the 166th building permit is requested for the construction of a dwelling unit in Sub-Area 1, 4 and 10.

For Stockdale Farms, the City, County and Township approved a traffic impact study that required specific improvements. The result of the traffic study determined a roundabout on Braumiller Drive as the preferred design, 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. 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 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. Also, 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 Phases 1, 2 and 3 (which equals 186 single family lots) 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 Terra Alta and "Roger's Property" (northern portion development) is a heavily wooded site with a rolling topography and several drainage courses, presents several challenges in maximizing tree preservation and minimizing alterations to the topography, both requirements of the Zoning Code and the carefully crafted PMU zoning text. In the opinion of Staff, the Applicant has done a very good job planning this site given these constraints. Development in the existing open farmland has been maximized while limiting, to the extent possible, development in wooded areas, particularly those areas with steep slopes.

  Where development does occur in the wooded areas, large tree preservation easements will be placed over single-family lots and the condominium areas are designed to allow the clustering of homes to maximize tree preservation. This configuration also allows the proposed lots to maximize view sheds and treed lots typically considered premium lot types. Additionally, as required by the Zoning Code and the Ohio Environmental Protection Agency (OEPA) General Permit for the Olentangy Watershed, several drainage courses will be protected by a Stream Protection Zone (conservation easement). A preliminary analysis by City Staff indicates that the proposed layout is likely to accommodate the State imposed requirements which were developed after City approval of the zoning and preliminary plan in this case.

  For the Stockdale Farms portion of the development (southern portion 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, a tot lot and a pool house with pool 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. 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. There is no change to the approved tree preservation/removal requirements for Stockdale Farms and Terra Alta. The Rogers Property would follow the same standards as proposed.
- **SUB-AREAS:** The development is divided into 12 Sub-Areas which includes development standards such as permitted uses, density, minimum lot area, setbacks, minimum square footage and maximum building height.
  - **Sub-Area 1** – This Sub-Area consists of Section 1 Part 1 Phase A and B, Section 1 Part 2, Reserve A, B, C and E of the existing Terra Alta Subdivision all of which have been previously developed and

platted and which single family homes have been or are currently being constructed. The development standards for this Sub-Area would be governed by the approved Final Development Plans and Final Subdivision Plats for this area. There is no change proposed to these from the current zoning text. The current development standards for Sub-Area 1 are:

- Permitted Uses – Single family homes
- Maximum Density – 73 lots
- Minimum lot area – 9,100 square feet
- Minimum Lot Width at Building Line – 70 feet
- Front Yard Setback/Building line – 30 feet
- Side Yard Setback –
    - 70-foot lots
        - 7.5 feet
    - 80 -foot lots
        - 10 feet
- Rear Yard Setback – 30 feet
- Minimum Square Footage
    - 70-foot lots
        - One Story - 1,600 square feet
        - Two story – 1,800 square feet
    - 80-foot lots
        - One Story - 1,800 square feet
        - Two Story – 2,000 square feet

Maximum Building Height – 35 feet

- **Sub-Area 2, 3 and 6**
    - Permitted Uses – Single family homes
    - Maximum Density – 298 lots
    - Minimum lot area – 9,100 square feet
    - Minimum Lot Width at Building Line – 70 feet
    - Front Yard Setback/Building line
        - Sub-Area 2
            - 25 feet – maximum house depth is 45 feet
        - Sub-Area 3 and 6
            - 30 feet
    - Side Yard Setback – 10 feet
    - Rear Yard Setback – 30 feet
    - Minimum Square Footage
        - One Story – 1,800 square feet
        - Two=Story – 2,000 square feet
    - Maximum Building Height – 35 feet
- **Sub-Area 4**
    - Permitted Uses – Single family homes
    - Maximum Density – 92 lots
    - Minimum lot area – 7,540 square feet

- Minimum Lot Width at Building Line – 58 feet
- Front Yard Setback/Building line – 30 feet
- Side Yard Setback – 6 feet
- Rear Yard Setback – 30 feet
- Minimum Square Footage
  - 1,400 square feet – lots 103, 106, 111, 149, 151, 153, 159, 162, 165
  - 1,500 square feet – remainder of the lots
- Maximum Building Height – 35 feet

- **Sub-Area 5**
  - Permitted Uses – Single family homes
  - Maximum Density – 62 lots
  - Minimum lot area – 8,060 square feet
  - Minimum Lot Width at Building Line – 62 feet
  - Front Yard Setback/Building line – 25 feet – maximum house depth is 45 feet
  - Side Yard Setback – 6 feet
  - Rear Yard Setback – 30 feet
  - Minimum Square Footage
    - One Story – 1,700 square feet
    - Two=Story – 2,000 square feet
  - Maximum Building Height – 35 feet
- **Sub-Area 7 and 8**
  - Permitted Uses – Single family homes
  - Maximum Density – 71 lots
    - Lot 304 shall be eliminated per the City Engineer and Fire Department
  - Minimum lot area – 10,400 square feet
  - Minimum Lot Width at Building Line – 80 feet
  - Front Yard Setback/Building line – 30 feet
  - Side Yard Setback – 10 feet
  - Rear Yard Setback – 30 feet
  - Minimum Square Footage
    - One Story – 2,000 square feet
    - Two=Story – 2,300 square feet
  - Maximum Building Height – 35 feet
- **Sub-Area 9**
  - Permitted Uses – Single family homes
  - Maximum Density – 61 lots
  - Minimum lot area – 12,600 square feet
  - Minimum Lot Width at Building Line – 90 feet
  - Front Yard Setback/Building line – 30 feet
  - Side Yard Setback – 10 feet
  - Rear Yard Setback – 35 feet
  - Minimum Square Footage
    - One Story – 2,000 square feet

        - Two=Story – 2,300 square feet
    - Maximum Building Height – 35 feet
- **Sub-Area 10, 11 and 12**
    - Permitted Uses – Condominiums, single family cluster homes (patio homes) and duplexes
    - Maximum Density – 213 dwelling units
    - Minimum Square Footage – 1,200 square feet per unit
    - Private streets constructed to public standards are permitted

- **RESIDENTIAL DESIGN STANDARDS:** 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, condominiums, patio homes and duplexes 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 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as defined in the text; 2.) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.

  Some of the upgrades for condominiums, patio homes and duplexes in the development text include: 1.) At least 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as defined in the text; 2.) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material; 3). Dimensional shingles on all units; 4). Higher end architectural grade vinyl siding.,
- **PARKLAND AND OPEN SPACE**: The entire development has approximately 179.28 acres of open space (37.8%). The Terra Alta and Rogers Property (north section of the development) have approximately 133 acres of open space in 18 reserve areas (A-R). Reserve A (approximately 24.5 acres) is located just east of the river and would be dedicated to the City for a park. Reserve B (approximately 8.9 acres), Reserve C (approximately 8.0 acres), Reserve D (approximately 1.2 acres) and Reserve E (approximately 6.8 acres) are located in Sub-Area 1 and is open space along Pollock Road and north and south of Sub-Area 1 and primarily serves as detention basins and buffering. In Sub-Area 2 there are 6 reserve areas with two active park areas with amenities. Reserve F (approximately 1.2 acres) located just north of Terra Alta drive located in Sub-Area 2 and would be the location of a club house, pool and parking lot for the entire development while Reserve I (approximately 4.2 acres) is located south of Terra Alta Drive and is neighborhood park area with programmed amenities. The amenities shall be reviewed and approved by staff prior to approval of the development plan and plat for Sub-Area 2. The remainder of the reserves in Sub-Area 2 (Reserve G approximately 10.4 acres, Reserve H approximately 0.4 acres – Reserve J approximately 5.4 acres, Reserve M approximately 20.4 acres) are dedicated opens spaces with detention basins and buffering. In Sub-Area 5 is Reserve K (approximately 6.8 acres) which is located just north of Terra Alta Drive at the entrance of the development from Berlin Station Road which is open space. In Sub-Area 9 are three reserve areas that are opens spaces with a lot of trees (Reserve N approximately 3.9acres – Reserve O approximately 22 acres and Reserve P approximately 5.4 acres). In Sub-Area 7 there is Reserve Q (approximately 2.5 acres) and Reserve R (approximately 0.2 acres) which serve as open space and buffering from Pollock Road and Reserve S (approximately 0.4 acres) which is located on the river and will be dedicated to the City for parkland.

  The Stockdale Farms development has 45.98 acres of open space and parkland in 18 reserve areas. Of the open space and parkland, 31.05 acres or approximately 63.33% is considered open space and 14.93 acres or approximately 33.67% is considered parkland. Reserve "T" (1.30 acres), Reserve "U" (1.21 acres) Reserve "V" (0.37 acres) and Reserve "W" (0.29 acres) are opens spaces located behind and between and on lots on the eastern portion of the development. Reserve "X" (5.28 acres) is open located along Braumiller Road east of the main entrance and would be buffering the houses along the roadway. Reserve "Y" (12.56 acres) is open

space used as buffering located between Pollock Road and the rear of the adjacent lots on the western portion of the site. Reserve "Z" (1.30 acres) is open space while Reserve "AA" (1.85 acres) is a tot lot that should be programed located on the western portion of the development. Reserve "BB" (0.24 acres) is located on the northern portion of the site along a creek bed that stubs into the Rogers Property. Reserve "CC" (1.92 acres) is the located of the pool and pool house just east of the Stockdale Farms Drive while Reserve "DD" (2.25 cares) is open space located just west of the pool area. Reserve "EE" (3.80 acres) and Reserve "FF" (4.84 acres) are parking areas located west of Stockdale Farms Drive. Reserve "JJ" (2.52 acres) is a park area located just east of Stockdale Farms Drive. All the park areas shall be programmed with amenities during the Final Development Plan process. Amenities for these parks should include open playfield (soccer, baseball, football, etc.), play equipment, half-court basketball, benches, etc. Reserve "HH" is the open space along the west side of Pollock Road (approximately 4.06 acres) and is being dedicated to the City for a Park within the floodplain similar to the Terra Alta development and provide linear trail opportunities Reserves "II" (1.26 acres), "JJ" (0.20 acres) and "KK" (0.73 acres) are open spaces located in Sub-Area. The parks shall all be owned and maintained by the Homeowners Association but open to the public. Furthermore, open space conservation easements are provided along each of the stream beds within the development. 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. There is no change to Terra Alta or Stockdale Farms with the exception of adding a clubhouse and pool.

- **LANDSCAPING AND SCREENING:** The Terra Alta and Rogers Property development would require a comprehensive landscaping plat that would include street trees, perimeter landscaping and park and open space landscaping for each Final Development Plan and Final Subdivision Plat. There are some critical areas where perimeter buffering would be required per the development text. In Sub-Area 2 and 5 along Berlin Station Road east and north of the Terra Alta Road intersection, an earth mound no less than 4 feet in height as measured from proposed average finish grade elevations of the adjacent dwelling with a mix of deciduous and coniferous plantings, providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance. Also, in Sub-Area 9, several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already. The said spruce trees shall be located within an easement and maintained by the homeowner's association. Furthermore, permanent conservation easements shall be placed around the tree stands and stream corridors in this area.

  For Stockdale Farms, a comprehensive landscaping plan that includes street trees, perimeter landscaping and park and open space landscaping was submitted and approved. 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 aforementioned 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 Sub-Area 3, 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). 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. Also, the developer shall submit a revised sign plan and wayfinding plan for the entire development

- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant has provided a bike path/pedestrian plan from Braumiller Road north thru to the development to stub into the Preservation Park property located just north of the development which is an important alignment in the adopted Bicycle and Pedestrian Master Plan 2027. The majority of the bike path is located in the creek beds, open space and/or reserve areas of the stream corridors except for two locations in Sub-Area 2 and 9 which is located in the pubic right-of-way on front of approximately 18 single family homes. Staff recommends the developer make every effort to relocate the bike path from the front of the single-family houses into a reserve area. Also, a bike path is required along the north side of Braumiller Road to the roundabout to coincide with the required roadway improvements. All bike paths 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. 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 at Terra Alta Drive and along the southern portion of the site to provide a connection to the river parkland.
- **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.
- **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 in Sub-Area 1-9 which would total 657 single family lots (657 x $500 total $328,500).
    - At the time of permit issuance, a $200 fee shall be paid for each condominium, patio homes and duplex unit in Sub-Areas 10-12 for a total of 213 units (213 x $200 total $42,600).

  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. House depths in Sub-Area 2 and 5 would be restricted to a maximum 45 feet
- **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 (Stockdale Farms) 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 City that would achieve compliance with the zoning code during the Final Subdivision Plat process for each section.
- **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:** Because Section 1 and 2 of Terra Alta has been recorded the remainder of the development shall be developed in sections from a consistency perspective. Also, the sections shall be constructed to be consistent with street extension requirements, street improvement requirements, fire department requirements, etc. that are documented in the development text and staff report.

STAFF RECOMMENDATION (2020-0258 – REZONING)
Staff recommends approval of a request by Terra Alta LLC for a Rezoning Amendment for Terra Alta from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acres and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development), with the following conditions:

1. The Development Text, as currently proposed, is generally acceptable and any revisions shall require conformance to all provisions of the Development Text and the subsequent approved development plans and plats.
2. Any change of use or major modification of the plan shall require conformance to all provisions of the Development Text.
3. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.

STAFF RECOMMENDATION (2020-0259 –CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Terra Alta LLC for a Conditional Use Permit allowing the Placement of a Mixed-Use Overlay District (PMU) for Terra Alta on 472.9 acres zoned A-1 and R-2 PMU located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road.

STAFF RECOMMENDATION – (2020-0260 AMNENED PRELIMINARY DEVELOPMENT PLAN)
Staff recommends approval of request by Terra Alta LLC for an Amended Preliminary Development Plan for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road, 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 sections 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. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit is requested for the construction of a dwelling unit in Sub-Area 1, 4 and 10.
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. The multi-use path shown along the north-south stream corridor shall be improved by the developer prior to starting Section 2 and shall be maintained by the homeowner's association with an easement dedicated to the City for public use. Every effort shall be made by the developer to relocate the bike path from the front of homes in Sub-Area 3 and 9.
9. The off-site stormwater improvements shall comply with the minimum City and County regulations.
10. The proposed bike paths shall be constructed during the subject section it is located in.
11. The proposed bike path along Braumiller Road 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 Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.

12. 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 section it is located in.
13. Prior to or concurrent with the submittal of the Final Development Plan and Final Subdivision Plat for the first section (not included with this submittal), a Parkland and Open Space Improvement Plan must be submitted for review and approval detailing the improvements to be made to the parkland and privately maintained open spaces scattered throughout the neighborhood.
14. A minimum four-foot-high mound with landscaping that is a minimum 60% opaque year round and with a landscaping height of no less than 10 feet high shall be located adjacent to Berlin Station Road to buffer the residential lots per the approved development text.
15. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
16. 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.
17. 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.
18. 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.
19. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.
20. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
21. The 4.06-acre open space along the Olentangy River shall be dedicated to the City with Section 1of the Final Subdivision Plat (former Stockdale Farms).
22. 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.
23. 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.
24. 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.
25. 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.
26. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1 (former Stockdale Farms portion of the development).
27. 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.
28. A second permanent access point for the east side of the site to the subdivision along Braumiller Road shall be required on or before the development of the 65th lot (during Phase 2 per submitted plans former Stockdale Farms portion of the development) or per the City Engineer for safety considerations.
29. 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.
30. 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.
31. 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.

32. In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already
33. In Sub-Area 3, the developer shall plant several 8 foot high Norway spruce trees to form a continuous buffer along the rear of lots 165-172 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.
34. The developer shall submit a revised sign plan and wayfinding plan for the entire development.

STAFF RECOMMENDATION – (2020-0261 AMENDED PRELIMINARY SUBDIVSION PLAT)
Staff recommends approval of a request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road, 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 sections 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. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166th building permit is requested for the construction of a dwelling unit in Sub-Area 1, 4 and 10.
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. The multi-use path shown along the north-south stream corridor shall be improved by the developer prior to starting Section 2 and shall be maintained by the homeowner's association with an easement dedicated to the City for public use. Every effort shall be made by the developer to relocate the bike path from the front of homes in Sub-Area 3 and 9.
9. The off-site stormwater improvements shall comply with the minimum City and County regulations.
10. The proposed bike paths shall be constructed during the subject section it is located in.
11. The proposed bike path along Braumiller Road 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 Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.
12. 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 section it is located in.

13. Prior to or concurrent with the submittal of the Final Development Plan and Final Subdivision Plat for the first section (not included with this submittal), a Parkland and Open Space Improvement Plan must be submitted for review and approval detailing the improvements to be made to the parkland and privately maintained open spaces scattered throughout the neighborhood.
14. A minimum four-foot-high mound with landscaping that is a minimum 60% opaque year round and with a landscaping height of no less than 10 feet high shall be located adjacent to Berlin Station Road to buffer the residential lots per the approved development text.
15. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
16. 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.
17. 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.
18. 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.
19. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.
20. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
21. The 4.06-acre open space along the Olentangy River shall be dedicated to the City with Section 1of the Final Subdivision Plat (former Stockdale Farms).
22. 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.
23. 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.
24. 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.
25. 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.
26. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1 (former Stockdale Farms portion of the development).
27. 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.
28. A second permanent access point for the east side of the site to the subdivision along Braumiller Road shall be required on or before the development of the 65th lot (during Phase 2 per the submitted plans former Stockdale Farms portion of the development) or per the City Engineer for safety considerations.
29. 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.
30. 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.
31. 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.
32. In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already
33. In Sub-Area 3, the developer shall plant 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.

34. The developer shall submit a revised sign plan and wayfinding plan for the entire development.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

TERRA ALTA
PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT & RELATIONSHIP TO THE CITY OF DELAWARE COMPREHENSIVE PLAN

Developer is amending the PMU zonings for the developments known as "Terra Alta" zoned in 2008 and "Stockdale Farms" zoned in 2014 and is rezoning to a Planned Mixed Use (PMU) Overlay District within the existing Agricultural A-1 zoning district the property known as "Rogers" located between Terra Alta and Stockdale, in order that all three properties (collectively, the "Property") become part of one coordinated and comprehensive Planned Community known as "Terra Alta", consisting of detached single-family homes, attached/detached single-family condominiums, duplexes and cluster single family (patio homes), together with related amenities. For all purposes hereof, "duplexes" shall mean single family homes on platted lots containing two connected dwelling units with a zero lot line/common wall, and "cluster single family (patio homes)" shall mean homes located on subdivided lots generally having a first floor master suite, 1 ½ stories, catering to purchasers desiring a more carefree lifestyle with certain maintenance provided, and governed by a homeowner's association. The Property will be developed in a series of Sub-Areas, as defined and provided in Section 3 and elsewhere herein, reserves and open spaces.

All former references in the Stockdale Farms rezoning to "Stockdale Farms" shall be re-designated as a part of Terra Alta such that the entire Property shall be known as "Terra Alta". The Developer believes that these amendments will provide for the highest and best use of the Property, thereby permitting quality housing stock to be constructed within the City of Delaware. Additionally, as further discussed below, the Developer believes that such amendments are in accordance with the City of Delaware Comprehensive Plan.

The purpose of this Development Text is to set forth all supplemental information required by the Zoning Code and set forth in textual form certain development standards that will apply to the Property. Accompanying this Development Text is an Amended Preliminary Development Plan for the Property (the "Preliminary Development Plan"). All terms and conditions of the Preliminary Development Plan are incorporated in this Development Text by this reference.

The Property consists of approximately 472.9 acres located north of Braumiller Road between Pollock Road and Berlin Station Road, being located in the Highlands Subarea of the City's Land Use Element incorporated in the Comprehensive Plan. The Property has been designated for development as residential housing in the City's Future Land Use Map and has been earmarked as one of the City's Priority Growth Areas (PGAs) for development. The PGAs establish the City's geographic preference for development and drive the City's infrastructure investment program. See, GM19 and GM19.3 of the Growth Management

Element of the City's Comprehensive Plan. The proposed amendments are in keeping with the goals and policies established by the Comprehensive Plan for the following reasons:

a. The Property will be developed as residential housing as contemplated by the Land Use Element incorporated in the Comprehensive Plan.

b. The use of the Planned Mixed Use (PMU) Overlay District is consistent with the City's Objectives and Strategies in maintaining a reasonable land use balance to reflect the vision of the Comprehensive Plan. As stated in LU6.7 of the Land Use Element, planned district zoning "should be used as a flexible tool to meet the City's gross density requirements while providing a creative development plan with a mix of units, densities, and housing values within individual developments."

c. The Comprehensive Plan anticipates supporting residential development in the Highlands Subarea and encourages mixing densities and unit types, as well as small open spaces to create interest and a sense of place within neighborhoods. See, LU22.2 of the Land Use Element.

d. Being designated as a PGA, development of the Property is consistent with the City's Capital Improvement Plan as required by the Comprehensive Plan's Growth Management Element at GM20 and as the City, in past, has already made a huge investment in the Southeast Highlands trunk sewer that would serve this property.

e. Residential development in the Highlands Subarea will be served by the Southeast Highlands Sanitary Trunk. See, LU22.1 of the Land Use Element.

f. The policies set forth in the Comprehensive Plan concerning expansion to the City's wastewater treatment system and storm water management system will be implemented in connection with development of the Property.

g. The policies set forth in the Comprehensive Plan concerning parks and recreational facilities for Delaware residents will be implemented with development of the Property.

h. The residential development and parkland dedication consisting of approximately 28.96 acres abutting the Olentangy River is consistent with the Rivers & Streams section of the Environmental Resources Element of the Comprehensive Plan at ER9.

In summary, by the amendments to the current PMU zonings for Terra Alta and Stockdale and amendment to the Zoning Ordinance for Rogers in connection with the development of all of the Property as a Planned Mixed Use (PMU) development, the goals and objectives of the Comprehensive Plan will be met. This development will provide the City of Delaware an opportunity to obtain quality housing stock in one of the City's Priority Growth Areas and will preserve in a park like setting approximately 28.96 acres abutting the Olentangy River together with other open space and reserves throughout the Property which will be owned and maintained by the Homeowners Association and open to the public less the pool and clubhouses which may be private.

2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this development to provide a mixed residential use development with compatible and common architectural design, streetscape, signage, lighting, and pedestrian amenities throughout the entire development, together with certain amenities such as walking/biking trails, pools and clubhouses. Architectural and site design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for the entirety of the Property unless otherwise noted.

b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this Development Text or the Preliminary Development Plan, 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 Development Text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan consistent with this Development Text or the Preliminary Development Plan.

d. **Major Modifications.** Once a Final Development Plan for a Sub-Area 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 for such Sub-Area through the procedures set forth in the Zoning Code. Major modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan for a Sub-Area, as determined by the Director of Planning & Community Development, that results in:

- Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
- Major change in the approved location of land uses or land use sub-areas.
- Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

e. **Minor Modifications.** Once a Final Development Plan for a Sub-Area 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 for such Sub-Area. Minor modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan for a Sub-Area, as determined by the Director of Planning & Community Development, that results in:

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

- Any minor increase in the number of or change in the type and/or mix of dwelling units less than 5% in the total number of dwelling units.
- Minor change in the approved location of land uses or land use sub-areas.
- Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
- Minor structural alterations that do not alter the overall design intent of the building.

f. **Tree Removal and Replacement.** The Property is a unique development opportunity for the City of Delaware and the Developer. While certain portions of the Property are heavily treed, the Developer working in concert with the City desires to create a high-quality subdivision taking advantage of the topography of the site while saving as many trees as possible. At the preliminary development plan stage, for planning purposes only, the Developer for purposes of tree removal has assumed clear cutting of Sub-Areas 10,11 and 12 to be developed with condominiums and/or cluster single family homes (patio homes). However, every effort will be made to save as many trees as possible on such condominium/cluster single family home (patio home) parcels, especially on the perimeter of such condominium/cluster single family home (patio home) parcels. It is assumed that at the time of development, certain tree parcels, reserves and preservation easements will be created. It should also be noted that in connection with single family lot development, every effort has been extended to create tree buffers along boundaries and in backyards. Consequently, the following Tree Replacement Plan specific to the overall Terra Alta development and reflective of the diverse and unique site elements which are present at this particular site shall be implemented. The Tree Replacement Plan enumerated herein creates an innovative and unique approach to the issue of saving trees on this particular Property. Instead of focusing on the economics and environmental issues of trees lost to development, this Tree Replacement Plan focuses on efforts to save trees (particularly large, mature trees), providing an incentive to permanently save large, mature trees, compensating for trees lost, and, ultimately, creating a higher quality development for the City of Delaware than would be expected under a standard subdivision. Notwithstanding the following Tree Replacement Plan, the City acknowledges compliance to date by the Developer with all trees removed or replaced on the Property.

The following Tree Replacement Plan shall be the controlling regulation for the Terra Alta development:

(1) *Tree Survey.* An estimate of the total number, type, size, and health of trees to be preserved and replaced has been provided according to a set of representative tree survey sites as determined and verified by the City of Delaware and as authorized by the current Zoning Code. Included as Sheets 9-13 of the Preliminary Development Plan is an estimate of overall tree impact based on the Tree Replacement Plan.

(2) *Calculation of Replacement Trees.* Only trees six (6) caliper inches and greater that are removed in the development of the Property and construction of housing units 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 Arborist.

(3) *Tree Preservation.* The Developer will include a significant amount of tree preservation areas, distributed throughout the Property, which shall be recorded on each individual final subdivision plat as applicable and will be permanently recorded with such. The Preliminary Development Plan notes the tree preservation areas preliminarily contemplated, subject to change with the detailed investigation that occurs with final submission. The City will consider reasonable proposed changes at the time of final submission.

(4) *Tree Replacement Fee.*

A. Single-Family Lots (Sub-Areas 1-9). A $500 per single-family detached dwelling unit tree replacement fee shall be charged on each single-family detached dwelling unit at the time of building permit application. This fee is to be paid per the usual and customary procedures of the City, which currently requires payment of all required building and zoning permit fees prior to issuance of the permit but not at the time of application. Assuming approval of 657 such housing units x $500 = $328,500 paid to the City specifically for its Tree Fund.

B. Condominium Patio Home and Duplex Units (Sub-Areas 10, 11 & 12). A $200 per dwelling unit tree replacement fee shall be charged on each condominium, cluster single family home (patio home) or duplex dwelling unit at the time of building permit application. This fee is to be paid per the usual and customary procedures of the City, which currently requires payment of all required building and zoning permit fees prior to issuance of the permit but not at the time of application. Assuming approval of 213 such condominium, patio home and duplex units x $200 = $42,600 paid to the City specifically for its Tree Fund.

(5) *Required Trees Not Considered Replacement Trees.* Trees that are required by the Zoning Code, such as but not limited to street trees and front yard trees, shall not be considered Replacement Trees.

(6) *Replacement Tree Criteria.* To receive credit as a Replacement Tree, a tree shall be required to have a minimum caliper of two (2) inches. Evergreen (pine for example) trees shall be calculated as two (2) feet in height equals one (1) inch in caliper with a minimum required height of six (6) feet. For example, a pine tree six (6) feet in height would net three (3) caliper inches of replacement tree credit. Trees meeting this criterion are referred to herein as "Replacement Trees."

(7) *Single Family Home Tree Replacement Requirement.* At the time of construction of each single-family home, the builder shall be required to plant and install two (2) replacement trees on each such lot.

(8) *Condominium, Cluster Single Homes (Patio Home) and Duplex Tree Replacement Requirement.* At the time of construction of each building housing condominium, cluster single home (patio home) or duplex unit, the builder shall be required to plant and install two (2) replacement trees for each condominium unit in each building, cluster single homes (patio home) unit or duplex unit.

(9) *Credit for Tree Preservation.* In recognition of the Developer's efforts to save trees in the design, layout and development of the Property through the provisions of this Tree Replacement Plan, the Developer shall receive credit against the replacement required by Section 2 of this Tree Replacement Plan for all single family home tree replacement pursuant to Section 7, all condominium, cluster single family homes (patio home) and duplex tree replacement pursuant to Section 8, and in accordance with the following schedule for permanently preserved trees:

A. Good Tree Credit Schedule
   (1) Trees six (6) caliper inches but less than twelve (12) caliper inches saved shall receive one (1) caliper inch credit for each caliper inch saved.
   (2) Trees twelve (12) caliper inches but less than eighteen (18) caliper inches saved shall receive two (2) caliper inches credit for each caliper inch saved.
   (3) Trees eighteen (18) caliper inches but less than twenty-four (24) caliper inches saved shall receive three (3) caliper inches credit for each caliper inch saved.
   (4) Trees greater than (24) caliper inches saved shall receive four (4) caliper inches for each caliper inch saved.

B. Fair Tree Credit Schedule
   (1) Trees six (6) caliper inches but less than twelve (12) caliper inches saved shall receive one-half (1/2) caliper inch credit for each caliper inch saved.
   (2) Trees twelve (12) caliper inches but less than eighteen (18) caliper inches saved shall receive one (1) caliper inch credit for each caliper inch saved.

(3) Trees eighteen (18) caliper inches but less than twenty-four (24) caliper inches saved shall receive one and one-half (1-1/2) caliper inches credit for each caliper inch saved.
(4) Trees greater than (24) caliper inches saved shall receive two (2) caliper inches for each caliper inch saved.

(10) Credit for Removal of Ash Trees. The removal of ash trees from the Property that would not otherwise be removed as a result of development (i.e., ash trees removed from Reserves and preservation easements) shall be given a credit of one (1) caliper inch for every $100 cost of ash tree removal as submitted by the Developer and as certified by the City Arborist.

(11) *Replacement Completion.* Fulfillment of this Tree Replacement Plan as written and in total shall result in no additional "fees-in-lieu" or other tree replacement, tree banking or other payments being required by the City unless the basis of tree removal or preservation is amended through the development process in which the tree replacement plan shall be amended accordingly.

g. **Expiration**. These tree replacement requirements shall expire upon the completion of the entire Terra Alta Subdivision development. The completion of development shall be considered the acceptance of final public improvements and expiration of any required maintenance period for Terra Alta as it relates to the tree replacement aspects of this Tree Replacement Plan, however, the provisions of Sections 4, 5, 6, 7 and 8 shall continue in full force and effect with respect to each dwelling unit until such time as each dwelling unit in the Terra Alta Subdivision receives a Final Certificate of Occupancy. After the completion of development or receipt of a Final Certificate of Occupancy, as applicable, the tree preservation and replacement requirements of the then current Zoning Code shall apply.

h. **New Community Authority.** A New Community Authority ("NCA") has previously been established for the entire Terra Alta development. The NCA will own and maintain all Reserves (except Reserve A, Reserve S and Reserve HH which will be deeded to the City) entrance features, common open spaces and amenities including pools and clubhouses serving the Terra Alta development.

i. **Master Association.** A master homeowners association will be created for the entire Terra Alta Subdivision. The master homeowner's association shall include all single family home owners, duplex owners, condominium owners and cluster single family home (patio home) owners in the Terra Alta development and shall impose various assessments. The master homeowner's association declaration shall be reviewed and approved by the City prior to the recording of the declaration. By majority vote of the property owners, the master association shall be transferred to the homeowners when 75% of the units have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the City Director of Planning and Community Development that less than 75% of the units have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the units have been sold to third party buyers.

j. **Common Open Space.** The common open space for the development of the Property shall consist of Reserves A through KK located on the Terra Alta, Rogers and Stockdale Farms tracts. containing approximately 179.28 acres. All open space and reserves (except reserves A, S and HH) will be owned and maintained by the NCA subject to all necessary easements and agreements in connection with the overall development of the Property. Reserves A through KK shall satisfy all common open space requirements. All common open space shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located. Reserve A, Reserve S and Reserve HH shall be deeded to the City and the Developer shall not be required to make any improvements to or maintain these reserves.

k. **Parkland.** Parkland requirements shall be satisfied in part by the dedication of Reserves A, S and HH consisting of approximately 28.96 acres of land abutting the Olentangy River at the western edge of the Property. The City may subsequently grant any covenants, easements, or restrictions to a third party for the purposes of holding the same. Additionally, the Parkland grant will be satisfied by the development improvements shown on the Preliminary Development Plan and maintained by the homeowner's association. This results in approximately 179.28 of open space and parkland. The Developer shall grant an easemen allowing public access to use the bike path as depicted on the Preliminary Development Plan and as designed and constructed by Developer. Prior to or concurrent with the submittal of each Preliminary Subdivision Plat, the Developer shall submit for review and approval a Parkland and Open Space Improvement Plan for the portion of the Property subject to each Preliminary Subdivision Plat for a Sub-Area. All parkland shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located. The aforementioned calculations include all of the Property (Terra Alta, Rogers and Stockdale). All parkland and improvements shall be maintained by the HOA and open to the public use with the exception of the pools and clubhouses which maybe private.

l. **Utilities to be Located Underground.** All new utilities serving the Terra Alta Subdivision shall be located underground except for the existing transmission line located approximately 1,000 feet north of Braumiller Road and traversing the Property west to east. Additionally, and if determined to be economically feasible, any existing utilities that will serve the Terra Alta Subdivision that are located above ground, including those along either side of Pollock Road, the west side of Berlin Station Road adjacent to the site or the north side of Braumiller Road adjacent to the Property, shall be relocated underground. Developer and the City shall work together to ensure that any technical and financial information provided by the respective utility company is fair and reasonable.

m. **Composite Utility Plan Required.** Prior to the installation of any non-City owned utility, a composite utility plan shall be submitted for review and approval by the City. Such plan shall depict the location and type of all non-City owned utilities including the location and type of any above ground pedestal, transformer, meter, cabinet, and other

such above ground structures that support the respective utility. Any above ground structure shall be inconspicuously located, dark green in color, and if located in any front yard shall be screened with landscaping as approved by the City.

n. **Removal of Existing Farm Fencing.** Unless demonstrated to the City that such fencing is not in the ownership of Developer, all existing farm fencing and barbed wire fencing shall be removed from the Property at minimum on a lot by lot basis.

o. **Construction Trailers.** Construction trailers shall meet all requirements of the Zoning Code and shall be removed once construction activity has moved to another non-adjacent phase of the development. For example, once the public improvements have been accepted in Phase 2 any construction trailer located in Phase 1 serving Phase 2 shall be relocated to Phase 2 provided the respective builder is or will be constructing lots in the subsequent phase.

p. **Sidewalks and Multi-Use Paths.** Multi-use paths will be constructed and accepted concurrently with the public improvements in which the multi-use path is located. Sidewalks will be constructed concurrently with the construction of a home on each lot. However, once ninety percent (90%) of the lots in a respective phase have obtained a certificate of occupancy, any sidewalk not yet installed in the respective phase shall be installed within one (1) year from the date of issuance of the certificate of occupancy establishing the ninety percent (90%) lot completion. Sidewalks along Terra Alta Drive and part of a condominium or cluster single family homes (patio homes) development shall be installed prior to the issuance of the first certificate of occupancy for the condominium or patio home development. Sidewalks and multi-use paths located within a condominium or cluster single family home (patio home) development shall be installed with each respective phase of the development as shown on the approved Final Development Plan.

3. SUB-AREAS GENERALLY

Terra Alta Subdivision is separated into a number of sub-areas (each a "Sub-Area") to represent the distinct areas of development, the types of housing products and amenities to be developed therein and certain Development Standards applicable thereto. Each Sub-Area is identified on the Preliminary Development Plan and the Development Standards applicable to such Sub-Area are as contained herein and on the Preliminary Development Plan. The following Single-Family Home Standards and Condominium, Cluster Single Family Home (Patio Home) and Duplex Standards set forth in the immediately following Sections 4, 5 and 6 will apply to the housing products permitted in each applicable Sub-Area.

4. SINGLE-FAMILY HOME STANDARDS

a. **Uses.** The following uses shall be considered permitted or conditionally permitted in all Sub-Areas permitting single family homes, as represented in the chart below by P (Permitted Use) or C (Conditional Use), 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.

b. **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.

c. **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.

d. **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.

Land Use Category	Terra Alta Uses
(a) Residential	
(1) Detached single-family dwelling	P
(2) Minor home occupation	P
(b) Recreational/Open Space/Reserves	
(1) Park, playground, pool, clubhouse	P
(2) Non-commercial recreation facility (including NCA and homeowner association-controlled facilities)	P

e. **Density & Mix of Dwelling Unit Type.** The overall Sub-Area density and mix of dwelling unit types shall not exceed that approved on the Preliminary Development Plan for each Sub-Area.

f. **Lot Standards.** The minimum lot sizes and frontages shall be determined by Sub-Area (see Section 6).

g. **Building Setback Standards.** The minimum principal building setbacks (including accessory structures attached to the principal structure) for each Sub-Area are set forth in Section 6; provided that: (i) side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows (typically up to 2.5 feet); and (ii) patios and attached decks may extend up to five (5) feet into a rear setback, except with respect to Sub-Area 4 where such permitted encroachment is extended to ten (10) feet provided such encroachment does not adversely affect any easement.

h. **Maximum Building Height.** The maximum height of any principal building or structure within each Sub-Area shall be as set forth in Section 6.

i. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-2 District standards for detached single-family dwellings.

(1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types within each Sub-Area, each building within a Sub-Area shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process for such Sub-Area.

(2) Representative home elevations (all sides) for each Sub-Area shall be reviewed and approved by the Planning Commission as part of the Final Development Plan for such Sub-Area. Minor variations thereafter shall be potentially administratively approvable as written in this Development Text.

(3) Exterior Material and Trim Standards.

A. At least 35% of the front elevation of all homes constructed on the Property (excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows) will consist of brick, stone or cultured stone.
B. All vinyl siding products used on homes constructed on the Property shall be architectural grade, Vinyl Siding – Higher End, as defined in Chapter 1171.08 (c) on all elevations.
C. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
D. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features.
E. EIFS or similar products are prohibited as an exterior material.
F. All exposed foundation walls shall be brick patterned concrete.
G. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.
H. All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.
I. All homes will have, at a minimum, dimensional shingles.

(4) Design Standards

A. Materials on each home within a Sub-Area shall be varied to provide variety throughout the Sub-Area.
B. All front elevations shall include a variety of styles, colors, and/or materials types of materials including as an example, but not limited to, vinyl shake siding.
C. All homes will have not less than a 2-car attached garage.

D. The principal roof structure on all homes will have a roof pitch of not less than 6/12.
E. The principal roof structure on all homes will have an overhang of not less than 12 inches and an end rake of not less than 8 inches.
F. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
G. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6-inch cross section or diameter.
H. Treated lumber shall be painted or stained, except when used on outdoor decks.
I. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
J. All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater. Any porch shall be a minimum depth of 5 feet.
K. Front elevations shall be designed to emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.
L. Side elevations shall include multiple windows and design elements that provide visual interest as well as allow light into the unit.
M. Rear elevations facing a public right-of-way shall have a minimum of two windows.

j. **Accessory Structures.** Fences (other than decorative fencing along front entrance paths and front porches) are prohibited in any front yard and must meet the standard fence specifications included in the master declaration for Terra Alta. Fences shall be constructed only of black painted aluminum in two styles, "Black Areo Gradian Doria-Option 1" and "Black Residential Innsubruck-Option". No fence or wall shall be constructed in excess of 54 inches above finished grade, provided however, if other provisions of this declaration or a governmental agency exercising jurisdiction over the property on which the fence or wall is to be constructed requires a minimum height in excess of 54 inches for certain fences or wall in certain areas, or for safety reasons (i.e. swimming pool enclosure), such fences or wall may exceed 54 inches above finished grade but only to the extent necessary to meet the provided or governmentally required minimum.

Privacy fences are prohibited except to screen outdoor hot tubs and spas. Attached decks may extend up to five (5) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the Zoning Code.

k. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways & Corridors Plan unless modified herein.

(1) All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text.
(2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation.
(3) Along the Berlin Station Road, an earth mound, no less than 4 feet in height as measured from the proposed average finish grade elevations of the adjacent dwelling with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance.
(4) Along Braumiller Road, an earth mound, no less than 3 feet and not more than 6 feet in height as measured from the proposed average finish grade elevations of the adjacent dwelling units with a mix of deciduous and coniferous plantings, providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscape height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance. An easement on the rear of lots 88-90 shall be recorded to require the aforementioned mounding and landscaping
(5) A typical landscaping plan for each unit type within a Sub-Area shall be submitted and approved with the Final Development Plan for such Sub-Area. This typical landscaping shall set forth the minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy. Landscaping species may be varied on a permit by permit basis.
(6) Ground mounted equipment shall be screened from view using plant materials providing 100%-year round opacity. Air conditioning units shall be located in manner that minimizes the view from the public right-of-way.
(7) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain or aerator.
(8) In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already
(9) In Sub-Area 3, the developer shall plant 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.

l. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout the Sub-Area with stub connections to other sub-areas and future development. Concrete sidewalks, 5 feet in width, shall be provided on both sides of all public streets and multi-use paths of appropriate width and material shall be provided as shown on the approved Final Development Plan for each Sub-Area.

m. **Open Spaces.** With the exception of Reserves A, S and HH which are to be deeded to the City in its "as is, where is" condition, open spaces shall be landscaped and designed in a

manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan for each Sub-Area and adjacent Reserve(s) being developed and include, at a minimum, the following:

(1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk or pathway network and provide active recreation throughout.
(2) Crosswalks leading to open spaces and public parkland shall be defined with special paving or alternative pavement coloring acceptable to the City Engineer.
(3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces.
(4) All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting and the incomplete landscaping is bonded with the City.
(5) Reserve F and Reserve CC shall contain a pool and clubhouse while Reserves I, AA, CC, EE, FF and GG shall contain programmed amenities approved by staff.
(6) The remainder of the Reserve areas are designated opens open spaces

n. **Entry Features and Signs.** With each Sub-Area Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area. Internally illuminated signs are prohibited. The entry feature and signage for the entrance to Terra Alta Subdivision from Pollock Road installed in connection with the development of Sub-Area 1 which is already completed and approved as built.

5. CONDOMINIMUM, CLUSTER SINGLE FAMILY HOME (PATIO HOME) AND DUPLEX STANDARDS

a. **Uses.** The following uses shall be considered permitted or conditionally permitted in all Sub-Areas allowing the development of condominiums, cluster single family homes (patio homes) and duplexes as represented in the chart below by P (Permitted Use) or C (Conditional Use), respectively, and as defined by Chapter 1121 of the Zoning attached hereto as Exhibit 1. 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.

b. **Permitted Uses.** Permitted uses are permitted by right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.

c. **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.

d. **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.

Land Use Category	Terra Alta Uses
(c) Residential	
(1) Detached single-family dwelling in a condominium or cluster single family home (patio home) setting	P
(2) Attached single-family dwelling in a condominium or duplex setting	P
(3) Minor home occupation	P
(d) Recreational/Open Space	
(1) Park, playground	P
(2) Non-commercial recreation facility (including NCA or homeowner association-controlled facilities)	P

e. **Density & Mix of Dwelling Unit Type.** The overall Sub-Area density and mix of dwelling unit types shall not exceed that approved on the Preliminary Development Plan for each Sub-Area.

f. **Building Setback Standards.** The minimum principal building setbacks (including accessory structures attached to the principal structure) for each Sub-Area are set forth in Section 6; provided that: (i) side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows (typically up to 2.5 feet) ; and (ii) patios and attached decks may extend up to five (5) feet into a rear setback, provided such encroachment does not adversely affect any easement.

g. **Maximum Building Height.** The maximum height of any principal building or structure within each Sub-Area shall be as set forth in Section 6.

h. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-5 and R-6 District standards for detached single-family dwellings and R-5 and R-6 District multi-family standards for attached single-family dwellings.

(1) To create a cohesive and unified design throughout a Sub-Area yet provide a diversity of housing types each building within a Sub-Area shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or

repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process for such Sub-Area.

(2) All home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan. Minor variations thereafter shall be potentially administratively approvable as written in this Development Text.

(3) Exterior Material and Trim Standards.

A. At least 35% of the front elevation of all buildings (excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows) will consist of brick, stone or cultured stone.
B. All vinyl siding products used on buildings shall be architectural grade, Vinyl Siding – Higher End, as defined in Chapter 1171.08 (c) on all elevations.
C. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
D. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features.
E. EIFS or similar products are prohibited as an exterior material.
F. All exposed foundation walls shall be brick pattern concrete.
G. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.
H. All building elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.
I. All buildings will have, at a minimum, dimensional shingles.

(5) Design Standards

A. Exterior Materials on each building shall be varied to provide variety throughout each Sub-Area.
B. All condominium units and cluster single family homes (patio homes) will have not less than a 1 car attached garage.
C. The principal roof structure on all buildings will have a roof pitch of not less than 6/12.
D. The principal roof structure on all buildings will have an overhang of not less than 12 inches and an end rake of not less than 8 inches.
E. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
F. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6 inch cross section or diameter.
G. Treated lumber shall be painted or stained, except when used on exterior decks.
H. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.

I. All housing or condominium units shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater. Any porch shall be a minimum depth of 4 feet.
J. Front elevations shall be designed to emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.
K. Side elevations shall include multiple windows and design elements that provide visual interest as well as allow light into the unit.
L. Rear elevations facing a public right-of-way shall have a minimum of two windows.

i. **Accessory Structures.** Fences (other than decorative fencing along front entrance paths and front porches) are prohibited in any front yard and must meet the standard fence specifications included in the master declaration for Terra Alta. Fences shall be constructed only of black painted aluminum in two styles, "Black Areo Gradian Doria-Option 1" and "Black Residential Innsubruck-Option". No fence or wall shall be constructed in excess of 54 inches above finished grade, provided however, if other provisions of this declaration or a governmental agency exercising jurisdiction over the property on which the fence or wall is to be constructed requires a minimum height in excess of 54 inches for certain fences or wall in certain areas, or for safety reasons (i.e. swimming pool enclosure), such fences or wall may exceed 54 inches above finished grade but only to the extent necessary to meet the provided or governmentally required minimum.
Privacy fences are prohibited except to screen outdoor hot tubs and spas. Attached decks may extend up to five (5) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the Zoning Code.

j. **Landscaping and Screening.** All landscaping shall meet the requirements of the then Zoning Code and the Gateways & Corridors Plan unless modified herein.

(1) All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text.
(2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation.
(3) A typical landscaping plan for each Sub-Area shall be submitted and approved with the Final Development Plan for such Sub-Area. This typical landscaping shall set forth the minimum amount of required landscaping for each unit at the time of building of each structure prior to the issuance of a Certificate of Occupancy. Landscaping species may be varied on a permit by permit basis.
(4) Ground mounted equipment shall be screened from view using plant materials providing 100%-year-round opacity. Air conditioning units shall be located in manner that minimizes the view from the public right-of-way.

(5) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain or aerator.
(6) In Sub-Area 3, the developer shall plant several 8 foot high Norway spruce trees to form a continuous buffer along the rear of lots 165-172 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.
(7) In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already

k. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout each Sub-Area with stub connections to other sub-areas, adjacent Reserves, as appropriate, and future development. Concrete sidewalks, 5 feet in width, shall be provided on both sides of all public streets and as appropriate and necessary on private streets and multi-use paths of appropriate width and material shall be provided as shown on approved Final Development Plan.

l. **Open Spaces.** Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:

(1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk and provide active recreation throughout.
(2) Crosswalks leading to open spaces and public parkland shall be defined with special paving or alternative pavement coloring acceptable to the City Engineer.
(3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces.
(4) All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting and the incomplete landscaping is bonded with the City.
(5) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain or aerator.
(6) All opens spaces shall be maintained by the Homeowners Association but open to the public less the two pool houses and pools.

m. **Entry Features and Signs.** With the Final Development Plan for each Sub-Area, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area. Internally illuminated signs are prohibited.

n. **Condominium Association.** All units and property developed as a condominium regime shall be governed by a condominium declaration and bylaws as reviewed and approved

by the City. By majority vote of the condominium owners, the association shall be transferred to the homeowners when 75% of the units have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the Director of Planning and Community Development that less than 75% of the units have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% o the units have been sold to third party buyers.

o. **Cluster Single Family Home (Patio Home) Homeowners Association.** All cluster single family homes (patio homes) developed within a Sub-Area shall be governed by a homeowner's association as reviewed and approved by the City. By majority vote of the patio home owners, the association shall be transferred to the homeowners when 75% of the patio homes have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the Director of Planning and Community Development that less than 75% of the patio homes have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the patio homes have been sold to third party buyers.

p. **Private Street Width.** All interior streets within Sub-Areas containing condominiums or patio homes shall be permitted to have private streets and in the case of cluster single family homes (patio homes), such cluster single family homes (patio homes) shall be located on platted subdivided lots adjacent to such private streets. All private streets shall have a width (including gutters) of 28 feet unless parking is restricted to one side of street, in which event, such width is reduced to 24 feet. All private streets shall be constructed to public standards while be maintained by the condominium or homeowner's association for such Sub-Area unless the City otherwise agrees.

6. SUB-AREA STANDARDS

a. **General.** Each Sub-Area with the Terra Alta Subdivision is identified on the Preliminary Development Plan and shall maintain the following Development Standards set forth in this Section 6.

b. **Sub-Area 1 -** Sub-Area 1 consists of Section 1, Part 1, Phase A, Section 1, Part 1, Phase B, Section 1, Part 2, Reserve A, Reserve B, Reserve C and Reserve E of Terra Alta Subdivision, all of which have been previously developed and platted and on which (other than Reserves) single family homes have been or are currently being constructed. Consequently, no amendments to the area within Sub-Area 1 shall be implemented as a consequence of this Development Text,

c. The current development standards for Sub-Area 1 are:

- Permitted Uses – Single family homes
- Maximum Density – 73 lots
- Minimum lot area – 9,100 square feet
- Minimum Lot Width at Building Line – 70 feet
- Front Yard Setback/Building line – 30 feet
- Side Yard Setback –

- 70-foot lots
  - 7.5 feet
- 80 -foot lots
  - 10 feet
- Rear Yard Setback – 30 feet
- Minimum Square Footage
- 70-foot lots
  - One Story - 1,600 square feet
  - Two story – 1,800 square feet
- 80-foot lots
  - One Story - 1,800 square feet
  - Two Story – 2,000 square feet

Maximum Building Height – 35 feet

d. **Sub-Areas 2, 3 and 6:**

- Permitted Units – Single family homes
- Maximum Density – 298 Lots
- Minimum Lot Area – 9,100 sf
- Minimum Lot Width at Building Line – 70'
- Front Yard Setback/Building Line
  - Sub-Area 2
    - 25' – maximum house depth is 45'
  - Sub-Area 3 and 6
    - 30'
- Side Yard Setback – 10' each side
- Rear Yard Setback – 30'
- Minimum Square Footage
  - One story ranch – 1,800 sf
  - Two story – 2,000 sf
- Maximum Building Height – 35'

e. **Sub-Area 4**:

- Permitted Uses – Single family homes
- Maximum Density – 92 Lots
- Minimum Lot Area – 7,540 sf
- Minimum Lot Width at Building Line – 58'
- Front Yard Setback/Building Line – 30'
- Side Yard Setback – 6' each side
- Rear Yard Setback – 30'
- Minimum Square Footage –
  - 1,400 square feet – lots 103, 106, 111, 149. 151, 153. 159, 162, 165
  - 1,500 square feet – remainder of the lots.
- Maximum Building Height – 35'

f. **Sub-Area 5:**
- Permitted Uses – Single family homes
- Maximum Density – 62 Lots
- Minimum Lot Area – 8,060 sf
- Minimum Lot Width at Building Line – 62'
- Front Yard Setback/Building Line – 25' – maximum house depth is 45'
- Side Yard Setback – 6' each side
- Rear Yard Setback – 30'
- Minimum Square Footage
  - One story ranch – 1,700 sf
  - Two story –2,000 sf
- Maximum Building Height – 35'

g. **Sub-Areas 7 and 8:**
- Permitted Uses – Single family homes
- Maximum Density – 71 Lots
  - Lot 304 shall be eliminated per City Engineer and Fire Department
- Minimum Lot Area – 10,400 sf
- Minimum Lot Width at Building Line – 80'
- Front Yard Setback/Building Line – 30'
- Side Yard Setback – 10' each side
- Rear Yard Setback – 30'
- Minimum Square Footage
  - One story ranch – 2,000 sf
  - Two story – 2,300 sf
- Maximum Building Height – 35'

h. **Sub-Area 9:**
- Permitted Uses – Single family homes
- Maximum Density – 61 Lots
- Minimum Lot Area – 12,600 sf
- Minimum Lot Width at Building Line – 90'
- Front Yard Setback/Building Line – 30'
- Side Yard Setback – 10' each side
- Rear Yard Setback – 35'
- Minimum Square Footage
  - One story ranch – 2,000 sf
  - Two story – 2,300 sf
- Maximum Building Height – 35'

i. **Sub-Areas 10, 11 and 12:**
- Permitted Uses – Condominiums, cluster single family homes (patio homes) and duplexes
- Maximum Density – 213 units

- Minimum Square Footage – 1,200 sf
- Private streets permitted

7. OTHER DEVELOPMENT REQUIREMENTS

a. **Completion of Terra Alta Drive:** Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than at such time as the 166th building permit is requested for the construction of a dwelling unit in Sub-Areas 1, 4 and 10.

b. **Talla Road Parking:** No parking shall be permitted along the curves at the western end of Talla Road within Sub-Area 4.

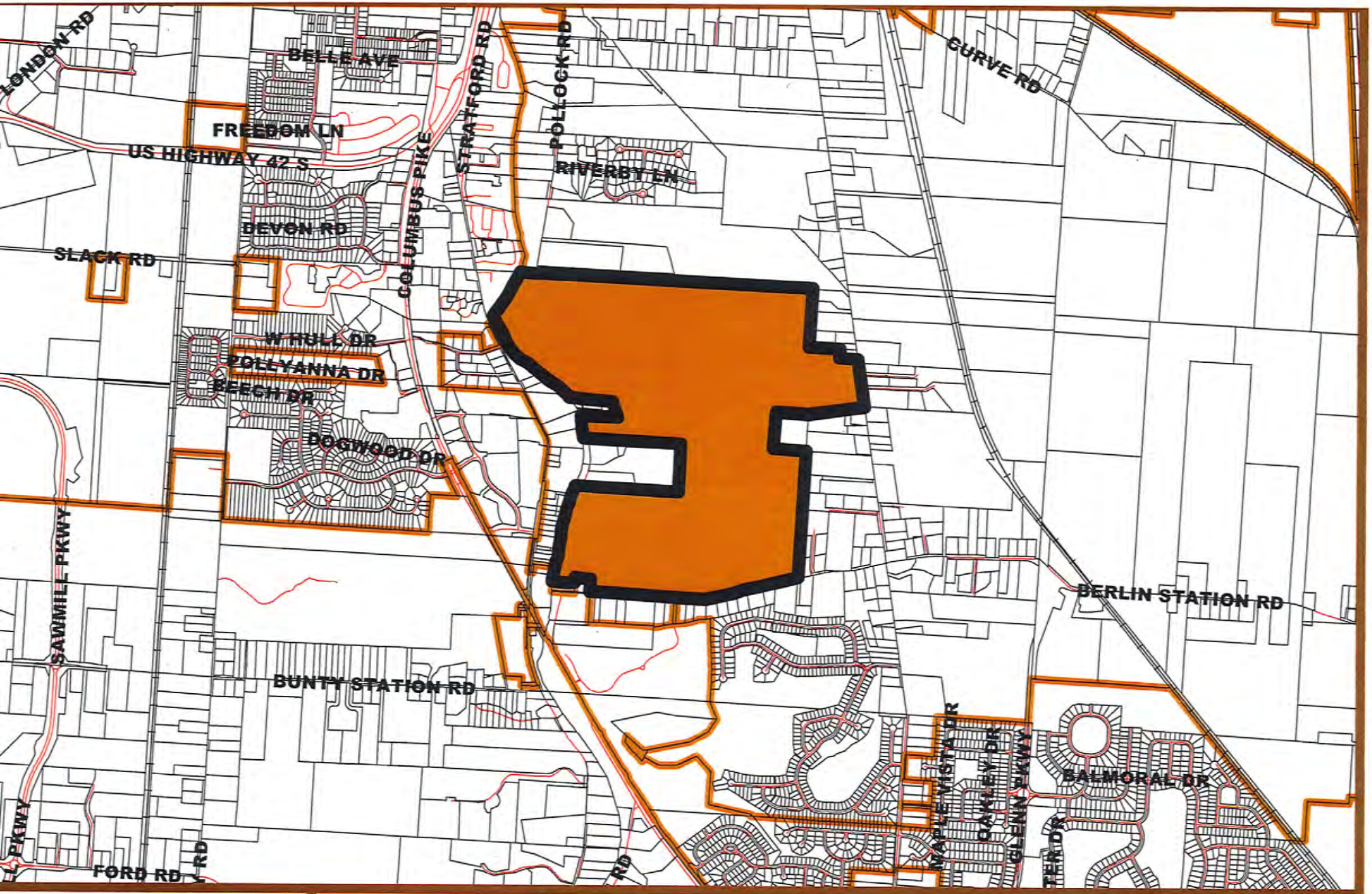
c. **Temporary Emergency Access:** Until such time as Terra Alta Drive is connected to its intersection with Berlin Station Road, an emergency access to Pollock Road shall be maintained within Sub-Area 4 at a location agreed to be the City Engineer and not home shall be built on the lot containing such emergency access until such emergency access is no longer required.

d. **Reserve A, S & HH Conveyance:** Reserve A shall be conveyed to the City at such time as a plat containing Reserve A is approved by the City and recorded.

e. **Prato Court On Street Parking:** No on street parking shall be permitted on Prato Court south of the intersection of Prato Court and Passina Road to the cul-de-sac located at the southern end of Prato Court.

f. **Mail Kiosks:** Cluster mailbox kiosks shall be identified and located on the engineering plans for each Sub-Area in compliance with United States Postal Service standards and requirements and as approved by the City Engineer.

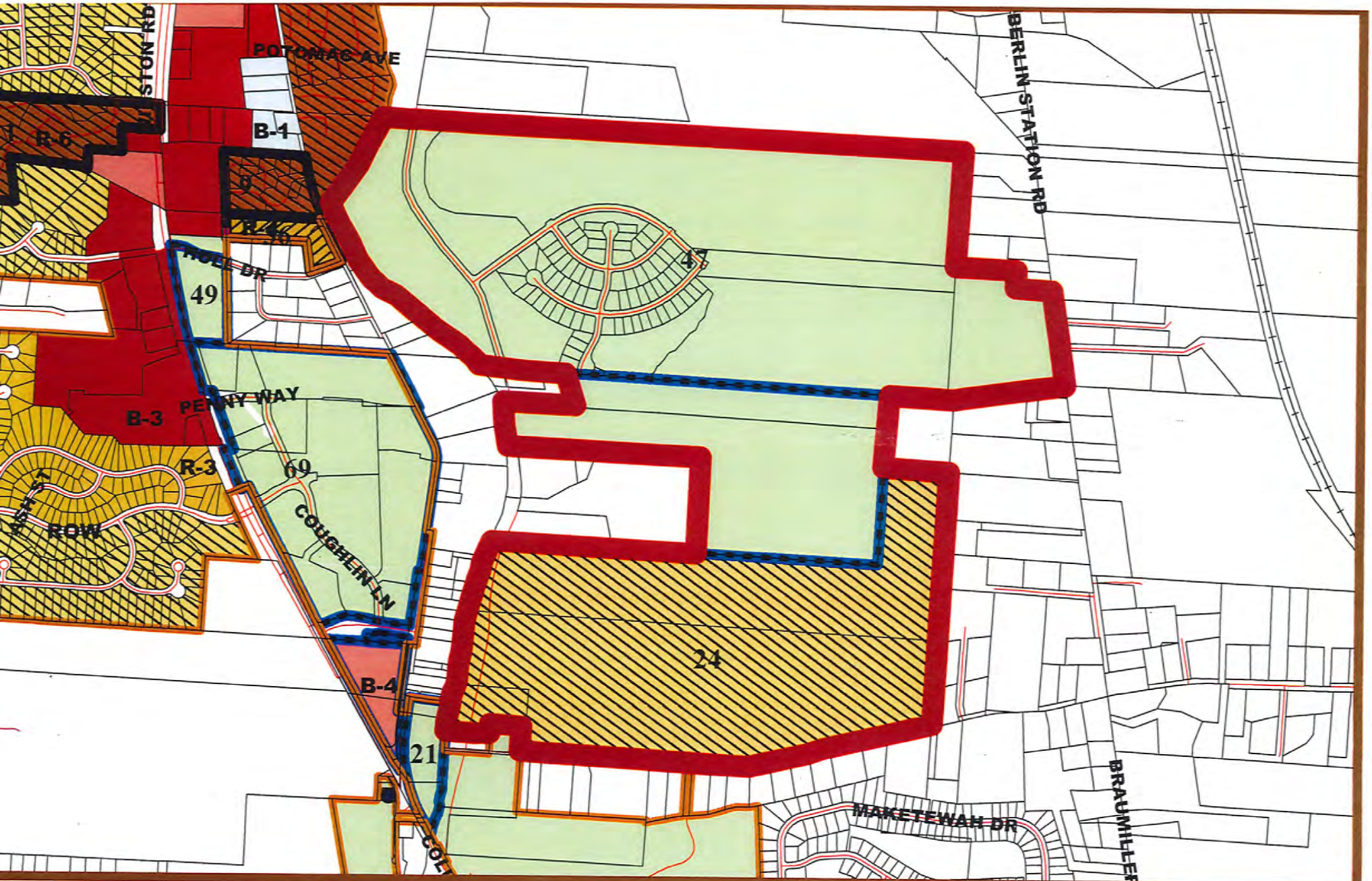
g. **Braumiller Road Improvements:** A permanent access point for the east side of the site to the subdivision along Braumiller Road shall be required on or before the development of the 65th lot (during Phase 2 per the submitted plans for former Stockdale Farms portion of the development) or per the City Engineer for safety considerations.



EST 1808
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DELAWARE
OHIO

2020-0258-0261
Rezoning Amendment, Conditional Use Permit,
Amended Preliminary Development Plan & Subdivision Plat
Terra Alta
Location Map

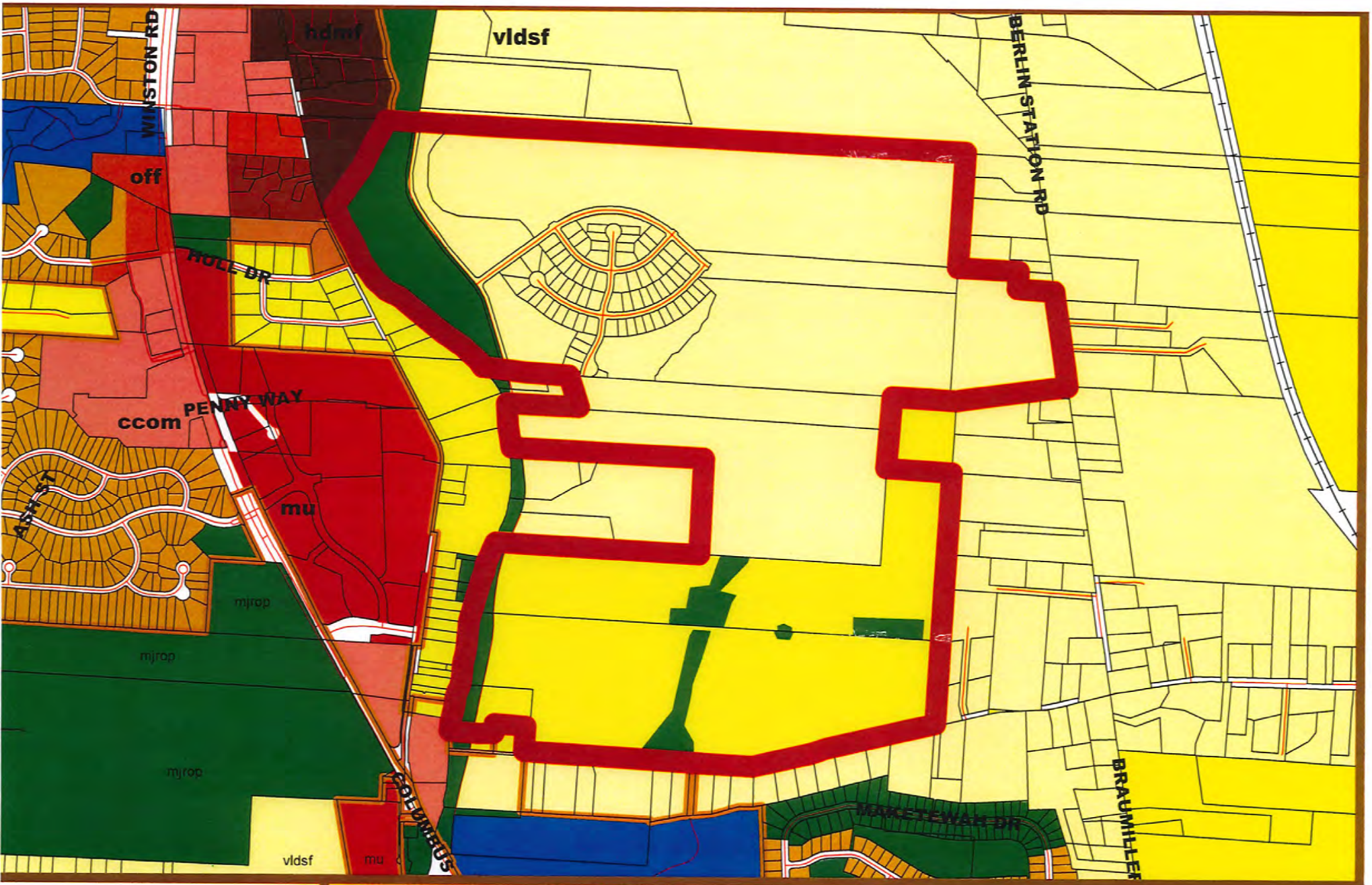
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EST 1808
CITY OF
DELAWARE
OHIO

2020-0258-0261
Rezoning Amendment, Conditional Use Permit,
Amended Preliminary Development Plan & Subdivision Plat
Terra Alta
Zoning Map

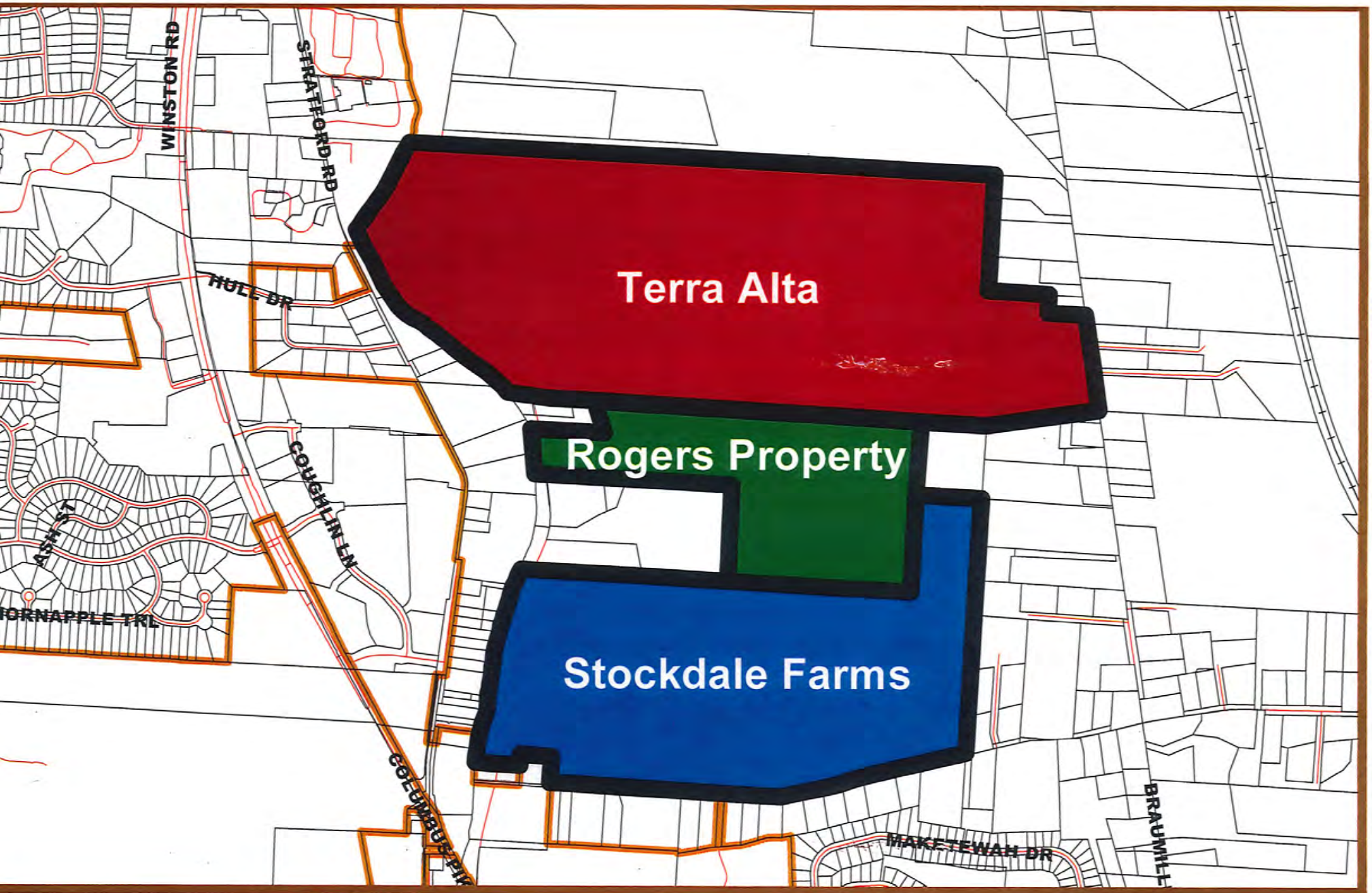
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EST 1808
CITY OF
DELAWARE
OHIO

2020-0258-0261
Rezoning Amendment, Conditional Use Permit,
Amended Preliminary Development Plan & Subdivision Plat
Terra Alta
Comprehensive Plan Map

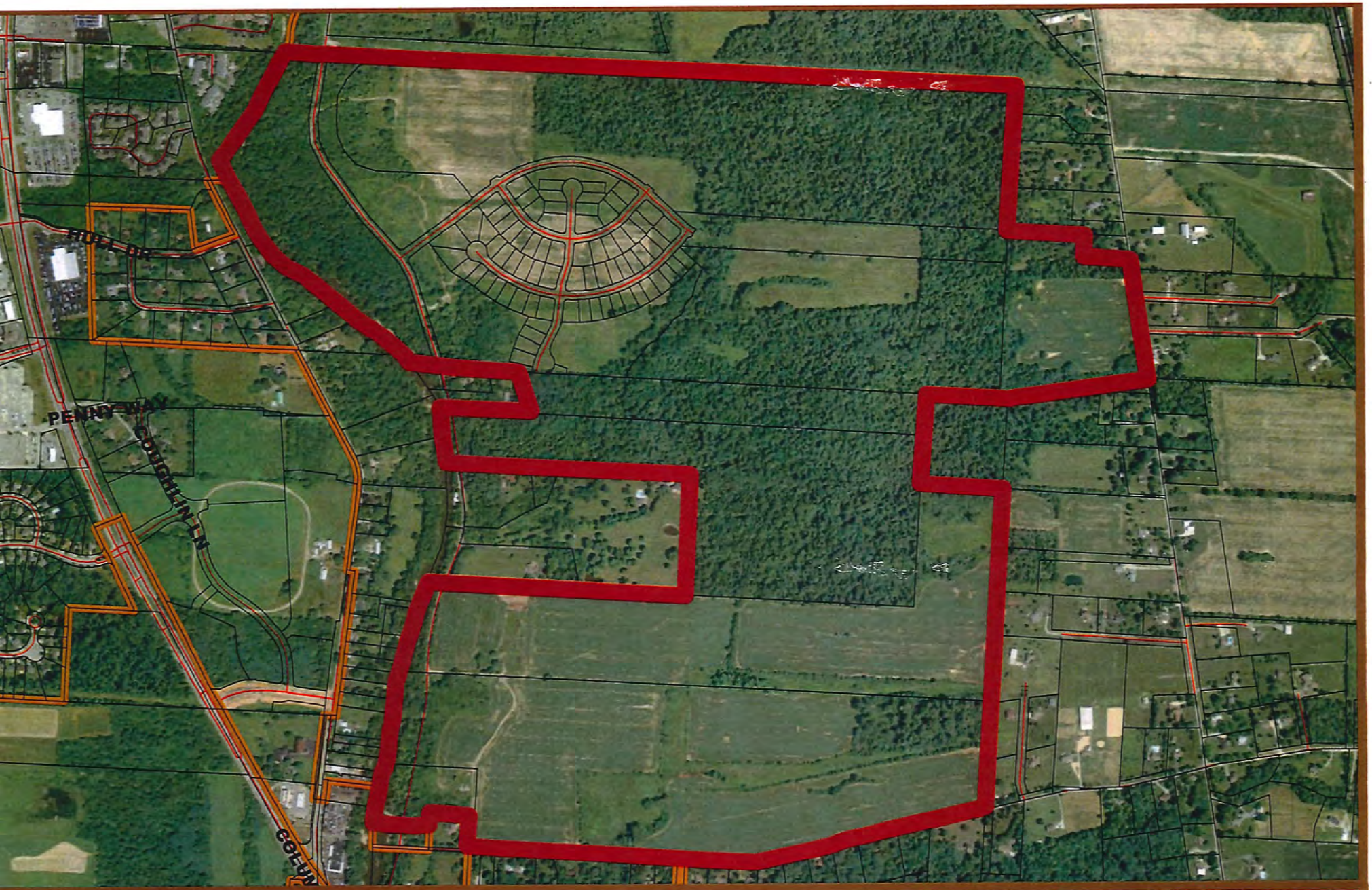
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EST 1808
CITY OF
DELAWARE
OHIO

2020-0258-0261
Rezoning Amendment, Conditional Use Permit,
Amended Preliminary Development Plan & Subdivision Plat
Terra Alta
Original Subdivision Reference Map

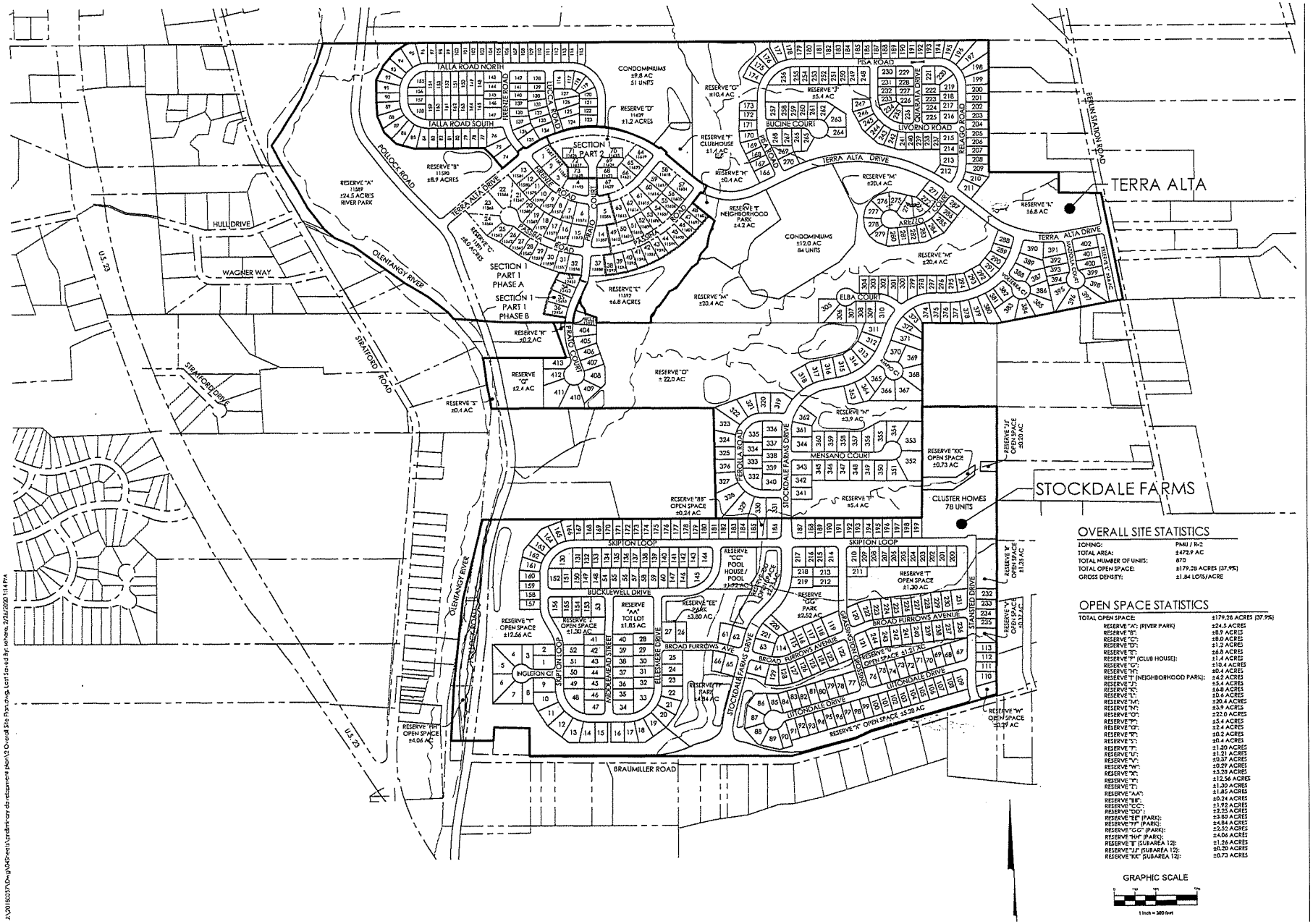
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EST 1808
CITY OF
DELAWARE
OHIO

2020-0258-0261
Rezoning Amendment, Conditional Use Permit,
Amended Preliminary Development Plan & Subdivision Plat
Terra Alta
Aerial (2016) Map

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TERRA ALTA / STOCKDALE FARMS

City of Delaware. Delaware County . Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

OVERALL SITE PLAN

OVERALL SITE STATISTICS

ZONING:	PMU / R-2
TOTAL AREA:	±472.9 AC
TOTAL NUMBER OF UNITS:	870
TOTAL OPEN SPACE:	±179.28 ACRES (37.9%)
GROSS DENSITY:	±1.84 LOTS/ACRE

OPEN SPACE STATISTICS

TOTAL OPEN SPACE:	±179.28 ACRES (37.9%)
RESERVE "A": (RIVER PARK)	±24.5 ACRES
RESERVE "B":	±8.9 ACRES
RESERVE "C":	±8.0 ACRES
RESERVE "D":	±1.2 ACRES
RESERVE "E":	±6.8 ACRES
RESERVE "F" (CLUB HOUSE):	±1.4 ACRES
RESERVE "G":	±10.4 ACRES
RESERVE "H":	±0.4 ACRES
RESERVE "I" (NEIGHBORHOOD PARK):	±4.2 ACRES
RESERVE "J":	±5.4 ACRES
RESERVE "K":	±6.8 ACRES
RESERVE "L":	±20.4 ACRES
RESERVE "M":	±20.4 ACRES
RESERVE "N":	±20.4 ACRES
RESERVE "O":	±22.0 ACRES
RESERVE "P":	±5.4 ACRES
RESERVE "Q":	±2.4 ACRES
RESERVE "R":	±0.2 ACRES
RESERVE "S":	±0.4 ACRES
RESERVE "T":	±1.30 ACRES
RESERVE "U":	±1.21 ACRES
RESERVE "V":	±0.37 ACRES
RESERVE "W":	±0.29 ACRES
RESERVE "X":	±3.20 ACRES
RESERVE "Y":	±12.56 ACRES
RESERVE "Z":	±1.30 ACRES
RESERVE "AA":	±1.85 ACRES
RESERVE "BB":	±0.24 ACRES
RESERVE "CC":	±1.92 ACRES
RESERVE "DD":	±2.25 ACRES
RESERVE "EE" (PARK):	±3.80 ACRES
RESERVE "FF" (PARK):	±4.84 ACRES
RESERVE "GG" (PARK):	±2.52 ACRES
RESERVE "HH" (PARK):	±4.06 ACRES
RESERVE "II" (SUBAREA 12):	±1.26 ACRES
RESERVE "JJ" (SUBAREA 12):	±0.20 ACRES
RESERVE "KK" (SUBAREA 12):	±0.73 ACRES

GRAPHIC SCALE

1 inch = 300 feet

PREPARED FOR:

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

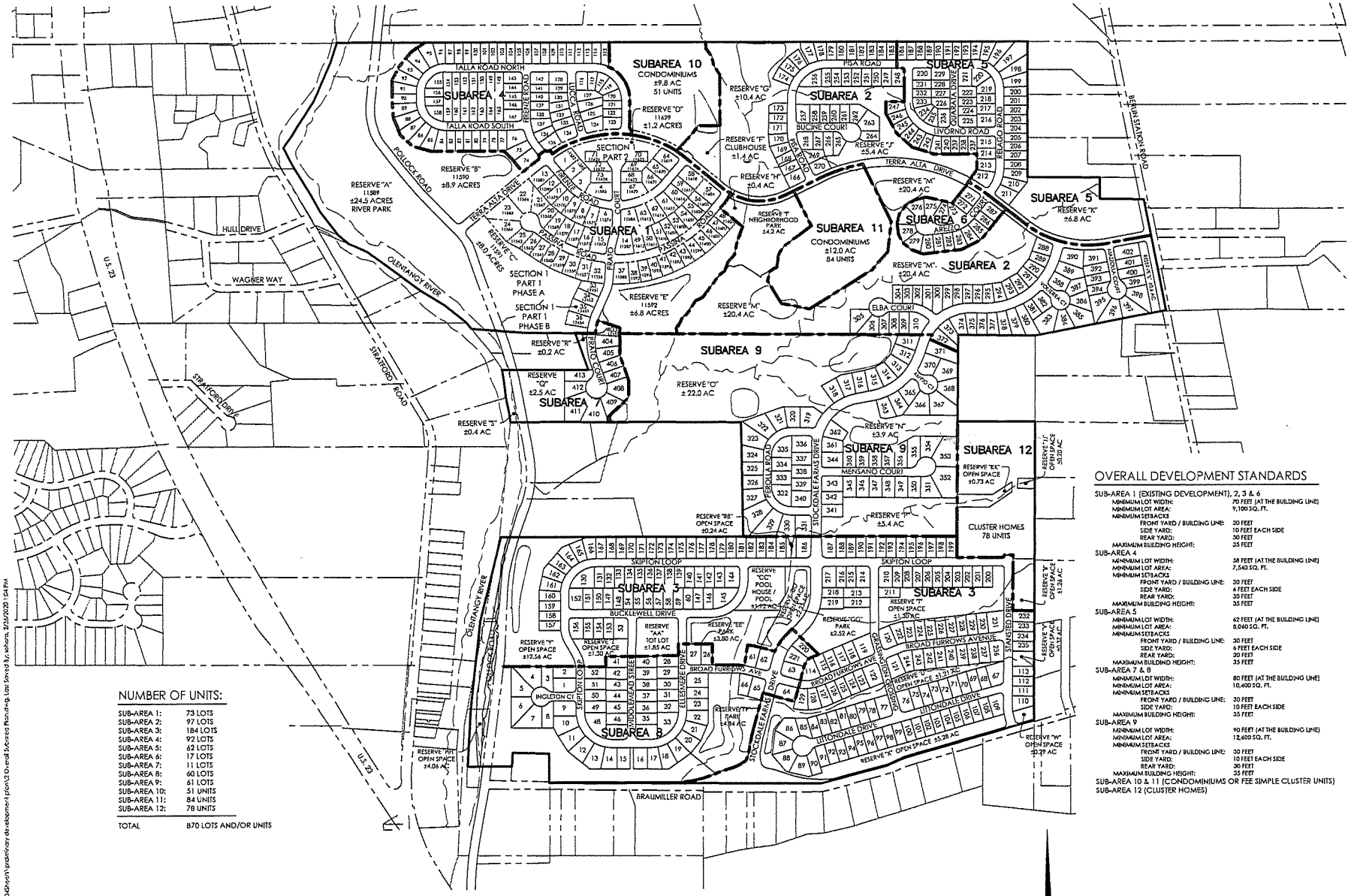
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Engineers • Surveyors • Planners • Scientists
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NUMBER OF UNITS:

SUB-AREA 1:	73 LOTS
SUB-AREA 2:	97 LOTS
SUB-AREA 3:	184 LOTS
SUB-AREA 4:	92 LOTS
SUB-AREA 5:	62 LOTS
SUB-AREA 6:	17 LOTS
SUB-AREA 7:	11 LOTS
SUB-AREA 8:	60 LOTS
SUB-AREA 9:	61 LOTS
SUB-AREA 10:	51 UNITS
SUB-AREA 11:	84 UNITS
SUB-AREA 12:	78 UNITS
TOTAL	870 LOTS AND/OR UNITS

OVERALL DEVELOPMENT STANDARDS

SUB-AREA 1 (EXISTING DEVELOPMENT), 2, 3 & 6
- MINIMUM LOT WIDTH: 70 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 9,100 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 10 FEET EACH SIDE
  - REAR YARD: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 4
- MINIMUM LOT WIDTH: 55 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 7,540 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 6 FEET EACH SIDE
  - REAR YARD: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 5
- MINIMUM LOT WIDTH: 62 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 8,060 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 6 FEET EACH SIDE
  - REAR YARD: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 7 & 8
- MINIMUM LOT WIDTH: 80 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 10,400 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 10 FEET EACH SIDE
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 9
- MINIMUM LOT WIDTH: 90 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 12,600 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 10 FEET EACH SIDE
  - REAR YARD: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 10 & 11 (CONDOMINIUMS OR FEE SIMPLE CLUSTER UNITS)
SUB-AREA 12 (CLUSTER HOMES)

GRAPHIC SCALE

1 inch = 300 feet

TERRA ALTA / STOCKDALE FARMS

City of Delaware, Delaware County, Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

OVERALL SUBAREA PLAN

PREPARED FOR:

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY

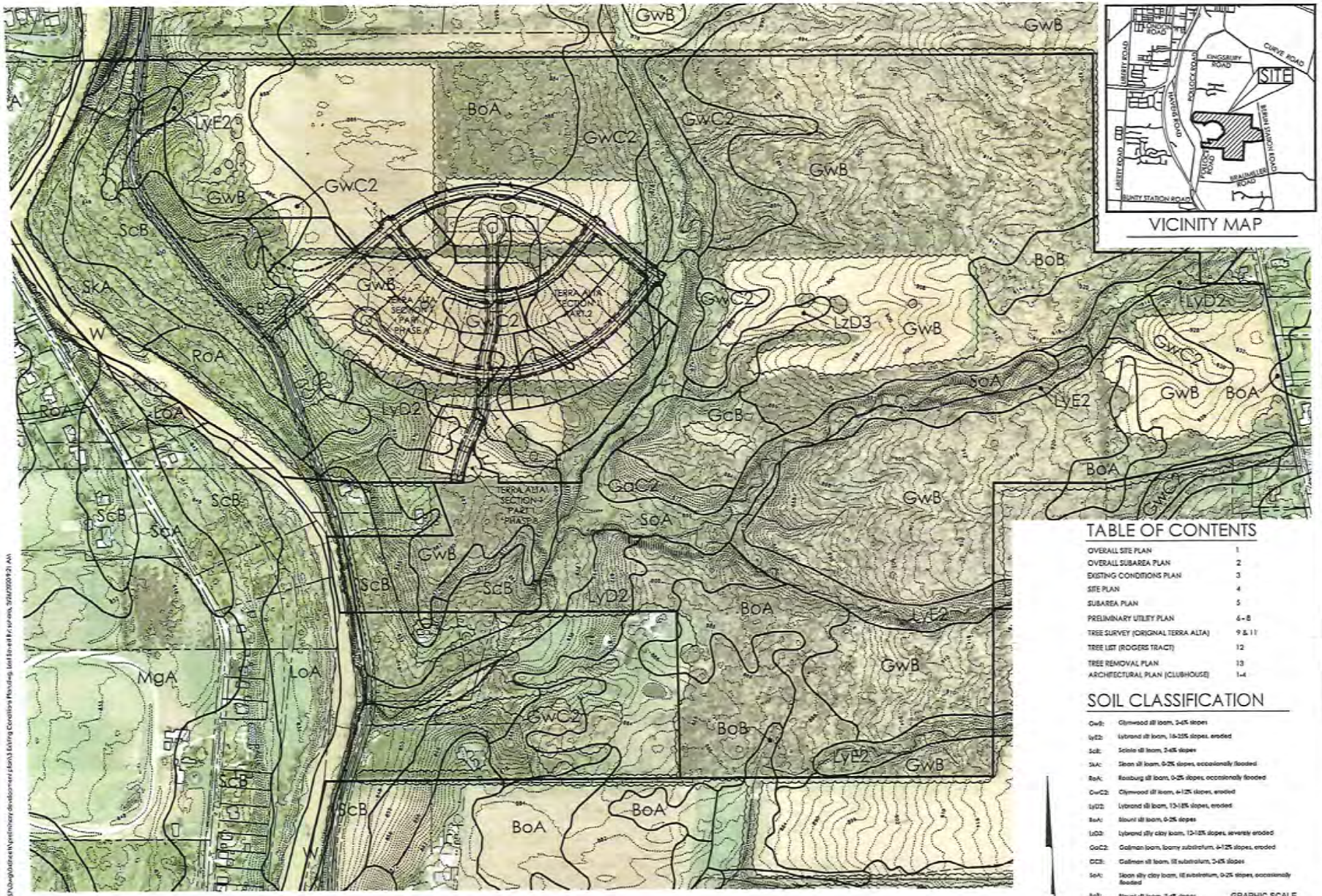
EMHT
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8800 Lyra Drive, Suite 450, Columbus, OH 43240
Phone: 614.775.4500 Fax: 614.775.4800
M C M R E V I

DATE:	FEBRUARY 5, 2020
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VICINITY MAP

TERRA ALTA

City of Delaware. Delaware County . Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

EXISTING CONDITIONS PLAN

TABLE OF CONTENTS

OVERALL SITE PLAN	1
OVERALL SUBAREA PLAN	2
EXISTING CONDITIONS PLAN	3
SITE PLAN	4
SUBAREA PLAN	5
PRELIMINARY UTILITY PLAN	6 - 8
TREE SURVEY (ORIGINAL TERRA ALTA)	9 & 11
TREE LIST (ROGERS TRACT)	12
TREE REMOVAL PLAN	13
ARCHITECTURAL PLAN (CLUBHOUSE)	1-4

SOIL CLASSIFICATION

GwB:	Glynwood silt loam, 2-6% slopes
LyE2:	Lybrand silt loam, 16-25% slopes, eroded
ScB:	Scioto silt loam, 2-6% slopes
SkA:	Sloan silt loam, 0-2% slopes, occasionally flooded
RoA:	Rossburg silt loam, 0-2% slopes, occasionally flooded
GwC2:	Glynwood silt loam, 6-12% slopes, eroded
LyD2:	Lybrand silt loam, 12-16% slopes, eroded
BoA:	Blount silt loam, 0-2% slopes
LzD3:	Lybrand silty clay loam, 12-18% slopes, severely eroded
CoC2:	Coshocton loam, loamy substratum, 6-12% slopes, eroded
CC3:	Coshocton silt loam, till substratum, 2-6% slopes
SoA:	Sloan silty clay loam, till substratum, 0-2% slopes, occasionally flooded
BoB:	Blount silt loam, 2-6% slopes

GRAPHIC SCALE

1 inch = 200 feet

PREPARED FOR:

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

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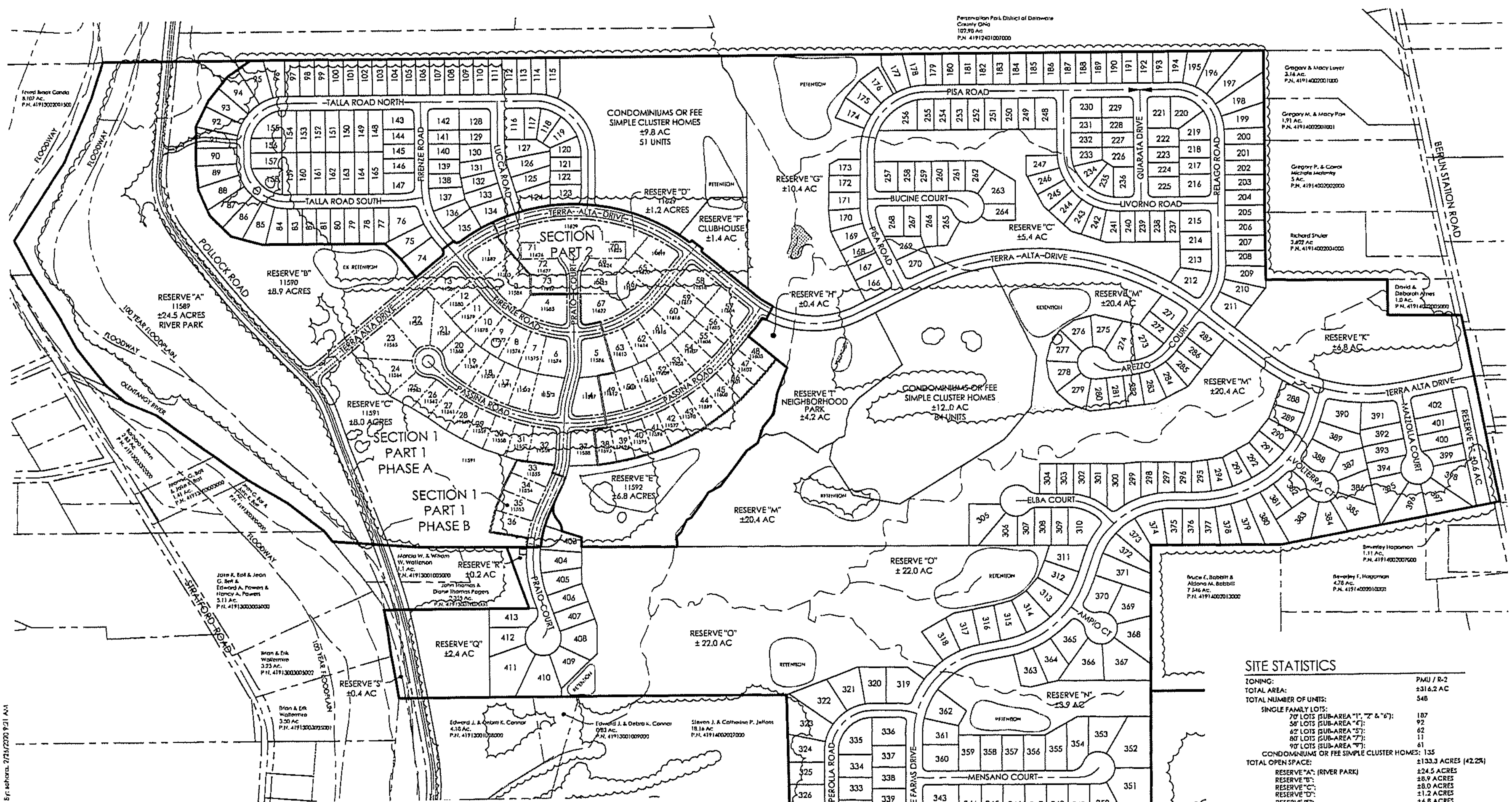
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TERRA ALTA

City of Delaware, Delaware County, Ohio



NOTES

1. TERRA ALTA HAS ACREAGE IN FLOOD HAZARD ZONE X AND AE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. ALL ACREAGE BEING DEVELOPED IS IN FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0118K, EFFECTIVE DATE APRIL 16, 2009.

2. RESERVES "B" THROUGH "P" ARE TO BE OWNED AND MAINTAINED BY THE TERRA ALTA NEIGHBORHOOD COMMUNITY AUTHORITY. RESERVE "A" (RIVER PARK) AND RESERVE "E" WILL BE OWNED AND MAINTAINED BY THE CITY OF DELAWARE.

3. STUB STREETS SHALL NOT PERMIT VEHICULAR ACCESS UNTIL SUCH TIME AS THE STREET IS EXTENDED BY PLAT OR DEED.

4. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.

5. ALL PERMITS PERTAINING TO WETLANDS AND WATERS OF THE UNITED STATES AS REQUIRED BY THE ARMY CORPS OF ENGINEERS SHALL BE OBTAINED AND PROVIDED TO THE CITY PRIOR THE PLANNING COMMISSION'S APPROVAL OF ANY FINAL PLAT THAT CONTAINS SAID WETLANDS OR WATERS OF THE UNITED STATES.

6. TERRA ALTA DRIVE SHALL BE CONNECTED TO ITS INTERSECTION WITH BERLIN STATION ROAD NO LATER THAN AT SUCH TIME AS THE 166TH BUILDING PERMIT IS REQUESTED FOR CONSTRUCTION IN SECTIONS 1, 4 AND 10. UNTIL SUCH TIME AS TERRA ALTA DRIVE IS CONNECTED TO BERLIN STATION ROAD A TEMPORARY EMERGENCY ACCESS SHALL BE PROVIDED AND MAINTAINED BY THE DEVELOPER AS SHOWN HEREON WITHIN LOT 91. THE EMERGENCY ACCESS SHALL BE A MINIMUM 15 FEET WIDE ASPHALT DRIVE WITH 9 INCHES OF THICKNESS CRUSHED AGGREGATE BASE.

7. THE DEVELOPMENT WILL PROVIDE PUBLIC SEWER ACCESS TO THE OCCUPIED SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO THE TERRA ALTA.

8. TREE PRESERVATION AREAS ARE DEFINED ON THIS PRELIMINARY PLAT AND SHALL BE DEFINED AS:

TREE PRESERVATION AREA: NO WORK SHALL BE PERFORMED OR STRUCTURES PLACED WITHIN THE TREE PRESERVATION AREA WHICH WOULD DAMAGE ANY OF THE TREES THAT ARE 6" OR GREATER IN DIAMETER AT BREAST HEIGHT THEREIN, EXCEPT THAT THE ZONE MAY BE DISTURBED TO THE EXTENT NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF PEDESTRIAN PATHS AND PEDESTRIAN BRIDGES AND NECESSARY DRAINAGE STRUCTURES. ANY FENCES PLACED WITHIN TREE PRESERVATION AREA SHALL BE SPLIT RAIL FENCES AND MAY INCLUDE MESH BACKING. ANY PART OF THE ZONE SO DISTURBED SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO THE ORIGINAL CONDITION.

9. PARKING SHALL BE PROHIBITED ALONG THE SOUTH SIDE OF TERRA ALTA DRIVE. THE INTERSECTION OF TERRA ALTA DRIVE AND FIRENZE ROAD THERE WILL BE A FOUR-WAY INTERSECTION AND STOP WITH THE FUTURE ACCESS TO THE CLUB HOUSE. ALSO AT THE INTERSECTION OF TERRA ALTA DRIVE AND PISA ROAD THERE WILL BE A FOUR-WAY INTERSECTION AND STOP WITH THE FUTURE ACCESS TO THE CONDOMINIUMS.

INTERSECTION TRAFFIC CALMING MEASURES SHALL BE CONSIDERED AT THE FOUR-WAY INTERSECTIONS OF TERRA ALTA DRIVE AND FIRENZE ROAD, THE INTERSECTION OF TERRA ALTA DRIVE AND PISA ROAD AS WELL AS TERRA ALTA DRIVE AND PELAGO ROAD.

10. THE SANITARY SEWER FOR THE DEVELOPMENT WILL BE PROVIDED BY THE SOUTHEAST HIGHLAND SEWER. A REGIONAL LIFT STATION HAS BEEN CONSTRUCTED WITHIN THE DEVELOPMENT. A FORCE MAIN HAS BEEN CONSTRUCTED ALONG THE EAST SIDE OF POLLOCK ROAD TO MANHOLE 450 OF THE SOUTHEAST HIGHLAND SEWER LOCATED AT THE NORTH PROPERTY LINE OF HIGHPOINT CHURCH OF THE NAZARENE.

11. A 16 INCH WATER MAIN HAS BEEN EXTENDED FROM THE EXISTING 16 INCH WATER MAIN SOUTH OF BRAUMILLER ROAD ALONG THE EAST SIDE OF POLLOCK ROAD AND INTO THE DEVELOPMENT.

12. ALL STREET NAMES ARE PRELIMINARY AND SUBJECT TO APPROVAL.

13. STREET WIDTHS SHOWN HEREON ARE THE PAVEMENT WIDTHS AND NOT FACE TO FACE OR BACK TO BACK OF CURB.

14. TEMPORARY TURNAROUNDS SHALL BE PROVIDED FOR ALL PUBLIC STREET STUBS THAT ARE LONGER THAN ONE LOT DEPTH.

15. THE EIGHT FOOT WIDE ASPHALT BIKE PATH SHOWN HEREON SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME THE OPEN SPACES OR STREETS THEY ARE ASSOCIATED WITH ARE CONSTRUCTED AND PLATTED. THE PATHS SHALL BE MAINTAINED BY THE TERRA ALTA HOMEOWNERS ASSOCIATION. A PUBLIC ACCESS EASEMENT WILL BE DEDICATED TO THE CITY OVER THE BIKE PATH.

16. A FOUR FOOT LANDSCAPED EARTHEN MOUND SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF BERLIN STATION ROAD WITHIN RESERVES "K" & "L". THE EARTHEN MOUND AND LANDSCAPING SHALL NOT OBSTRUCT THE SIGHT LINE ALONG BERLIN STATION ROAD.

17. A $1,000 PER LOT OR DWELLING UNIT FEE SHALL BE COLLECTED WITH EACH BUILDING PERMIT FOR NEEDED AREA TRANSPORTATION IMPROVEMENTS.

18. THE CITY UTILITIES SHALL BE OVERSIZED TO SUPPORT THE DEVELOPMENT OF OTHER PROPERTIES IN THIS SERVICE AREA PER THE CITY OVERSIZING REIMBURSEMENT POLICY PRIOR TO THE FIRST FINAL PLAT APPROVAL.

19. FOR EACH SINGLE FAMILY HOUSE, TWO (2) REPLACEMENT TREES SHALL BE PLANTED (IN ADDITION TO THE REQUIRED PLANTINGS) AND A $500 FEE SHALL BE PAID FOR EACH SINGLE FAMILY LOT AT THE TIME OF BUILDING PERMIT ISSUANCE TO ACHIEVE COMPLIANCE WITH CHAPTER 1168 TREE PRESERVATION REGULATIONS.

20. FOR EACH CONDOMINIUM UNIT, TWO (2) REPLACEMENT TREES SHALL BE PLANTED (IN ADDITION TO THE REQUIRED PLANTINGS) AND A $200 FEE SHALL BE PAID FOR EACH CONDOMINIUM UNIT AT THE TIME OF BUILDING PERMIT ISSUANCE TO ACHIEVE COMPLIANCE WITH CHAPTER 1168 TREE PRESERVATION REGULATIONS.

21. SEPARATE FINAL DEVELOPMENT PLANS AND FINAL SUBDIVISION PLATS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR EACH RESPECTIVE PHASE AND SECTION.

22. SEPARATE FINAL DEVELOPMENT PLANS AND FINAL SUBDIVISION PLATS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR EACH CONDOMINIUM SUB-AREA IN ACCORDANCE WITH THE APPROVED DEVELOPMENT TEXT.

23. TALLA ROAD NORTH AND SOUTH, PEROLLA ROAD AND PELAGO ROAD HAVE A REDUCED CENTERLINE RADIUS, 175 FEET, FROM THE STANDARD 278 FEET AS REQUIRED BY THE CITY OF DELAWARE ROADWAY DESIGN STANDARDS FOR A LOCAL STREET. PRATO COURT EXCEEDS THE MAXIMUM LENGTH FOR A CUL-DE-SAC PER THE ROADWAY DESIGN STANDARDS. IN ORDER TO MITIGATE THE ADDITIONAL LENGTH THE CUL-DE-SAC THE BULB HAS BEEN ENLARGED TO INCREASE MANEUVERABILITY. A PERMANENT TURNAROUND IS PROVIDED WITHIN RESERVE "R" AND THERE IS NO PARKING ALLOWED THE ENTIRE LENGTH OF PRATO COURT. MENSANO COURT ALSO EXCEEDS THE MAXIMUM LENGTH OF A CUL-DE-SAC 700 FEET. FROM THE CENTERLINE OF THE CUL-DE-SAC TO THE CENTERLINE OF STOCKDALE FARMS DRIVE IS APPROXIMATELY 790 FEET.

SITE STATISTICS

ZONING:	PMU / R-2
TOTAL AREA:	±316.2 AC
TOTAL NUMBER OF UNITS:	548
SINGLE FAMILY LOTS:	
70' LOTS (SUB-AREA "1", "2" & "6"):	187
58' LOTS (SUB-AREA "4"):	92
62' LOTS (SUB-AREA "5"):	62
80' LOTS (SUB-AREA "7"):	11
90' LOTS (SUB-AREA "9"):	61
CONDOMINIUMS OR FEE SIMPLE CLUSTER HOMES:	135
TOTAL OPEN SPACE:	±133.3 ACRES (42.2%)
RESERVE "A": (RIVER PARK)	±24.5 ACRES
RESERVE "B":	±8.9 ACRES
RESERVE "C":	±8.0 ACRES
RESERVE "D":	±1.2 ACRES
RESERVE "E":	±6.8 ACRES
RESERVE "F" (CLUB HOUSE):	±1.4 ACRES
RESERVE "G":	±10.4 ACRES
RESERVE "H":	±0.4 ACRES
RESERVE "I" (NEIGHBORHOOD PARK):	±4.2 ACRES
RESERVE "J":	±5.4 ACRES
RESERVE "K":	±6.8 ACRES
RESERVE "L":	±0.6 ACRES
RESERVE "M":	±20.4 ACRES
RESERVE "N":	±3.9 ACRES
RESERVE "O":	±22.0 ACRES
RESERVE "P":	±5.4 ACRES
RESERVE "Q":	±2.4 ACRES
RESERVE "R":	±0.2 ACRES
RESERVE "S":	±0.4 ACRES
RIGHT OF WAY:	±41.0 AC
STREAM PRESERVATION ZONE:	±25.7 AC
GROSS DENSITY: 548 UNITS DIVIDED BY 316.2 GROSS ACRES	±1.7 DU/AC
NET DENSITY: ACREAGE REMOVED: ALL RESERVES (±133.3 ACRES), RIGHT-OF-WAY (±41.0 ACRES) AND STREAM PRESERVATION ZONES (±25.7 ACRES). 548 UNITS DIVIDED BY 116.2 NET ACRES	±4.7 DU/AC

GRAPHIC SCALE

1 inch = 200 feet

AMENDED PRELIMINARY DEVELOPMENT PLAN

SITE PLAN

PREPARED FOR

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY

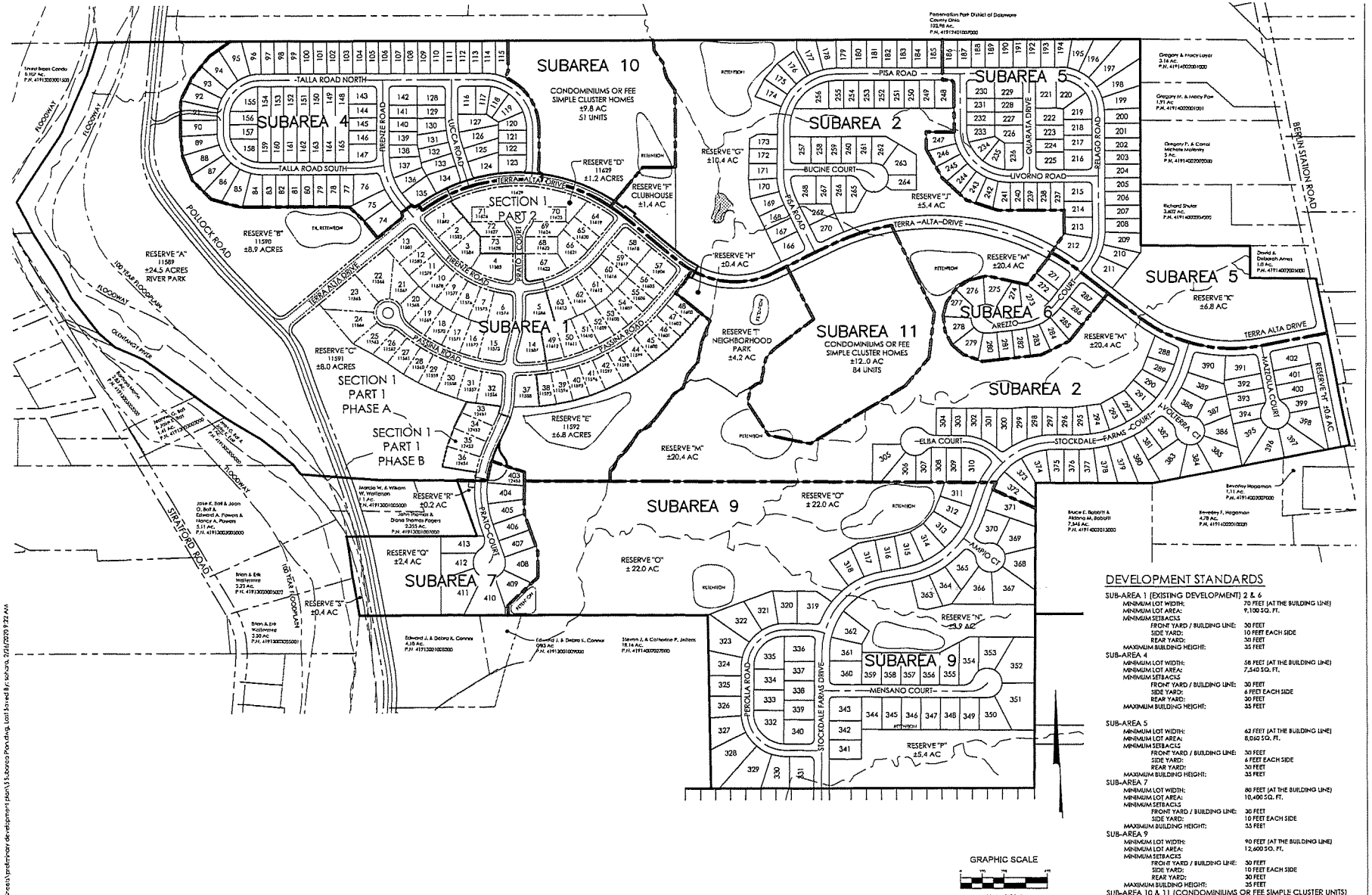
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Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054

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TERRA ALTA

City of Delaware, Delaware County, Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBAREA PLAN

DEVELOPMENT STANDARDS

SUB-AREA 1 (EXISTING DEVELOPMENT) 2 & 6
- MINIMUM LOT WIDTH: 70 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 9,100 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 10 FEET EACH SIDE
  - REAR YARD: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 4
- MINIMUM LOT WIDTH: 58 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 7,540 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 6 FEET EACH SIDE
  - REAR YARD: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 5
- MINIMUM LOT WIDTH: 62 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 8,060 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 6 FEET EACH SIDE
  - REAR YARD: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 7
- MINIMUM LOT WIDTH: 80 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 10,400 SQ. FT.
- MINIMUM SETBACKS
  - FRONT YARD / BUILDING LINE: 30 FEET
  - SIDE YARD: 10 FEET EACH SIDE
- MAXIMUM BUILDING HEIGHT: 35 FEET

SUB-AREA 9
- MINIMUM LOT WIDTH: 90 FEET (AT THE BUILDING LINE)
- MINIMUM LOT AREA: 12,600 SQ. FT.
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SUB-AREA 10 & 11 (CONDOMINIUMS OR FEE SIMPLE CLUSTER UNITS)

GRAPHIC SCALE

1 inch = 200 feet

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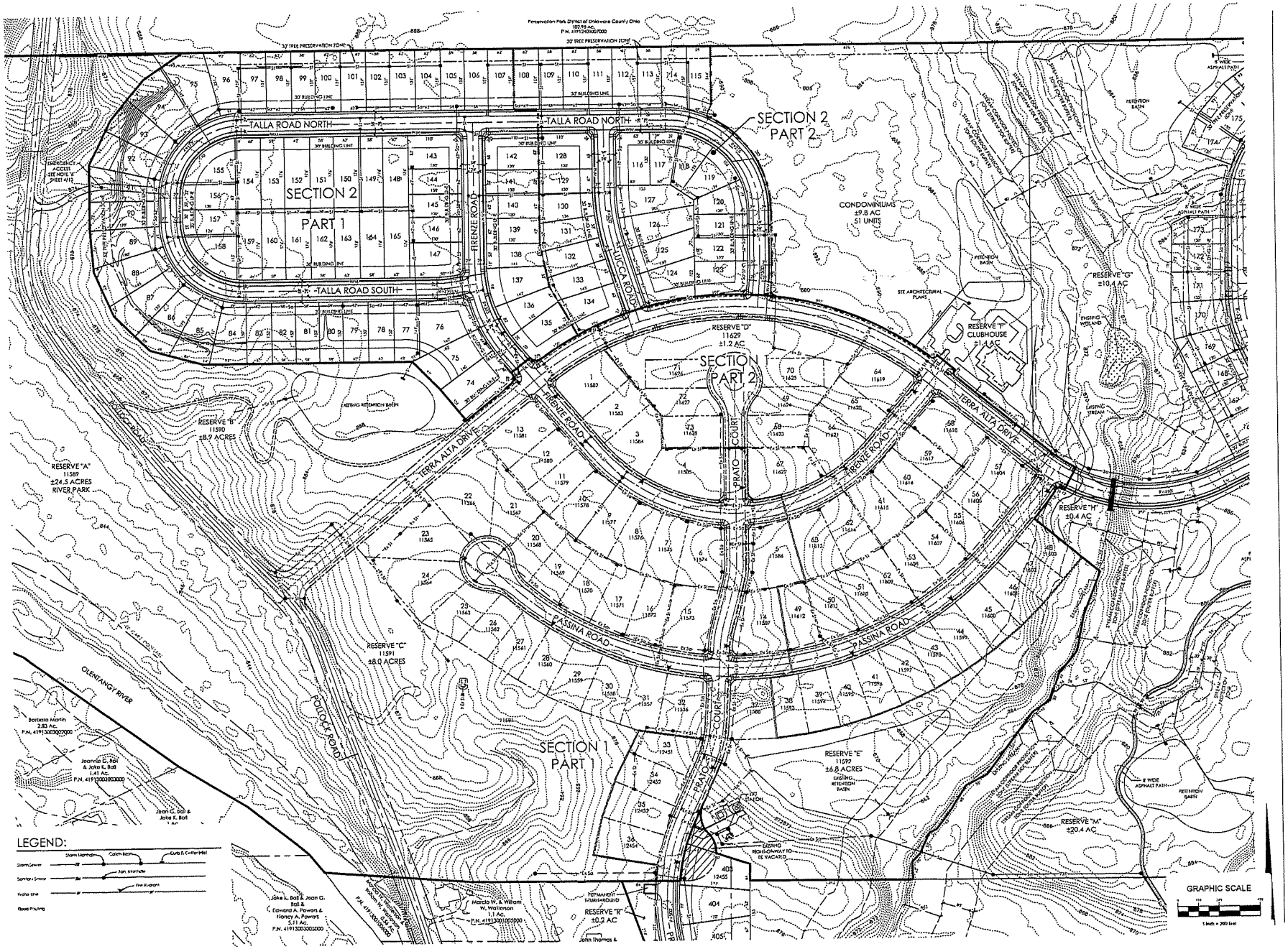
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TERRA ALTA

City of Delaware, Delaware County, Ohio

AMENDED
PRELIMINARY
DEVELOPMENT PLAN

PRELIMINARY
UTILITY PLAN

PREPARED FOR:

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

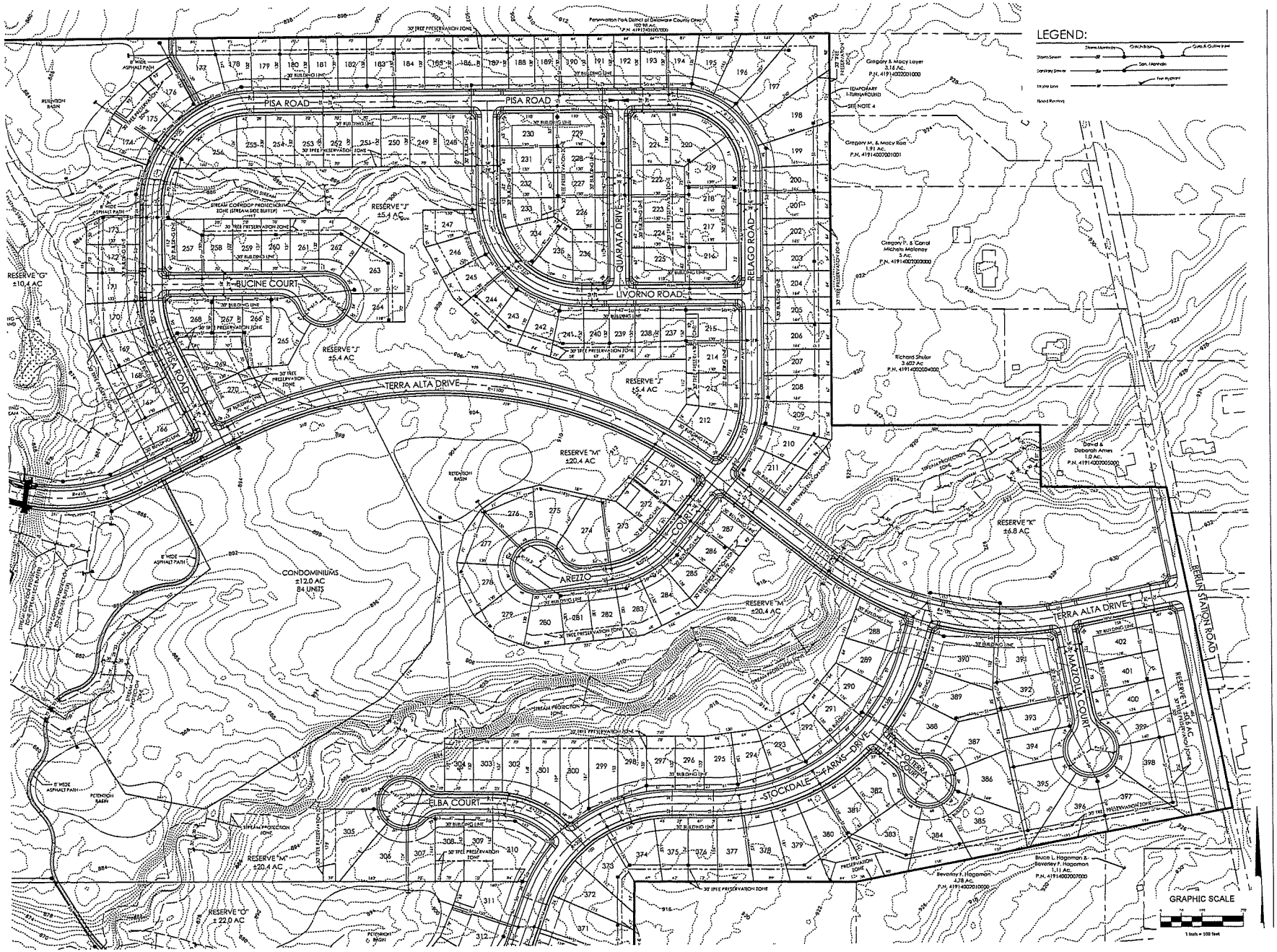
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TERRA ALTA

City of Delaware. Delaware County . Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY UTILITY PLAN

PREPARED FOR:

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

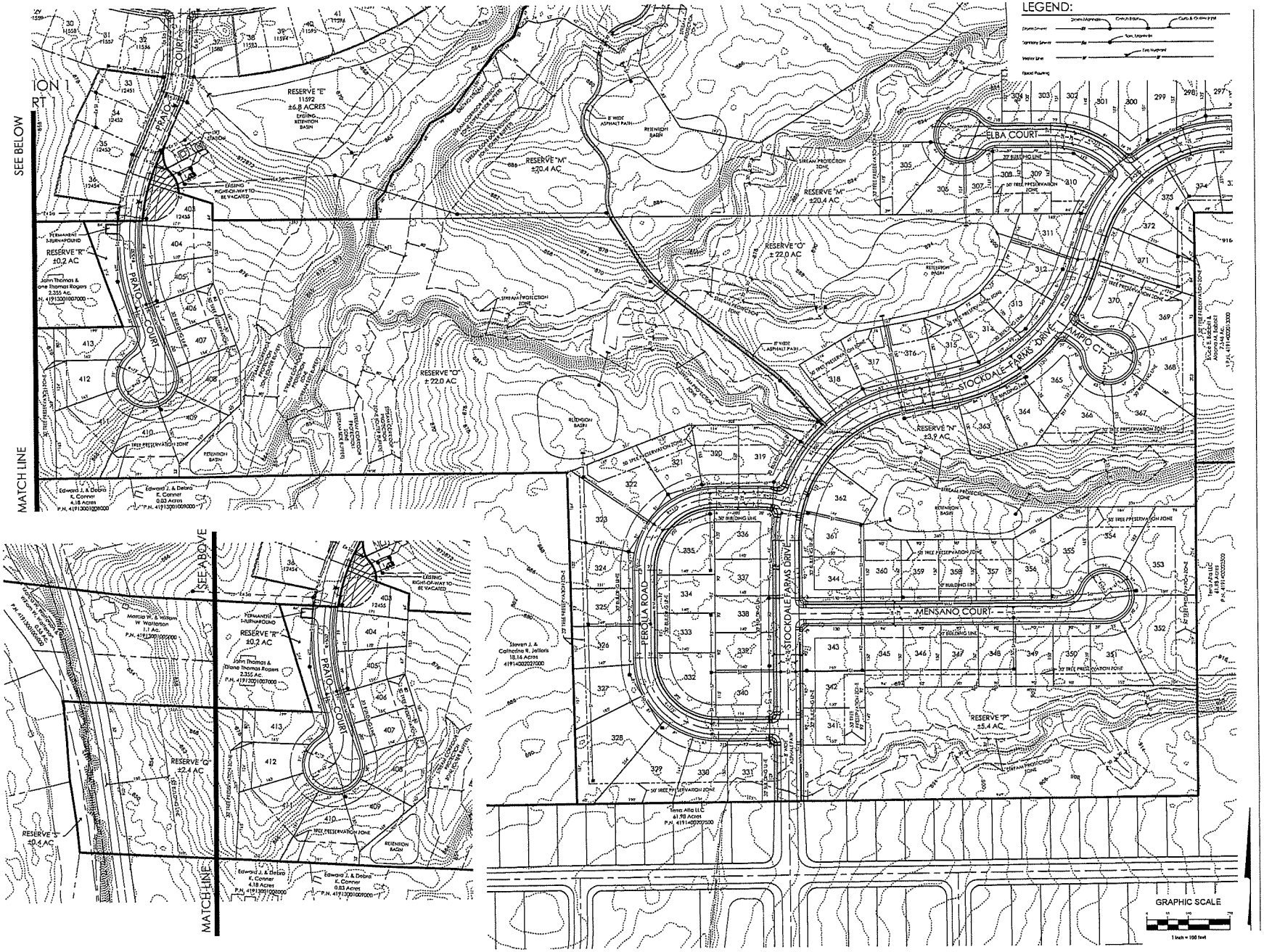
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TERRA ALTA

City of Delaware, Delaware County, Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY UTILITY PLAN

PREPARED FOR

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
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NOTES:

1) Based on the City of Delaware Planning Commission's recomendation, this tree survey is compiled based on a sample survey.
As stated in: *SECTION 1168.11 FLEXIBILITY. The standards and criteria in this Chapter establish the City's objectives and the level of tree preservation expected. However, in applying these standards, the Planning Commission, Shade Tree Commission, and City Council may: (ORD 02-55 Passed May 13, 2002) (a) Exercise discretion and flexibility with respect to the placement and arrangement of required elements to assure that the objectives of this chapter and the proposed development are best satisfied.*

2) The Tree Survey is broken into 8 areas 1 acre square in size (sample area's 1 through 8) located throughout the site within the proposed development layout and 8 areas ±0.23 acres square in size (sample area's 9 through 16) throughout the Rogers Tract.

ORIGINAL TERRA ALATA: SEE SHEETS 7 & 8 (SAMPLE AREAS 1 ACRE)

SAMPLE AREA (Terra Alata Original)	TOTAL INCHES Including Ash trees	TOTAL INCHES Excluding Ash trees	Excluding Poor	Excluding 50% Fair
SAMPLE AREA-1	1,682	1,045	908	771
SAMPLE AREA-2	1,542	952	865	818
SAMPLE AREA-3	1,474	885	721	555
SAMPLE AREA-4	1,423	938	870	760
SAMPLE AREA-5	1,531	518	458	389
SAMPLE AREA-6	1,858	1,423	1,247	1,046
SAMPLE AREA-7	1,358	588	472	329
SAMPLE AREA-8	409	409	308	223
TOTAL TREES	11,377	8,757	5,849	4,893

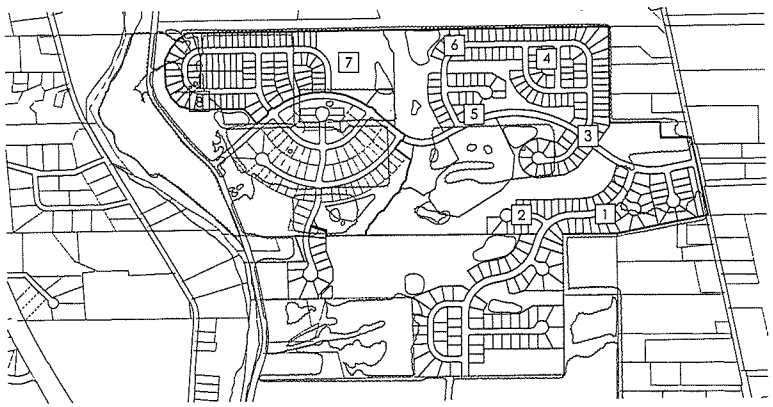
ROGERS TRACT: SEE SHEETS 9 & 10 (SAMPLE AREAS 1/3 ACRES)

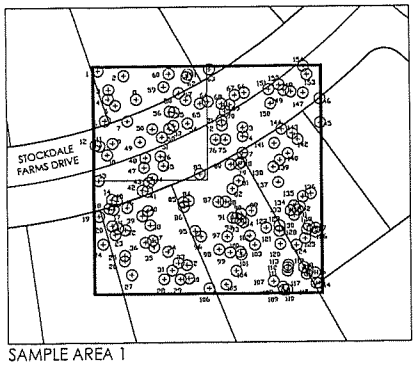
SAMPLE AREA (Rogers Tract)	TOTAL INCHES Including Ash trees	TOTAL INCHES Excluding Ash trees	Excluding Poor	Excluding 50% Fair
SAMPLE AREA-9	(602x3)=1,806	(530x3)=1,590	(489x3)=1,467	(395x3)=1,185
SAMPLE AREA-10	(192x3)=576	(180x3)=480	(135x3)=405	(114x3)=342
SAMPLE AREA-11	(656x3)=1,974	(584x3)=1,752	(543x3)=1,629	(475x3)=1,425
SAMPLE AREA-12	(535x3)=1,605	(460x3)=1,380	(424x3)=1,272	(369x3)=1,107
SAMPLE AREA-13	(654x3)=1,962	(641x3)=1,923	(603x3)=1,809	(591x3)=1,773
SAMPLE AREA-14	(461x3)=1,383	(448x3)=1,344	(400x3)=1,800	(378x3)=1,134
SAMPLE AREA-15	(512x3)=1,536	(454x3)=1,392	(353x3)=1,059	(263x3)=789
SAMPLE AREA-16	(489x3)=1,467	(413x3)=1,239	(360x3)=1,080	(308x3)=924
TOTAL TREES	12,309	11,100	10,521	8,679

3) Average Number of Caliper Inches per Acre: (Original Terra Alta and Rogers Tract)

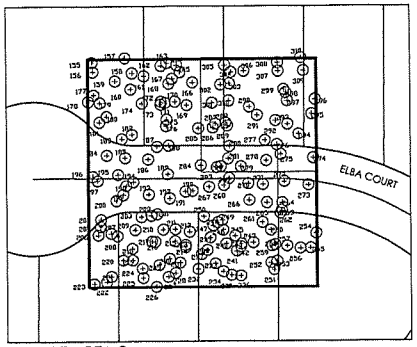
Including Ash Trees	1,480" (23,686/16)
Excluding Ash Trees	1,116" (17,857/16)
Excluding Poor Trees	1,023" (16,370/16)
Excluding 50% for Fair Trees	848" (13,572/16)

OVERALL SITE

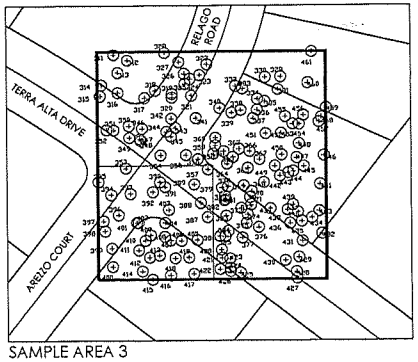




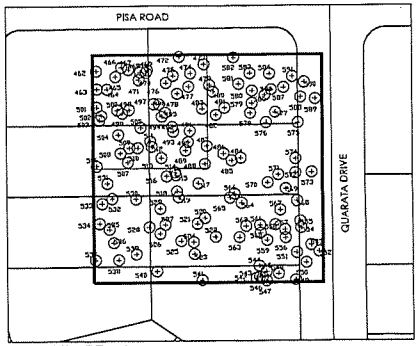
SAMPLE AREA 1



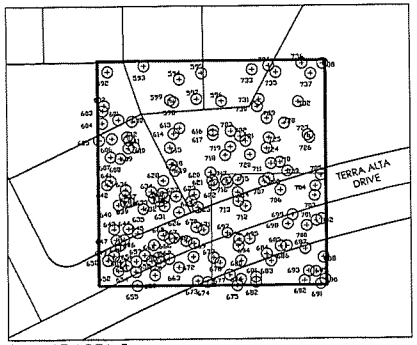
SAMPLE AREA 2



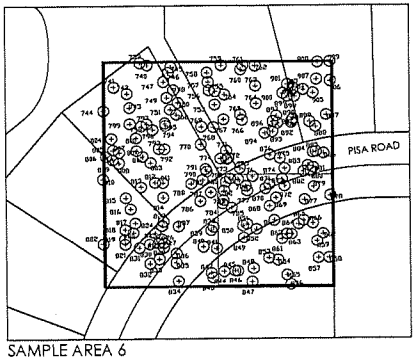
SAMPLE AREA 3



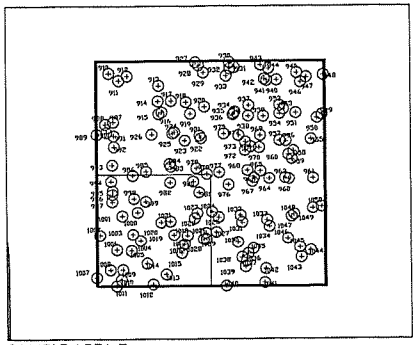
SAMPLE AREA 4

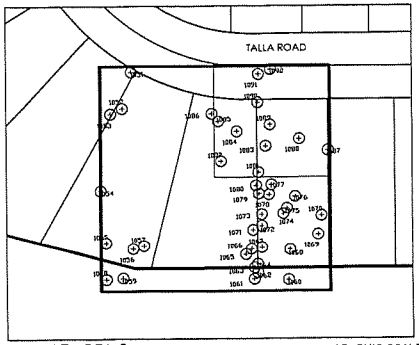


SAMPLE AREA 5



SAMPLE AREA 6


SAMPLE AREA 7



SAMPLE AREA 8

GRAPHIC SCALE
1 inch = 50 feet

TERRA ALTA

City of Delaware, Delaware County , Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

TREE SURVEY (ORIGINAL TERRA ALTA)

PREPARED FOR:
TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
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DATE:	FEBRUARY 9, 2020
REVISED	FEBRUARY 27, 2020
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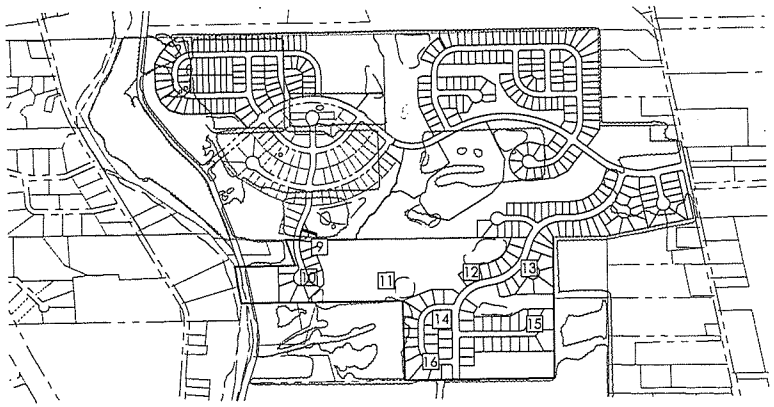
SHEET 9 / 13

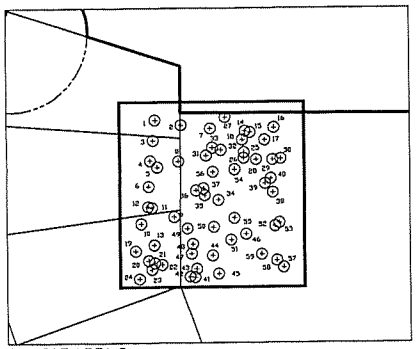
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TERRA ALTA

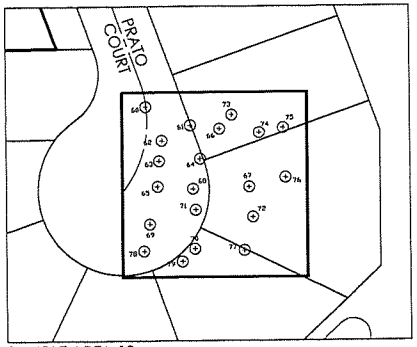
City of Delaware, Delaware County, Ohio

OVERALL SITE

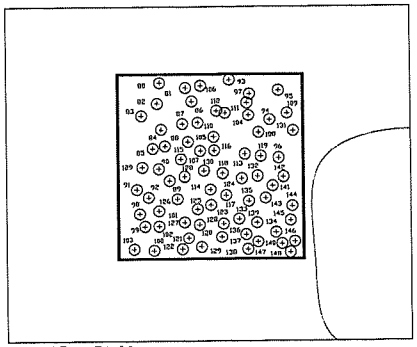




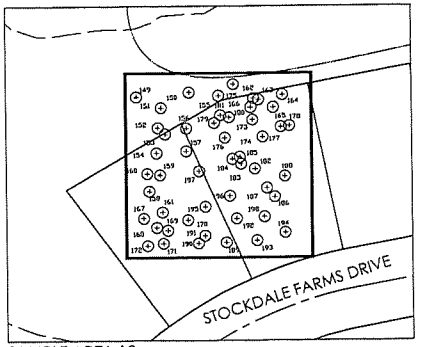
SAMPLE AREA 9



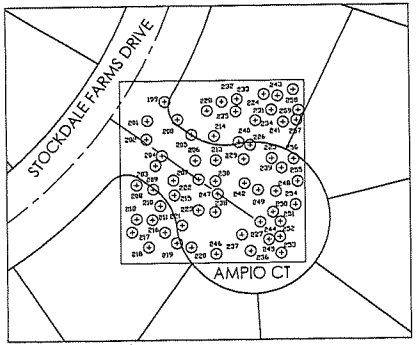
SAMPLE AREA 10



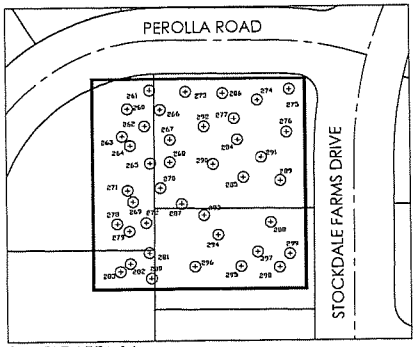
SAMPLE AREA 11



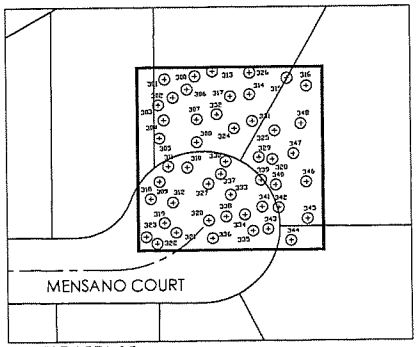
SAMPLE AREA 12



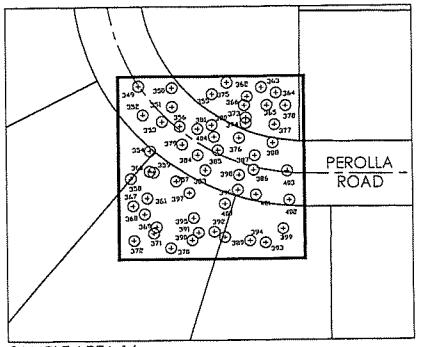
SAMPLE AREA 13



SAMPLE AREA 14



SAMPLE AREA 15



SAMPLE AREA 16

GRAPHIC SCALE

1 inch = 50 feet

AMENDED PRELIMINARY DEVELOPMENT PLAN

TREE SURVEY (ROGERS TRACT)

PREPARED FOR:

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43001

PREPARED BY:

EMHT
Prime, MacDonald, Harrington & Titan, Inc.
Engineers • Surveyors • Planners • Scientists
8800 River Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4500
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DATE:	FEBRUARY 5, 2020
REVISED	FEBRUARY 27, 2020
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SHEET 10 OF 13

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TERRA ALTA

City of Delaware, Delaware County, Ohio

AMENDED
PRELIMINARY
DEVELOPMENT PLAN

TREE LIST
(ORIGINAL TERRA ALTA)

PREPARED FOR:
TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY:
EMHT
Engineering, Surveying, Planning & Environmental Solutions
8800 Lyra Drive, Suite 450, Columbus, OH 43240
(614) 775-4500 www.emht.com

Date:	(ORIGINAL) 3.2020 (FEBRUARY 27, 2020)
7/15/20	REVISED
7/15/20	REVISED
7/15/20	REVISED
7/15/20	REVISED
7/15/20	REVISED
7/15/20	REVISED
7/15/20	REVISED
7/15/20	REVISED

SCALE: 1" = 200'

SHEET 11/13

Ash and Poor Trees
(Excluded from replacement requirement)

Fair Trees
(40% replacement value)

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Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 12	149	Black walnut	*Juglans nigra*	7	Fair
Plat 12	150	Black cherry	*Prunus serotina*	15	Fair
Plat 12	151	Black cherry	*Prunus serotina*	11	Fair
Plat 12	152	Pin oak	*Quercus palustris*	14	Good
Plat 12	153	Red maple	*Acer rubrum*	13, 6	Good
Plat 12	154	Pin oak	*Quercus palustris*	7	Good
Plat 12	155	Green ash	*Fraxinus pennsylvanica*	16	Good
Plat 12	156	Black cherry	*Prunus serotina*	14	Poor
Plat 12	157	Shagbark hickory	*Carya ovata*	9	Good
Plat 12	158	Shagbark hickory	*Carya ovata*	6	Good
Plat 12	159	Green ash	*Fraxinus pennsylvanica*	7	Dead
Plat 12	160	Pin oak	*Quercus palustris*	16	Good
Plat 12	161	Red maple	*Acer rubrum*	7	Good
Plat 12	162	American elm	*Ulmus americana*	6	Poor
Plat 12	163	Green ash	*Fraxinus pennsylvanica*	9	Poor
Plat 12	164	American elm	*Ulmus americana*	7	Fair
Plat 12	165	Black cherry	*Prunus serotina*	16	Fair
Plat 12	166	Red maple	*Acer rubrum*	7, 6	Good
Plat 12	167	American elm	*Ulmus americana*	8	Poor
Plat 12	168	Red maple	*Acer rubrum*	20	Fair
Plat 12	169	Black cherry	*Prunus serotina*	13	Fair
Plat 12	170	Shagbark hickory	*Carya ovata*	9	Good
Plat 12	171	American hophornbe	*Ostrya virginiana*	6	Good
Plat 12	172	American beech	*Fagus grandifolia*	8	Good
Plat 12	173	Shagbark hickory	*Carya ovata*	8	Good
Plat 12	174	Black cherry	*Prunus serotina*	12	Good
Plat 12	175	Shagbark hickory	*Carya ovata*	7	Good
Plat 12	176	American elm	*Ulmus americana*	6	Poor
Plat 12	177	Green ash	*Fraxinus pennsylvanica*	7	Dead
Plat 12	178	Red maple	*Acer rubrum*	7	Good
Plat 13	179	American elm	*Ulmus americana*	7	Fair
Plat 13	180	Pin oak	*Quercus palustris*	9	Good
Plat 12	181	Green ash	*Fraxinus pennsylvanica*	6	Dead
Plat 12	182	Black walnut	*Juglans nigra*	13	Good
Plat 12	183	Sugar maple	*Acer saccharum*	7	Good
Plat 12	184	Honey locust	*Gleditsia inermis*	10	Good
Plat 12	185	Honey locust	*Gleditsia inermis*	7	Good
Plat 12	186	Sugar maple	*Acer saccharum*	11	Good
Plat 12	187	Red maple	*Acer rubrum*	13, 5	Good
Plat 12	188	Green ash	*Fraxinus pennsylvanica*	9	Dead
Plat 12	189	Green ash	*Fraxinus pennsylvanica*	13	Dead
Plat 12	190	Sugar maple	*Acer saccharum*	15	Good
Plat 12	191	Black cherry	*Prunus serotina*	14	Dead
Plat 12	192	Red maple	*Acer rubrum*	18	Good
Plat 12	193	Black cherry	*Prunus serotina*	8	Fair
Plat 12	194	American beech	*Fagus grandifolia*	7	Good
Plat 12	195	Black cherry	*Prunus serotina*	9	Good
Plat 12	196	Sugar maple	*Acer saccharum*	7	Good
Plat 12	197	Green ash	*Fraxinus pennsylvanica*	7	Dead
Plat 12	198	Red maple	*Acer rubrum*	14, 14	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 10	60	Green ash	*Fraxinus pennsylvanica*	6	Dead
Plat 10	61	Black locust	*Robinia pseudoacacia*	8	Fair
Plat 10	62	Black walnut	*Juglans nigra*	9	Good
Plat 10	63	Osage orange	*Maclura pomifera*	11	Good
Plat 10	64	Honey locust	*Gleditsia triacanthos*	16, 8, 6	Fair
Plat 10	65	Black walnut	*Juglans nigra*	9	Good
Plat 10	66	American elm	*Ulmus americana*	6	Poor
Plat 10	67	Green ash	*Fraxinus pennsylvanica*	6	Poor
Plat 10	68	Black locust	*Robinia pseudoacacia*	6	Good
Plat 10	69	Black locust	*Robinia pseudoacacia*	7	Good
Plat 10	70	Black locust	*Robinia pseudoacacia*	7	Fair
Plat 10	71	Black locust	*Robinia pseudoacacia*	6	Poor
Plat 10	72	Black locust	*Robinia pseudoacacia*	7	Poor
Plat 10	73	American elm	*Ulmus americana*	11	Good
Plat 10	74	Black walnut	*Juglans nigra*	8	Good
Plat 10	75	Black walnut	*Juglans nigra*	14	Good
Plat 10	76	American elm	*Ulmus americana*	6, 3	Good
Plat 10	77	Black walnut	*Juglans nigra*	8	Good
Plat 10	78	Green ash	*Fraxinus pennsylvanica*	18	Dead
Plat 10	79	Osage orange	*Maclura pomifera*	6	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 13	199	Green ash	*Fraxinus pennsylvanica*	7	Dead
Plat 13	200	American elm	*Ulmus americana*	8	Good
Plat 13	201	American elm	*Ulmus americana*	7	Good
Plat 13	202	Sugar maple	*Acer saccharum*	6	Good
Plat 13	203	Red maple	*Acer rubrum*	11	Good
Plat 13	204	Red maple	*Acer rubrum*	9	Good
Plat 13	205	Sugar maple	*Acer saccharum*	9	Good
Plat 13	206	Sugar maple	*Acer saccharum*	8	Good
Plat 13	207	Green ash	*Fraxinus pennsylvanica*	11	Dead
Plat 13	208	Sugar maple	*Acer saccharum*	8	Good
Plat 13	209	Sugar maple	*Acer saccharum*	13	Good
Plat 13	210	Green ash	*Fraxinus pennsylvanica*	6	Dead
Plat 13	211	Red maple	*Acer rubrum*	14	Good
Plat 13	212	Green ash	*Fraxinus pennsylvanica*	6	Dead
Plat 13	213	Pin oak	*Quercus palustris*	9	Good
Plat 13	214	Red maple	*Acer rubrum*	15	Good
Plat 13	215	Green ash	*Fraxinus pennsylvanica*	7	Dead
Plat 13	216	Black locust	*Robinia pseudoacacia*	9	Dead
Plat 13	217	Green ash	*Fraxinus pennsylvanica*	7	Dead
Plat 13	218	Black locust	*Robinia pseudoacacia*	6	Poor
Plat 13	219	Sugar maple	*Acer saccharum*	12	Good
Plat 13	220	American elm	*Ulmus americana*	8	Good
Plat 13	221	Black cherry	*Prunus serotina*	12	Fair
Plat 13	222	Red maple	*Acer rubrum*	15	Poor
Plat 13	223	Black locust	*Robinia pseudoacacia*	8	Good
Plat 13	224	Black locust	*Robinia pseudoacacia*	6	Fair
Plat 13	225	Sugar maple	*Acer saccharum*	9	Good
Plat 13	226	Sugar maple	*Acer saccharum*	12	Good
Plat 13	227	Red maple	*Acer rubrum*	9	Good
Plat 13	228	American elm	*Ulmus americana*	6	Good
Plat 13	229	Sugar maple	*Acer saccharum*	7	Good
Plat 13	230	Green ash	*Fraxinus pennsylvanica*	21	Dead
Plat 13	231	Sugar maple	*Acer saccharum*	9	Good
Plat 13	232	Musclewood	*Carpinus caroliniana*	6	Good
Plat 13	233	Red maple	*Acer rubrum*	17	Good
Plat 13	234	Green ash	*Fraxinus pennsylvanica*	17	Dead
Plat 13	235	Green ash	*Fraxinus pennsylvanica*	9	Dead
Plat 13	236	Green ash	*Fraxinus pennsylvanica*	8	Dead
Plat 13	237	Green ash	*Fraxinus pennsylvanica*	7	Dead
Plat 13	238	Red maple	*Acer rubrum*	16, 16, 11	Good
Plat 13	239	Silver maple	*Acer saccharinum*	22, 8	Good
Plat 13	240	Red maple	*Acer rubrum*	7	Good
Plat 13	241	Green ash	*Fraxinus pennsylvanica*	8	Dead
Plat 13	242	Green ash	*Fraxinus pennsylvanica*	12	Dead
Plat 13	243	Red maple	*Acer rubrum*	12	Good
Plat 13	244	Green ash	*Fraxinus pennsylvanica*	8	Dead
Plat 12	245	Sugar maple	*Acer saccharum*	20	Good
Plat 13	249	Green ash	*Fraxinus pennsylvanica*	11	Dead
Plat 13	247	American elm	*Ulmus americana*	7	Good
Plat 13	248	Green ash	*Fraxinus pennsylvanica*	6	Dead
Plat 13	249	Red maple	*Acer rubrum*	17	Good
Plat 13	250	Green ash	*Fraxinus pennsylvanica*	9	Dead
Plat 13	251	Red maple	*Acer rubrum*	12	Good
Plat 12	252	Green ash	*Fraxinus pennsylvanica*	14	Dead
Plat 13	253	American elm	*Ulmus americana*	7	Good
Plat 13	254	Green ash	*Fraxinus pennsylvanica*	12	Dead
Plat 13	255	Red maple	*Acer rubrum*	6	Good
Plat 13	256	Sugar maple	*Acer saccharum*	20	Good
Plat 13	257	Red maple	*Acer rubrum*	14	Good
Plat 13	258	Black cherry	*Prunus serotina*	6	Fair
Plat 13	259	Sugar maple	*Acer saccharum*	9	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 14	260	Sugar maple	*Acer saccharum*	11	Good
Plat 14	261	Sugar maple	*Acer saccharum*	9	Good
Plat 14	262	Sugar maple	*Acer saccharum*	9	Good
Plat 14	263	Sugar maple	*Acer saccharum*	10	Good
Plat 14	264	Sugar maple	*Acer saccharum*	10	Good
Plat 14	265	Sugar maple	*Acer saccharum*	8	Good
Plat 14	266	American beech	*Fagus grandifolia*	10	Good
Plat 14	267	American beech	*Fagus grandifolia*	27	Good
Plat 14	268	Sugar maple	*Acer saccharum*	8	Good
Plat 14	269	Sugar maple	*Acer saccharum*	11	Good
Plat 14	270	Sugar maple	*Acer saccharum*	11	Good
Plat 14	271	Sugar maple	*Acer saccharum*	11	Good
Plat 14	272	Sugar maple	*Acer saccharum*	10	Good
Plat 14	273	Sugar maple	*Acer saccharum*	9	Good
Plat 14	274	Sugar maple	*Acer saccharum*	6	Good
Plat 14	275	Sugar maple	*Acer saccharum*	22	Poor
Plat 14	276	American beech	*Fagus grandifolia*	17	Good
Plat 14	277	Sugar maple	*Acer saccharum*	9	Good
Plat 14	278	Sugar maple	*Acer saccharum*	9	Good
Plat 14	279	Sugar maple	*Acer saccharum*	8	Good
Plat 14	280	Sugar maple	*Acer saccharum*	10	Good
Plat 14	281	Sugar maple	*Acer saccharum*	7	Good
Plat 14	282	Bitternut hickory	*Carya cordiformis*	13	Good
Plat 14	283	Shagbark hickory	*Carya ovata*	14	Good
Plat 14	284	Sugar maple	*Acer saccharum*	17	Fair
Plat 14	285	Sugar maple	*Acer saccharum*	18	Good
Plat 14	286	Bitternut hickory	*Carya cordiformis*	14	Good
Plat 14	287	Sugar maple	*Acer saccharum*	10	Good
Plat 14	288	Sugar maple	*Acer saccharum*	16	Poor
Plat 14	289	Sugar maple	*Acer saccharum*	13	Poor
Plat 14	290	American hophornbe	*Ostrya virginiana*	8	Poor
Plat 14	291	Sugar maple	*Acer saccharum*	13	Good
Plat 14	292	Sugar maple	*Acer saccharum*	10	Good
Plat 14	293	Sugar maple	*Acer saccharum*	13	Good
Plat 14	294	Green ash	*Fraxinus pennsylvanica*	12	Dead
Plat 14	295	Sugar maple	*Acer saccharum*	19	Good
Plat 14	296	American elm	*Ulmus americana*	7	Poor
Plat 14	297	Sugar maple	*Acer saccharum*	8	Good
Plat 14	298	Sugar maple	*Acer saccharum*	7	Good
Plat 14	299	Sugar maple	*Acer saccharum*	6	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 11	80	Sugar maple	*Acer saccharum*	16	Good
Plat 11	81	Sugar maple	*Acer saccharum*	6	Good
Plat 11	82	Sugar maple	*Acer saccharum*	13	Good
Plat 11	83	Red maple	*Acer rubrum*	6	Good
Plat 11	84	Black cherry	*Prunus serotina*	8	Poor
Plat 11	85	Sugar maple	*Acer saccharum*	13	Good
Plat 11	86	Sugar maple	*Acer saccharum*	10	Fair
Plat 11	87	Sugar maple	*Acer saccharum*	11	Good
Plat 11	88	Sugar maple	*Acer saccharum*	13	Fair
Plat 11	89	Red maple	*Acer rubrum*	7	Poor
Plat 11	90	Black cherry	*Prunus serotina*	10	Fair
Plat 11	91	Red maple	*Acer rubrum*	12	Good
Plat 11	92	Sugar maple	*Acer saccharum*	7	Good
Plat 11	93	Black cherry	*Prunus serotina*	9	Fair
Plat 11	94	Red maple	*Acer rubrum*	7	Good
Plat 11	95	Black cherry	*Prunus serotina*	8	Poor
Plat 11	96	Sugar maple	*Acer saccharum*	7	Good
Plat 11	97	Black cherry	*Prunus serotina*	12	Good
Plat 11	98	Red maple	*Acer rubrum*	6	Poor
Plat 11	99	Sugar maple	*Acer saccharum*	21	Poor
Plat 11	100	American elm	*Ulmus americana*	6	Fair
Plat 11	101	Sugar maple	*Acer saccharum*	11	Good
Plat 11	102	Sugar maple	*Acer saccharum*	6	Good
Plat 11	103	Red maple	*Acer rubrum*	10	Good
Plat 11	104	Black cherry	*Prunus serotina*	11	Good
Plat 11	105	Red maple	*Acer rubrum*	8	Good
Plat 11	106	Sugar maple	*Acer saccharum*	10	Good
Plat 11	107	Red maple	*Acer rubrum*	6	Good
Plat 11	108	Sugar maple	*Acer saccharum*	7	Good
Plat 11	109	Red maple	*Acer rubrum*	10	Good
Plat 11	110	Red maple	*Acer rubrum*	10	Good
Plat 11	111	Sugar maple	*Acer saccharum*	6	Good
Plat 11	112	Sugar maple	*Acer saccharum*	6	Good
Plat 11	113	Green ash	*Fraxinus pennsylvanica*	9	Dead
Plat 11	114	Red maple	*Acer rubrum*	8	Good
Plat 11	115	Red maple	*Acer rubrum*	8	Good
Plat 11	116	Red maple	*Acer rubrum*	8	Good
Plat 11	117	Green ash	*Fraxinus pennsylvanica*	8	Dead
Plat 11	118	Red maple	*Acer rubrum*	6	Good
Plat 11	119	Green ash	*Fraxinus pennsylvanica*	12	Dead
Plat 11	120	Red maple	*Acer rubrum*	9	Good
Plat 11	121	Sugar maple	*Acer saccharum*	6	Good
Plat 11	122	Black cherry	*Prunus serotina*	10	Fair
Plat 11	123	Red maple	*Acer rubrum*	12	Good
Plat 11	124	Sugar maple	*Acer saccharum*	8	Good
Plat 11	125	Sugar maple	*Acer saccharum*	11	Good
Plat 11	126	Black cherry	*Prunus serotina*	10	Poor
Plat 11	127	Black cherry	*Prunus serotina*	10	Fair
Plat 11	128	Black cherry	*Prunus serotina*	6	Poor
Plat 11	129	Sugar maple	*Acer saccharum*	7	Fair
Plat 11	130	Black cherry	*Prunus serotina*	8	Poor
Plat 11	131	Black walnut	*Juglans nigra*	18	Good
Plat 11	132	Sugar maple	*Acer saccharum*	7	Fair
Plat 11	133	Black cherry	*Prunus serotina*	7	Poor
Plat 11	134	Sugar maple	*Acer saccharum*	10	Good
Plat 11	135	Green ash	*Fraxinus pennsylvanica*	9	Dead
Plat 11	136	Red maple	*Acer rubrum*	11	Good
Plat 11	137	Sugar maple	*Acer saccharum*	8	Good
Plat 11	138	Green ash	*Fraxinus pennsylvanica*	16, 13	Dead
Plat 11	139	Sugar maple	*Acer saccharum*	11	Good
Plat 11	140	Black cherry	*Prunus serotina*	8	Fair
Plat 11	141	Sugar maple	*Acer saccharum*	11	Good
Plat 11	142	Sugar maple	*Acer saccharum*	7	Good
Plat 11	143	Sugar maple	*Acer saccharum*	10	Good
Plat 11	144	Black cherry	*Prunus serotina*	12	Good
Plat 11	145	Green ash	*Fraxinus pennsylvanica*	8	Dead
Plat 11	146	Sugar maple	*Acer saccharum*	11	Good
Plat 11	147	Sugar maple	*Acer saccharum*	6	Good
Plat 11	148	Sugar maple	*Acer saccharum*	8	Good

Ash and Poor Trees
(Excluded from replacement requirement)

Fair Trees
(50% replacement value)

TERRA ALTA

City of Delaware, Delaware County, Ohio

AMENDED
PRELIMINARY
DEVELOPMENT PLAN

TREE LIST
(ROGERS TRACT)

PREPARED FOR

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

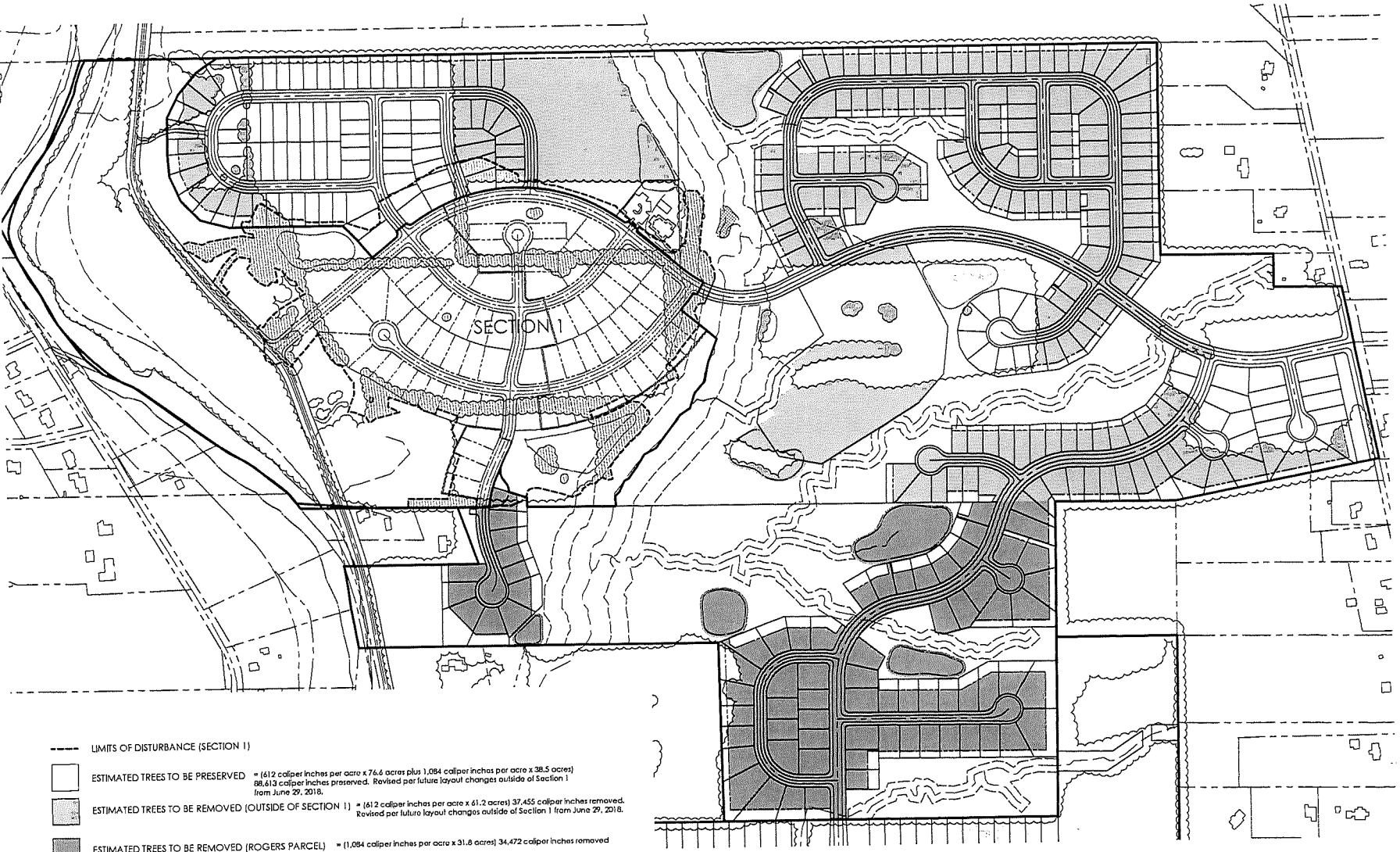
PREPARED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X C V I

DATE	FEBRUARY 5, 2020
REVISED	FEBRUARY 27, 2020
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	
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SHEET
12
13

A:\2019\2019037\Dwg\04Arch\Preliminary development plan\Tree Survey [Original Terra Alta].dwg, Last Saved By: jahern, 2/26/2020 9:27 AM



TERRA ALTA

City of Delaware, Delaware County, Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

TREE REMOVAL PLAN

PREPARED FOR:

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43001

PREPARED BY:

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

DATE:	FEBRUARY 9, 2020
REVISED	FEBRUARY 28, 2020
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	
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REVISED	

SHEET 13 / 13

LIMITS OF DISTURBANCE (SECTION 1)

ESTIMATED TREES TO BE PRESERVED = (612 caliper inches per acre x 76.6 acres plus 1,084 caliper inches per acre x 38.5 acres) 88,613 caliper inches preserved. Revised per future layout changes outside of Section 1 from June 29, 2018.

ESTIMATED TREES TO BE REMOVED (OUTSIDE OF SECTION 1) = (612 caliper inches per acre x 61.2 acres) 37,455 caliper inches removed. Revised per future layout changes outside of Section 1 from June 29, 2018.

ESTIMATED TREES TO BE REMOVED (ROGERS PARCEL) = (1,084 caliper inches per acre x 31.8 acres) 34,472 caliper inches removed

ESTIMATED TREES TO BE REMOVED (WITHIN SECTION 1) = 12.8 acres, 692 caliper inches (west, east and south piles)

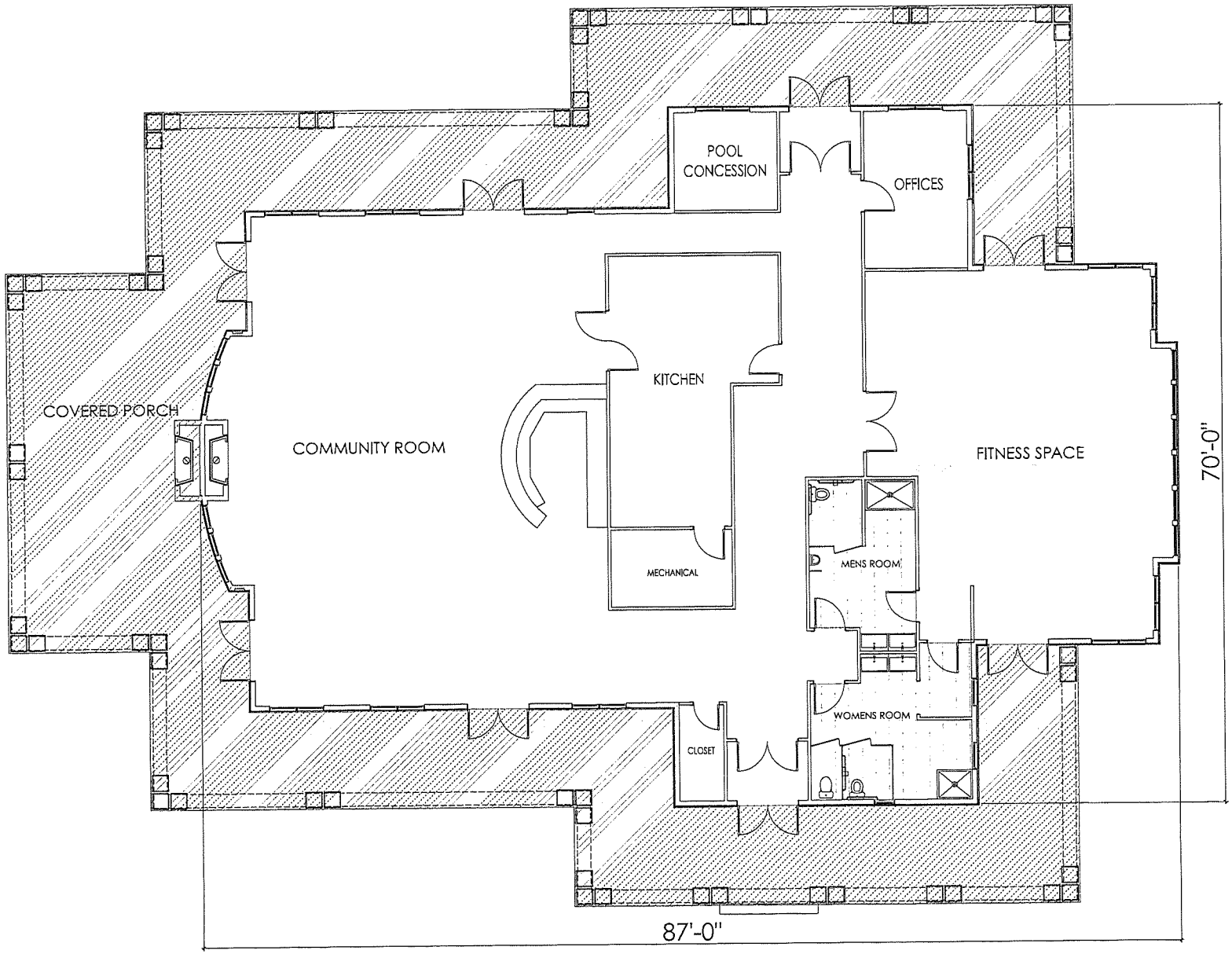
TOTAL NUMBER OF TREES TO BE REMOVED = 37,455 caliper inches plus 34,472 caliper inches plus 692 caliper inches = 72,619 caliper inches

NOTES:
1. The average number of caliper inches per acre is 612 (4,896 total inches / 8 sample areas) for the estimated trees removed outside Section 1 and within the Original Terra Alta Development and 1,084 (8,672 total inches / 8 sample areas) is within the Rogers Tract.
2. Estimated trees to be removed within Section 1 based on Tree Survey prepared by Stephen Carbonara.

GRAPHIC SCALE

0 175 350 700

1 inch = 200 feet

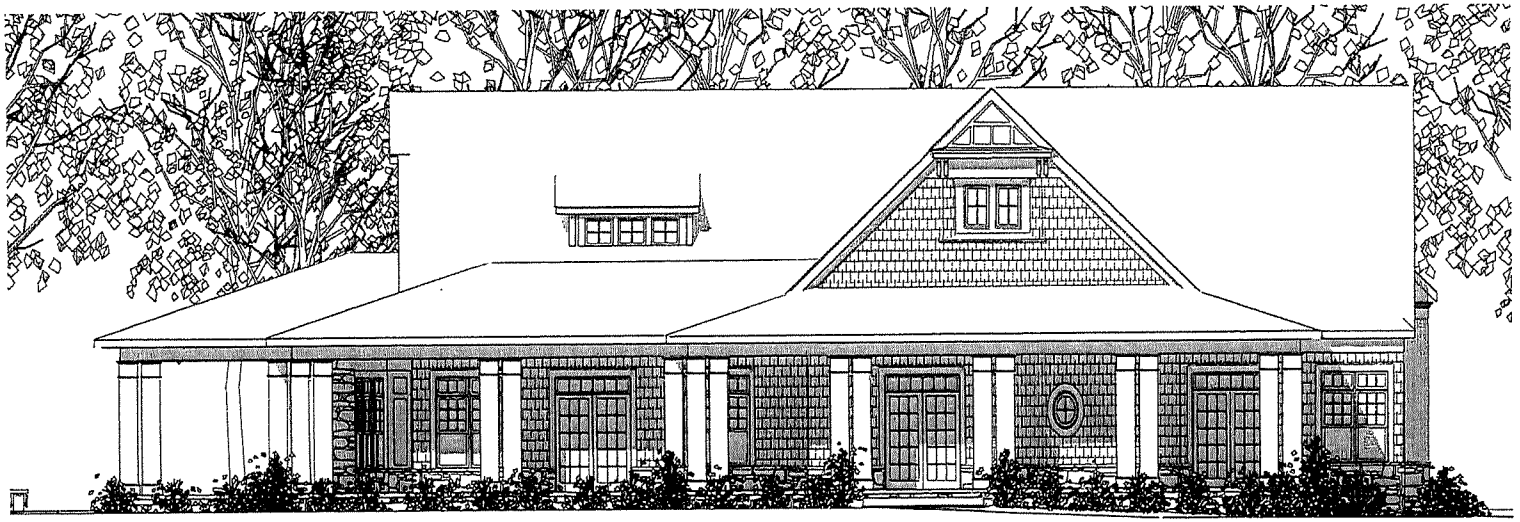


FLOOR PLAN

5,000 SF.

Romagelli & Hughes
BUILDING COMPANY

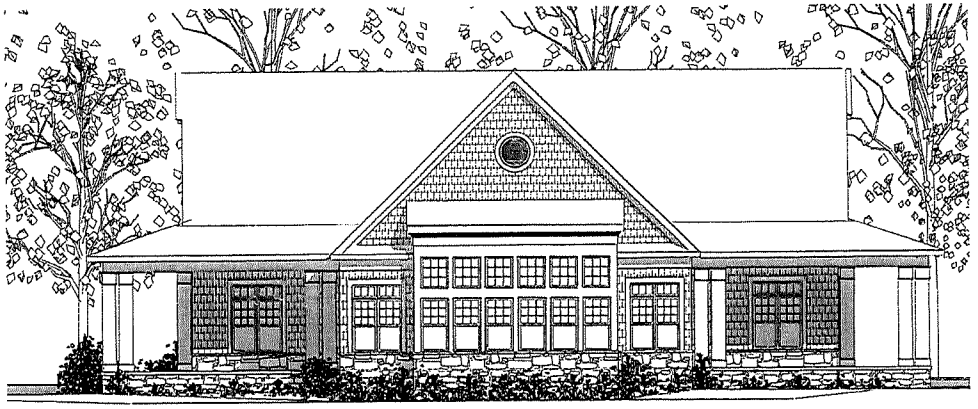
TERRA ALTA - CLUBHOUSE



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Romanelli & Hughes
BUILDING COMPANY

ELEVATIONS

TERRA ALTA - CLUBHOUSE

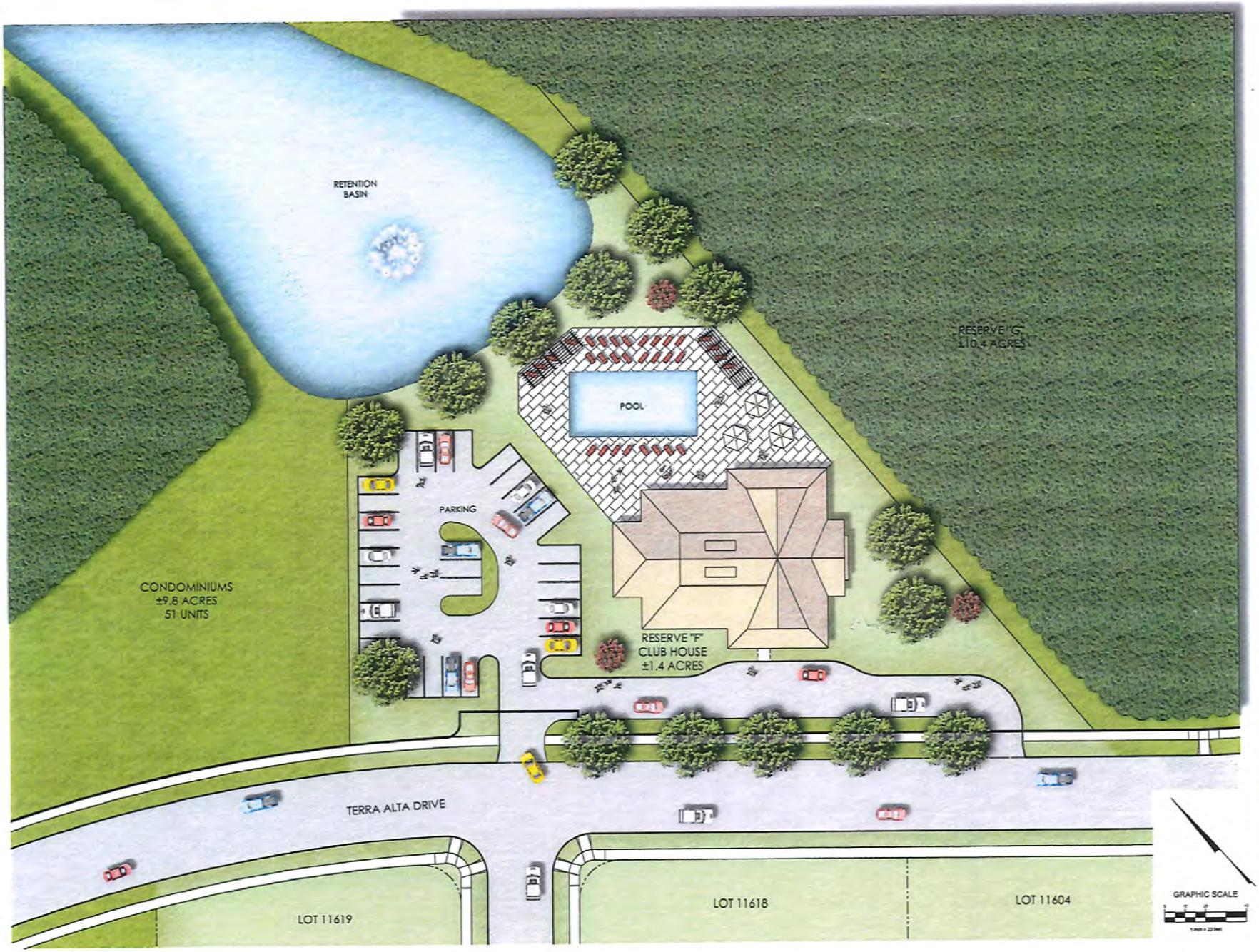




FRONT VIEW

Rossetti & Hughes

TERRA ALTA - CLUBHOUSE



TERRA ALTA

City of Delaware, Delaware County, Ohio

AMENDED PRELIMINARY DEVELOPMENT PLAN

ILLUSTRATIVE CLUB HOUSE PLAN

PREPARED FOR:

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

PREPARED BY:

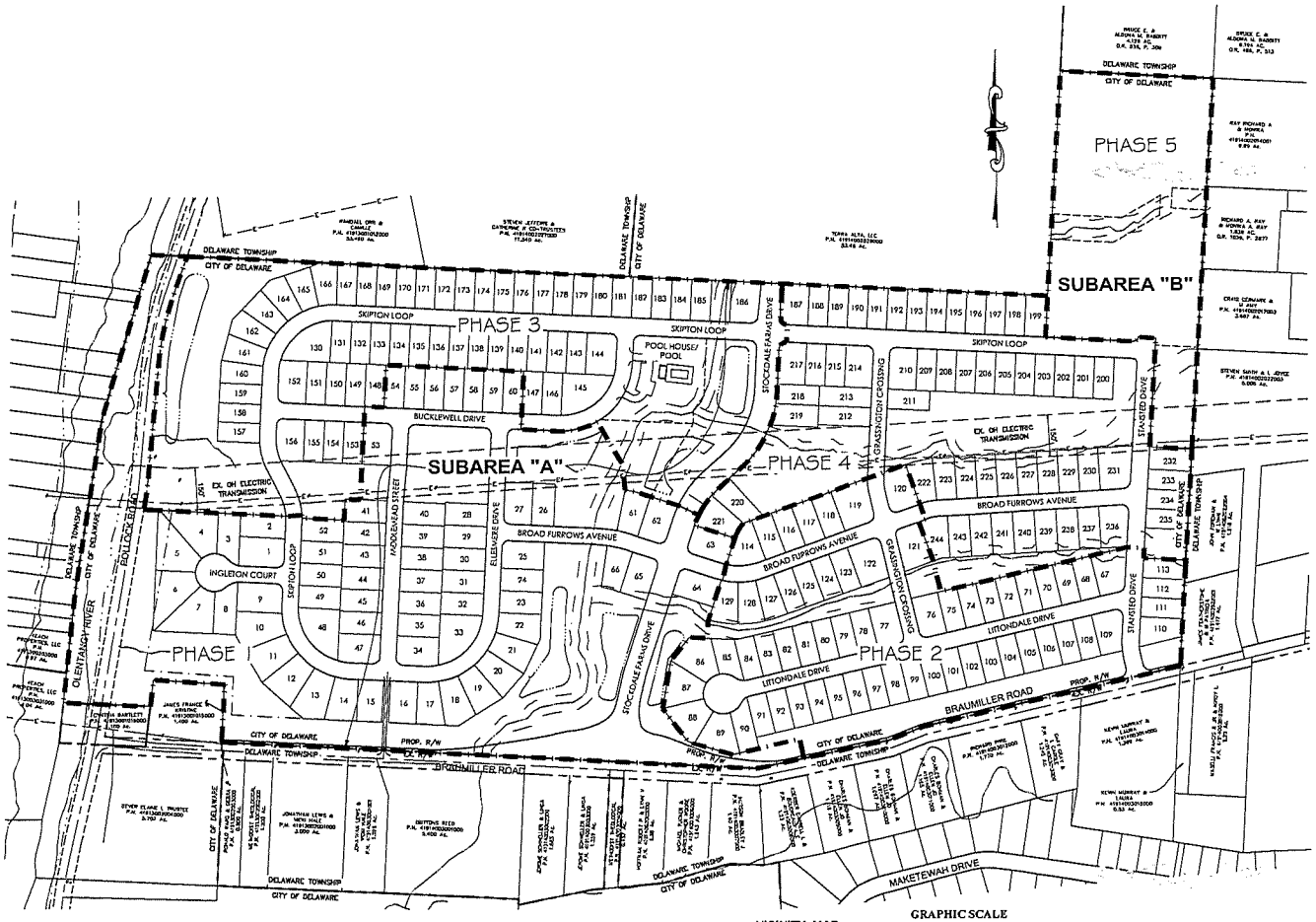
EMH&T

DATE: FEBRUARY 5, 2020

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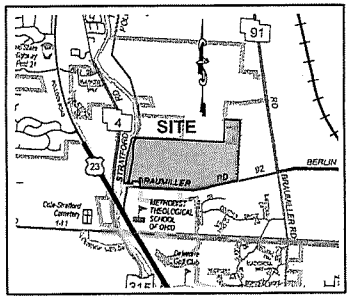
SHEET 4/4

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'X150'):	164 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.oupsoh.org

OWNER / DEVELOPER
TERRA ALTA, LLC
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
PRIMARY CONTACT:
VINCE ROMANELLI
PHONE: 614-891-2942

ENGINEER
ADVANCED CIVIL DESIGN, LLC
422 BECHER ROAD
DAHANNA, 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

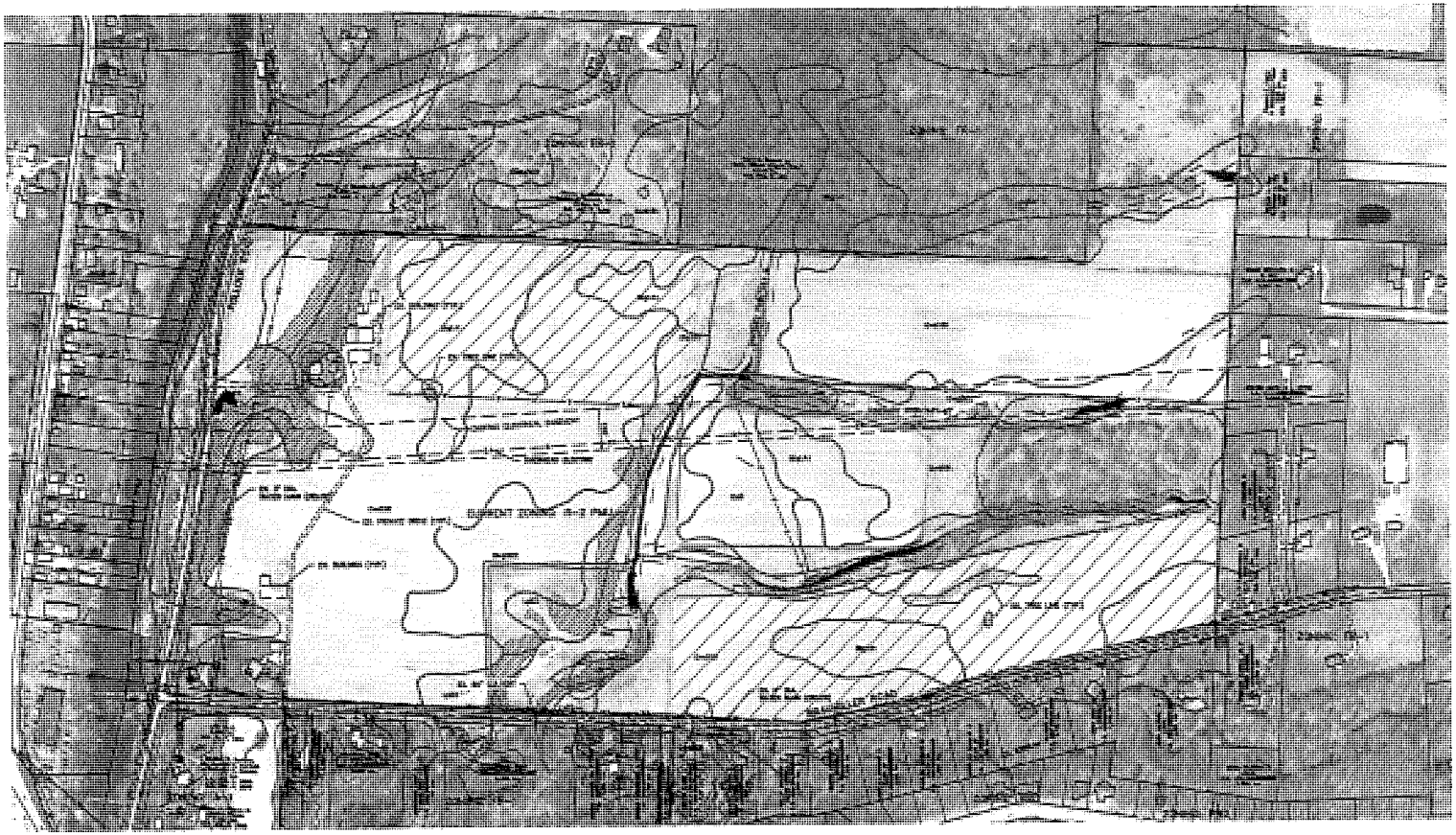
PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS
422 Becher Road
Galena, Ohio 43230
Ph: 614.428.7750
Fax: 614.428.7755

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
TITLE SHEET

Issue Date:	
Date: 04/19/2019	
Scale: AS NOTED	
Drawn By: JRS	Checked By: DDD
Project Number: 16-0022-149	
Drawing Number: 1 / 6	

2:\16-0022-149\DWG\Production Drawings\PDP DEVELOPMENT PLAN\TITLE.dwg, 1 TITLE SHEET, Apr 19, 2019 - 10:01:03am, bcf



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

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
BlgIA1	BLOUNT SILT LOAM, D
BlgIB1	BLOUNT SILT LOAM, D
GaB	GALLMAN SILT LOAM, B
GwIB1	GLYNWOOD SILT LOAM, D
GwpIC2	GLYNWOOD CLAY LOAM, D
LyC2	LYDRAND SILT LOAM, C
LyC2	LYDRAND SILT LOAM, C
SaB	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

631 Premier Road
Galena, Ohio 43021
ph 614.328.2755
fax 614.328.2756

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

Item # Other

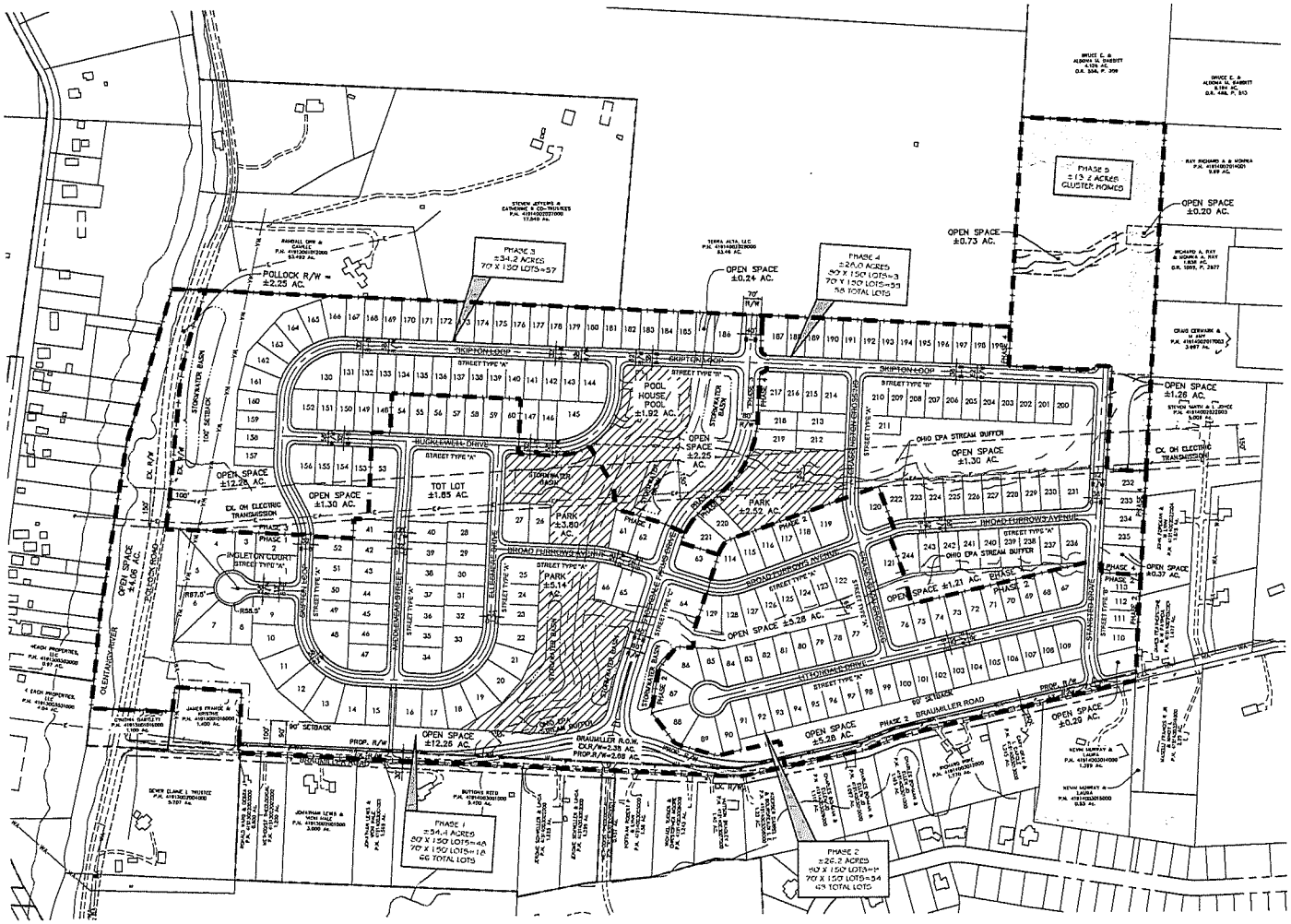
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Scale: 1"=200'

Drawn By: JRS | Checked By: DDD

Project Number:
16-0022-149

Drawing Number:
2 / 6

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GRAPHIC SCALE

0 100 200 400

1 Inch = 200 Feet

SITE STATISTICS -- R-2 PMU DEVELOPMENT

TOTAL SITE:	150.3 ACRES
R/W AREA -- POLLOCK ROAD:	2.25 ACRES
R/W AREA -- EXBRAUMILLER ROAD:	2.38 ACRES (TO BE DEEDED TO COUNTY)
PROP.BRAUMILLER ROAD:	2.08 ACRES
NET SITE AREA LESS R/W:	150.08 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'):	164 LOTS
SINGLE FAMILY HOMES (80'X150'):	60 LOTS
TOTAL UNITS:	322 UNITS
GROSS DENSITY:	2.03 DU/ACRE

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	66 FEET

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

432 Beecher Road
Columbus, Ohio 43230
ph 614-428-7730
fax 614-428-7733

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

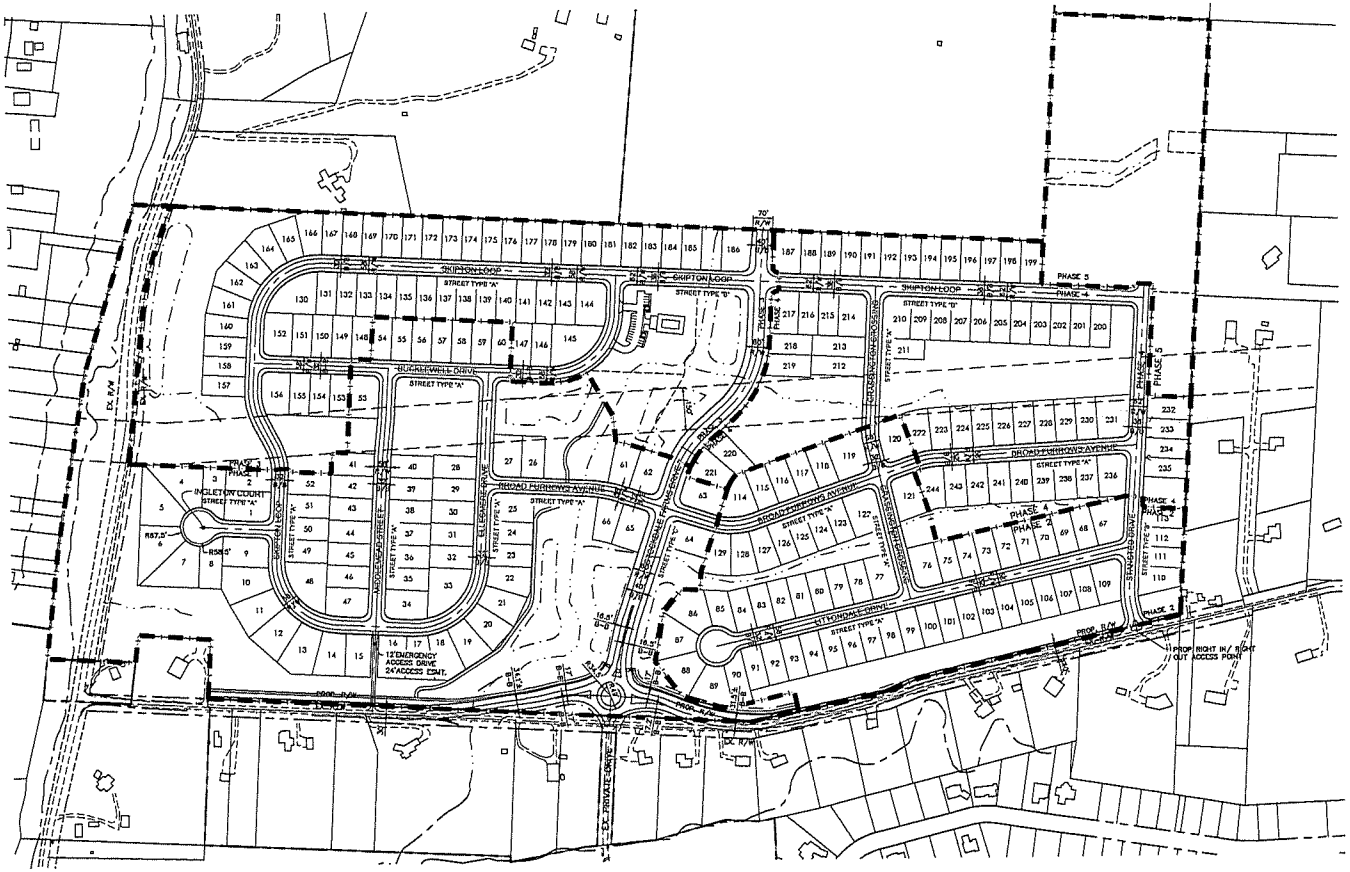
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Drawn By: JRS | Checked By: DDD

Project Number: 15-0022-149

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:	156.3 ACRES
R/W AREA – POLLOCK ROAD:	2.23 ACRES
R/W AREA – DEBRAUMILLER ROAD:	2.36 ACRES (TO BE DEEDED TO COUNTY)
PROP.BRAUMILLER ROAD:	2.69 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 (75'X150'):	184 LOTS
SINGLE FAMILY HOMES (80'X150'):	60 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"	28 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 CROSSOVER. 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. 6' 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
432 Sperry 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
TRAFFIC PLAN

Issue Status:

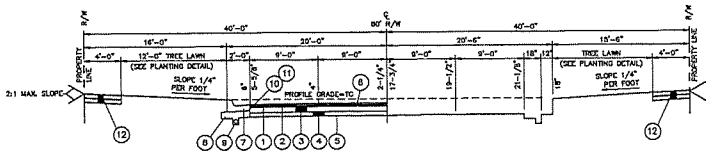
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Drawn By: JRS | Checked By: DDD

Project Number: 16-0022-149

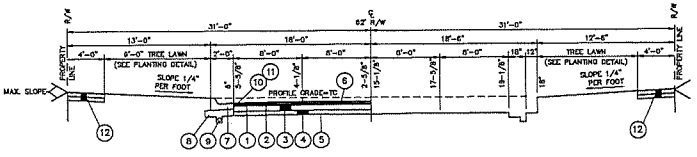
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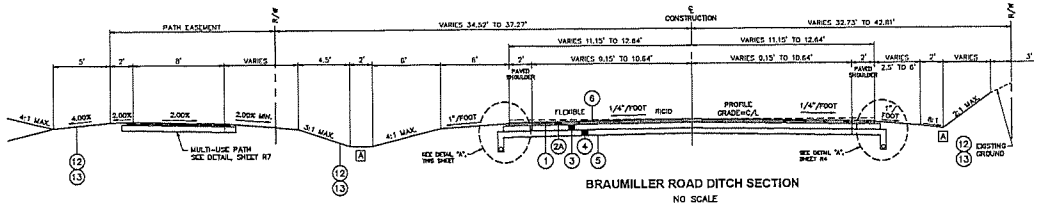
40' STREET TYPE "C"
TYPICAL SECTION (80' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. ROWD-3.0)
NO SCALE

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)

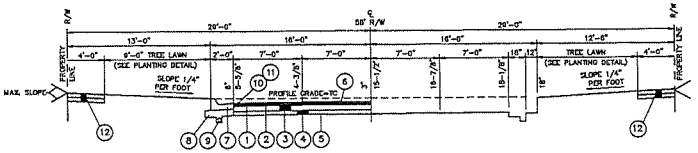


36' STREET TYPE "B"
TYPICAL SECTION (62' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. ROWD-2.0)
NO SCALE

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)

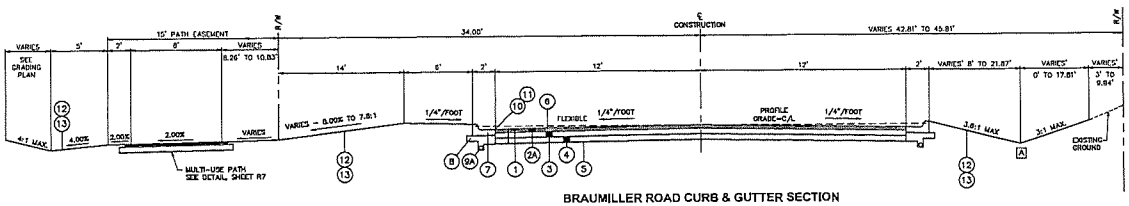


BRAUMILLER ROAD DITCH SECTION
NO SCALE



32' STREET TYPE "A"
TYPICAL SECTION (58' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
(REFER TO CITY OF DELAWARE STD. DWG. ROWD-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)

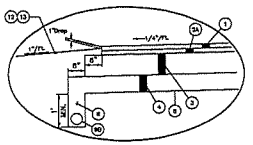


BRAUMILLER ROAD CURB & GUTTER SECTION
NO SCALE

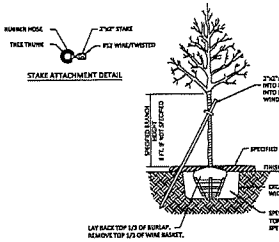
BRAUMILLER ROAD TYPICAL SECTION LEGEND

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 & CUTTER, ITEM 609 (PER ROWD-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 ROWD-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.)
20. 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

ADVANCED CIVIL DESIGN
472 Boone Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
www.advancedcivildesign.com

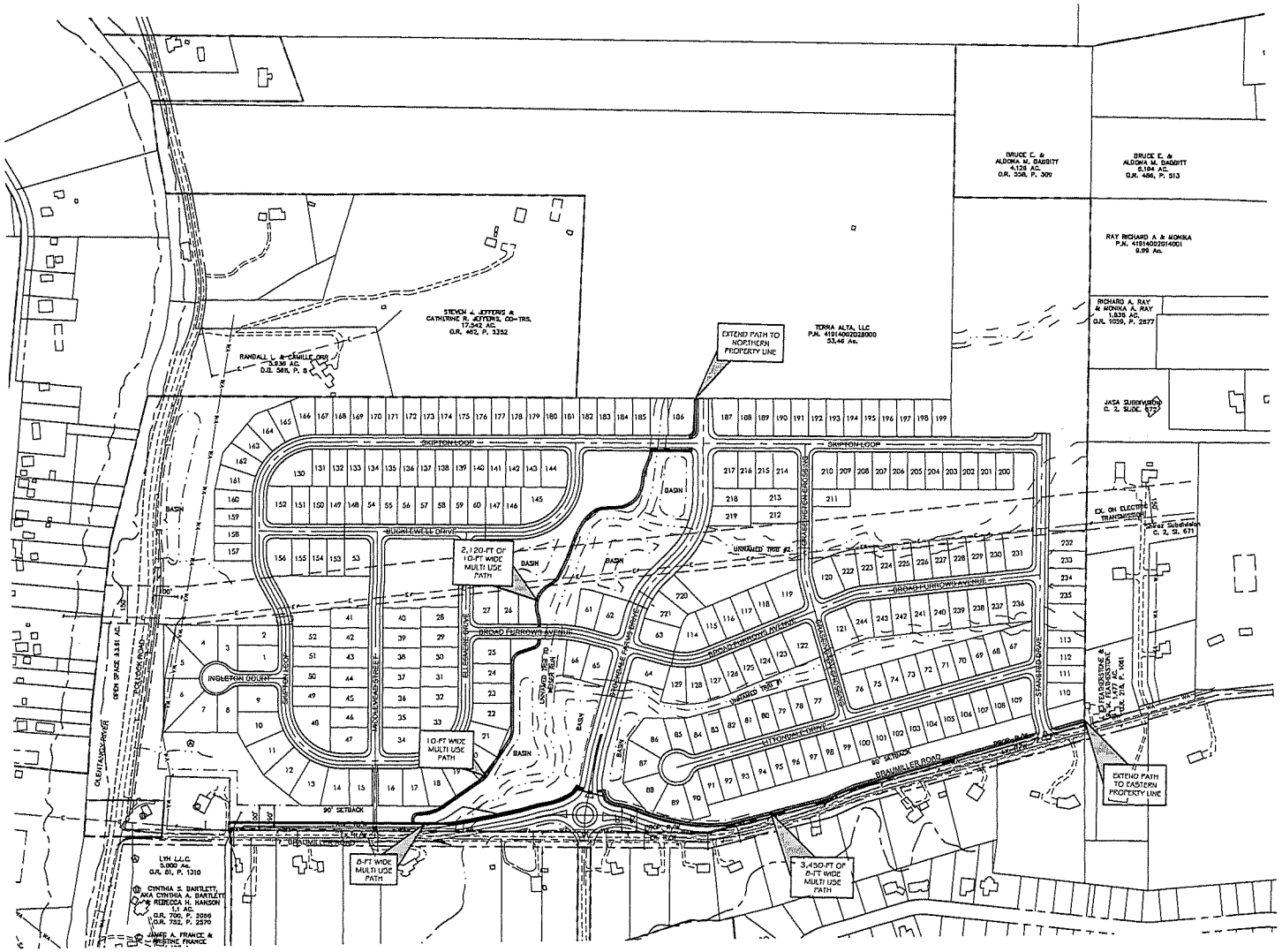
PLAN PREPARED BY:

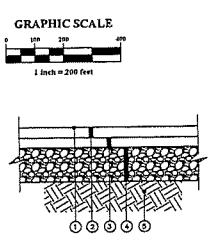
PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
TYPICAL SECTIONS & DETAILS

Date: 04/19/2019
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\PDP DEVELOPMENT PLAN\TYPICAL SECTIONS.dwg, 5 TYPICAL SECTIONS & DETAILS, Apr 19, 2019 - 10:26:06am, jrs





1. ITEM 1540N PAVEMENT REJUVENATOR AGENT
2. 1-1/2" ITEM 448, ASPHALT CONCRETE, SURFACE COURSE
3. 1-1/2" ITEM 448, ASPHALT CONCRETE, INTERMEDIATE COURSE
4. 6" ITEM 304, AGGREGATE BASE
5. ITEM 204, SUBGRADE COMPACTION

TYPICAL SECTION
MULTI-USE PATH
NO SCALE

SITE STATISTICS – R-2 PMU DEVELOPMENT

TOTAL SITE:	156.3 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

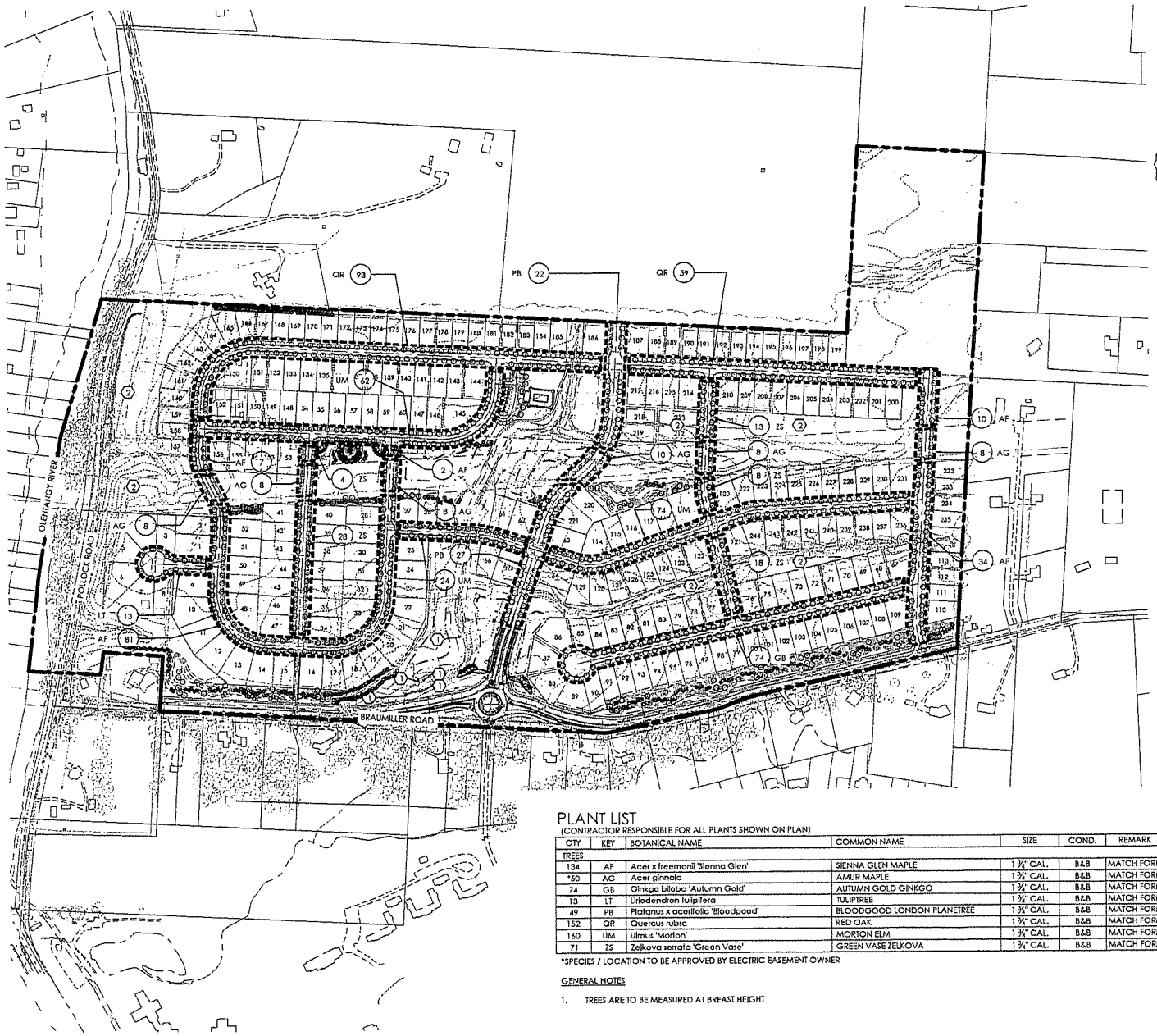
PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS
432 Pierce Ave
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
STOCKDALE FARMS
MULTI-USE PATH PLAN

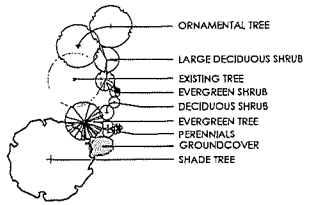
Date: 04/19/2019
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 16-0022-149
Drawing Number: 6 / 6

Z:\16-0022-149\DWG\DEVELOPMENT PLANS\04 Path Plan.dwg Plot: Apr 19, 2019 - 10:02:15am Jerry



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

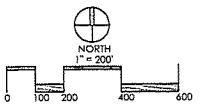
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
134	AF	Acer x freemanii 'Sienna Glen'	SIENNA GLEN MAPLE	1 ½" CAL.	B&B	MATCH FORM
*50	AG	Acer ginnala	AMUR MAPLE	1 ½" CAL.	B&B	MATCH FORM
74	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	1 ½" CAL.	B&B	MATCH FORM
13	LT	Liriodendron tulipifera	TULIPTREE	1 ½" CAL.	B&B	MATCH FORM
49	PB	Platanus x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANETREE	1 ½" CAL.	B&B	MATCH FORM
152	QR	Quercus rubra	RED OAK	1 ½" CAL.	B&B	MATCH FORM
160	UM	Ulmus 'Morton'	MORTON ELM	1 ½" CAL.	B&B	MATCH FORM
71	ZS	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	1 ½" 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



REVISIONS	

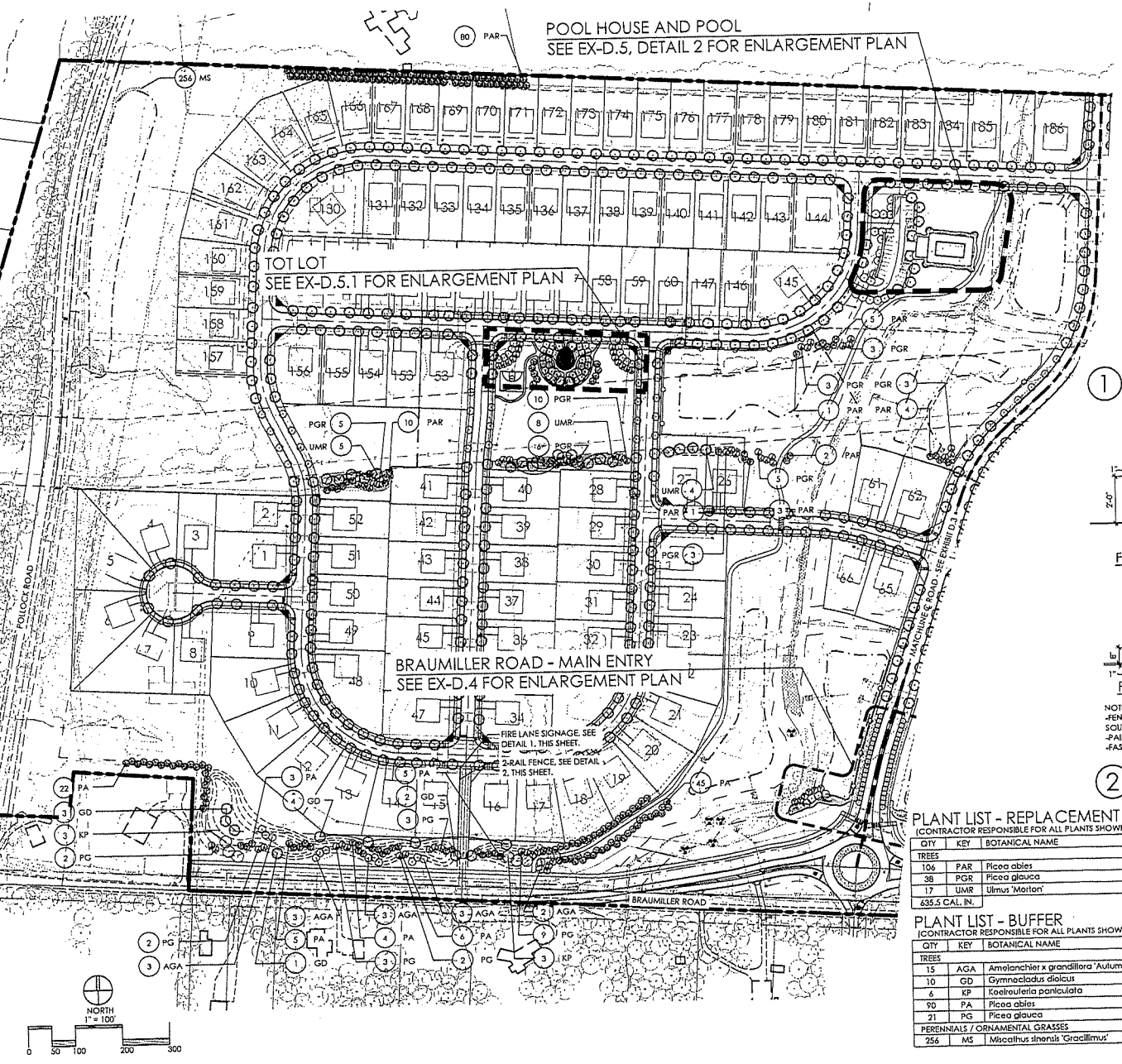
STREET TREE PLAN

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
263 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 437-1964 www.parisplanninganddesign.com

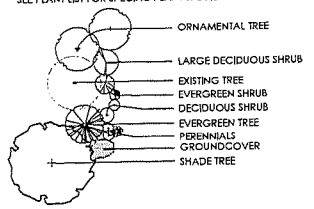
DATE	4/19/2019
PROJECT	15027
SHEET	

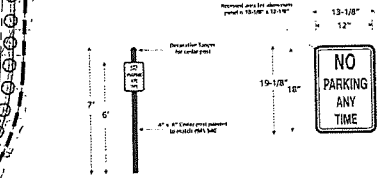
EX-D.1



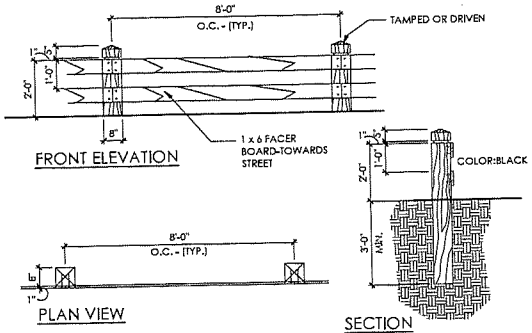
PLANT KEY TYPICALS

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						
106	PAR	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
38	PGR	Picea glauca	WHITE SPRUCE	8' HT.	B&B	
17	UMR	Ulmus 'Morton'	MORTON ELM	3½" CAL.	B&B	
635.5 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	1¾" CAL.	B&B	
6	KP	Koelreuteria paniculata	GOLDEN RAIN TREE	1¾" 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

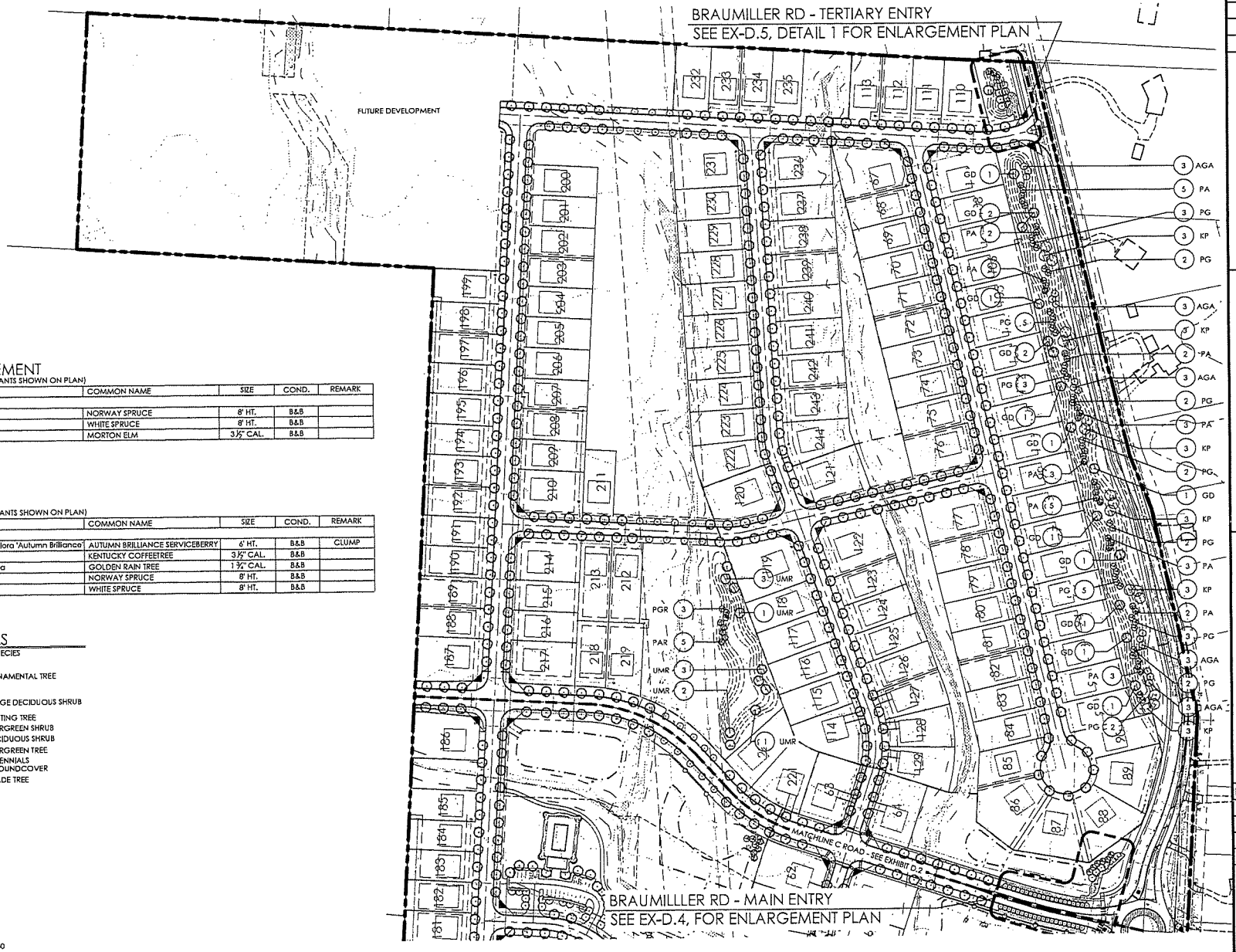
BUFFER & SCREENING
LANDSCAPE PLAN
- WESTERN HALF

STOCKDALE FARMS
PREPARED FOR:
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2151 L.B.J. Street Suite 401 Columbus, OH 43215
p (614) 481-9744 www.farisplanningdesign.com

DATE 4/19/2019
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						

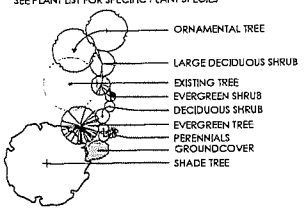
PLANT LIST - BUFFER

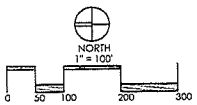
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

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





REVISIONS

BUFFER & SCREENING
LANDSCAPE PLAN
- EASTERN HALF

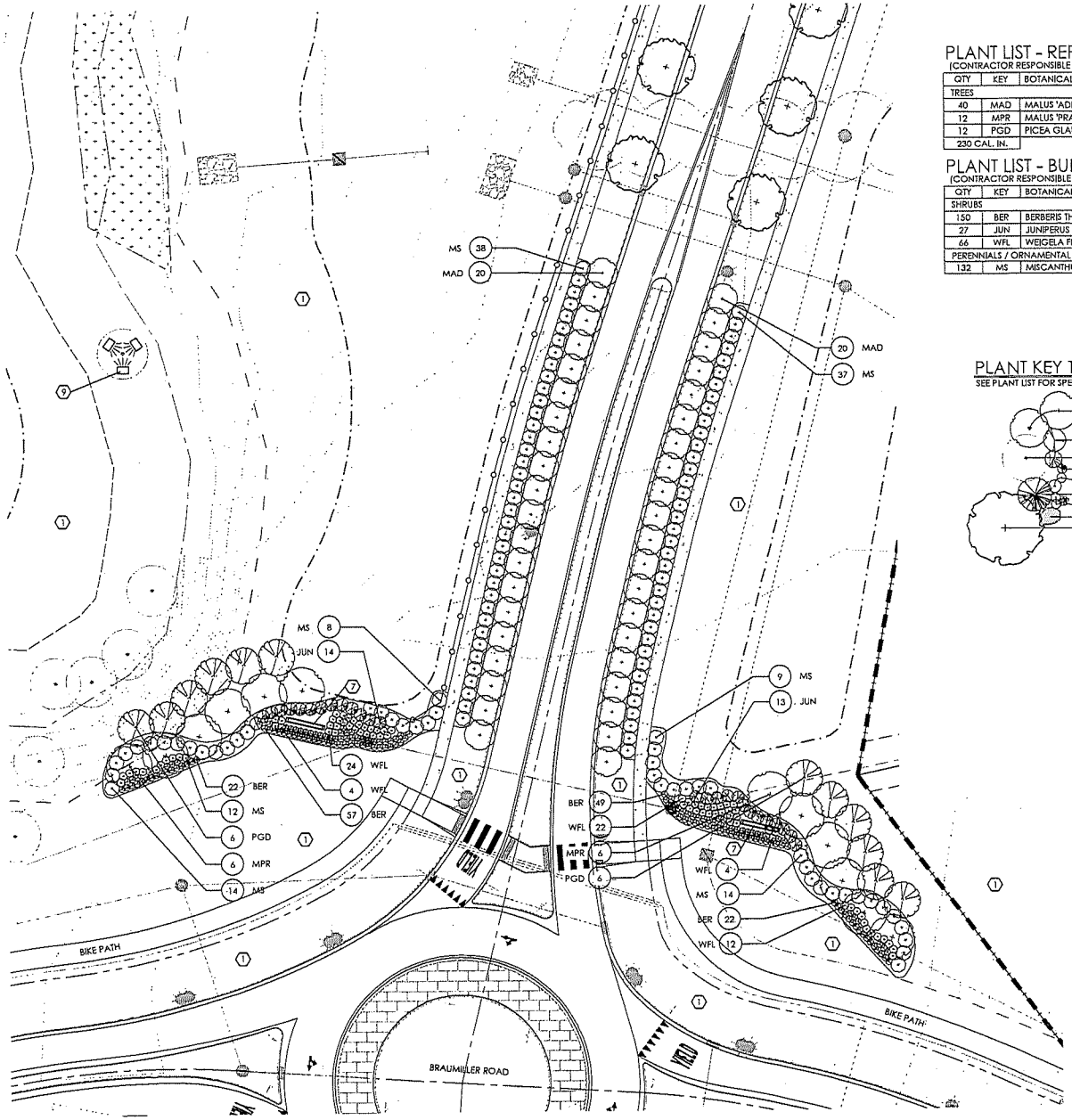
STOCKDALE FARMS
PHASE 2
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2424 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanningdesign.com

DATE 4/19/2019

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.						

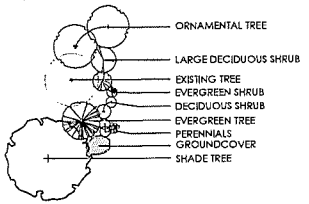
PLANT LIST - BUFFER

(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.	

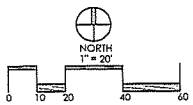
PLANT KEY TYPICALS

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	

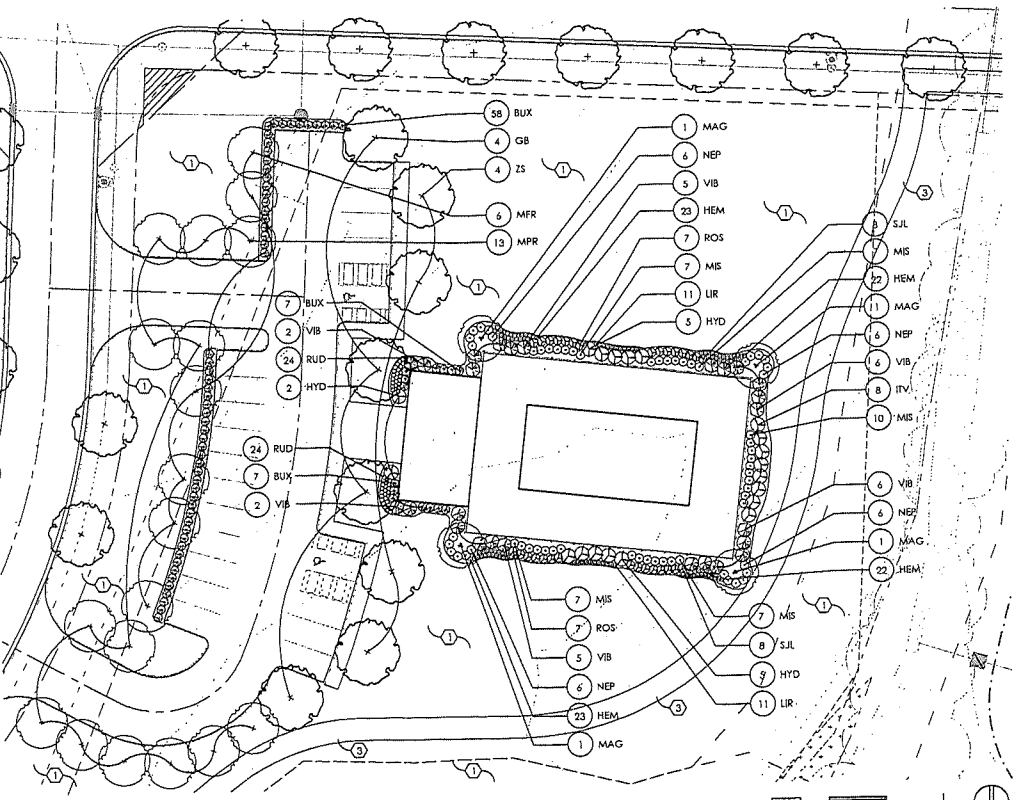
BRAUMILLER ROAD
- MAIN ENTRY
ENLARGEMENT PLAN

STOCKDALE FARMS
PREPARED BY
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2424 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanningdesign.com

DATE	4/19/2019
PROJECT	15027
SHEET	

EX-D.4



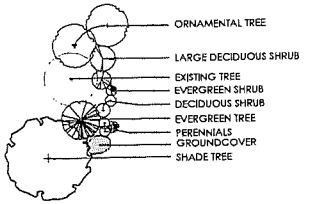
2 POOL HOUSE AND POOL ENLARGEMENT PLAN
SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
3. ASPHALT PATH
5. SECONDARY SIGN, SEE DETAIL 3 AND 4, SHEET EX.-D.6

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST - REPLACEMENT

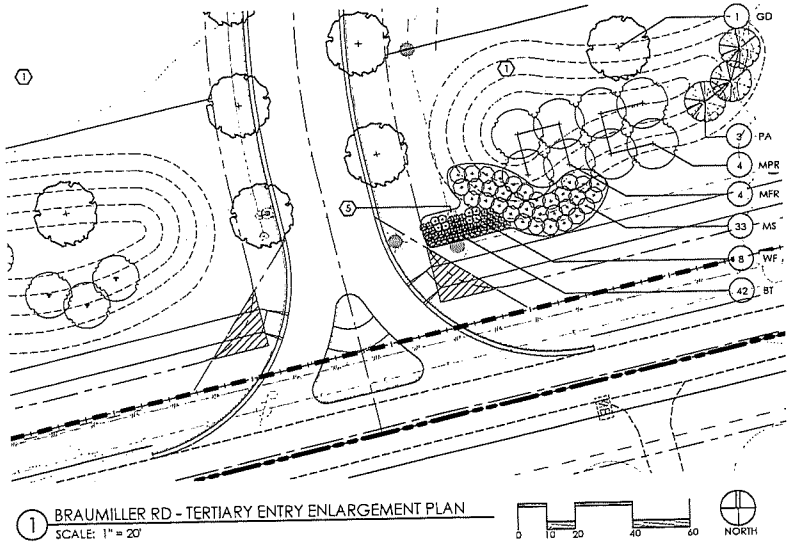
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
4	MFR	Malus floribunda	JAPANESE CRABAPPLE	3½" CAL.	B&B	MATCH FORM
4	MPR	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	3½" CAL.	B&B	MATCH FORM
28 CAL. INCHES						

PLANT LIST - BUFFER

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
4	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	1 ¾" CAL.	B&B	
1	GD	Gymnocladus dioicus	KENTUCKY COFFEETREE	1 ¾" CAL.	B&B	
4	MAG	Magnolia virginiana	SWEET BAY MAGNOLIA	1 ¾" CAL.	B&B	
6	MFR	Malus floribunda	JAPANESE CRABAPPLE	1 ¾" CAL.	B&B	
13	MPR	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	1 ¾" CAL.	B&B	
4	ZS	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	1 ¾" 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.	
72	BUX	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18" SPR.	CONT.	
12	HYD	Hydrangea quercifolia	OAKLEAF HYDRANGEA	36" HGT.	CONT.	
8	ITV	Itea virginica 'Henry's Garnet'	HENRY'S GARNET SWEETSPIRE	24" HGT.	CONT.	
14	ROS	Rosa x 'Radtko'	DOUBLE KNOCKOUT ROASE	18" HGT.	CONT.	
16	SJL	Spiraea japonica 'Little Princess'	LITTLE PRINCESS SPIREA	18" HGT.	CONT.	
26	VIB	Viburnum dentatum 'Christom' Blue Muffin	BLUE MUFFIN VIBURNUM	36" HGT.	CONT.	
8	WF	Weigela florida 'Tango'	TANGO WEIGELA	24" HGT.	CONT.	
PERENNIALS / ORNAMENTAL GRASSES						
90	HEM	Hemerocallis 'Stella de Oro'	STELLA DE ORO DAYLILY	NO. 1	CONT.	
22	LIR	Liriope muscari 'Silvery Sunproof'	SILVERY SUNPROOF LILYTURF	NO. 1	CONT.	
38	MIS	Miscanthus sinensis 'Adagio'	ADAGIO MAIDEN GRASS	NO. 2	CONT.	
33	MS	Miscanthus sinensis 'Variegatus'	VARIEGATED MAIDEN GRASS	NO. 1	CONT.	
24	NEP	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	NO. 1	CONT.	
48	RUD	Rudbeckia hirta	BLACK EYED SUSAN	NO. 1	CONT.	



1 BRAUMILLER RD - TERTIARY ENTRY ENLARGEMENT PLAN
SCALE: 1" = 20'

REVISIONS	

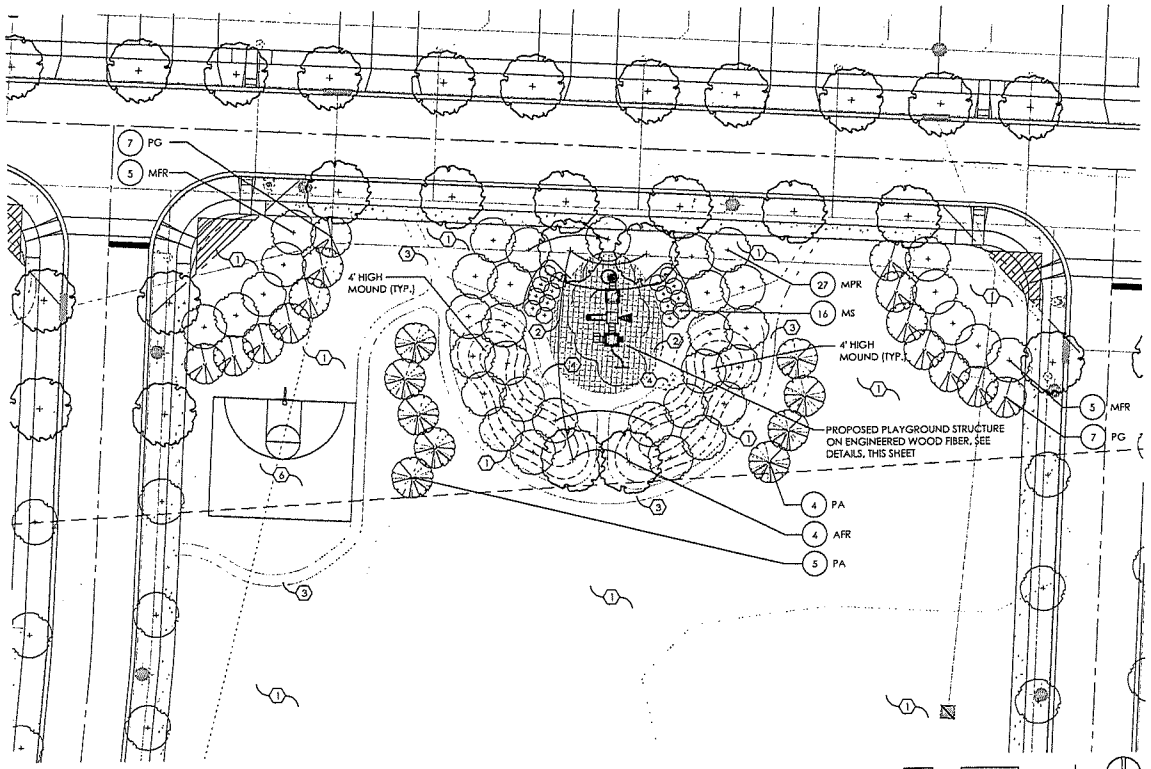
POOL HOUSE / POOL &
BRAUMILLER RD
TERTIARY ENTRY
ENLARGEMENT PLANS

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Paris Planning & Design
LANDSCAPE ARCHITECTURE
LAND PLANNING
2431 N. 30th Street
P (614) 486-1941
Columbus, OH 43213
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SHEET	

EX-D.5



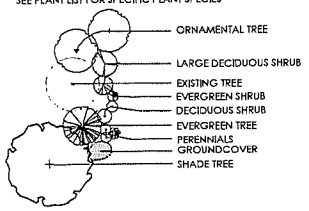
2 TOT LOT ENLARGEMENT PLAN
SCALE: 1" = 20'

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
6. ASPHALT BASKETBALL HALF-COURT, HIGH SCHOOL REGULATION SIZE

PLANT KEY TYPICALS

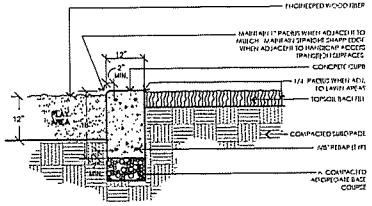
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



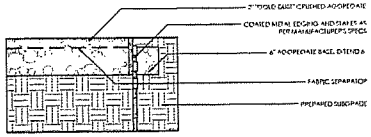


704-S057J
AGE RANGE: 5-12
PROTECTIVE AREA: 48' X 29'
SHIPPING WEIGHT: 4,520 LBS
ELEVATED PLAY ACTIVITIES: 7
GROUND LEVEL PLAY ACTIVITIES: 2
PLAY AREA CAPACITY: 55-65

PROPOSED PLAYGROUND STRUCTURE
(OR OWNER APPROVED EQUAL)



ENGINEERED WOOD FIBER
SCALE: N.T.S.



AGGREGATE PAVING WITH METAL EDGE
SCALE: N.T.S.

PLANT LIST - REPLACEMENT

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
TREES						
4	AFR	Acer x freemanii 'Sienna Glen'	SIENNA GLEN MAPLE	3½" CAL.	B&B	
10	MFR	Malus floribunda	JAPANESE CRABAPPLE	3½" CAL.	B&B	MATCH FORM
27	MPR	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	3½" CAL.	B&B	MATCH FORM
9	PA	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
14	PG	Picea glauca	WHITE SPRUCE	8' HT.	B&B	
235.5 CAL. IN.						

PLANT LIST - BUFFER

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
PERENNIALS / ORNAMENTAL GRASSES						
16	MS	Miscanthus sinensis 'Variegatus'	VARIEGATED MAIDEN GRASS	NO. 1	CONT.	

REVISIONS	

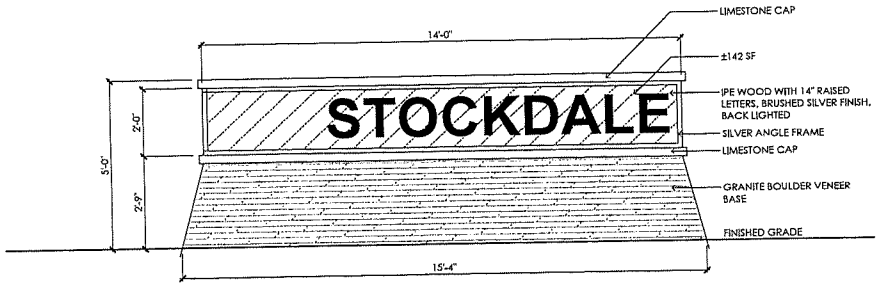
TOT LOT ENLARGEMENT PLAN

STOCKDALE FARMS
PREPARED FOR:
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNERS + LANDSCAPE ARCHITECTURE
283 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanningdesign.com

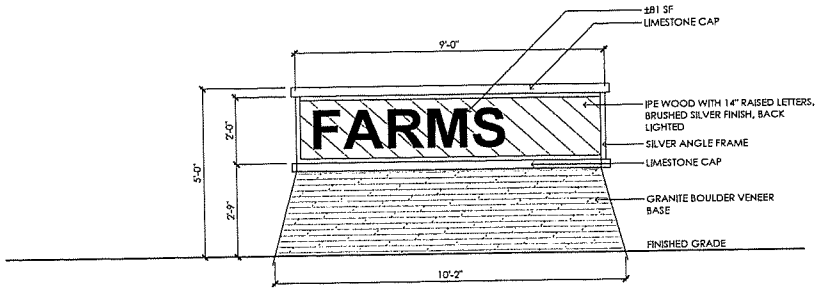
DATE	4/19/2019
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EX-D.5.1



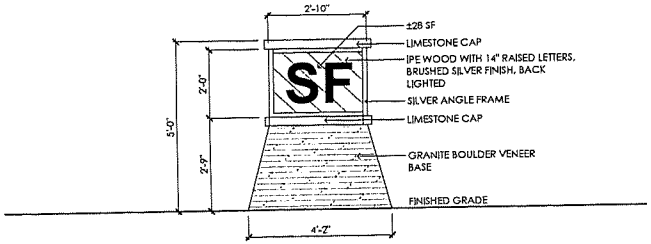
1 BRAUMILLER / POLLOCK ROAD SIGN ELEVATION
STOCKDALE SIGN
SCALE: 1"=20'



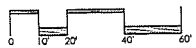


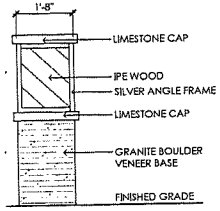
2 BRAUMILLER / POLLOCK ROAD SIGN ELEVATION
FARMS SIGN
SCALE: 1"=20'





3 BRAUMILLER ROAD - SECONDARY ENTRY ELEVATION
SCALE: 1"=20'





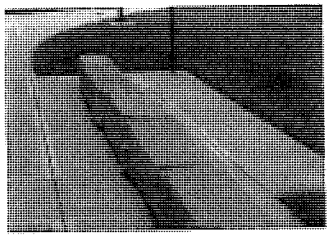
SIDE VIEW

4 ENTRY SIGN ELEVATION
SCALE: 1"=20'





GRANITE COBBLE BASE EXAMPLE
SCALE: N.T.S.



5 PROPOSED STONE BENCH
(OR OWNER APPROVED EQUAL)

REVISIONS

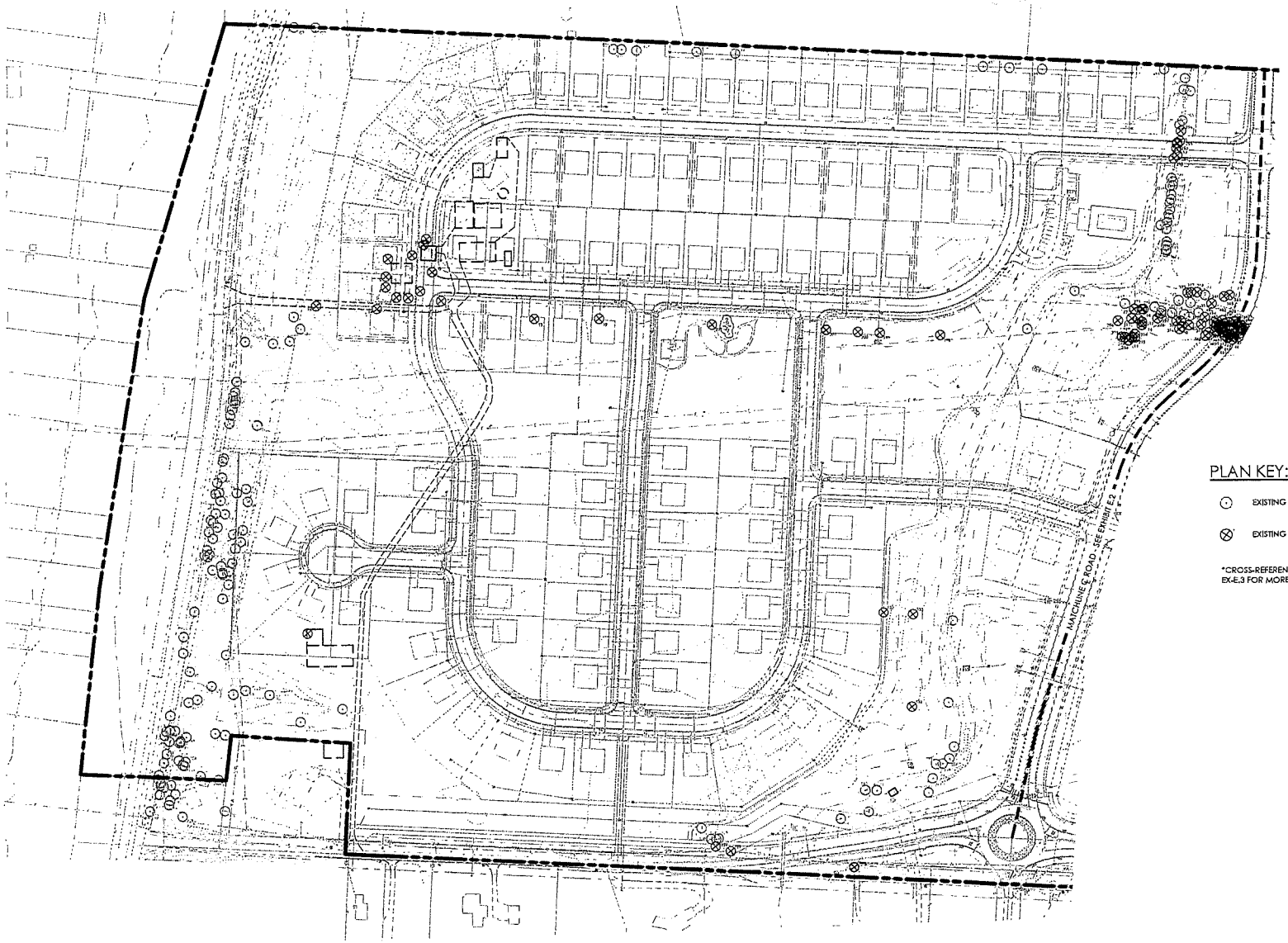
SITE ENTRY ELEVATIONS

STOCKDALE FARMS
PREPARED FOR:
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

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LANDPLAN ARCH + 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	

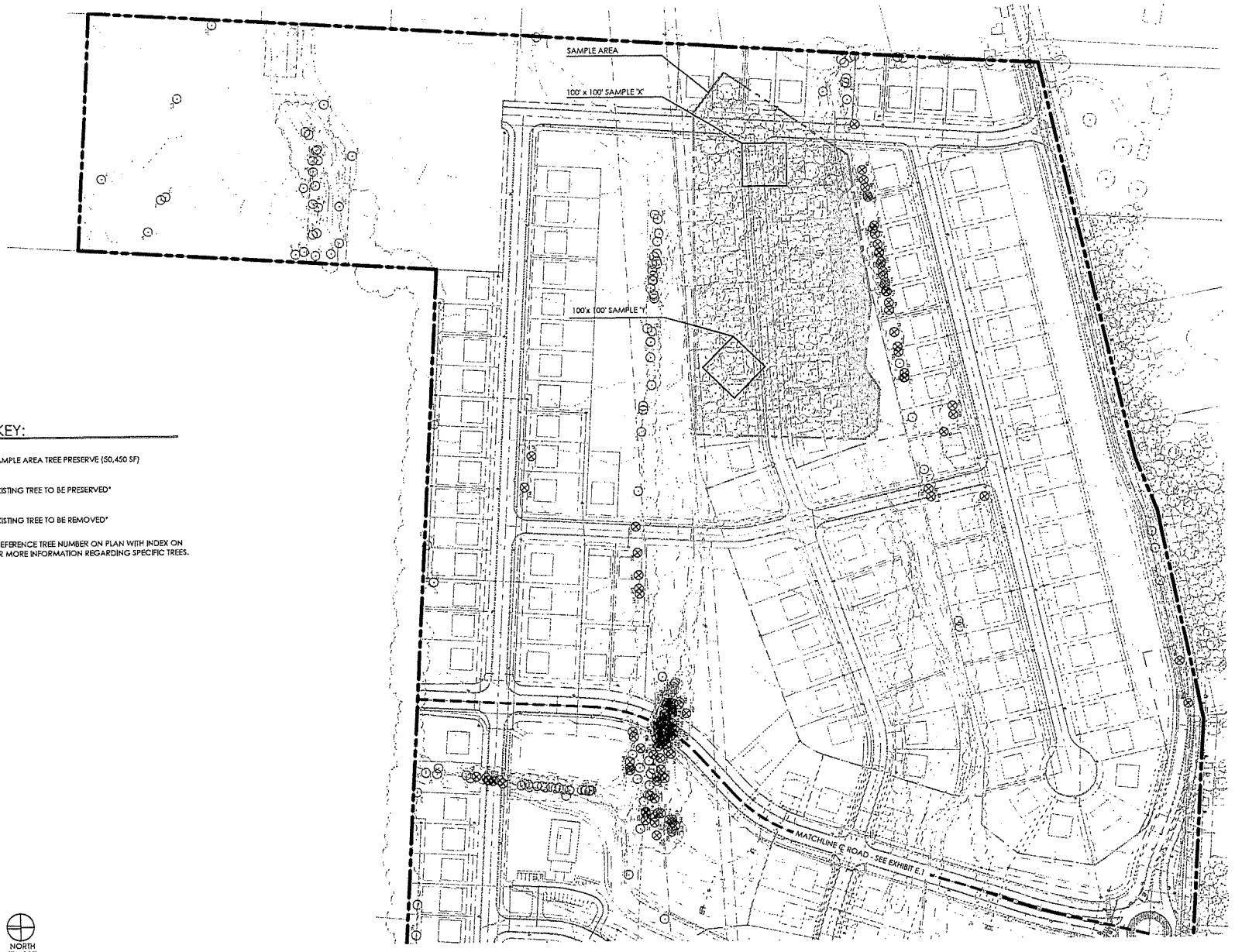
TREE PRESERVATION PLAN - WESTERN HALF

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5695 AVERY ROAD
DUBLIN, OH 43016

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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 TREES

TREE NUMBER	DBH	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	14	Spruce	Poor	B
7	11	Maple	Good	B
8	17	Spruce	Good	B
9	16	Maple	Good	B
10	24	Maple	Good	B
11	12	Spruce	Good	B
12	19	Oak	Fair	A
13	30	Mulberry	Fair	B
14	25	Red Cedar	Fair	B
15	44	Cottonwood	Fair	B
16	26	Cherry	Fair	A
17	49	Sycamore	Good	A
18	31	Cherry	Poor	A
19	49	Sycamore	Good	A
20	46	Linden	Fair	A
21	13	Honeylocust	Fair	A
22	7	Osage Orange	Fair	A
23	16	Honeylocust	Poor	A
24	8	Honeylocust	Fair	A
25	7	Honeylocust	Poor	A
26	19	Honeylocust	Fair	A
27	17	Maple	Fair	A
28	18	Maple	Fair	A
29	7	Osage Orange	Fair	A
30	16	Honeylocust	Fair	A
31	11	Honeylocust	Fair	A
32	19	Honeylocust	Fair	F
33	16	Honeylocust	Fair	A
34	13	Honeylocust	Fair	A
35	32	Honeylocust	Fair	A
36	11	Honeylocust	Fair	A
37	13	Beech	Poor	A
38	11	Honeylocust	Fair	A
39	11	Elm	Fair	A
40	18	Honeylocust	Fair	A
41	10	Elm	Fair	A
42	16	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	37	Honeylocust	Fair	A
50	16	Cherry	Poor	A
51	9	Elm	Fair	A
52	31	Honeylocust	Good	A
53	11	Elm	Fair	A
54	29	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	13	Honeylocust	Fair	A
61	17	Honeylocust	Fair	A
62	13	Honeylocust	Fair	A
63	7	Honeylocust	Fair	A
64	21	Honeylocust	Fair	A
65	17	Honeylocust	Fair	A
66	8	Maple	Fair	A
67	13	Honeylocust	Fair	A
68	7	Mulberry	Fair	A
69	9	Osage Orange	Good	A
70	23	Honeylocust	Poor	A
71	26	Sycamore	Fair	A
72	47	Osage Orange	Fair	A
73	9	Ash	Fair	C
74	23	Mulberry	Fair	A
75	9	Mulberry	Fair	A
76	17	Walnut	Fair	A
77	11	Honeylocust	Fair	A
78	19	Osage Orange	Fair	A
79	21	Ash	Fair	C
80	7	Cherry	Fair	A
81	23	Elm	Fair	A
82	60	Cherry	Fair	A
83	5	Elm	Fair	A
84	16	Hackberry	Fair	A
85	7	Hackberry	Fair	A
86	10	Hackberry	Fair	A
87	10	Hackberry	Fair	A
88	6	Elm	Fair	A
89	9	Ash	Fair	C
90	16	Maple	Fair	A
91	12	Osage Orange	Fair	A
92	15	Elm	Fair	F
93	0	refused		
94	7	Osage Orange	Fair	F
95	11	Oak	Fair	F
96	7	Oak	Fair	F
97	22	Oak	Poor	F
98	19	Redbud	Poor	F
99	25	Oak	Fair	F
100	14	Oak	Fair	F
101	34	Oak	Fair	F
102	31	Oak	Fair	F
103	16	Mulberry	Fair	A
104	54	Redbud	Fair	A
105	11	Crabapple	Fair	A
106	40	Hackberry	Fair	A
107	21	Cherry	Fair	A
108	7	Redbud	Fair	A
109	16	Hackberry	Fair	A
110	29	Mulberry	Fair	F
111	13	Spruce	Fair	F
112	15	Mulberry	Fair	F
113	8	Honeylocust	Fair	F
114	11	Honeylocust	Fair	F
115	15	Walnut	Fair	A
116	15	Walnut	Fair	F
117	7	Sweetgum	Fair	F
118	8	Sweetgum	Fair	F
119	7	Pear	Fair	F
120	14	Crabapple	Fair	F
121	25	Oak	Good	F
122	20	Maple	Poor	F
123	41	Maple	Good	F
124	31	Maple	Good	F
125	15	Maple	Poor	F
126	7	Walnut	Good	B
127	6	Elm	Good	B
128	7	Maple	Good	A
129	9	Walnut	Good	A
130	7	Walnut	Good	A
131	6	Mulberry	Fair	A
132	6	Cherry	Fair	B
133	7	Mulberry	Fair	B
134	8	Honeylocust	Good	A
135	48	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	20	Sycamore	Good	A
143	26	Sycamore	Good	A
144	71	Sycamore	Good	A
145	54	Sycamore	Good	F
146	74	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	9	Walnut	Good	B
153	7	Cherry	Poor	A
154	9	Cherry	Fair	A
155	9	Cherry	Fair	A
156	8	Cherry	Fair	A
157	4	Mulberry	Fair	B
158	6	Cherry	Fair	A
159	10	Mulberry	Fair	B
160	7	Mulberry	Fair	B
161	8	Walnut	Fair	B
162	8	Walnut	Fair	B
163	6	Walnut	Fair	B
164	7	Walnut	Fair	B
165	8	Walnut	Fair	B
166	4	Cherry	Poor	B
167	4	Walnut	Fair	B
168	4	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	A
177	7	Mulberry	Fair	B
178	6	Cherry	Fair	A
179	6	Mulberry	Fair	B
180	7	Mulberry	Fair	B
181	7	Walnut	Fair	B
182	15	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	F
191	6	Honeylocust	Good	F
192	5	Honeylocust	Good	F
193	29	Walnut	Good	B
194	8	Cherry	Poor	F
195	11	Honeylocust	Good	F
196	7	Mulberry	Fair	F
197	6	Honeylocust	Good	F
198	15	Mulberry	Fair	B
199	5	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	23	Catalpa	Poor	B
207	27	Catalpa	Fair	F
208	16	Catalpa	Fair	B
209	14	Catalpa	Fair	B
210	34	Catalpa	Fair	B
211	22	Catalpa	Poor	B
212	14	Catalpa	Poor	B
213	27	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	53	Catalpa	Poor	A
223	18	Catalpa	Poor	B
224	14	Catalpa	Poor	B
225	23	Catalpa	Fair	A
226	22	Catalpa	Fair	A
227	8	Catalpa	Poor	B
228	45	Catalpa	Poor	B
229	16	Cherry	Poor	A
230	13	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	27	Honeylocust	Good	A
237	19	Honeylocust	Fair	A
238	4	Mulberry	Fair	A
239	6	Cherry	Fair	A
240	6	Cherry	Fair	A
241	6	Mulberry	Poor	A
242	9	Honeylocust	Fair	A
243	7	Cherry	Fair	A
244	8	Walnut	Fair	A
245	9	Catalpa	Fair	A
246	7	Catalpa	Fair	A
247	6	Catalpa	Fair	A
248	6	Elm	Fair	A
249	25	Honeylocust	Fair	F
250	4	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	27	Honeylocust	Good	B
257	14	Mulberry	Fair	A
258	18	Cherry	Fair	A
259	7	Honeylocust	Good	A
260	5	Honeylocust	Good	A
261	4	Honeylocust	Good	A
262	4	Honeylocust	Good	F
263	4	Sycamore	Good	A
264	6	Sycamore	Fair	A
265	12	Hickory	Fair	A
266	13	Catalpa	Good	B
267	4	Honeylocust	Fair	B
268	44	Red Oak	Fair	A
269	34	Maple	Fair	D
270	20	Cherry	Fair	D
271	4	Elm	Fair	D
272	42	Beech	Poor	D
273	38	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	4	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	31	Beech	Fair	D
288	36	Beech	Poor	D
289	4	Cherry	Fair	D
290	29	Beech	Fair	D
291	7	Maple	Fair	D
292	4	Ash	Fair	D
293	7	Walnut	Good	D
294	49	Ash	Good	D
295	22	Maple	Fair	D
296	31	Walnut	Fair	D
297	25	Hickory	Good	D
298	30	Walnut	Good	D
299	27	Maple	Fair	D
300	24	Maple	Fair	D
301	37	Maple	Fair	D
302	55	Ash	Dead	D
303	6	Maple	Fair	A
304	9	Maple	Good	A
305	6	Elm	Fair	A
306	4	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	4	Mulberry	Poor	A
314	31	Ash	Dead	C
315	47	Beech	Fair	A
316	21	Ash	Fair	Sample Y
317	15	Beech	Good	Sample Y
318	25	Ash	Poor	Sample Y
319	22	Maple	Good	Sample Y
320	20	Maple	Good	Sample Y
321	25	Maple	Good	Sample Y
322	44	Ash	Dead	Sample Y
323	27	Beech	Good	Sample Y
324	13	Maple	Good	Sample Y
325	23	Maple	Good	Sample Y
326	11	Maple	Good	Sample Y
327	16	Maple	Good	Sample Y
328	28	Beech	Good	Sample Y
329	24	Maple	Good	Sample Y
330	12	Elm	Good	A
331	6	Maple	Good	A
332	8	Mulberry	Good	A
333	9	Mulberry	Good	A
334	7	Mulberry	Good	A
335	7	Elm	Good	A
336	4	Mulberry	Good	A
337	10	Walnut	Good	A
338	7	Elm	Fair	A
339	7	Oak	Good	A
340	4	Mulberry	Good	A
341	4	Elm	Good	A
342	7	Elm	Good	A
343	7	Mulberry	Fair	A
344	4	Cherry	Fair	A
345	4	Cherry	Fair	A
346	4	Mulberry	Fair	A
347	7	Elm	Good	A
348	7	Elm	Fair	A
349	5	Cherry	Fair	A
350	6	Mulberry	Fair	A
351	6	Mulberry	Fair	A
352	5	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	17	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	6	Mulberry	Fair	B
371	6	Honeylocust	Good	A
372	6	Honeylocust	Good	A
373	13	Mulberry	Fair	A
374	15	Catalpa	Poor	B
375	31	Catalpa	Poor	B
376	29	Catalpa	Poor	B
377	25	Catalpa	Poor	B
378	9	Hackberry	Fair	A
379	14	Mulberry	Poor	A
380	14	Mulberry	Poor	B
381	7	Cherry	Fair	A
382	16	Mulberry	Fair	B
383	6	Mulberry	Fair	B
384	15	Catalpa	Poor	B
385	6	Cherry	Poor	B
386	6	Cherry	Fair	F
387	0	refused		
388	0	refused		
389	0	refused		
390	0	refused		
391	0	refused		
392	0	refused		
393	0	refused		
394	0	refused		
395	0	refused		
396	0	refused		
397	0	refused		
398	0	refused		
399	0	refused		
400	7	Mulberry	Fair	F
401	7	Cherry	Fair	F
402	11	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	5	Cherry	Good	F
410	7	Honeylocust	Good	F
411	6	Mulberry	Good	F
412	4	Maple	Poor	F
413	11	Honeylocust	Good	F
414	6	Mulberry	Fair	F
415	6	Mulberry	Fair	F
416	9	Walnut	Fair	F
417	7	Mulberry	Poor	F
418	35	Beech	Good	Sample Y
419	33	Ash	Dead	Sample Y
420	74	Beech	Fair	Sample Y
421	23	Maple	Good	Sample Y
422	33	Beech	Fair	Sample Y
423	26	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	24	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	Fair	A
438	29	Catalpa	Good	A
439	15	Catalpa	Good	A
440	11	Catalpa	Poor	A
441	5	Catalpa	Poor	A
442	23	Catalpa	Poor	A
443	15	Catalpa	Fair	A
444	7	Mulberry	Fair	A
445	19	Catalpa	Poor	A
446	11	Catalpa	Good	A
447	15	Catalpa	Fair	A
448	12	Catalpa	Good	A
449	14	Catalpa	Poor	B
450	21	Catalpa	Good	A
451	11	Catalpa	Poor	B
452	22	Catalpa	Poor	B
453	15	Catalpa	Poor	B
454	14	Catalpa	Fair	B
455	4	Mulberry	Fair	A
456	11	Elm	Fair	B
457	8	Cherry	Fair	B
458	13	Catalpa	Fair	B
459	15	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	23	Catalpa	Fair	B
466	15	Catalpa	Fair	B
467	22	Catalpa	Fair	B
468	0	refused		
469	17	Catalpa	Good	B
470	0	refused		
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	14	Catalpa	Poor	B
488	20	Catalpa	Poor	B
489	11	Catalpa	Poor	B
490	15	Catalpa	Poor	B
491	15	Catalpa	Poor	B
492	6	Mulberry	Fair	F
493	6	Honeylocust	Good	F
494	7	Ash	Fair	C
495	6	Mulberry	Good	A
496	7	Mulberry	Good	A
497	12	Mulberry	Good	A
498	7	Mulberry	Good	A
499	9	Mulberry	Fair	A
500	9	Mulberry	Good	A
501	9	Hackberry	Good	A
502	7	Ash	Poor	C
503	7	Elm	Fair	A
504	41	Sycamore	Fair	E
505	39	Walnut	Good	E
506	32	Maple	Fair	E
507	38	Maple	Fair	E
508	26	Maple	Fair	E
509	21	Walnut	Good	E
510	28	Hickory	Poor	E

SAMPLE AREA EXTRAPOLATIONS*

SAMPLE X	# MAJOR TREES	CALIPER INCHES
Good trees (Non-Ash)	13	247
Fair trees (Non-Ash)	0	0
Poor/Dead/Ash trees	1	85
Sample "X" total	14	332

SAMPLE Y	# MAJOR TREES	CALIPER INCHES
Good trees (Non-Ash)	4	171
Fair trees (Non-Ash)	4	173
Poor/Dead/Ash trees	1	75
Sample "Y" total	15	349

SAMPLE X & Y WEIGHTED AVG	AVG. # MAJOR TREES	AVG. CALIPER INCHES
Good trees (Non-Ash)	8.01	180
Fair trees (Non-Ash)	7.10	10.7
Poor/Dead/Ash trees	1.00	90

SAMPLE AREAS TOTAL	EST. # MAJOR TREES	EST. CALIPER INCHES
Good trees (Non-Ash)	240	3,730
Fair trees (Non-Ash)	88	2,815
Poor/Dead/Ash trees	88	2,285
Sample Area Estimated Total	414	9,728

SAMPLE REPLACEMENT CALCULATIONS

ESTIMATED REMOVED TREES	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)	1654.27	827.14
Poor/Dead/Ash trees (no replacement)	2119.96	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)	405	405
Fair trees (replace 1/2" per 1" removed)	1,190	595
Poor/Dead/Ash trees (no replacement)	402	0
Surveyed Tree Replacement Total		1,398

TREE PRESERVATION CREDIT CALCULATIONS

	INCHES PRESERVED	CATEGORY CREDIT	SUBTOTAL CREDIT
GOOD TREES PRESERVED (SURVEY ONLY)			
6-11" (1" credit) preserved	324	1	324.0
12-17" (2" credit) preserved	51	2	102.0
18-23" (3" credit) preserved	44	3	132.0
24+" (4" credit) preserved	543	4	2172.0
FAIR TREES PRESERVED (SURVEY ONLY)			
6-11" (1/2" credit) preserved	610	0.5	305.0
12-17" (1" credit) preserved	425	1.0	425.0
18-23" (1-1/2" credit) preserved	154	1.5	231.0
24+" (2" credit) preserved	426	2.0	852.0
ASH TREE REMOVAL CREDIT			
Total Credit			4,444.0

TOTAL TREE REPLACEMENTS REQUIRED

	INCHES REMOVED	REPLACEMENT INCHES REQUIRED
GOOD TREES REMOVED (REPLACE 1" PER 1" REMOVED)	4526.9	4526.9
FAIR TREES REMOVED (REPLACE 1/2" PER 1" REMOVED)	2843.3	1421.7
POOR/DEAD/ASH TREES REMOVED (NO REPLACEMENT)	2522.0	0.0
Subtotal		6,248.6
Preservation Credit		-4,444.0
TOTAL REPLACEMENTS REQUIRED		1,602.6

*SEE EX-E.2 FOR SAMPLE AREA AND SURVEY AREA EXTENTS

STATUS KEY

A = PRESERVE
B = REMOVE
C = ASH TREE REMOVED, CREDIT FOR REMOVAL IN UNDEVELOPED AREAS
D = FUTURE CLUSTER HOME PHASE, STATUS TBD AT FINAL DEVELOPMENT PLAN STAGE
E = OFF PROPERTY / NOT COUNTED
F = NOT LOCATED, COUNTED AS REMOVED

REPLACEMENT TREE NOTES:

EXISTING TREE INDEX AND REPLACEMENT SCHEDULE

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	4/19/2019
PROJECT	15027
SHEET	

EX-E.3



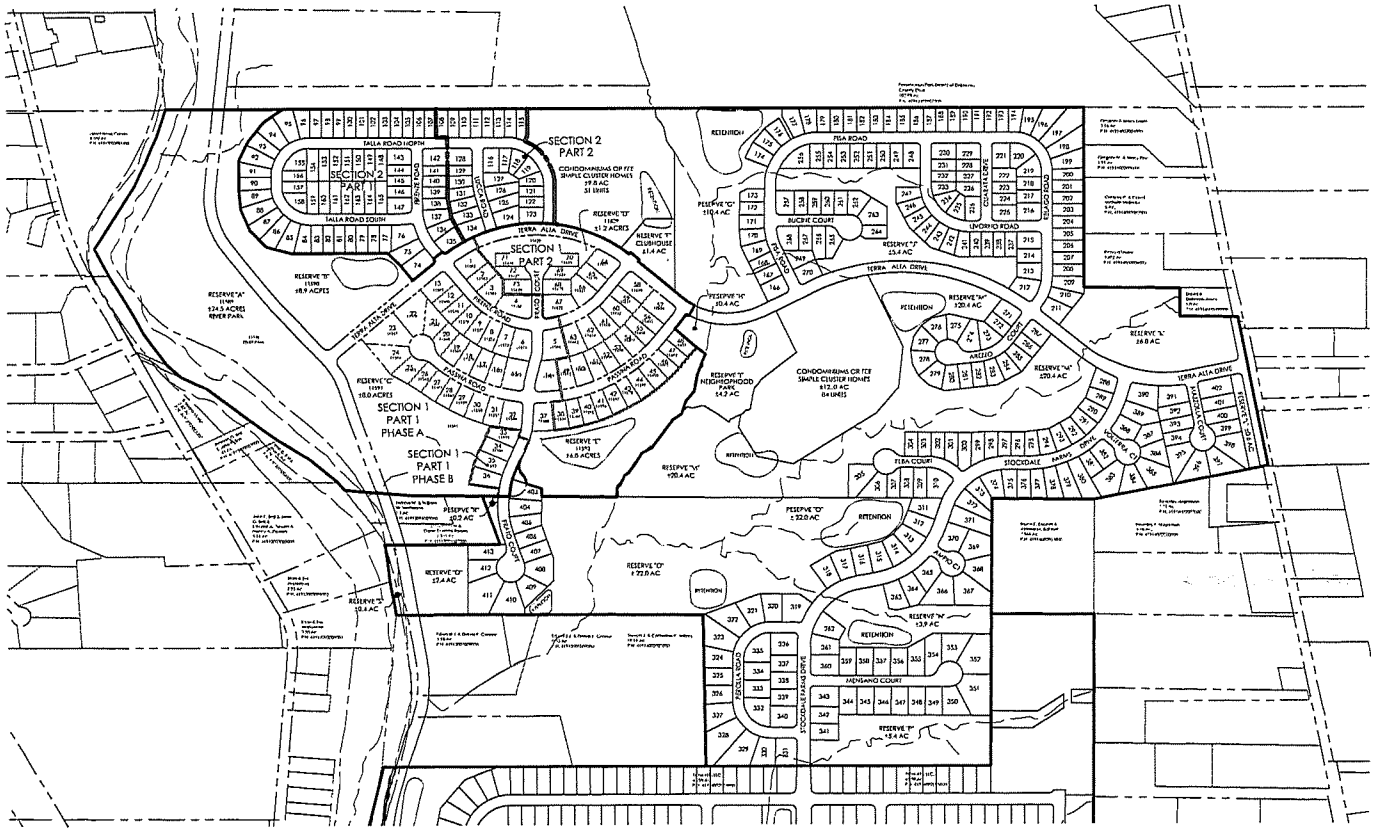
REVISIONS

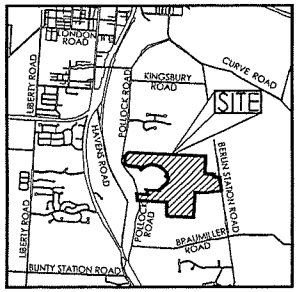
ILLUSTRATIVE PLAN

STOCKDALE FARMS
PREPARED FOR
LYH, LLC
5675 AVERY ROAD
DUBLIN, OH 43016

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
2634 S.R. 59 East Suite 401 Columbus, OH 43115
p 614.487.1964 www.farisplanningdesign.com

DATE	4/19/2019
PROJECT	15027
SHEET	ILL





LOCATION MAP

NO SCALE

SITE STATISTICS

ZONING:	PMU / R-2
TOTAL AREA:	±316.2 AC
TOTAL NUMBER OF UNITS:	548
SINGLE FAMILY LOTS:	
70' LOTS (SUB-AREA "1", "2" & "6"):	187
58' LOTS (SUB-AREA "4"):	92
62' LOTS (SUB-AREA "5"):	62
80' LOTS (SUB-AREA "7"):	11
90' LOTS (SUB-AREA "9"):	61
CONDOMINIUMS OR FEE SIMPLE CLUSTER HOMES:	135
TOTAL OPEN SPACE:	±133.3 ACRES (42.2%)
RESERVE "A": (RIVER PARK)	±24.5 ACRES
RESERVE "B":	±8.9 ACRES
RESERVE "C":	±8.0 ACRES
RESERVE "D":	±1.2 ACRES
RESERVE "E":	±6.8 ACRES
RESERVE "F": (CLUB HOUSE):	±1.4 ACRES
RESERVE "G":	±10.4 ACRES
RESERVE "H":	±0.4 ACRES
RESERVE "I": (NEIGHBORHOOD PARK):	±5.4 ACRES
RESERVE "J":	±6.8 ACRES
RESERVE "K":	±0.6 ACRES
RESERVE "M":	±20.4 ACRES
RESERVE "N":	±3.9 ACRES
RESERVE "O":	±22.0 ACRES
RESERVE "P":	±5.4 ACRES
RESERVE "Q":	±2.4 ACRES
RESERVE "R":	±0.2 ACRES
RESERVE "S":	±0.4 ACRES
RIGHT OF WAY:	±41.0 AC
STREAM PRESERVATION ZONE:	±25.7 AC
GROSS DENSITY: 548 UNITS DIVIDED BY 316.2 GROSS ACRES	±1.7 DU/AC
NET DENSITY: ACREAGE REMOVED: ALL RESERVES (±133.3 ACRES), RIGHT-OF-WAY (±41.0 ACRES) AND STREAM PRESERVATION ZONES (±25.7 ACRES). 548 UNITS DIVIDED BY 116.2 NET ACRES	±4.7 DU/AC

NOTES

1. TERRA ALTA HAS ACREAGE IN FLOOD HAZARD ZONE A AND AE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. ALL ACREAGE IN AE IS DEVELOPED BELOW THE FLOOD INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 39041C0181L, EFFECTIVE DATE APRIL 16, 2009.

2. RESERVE "A" THROUGH "F" ARE TO BE OWNED AND MAINTAINED BY THE TERRA ALTA NEIGHBORHOOD COMMUNITY AUTHORITY. RESERVE "A" (RIVER PARK) AND RESERVE "C" WILL BE OWNED AND MAINTAINED BY THE CITY OF DELAWARE.

3. ERIE STREETS SHALL NOT PERMIT VEHICULAR ACCESS (EXCEPT AS THE STREET IS EXTENDED BY PLAT OR DEED.

4. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.

5. ALL REPAIRS TO PERMANENT PAVEMENTS AND WIDENING OF THE ROADWAYS, AS REQUIRED BY THE APPLICABLE UTILITY COMPANY, SHALL BE CONTAINED AND PROVIDED TO THE CITY PRIOR TO THE PLANNING COMMISSION'S APPROVAL OF ANY FINAL PLAT THAT CONTAINS SAID WIDENING OF PAVEMENTS OF THE AFFECTED STREETS.

6. TERRA ALTA DRIVE SHALL BE CONNECTED TO ITS INTERSECTION WITH BERLIN STATION ROAD (AS SHOWN ON THE PRELIMINARY PLAT) AS SUCH TIME AS THE MAIN ENTRANCE TO TERRA ALTA DRIVE IS CONSTRUCTED IN SECTION 1, PHASE 1, AND 10. UNTIL SUCH TIME AS TERRA ALTA DRIVE IS CONNECTED TO BERLIN STATION ROAD A TEMPORARY EMERGENCY ACCESS SHALL BE PROVIDED AND MAINTAINED BY THE DEVELOPER AS SHOWN HEREON WITHIN LOT 91. THE EMERGENCY ACCESS SHALL BE A MINIMUM 15 FEET WIDE ASPHALT DRIVE WITH 4 INCHES OF ENGINEERED CRUSHED AGGREGATE BASE.

7. THIS DEVELOPMENT WILL PROVIDE PUBLIC SEWER ACCESS TO THE OCCUPIED SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO THE TERRA ALTA.

8. TREE PRESERVATION AREAS ARE DEFINED ON THE PRELIMINARY PLAT AND SHALL BE DEFINED AS:

TREE PRESERVATION AREA: NO WORK SHALL BE PERFORMED OR SUBSEQUENT PLACED WITHIN THE TREE PRESERVATION AREA WHICH INCLUDES, BUT IS NOT LIMITED TO, ANY CUTTING, FILLING OR GRADING OF THE SOIL OR OTHER NATURAL MATERIALS, EXCEPT THAT THE SOIL MAY BE DISTURBED TO THE EXTENT NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF PEDESTRIAN PATHS AND PEDESTRIAN BRIDGES, AND UTILITIES AND DRAINAGE STRUCTURES. ANY FENCES PLACED WITHIN THE PRESERVATION AREA SHALL BE OPEN RAIL FENCES AND MAY INCLUDE MESH BACKING. ANY PART OF THE ZONE SO DISTURBED SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO THE ORIGINAL CONDITION.

9. PARKING SHALL BE PROHIBITED ALONG THE SOUTH SIDE OF TERRA ALTA DRIVE. THE INTERSECTION OF TERRA ALTA DRIVE AND PEGLOW ROAD THERE WILL BE A FOUR-WAY INTERSECTION AND STOP WITH THE FUTURE ACCESS TO THE CLUB HOUSE. ALSO AT THE INTERSECTION OF TERRA ALTA DRIVE AND FISA ROAD THERE WILL BE A FOUR-WAY INTERSECTION AND STOP WITH THE FUTURE ACCESS TO THE CONDOMINIUMS.

INTERSECTION STATUS CALLED TO MEASURES SHALL BE CONSIDERED AT THE FOUR-WAY INTERSECTIONS OF TERRA ALTA DRIVE AND PEGLOW ROAD, THE INTERSECTION OF TERRA ALTA DRIVE AND FISA ROAD AS WELL AS TERRA ALTA DRIVE AND PELAGO ROAD

10. THE SANITARY SEWER FOR THE DEVELOPMENT WILL BE PROVIDED BY THE SOUTHEAST MORAN AND SEWER. A BYPASS HAS BEEN CONSTRUCTED WITHIN THE DEVELOPMENT. A PORTION HAS BEEN CONSTRUCTED ALONG THE EAST SIDE OF PELAGO ROAD TO MANHOLE #50 OF THE SOUTHEAST HIGHLAND SEWER LOCATED AT THE NORTH PROPERTY LINE OF HIGHPOINT CHURCH OF THE NAZARENE.

11. A 16 INCH WATER MAIN HAS BEEN EXTENDED FROM THE EXISTING 16 INCH WATER MAIN SOUTH OF BRAUMILLER ROAD ALONG THE EAST SIDE OF POLLOCK ROAD AND INTO THE DEVELOPMENT.

12. ALL STREET NAMES ARE PRELIMINARY AND SUBJECT TO APPROVAL.

13. STREET WIDTHS SHOWN HEREON ARE THE PAVEMENT WIDTHS AND NOT FACE TO FACE OF BACK TO BACK OF CURB.

14. TEMPORARY TURNAROUNDS SHALL BE PROVIDED FOR ALL PUBLIC STREET STUBS THAT ARE LONGER THAN ONE LOT DEPTH.

15. THE EIGHT FOOT WIDE ASPHALT BIKE PATH SHOWN HEREON SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME THE OPEN SPACES OR STREETS THEY ARE ASSOCIATED WITH ARE CONSTRUCTED AND PAVED. THE PATHS SHALL BE MAINTAINED BY THE TERRA ALTA HOMEOWNERS ASSOCIATION. A PUBLIC ACCESS EASEMENT WILL BE DEDICATED TO THE CITY OVER THE BIKE PATH.

16. A FOUR FOOT LANDSCAPED EARTHEN MOUND SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF BERLIN STATION ROAD WITHIN RESERVE "L" & "I". THE EARTHEN MOUND AND LANDSCAPING SHALL NOT OBSTRUCT THE SIGHT LINE ALONG BERLIN STATION ROAD

17. A $1,000 PER LOT OR DWELLING UNIT FEE SHALL BE COLLECTED WITH EACH BUILDING PERMIT FOR NEEDED AREA TRANSPORTATION IMPROVEMENTS.

18. THE CITY UTILITIES SHALL BE OVERSIZED TO SUPPORT THE DEVELOPMENT OF OTHER PROPERTIES IN THE SERVICE AREA PER THE CITY OVERSIZING REIMBURSEMENT POLICY PRIOR TO THE FIRST FINAL PLAT APPROVAL.

19. FOR EACH SINGLE FAMILY HOUSE, TWO (2) REPLACEMENT TREES SHALL BE PLANTED BY ADDITION TO THE REQUIRED PLANTINGS AND A $500 FEE SHALL BE PAID FOR EACH SINGLE FAMILY LOT AT THE TIME OF BUILDING PERMIT ISSUANCE TO ACHIEVE COMPLIANCE WITH CHAPTER 1160 TREE PRESERVATION REGULATIONS.

20. FOR EACH CONDOMINIUM UNIT, ONE (1) REPLACEMENT TREES SHALL BE PLANTED IN ADDITION TO THE REQUIRED PLANTINGS AND A $300 FEE SHALL BE PAID FOR EACH CONDOMINIUM UNIT AT THE TIME OF BUILDING PERMIT ISSUANCE TO ACHIEVE COMPLIANCE WITH CHAPTER 1160 TREE PRESERVATION REGULATIONS.

21. SEPARATE FINAL DEVELOPMENT PLANS AND FINAL SUBDIVISION PLATS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR EACH PERTINENT PHASE AND SECTION.

22. SEPARATE FINAL DEVELOPMENT PLANS AND FINAL SUBDIVISION PLATS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR EACH CONDOMINIUM SUBAREA IN ACCORDANCE WITH THE APPROVED DEVELOPMENT TEXT.

23. TALLA ROAD NORTH AND SOUTH, PEGLOW ROAD AND PELAGO ROAD HAVE A REDUCED CENTERLINE RADIUS OF 175 FEET, FROM THE STANDARD 225 FEET AS REQUIRED BY THE CITY OF DELAWARE ROADWAY DESIGN STANDARDS FOR A LOCAL STREET. RAVEN COURT EXCEEDS THE MAXIMUM LENGTH FOR A CUL-DE-SAC PER THE ROADWAY DESIGN STANDARDS. IN ORDER TO MINIMIZE THE DISTURBANCE TO THE CUL-DE-SAC, THE BULB HAS BEEN APPLIED TO REPLACE A MIDDLE PARCEL. A PERMANENT EASEMENT IS PROVIDED WITHIN RESERVE "P" AND SHEET 2 OF 9. PARKING IS ALLOWED ON THE ENTIRE LENGTH OF RAVEN COURT. MESANO COURT ALSO EXCEEDS THE MAXIMUM LENGTH OF A CUL-DE-SAC AT 750 FEET. FROM THE CENTERLINE OF THE CUL-DE-SAC TO THE CENTERLINE OF STOCKDALE PARKS DRIVE IS APPROXIMATELY 780 FEET

GRAPHIC SCALE

1 inch = 200 feet

PC CASE NO. _____-_____ APPROVED BY THE PLANNING COMMISSION ON __/__/__

ORDINANCE NO. _____-_____ APPROVED BY CITY COUNCIL ON __/__/____

APPLICANT NAME, TITLE — DATE

MICHELE KOHLER, CITY CLERK — DATE

DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR — DATE

WILLIAM L. FERRIGNO, P.E., CITY ENGINEER — DATE

REVISIONS	
DATE	DESCRIPTION
10/27/20	REVISED PER STAFF COMMENTS

EMHT
Dyer, Mecherle, Hamsbarger & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

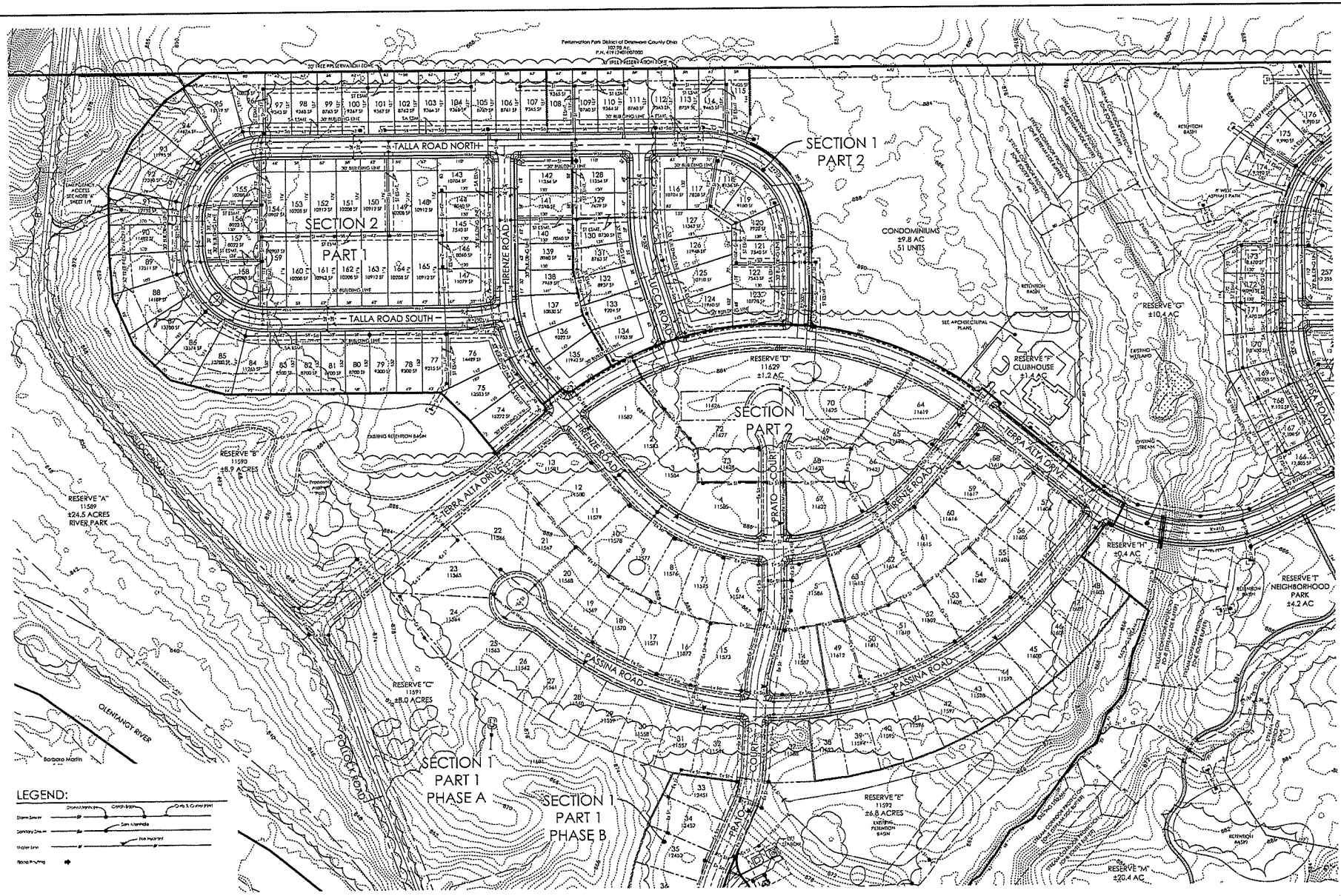
TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
INDEX PLAN

LOCATED IN:
FARM LOT 9 IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	20180057
Scale	Sheet
1"=200'	1/9

PRELIMINARY PLAT FOR TERRA ALTA



REVISIONS	
DATE	DESCRIPTION
10/07/20	REVISED PER STAFF COMMENTS

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3800 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

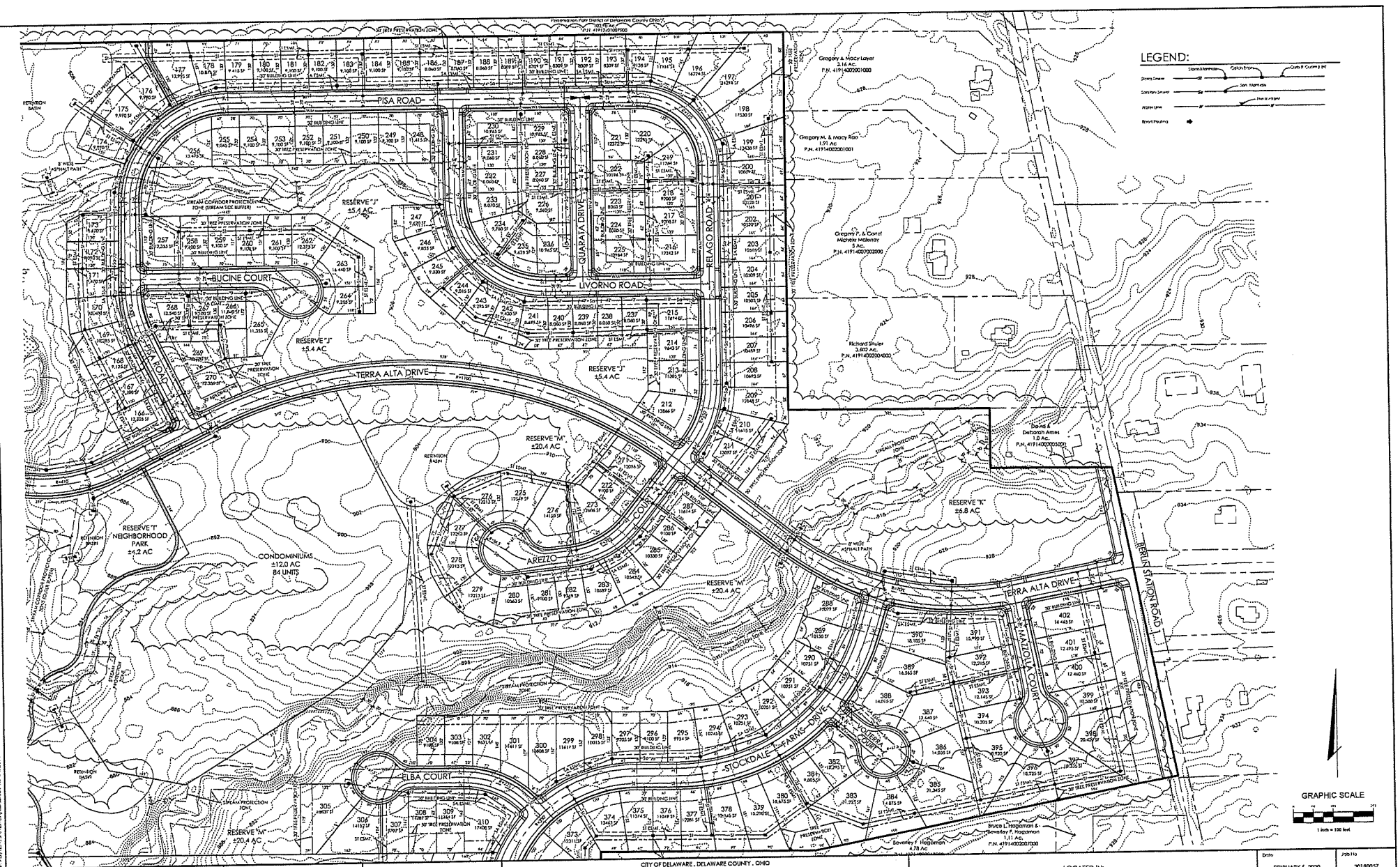
TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
SITE PLAN

LOCATED IN:
FARM LOT 9 IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job no.
FEBRUARY 5, 2020	20160057
Scale	Sheet
1"=100'	2/9

PRELIMINARY PLAT FOR TERRA ALTA



REVISIONS	
DATE	DESCRIPTION
03/27/20	REVISED PER STAFF COMMENTS

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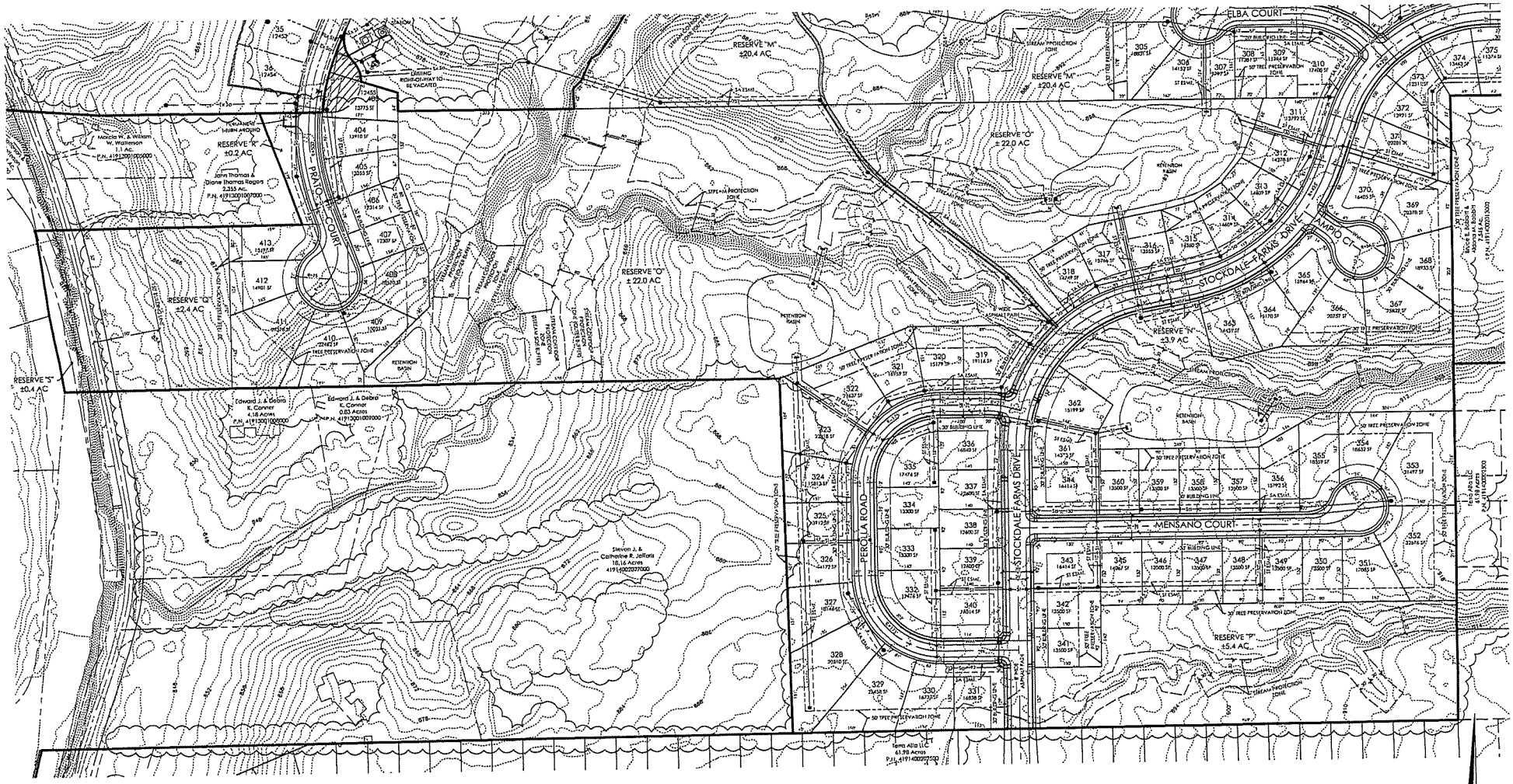
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142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
SITE PLAN

LOCATED IN:
FARM LOT 9 IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	20180057
Scale	Sheet
1"=100'	3/9

PRELIMINARY PLAT OF TERRA ALTA



LEGEND:

GRAPHIC SCALE

1 inch = 100 feet

REVISIONS	
Date	DESCRIPTION
02/07/20	REVISED PER STAFF COMMENTS

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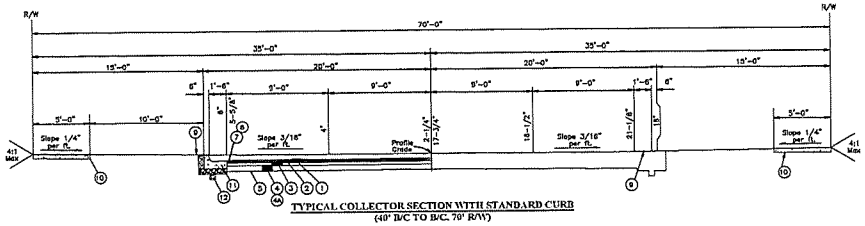
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142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
SITE PLAN

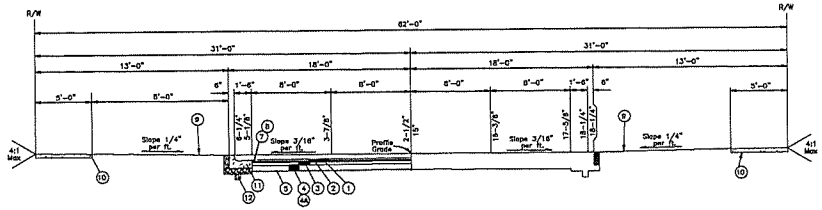
LOCATED IN:
FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	20160057
Scale	Sheet
1"=100'	4/9

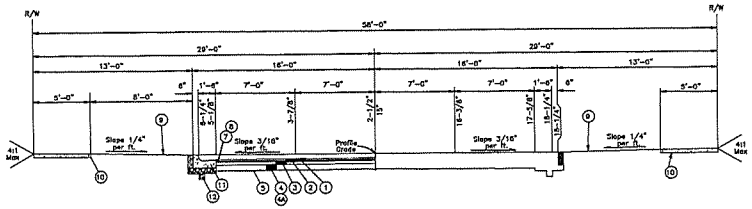
PRELIM PLAT FOR TERRA ALTA



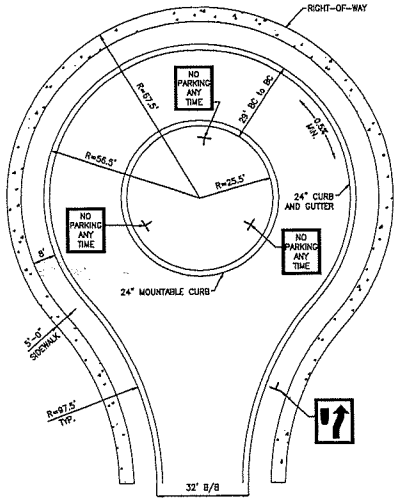
TYPICAL COLLECTOR SECTION WITH STANDARD CURB
(40' B/C TO B/C, 70' R/W)
NO SCALE



TYPICAL PRIMARY SECTION WITH STANDARD CURB
(36' B/C TO B/C, 62' R/W)
NO SCALE



TYPICAL SECONDARY & CUL-DE-SAC SECTIONS WITH STANDARD CURB
(32' B/C TO B/C, 58' R/W)
NO SCALE



TYPICAL CUL-DE-SAC DETAIL
NO SCALE
(Unless otherwise noted without island or larger in size)

PAVEMENT LEGEND

1. 1 1/2" Asphalt Concrete, Item 448 Type 1 (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
4. 6" Aggregate Base, Item 304
4A. 6" Portland Cement Concrete Base, Class 'C', Item 305 Or RCC Supplemental SPEC 1523
5. Subgrade compaction, Item 203
6. Asphalt Rejuvenate Per Supplemental SPEC 1540
7. ITEM 407, Tack Face Of Curb Prior To Paving
8. ITEM 423, Crack Seal Edge Joints
9. Item 659, Seeding & Mulching (See Erosion and Sedimentation Control Plan)
10. Item 608, 5' Concrete Sidewalk (By Home Builder Unless Otherwise Noted)
11. Concrete Curb & Gutter, Item 609
12. 4" Pipe Curb Underdrain, Item 605

REVISIONS	
DATE	DESCRIPTION
10/27/20	FILLED PER CITY COMMENTS

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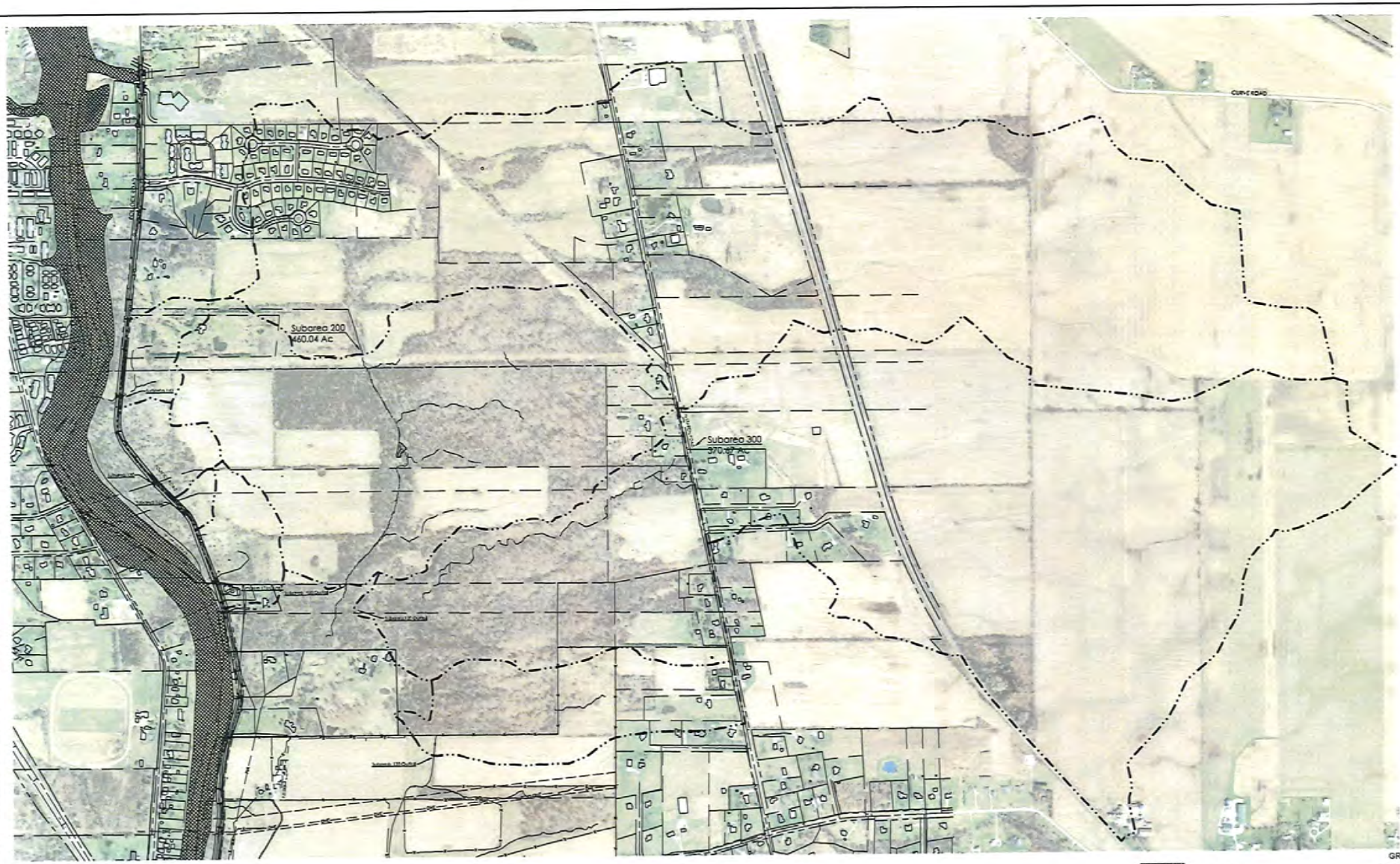
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CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
TYPICAL SECTIONS

LOCATED IN:
FARM LOT 9 IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	2018.0057
Scale	Sheet
NO SCALE	5/9

PRELIM PLAT FOR TERRA ALTA



– 100 yr Floodway

GRAPHIC SCALE

REVISIONS		
DATE	DESCRIPTION	
02/07/20	PRELIMINARY PLAT COMMENTS	

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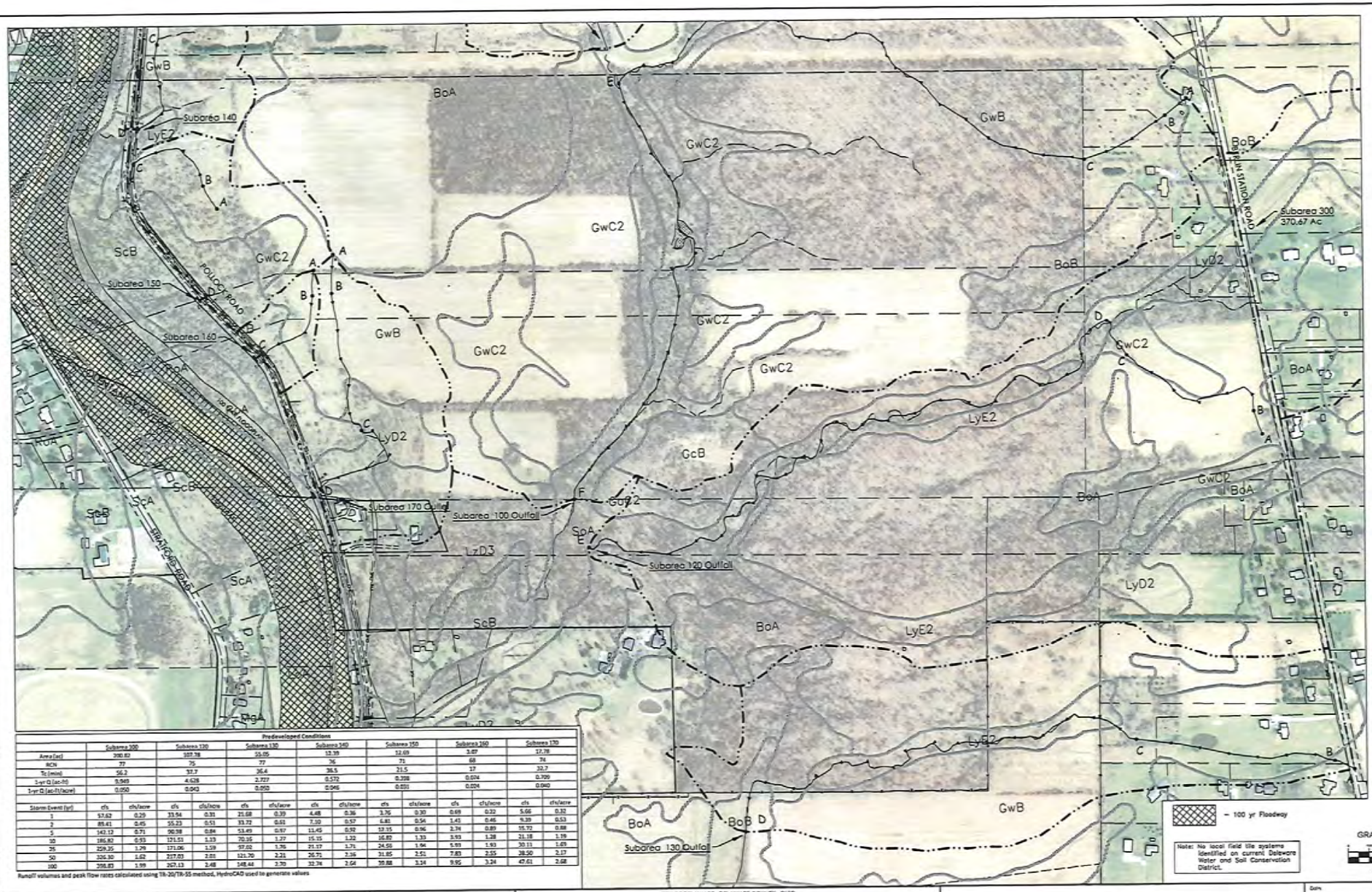
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WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
STORMWATER MASTER PLAN - FLOODPLAIN HYDROLOGY

LOCATED IN:
FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	20180057
Scale	Sheet
1"=100'	6/9

PRELIMINARY PLAT FOR TERRA ALTA



Predeveloped Conditions

	Subarea 100	Subarea 120	Subarea 130	Subarea 140	Subarea 150	Subarea 160	Subarea 170
Area (ac)	398.82	107.38	55.05	12.59	12.69	3.67	17.78
RCN	77	75	77	76	71	68	74
Tc (min)	56.2	37.7	36.4	36.5	21.5	17	32.7
1-yr Q (ac-ft)	9.965	4.628	2.727	0.572	0.208	0.074	0.709
1-yr Q (ac-ft/acre)	0.050	0.043	0.050	0.046	0.031	0.024	0.040

Storm Event (yr)	Subarea 100 cfs	Subarea 100 cfs/acre	Subarea 120 cfs	Subarea 120 cfs/acre	Subarea 130 cfs	Subarea 130 cfs/acre	Subarea 140 cfs	Subarea 140 cfs/acre	Subarea 150 cfs	Subarea 150 cfs/acre	Subarea 160 cfs	Subarea 160 cfs/acre	Subarea 170 cfs	Subarea 170 cfs/acre
1	57.62	0.29	33.94	0.31	21.68	0.39	4.48	0.36	3.76	0.30	0.69	0.22	5.66	0.32
2	89.41	0.45	55.23	0.51	33.72	0.61	7.10	0.57	6.81	0.54	1.45	0.46	9.39	0.53
5	142.12	0.71	90.58	0.84	53.49	0.97	11.45	0.92	12.35	0.98	2.74	0.89	15.72	0.88
10	186.82	0.93	121.53	1.13	70.35	1.27	15.15	1.22	16.80	1.33	3.93	1.28	21.18	1.19
25	259.35	1.29	171.06	1.59	97.02	1.76	21.17	1.71	24.50	1.94	5.93	1.93	30.11	1.69
50	326.30	1.62	217.03	2.01	121.70	2.21	26.75	2.16	31.85	2.51	7.83	2.55	38.50	2.17
100	398.85	1.99	267.13	2.48	148.46	2.70	32.74	2.64	39.88	3.14	9.95	3.24	47.61	2.68

Runoff volumes and peak flow rates calculated using TR-20/TR-55 method, HydroCAD used to generate values.

REVISIONS	
DATE	DESCRIPTION
09/01/20	REVISED PER CITY COMMENTS

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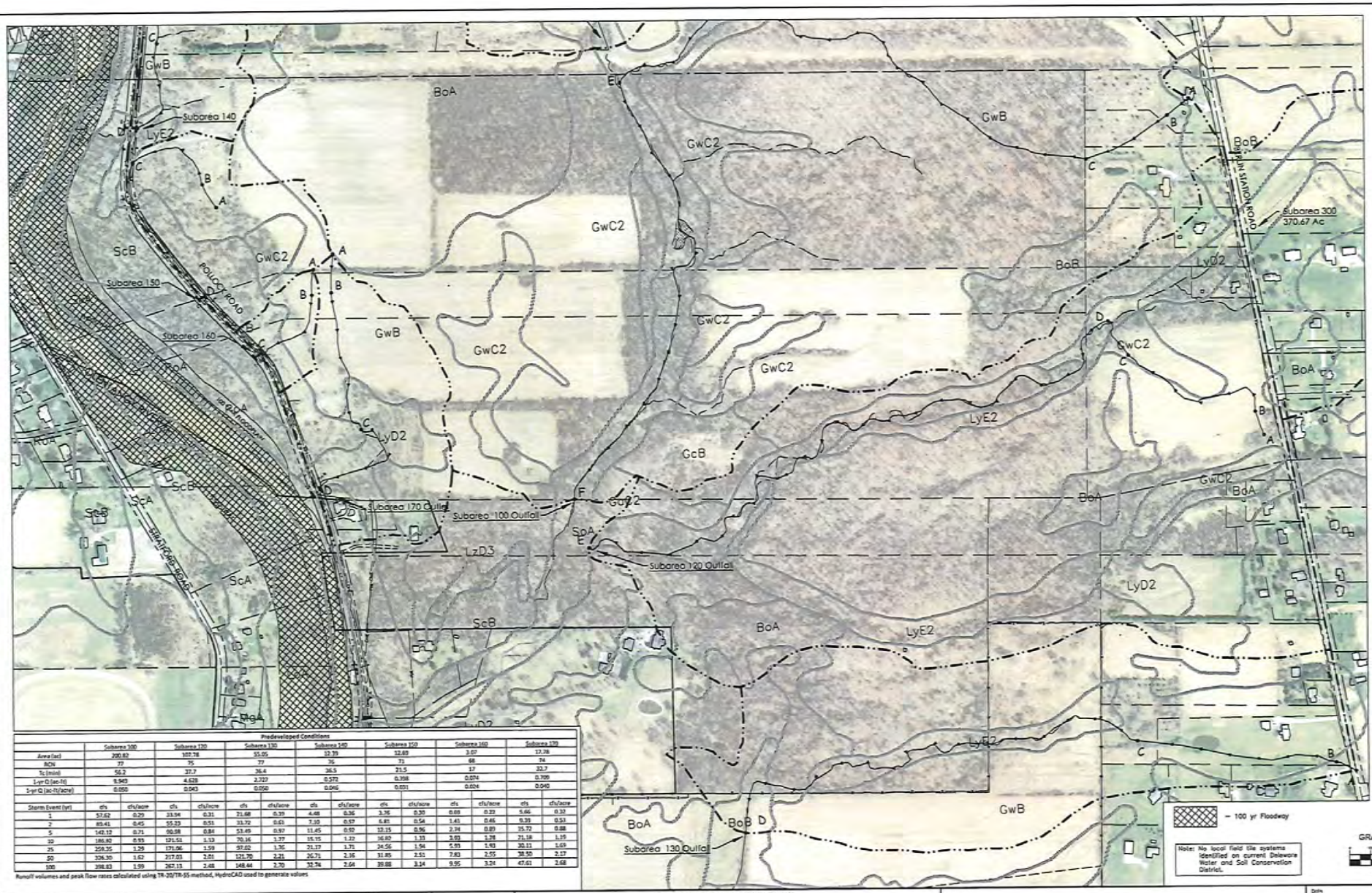
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WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
STORMWATER MASTER PLAN - EXISTING CONDITIONS

LOCATED IN:
FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	20180057
Scale	Sheet
1"=1000'	7/9

PRELIMINARY PLAT FOR TERRA ALTA



Predeveloped Conditions

	Subarea 100		Subarea 120		Subarea 130		Subarea 140		Subarea 150		Subarea 160		Subarea 170	
Area (ac)	200.82		107.78		55.05		12.39		12.65		3.07		17.28	
RCN	77		75		77		76		73		68		74	
Tc (min)	56.2		37.7		36.4		26.5		21.5		17		32.7	
1-yr Q (ac-ft)	9.949		4.628		2.727		0.572		0.598		0.074		0.709	
1-yr Q (ac-ft/acre)	0.050		0.043		0.050		0.046		0.051		0.024		0.041	
Storm Event (yr)	cfs	cfs/acre	cfs	cfs/acre	cfs	cfs/acre	cfs	cfs/acre	cfs	cfs/acre	cfs	cfs/acre	cfs	cfs/acre
1	57.62	0.29	33.94	0.31	21.68	0.39	4.48	0.36	3.76	0.30	0.88	0.29	5.66	0.33
2	89.41	0.45	55.23	0.51	33.72	0.61	7.10	0.57	6.81	0.54	1.45	0.46	9.39	0.53
5	142.12	0.71	90.58	0.84	53.49	0.97	11.45	0.92	12.15	0.96	2.94	0.89	15.72	0.88
10	186.40	0.93	121.51	1.13	70.16	1.27	15.15	1.22	16.82	1.33	3.93	1.28	21.18	1.19
25	259.35	1.29	171.06	1.59	97.02	1.76	21.17	1.71	24.56	1.94	5.95	1.93	30.11	1.69
50	326.30	1.62	217.03	2.01	121.70	2.21	26.71	2.16	31.85	2.51	7.83	2.55	38.50	2.17
100	398.83	1.99	267.15	2.48	148.44	2.70	32.74	2.64	39.88	3.14	9.95	3.24	47.61	2.68

Runoff volumes and peak flow rates calculated using TR-20/TR-55 method, HydroCAD used to generate values

REVISIONS

DATE	DESCRIPTION
10/07/20	REVISED PER CITY COMMENTS

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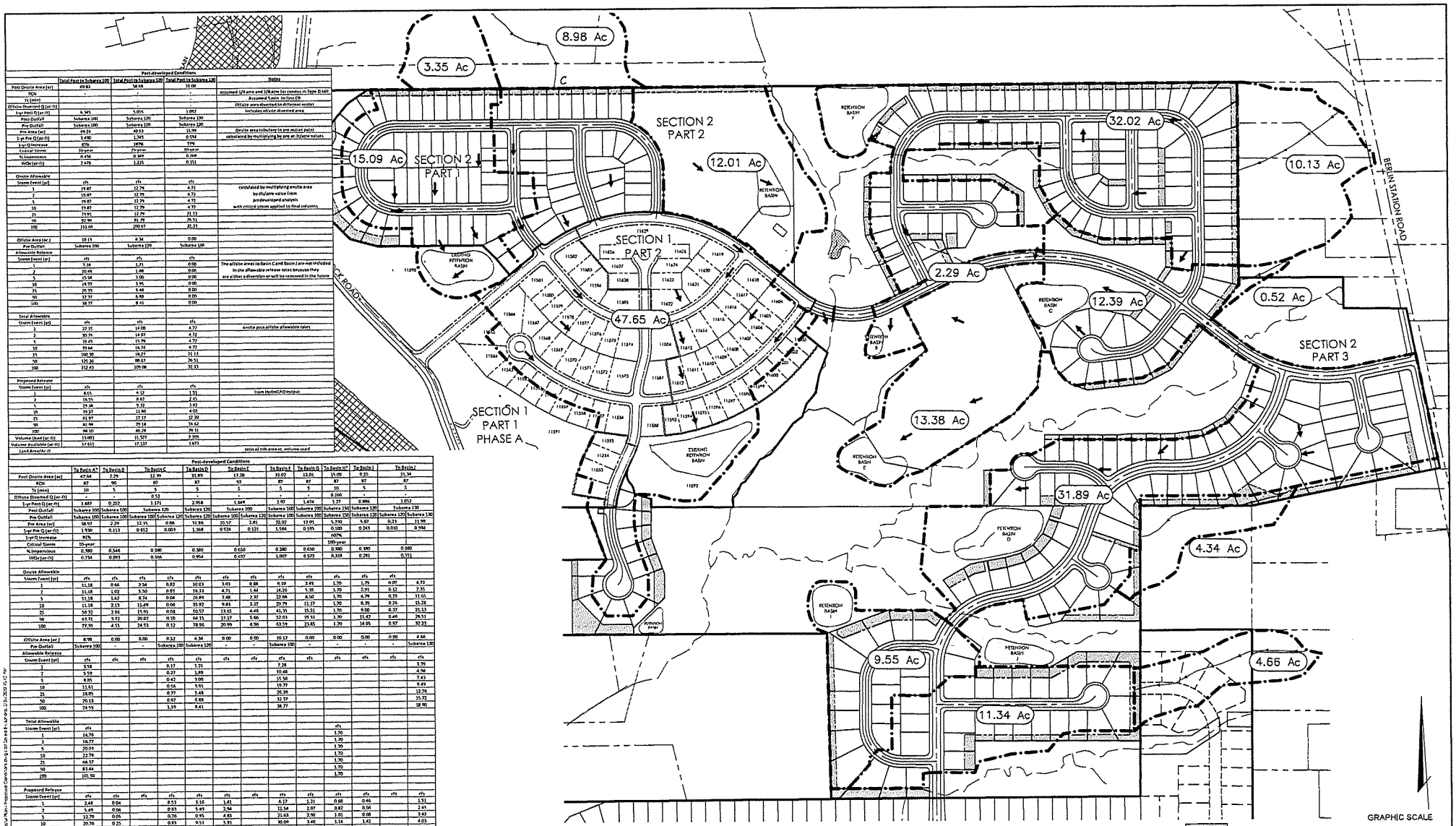
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CITY OF DELAWARE - DELAWARE COUNTY - OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
STORMWATER MASTER PLAN - EXISTING CONDITIONS

LOCATED IN:
FARM LOT 9 IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 3, 2020	20160057
Scale	Sheet
1"=100'	7/9

PRELIMINARY PLAT FOR TERRA ALTA



Post-developed Conditions

	Total Post to Subarea 100	Total Post to Subarea 120	Total Post to Subarea 130	Notes
Post Onsite Area (ac)	49.83	58.99	16.00	
RCN	-	-	-	assumed 1/4 acre and 1/8 acre for condos in Type B soil
Tc (min)				Assumed 5 min. in first DB
Offsite Diverted Q (ac-ft)				Offsite area diverted to different outlet
1yr Post Q (ac-ft)	4.345	5.015	1.052	includes offsite diverted area
Post Outfall	Subarea 100	Subarea 120	Subarea 130	
Pre Outfall	Subarea 100	Subarea 120	Subarea 130	
Pre Area (ac)	49.24	60.63	15.99	Onsite area tributary to pre outlet point
1yr Pre Q (ac-ft)	3.480	1.245	0.194	calculated by multiplying by pre ac-ft/acre values
1yr Q Increase	87%	187%	79%	
Critical Storm	10-year	25-year	10-year	
% Impervious	0.454	0.369	0.269	
WQv (ac-ft)	2.676	3.235	0.351	
Onsite Allowable				
Storm Event (yr)	cfs	cfs	cfs	
1	19.87	12.79	4.72	calculated by multiplying onsite area by cfs/acre value from pre-developed analysis with critical storm applied to final columns
2	19.87	12.79	4.72	
5	19.87	12.79	4.72	
10	19.87	12.79	4.72	
25	71.91	12.79	31.33	
50	92.96	81.79	26.51	
100	113.66	100.67	32.33	
Offsite Area (ac)	10.13	4.34	0.00	
Pre Outfall	Subarea 100	Subarea 120	Subarea 130	
Allowable Release				
Storm Event (yr)	cfs	cfs	cfs	
1	7.28	1.71	0.00	The offsite areas to Basin C and Basin J are not included in the allowable release rates because they are either a detention or will be removed in the future
2	10.48	1.88	0.00	
5	15.54	3.00	0.00	
10	19.77	3.95	0.00	
25	26.39	5.46	0.00	
50	32.37	6.88	0.00	
100	38.77	8.41	0.00	
Total Allowable				
Storm Event (yr)	cfs	cfs	cfs	
1	27.15	14.08	4.72	onsite plus offsite allowable rates
2	30.35	14.67	4.72	
5	35.41	15.79	4.72	
10	39.64	16.72	4.72	
25	98.30	18.27	31.33	
50	125.36	88.67	26.51	
100	152.43	109.08	32.33	
Proposed Release				
Storm Event (yr)	cfs	cfs	cfs	
1	8.65	4.12	1.51	from HydroCAD output
2	15.35	8.62	2.45	
5	29.28	9.32	3.42	
10	35.37	11.96	4.03	
25	61.97	17.17	12.20	
50	81.99	29.14	16.62	
100	98.35	66.28	29.11	
Volume Used (ac-ft)	13.003	11.527	2.723	
Volume Available (ac-ft)	17.615	17.137	1.873	ratio of rate areas vs. volume used
Land Area/Ac-ft				

Post-developed Conditions

	To Basin A*	To Basin B	To Basin C	To Basin D	To Basin E	To Basin F	To Basin G	To Basin H*	To Basin I	To Basin J
Post Onsite Area (ac)	47.64	2.29	12.39	31.89	13.38	32.02	12.01	15.09	9.55	11.34
RCN	87	90	87	87	90	87	87	87	87	87
Tc (min)	10	5	5	5	5	5	5	10	5	5
Offsite Diverted Q (ac-ft)	-	-	0.52	-	-	-	-	0.166	-	-
1yr Post Q (ac-ft)	3.487	0.257	1.371	2.958	1.669	2.97	1.474	1.77	0.886	1.052
Post Outfall	Subarea 100	Subarea 100	Subarea 120	Subarea 120	Subarea 120	Subarea 100	Subarea 100	Subarea 150	Subarea 120	Subarea 130
Pre Outfall	Subarea 100	Subarea 100	Subarea 120	Subarea 120	Subarea 120	Subarea 100	Subarea 100	Subarea 150	Subarea 120	Subarea 130
Pre Area (ac)	38.97	2.29	12.35	0.86	11.86	10.57	2.81	32.02	12.01	5.270	5.67	0.23	11.99
1yr Pre Q (ac-ft)	1.930	0.113	0.852	0.009	1.368	0.524	0.121	1.566	0.595	0.180	0.243	0.010	0.994
1yr Q Increase	81%									107%			
Critical Storm	10-year									100-year			
% Impervious	0.580	0.546	0.580	0.580	0.650	0.580	0.650	0.580	0.580	0.580			0.580
WQv (ac-ft)	0.734	0.093	0.366	0.954	0.657	1.007	0.572	0.318	0.291	0.351			
Onsite Allowable										
Storm Event (yr)	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs
1	11.18	0.66	3.54	8.02	10.03	3.03	0.88	8.19	3.45	1.70	1.79	0.07	4.72
2	11.18	1.02	5.50	8.83	16.33	4.71	1.44	14.36	4.35	1.70	2.01	0.12	7.35
5	11.18	1.62	8.74	8.04	25.97	7.48	2.37	22.96	6.56	1.70	2.79	0.19	11.65
10	11.18	2.13	11.49	8.06	35.92	9.85	3.17	29.75	11.17	1.70	6.39	0.26	15.28
25	58.32	7.86	15.95	8.08	50.57	13.65	4.46	41.35	15.51	1.70	9.00	0.37	21.33
50	83.91	5.72	20.07	8.10	64.15	17.17	5.66	52.03	19.51	1.70	11.42	0.49	26.51
100	77.75	4.55	24.53	8.12	78.86	20.99	6.96	63.59	23.85	1.70	14.05	0.57	32.33
Offsite Area (ac)	8.98	0.00	0.00	0.52	4.34	0.00	0.00	10.13	0.00	0.00	0.00	0.00	4.66
Pre Outfall	Subarea 100	-	-	Subarea 100	Subarea 120	-	-	Subarea 100	-	-	-	-	Subarea 130
Allowable Release													
Storm Event (yr)	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs
1	3.58			0.17	1.71			7.28					1.79
2	5.59			0.27	1.88			10.48					4.96
5	8.85			0.42	3.00			15.54					7.41
10	11.61			0.56	3.95			19.77					9.49
25	18.05			0.77	5.46			26.39					12.76
50	20.13			0.92	6.88			32.37					15.72
100	24.93			1.19	8.41			38.77					18.90
Total Allowable													
Storm Event (yr)	cfs									cfs			
1	14.76									1.70			
2	16.77									1.70			
5	20.03									1.70			
10	22.79									1.70			
25	68.37									1.70			
50	83.64									1.70			
100	101.58									1.70			
Proposed Release													
Storm Event (yr)	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs
1	2.68	0.04		0.51	2.16	1.41		6.17	1.21	0.68	0.46		1.51
2	5.69	0.06		0.93	5.49	2.94		11.54	2.07	0.82	0.56		2.45
5	12.79	0.05		0.76	0.95	4.85		21.63	2.90	1.01	0.68		3.42
10	20.26	0.25		0.85	0.51	5.31		30.09	3.40	1.14	1.42		4.03
25	31.68	1.12		1.40	11.41	12.99		58.70	10.73	1.70	5.32		12.20
50	54.79	3.93		4.28	18.05	18.71		44.97	15.85	1.45	10.32		16.62
100	76.71	9.28		9.17	25.99	22.26		58.57	20.26	1.68	13.19		20.31
Volume Used (ac-ft)	8.294	0.478		2.774	6.874	2.971		6.865	2.693	4.731	1.894		3.703
Volume Available (ac-ft)	10.337	0.67		4.605	8.97	4.208		9.115	3.598	6.290	3.556		5.073
Land Area/Ac-ft	5.66	4.79		6.43	4.66	4.50		4.67	4.46	3.39	3.04		4.20

Runoff volumes and peak flow rates calculated using TR-20/TR-55 method, HydroCAD used to generate values

*Basin A and Basin H were designed and built under Terra Alta, Section 1, Parts 1 & 2 but have been updated per the final plan on this table

REVISIONS	
DATE	DESCRIPTION
10/27/21	REVISED PER STAFF COMMENTS

EMHT
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

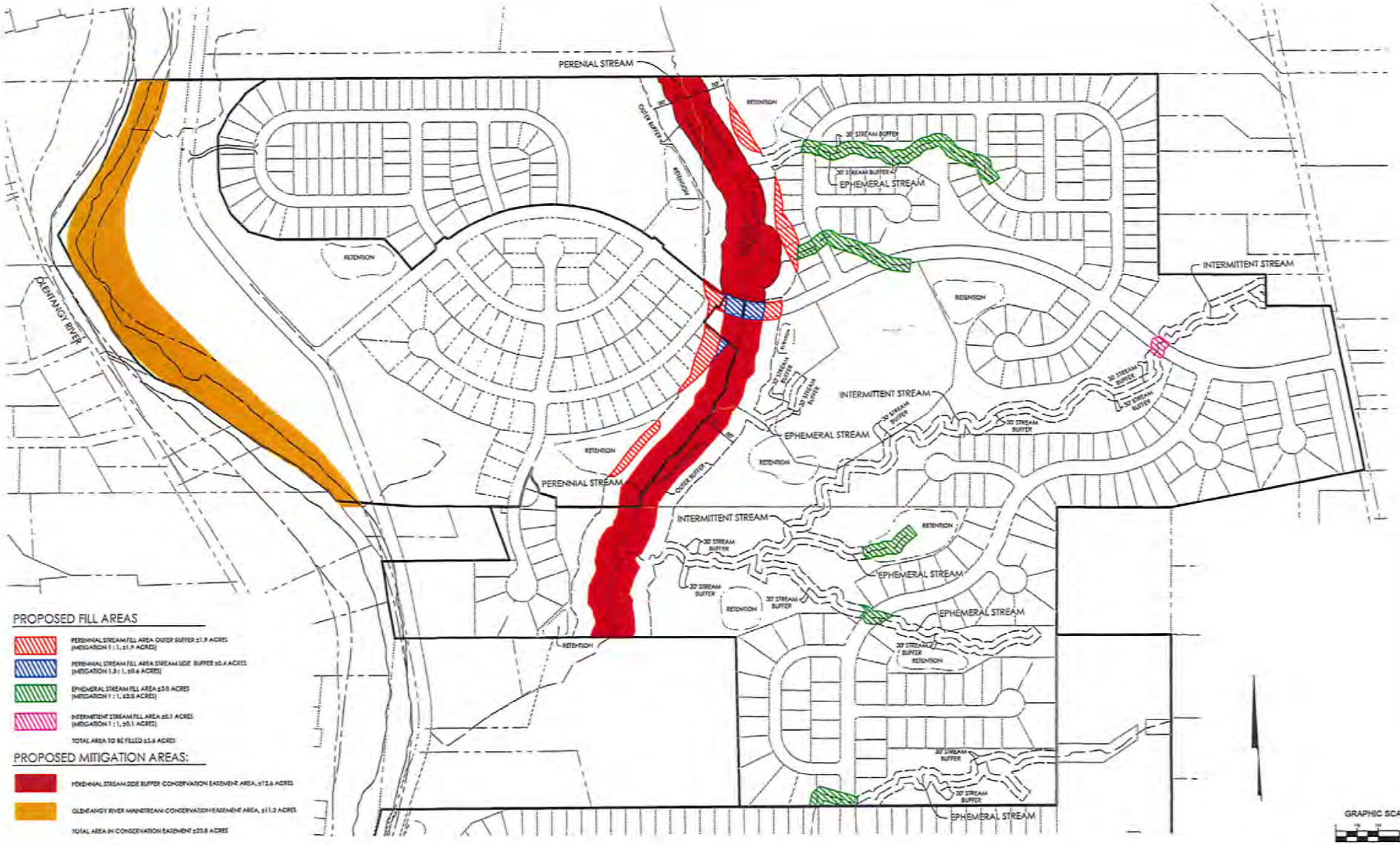
TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
STORMWATER MASTER PLAN - PROPOSED CONDITIONS

LOCATED IN:
FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	20180057
Scale	Sheet
1"=200'	8/9

PRELIMINARY PLAT FOR TERRA ALTA



REVISIONS

DATE	DESCRIPTION
10/07/20	REVISED PER COMMENTS

EMHT

TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
MITIGATION PLAN

LOCATED IN:
FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

DATE	JOB NO.
FEBRUARY 5, 2020	20180057
SCALE	SHEET
1"=200'	9/9

PRELIMINARY PLAT FOR TERRA ALTA

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 78° 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, 1808.68 feet;

N 03° 21' 16" E, 238.11 feet;

N 85° 43' 47" W, 254.40 feet;

S 06° 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° 15' 26" E, 630.57 feet;

N 15° 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 88° 51' 30" E, 542.50 feet to the northeast corner of said 61.983 acre tract;

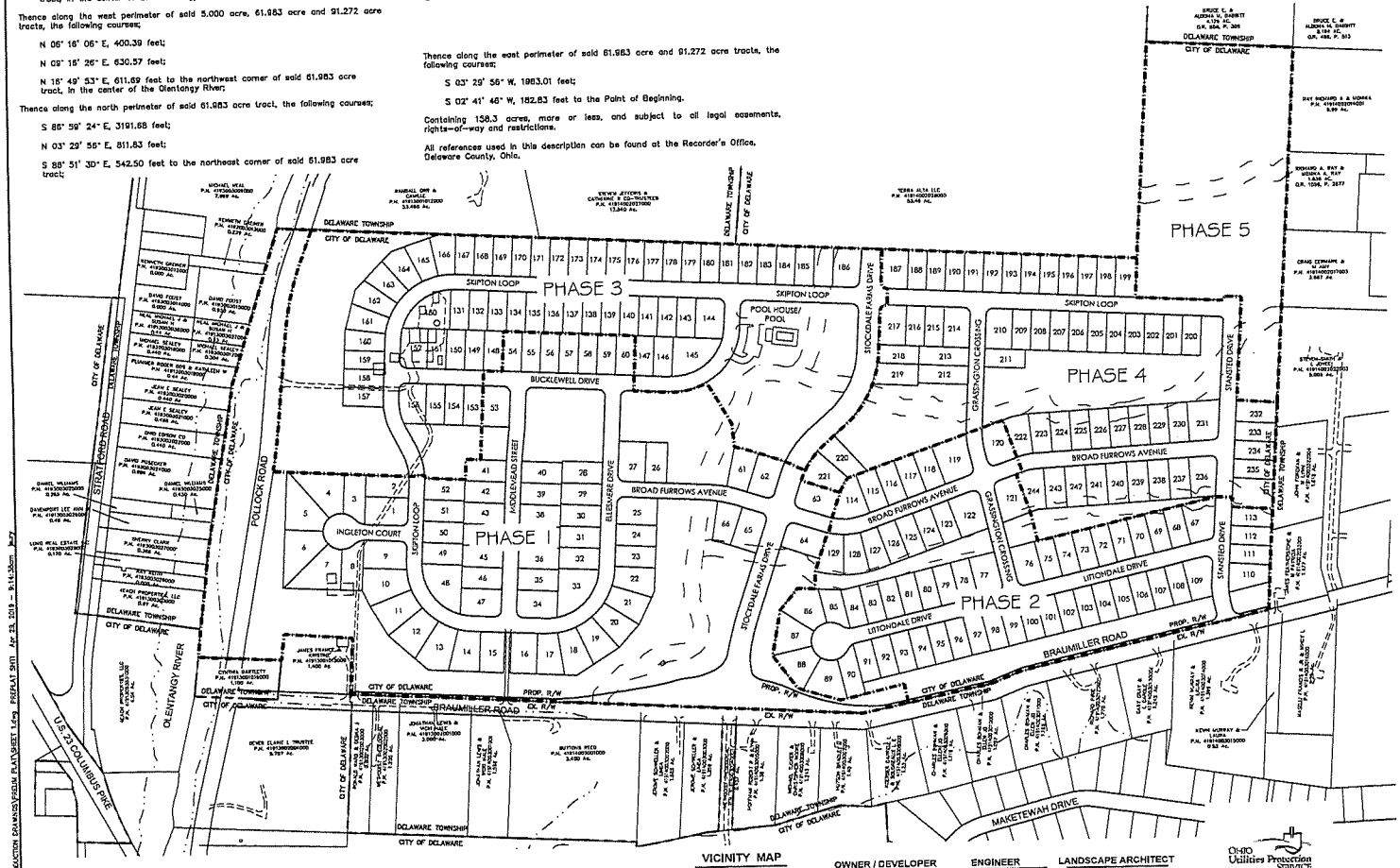
Thence along the east perimeter of said 61.983 acre and 91.272 acre tracts, the following courses;

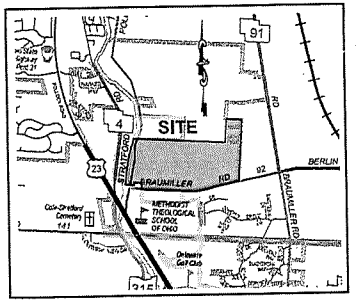
S 03° 29' 56" W, 1983.01 feet;

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 PMU DEVELOPMENT

TOTAL SITE:	158.3 ACRES
R/W AREA – POLLOCK ROAD:	2.23 ACRES
R/W AREA – OLD/BRAUMILLER ROAD:	2.38 ACRES
PROP./BRAUMILLER ROAD:	3.66 ACRES
NET SITE AREA LESS R/W:	150.09 ACRES
REQUIRED OPEN SPACE (20% GROSS):	30.30 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

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

VICINITY MAP
GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

NOTE:
The elevations shown on this plan are referenced to the North American Vertical Datum of 1988 (NAVD88).

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

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
TITLE SHEET

Date: 04/29/2019
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 16-0022-149
Drawing Number: 1 / 11

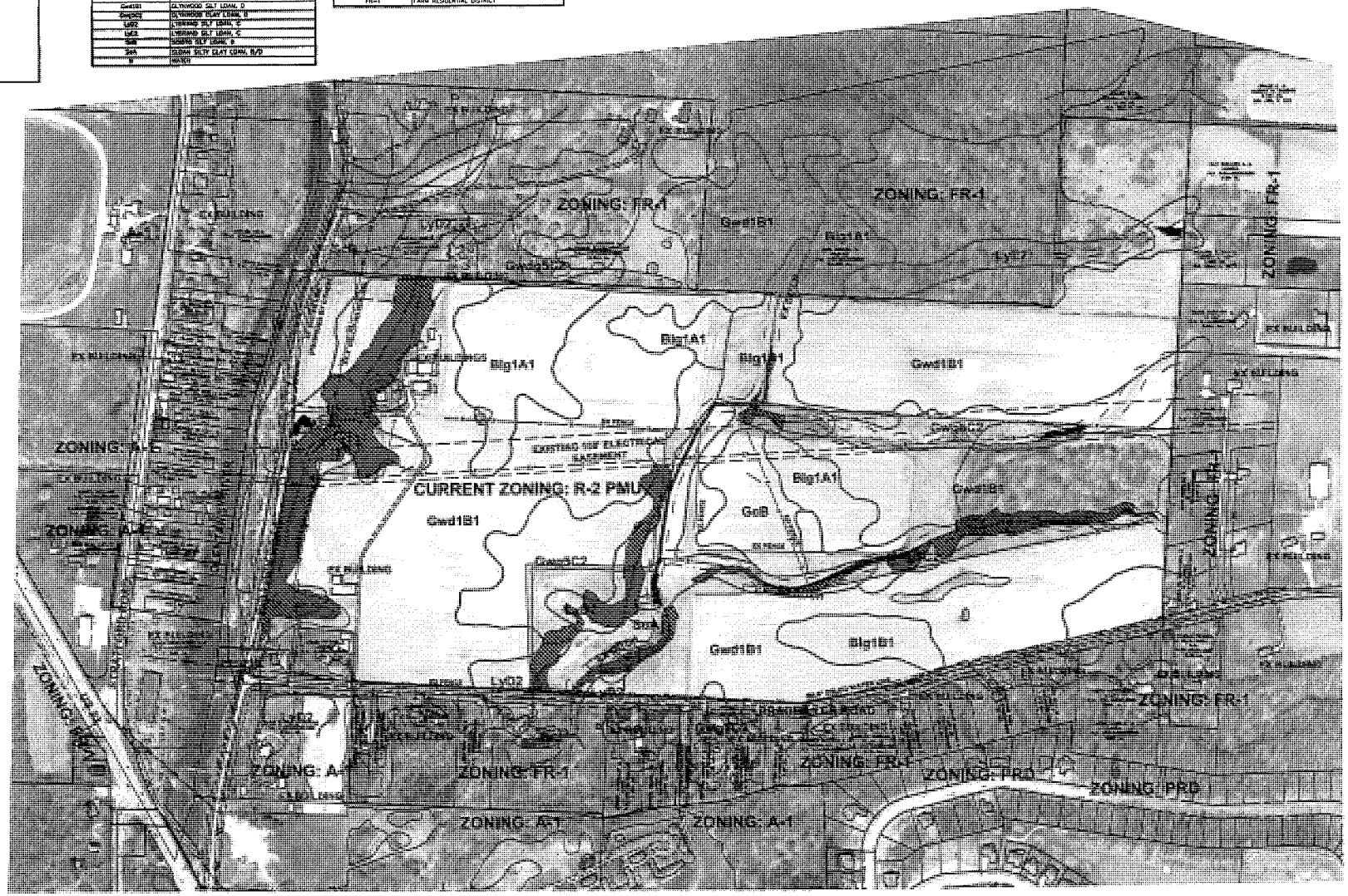
Z:\16-0022-149\PRODUCTION DRAWINGS\FINAL PLAT\SHEET 1.dwg PRELIMINARY PLAT Apr 23, 2019 - 9:14:38am JRS

LEGEND

- SOIL MAP BOUNDARY
- EXISTING BUILDING
- WOODS
- SLOPES >15%

MAP UNIT LEGEND	
MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
BigA1	BLOUNT SILT LOAM, D
BigB1	BLOUNT SILT LOAM, D
GoB	GALLMAN SILT LOAM, B
GwdB1	GLYNWOOD SILT LOAM, D
GwdC2	GLYNWOOD CLAY LOAM, D
LyC2	LYMAN SILT LOAM, C
LyD2	LYMAN SILT LOAM, C
MoB	MIAMIAN SILT LOAM, B
SmA	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



GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

433 Front Street, Columbus, Ohio 43230, ph 614.538.7750, fax 614.538.7755

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT

FOR

STOCKDALE FARMS

EXISTING CONDITIONS SITE PLAN

Issue Dates:

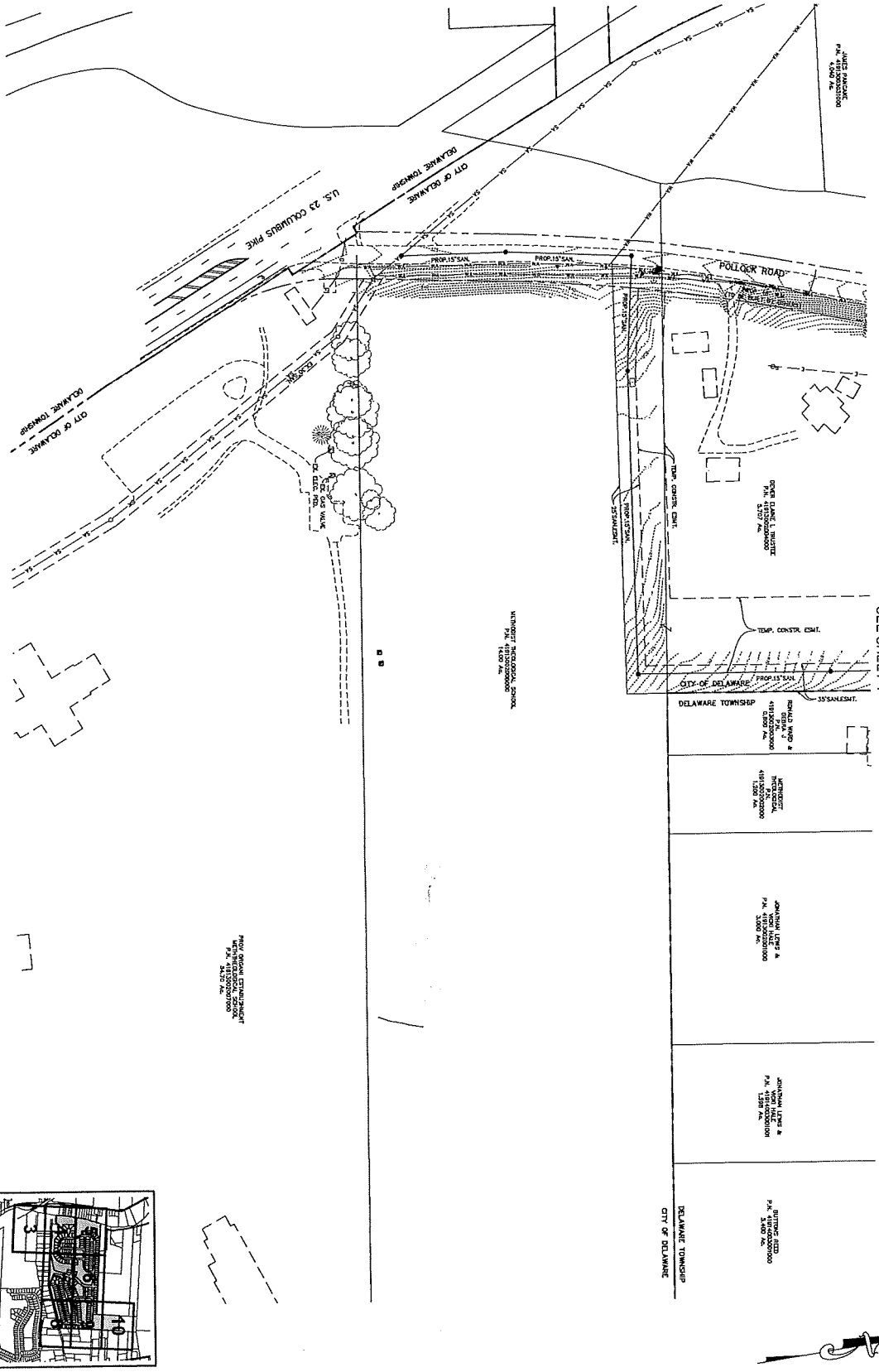
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Scale: 1"=200'

Drawn By: JRS | Checked By: DDD

Project Number: 16-0022-149

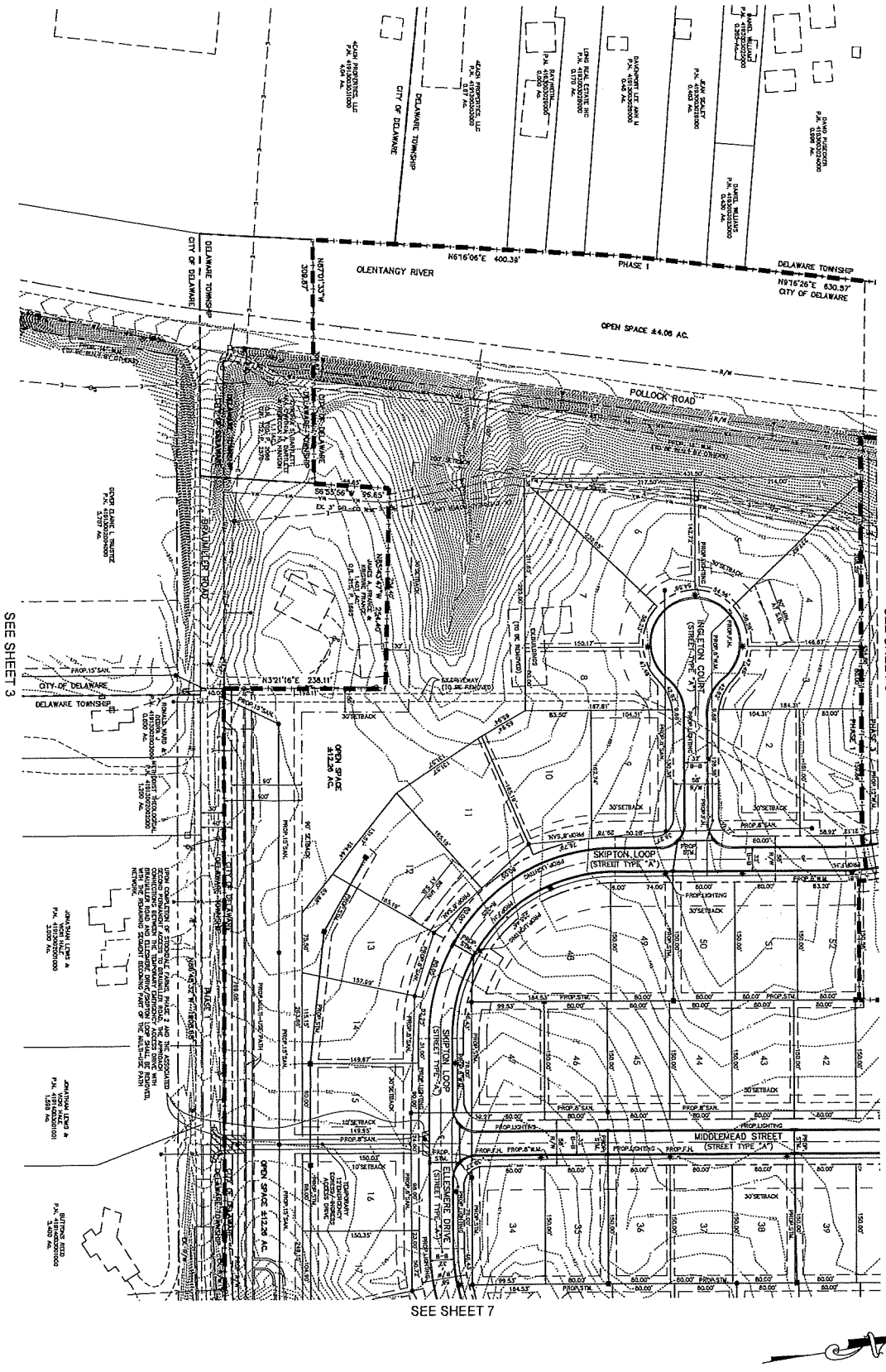
Drawing Number: 2 / 11

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UTILITY AND DIMENSION PLAN SHEET INDEX
NO SCALE

3 / 11	Drawing Number:	Issue Dates:	CITY OF DELAWARE, DELAWARE COUNTY, OHIO	PLAN PREPARED FOR:	PLAN PREPARED BY:
	16-0022-149 Project Number:		PRELIMINARY PLAT	TERRA ALTA, LLC 148 W. SCHROCK RD WESTERVILLE, OH 43081	ADVANCED CIVIL DESIGN ENGINEERS 432 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755
	Drawn By: JRS / Checked By: DDD		FOR STOCKDALE FARMS		
	Date: 04/29/2019 Scale: 1"=40'		SITE UTILITY PLAN - ZONE 3		



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	66 FEET

GRAPHIC SCALE
1 inch = 60 feet

4/11	Issue Dates:	CITY OF DELAWARE, DELAWARE COUNTY, OHIO	PLAN PREPARED FOR:	PLAN PREPARED BY:
Drawing Number:		PRELIMINARY PLAT	TERRA ALTA, LLC 148 W. SCHROCK RD WESTERVILLE, OH 43081	ADVANCED CIVIL DESIGN 422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fx 614.428.7755
16-0022-149		FOR STOCKDALE FARMS		
Project Number:		SITE UTILITY PLAN - ZONE 4		
Drawn By: JPC / Checked By: DDD				
Date: 04/23/2019 Scale: 1"=60'				

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT

FOR

STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 5

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
422 Beecher Road
Columbus, Ohio 43230
ph 614.428.2750
fax 614.428.2755

ENGINEERS

Issue Dates:

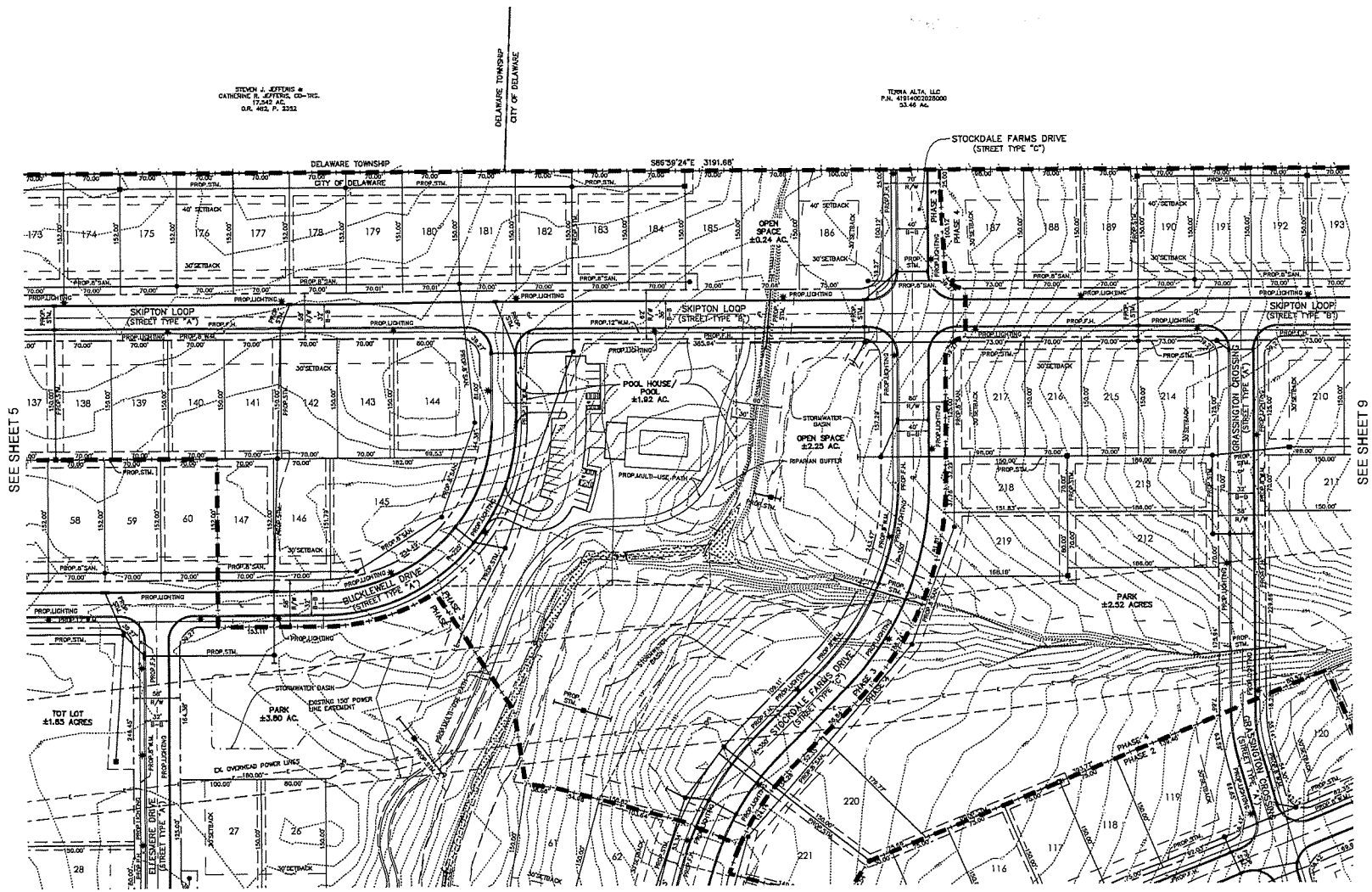
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Scale: 1"=40'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 5 / 11

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ADVANCED CIVIL DESIGN ENGINEERS, SURVEYORS, PLANNERS

PLAN PREPARED BY:

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 6

Issue Dates:

Date: 04/29/2019
Scale: 1"=60'

Drawn By: JRS | Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 6 / 11

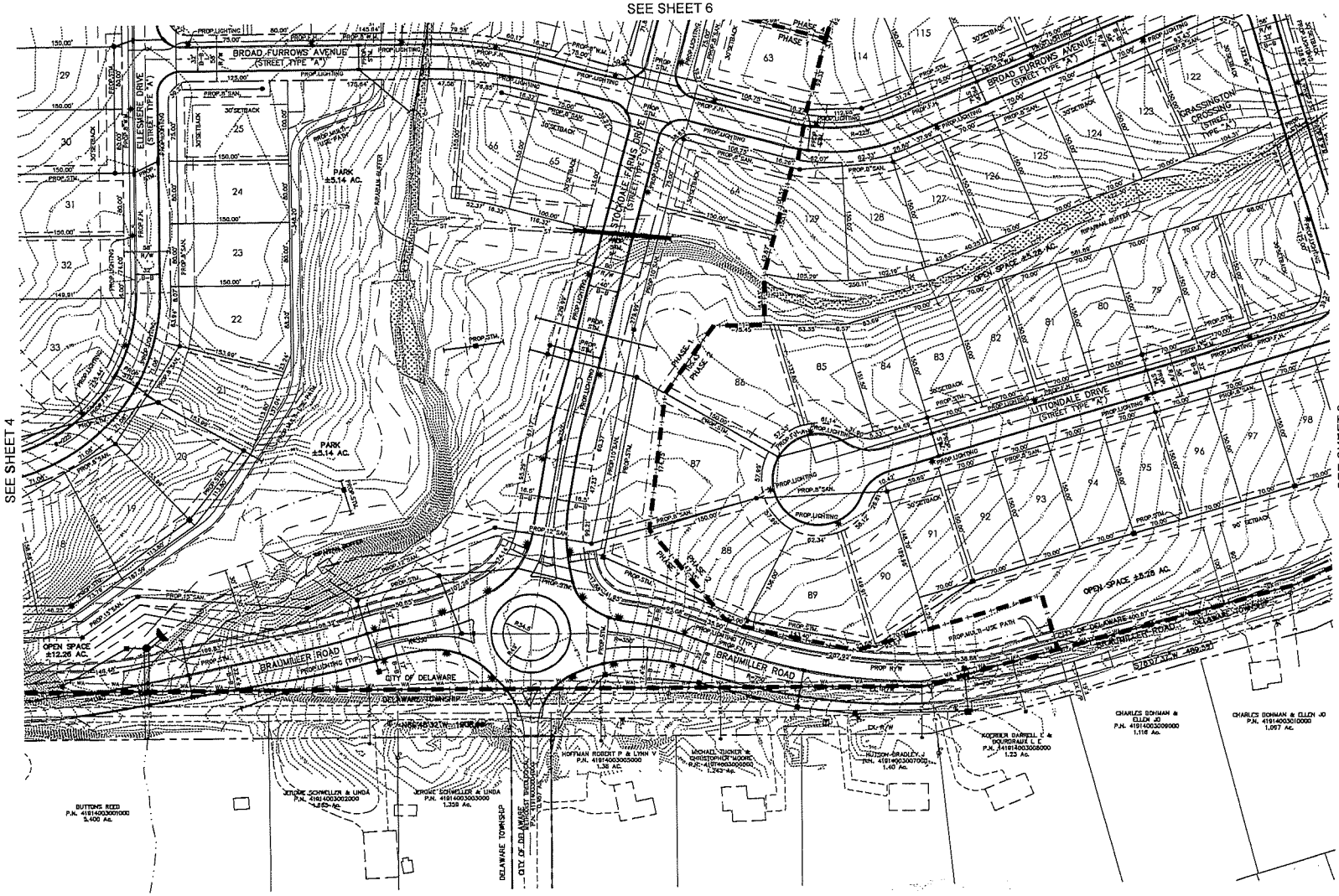
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STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	56 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	80 FEET

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS

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

Date: 04/29/2019
Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number: 16-0022-149

Drawing Number: 7 / 11

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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

STREET DATA

Issue Dates:

Date: 04/29/2019
Scale: 1"=60'
Drawn By: JRS
Checked By: DDB
Project Number: 16-0022-149
Drawing Number: 8 / 11

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT
FOR
STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 8

PLAN PREPARED FOR:
TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

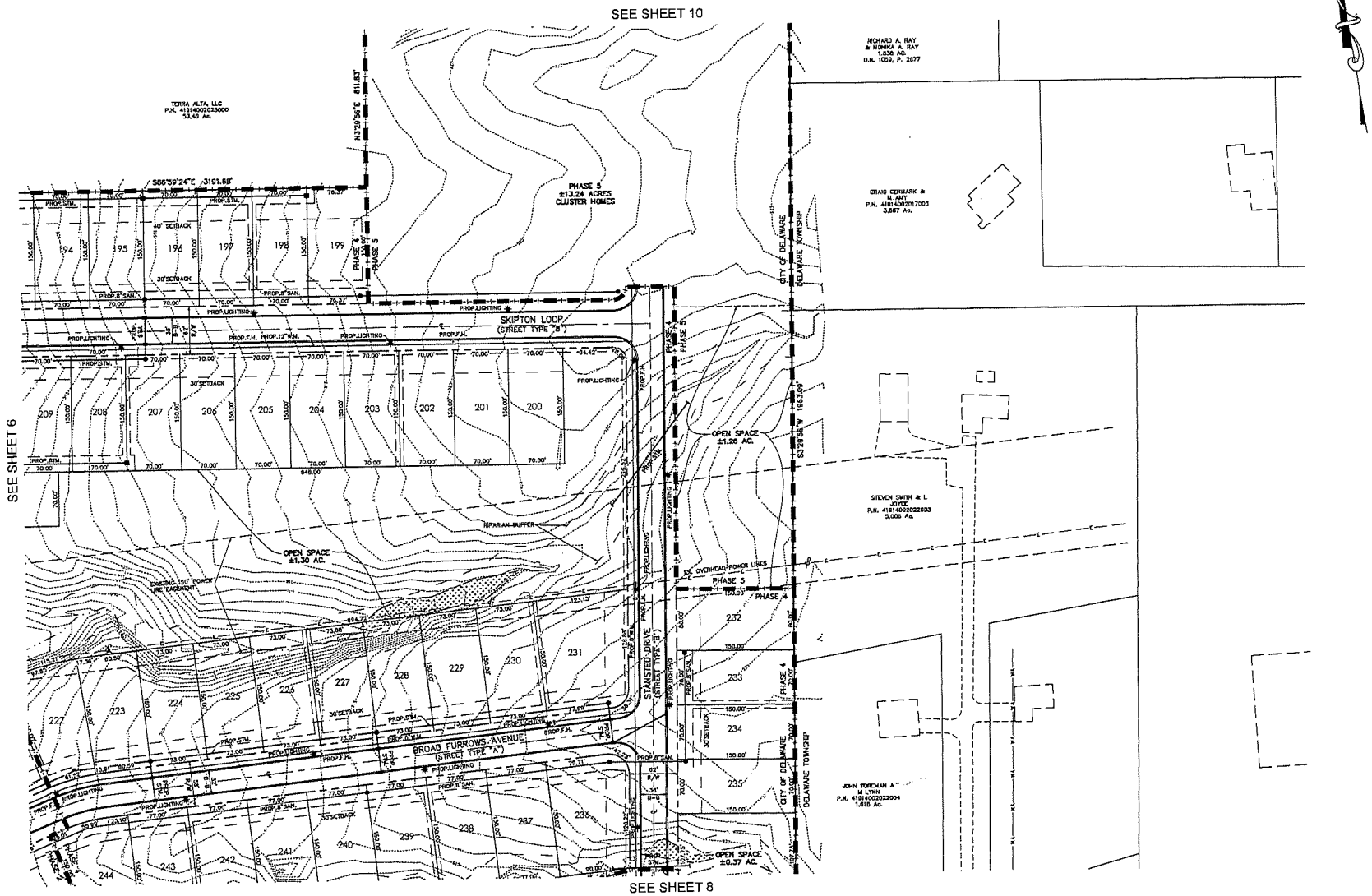
PLAN PREPARED BY:
ADVANCED
CIVIL DESIGN
ENGINEERS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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	66 FEET

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS

431 Enterprise Road
Delaware, Ohio 43015
ph 614.369.4006
fx 614.369.7755

PLAN PREPARED FOR:

TERRA ALTA, LLC
148 W. SCHROCK RD
WESTERVILLE, OH
43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY PLAT

FOR

STOCKDALE FARMS

SITE UTILITY PLAN - ZONE 9

Issue Dates:

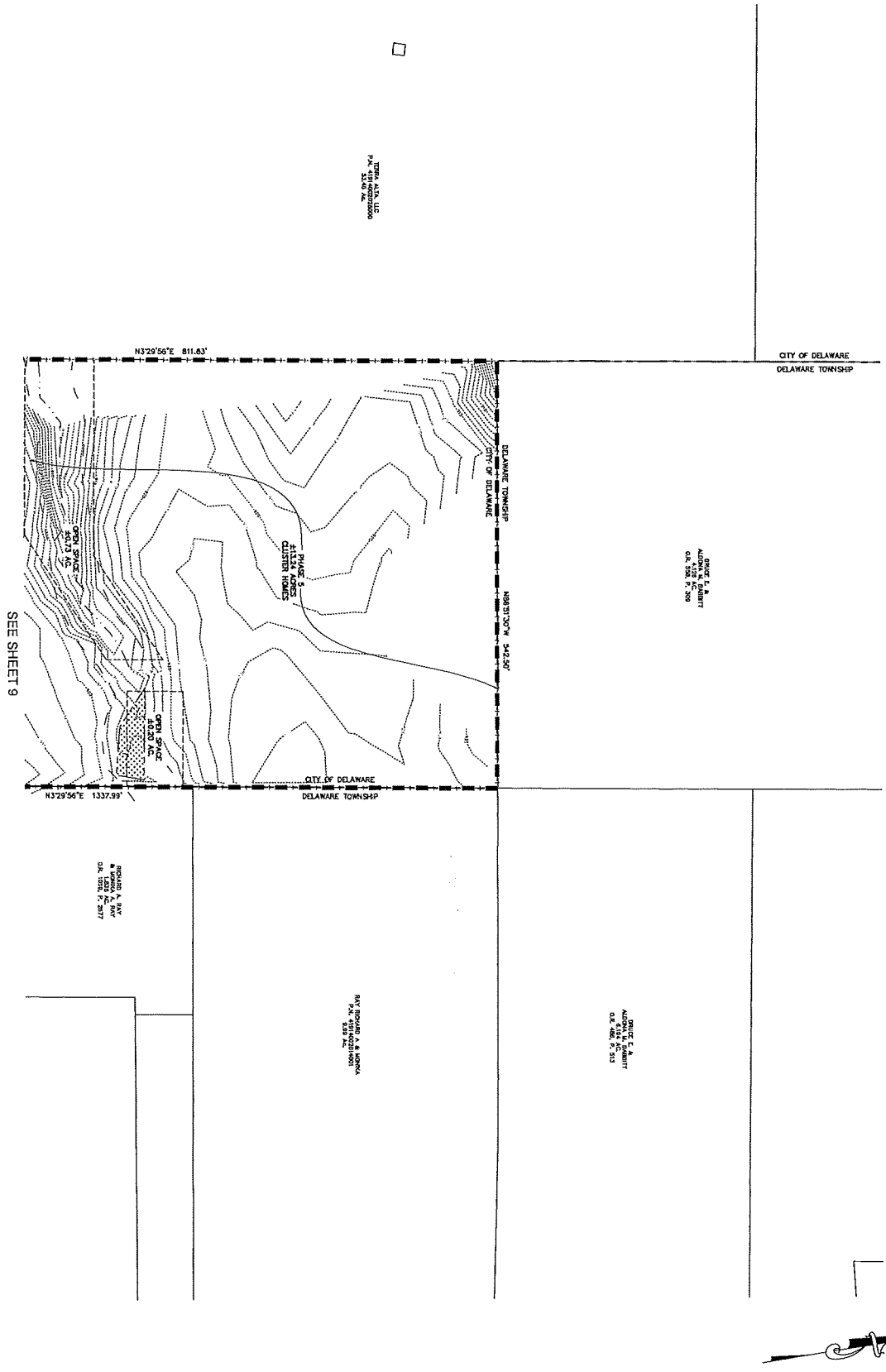
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Scale: 1"=60'

Drawn By: JRS
Checked By: DDD

Project Number:
16-0022-149

Drawing Number:
9 / 11

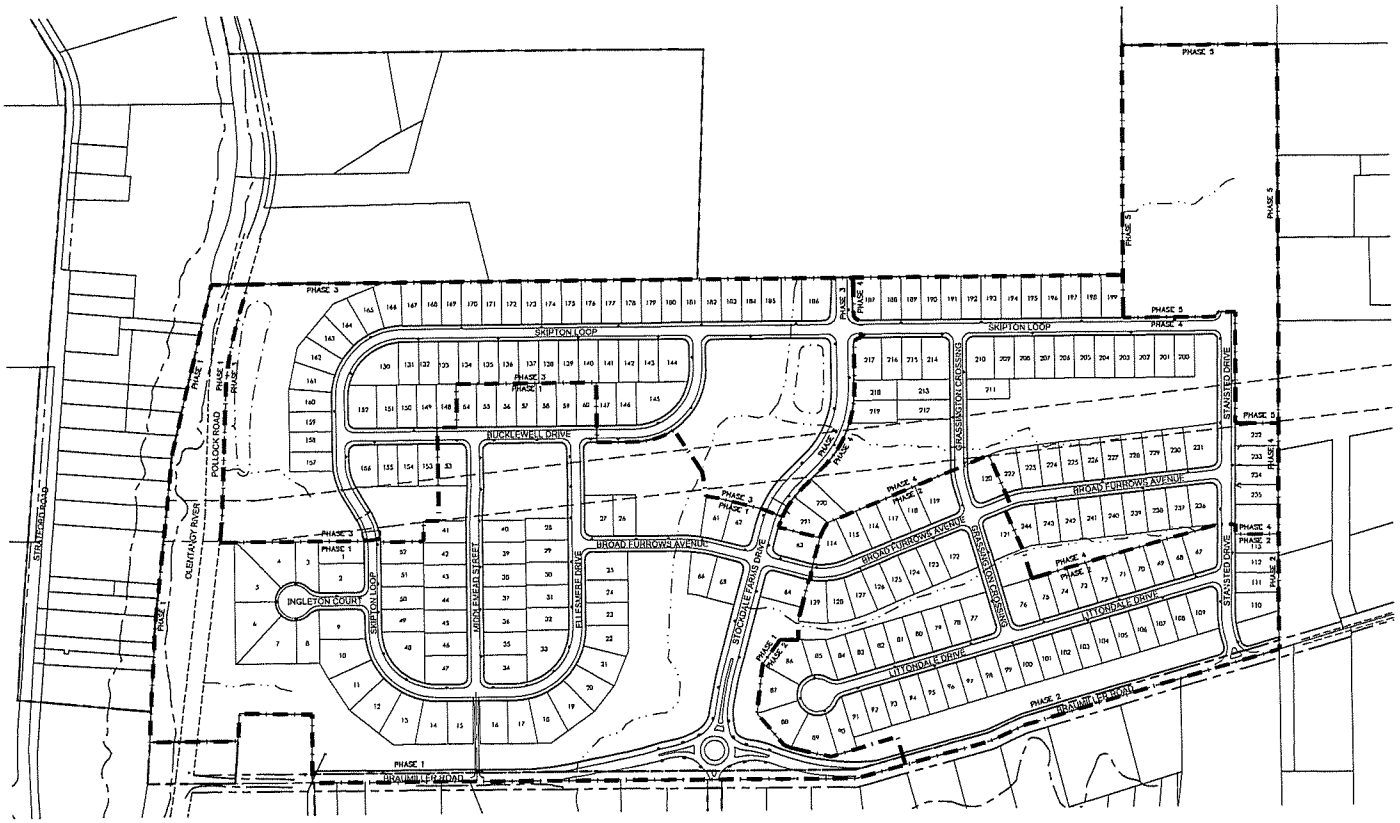
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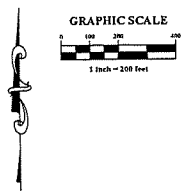


STREET DATA		
STREET TYPE	PAVEMENT WIDTH B/C TO B/C	RIGHT OF WAY
TYPE "A"	32 FEET	50 FEET
TYPE "B"	36 FEET	62 FEET
TYPE "C"	40 FEET	66 FEET

GRAPHIC SCALE
1 inch = 60 feet

Issue Dates:	CITY OF DELAWARE, DELAWARE COUNTY, OHIO	PLAN PREPARED FOR	PLAN PREPARED BY
Date: 04/29/2019	PRELIMINARY PLAT	TERRA ALTA, LLC 148 W. SCHROCK RD WESTERVILLE, OH 43081	ADVANCED CIVIL DESIGN ENGINEERING 422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7730 fax 614.428.7755
Scale: 1"=60'	FOR		
Drawn By: JPD	STOCKDALE FARMS		
Checked By: DDD	SITE UTILITY PLAN - ZONE 10		
Project Number: 16-0022-149			
Drawing Number: 10 / 11			





POLE SUPPORT
THE LIGHT POLE MUST BE ANCHORED TO A MINIMUM 24" BY 42" CONCRETE FOOTING, USING THE THREE GALVANIZED ANCHOR BOLTS PROVIDED WITH THE POLE, PER THE ANCHOR BOLT touchTES AND SPACING SPECIFIED BY THE POLE MANUFACTURER.

THE CONTRACTOR SHALL INSTALL STREET LIGHTS AT THE LOCATIONS SHOWN ON THESE 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 (OHIO) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMS), SECTION 1000 THRU 1070 STREET LIGHTING, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF THE SPECIFICATIONS CONTAINED IN THESE PLANS. AND THOSE STREET LIGHTING AND WORKMANSHIP PROVIDED IN THE SUPPLEMENTARY SPECIFICATIONS SHOWN ON THESE PLANS, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE FOLLOWING OR BY THE SPECIFICATIONS DETAILS SET FORTH HEREIN. THE TESTING REFERRED TO IN SECTION 1070.15 SHALL BE INCLUDED UNDER THIS CONTRACT.

THE PLANS DETAILS SHALL BE CONSIDERED SUPPLEMENTAL TO DIRECTIVES OF ELECTRICITY MATERIAL AND INSTALLATION SPECIFICATIONS

ALL LIGHT POLES SHALL BE INSTALLED 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 5'-0 HORIZONTAL AND 17-0 VERTICAL CLEARANCE FROM ALL WATER AND SEWER LINES.

NO SPLICES SHALL BE MADE IN CIRCUIT CABLES, EXCEPT AT BOXED LOCATIONS. SPLICES CAN BE MADE IN PULL BOXES ONLY WHERE CIRCUIT CROSSES STREET TO A LIGHT POLE.

IT IS 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 PUSH OR DRIVEN A MINIMUM DISTANCE OF ONE (1) FOOT BEYOND PAVEMENT EDGES.

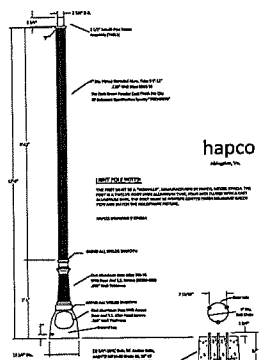
CONDUIT LOCATION MAY BE DEFLECTED AND LIGHT POLE FOUNDATION MAY BE RELOCATED AROUND OBSTACLES OR VISTAS AS APPROVED BY THE CITY.

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.

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 5 GL P7 FPD85 PCLL	GRANVILLE II LED, (1) 60W LED, Medium Bug Rating B2 – U4 – G5 3000K, 120–277V, Type 3 DISTRIBUTION with RMS & BANDS	LED DRIVER, ULT 0150C60UNVTHLWDGC, set for 1500mA	120V 1P 2W

NOTE: ACUITY BRANDS LIGHTING GRANVILLE LAD
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	0.08
AVERAGE TO MINIMUM FC RATIO	6.88
MOUNTING HEIGHT	14'–4"
CALCULATION ELEVATION	3'–0"

GENERAL PHOTOMETRIC SCHEDULE ROUNDABOUT

AVERAGE FOOTCANDLES	2.47
MAXIMUM FOOTCANDLES	3.29
MINIMUM FOOTCANDLES	0.73
AVERAGE TO MINIMUM FC RATIO	3.38
MOUNTING HEIGHT	15' (SINGLE), 17' (DOUBLE)
CALCULATION ELEVATION	0'–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 Luminaires

Model: GVD2 P30 30K AS M CMC 3 R 5 GL P7 FPD85 PCLL

GranVille II LED 2 (GVD2) Custom Match Color = RP0099N22 Delaware Green: GranVille&#174, ILED 2 (GVD2), LED Performance Package 30, 3000 Series CCT, Auto-Sensing Voltage (120-277), Modern Style – Swing, Open Design, Control Match Color, Installed 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 30 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 mini-light service panel with a 15 amp branch circuit over-current protection device must be installed at the top of a 4"x4" metal 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-feet 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-shorting 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 antishorting 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 12/8 wire clip 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 7060S-002. The post is a twelve-foot high aluminum tube, tapered fourinches 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 fourinches 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 finishing 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 111.06 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
Columbus, Ohio 43230
614.428.2150
Fx 614.428.2755

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: 04/29/2019
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 16–0022–149
Drawing Number: 11 / 11

Z:\16-0022-149\DWG\PRODUCTION DRAWINGS\FINAL PLAT\Stockdale Preliminary.dwg LTG1–MOST Apr 29, 2019 – 8:16:54am JerryT

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 Terra Alta Address Pollock Rd. & Braumiller Rd.

Acreage 472.9 Square Footage Varies Number of Lots ~778 Number of Units ~870

Zoning District/Land Use PMU A-1 Proposed Zoning/Land Use PMU Parcel # See attached

---

Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Rd, Westerville, OH 43081

Phone 614-891-2042 Fax 614-891-2045 E-mail johlin@rh-homes.com

Owner Name same as applicant Contact Person "

Owner Address —

Phone — Fax — E-mail —

Engineer/Architect/Attorney EMH&T / Kephart Fisher LLC Contact Person Jeff Strung / David Fisher

Address EMH&T: 5500 New Albany Rd, Columbus, OH 43054 / KF: 207 N. Fourth St. Columbus, OH 43215

Phone EMH&T: 614-989-8748 KF: 614-469-1882 Fax KF: 614-469-1887 E-mail jstrung@emht.com / davidfisher@kephartfisher.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.

Terra Alta LLC
By: _____
Owner Signature

David W. Fisher - Mgr
Owner Printed Name

_____
Agent Signature

_____
Agent Printed Name

Sworn to before me and subscribed in my presence this 5 day of February, 2020

_____
Notary Public

NOTARIAL SEAL STATE OF OHIO
Notary Stamp

Sara J. Radcliffe, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 6-8-17 Transfer Tax Paid $3,554.10
TRANSFERRED OR ~~TRANSFER NOT NECESSARY~~
Delaware County Auditor By TB

Doc ID: 011506250005 Type: OFF
Kind: DEED
Recorded: 06/08/2017 at 11:54:41 AM
Fee Amt: $52.00 Page 1 of 5
Workflow# 0000143222-0004
Delaware County, OH
Melissa Jordan County Recorder
File# 2017-00015802
BK 1507 PG 228-232
CROWN SEARCH BOX

Deed of Executor, Administrator, Trustee, Guardian, Receiver or Commissioner

JOHN ROGERS, TRUSTEE OF THE MAKI ROGERS FAMILY LEGACY TRUST, by the powers conferred by the Trust Agreement, and every other power, for valuable consideration paid, grants, with fiduciary covenants, to TERRA ALTA LLC, an Ohio Limited Liability Company, whose tax-mailing address is 148 W. Schrock Road, Westerville, Ohio 43081, the following **REAL PROPERTY**:

Situated in the State of Ohio, County of Delaware, City of Delaware and bounded and described as follows:

See attached for complete description

Auditor's Parcel Nos. 41914002028000 and 41914002029000

Known as 2065 Pollock Road, Delaware, Ohio 43015

Source of Title: Official Record 662, Page 491 and Official Record 1231, Page 340

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any

Executed by the Fiduciary on this 31 day of MAY, 2017.

THE MAKI ROGERS FAMILY LEGACY TRUST

By: John Rogers Trustee
John Rogers, Trustee

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, That on this 31 day of MAY, 2017, before me, the subscriber, a Notary Public, in and for said state, personally came John Rogers, Trustee of the Maki Rogers Family Legacy Trust, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and fixed my official seal on the day and year last aforesaid.

Megan Elizabeth Kosmo
Notary Public

NOTARY PUBLIC STATE OF OHIO

MEGAN ELIZABETH KOSMO
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Instrument prepared by: Alban & Alban, LLP, 7100 N. High St., #102, Worthington, Ohio 43085, (614) 340-4044

SCIOTO LAND SURVEYING SERVICE Surveyors

175 North Sandusky Street
Delaware, Ohio 43015

Phone: 740-369-7517
FAX: 740-363-7671

Jason B. Colleran, P.S. 7816
Jason Hafley, P.E. 6163
Retired, Frank Cobb, P.E. 5618

Description of a 69.605 acre Tract
for John Rogers, Trustee

March 17, 2015

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Lots P and Q, Quarter-Township 1, Township 4, Range 19 in the United States Military Lands, being all of the remainder of Tracts 1 and 2 conveyed to John Rogers, Trustee in Official Records Volume 1231, Page 340, and being more particularly described as follows:

COMMENCING at a MAG nail set at the intersection of the centerline of Township Road 101 (Pollock Road) and the north line of Lot 5, also being the south line of Lot Q, also being on the north line of a 61.983 acre tract (Tract 1) conveyed to LYH, LLC in Official Records Volume 81, Page 1310;

DESCRIPTION FOR CLOSING ONLY
NOT Approved/Accepted
Needed/Approved/Rejected
Delaware County Engineer
3-25-15

thence along the said north line of Lot 5, also being the said south line of Lot Q, also being the said north line of the 61.983 acre tract South 85° 38' 52" East 1580.65 feet to an iron bar set, being the southeast corner of a 17.542 acre tract (Parcel 1) conveyed to Steven J. and Catharine R. Jefferis, Co-Trustees in Official Records Volume 482, Page 2352, also being the TRUE POINT OF BEGINNING of the following described tract;

thence along the east line of the 17.542 acre tract North 04° 16' 38" East 809.45 feet to an axle found;

thence along the north line of the said 17.542 acre tract, and along the north line of a 0.304 acre tract (Parcel 2), and along the north line of a 4.650 acre tract (Parcel 1) conveyed to Edward J. and Debra K. Connor in Deed Book 607, Page 386, and along the north line of a 1.151 acre tract conveyed to Charles William Keller, Jr. and Kathleen M. Keller in Official Records Volume 1146, Page 558 North 85° 34' 16" West 1828.85 feet to a point in the center of the Olentangy River (passing a 3/4" iron pipe found at 1499.03 feet and a 5/8" iron bar found at 1549.03 feet), being on the east line of a 3.50 acre tract conveyed to Lynn O. Wallenmire in Official Records Volume 1046, Page 93;

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

thence along the said center of the Olentangy River, also being the said east line of the 3.50 acre tract, and along the east line of a 3.23 acre tract conveyed to Lynn O. Wallenmire, Trustee in Official Records Volume 906, Page 1089 North 02° 38' 51" West 377.19 feet, being the southwest corner of a 2.355 acre tract conveyed to John Thomas Rogers in Deed Book 592, Page 768, and Official Records Volume 932, Page 1027;

thence along the south line of the said 2.355 acre tract South 83° 58' 59" East 522.20 feet to a 5/8" iron bar found (Patridge) (passing a MAG nail set at 62.56 feet);

thence along the east line of the said 2.355 acre tract North 13° 42' 55" West 287.48 feet to an iron bar set, being on the south line of a 101.38 acre tract (Tract 2) conveyed to Pollock Venture LLC in Official Records Volume 593, Page 1701;

thence along the said south line of the 101.38 acre tract South 88° 00' 00" East 2682.01 feet to a 5/8" iron bar found (Shores) being the northwest corner of a 3.420 acre tract conveyed to Bruce E. and Aldona M. Babbitt in Deed Book 615, Page 387;

Poor Copy As Presented To The
DELAWARE COUNTY RECORDER

Sterling & Babbitt, Attorneys & Counselors

thence along the west line of the said 3.420 acre tract South 04° 10' 18" West 274.11 feet to a 3/8" iron bar found (SLSS), being the northwest corner of a 4.126 acre tract conveyed to Bruce E. and Aldona M. Babbit in Deed Book 558, Page 309, also being on the south line of Lot P and the north line of Lot Q;

thence along the west line of the said 4.126 acre tract South 04° 37' 01" West 331.17 feet to a 1/2" iron pipe found (SLSS), being a northwest corner of the aforesaid 61.983 acre tract;

thence along a west line of the said 61.983 acre tract South 04° 52' 51" West 811.70 feet to a wood corner post found, being on the north line of Lot S, also being the south line of Lot Q;

thence along the said north line of Lot S, also being the said south line of Lot Q, also being the said north line of the 61.983 acre tract North 85° 25' 42" West 1006.68 feet to the TRUE POINT OF BEGINNING;

containing 69.685 acres, more or less;

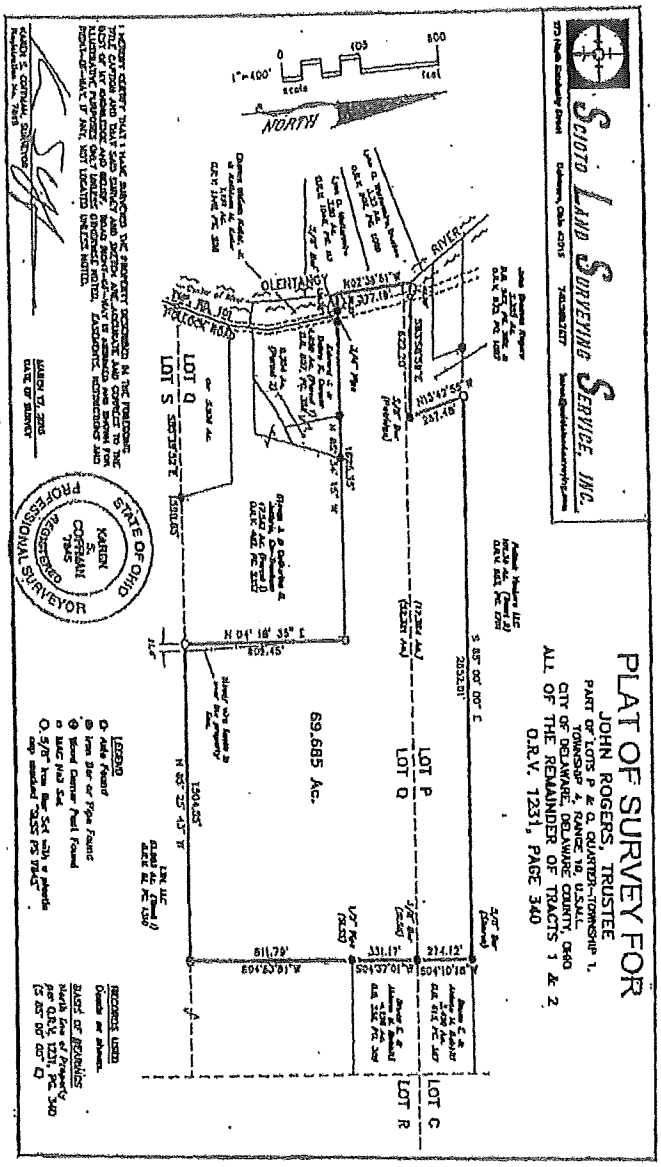
subject to all easements, restrictions, and rights-of-way, if any, of record;

Surveyed by Karen S. Coffman, Surveyor, Registration No. 7845 on March 17, 2015. Basis of bearings is the north line of the said property (S 85° 00' 00" E), per Official Records Volume 1231, Page 340. All iron bars set are 5/8" in diameter and are set with a plastic cap marked "SLSS PS 7845".

Karen S. Coffman, Surveyor
Registration No. 7845

STATE OF OHIO
KAREN S. COFFMAN 7845
REGISTERED PROFESSIONAL SURVEYOR

Poor Copy As Presented To The
DELAWARE COUNTY RECORDER



Poor Copy As Presented To The
DELAWARE COUNTY RECORDER

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 8-3-17 Transfer Tax Paid
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By CM

Doc ID: 011568190009 Type: OFF
Kind: DEED
Recorded: 08/03/2017 at 11:25:27 AM
Fee Amt: $84.00 Page 1 of 9
Workflow# 0000146699-0004
Delaware County, OH
Melissa Jordan County Recorder
File# 2017-00021841
BK 1518 PG 1449-1457
CROWN SEARCH BOX

17115-UT
Crown-TTA-CD

QUIT CLAIM DEED

POLLOCK VENTURE LLC, an Ohio limited liability company, (the "Grantor"), for valuable consideration paid, grants to TERRA ALTA LLC, an Ohio limited liability company (the "Grantee), whose tax mailing address is 148 W. Schrock Road, Westerville, Ohio 43081, all of Grantor's interest in and to the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

Prior Instrument References:	Deed Book Volume 0593, Page 1689, Deed Book Volume 0593, Page 1701, Deed Book Volume 1429, Page 838 Recorder's Office, Delaware County, Ohio
Parcel Numbers:	419-140-02-006-000, 419-130-01-001-000, 419-130-01-002-000, 419-130-01-003-000, 419-130-01-004-000, 419-140-02-024-000, 419-140-02-025-000, 419-140-02-024-001 419-130-01-014-000

IN WITNESS WHEREOF, the Grantor has caused the execution of this Quit Claim Deed this 31st day of July, 2017.

POLLOCK VENTURE LLC, an Ohio limited liability company

By: _____
Vincent Romanelli, Managing Member

[Acknowledgement Contained on Next Page]

STATE OF OHIO)
) §
COUNTY OF ~~FRANKLIN~~ Delaware)

The foregoing instrument was acknowledged before me this 31st day of July, 2017 by Vincent Romanelli, Managing Member of Pollock Venture LLC, an Ohio limited liability company, on behalf of such company.

Notary Public

JEFFREY A. AUKER,
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date,
Section 147.03 R.C.

This Instrument prepared by:
David W. Fisher, Esq.
Kephart Fisher LLC
207 North Fourth Street
Columbus, OH 43215

EXHIBIT 'A'

17115-UT

LEGAL DESCRIPTION

Situated in the Township of Delaware, County of Delaware, State of Ohio, and is described as follows:

Situated in the County of Delaware, in the State of Ohio, and in the Township of Delaware, and bounded and described as follows:

TRACT ONE:

Being in Range 19, Township 4, Section 1, Lot 10, USM Lands, and bounded and described as follows:

Beginning in the center of the Olentangy River in the northwest corner of Lot 10; thence S 85 degrees E. 289.42 poles to a stone; thence S 5 degrees 8' W 57.19 poles;

DESCRIPTION FOR CLOSING ONLY
RPC Approval Required
Municipal Approval Required
Delaware County Engineer
7.28.17

Thence N 85 degrees 5' W 236.22 poles; Thence S 75 degrees 35' W 59.09 poles to the center of the Olentangy River; thence up the center of the Olentangy Rive with the meanderings thereof, N 36 degrees 47' W 17.05 poles; thence N 31 degrees 7' W 12.68 poles; thence N 13 degrees 48' E 16.76 poles;

Thence N 33 degrees 25' E 23.62 poles; thence N 29 degrees 50' E 19.31 poles to the place of beginning, containing 113.27 acres of land more or less.

TRACT TWO:

The following real estate situated in the County of Delaware, State of Ohio, and in the Township of Delaware, bounded and described as follows:

A part of the south end of Lot #10 and a part of the north end of Lot P in the first section of Delaware Township, in Township 4, Range 19, United States Milltary Lands.

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer
8/3/17

Beginning on the east bank of Olentangy Rive, which is also known as Whetstone Creek or River, at the northwest corner of land now or formerly owned by William Johnston;

Thence with Johnston's line, south 87 degrees 30' east, passing the center of the public road at 5.50 rods, in all 229.00 rods to a post and stone on an old lot line at the southwest corner of a 16.12 acre tract sold off from the original 133.00 acre tract, of which this is a part;

Thence north 2 degrees 43' east, passing the northwest corner of said 16.12 acre tract at 54.80 rods, passing the northwest corner of a 4.12 acre tract, sold off from said original 133.00 acre tract, of which this is a part, at 68.05 rods, in all 69.68 rods to the southeast corner of a 113.27 acre orchard farm, formerly owned by Earl L. Miller et al;

Thence with two of Miller's line, north 87 degrees 30' west 236.22 rods to a stone and post and south 73 degrees 10' west, passing the center of the public road at about 22.00 rods, in all 59.09 rods to the east bank of the Olentangy River;

Thence along said river bank, south 52 degrees east 68.00 rods and south 35 degrees 45' east 13.00 rods to the place of beginning, containing 112.86 acres, more or less.

EXCEPTING THE FOLLOWING DESCRIBED TRACT:

Situated in Delaware County, State of Ohio, Township of Delaware, and being in Range 19, Township 4, Section 1, Lot P, USM Lands and beginning at a railroad spike at the southeast corner of a 13.98 acre tract, Deed Book 285, page 505;

Thence S 38 degrees 45' E along the center line of said County Road No. 101 (Pollock Road) 403.33 feet to the point of curvature of a 20 degrees 47' curve to the right (radius 275.68 feet);

Exhibit A continued

Thence along said curve, arc distance 114.03 feet to the point of tangency; thence S 15 degrees 03' E 636.26 feet to a steel pin; thence N 82 degrees 18' W 168.91 feet to the center of the Olentangy River;

Thence N 48 degrees 58' W along the center of said river 999.88 feet to a point; thence N 42 degrees 53' W 258.62 feet to a point being the southwest corner of said 13.98 acre tract; thence N 75 degrees 35' E 649.10 feet to the point of beginning, containing 11.478 acres.

The above described property being subject to all legal highways and easements of record.

TRACT THREE:

Being in Range 19, Township 4, Section 1, Lot P, USM Lands and beginning at a railroad spike at the point of intersection of the north line of Lot P and the centerline of Delaware County Road No. 101 (Pollock Road), being the southeast corner of a 13.98 acre tract, Deed Book 285, page 505;

Thence S 38 degrees 45' E along the center line of said County Road No. 101 (Pollock Road) 403.33 feet to the point of curvature of a 20 degrees 47' curve to the right (radius 275.68 feet); thence along said curve, arc distance 114.03 feet to the point of tangency;

Thence S 15 degrees 03' E 636.26 feet to a steel pin; thence N 82 degrees 18' W 168.91 feet to the center of the Olentangy River; thence N 48 degrees 58' W along the center of said river 999.88 feet to a point; thence N 42 degrees 53' W 258.62 feet to a point being the southwest corner of said 13.98 acre tract being the north line of Lot P;

Thence N 75 degrees 35' E 649.10 feet to the point of beginning, containing 11.478 acres.

Being that part of Parcel No. 2 described in deed of record in Deed Book 285, page 507, Delaware County, Ohio Recorder's Office, lying between the center of the Pollock Road and the center of the Olentangy River.

Both of the above described tracts being subject to all legal highways and easements of record.

TRACT FOUR:

Situated in the City of Delaware, County of Delaware, State of Ohio, is described as follows:

Being a part of Lot 10, Lot P, Lot D and Lot C, Section 1, Township 4 and Range 19, U.S.M. Lands;

Beginning at a bolt found set over an old corner stone in the centerline of County Road 91 (Berlin Station Road) where it intersects the common line between Lot D and Lot C; thence along the centerline of said County Road 91, south 10 degrees 53' 05" east a distance of 740.45 feet to a railroad spike set on the northeast corner of an 8.0 acre tract of land owned by Raymond C. and Dorothy Hagaman as described in Deed Book 209 page 487;

Thence along the north line If said 8.0 acre tract, south 79 degrees 46' 40" west (passing over an iron pipe set at 30.00 feet) a total distance of 929.94 feet to an old corner stone found on the westerly line of Lot C; thence north 80 degrees 58' 20" west a distance of 53.62 feet to an iron pipe set on the easterly line of a 74.33 acre tract of land owned by Jack G. Schmidt as described in Deed Book 336, page 1;

Thence along the east line of said 74.33 acre tract and the east line of a 25.0 acre tract North 0 degrees 13' east a distance of 1114.98 feet to an iron pipe set at the southwesterly corner of a tract of land owned by Charles Donovan; thence south 89 degrees 08' 16" east along the south line of said Donovan tract, a distance of 507.09 feet to an iron pipe set on the northwest corner of a 1.00 acre tract of land now or formerly owned by Maude I. Spence as described in Deed Book 327, page 685, Delaware County Recorder's Office;

Thence south 0 degree 45' 45" west a distance of 150.43 feet to an iron pipe set on the southwest corner of aforementioned 1.0 acre tract; thence along the southerly line of said 1.0 acre tract south 89 degrees 08' 16" east (passing over an iron pipe set at 275.26 feet) a total distance of 305.91 feet to a bolt found over an old corner stone in the centerline of County Road 91;

Exhibit A continued

Thence along the centerline of said County Road 91, south 10 degrees 53' 05" east a distance of 69.83 feet to the place of beginning.

Containing 20.04 acres more or less of which 0.24 of an acre is in Lot 10, 3.00 acres are in Lot D, 1.03 acres are in Lot P and 14.77 acres are in Lot C.

Subject to all easements and rights-of-way of record.

Surveyed by Franklin D. Stults, Registered Surveyor No. 4873.

For Informational Purposes only:
Property Address: Pollock Road and Berlin Station Rd Delaware, Ohio 43015
Parcel No.:

EXHIBIT A – Continued

TRACT I: (91.272 acres)

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lots Sand T, Section 1, Township 4, Range 19, United States Military Lands, and being a 42 acre tract (Tract III) and a 51.76 acre tract (Tract IV), both conveyed to Evelyn J. Stockdale in Deed Book (D.B.) 521, Page 539, Delaware County Recorder's Office;

DESCRIPTION FOR CLOSING ONLY
RPC Approval Required
Municipal Approval Required
Delaware County Engineer
7.28.17

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of the said Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Weiser, found in Surveyors Record 10, Page 48, being the southeast corner of the said 42 acre tract, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 6.726 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence along the centerline of the said Braumiller Road and a south line of the said 42 acre tract the following three (3) courses;

South 78 degrees 13 minutes 03 seconds West, 928.44 feet to a found railroad spike;

South 69 degrees 39 minutes 13 seconds West, 130.67 feet to a set "Mag" nail;

South 79 degrees 27 minutes 09 seconds West, 489.59 feet to a found 5/8" iron pin;

DESCRIPTION FOR CLOSING ONLY
RPC Approval Required
Municipal Approval Required
Delaware County Engineer

Thence North 85 degrees 29 minutes 00 seconds West, 1668.40 feet, along the centerline of the said Braumiller Road, and a south line of the said 42 acre tract, and a south line of the said 51.76 acre tract, to a set "Mag" nail, being the southeast corner of a 5.000 acre tract conveyed to Michael F. and Terry E. Stockdale in D.B. 523, Page 559;

Thence North 04 degrees 14 minutes 48 seconds East, 536.51 feet, crossing the said 51.76 acre tract and along the east line of the said 5.000 acre tract, passing a set iron pin at 30.00 feet, to a set iron pin, being the northeast corner of the said 5.000 acre tract;

Thence North 84 degrees 50 minutes 18 seconds West, 586.14 feet, crossing the said 51.76 acre tract and along the north line of the said 5.000 acre tract, passing a found 5/8" iron pin at 15.28 feet, passing a found 3/4" iron pipe with a cap stamped "Stutts & Assocs." at 386.92 feet, passing a set "Mag" nail at 417.17 feet, to a point in the centerline of the Olentangy River, being the northwest corner of the said 5.000 acre tract and a corner of the said 51.76 acre tract;

DESCRIPTION FOR TRANSFER
Chris Bauserman
Delaware County Engineer

Thence North 10 degrees 35 minutes 58 seconds East, 630.57 feet, along a west line of the said 51.76 acre tract and the centerline of the said Olentangy River, to a point, being the northwest corner of the said 51.76 acre tract, the southwest corner of a 50.356 acre tract (Tract I) conveyed to Michael F. and Terry E. Stockdale in D.B. 537, Page 388;

Thence South 85 degrees 39 minutes 52 seconds East, 3876.25 feet, along the north line of the said 51.76 acre tract and of the said 42 acre tract, and the south line of the said 50.356 acre tract, passing a set iron pin at 128.69 feet, a set "Mag" nail at 158.70 feet, and a set iron pin at 188.72 feet, to a set iron pin, being the northeast corner of the said 42 acre tract, the southeast corner of the said 50.356 acre tract, a point in the east line of the said Lot S, and a point in the west line of Lot R and in a west line of a 9.841 acre tract (Tract II) conveyed to Howard Edward Fisher II in D.B. 638, Page 304;

Thence South 04 degrees 49 minutes 28 seconds West, 558.43 feet, along an east line of the said 42 acre tract, the east line of the said Lot S, and along the west line of the said Lot R and of the said 9.841 acre tract, to a point referenced by a found 1" square iron pin (2.03 feet N, 0.43 feet E, 1.2 feet above grade), said point being a corner of the said 42 acre tract, the southeast corner of the said Lot S, the southwest corner of the said 9.841 acre tract and of the said Lot R, the northeast corner of the said Lot T, and the northwest corner of Lot U and of the said 0.351 acre tract;

Exhibit A - Continued

Thence South 04 degrees 01 minutes 18 seconds West, 162.83 feet, along an east line of the said 42 acre tract, the east line of the said Lot T, and the west line of the said Lot U and of the said 0.351 acre tract, passing a set iron pin at 151.65 feet, to the True Point of Beginning, containing 3,976,804 square feet or 91.272 acres, of which 41.232 acres are in Lot T and 50.040 acres are in Lot S, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J & J SURVEYING".

TRACT II: (61.983 acres)

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lots Q and S, Section 1, Township 4, Range 19, United States Military Lands, and being all of a 50.356 acre tract (Tract I) and all of a 10 acre tract (Tract II), both conveyed to Michael F. and Terry E. Stockdale in Deed Book (D.B.) 537, Page 388, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Weiser, found in Surveyors Record 10, Page 48, being the southeast corner of a 42 acre tract conveyed to Evelyn J. Stockdale in D.B. 521, Page 329, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 6.726 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence North 04 degrees 01 minutes 18 seconds East, 162.83 feet, along the east line of the said Farm Lot T, an east line of the said 42 acre tract, the west line of the said Farm Lot U and the said 0.351 acre tract, passing a set iron pin at 31.18 feet, to a point referenced by a found 1" square iron pin (2.03 feet N, 0.43' E, 1.2' above grade), said point being a corner of the said 42 acre tract, the northeast corner of the said Farm Lot T, the northwest corner of the said Farm Lot U and the said 0.351 acre tract, the southeast corner of Farm Lot S, and the southwest corner of Farm Lot R and of a 9.841 acre tract (Tract II) conveyed to Howard Edward Fisher II in D.B. 638, Page 304;

Thence North 04 degrees 49 minutes 28 seconds East, 558.43 feet, along an east line of the said 42 acre tract, the east line of the said Farm Lot S, and the west line of the said Farm Lot R and of the said 9.841 acre tract, to a set iron pin, being the northeast corner of the said 42 acre tract and the southeast corner of the said 50.356 acre tract, and being the True Point of Beginning;

Thence North 85 degrees 39 minutes 52 seconds West, 3875.25 feet, along the south line of the said 50.356 acre tract, the north line of the said 42 acre tract, the north line of a 51.76 acre tract (Tract IV) conveyed to Evelyn J. Stockdale in D.B. 521, Page 329, crossing the said Farm Lot S, passing a set iron pin at 3686.54 feet, a set "Mag" nail at 3716.55 feet, and a set iron pin at 3746.56 feet, to a point in the centerline of the Olentangy River, being the southwest corner of the said 50.356 acre tract, the northwest corner of the said 51.76 acre tract, and a corner of the said Farm Lot S;

Thence North 18 degrees 09 minutes 25 seconds East, 611.69 feet, along the centerline of the said Olentangy River, the west line of the said 50.356 acre tract, and a west line of the said Farm Lot S, to a point, being the northwest corner of the said 50.356 acre tract and of the said Farm Lot S, and being the southwest corner of a 5.936 acre tract conveyed to Randall L. and Camille Orr in D.B. 568, Page 8 and of Farm Lot Q;

Thence South 85 degrees 39 minutes 52 seconds East, 3191.68 feet, along the north line of the said 50.356 acre tract and of the said Farm Lot S, and along the south lines of a 5.936 acre tract conveyed to Randall L. and Camille Orr in D.B. 568, Page 8, of a 17.542 acre tract conveyed to Steven J. and Catherine R. Jefferis in D.B. 572, Page 813, of a 53.46 acre tract conveyed to Mary Maxine Rogers in D.B. 402, Page 692, and of the said Farm Lot Q, to a set iron pin, being the southeast corner of the said 53.46 acre tract and the southwest corner of the said 10 acre tract;

Exhibit A - Continued

Thence North 04 degrees 49 minutes 28 seconds East, 811.83 feet, along the west line of the said 10 acre tract and the east line of the said 53.46 acre tract, crossing the said Farm Lot Q; to a found 3/4" iron pipe with a cap stamped "SLSS RS6612", being the northwest corner of the said 1 0 acre tract and the southwest corner of a 4.126 acre tract conveyed to Bruce E. and Aldana M. Babbitt in D.B. 558, Page 309;

Thence South 85 degrees 31 minutes 58 seconds East, 542.50 feet, along the north line of the said 10 acre tract and the south line of the said 4.126 acre tract, crossing the said Farm Lot Q, to a found 1" square iron pin (slightly bent), being the northeast corner of the said 1 0 acre tract, the southeast corner of the said 4.126 acre tract, the southwest corner of a 6.194 acre tract conveyed to Bruce E. and Aldana M. Babbitt in D.B. 486, Page 513, the northwest corner of a 8.502 acre tract conveyed to Howard F. and Genevieve Fisher in D.B. 415, Page 435, and a point in the east line of the said Farm Lot Q and in the west line of the said Farm Lot R;

Thence South 04 degrees 49 minutes 28 seconds West, 1404.58 feet, along the east line of the said 10 acre tract, the east line of the said 50.356 acre tract, the east line of the said Farm Lots Q and S, the west line of the said 8.502 acre tract, the west line of a 7.063 acre tract conveyed to Howard F. and Genevieve Fisher in D.B. 640, Page 332, the west line of a 8.370 acre tract conveyed to M. H. Dakhteh Co., Inc. in D.B. 667, Page 340, the west line of the said 9.841 acre tract, and the west line of the said Farm Lot R, to the True Point of Beginning, containing 2,699,993 square feet or 61.983 acres, of which 10.103 acres are in Farm Lot Q and 51.880 acres are in Farm Lot S, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".

<u>TRACT III: (5.000 acres)</u>

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lot T, Section 1, Township 4, Range 19, United States Military Lands, and being all of a 5.000 acre tract conveyed to Michael F. and Terry E. Stockdale in Deed Book (O.S.) 523, Page 559, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Weiser, found in Surveyors Record 10, Page 48, being the southeast corner of a 42 acre tract (Tract III) conveyed to Evelyn J. Stockdale in D.B. 521, Page 539, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 6.726 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence along the centerline of the said Braumiller Road and a south line of the said 42 acre tract the following three (3) courses;

South 78 degrees 13 minutes 03 seconds .West, 929.44 feet to a found railroad spike;

South 69 degrees 39 minutes 13 seconds West, 130.87 feet to a set "Mag" nail;

South 79 degrees 27 minutes 09 seconds West, 489.59 feet to a found 5/8" iron pin;

Thence North 85 degrees 29 minutes 00 seconds West, 1668.40 feet, along the centerline of the said Braumiller Road, a south line of the said 42 acre tract, and a south line of 51.76 acre tract (Tract IV) conveyed to Evelyn J. Stockdale in D.E. 521, Page 329, to a set "Mag" nail, being the southeast corner of the said 5.000 acre and the True Point of Beginning;

Thence North 85 degrees 29 minutes 00 seconds West, 40.28 feet, along the centerline of the said Braumiller Road and a south line of the said 5.000 acre tract, to a found railroad spike, being a corner of the said 5.000 acre tract and the southeast corner of a 1.403 acre tract conveyed to Michael F. and Terry Elaine Stockdale in D.B. 463, Page 618;

Exhibit A- Continued

Thence North 04 degrees 40 minutes 48 seconds East, 238.72 feet, along a line of the said 5.000 acre tract and the east line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northeast corner of the said 1.403 acre tract;

Thence North 84 degrees 24 minutes 15 seconds West, 254.40 feet, along a south line of the said 5.000 acre tract and the north line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northwest corner of the said 1 .403 acre tract;

THENCE South 08 degrees 15 minutes 28 seconds West, 96.77 feet, along a line of the said 5.000 acre tract and the west line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northeast corner of a 1.1 acre tract conveyed to Marjorie J. Smale in D.B. 484, Page 85;

Thence North 85 degrees 42 minutes 01 seconds West, 309.84 feet, along a south line of the said 5.000 acre tract and the north line of the said 1.1 acre tract, passing a set "Mag" nail at 174.60 feet and a set iron pin at 204.90 feet, to a point, being the southwest corner of the said 5.000 acre tract and the northwest corner of the said 1.1 acre tract, and being a point in the centerline of the Olentangy River and in the west line of the said Farm Lot T;

Thence North 07 degrees 35 minutes 38 seconds East, 399.90 feet, along the centerline of the said Olentangy River, the west line of the said Farm Lot T, and the west line of the said 5.000 acre tract, to a point, being the northwest corner of the said 5.000 acre tract and a corner of the said 51.76 acre tract;

Thence South 84 degrees 50 minutes 18 seconds East, 586.14 feet, along the north line of the said 5.000 acre tract and crossing the said 51.76 acre tract, passing a set Mag" nail at 168.97 feet, a found 3/4" iron pipe with a cap stamped "Stolts and Assocs." at 169.23 feet, and a found 5/8" iron pin at 570.86 feet, to a set iron pin, being the northeast corner of the said 5.000 acre tract;

Thence South 04 degrees 14 minutes 48 seconds West, 536.51 feet, along the east line of the said 5.000 acre tract and crossing the said 51.76 acre tract, passing a set iron pin at 508.51 feet, to the True Point of Beginning, containing 217,819 square feet or 5.000 acres, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING."

245.867 ACRES

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 10, C, D, and P, Section 1, Township 4, Range 19, United States Military Lands, being all of those 113.27 acre, 11.478 acre, 76.380 acre and 20.04 acre tracts conveyed to Pollock Venture LLC by deeds of record in Official Record 593, Page 1701 and Official Record 593, Page 1689 (all references refer to the Records of the Recorder's Office, Delaware County, Ohio), and being described as follows:

BEGINNING at a magnetic nail set at a southeasterly at a common corner of said 20.04 acre tract, that 5.001 acre tract conveyed to Susan M. Cope, Jean Audrey Cope and Jerald C. Cope by deed of record in Official Record 863, Page 974, that 1.941 acre tract conveyed to Constance D. Shicks by deed of record in Official Record 27, Page 544 and that 1.142 acre tract conveyed to Bruce L. and Beverly Hagaman by deed of record in Deed Book 209, Page 487, being the centerline of Berlin Station Road;

thence South 82°25'11" West, with the northerly line of said 1.142 acre tract, with the northerly line of that 4.78 acre tract conveyed to Bruce L. and Beverly Hagaman by deed of record in Deed Book 514, Page 512, a distance of 929.69 feet to an iron pin set at a northeasterly corner of that 3.420 acre tract conveyed to Bruce E. and Aldona M. Babbitt by deed of record in Deed Book 615, Page 387;

thence North 86°31'09" West, with the southerly line of said 76.380 acre tract, the northerly line of said 3.420 acre tract, with the northerly line of that 2.355 acre tract conveyed to John Thomas Rogers by deeds of record in Deed Book 562, Page 768 and Official Record 932, Page 1027, the northerly line of those tracts conveyed as Parcel 1 and Parcel II to William W. And Marcia W. Watterson by deed of record in Official Record 612, Page 2504, a distance of 3923.53 feet to a point set in the centerline of Olentangy River;

thence with the centerline of said Olentangy River, the following courses and distances:

North 32°50'30" West, a distance of 4.64 feet to a point;

North 35°30'00" West, a distance of 80.37 feet to a point;

North 48°00'32" West, a distance of 193.02 feet to a point;

North 55°23'22" West, a distance of 196.23 feet to a point;

North 50°43'36" West, a distance of 464.44 feet to a point;

North 62°55'36" West, a distance of 144.47 feet to a point;

North 45°55'36" West, a distance of 97.98 feet to a point;

North 34°22'11" West, a distance of 204.75 feet to a point;

North 25°14'27" West, a distance of 142.52 feet to a point;

North 28°37'34" West, a distance of 216.82 feet to a point;

North 24°15'58" West, a distance of 163.13 feet to a point;

North 35°48'32" East, a distance of 394.10 feet to a point;

North 26°50'25" East, a distance of 280.06 feet to a point and;

North 21°25'50" East, a distance of 164.33 feet to a point at a southeasterly corner of that 107.991 acre tract conveyed to Susan J. Logan by deed of record in Official Record 889, Page 471;

thence South 86°55'32" East, with the northerly line of said 113.27 acre tract, the southerly line of said 107.991 acre tract, (passing a found railroad spike at 277.60') a total distance of 4824.44 feet to an iron pin set at a northwesterly corner of that 3.161 acre tract as conveyed to Seth Nuzum by deed of record in Official Record 1140, Page 2034;

thence South 03°17'31" West, with the easterly line of said 113.27 acre tract, the westerly line of said 3.161 acre tract, the westerly line of that 5.071 acre tract conveyed to Susan Murphy by deed of record in Deed Book 516, Page 75, the westerly line of that 5.00 acre tract as conveyed to Gregory P.

Malenky and Michele E. Carroll by deed of record in Official Record 774, page 1236, and the westerly line of that 3.598 acre tract conveyed to Richard a. Shuler by deed of record in Official Record 1222, Page 2246, a distance of 955.25 feet to an iron pin set at a corner southwesterly corner of said 3.598 acre tract;

thence South 86°36'23" East, with the northerly line of said 20.04 acre tract, the southerly line of said 3.598 acre tract, a distance of 506.59 feet to an iron pin set at a northwesterly corner of that 1 acre tract conveyed to David G. and Deborah B. Ames by deed of record in Official Record 773, page 2517;

thence South 03°24'16" West, with the easterly line of said 20.04 acre tract, the westerly line of said 1 acre tract, a distance of 150.03 feet to an iron pin set;

thence South 86°29'45" East, the northerly line of said 20.04 acre tract, the southerly line of said 1 acre tract, a distance of 305.91 feet to an iron pin set in the centerline of said Berlin Station Road;

thence South 08°14'08" East, with the easterly line of said 20.04 acre tract, with the centerline of said Berlin Station Road, a distance of 810.29 feet to the POINT OF BEGINNING and containing 245.687 acres of land, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description is based on existing records and an actual field survey performed in January 2004.

The bearings are based on the Centerline of Stratford Road, North 11°16'37" West, as surveyed and described by David B. McCoy in Deed Book 637, Page 28, Recorder's Office, Delaware County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8250

EJM:tb
245_687 ac 20130717-VS-BNDY

COMMUNITY IMPACT ASSESSMENT
Pursuant to Chapter 1191
City of Delaware Zoning Code

TERRA ALTA SUBDIVISION

Applicant and Owner:
Terra Alta LLC
148 W. Schrock Road
Westerville, Ohio 43081

Submitted by:
Kephart Fisher LLC
207 N. Fourth Street
Columbus, Ohio 43215

and

EMH&T
5500 New Albany Road
Columbus, Ohio 43054

Dated: February 5, 2020

BACKGROUND AND INTRODUCTION:

This Community Impact Assessment has been prepared in compliance with Chapter 1191 City of Delaware Zoning Code, as in effect on the date hereof (the "**Code**"). All section references, paragraph numbering and lettering contained herein correspond to Section 1191.03 of the Code.

This Community Impact Assessment is being submitted in connection with a "Master Application" for rezoning and preliminary development plan approval filed with the City of Delaware, Ohio ("**City**") by Terra Alta LLC, an Ohio limited liability company ("**Developer**"), pertaining to an overall development consisting of three tracts of land as follows; approximately 245.9 acres located between Pollock Road and Berlin Station Road, Delaware, Ohio to be known as "**Terra Alta Property**", approximately 69.685 acres located between Pollock Road and Berlin Station Road, Delaware, Ohio to be known as "**Rogers Property**" and approximately 158.255 acres located at the corner of Pollock Road and Braumiller Road, Delaware, Ohio to be known as "**Stockdale Property**" ("Terra Alta Property", "Rogers Property" and "Stockdale Property" are sometimes collectively referred to herein as "**Property**"). References herein to the "Preliminary Development Plan(s)" and "Traffic Study" refer to those documents, as filed in connection with the Master Application, submitted and on file with the City.

1191.03(a) SITE SPECIFIC INFORMATION:

(1) **Legal Description**. See attached Addendum 1 for a metes and bounds legal description of the Terra Alta Property, Rogers Property and Stockdale Property.

A. **Plat Book and Ownership**. A portion of the Terra Alta Property is platted. The Rogers Property and Stockdale Property are not currently platted. Current record owner of the Property is Terra Alta LLC, an Ohio limited liability company, who acquired title to Terra Alta Property and Stockdale Property in Book 1518, Page 1449 of the Delaware County, Ohio Recorder's Office and acquired title to Rogers Property in Book 1507, Page 228 of the Delaware County, Ohio Recorder's Office.

B. **Current Land Assessment**. The total current tax assessed value of Terra Alta Property is $5,840,000, Rogers Property is $1,184,700 and Stockdale Property is $4,814,200.

C. **Adjacent Parcels Including Ownership**. See attached Addendum 2 for each Terra Alta Property, Rogers Property and Stockdale Property.

D. **Covenants, Existing and Proposed**. The Terra Alta Property and Stockdale Property are currently zoned Planned Mixed Use (PMU) Overlay District. The Rogers Property is currently in agricultural use and not subject to any existing covenants and restrictions, however, a rezoning to a Planned Mixed Use (PMU) Overlay District within the existing Agricultural A-1 zoning district for Rogers Property has been filed with the City. A master declaration of covenants, conditions and restrictions will be placed on the Property creating a master homeowner's association and setting forth various restrictive covenants and various assessments

for the benefit of the entire Property once developed. A New Community Authority ("**NCA**") has previously been established for the Property. The NCA will own and maintain all Reserves (except Reserve "A" and Reserve "GG"), entrance features, common open spaces and amenities including pools and clubhouses serving the final, developed Property.

(2) **Location and Access.** The Property consists of approximately 472.9 acres located on the east side of the Olentangy River. Large multi-acre rural residential property borders the Property along its eastern boundary. Pollock Road traverses the Property near its western boundary. The Terra Alta Property has been partially developed and is currently used for residential purposes. Significant portions of the Property are wooded and in their undisturbed natural condition. Several streams are located on the Property including several that originate on the Property and one that traverses the Property in a general north/south direction generally through the western edge of the Property. The Olentangy River borders the Property along its western boundary.

(3) **Adjacent Land Uses**. Lands adjacent to the Property are generally being used for agricultural purposes and large multi-acre rural residential purposes, as shown on the submitted Preliminary Development Plans. The land assessment data for adjoining parcels is set forth on attached Addendum 2.

(4) **Existing Site Land Use**. The Terra Alta Property is currently being developed and used for residential purposes. A significant portion of the Property is forested and in its undisturbed natural state. The Preliminary Development Plan depicts existing land use patterns and current conditions.

(5) **Maps, Charts and Illustrations.** See the Preliminary Development Plan. Reference is also made to the entire Master Application and all its attachments for additional information. The Preliminary Development Plan shows an aerial photograph of existing conditions of the Property.

(6) **Environmental Impacts.**

A. **Topography and Drainage.**

The Property has a rolling topography which drains into five streams. The Preliminary Development Plan shows the location of streams present on the Property. A series of retention basins have been provided on the Preliminary Development Plan and they will meet the detention requirements for the Property as well as providing the final, developed Property with aesthetic features. The preliminary engineering analysis anticipates a storage volume requirement of approximately 28.8 acre feet for the Terra Alta Property and approximately 11.5 acre feet for the Rogers Property, including all off site volumes. The slopes present vary greatly and range between approximately 3% and 50%, with those most dramatic being along the stream banks. Preservation easements are being provided along all streams being protected, thereby precluding the final, developed Property from impacting those areas with the highest slopes.

Of the Terra Alta Property, approximately 8.6 acres are located in floodway, approximately 2.9 acres are in the 100 year floodplain and approximately 1.5 acres are in the 500 year floodplain, as defined by the Federal Emergency Management Agency (FEMA). Of the Rogers Property, approximately 0.2 acres are located in floodway, approximately 0.2 acres are in the 100 year floodplain and approximately 0.2 acres are in the 500 year floodplain, as defined by the Federal Emergency Management Agency (FEMA). Of the Stockdale Property, approximately 2.2 acres are located in floodway, approximately 1.2 acres are in the 100 year floodplain and approximately 0.4 acres are in the 500 year floodplain, as defined by the Federal Emergency Management Agency (FEMA). All acreage within the floodway or floodplains of the Terra Alta Property are located in the approximately 24.5 acres River Park that lies between the Olentangy River and Pollock Road. All acreage within the floodway or floodplains of the Rogers Property are located in Reserve "Q", consisting of approximately 2.4 acres, owned and maintained by the NCA. All acreage within the floodway or floodplains of the Stockdale Property are located in open spaces, consisting of approximately 12.56 acres on the east side of Pollock Road (Reserve "X") owned and maintained by the NCA and approximately 4.06 acres on the west side of Pollock Road (Reserve "GG"), to be dedicated to the City. All development of the Property, except for utilities and associated improvements to Pollock Road, will occur on the east side of Pollock Road and is outside of any regulated floodway, one-hundred year and five-hundred year flood boundary.

B. **Vegetation.**

There are areas of woodland interspersed throughout the Property. A tree survey has been prepared for the Property and is shown in the Preliminary Development Plan.

C. **Soils.**

Soils are indicated for the Property on the submitted Preliminary Development Plans. With the use of central sewer and water, it is anticipated that there will not be any structural limitations for the Development due to soils.

D. **Ecology.**

The Property has both wooded areas and areas without any significant vegetation dispersed across its acreage in a patchwork like pattern. The Development incorporates the wooded areas along with the natural drainage channels into the open space to take best advantage of them as community amenities. Tree preservation zones will be utilized to protect as many of the existing trees as possible. During construction, protective construction fencing will be placed at the drip line of those trees to be saved. Care will be taken to install appropriate erosion control measures to limit any impact to the jurisdictional waters of the United States being protected on the Property.

(7) **Air and Noise Pollution**. Development of the Property will not result in the generation, creation, cause or sustaining of air and noise pollution other than the effects usual and customary to a residential neighborhood. During site development and construction of dwelling units on the Property, there will be occasional dust created and those noises typically associated with the equipment and manpower necessary to develop the Property and construct dwelling units thereon. These noises will be limited generally to daylight working hours.

(8) **Sanitary Sewers and Storm Drainage**. In connection with the development of the Property as a planned residential community, sanitary sewer service will be provided to the entire Property by connection to the City wastewater treatment plant. This connection will occur through the Southeast Highland Sewer. A regional lift station was constructed as a part of the Terra Alta Property within Reserve "E" Section 1 Part 1 Phase A. The Terra Alta Property and Rogers Property is serviced by a gravity sanitary sewer that is extended to the site from the regional lift station. The Stockdale Property is serviced by a 15-inch gravity sanitary sewer that is extended to the site from the existing 30-inch sanitary sewer located east of U.S. 23 Columbus Pike at Pollock Road. Quantities of wastewater generated from the Property will be consistent with residential development.

Stormwater will be managed on site through a system of retention and detention basins, with planned release rates to the streams currently located on the Property. The preliminary engineering analysis done for Terra Alta Property and Rogers Property anticipates a storage volume requirement of approximately 28.8 acre feet for the entire site, including all off site volumes. The quantity and quality of stormwater generated from the Property is consistent with residential development and will be managed in accordance with all City and County water quality regulations.

(9) **Traffic and Parking**. The Property will be developed with a street system generally in accordance with the Preliminary Development Plan. Each single family lot planned for the Property will have at least a 2-car garage and an adjoining driveway to permit on-site parking for multiple vehicles. The condominium and cluster home regimes to be developed on the Property will provide for on-site parking for all vehicles in garages and designated parking areas, as well as visitor parking as may be required by the City. Interior streets on the Property will permit on-street parking of vehicles, with the exception of certain restricted no parking areas to be developed with the City for traffic control and safety purposes. There will be no mass transit available to the Property, consequently, there will be no need for bus stops, weather shelters, etc. There will be a system of sidewalks, walking paths and bike paths throughout the Property as depicted on the Preliminary Development Plans.

Two stub streets along the southern boundary of Terra Alta Property will provide for interconnectivity between Terra Alta Property and future development on adjoining Rogers Property and Stockdale Property. Parking throughout the Property will generally be consistent with residential development. Two stub streets along the southern boundary of Stockdale Property will provide as an exit to the south onto Braumiller Road. All parking will be designed and developed taking into consideration storm runoff, tree preservation

and erosion prevention. Projected traffic counts are included in the Traffic Study delivered to the City with the Master Application.

(10) **View Interference**. That portion of the Property between Pollock Road and Olentangy River, along the western portion of the Property, will be left undeveloped and thus preserving that area in its current natural state and preserving traditional views in the area. Due to the topography of the site east of Pollock Road, much of the site directly abutting Pollock Road to the east will be left undeveloped. A 150 feet building setback has been provided from the centerline of Pollock Road to protect the natural view shed for the Terra Alta Property and the Rogers Property. A 70-foot building setback has been provided from the centerline of Pollock Road to protect the natural view shed for the Stockdale Property. Combined with the rear building line for each lot, dwelling units on the Terra Alta Property will be no closer than 180 feet from the centerline of Pollock Road, for the Rogers Property will be no closer than 300 feet from the centerline of Pollock Road and dwelling units on the Stockdale Property will be no closer than 100 feet from the centerline of Pollock Road, as depicted on the Preliminary Development Plans. Reserves, as shown on the Preliminary Development Plan, will be located on all boundaries of the Property, thus preserving views of the Property from adjoining lands. The stream traversing the Property through its midsection in a generally north/south direction will be maintained with preservation easements. A bike path easement will be dedicated to the City along the open space adjacent to the stream, as depicted on the Preliminary Development Plan.

(11) **Historic Sites**. There are no historic sites or buildings located on the Property or on land adjacent to the Property.

(12) **Compatibility**.

A. The Property will be developed as a planned residential community with compatible but diverse architectural styles in keeping with the final approved development text and the City's goal to provide high quality housing stock to the residents of the City. No buildings will be constructed on the Property in excess of two stories and building massing and proportion will be in keeping with residential development standards of the City. Architectural styles employed on the Property will be compatible with adjoining properties. The Property will be developed with large open spaces throughout, as depicted on the Preliminary Development Plans. A system of sidewalks and pathways will provide for pedestrian access throughout the Property.

B. The Property is being planned and developed consistent with the City's current Comprehensive Plan and will result in a planned residential development in keeping with the City's planning policies.

1191.03(b) IMPACT ON PUBLIC SERVICES.

(1) **Tax Effect**. Tax effects to the City from and after full build out of 870 dwelling units are as follows:

(a) Real Estate Taxes –

i. The Terra Alta Property has a current valuation of $5,840,000 and full real estate taxes for the 2019 tax year are $161,000. At full build out, the final, developed Terra Alta Property will have a project value of approximately $162,000,000. Based on the current system of taxation in the State of Ohio, whereby real property is assessed at 35% of its market value, at full build out, the final, developed Terra Alta Property will have an assessed value for real estate tax purposes of $56,700,000, an increase of $54,656,000 over current assessed valuation. Based on the Delaware County Auditor's certified tax rates for 2019 of 2.36% of value, at full build out, the Terra Alta Property will generate real estate tax revenues of $3,823,200 an increase of approximately $3,662,200.

ii. The Rogers Property has a current valuation of $1,184,700. Full real estate taxes for the 2019 tax year was approximately $25,650.84. At full build out, the final, developed Rogers Property will have a total sale valuation of $41,975,000. Based on the current system of taxation in the State of Ohio, whereby real property is assessed at 35% of its market value, at full build out, the final, developed Rogers Property will have an assessed value for real estate tax purposes of $14,490,000, an increase of $14,075,355 over current assessed valuation. Based on the Delaware County Auditor's certified tax rates for 2019 of 2.51% of value, at full build out the Rogers Property will generate real estate tax revenues of $1,053,572.50, an increase of approximately $1,027,921.66.

iii. The Stockdale Property is currently assessed for real estate tax purposes on Current Agricultural Use Valuation (CAUV). The Property has a current total valuation of $4,814,200. Full real estate taxes for the 2019 tax year are $8,000. At full build out, the final, developed Stockdale Property will have a total sale valuation of $143,200,000. Based on the current system of taxation in the State of Ohio, whereby real property is assessed at 35% of its market value, at full build out, the final, developed Stockdale Property will have an assessed value for real estate tax purposes of $50,120,000 an increase of $48,435,000 over current assessed valuation. Based on the Delaware County Auditor's certified tax rates for 2019, having an effective rate of 2.51%, at full build out, the final, developed Stockdale Property will generate real estate tax revenues of $3,594,320 an increase of approximately $3,586,320.

(b) Income Taxes – The Delaware City Income Tax is currently 1.85%.

i. Terra Alta Property and Rogers Property. Assuming full build out of 548 dwelling units, each single family household having an average combined earned income of $165,000, each empty nester patio household having an average combined earned income of $140,000 and each condominium household having an average combined earned income of $140,000, the income tax collected for each household shall be $3,052.50 for single family and $2,590 for empty nester patio and condominium households, for a total of approximately $1,610,332.50 annual income tax collected from the Terra Alta Property and Rogers Property combined.

ii. Stockdale Property. Assuming full build out of 322 dwelling units, each single family household having a combined earned income of $200,000 and each empty nester household having a combined earned income of $150,000, the income tax collected for each household shall be $3,700 for single family and $2,775 for empty nester, for a total of $1,119,250 annual income tax collected from the Stockdale Property.

(2) **Police and Fire**. Police and fire protection needs will be consistent with similar residential developments in the vicinity of the Property.

(3) **Schools**. It is assumed that each single family dwelling unit developed on the Property will generate approximately 1.8 students, each empty nester dwelling unit will generate approximately 0.1 student and each condominium dwelling unit will generate approximately 0.5 students.

a. Terra Alta Property. Dwelling units within the Terra Alta Property will be served by the Delaware City School District. This will result in an additional 459 students generated for the Delaware City School District from the Terra Alta Property at full build out. The Terra Alta Property is in Precinct 3E of the Delaware City School District and will be served by Conger Elementary School. Students will be transported in accordance with transportation policies of the Delaware City School District.

b. Rogers Property and Stockdale Property. Dwelling units within the Rogers Property and Stockdale Property will be served by the Olentangy Local School District. This will result in an additional 578.4 additional students generated for the Olentangy School District. Students will be transported in accordance with transportation policies of the Olentangy Local School District.

(4) **Parks and Recreation**. Approximately ±24.5 acres known as Reserve "A" located along the western boundary of the Terra Alta Property abutting the Olentangy River will be dedicated to the City as parkland. Additionally, the Developer shall dedicate to the City ±4.06 acres on the west side of Pollock Road of the Stockdale Property and approximately

0.58 acres on the west side of Pollock Road abutting the Olentangy River of the Rogers Property.

(5) **Traffic Control.** The final, developed Property will be accessed from Terra Alta Drive from the east off of Pollock Road, from the west off of Berlin Station Road and from Braumiller Road to the south. There will be no need for temporary roads or traffic signal improvements. The traffic volumes expected to be generated by the Property will warrant the installation of a 345 foot northbound left turn lane on Berlin Station Road and the installation of a roundabout at Braumiller Road. The new traffic volumes generated are not expected to result in significant impact to intersection operations. There have been some off-site roadway improvements made to Berlin Station Road per Delaware County. A traffic study was submitted to the City with the Master Application.

1191.03(c) GENERAL REQUIREMENTS

(1) **Financial Interest.** At final build out, the Property will have a combined 870 dwelling units and a total estimated project value of $346,600,000. The Property is owned by Terra Alta LLC, an Ohio limited liability company. Vincent Romanelli is the Managing Member and principal officer of Terra Alta LLC. There is no involvement in the ownership or development of the Property by any elected or appointed official.

A. **Local government assistance requested** – A New Community Authority ("NCA") has previously been established for the entire Terra Alta development. The NCA will own and maintain all Reserves except Reserve A, entrance features, common open spaces and amenities including pools and clubhouses serving the Terra Alta development.

B. **Future development** – The entire Property will be developed in a series of phases as a planned residential community. Certain sections of the Property may be sold, developed and financed by others during the development cycle.

(2) **Coordination**. The Developer has been working with the City Development Department Staff and various City departments throughout the last year on the Development. The Master Application and its associated materials reflect the outcome of these discussions. The Property has no need to coordinate health services or mass transit.

(3) **Economic Impact.** The development of the Property is consistent with the City's current Comprehensive Plan by providing high quality housing stock for this planning area of the City. Growth continues in this corridor of the City and this development will help satisfy that need. As discussed elsewhere herein, development of the Property will create a need for increased police and fire protection in this area. Development of the Property will also add users to the City's wastewater treatment and water systems. Additional short term and long term economic impacts are as follows:

Short Term –

- Construction jobs providing job opportunities to persons residing in the City, County and Region.
- Materials purchased for development and construction providing opportunities for local business and tax revenues to the City, County and Region.
- Increased real property values (see Tax Effect above).
- Capacity Fees paid to the City for sewer and water taps are estimated to be $4,695,720 and $4,926,800, respectively.
- Impact fees paid to the City are estimated to be $1,700,550.

Long Term –

- Increased income taxes to the City (as set forth in Tax Effect Section 1(b) above).
- At full build out, increased real property taxes to the City (see Tax Effect Section 1(a) above).
- The Property will generate approximately $7,517,929 in property tax revenue to be split as follows: $235,820 for Delaware Township, $153,448 for the City of Delaware and approximately $7,128,660 for the local school districts, of which $3,294,617 for the Delaware City School District and $3,834,042.83 to Olentangy Local School District.

(4) **Construction Scheduling**. It is currently contemplated that site work on the Property for the first phase of the development would commence within 3 months after the City has approved the rezoning and preliminary development plan for the Property. The development of the Property would proceed in phases thereafter. The Property will be developed in approximately 10 phases and full build out should be accomplished in approximately 12 years.

(5) **Adjacent Development**. In planning for the development of the Property, the Developer has provided 2 street connections along the eastern and western boundary of the Property (from Berlin Station Road and Pollock Road, respectively) and two stub streets along the southern boundary of the Property. Utility connections will also be made available to adjoining properties in accordance with City policies. These connections will permit adjoining properties to develop in accordance with the City's current Comprehensive Plan.

(6) **Alternatives**. Given the location of the Property, its proximity to other developments and the City's 2003-2008 Comprehensive Plan requirements for this Planning Area, no alternatives to planned residential development were considered.

ADDENDUM 1

TERRA ALTA PROPERTY – Legal Description - 245.867 ACRES

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 10, C, D, and P, Section 1, Township 4, Range 19, United States Military Lands, being all of those 113.27 acre, 11.478 acre, 76.380 acre and 20.04 acre tracts conveyed to Pollock Venture LLC by deeds of record in Official Record 593, Page 1701 and Official Record 593, Page 1689 (all references refer to the Records of the Recorder's Office, Delaware County, Ohio), and being described as follows:

BEGINNING at a magnetic nail set at a southeasterly at a common corner of said 20.04 acre tract, that 5.001 acre tract conveyed to Susan M. Cope, Jean Audrey Cope and Jerald C. Cope by deed of record in Official Record 863, Page 974, that 1.941 acre tract conveyed to Constance D. Shicks by deed of record in Official Record 27, Page 544 and that 1.142 acre tract conveyed to Bruce L. and Beverly Hagaman by deed of record in Deed Book 209, Page 487, being the centerline of Berlin Station Road;

thence South 82°25'11" West, with the northerly line of said 1.142 acre tract, with the northerly line of that 4.78 acre tract conveyed to Bruce L. and Beverly Hagaman by deed of record in Deed Book 514, Page 512, a distance of 929.69 feet to an iron pin set at a northeasterly corner of that 3.420 acre tract conveyed to Bruce E. and Aldona M. Babbitt by deed of record in Deed Book 615, Page 387;

thence North 86°31'09" West, with the southerly line of said 76.380 acre tract, the northerly line of said 3.420 acre tract, with the northerly line of that 2.355 acre tract conveyed to John Thomas Rogers by deeds of record in Deed Book 562, Page 768 and Official Record 932, Page 1027, the northerly line of those tracts conveyed as Parcel 1 and Parcel II to William W. And Marcia W. Watterson by deed of record in Official Record 612, Page 2504, a distance of 3923.53 feet to a point set in the centerline of Olentangy River;

thence with the centerline of said Olentangy River, the following courses and distances:

North 32°50'30" West, a distance of 4.64 feet to a point;

North 35°30'00" West, a distance of 80.37 feet to a point;

North 48°00'32" West, a distance of 193.02 feet to a point;

North 55°23'22" West, a distance of 196.23 feet to a point;

North 50°43'36" West, a distance of 464.44 feet to a point;

North 62°55'36" West, a distance of 144.47 feet to a point;

North 45°55'36" West, a distance of 97.98 feet to a point;

North 34°22'11" West, a distance of 204.75 feet to a point;

North 25°14'27" West, a distance of 142.52 feet to a point;

North 28°37'34" West, a distance of 216.82 feet to a point;

North 24°15'58" West, a distance of 163.13 feet to a point;

North 35°48'32" East, a distance of 394.10 feet to a point;

North 26°50'25" East, a distance of 280.06 feet to a point and;

North 21°25'50" East, a distance of 164.33 feet to a point at a southeasterly corner of that 107.991 acre tract conveyed to Susan J. Logan by deed of record in Official Record 889, Page 471;

thence South 86°55'32" East, with the northerly line of said 113.27 acre tract, the southerly line of said 107.991 acre tract, (passing a found railroad spike at 277.60') a total distance of 4824.44 feet to an iron pin set at a northwesterly corner of that 3.161 acre tract as conveyed to Seth Nuzum by deed of record in Official Record 1140, Page 2034;

thence South 03°17'31" West, with the easterly line of said 113.27 acre tract, the westerly line of said 3.161 acre tract, the westerly line of that 5.071 acre tract conveyed to Susan Murphy by deed of record in Deed Book 516, Page 75, the westerly line of that 5.00 acre tract as conveyed to Gregory P. Malenky and Michele E. Carroll by deed of record in Official Record 774, page 1236, and the westerly line of that 3.598 acre tract conveyed to Richard a. Shuler by deed of record in Official Record 1222,
Page 2246, a distance of 955.25 feet to an iron pin set at a corner southwesterly corner of said 3.598 acre tract;

thence South 86°36'23" East, with the northerly line of said 20.04 acre tract, the southerly line of said 3.598 acre tract, a distance of 506.59 feet to an iron pin set at a northwesterly corner of that 1 acre tract conveyed to David G. and Deborah B. Ames by deed of record in Official Record 773, page 2517;

thence South 03°24'16" West, with the easterly line of said 20.04 acre tract, the westerly line of said 1 acre tract, a distance of 150.03 feet to an iron pin set;

thence South 86°29'45" East, the northerly line of said 20.04 acre tract, the southerly line of said 1 acre tract, a distance of 305.91 feet to an iron pin set in the centerline of said Berlin Station Road;

thence South 08°14'08" East, with the easterly line of said 20.04 acre tract, with the centerline of said Berlin Station Road, a distance of 810.29 feet to the POINT OF BEGINNING and containing 245.687 acres of land, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description is based on existing records and an actual field survey performed in January 2004.

The bearings are based on the Centerline of Stratford Road, North 11°16'37" West, as surveyed and described by David B. McCoy in Deed Book 637, Page 28, Recorder's Office, Delaware County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8250

ROGERS PROPERTY – Legal Description

SCIOTO LAND SURVEYING SERVICE
Surveyors
178 North Sandusky Street
Delaware, Ohio 43015
Phone: 740-369-7577
FAX: 740-363-7577
Karen S. Coleman, P.S. 7848
C. James Gilkey, P.S. 8283
Retired, Frank Cella, P.S. 8612

Description of a 69.685 acre Tract
for John Rogers, Trustee

March 17, 2015

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Lots P and Q, Quarter-Township 1, Township 4, Range 19 in the United States Military Lands, being all of the remainder of Tracts 1 and 2 conveyed to John Rogers, Trustee in Official Records Volume L291, Page 340, and being more particularly described as follows:

COMMENCING at a MAG nail set at the intersection of the centerline of Township Road 101 (Pollock Road) and the north line of Lot S, also being the south line of Lot Q, also being on the north line of a 61.983 acre tract (Tract 1) conveyed to LYH, LLC in Official Records Volume 81, Page 1310;

DESCRIPTION APPROVED FOR TRANSFER
Chris Bauserman
Delaware County Engineer

thence along the said north line of Lot S, also being the said south line of Lot Q, also being the said north line of the 61.983 acre tract South 85° 38' 01" East 1393.63 feet to an iron bar set, being the southeast corner of a 17.542 acre tract (Parcel 1) conveyed to Steven J. and Catherine R. Jefferis, Co-Trustees in Official Records Volume 482, Page 2352, also being the TRUE POINT OF BEGINNING of the following described tract;

thence along the east line of the 17.542 acre tract North 04° 18' 38" East 809.45 feet to an axle found;

thence along the north line of the said 17.542 acre tract, and along the north line of a 0.304 acre tract (Parcel 2), and along the north line of a 4.650 acre tract (Parcel 1) conveyed to Edward J. and Debra K. Conner in Deed Book 407, Page 356, and along the north line of a 1.151 acre tract conveyed to Charles William Keller, Jr. and Kathleen M. Keller in Official Records Volume 1148, Page 338 North 85° 34' 18" West 1825.35 feet to a point in the center of the Olentangy River (passing a 3/4" iron pipe found at 1499.03 feet and a 5/8" iron bar found at 1549.08 feet), being on the east line of a 3.50 acre tract conveyed to Lynn O. Walkemire in Official Records Volume 1046, Page 93;

thence along the said center of the Olentangy River, also being the said east line of the 3.50 acre tract, and along the east line of a 3.23 acre tract conveyed to Lynn O. Walkemire, Trustee in Official Records Volume 906, Page 1085 North 02° 32' 51" West 377.19 feet, being the southwest corner of a 2.355 acre tract conveyed to John Thomas Rogers in Deed Book 562, Page 768, and Official Records Volume 932, Page 1027;

thence along the south line of the said 2.355 acre tract South 83° 58' 59" East 622.30 feet to a 5/8" iron bar found (Patridge) (passing a MAG nail set at 82.36 feet);

thence along the east line of the said 2.355 acre tract North 13° 42' 55" West 287.48 feet to an iron bar set, being on the south line of a 101.38 acre tract (Tract 2) conveyed to Pollock Venture LLC in Official Records Volume 593, Page 1701;

thence along the said south line of the 101.38 acre tract South 85° 00' 00" East 2652.01 feet to a 5/8" iron bar found (Shores) being the northwest corner of a 3.410 acre tract conveyed to Bruce E. and Aldona M. Babbitt in Deed Book 615, Page 387;

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DELAWARE COUNTY RECORDER

thence along the west line of the said 3.420 acre tract South 04° 10' 16" West 274.12 feet to a 3/8" iron bar found (SLSS), being the northwest corner of a 4.126 acre tract conveyed to Bruce E. and Aldona M. Babbitt in Deed Book 558, Page 309, also being on the south line of Lot P and the north line of Lot Q;

thence along the west line of the said 4.126 acre tract South 04° 37' 01" West 331.17 feet to a 1/2" iron pipe found (SLSS), being a northwest corner of the aforesaid 61.983 acre tract;

thence along a west line of the said 61.983 acre tract South 04° 53' 51" West 811.70 feet to a wood corner post found, being on the north line of Lot S, also being the south line of Lot Q;

thence along the said north line of Lot S, also being the said south line of Lot Q, also being the said north line of the 61.983 acre tract North 85° 15' 43" West 1504.55 feet to the **TRUE POINT OF BEGINNING;**

containing 69.685 acres, more or less;

subject to all easements, restrictions, and rights-of-way, if any, of record;

Surveyed by Karen S. Coffman, Surveyor, Registration No. 7845 on March 17, 2015. Basis of bearings is the north line of the said property (S 85° 00' 00" E), per Official Records Volume 1231, Page 340. All iron bars set are 5/8" in diameter and are set with a plastic cap marked "SLSS PS 7845".

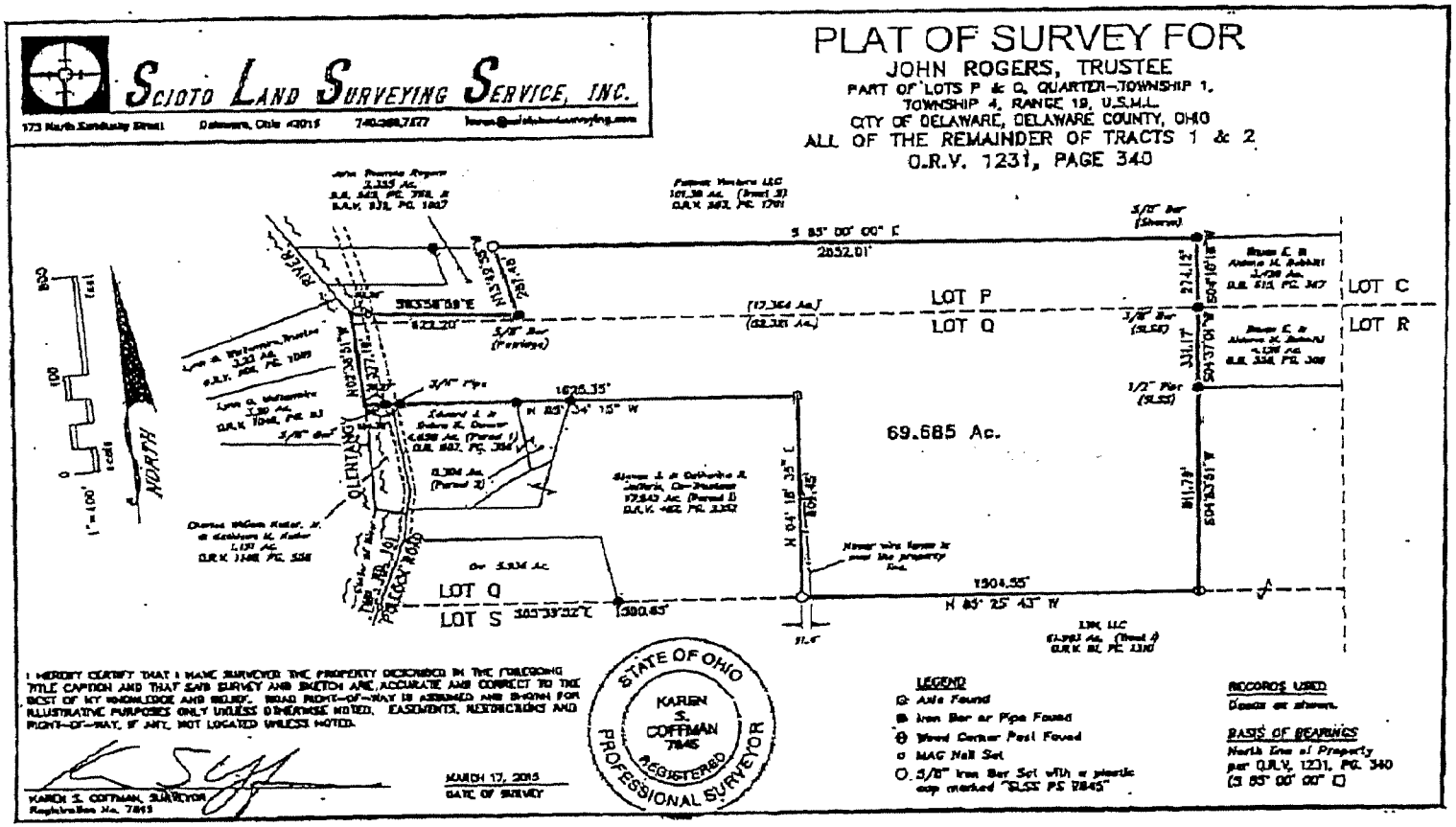
Karen S. Coffman, Surveyor
Registration No. 7845

STATE OF OHIO
KAREN S. COFFMAN 7845
REGISTERED PROFESSIONAL SURVEYOR

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DELAWARE COUNTY RECORDER

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DELAWARE COUNTY RECORDER

0717-6770-1401



STOCKDALE PROPERTY – Legal Description

EXHIBIT A – continued

TRACT I: (91.272 acres)

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lots Sand T, Section 1, Township 4, Range 19, United States Military Lands, and being a 42 acre tract (Tract III) and a 51.76 acre tract (Tract IV), both conveyed to Evelyn J. Stockdale in Deed Book (D.B.) 521, Page 539, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of the said Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Welser, found in Surveyors Record 10, Page 48, being the southeast corner of the said 42 acre tract, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 636, Page 304, the northeast corner of a 6.726 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence along the centerline of the said Braumiller Road and a south line of the said 42 acre tract the following three (3) courses;

South 78 degrees 13 minutes 03 seconds West, 929.44 feet to a found railroad spike;

South 69 degrees 39 minutes 13 seconds West, 130.87 feet to a set "Mag" nail;

South 79 degrees 27 minutes 09 seconds West, 489.59 feet to a found 5/8" iron pin;

Thence North 85 degrees 29 minutes 00 seconds West, 1668.40 feet, along the centerline of the said Braumiller Road, and a south line of the said 42 acre tract, and a south line of the said 51.76 acre tract, to a set "Mag" nail, being the southeast corner of a 5.000 acre tract conveyed to Michael F. and Terry E. Stockdale in D.B. 623, Page 559;

Thence North 04 degrees 14 minutes 48 seconds East, 538.51 feet, crossing the said 51.76 acre tract and along the east line of the said 5.000 acre tract, passing a set iron pin at 30.00 feet, to a set iron pin, being the northeast corner of the said 5.000 acre tract;

Thence North 84 degrees 50 minutes 18 seconds West, 586.14 feet, crossing the said 51.76 acre tract and along the north line of the said 5.000 acre tract, passing a found 5/8" iron pin at 15.28 feet, passing a found 3/4" iron pipe with a cap stamped "Stulls & Assocs." at 386.92 feet, passing a set "Mag" nail at 417.17 feet, to a point in the centerline of the Olentangy River, being the northwest corner of the said 5.000 acre tract and a corner of the said 51.76 acre tract;

Thence North 10 degrees 35 minutes 58 seconds East, 630.57 feet, along a west line of the said 51.76 acre tract and the centerline of the said Olentangy River, to a point, being the northwest corner of the said 51.76 acre tract, the southwest corner of a 50.356 acre tract (Tract I) conveyed to Michael F. and Terry E. Stockdale in D.B. 537, Page 388;

Thence South 85 degrees 39 minutes 52 seconds East, 3876.25 feet, along the north line of the said 51.76 acre tract and of the said 42 acre tract, and the south line of the said 50.356 acre tract, passing a set iron pin at 128.69 feet, a set "Mag" nail at 158.70 feet, and a set iron pin at 188.72 feet, to a set iron pin, being the northeast corner of the said 42 acre tract, the southeast corner of the said 50.356 acre tract, a point in the east line of the said Lot S, and a point in the west line of Lot R and in a west line of a 9.841 acre tract (Tract II) conveyed to Howard Edward Fisher II in D.B. 636, Page 304;

Thence South 04 degrees 49 minutes 28 seconds West, 556.43 feet, along an east line of the said 42 acre tract, the east line of the said Lot S, and along the west line of the said Lot R and of the said 9.841 acre tract, to a point referenced by a found 1" square iron pin (2.03 feet N, 0.43 feet E, 1.2 feet above grade), said point being a corner of the said 42 acre tract, the southeast corner of the said Lot S, the southwest corner of the said 9.841 acre tract and of the said Lot R, the northeast corner of the said Lot T, and the northwest corner of Lot U and of the said 0.351 acre tract;

Thence South 04 degrees 01 minutes 18 seconds West, 182.83 feet, along an east line of the said 42 acre tract, the east line of the said Lot T, and the west line of the said Lot U and of the said 0.351 acre tract, passing a set iron pin at 151.65 feet, to the True Point of Beginning, containing 3,975,804 square feet or 91.272 acres, of which 41.232 acres are in Lot T and 50.040 acres are in Lot S, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J & J SURVEYING".

TRACT II: (81.983 acres)

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lots Q and S, Section 1, Township 4, Range 19, United States Military Lands, and being all of a 50.356 acre tract (Tract I) and all of a 10 acre tract (Tract II), both conveyed to Michael F. and Terry E. Stockdale in Deed Book (D.B.) 537, Page 388, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Weiser, found in Surveyors Record 10, Page 48, being the southeast corner of a 42 acre tract conveyed to Evelyn J. Stockdale in D.B. 521, Page 539, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 6.726 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence North 04 degrees 01 minutes 18 seconds East, 182.83 feet, along the east line of the said Farm Lot T, an east line of the said 42 acre tract, the west line of the said Farm Lot U and the said 0.351 acre tract, passing a set iron pin at 31.18 feet, to a point referenced by a found 1" square iron pin (2.03 feet N, 0.43' E, 1.2' above grade), said point being a corner of the said 42 acre tract, the northeast corner of the said Farm Lot T, the northwest corner of the said Farm Lot U and the said 0.351 acre tract, the southeast corner of Farm Lot S, and the southwest corner of Farm Lot R and of a 9.841 acre tract (Tract II) conveyed to Howard Edward Fisher II in D.B. 638, Page 304;

Thence North 04 degrees 49 minutes 28 seconds East, 558.43 feet, along an east line of the said 42 acre tract, the east line of the said Farm Lot S, and the west line of the said Farm Lot R and of the said 9.841 acre tract, to a set iron pin, being the northeast corner of the said 42 acre tract and the southeast corner of the said 50.356 acre tract, and being the True Point of Beginning;

Thence North 85 degrees 39 minutes 52 seconds West, 3875.25 feet, along the south line of the said 50.356 acre tract, the north line of the said 42 acre tract, the north line of a 51.76 acre tract (Tract IV) conveyed to Evelyn J. Stockdale in D.B. 521, Page 329, crossing the said Farm Lot S, passing a set iron pin at 3688.54 feet, a set "Mag" nail at 3716.55 feet, and a set iron pin at 3746.56 feet, to a point in the centerline of the Olentangy River, being the southwest corner of the said 50.356 acre tract, the northwest corner of the said 51.76 acre tract, and a corner of the said Farm Lot S;

Thence North 18 degrees 09 minutes 25 seconds East, 611.69 feet, along the centerline of the said Olentangy River, the west line of the said 50.356 acre tract, and a west line of the said Farm Lot S, to a point, being the northwest corner of the said 50.356 acre tract and of the said Farm Lot S, and being the southwest corner of a 5.936 acre tract conveyed to Randall L. and Camille Orr in D.B. 568, Page 8 and of Farm Lot Q;

Thence South 85 degrees 39 minutes 52 seconds East, 3191.68 feet, along the north line of the said 50.356 acre tract and of the said Farm Lot S, and along the south lines of a 5.936 acre tract conveyed to Randall L. and Camille Orr in D.B. 568, Page 8, of a 17.542 acre tract conveyed to Steven J. and Catherine R. Jefferis in D.B. 572, Page 813, of a 53.46 acre tract conveyed to Mary Maxine Rogers in D.B. 402, Page 692, and of the said Farm Lot Q, to a set iron pin, being the southeast corner of the said 53.46 acre tract and the southwest corner of the said 10 acre tract;

Thence North 04 degrees 49 minutes 28 seconds East, 811.83 feet, along the west line of the said 10 acre tract and the east line of the said 53.46 acre tract, crossing the said Farm Lot Q; to a found 3/4" iron pipe with a cap stamped "SLSS RS6612", being the northwest corner of the said 1 0 acre tract and the southwest corner of a 4.126 acre tract conveyed to Bruce E. and Aldana M. Babbitt in D.B. 558, Page 309;

Thence South 85 degrees 31 minutes 58 seconds East, 542.50 feet, along the north line of the said 10 acre tract and the south line of the said 4.126 acre tract, crossing the said Farm Lot Q, to a found 1" square iron pin (slightly bent), being the northeast corner of the said 1 0 acre tract, the southeast corner of the said 4.126 acre tract, the southwest corner of a 6.194 acre tract conveyed to Bruce E. and Aldana M. Babbitt in D.B. 486, Page 513, the northwest corner of a 8.502 acre tract conveyed to Howard F. and Genevieve Fisher in D.B. 415, Page 435, and a point in the east line of the said Farm Lot Q and in the west line of the said Farm Lot R;

Thence South 04 degrees 49 minutes 28 seconds West, 1404.58 feet, along the east line of the said 10 acre tract, the east line of the said 50.356 acre tract, the east line of the said Farm Lots Q and S, the west line of the said 8.502 acre tract, the west line of a 7.963 acre tract conveyed to Howard F. and Genevieve Fisher in D.B. 640, Page 332, the west line of a 8.370 acre tract conveyed to M. H. Dakhteh Co., Inc. in D.B. 667, Page 340, the west line of the said 9.841 acre tract, and the west line of the said Farm Lot R, to the True Point of Beginning, containing 2,699,993 square feet or 61.993 acres, of which 10.103 acres are in Farm Lot Q and 51.880 acres are in Farm Lot S, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".

TRACT III: (5.000 acres)

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lot T, Section 1, Township 4, Range 19, United States Military Lands, and being all of a 5.000 acre tract conveyed to Michael F. and Terry E. Stockdale in Deed Book (O.R.) 523, Page 559, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Weiser, found in Surveyors Record 10, Page 46, being the southeast corner of a 42 acre tract (Tract III) conveyed to Evelyn J. Stockdale in D.B. 521, Page 539, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 6.726 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence along the centerline of the said Braumiller Road and a south line of the said 42 acre tract the following three (3) courses;

South 78 degrees 13 minutes 03 seconds West, 929.44 feet to a found railroad spike;

South 69 degrees 39 minutes 13 seconds West, 130.87 feet to a set "Mag" nail;

South 79 degrees 27 minutes 09 seconds West, 489.59 feet to a found 5/8" iron pin;

Thence North 85 degrees 29 minutes 00 seconds West, 1668.40 feet, along the centerline of the said Braumiller Road, a south line of the said 42 acre tract, and a south line of 51.76 acre tract (Tract IV) conveyed to Evelyn J. Stockdale in D.E. 521, Page 329, to a set "Mag" nail, being the southeast corner of the said 5.000 acre and the True Point of Beginning;

Thence North 85 degrees 29 minutes 00 seconds West, 40.28 feet, along the centerline of the said Braumiller Road and a south line of the said 5.000 acre tract, to a found railroad spike, being a corner of the said 5.000 acre tract and the southeast corner of a 1.403 acre tract conveyed to Michael F. and Terry Elaine Stockdale in D.B. 463, Page 618;

Thence North 04 degrees 40 minutes 48 seconds East, 238.72 feet, along a line of the said 5.000 acre tract and the east line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northeast corner of the said 1.403 acre tract;

Thence North 84 degrees 24 minutes 15 seconds West, 254.40 feet, along a south line of the said 5.000 acre tract and the north line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northwest corner of the said 1 .403 acre tract;

THENCE South 08 degrees 15 minutes 28 seconds West, 96.77 feet, along a line of the said 5.000 acre tract and the west line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northeast corner of a 1.1 acre tract conveyed to Marjorie J. Smale in D.B. 484, Page 85;

Thence North 85 degrees 42 minutes 01 seconds West, 309.84 feet, along a south line of the said 5.000 acre tract and the north line of the said 1.1 acre tract, passing a set "Mag" nail at 174.60 feet and a set iron pin at 204.90 feet, to a point, being the southwest corner of the said 5.000 acre tract and the northwest corner of the said 1.1 acre tract, and being a point in the centerline of the Olentangy River and in the west line of the said Farm Lot T;

Thence North 07 degrees 35 minutes 38 seconds East, 399.90 feet, along the centerline of the said Olentangy River, the west line of the said Farm Lot T, and the west line of the said 5.000 acre tract, to a point, being the northwest corner of the said 5.000 acre tract and a corner of the said 51.76 acre tract;

Thence South 84 degrees 50 minutes 18 seconds East, 586.14 feet, along the north line of the said 5.000 acre tract and crossing the said 51.76 acre tract, passing a set Mag" nail at 168.97 feet, a found 3/4" iron pipe with a cap stamped "Stults and Assoca." at 199.23 feet, and a found 5/8" iron pin at 570.86 feet, to a set iron pin, being the northeast corner of the said 5.000 acre tract;

Thence South 04 degrees 14 minutes 48 seconds West, 538.51 feet, along the east line of the said 5.000 acre tract and crossing the said 51.76 acre tract, passing a set iron pin at 508.51 feet, to the True Point of Beginning, **containing 217,819 square feet or 5.000 acres,** according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING."

ADDENDUM 2
Terra Alta Property Adjacent Owners

Jesse Jake & Jean G Ball
1989 Stratford Road
Delaware, Ohio 43015
Parcel # 419-130-03-004-000
- Market Value: $288,200

Parcel # 419-130-03-003-000
- Market Value: $25,700

Barbara L Martin
1901 Stratford Road
Delaware, Ohio 43015
Parcel # 419-130-03-002-000
- Market Value: $176,700

Forest Brooke Investment LLC
1515 Lake Shore Drive
Columbus, Ohio 43204
Parcel # 419-130-03-001-567
- Market Value: $64,100

Arlington Avenue Holdings LLC
7226 Kathleen Circle
Reynoldsburg, Ohio 43068
Parcel # 419-124-02-015-516
- Market Value: $46,300

Preservation Park District of Delaware County Ohio
2656 Hogback Road
Sunbury, Ohio 43074
Parcel # 419-124-01-007-000
- Market Value: $1,618,700

Gregory and Macy Layer
1496 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-02-001-000
- Market Value: $197,700

Parcel #419-140-02-001-001
- Market Value: $50,200

Gregory P Malenky and Michele E Carroll
1520 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-02-002-000
- Market Value: $251,100

Richard A Shuler
1544 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-02-004-000
- Market Value: $74,800

David G and Deborah B Ames
PO Box 527
Delaware, Ohio 43015
Parcel # 419-140-02-005-000
- Market Value: $153,500

Eileen M Rhonemus Trustee
1573 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-01-004-000
- Market Value: $309,800

Jeffrey and Bliss Osick
1593 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-01-005-000
- Market Value: $280,600

Gebhard W Jr and Shirley M Keny
1609 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-01-005-005
- Market Value: $257,800

Joseph and Saundra J Hamilton
1627 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-01-005-006
- Market Value: $410,300

Michael G and Patricia M McGee
1653 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-01-005-001
- Market Value: $312,800

Mor Cohen
1675 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-01-006-001
- Market Value: $19,400

Beverly Hagaman
1686 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-02-008-000
- Market Value: $205,700
Parcel # 419-140-02-007-000
- Market Value: $14,500
Parcel # 419-140-02-010-000
- Market Value: $56,100

Bruce E and Aldona M Babbitt Trustees
1720 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-02-013-000
- Market Value: $65,400

Terra Alta LLC
148 W Schrock Road
Westerville, Ohio 43081
Parcel #419-140-02-029-000
- Market Value: $259,100

John Thomas Rogers
2065 Pollock Road
Delaware, Ohio 43015
Parcel # 419-130-01-007-000
- Market Value: $274,200

William W and Marcia W Watterson
2041 Pollock Road
Delaware, Ohio 43015
Parcel # 419-130-01-005-000
- Market Value: $358,900
Parcel # 419-130-01-006-000
- Market Value: $9,900

Lots already sold within Terra Alta:

Parcel Number: 41913030010000
Owner Name: METZ MELINDA & BRIAN
Address: 235 PASSINA CT, DELAWARE 43015
Acreage: 0.491
Market Value: $78,000

Parcel Number: 41913030009000
Owner Name: GREGORY ASHLEY MARIE & KENNETH CHARLES
Address: 233 PASSINA CT, DELAWARE 43015
Acreage: 0.311
Market Value: $74,300

Parcel Number: 41913030007000
Owner Name: GARRITANO PETRINA & CHASTAIN ROBERT
Address: 223 PASSINA CT, DELAWARE 43015
Acreage: 0.288
Market Value: $67,500

Parcel Number: 41913030005000
Owner Name: NVR INC
Address: 215 PASSINA CT, DELAWARE 43015
Acreage: 0.288
Market Value: $67,500

Parcel Number: 41913030004000
Owner Name: PARISI JOSEPH V & DONNA J
Address: 211 PASSINA CT, DELAWARE 43015
Acreage: 0.323
Market Value: $67,500
Parcel Number: 41913030014000
Owner Name: NVR INC
Address: 230 PASSINA CT, DELAWARE 43015
Acreage: 0.284
Market Value: $74,300

Parcel Number: 41913030015000
Owner Name: MILLER JAY RICHARD & CHRISTINA J
Address: 224 PASSINA CT, DELAWARE 43015
Acreage: 0.301
Market Value: $67,500

Parcel Number: 41913030026000
Owner Name: NVR INC
Address: 106 FIRENZE RD, DELAWARE 43015
Acreage: 0.259
Market Value: $67,500

Parcel Number: 41913026003000
Owner Name: CHALTON NICHOLAS E C
Address: 107 FIRENZE RD, DELAWARE 43015
Acreage: 0.279
Market Value: $170,000

Parcel Number: 41913026007000
Owner Name: LOPRESTI DEBORAH C & DOMINIC J TRUSTEES
Address: 517 PRATO CT, DELAWARE 43015
Acreage: 0.259
Market Value: $74,300

Parcel Number: 41913026006000
Owner Name: ALLEN KEITH EDWARD & MAUREEN KELLEY
Address: 523 PRATO CT, DELAWARE 43015
Acreage: 0.250
Market Value: $74,300

Parcel Number: 41913026011000
Owner Name: FINLEY DANIEL S & LAURA R
Address: 512 PRATO CT, DELAWARE 43015
Acreage: 0.275
Market Value: $67,500

Parcel Number: 41913026010000
Owner Name: NVR INC
Address: 518 PRATO CT, DELAWARE 43015
Acreage: 0.259
Market Value: $74,300

Parcel Number: 41913026009000
Owner Name: SHAW KIMBERLY J
Address: 524 PRATO CT, DELAWARE 43015
Acreage: 0.250
Market Value: $74,300

Parcel Number: 41913026014000
Owner Name: ROCKFORD HOMES INC
Address: 181 FIRENZE RD, DELAWARE 43015
Acreage: 0.279
Market Value: $67,500

Parcel Number: 41913027007000
Owner Name: ROCKFORD HOMES INC
Address: 190 FIRENZE RD, DELAWARE 43015
Acreage: 0.379
Market Value: $67,500

Parcel Number: 41913027002000
Owner Name: ROCKFORD HOMES INC
Address: 160 FIRENZE RD, DELAWARE 43015
Acreage: 0.345
Market Value: $67,500

Parcel Number: 41913029009000
Owner Name: ROCKFORD HOMES INC
Address: 342 PASSINA RD, DELAWARE 43015
Acreage: 0.288
Market Value: $67,500

Parcel Number: 41913029010000
Owner Name: BRENNER JUSTIN & BROOKE
Address: 348 PASSINA RD, DELAWARE 43015
Acreage: 0.288
Market Value: $67,500

Parcel Number: 41913031001000
Owner Name: GILLIGAN CHARLES A & BONNIE L
Address: 326 PRATO RD, DELAWARE 43015
Acreage: 0.286
Market Value: $67,500

Rogers Property Adjacent Owners

John Thomas Rogers
2065 Pollock Road
Delaware, Ohio 43015
Parcel # 419-130-01-007-000

William w and Marcia W Watterson
2041 Pollock Road
Delaware, Ohio 43015
Parcel # 419-130-01-005-000

Terra Alta LLC
148 W Schrock Road
Westerville, Ohio 43081
Parcel # 419-130-30-001-000
Parcel # 419-130-31-004-000
Parcel # 419-130-31-003-000
Parcel # 419-130-31-005-000
Parcel # 419-130-29-001-000
Parcel # 419-130-01-003-000
Parcel # 419-140-02-025-000

Bruce E and Aldona M Babbitt Trustees
1720 Berlin Station Road
Delaware, Ohio 43015
Parcel # 419-140-02-013-000

Steven J and Catherine R Jefferis Trustees
2325 Pollock Road
Delaware, Ohio 43015
Parcel # 419-140-02-027-000

Edward J and Debra K Connor
2251 Pollock Road
Delaware, Ohio 43015
Parcel # 419-130-01-008-000
Parcel # 419-130-01-009-000

Jesse R and Laurie C Ada
2234 Pollock Road
Delaware, Ohio 43015
Parcel # 419-130-01-011-000

Brian and Erik Waltermire
2209 Stratford Road
Delaware, Ohio 43015
Parcel # 419-130-03-005-001
Parcel # 419-130-03-005-002

Jessie Jake K and Jean G Ball
1989 Stratford Road
Delaware, Ohio 43015
Parcel # 419-130-03-005-000

Stockdale Property Adjacent Owners

Parcel Number: 41914002028000
Owner Name: TERRA ALTA LLC
Address: POLLOCK RD DELAWARE OH 43015
Acreage: 53.460
Market Value: $925,600

Parcel Number: 41914002027000
Owner Name: JEFFERIS STEVEN J & CATHERINE R CO-TRUSTEES
Address: 2325 POLLOCK RD, DELAWARE 43015
Acreage: 18.160
Market Value: $572,400

Parcel Number: 41913001012000
Owner Name: ORR RANDALL L CAMILLE
Address: 2341 POLLOCK RD, DELAWARE 43015
Acreage: 5.936
Market Value: $574,200

Parcel Number: 41914002013000
Owner Name: BABBITT BRUCE E & ALDONA M TRUSTEES
Address: BERLIN STATION RD DELAWARE OH 43015
Acreage: 7.546
Market Value: $65,400

Parcel Number: 41914002012000
Owner Name: BABBITT BRUCE E & ALDONA M TRUSTEES
Address: BERLIN STATION RD DELAWARE OH 43015
Acreage: 6.550
Market Value: $75,100

Parcel Number: 41914002014001
Owner Name: RAY RICHARD A & MONIKA
Address: 1778 BERLIN STATION RD, DELAWARE 43015
Acreage: 9.990
Market Value: $202,400

Parcel Number: 41914002016002
Owner Name: RAY RICHARD A & MONIKA A
Address: BERLIN STATION RD DELAWARE OH 43015
Acreage: 1.838
Market Value: $14,400

Parcel Number: 41914002017003
Owner Name: CERMAK CRAIG R & AMY M
Address: 1838 BERLIN STATION RD, DELAWARE 43015
Acreage: 3.667
Market Value: $355,500

Parcel Number: 41914002022003
Owner Name: SMITH STEVEN L & JOYCE L
Address: 1557 BRAUMILLER RD, DELAWARE 43015
Acreage: 5.006
Market Value: $356,600

Parcel Number: 41914002022004
Owner Name: WALSH COURTNEY & DANIEL E
Address: 1553 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.618
Market Value: $286,100

Parcel Number: 41914002022001
Owner Name: FEATHERSTONE JAMES E & PATRICIA M
Address: 1501 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.477
Market Value: $148,300

Parcel Number: 41914003016000
Owner Name: MASELLI FRANCIS R JR & MINDY L
Address: 1478 BRAUMILLER RD, DELAWARE 43015
Acreage: 2.200
Market Value: $290,000

Parcel Number: 41914003015000
Owner Name: SOMMER ALLAN J & ERIN W
Address: BRAUMILLER RD DELAWARE OH 43015
Acreage: 0.526
Market Value: $8,400

Parcel Number: 41914003014000
Owner Name: SOMMER ALLAN J & ERIN W
Address: 1420 BRAUMILLER RD, DELAWARE 43015
Acreage: 4.210
Market Value: $268,900

Parcel Number: 41914003013000
Owner Name: GRAY GARY W & CAROLE L
Address: 1320 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.245
Market Value: $203,900

Parcel Number: 41914003012000
Owner Name: PIRIE RICHARD W & KIMBERLY M
Address: 1232 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.770
Market Value: $371,300

Parcel Number: 41914003011000
Owner Name: BOHMAN CHARLES & JO ELLEN
Address: 0
Acreage: 1.165
Market Value: $24,800

Parcel Number: 41914003010000
Owner Name: BOHMAN CHARLES & JO ELLEN
Address: 1100 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.097
Market Value: $315,500

Parcel Number: 41914003009000
Owner Name: BOHMAN CHARLES & JO ELLEN
Address: 0
Acreage: 1.116
Market Value: $23,800

Parcel Number: 41914003008000
Owner Name: KOERBER DARREL L & BOUDREAUX L E
Address: 998 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.232
Market Value: $281,000

Parcel Number: 41914003007000
Owner Name: HUTSON BRADLEY J
Address: 960 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.399

Parcel Number: 41914003006000
Owner Name: TUCKER MICHAEL
Address: 884 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.243
Market Value: $272,600

Parcel Number: 41914003005000
Owner Name: HOFFMAN ROBERT P & LYNN V
Address: 862 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.380
Market Value: $244,700

Parcel Number: 41914003004000
Owner Name: METHODIST THEOLOGICAL SCHOOL IN OHIO
Address: BRAUMILLER RD DELAWARE OH 43015
Acreage: 0.457
Market Value: $6,900

Parcel Number: 41914003003000
Owner Name: SCHWELLER JEROME C & LINDA A
Address: 0
Acreage: 1.359
Market Value: $58,200

Parcel Number: 41914003002000
Owner Name: SCHWELLER JEROME C & LINDA A
Address: 752 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.685
Market Value: $211,200

Parcel Number: 41914003001000
Owner Name: REED BUTTONS A
Address: 520 BRAUMILLER RD, DELAWARE 43015
Acreage: 5.400
Market Value: $295,000

Parcel Number: 41914003001001
Owner Name: LEWIS JONATHAN C & VICKI J
Address: BRAUMILLER RD DELAWARE OH 43015
Acreage: 1.598
Market Value: $55,900

Parcel Number: 41913002001000
Owner Name: LEWIS JONATHAN C & HALE VICKI J
Address: 464 BRAUMILLER RD, DELAWARE 43015
Acreage: 3.000
Market Value: $242,900

Parcel Number: 41913002002000
Owner Name: METHODIST THEOLOGICAL SCHOOL IN OHIO
Address: BRAUMILLER RD DELAWARE OH 43015
Acreage: 1.200
Market Value: $36,200
Parcel Number: 41913002003000
Owner Name: WARD RONALD P & DEBRA J
Address: 386 BRAUMILLER RD, DELAWARE 43015
Acreage: 0.800
Market Value: $144,400

Parcel Number: 41913002004000
Owner Name: DEVER ELAINE L TRUSTEE
Address: 2885 POLLOCK RD, DELAWARE 43015
Acreage: 5.707
Market Value: $268,500

Parcel Number: 41913001015000
Owner Name: FRANCE JAMES A & KRISTINE
Address: 357 BRAUMILLER RD, DELAWARE 43015
Acreage: 1.400
Market Value: $219,500

Parcel Number: 41913001016000
Owner Name: BARTLETT CYNTHIA S & HANSON REBECCA H
Address: 2753 POLLOCK RD, DELAWARE 43015
Acreage: 1.100

Parcel Number: 41913003031000
Owner Name: 4EACH PROPERTIES LLC
Address: 2815 STRATFORD RD, DELAWARE 43015
Acreage: 4.040
Market Value: $2,863,800

Parcel Number: 41913003030000
Owner Name: 4EACH PROPERTIES LLC
Address: 2723 STRATFORD RD, DELAWARE 43015
Acreage: 0.966
Market Value: $408,400

Parcel Number: 41913003029000
Owner Name: RAY KEITH
Address: 2691 STRATFORD RD, DELAWARE 43015
Acreage: 0.000
Market Value: $170,900

Parcel Number: 41913003028000
Owner Name: LONG REAL ESTATE INC
Address: 2683 STRATFORD RD, DELAWARE 43015
Acreage: 0.170
Market Value: $45,900

Parcel Number: 41913003027000
Owner Name: CLARK SHERRY
Address: 2665 STRATFORD RD, DELAWARE 43015
Acreage: 0.388
Market Value: $78,700

Parcel Number: 41913003026000
Owner Name: DAVENPORT LEE ANN M
Address: 2643 STRATFORD RD, DELAWARE 43015
Acreage: 0.483
Market Value: $126,600

Parcel Number: 41913003025001
Owner Name: WILLIAMS DANIEL J & GINGER SEALEY
Address: STRATFORD RD DELAWARE OH 43015
Acreage: 0.430
Market Value: $1,200

Parcel Number: 41913003024000
Owner Name: PUSECKER DAVID E & PATRICIA M
Address: 2609 STRATFORD RD, DELAWARE 43015
Acreage: 0.996

Parcel Number: 41913003022000
Owner Name: DELAWARE COUNTY HISTORICAL SOCIETY INC
Address: 2571 STRATFORD RD, DELAWARE 43015
Acreage: 0.761
Market Value: $42,000

Parcel Number: 41913003021000
Owner Name: SEALEY JEAN E
Address: 2545 STRATFORD RD, DELAWARE 43015
Acreage: 0.498
Market Value: $116,600

Parcel Number: 41913003020000
Owner Name: SEALEY JEAN E
Address: 2523 STRATFORD RD, DELAWARE 43015
Acreage: 0.440
Market Value: $94,500
Parcel Number: 41913003019000
Owner Name: PLUMMER ROGER DDS & KATHLEEN W
Address: 2505 STRATFORD RD, DELAWARE 43015
Acreage: 0.440
Market Value: $145,200

Parcel Number: 41913003017001
Owner Name: SEALEY MICHAEL N & SANDRA L
Address: STRATFORD RD DELAWARE OH 43015
Acreage: 0.304
Market Value: $600

Parcel Number: 41913003017000
Owner Name: NEAL MICHAEL J & SUSAN H
Address: STRATFORD RD DELAWARE OH 43015
Acreage: 0.329
Market Value: $1,100

Parcel Number: 41913003015000
Owner Name: FOUST DAVID
Address: STRATFORD RD DELAWARE OH 43015
Acreage: 0.930
Market Value: $1,200

Parcel Number: 41913003013000
Owner Name: GREINER KENNETH H MARTHA R
Address: STRATFORD RD DELAWARE OH 43015
Acreage: 0.239
Market Value: $3,200

Parcel Number: 41913003009000
Owner Name: NEAL MICHAEL J & SUSAN H
Address: 2367 STRATFORD RD, DELAWARE 43015
Acreage: 7.869
Market Value: $371,000

Parcel Number: 41913001012000
Owner Name: ORR RANDALL L CAMILLE
Address: 2341 POLLOCK RD, DELAWARE 43015
Acreage: 5.936
Market Value: $574,200

Parcel Number: 41914002027000
Owner Name: JEFFERIS STEVEN J & CATHERINE R CO-TRUSTEES
Address: 2325 POLLOCK RD, DELAWARE 43015
Acreage: 18.160
Market Value: $572,400

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 18 | DATE: 03/09/2020

ORDINANCE NO: 20-14 | 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 COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR SKILKEN GOLD REAL ESTATE DEVELOPMENT FOR SHEETZ LOCATED AT 700 SUNBURY ROAD ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT) AND B-4 (GENERAL BUSINESS DISTRICT) ON APPROXIMATLEY 4.6 ACRES.

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 recommended approval by a vote of 6-0 on March 4, 2020.

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. 20-14

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR SKILKEN GOLD REAL ESTATE DEVELOPMENT FOR SHEETZ LOCATED AT 700 SUNBURY ROAD ON PROPERTY ZONED B-3 (COMMUNITY BUSINESS DISTRICT) AND B-4 (GENERAL BUSINESS DISTRICT) ON APPROXIMATLEY 4.6 ACRES.

WHEREAS, the Planning Commission at its meeting of March 4, 2020 recommended approval of a Combined Preliminary and Final Development Plan for Skilken Gold Real Estate Development for Sheetz located at 700 Sunbury Road on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres (PC Case 2020-0225).

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 Skilken Gold Real Estate Development for Sheetz located at 700 Sunbury Road on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres, 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 developer is required to perform a Traffic Impact Study that shall be approved by the City Engineer with any improvements being the responsibility of the applicant.
3. The applicant shall dedicate right-of-way along Sunbury Road and Mill Run Crossing per the Planning and Community Development Director.
4. The backage road shall be designed and constructed to meet public road standards including a five-foot sidewalk on the north or south side of the road per the City Public Works Department. The backage road shall be constructed to the western property line of the subject development.
5. Along Mill Run Crossing, the applicant shall remove the sidewalk and

construct a 8-foot-wide asphalt bike path to connect to the existing bike path to the south of the existing curb cut per the adopted Bicycle and Pedestrian Master Plan 2027

6. The dumpster shall be screened from public view by a wall constructed of brick or stone that matches the new building with wood doors painted or stained to match or compliment the overall building.
7. The proposed development achieves compliance with Chapter 1168 Tree Preservation Requirements.
8. The Shade Tree Commission shall review and approve the submitted street tree plans.
9. The limestone on the building, the stone canopy columns, and the ground sign bases shall be Delaware blue vein limestone (or cultured stone) or equivalent as approved by Staff.
10. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
11. All roof top mechanical equipment shall be completely screened from public view.
12. The Applicant shall submit all building, fuel canopy, and sign elevations along with material and color samples for all building materials for staff review and approval after approval of the Final Development Plan and prior to any building permit issuance.
13. On the building sign, the red sign box shall be opaque and the only light to shine thru would be thru the “SHEETZ” letters as approved by staff.
14. A lighting plan that achieves compliance with the zoning code shall be submitted, reviewed and approved by the City. All lights shall be fully recessed and cut off and the light poles shall be black.
15. The two ice boxes on the front elevation shall be painted to match the building.
16. No Video dispensers, ATM machines, or any other merchandise shall be permitted to be outside the building unless located within a defined designated area and buffered from Sunbury Road and Mill Run Crossing.
17. The applicant shall make a shall make a payment in lieu of 7 street trees which totals $525 along Sunbury Road.
18. The applicant shall plant 4 street trees along Mill Run Crossing to achieve compliance with the zoning code.
19. The development shall achieve compliance with Fire Department requirements.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those

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

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2020-0225
REQUEST: Combined Preliminary & Final Development Plan
PROJECT: Sheetz
MEETING DATE: March 4, 2020

APPLICANT/OWNER
Skilken Gold Real Estate Development
4270 Morse Road
Columbus, Ohio 43230

REQUEST
2020-0225: A request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located at 700 Sunbury Road (US 36/37) on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres.

PROPERTY LOCATION & DESCRIPTION
The subject two properties are located on the southwest corner of Sunbury Road (US 36/37) and Mill Run Crossing at 700 Sunbury Road. The subject site is zoned B-4 (General Business District) along Sunbury Road (approximately 350 feet from right-of-way) and B-3 (Community Business District) for the remainder of the property, The zoning to the north, south and east is B-3 while the zoning to the west is B-4 and B-3.

BACKGROUND
The applicant is proposing to the raze the existing two buildings (former Delaware Marine and tobacco shop) on the site and construct an approximate 6,007 square foot gas station and restaurant with a drive thru on the 4.6-acre site. The gas station would be accessed by a right-in/right-out curb cut on Sunbury Road (US 36/37) and a full movement curb cut on Mill Road Run Crossing. The drive thru for the restaurant would be on the southern elevation of the building. The gas station would have four fueling islands (8 gas pumps) and 47 parking spaces which would accommodate the gas station and restaurant. A dumpster and retention basin is located on the southern portion of the site.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject property is zoned B-4 and B-3. The first 350 feet from the right-of-way of Sunbury Road thru the site is zoned B-4 and the remainder of the site is zoned B-3. The site plan for the gas station and restaurant with a drive thru is located with the B-4 zoning designation. Therefore, the proposed development would be required to have a Combined Preliminary and Final Development Plan approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The developer is required to perform a Traffic Impact Study that shall be approved by the City Engineer with any improvements being the responsibility of the applicant. The site plan identifies two curb cuts to the new gas station and restaurant. A right-in/right-out would be located on Sunbury Road (US 36/37) on the western portion of the site while the existing curb cut on the eastern portion of the site would be eliminated. A full movement curb cut would be located on Mill Run Crossing adjacent to the existing curb cut that provides access to Glenwood Commons. The curb cut on Mill Run Crossing would be the start of a public backage road that would extend west to access the adjacent properties and would be constructed by each parcel owner as development occurs. Therefore, the backage road shall be designed and constructed to meet public road standards including a 5-foot sidewalk on the north or south side of the road as per the City Public Works Department. Also, the applicant shall dedicate the required right-of-way along Sunbury Road (US 36/37) per the Planning and Community Development Director.

- **PEDESTRIAN CONNECTIVITY:** The Bicycle and Pedestrian Master Plan 2027 identifies a proposed bike path along the south side of Sunbury Road and the bike path would be installed as part of the "Point" project but the applicant would have to dedicate the appropriate right-of-way and grade the bike path alignment per the Planning and Community Development Director. Currently there is a sidewalk along Mill Run Crossing from Sunbury Road south to the existing curb cut and the applicant needs to remove the sidewalk and construct a 8 foot wide asphalt bike path to connect to the existing bike path located to the south of the existing curb cut per the adopted Bicycle and Pedestrian Master Plan 2027. Also, the backage road would require a sidewalk on one side of the road per the Public Works Department.
- **SITE CONFIGURATION:** The applicant would raze the two existing buildings and construct an approximate 6,077 square foot gas station and restaurant with a drive thru that would front Sunbury Road just east of the proposed right-in/right-out curb cut. There would be an outdoor patio on the north and east elevations with tables and chairs with a fence for protection. The gas station would have 4 vehicular fueling islands (8 gas pumps) fronting Sunbury Road that would be covered with a flat canopy roof (slightly pitched from south to north). The proposed 47 parking spaces (31 required) are located north, east and west of the building, A drive thru window is located on the southern building elevation while the order box and dedicated drive thru lane is located along the western property line. The minimum building and parking setbacks for the entire development are more than required. A dumpster and retention basin would be located south of the building. The dumpster enclosure shall be constructed of brick or stone with wood doors painted or stained to match. The applicant is identifying two ice boxes on the north elevation and propane gas boxes on the west elevation. Staff would require the ice boxes be painted to match the building because they are on the front elevation. No Video dispensers, ATM machines, or any other merchandise shall be permitted to be outside the building unless located with a defined designated area and buffered from Sunbury Road and Mill Run Crossing.
- **BUILDING DESIGN:** The one story 6,077 square foot building would be oriented towards Sunbury Road (US 36/37) with the fueling canopy located between the building and Sunbury Road, The front elevation (north) would be comprised mainly of brick (Windsor color) with a limestone wainscoting (Delaware blue vein) with a typical aluminum storefront entrance door and windows with a flat roof. A red standing seam pitched metal roof would be located above the main entrance and each aluminum store front window would have a red fabric awning. The east elevation would be similar to the north elevation design with an aluminum storefront entrance door and windows and in building materials and color. There would be two main doors on the southern portion of the elevation. The west elevation would have a secondary access door with a man door on southern portion of the elevation. The entrance door would be flanked with limestone along with a limestone wainscoting while the remainder of the elevation would be comprised of brick (Windsor color). The rear elevation (south) would be comprised of a limestone wainscoting capped off with brick (Windsor color) that matches the other elevations. There would be two drive thru pick-up windows on this elevation. A dark bronze metal panel roof screen would screen the mechanical equipment from public view. The canopy would be a flat with a minor pitch from south to north with a red ACM composite aluminum panel roof. The columns supporting the canopy would be comprised of limestone to 6 feet in height and then be a steel tube wrapped with a dark bronze ACE aluminum composite material that would extend to the canopy. Staff would need submittal of each building material with color samples to ensure compliance is achieved with any Final Development Plan requirements. Overall the building design, material and color are aesthetically pleasing and compatible with the recently approved buildings in the area.
- **TREE REMOVAL & REPLACEMENT:** The applicant submitted a tree survey that indicates there are trees mostly in the southern portion of the site. The tree survey identified 3 qualifying trees (6 inches in caliper or larger) that yields 18 caliper inches that would be removed with the development. The applicant is installing 10 trees that yield 30 calipers inches that is above and beyond the required landscaping to replace the removed trees to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LANDSCAPING & SCREENING:** The development would require street, front yard, parking lot buffering, interior parking lot and foundation landscaping. The 280 feet of frontage (less 50 foot curb cut) along Sunbury Road requires 7 street trees and 6 front yard trees while no street trees are proposed and 6 shade trees are proposed. Because street trees will be planted along Sunbury Road during the "The Point Project", the applicant shall make a payment in lieu of 7 street trees which totals $525. The 390 feet of frontage along Mill Run Crossing (less 50-foot curb cut) and portion of site not being developed) requires 10 street trees and 8 front yard trees while no street trees are provided (6 are existing) and 8 front yard trees are proposed. The

applicant shall plant 4 street trees along Mill Run Crossing to achieve compliance with the zoning code. The landscape plan achieves compliance with the parking lot buffering requirements of shrubs and interior parking lot trees. The applicant is not proposing any foundation landscaping. The Shade Tree Commission would have to approve all landscape plans.

- **SIGNAGE:** The owner is proposing building, fuel canopy, ground and drive thru signage. The applicant is proposing an almost 26 square foot internally illuminated wall mounted box sign on the north and east elevation above the entrance doors. Staff would support this proposal if the red sign box is opaque and the only light to shine thru would be thru the "SHEETZ" letters. The applicant is proposing the same almost 26 square foot box sign on the east elevation of the canopy facing Mill Run Crossing and on the underside of the canopy facing Sunbury Road. These signs would be permitted on the canopy. A ground sign is proposed on the northeast corner of the site at the Sunbury Road and Mill Run Crossing intersection. The ground sign would be 9 feet tall with a 3.8 feet high limestone base with brick columns extending to the top sign cap. The sign area would encompass approximately 36 square feet with two gas prices capped off with gas station name. The drive thru would have the typical menu board and associated signage that would achieve compliance with other recently approved drive thru signage. Any direction signage shall not be illuminated.
- **LIGHTING:** The applicant is proposing a comprehensive lighting plan with light poles, building lighting and under the canopy lighting. The applicant is proposing 19 light poles throughout the site that shall not exceed 28 feet high with cut off style fixtures. Additionally, any light poles shall be black in color. Also, there would be 12 wall pack lights and under the canopy lighting. The lighting plans would have to achieve compliance with the minimum zoning requirements and would have to be approved by the City.

STAFF RECOMMENDATION (2020-0225 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located at 700 Sunbury Road (US 36/37) on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres, 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 developer is required to perform a Traffic Impact Study that shall be approved by the City Engineer with any improvements being the responsibility of the applicant.
3. The applicant shall dedicate right-of-way along Sunbury Road and Mill Run Crossing per the Planning and Community Development Director.
4. The backage road shall be designed and constructed to meet public road standards including a five-foot sidewalk on the north or south side of the road per the City Public Works Department. The backage road shall be constructed to the western property line of the subject development.
5. Along Mill Run Crossing, the applicant shall remove the sidewalk and construct a 8-foot-wide asphalt bike path to connect to the existing bike path to the south of the existing curb cut per the adopted Bicycle and Pedestrian Master Plan 2027
6. The dumpster shall be screened from public view by a wall constructed of brick or stone that matches the new building with wood doors painted or stained to match or compliment the overall building.
7. The proposed development achieves compliance with Chapter 1168 Tree Preservation Requirements.
8. The Shade Tree Commission shall review and approve the submitted street tree plans.
9. The limestone on the building, the stone canopy columns, and the ground sign bases shall be Delaware blue vein limestone (or cultured stone) or equivalent as approved by Staff.
10. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
11. All roof top mechanical equipment shall be completely screened from public view.

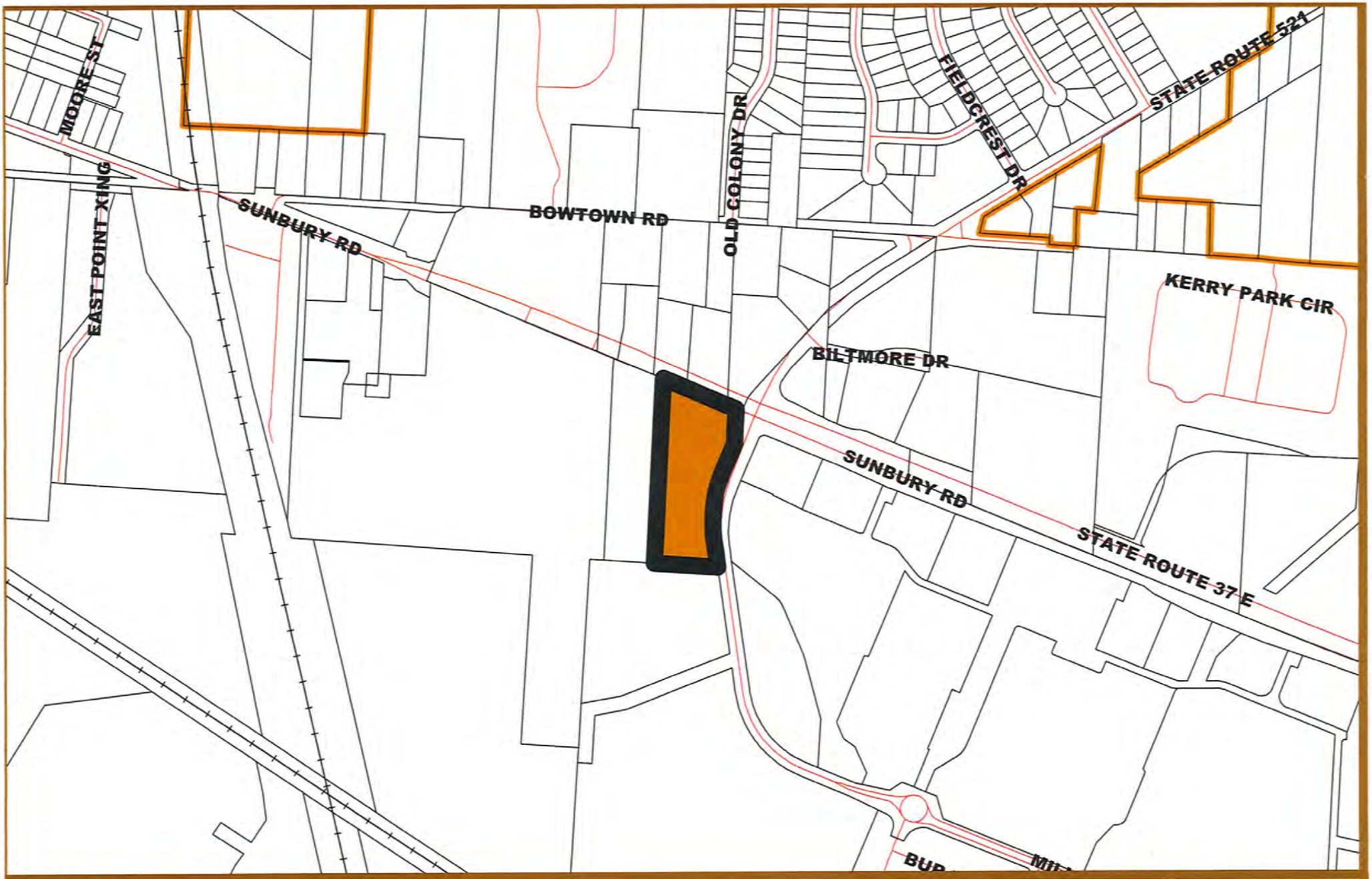
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19. The development shall achieve compliance with Fire Department requirements.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

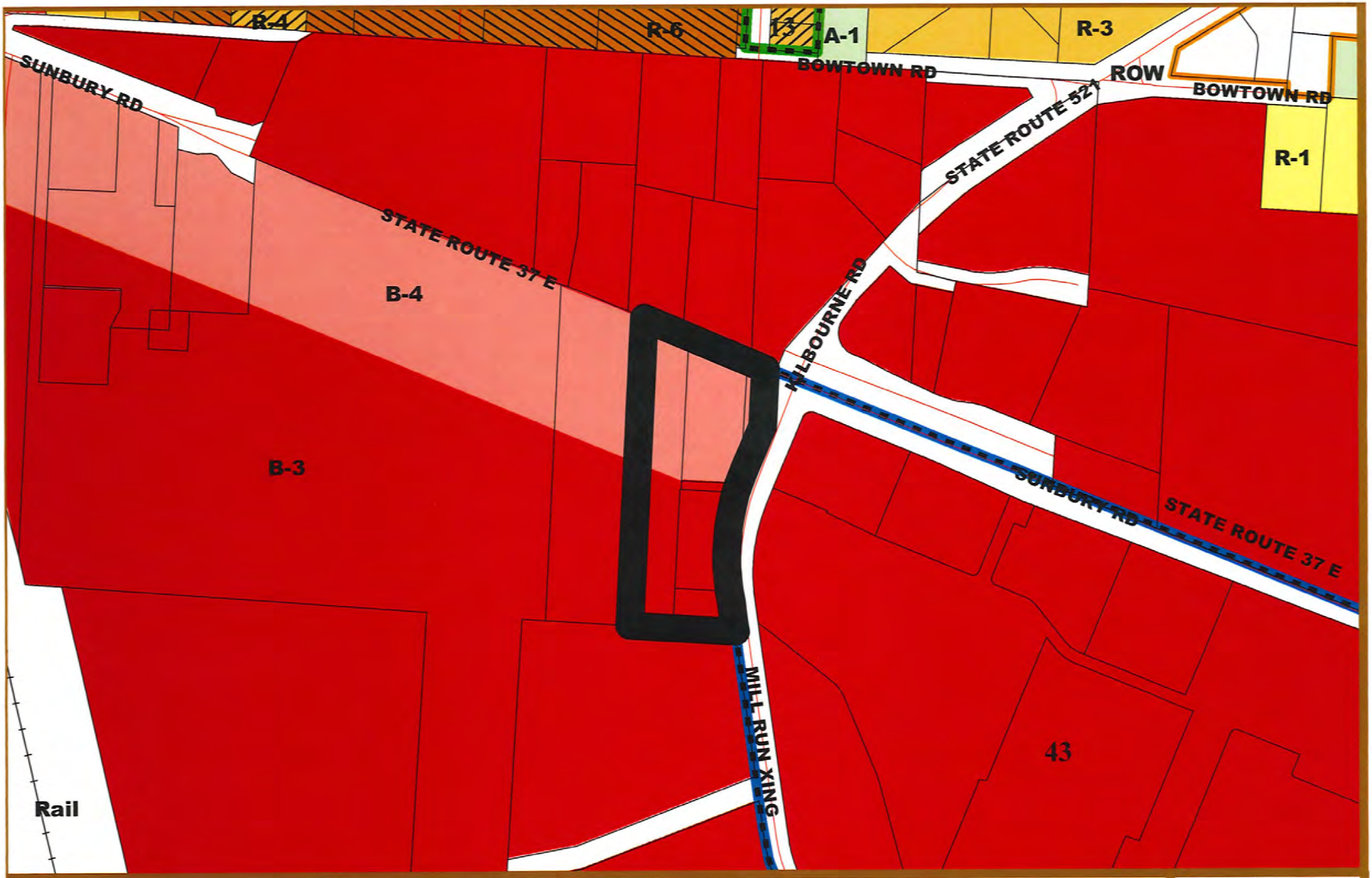
FILE:
ORIGINAL: 02/27/20
REVISED:



EST 1808
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DELAWARE
OHIO

2020-0225
Combined Preliminary and Final Development Plan
Sheetz - 700 Sunbury Road
Location Map

N



EST 1808
CITY OF
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OHIO

2020-0225
Combined Preliminary and Final Development Plan
Sheetz - 700 Sunbury Road
Zoning Map

N



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CITY OF
DELAWARE
OHIO

2020-0225
Combined Preliminary and Final Development Plan
Sheetz - 700 Sunbury Road
Aerial (2016) Map

N



L-ILL	SHEET	PROJECT 19153	DATE 2-4-20	Faris Planning & Design LAND PLANNING + LANDSCAPE ARCHITECTURE 243 N. 5th Street Suite 401 Columbus, OH 43215 p (614) 487-1964 www.farisplanninganddesign.com	SHEETZ DELAWARE PREPARED FOR BIRD & BULL ENGINEER'S & SURVEYORS, INC. 3500 SHOUFFER RD #225, COLUMBUS, OH 43235	ILLUSTRATIVE PLAN	REVISIONS

PROPOSED SHEETZ
700 - 710 SUNBURY ROAD
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
2020

REFERENCE BENCHMARK

BENCHMARKS WERE DERIVED FROM A VRS OBSERVATION OF MONUMENTS, PID DESIGNATION OF AJ7194, CORS ID OCLB AND ALL OTHER ELEVATION ARE BASED UPON THIS OBSERVATION.

ELEV. 722.324'
(NAVD 88 REFERENCE DATUM)

BENCHMARK #1

"T" OF A WATER VALVE ALONG THE EAST SIDE OF MILL RUN CROSSING APPROXIMATELY 225 FEET SOUTH OF SUNBURY ROAD (SR 36/37).

ELEV. 935.12'

BENCHMARK #2

SCRIBE MARK ON THE NORTHWEST CORNER OF THE STORM STRUCTURE EAST OF MILL RUN CROSSING AND SOUTH OF THE RETENTION POND. STRUCTURE IS APPROXIMATELY 550 FEET SOUTH OF SUNBURY ROAD (S.R. 36/37).

ELEV. 930.24'

UTILITY CONTACT INFORMATION

WATER/SANITARY

CITY OF DELAWARE DEPARTMENT OF PUBLIC UTILITIES
WATER TREATMENT FACILITY
3080 US 23 NORTH
DELAWARE, OH 43015

WASTEWATER TREATMENT FACILITY
225 NORTH CHERRY ST,
DELAWARE, OH 43015

CONTACT: BLAKE JORDAN - DIRECTOR
PHONE: (740) 203-1900

WATER

DEL-CO WATER COMPANY, INC,
6773 OLENTANGY RIVER RD,
DELAWARE, OH 43015 - 8872
CONTACT: DAVE WOLF
PHONE: 740-548-7746 EXT. 2401

NATURAL GAS

SUBURBAN NATURAL GAS
2626 LEWIS CENTER RD,
LEWIS CENTER, OHIO 43035
(740) 548-2450

COLUMBIA GAS OF OHIO
920 GOODALE BL,
COLUMBUS, OH 43212
CONTACT: MATT COYNE - OPERATIONS MANAGER
(614) 818-2107

PLANNING, ZONING & BUILDING DEPARTMENT

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT
1 SOUTH SANDUSKY STREET
DELAWARE, OHIO 43015
CONTACT: DAVE EFLAND - DIRECTOR
(740) 203-1600

TELEPHONE

FRONTIER COMMUNICATIONS
1300 COLUMBUS SANDUSKY RD,
MARION, OH 43302
CONTACT: CHRIS AVERY
PHONE: (740) 383-0551

CABLE

SPECTRUM
PO BOX 2553
3760 INTERCHANDE RD,
COLUMBUS, OH 43216
CONTACT: KEVIN RICH
PHONE: (614) 481-5263
EMAIL: KEVIN.RICH@TWCABLE.COM
CONTACT: DAVID HOLSTEIN
PHONE: (614) 481-5262

WOW CABLE
3675 CORPORATE DR,
COLUMBUS, OH 43231
CONTACT: DAMON MADDOX -
CONSTRUCTION ENGINEER
PHONE: (614) 948-4616

ELECTRIC

AMERICAN ELECTRIC POWER COMPANY - AEP
850 TECH CENTER DR,
GAHANNA, OH 43230-6605
CONTACT: PUBLIC FUNDED PROJECTS PAUL PAXTON
PHONE: (614) 883-6831
CONTACT: KRISTEN THOMPSON
PHONE: (614) 883-7949

CITY ENGINEER

CITY OF DELAWARE
PUBLIC WORKS DEPARTMENT
440 E. WILLIAM STREET
DELAWARE, OHIO 43015
CONTACT: BILL FERRIGNO
PHONE: (740) 203-1810

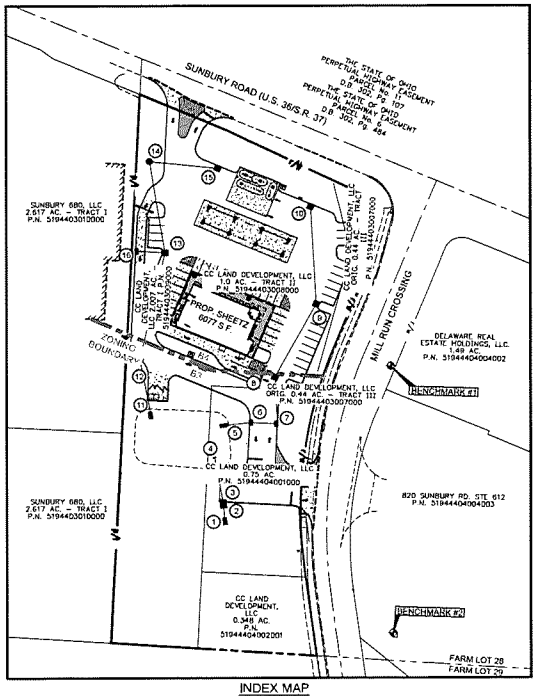
ELECTRIC (CONT.)

OHIO EDISON COMPANY / FIRST ENERGY
1040 S. PROSPECT ST.
MARION, OH 43302
CONTACT: JEFFERY HALL - COORDINATOR OF
ENGINEERING SERVICES
PHONE: (740) 382-7104

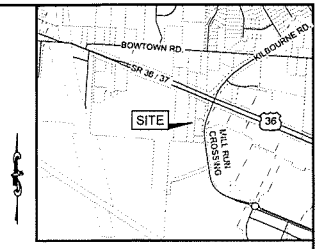
CONSOLIDATED ELECTRIC COOPERATIVE, INC,
5255 STATE ROUTE 95
MT. GILEAD, OH 43338
CONTACT: DAN AMATO - DIRECTOR OF ENGINEERING
PHONE: (419) 949-2932

ENVIRONMENTAL PROTECTION AGENCY

OHIO EPA - CENTRAL DISTRICT OFFICE
LAZARUS GOVERNMENT CENTER
50 W. TOWN ST., SUITE 700
COLUMBUS, OHIO 43215
CONTACT: ISAAC ROBINSON - CHIEF
PHONE: (614) 728-3778
FAX: (614) 728-3898



INDEX MAP
SCALE: 1" = 80'



LOCATION MAP
NO SCALE

INDEX OF SHEETS

1 COVER SHEET
2 GENERAL NOTES
3 GENERAL NOTES (CONT.), DETAILS, AND ESTIMATE OF QUANTITIES
4 SHEETZ GENERAL NOTES AND DETAILS
5 SHEETZ DETAILS (CONT.)
6 SHEETZ DETAILS (CONT.)
7 ALTA SURVEY (SHEET 1)
8 ALTA SURVEY (SHEET 2)
9 EXISTING CONDITIONS AND DEMOLITION PLAN
10 SITE PLAN
11 SITE DIMENSION, STRIPING, SIGNAGE, AND PAVING PLAN
12 STORM SEWER AND GRADING PLAN
13 INTERSECTION GRADING DETAILS
14 FUEL CENTER DETAILS
15 UTILITY PLAN
16 STORM SEWER PROFILES
17 DETENTION BASIN DETAILS
18 EROSION AND SEDIMENT CONTROL PLAN
19 EROSION AND SEDIMENT CONTROL PLAN NOTES
20 EROSION AND SEDIMENT CONTROL PLAN DETAILS
L-1 OVERALL LANDSCAPE PLAN
L-2 TREE PRESERVATION PLAN
S-1 PHOTOMETRIC PLAN

DAVID M. EFLAND, AICP — DATE:
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

WILLIAM L. FERRIGNO, P.E. — DATE:
PUBLIC WORKS DIRECTOR/CITY ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 56942

MATTHEW B. WEBER, P.E. — DATE:
DEPUTY CITY ENGINEER
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 65563

BLAKE JORDAN — DATE:
PUBLIC UTILITIES DIRECTOR
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 77515

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED, THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY FOR THE INTEGRITY OF THE PLANS.

ANDREW A. GARDNER ~ OHIO ENGINEER NO. E-68659 — DATE:

ENGINEER/SURVEYOR
BIRD + BULL, INC.
3500 SNOUFFER ROAD, STE. 225
COLUMBUS, OHIO 43235
PHONE 614-761-1661
FAX 614-761-1328
CONTACT ANDREW GARDNER, P.E.
E-MAIL AGARDNER@BIRDBULL.COM

OWNER
CC LAND DEVELOPMENT, LLC
710 SUNBURY ROAD
DELAWARE, OHIO 43015

DEVELOPER
SKILKEN GOLD REAL ESTATE DEVELOPMENT
4270 MORSE ROAD
COLUMBUS, OHIO 43230
PHONE 614-342-6632
CONTACT SARAH GOLD
E-MAIL SGOLD@SKILKENGOLD.COM

NOTE:
THE SHEETZ DESIGN AND CONSTRUCTION STANDARDS, CITY OF DELAWARE GENERAL NOTES, AND CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, SHALL GOVERN THESE PLANS.

STANDARD DRAWINGS

The Standard Drawings listed on this plan shall be considered a part thereof.

SHEETZ DETAILS	CITY OF DELAWARE			
SHEETZ A	ERSD-1.0	SEWD-8.0	WTRD-1.2	
SHEETZ B	ERSD-2.0	SEWD-9.0	WTRD-3.0	
SHEETZ C	ERSD-3.0	SEWD-10.0	WTRD-8.0	
SHEETZ D	ERSD-4.0	SEWD-11.1	WTRD-11.0	
SHEETZ E	ERSD-7.0	SEWD-11.2	WTRD-12.0	
SHEETZ G	ERSD-8.0	SEWD-12.0	WTRD-13.0	
SHEETZ H	ERSD-10.1	SEWD-13.0	WTRD-14.0	
SHEETZ J	ERSD-10.2	SEWD-14.0	WTRD-15.0	
SHEETZ Q	ERSD-10.3	SEWD-15.1	WTRD-20.0	
SHEETZ S	ERSD-10.4	SEWD-15.2		
SHEETZ U		SEWD-16.2	ODOT HW-2.1	
SHEETZ W	RDWD-10.0	SEWD-20.0	ODOT CB-1.2	
SHEETZ X			ODOT CB-2.2	

SITE DATA TABLE

TOTAL SITE AREA	3.88 AC
TOTAL DISTURBED AREA	3.06 AC
PRE-DEVELOPED IMPERVIOUS	2.17 AC.
POST-DEVELOPED IMPERVIOUS	1.97 AC.

NO.	REVISION DESCRIPTION	SHEET OR SHEETS	INITIAL	DATE

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SHEETZ
700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

COVER SHEET

SCALE: 1" = 80'			JOB NO. 19-185	1
DWN: RJB	CKD: AAG	DATE: 02/04/2020		

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ORIG. SHT. SZ. 22" x 34"

LAND DEVELOPMENT PROJECTS: GENERAL PLAN NOTES (REVISED 12-31-18)

GEN-1 THE CITY OF DELAWARE "CITY" DETAILED SPECIFICATIONS, STANDARD DRAWINGS, AND INFRASTRUCTURE DESIGN MANUAL, TOGETHER WITH THE CITY OF COLUMBUS (COC) CONSTRUCTION AND MATERIAL SPECIFICATION (CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. ALL PERTINENT STANDARD CONSTRUCTION DRAWINGS ARE AVAILABLE UPON REQUEST OF THE PUBLIC WORKS DEPARTMENT.

GEN-2 ALL WORK SHALL BE COMPLETELY ACCEPTABLE TO CITY OFFICIALS. NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN COORDINATED WITH THE CITY FOR REQUIRED INSPECTIONS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO COORDINATE THE PROVISION OF INSPECTION SERVICE BY THE CITY FOR THE PROPOSED WORK. COST OF INSPECTION SHALL BE PAID FOR BY THE DEVELOPER THROUGH ENGINEERING INSPECTION FEES CALCULATED BY THE PUBLIC WORKS DEPARTMENT.

GEN-3 THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE P PUBLIC WORKS DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INITIAL START OF ANY CONSTRUCTION PROJECT AND AFTER A PRECONSTRUCTION MEETING HAS BEEN HELD.

GEN-4 TWENTY-FOUR HOUR ADVANCE NOTIFICATION IS REQUIRED FOR ALL WORK REQUIRING INSPECTION, TESTING, OR APPROVAL BY THE PUBLIC WORKS DEPARTMENT OR THE BUILDING DEPARTMENT.

GEN-5 THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE PUBLIC WORKS DEPARTMENT AND REQUEST A FINAL PUNCH-OUT INSPECTION OF THE PROJECT SITE ONCE ALL ITEMS ON THE APPROVED DEVELOPMENT PLANS HAVE BEEN COMPLETED.

GEN-6 NECESSARY LINE AND GRADE STAKING WILL BE PROVIDED BY THE DEVELOPER. CUT SHEETS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT TWO (2) FULL WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MUST BE APPROVED BY THE CITY PRIOR TO THE BEGINNING OF CONSTRUCTION.

GEN-7 THE DEVELOPER IS RESPONSIBLE FOR HAVING "AS-BUILT" CONSTRUCTION DRAWINGS DELIVERED TO THE PUBLIC WORKS DEPARTMENT WITHIN 30 DAYS FOLLOWING THE COMPLETION OF THE PROJECT CONSTRUCTION. PLANS SHALL BE SUBMITTED IN BOTH PAPER AND DIGITAL FORMAT. THE PLANS MUST INCLUDE TOP-OF-CASTING AND FLOW-LINE ELEVATIONS FOR ALL SANITARY AND STORM STRUCTURES, FLOOD ROUTING SWALE VERIFICATION, AND IDENTIFY ALL FIELD MODIFICATIONS TO THE APPROVED PLAN SET. THE "AS-BUILT" DRAWINGS MUST ALSO INCLUDE THE STATE PLANE COORDINATE LOCATIONS FOR ALL NEWLY CONSTRUCTED PUBLIC UTILITY STRUCTURES INCLUDING SANITARY/STORM STRUCTURES, MAINLINE WATER VALVES, FIRE HYDRANTS, STREET LIGHTS, PULL BOXES, ETC.

GEN-8 FOR MODIFICATIONS TO THE WORK AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, A REQUEST MUST BE SUBMITTED IN WRITING FROM THE ENGINEER OF RECORD TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. MODIFICATIONS MUST FOLLOW THE PLAN REVISION PROCESS SET FORTH BY PUBLIC WORKS DEPARTMENT AND ARE SUBJECT TO PLAN REVISION FEES.

GEN-9 THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.

GEN-10 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY THE EXTENT OF THE WORK TO BE PERFORMED, TO IDENTIFY THE NECESSARY CONSTRUCTION MEANS AND METHODS TO ACCOMPLISH ALL WORK ITEMS, AND TO NOTIFY THE PUBLIC WORKS DEPARTMENT OF ANY IDENTIFIED CONFLICTS, ERRORS, OR OMISSION FROM THE CONSTRUCTION PLANS.

GEN-11 THE CONTRACTOR OR SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

GEN-12 THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 SEVENTY-TWO HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

GEN-13 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE APPROVED CONSTRUCTION PLANS IS BASED ON THE MOST CURRENT AVAILABLE RECORDS, AND AT THE TIMES FROM MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST SEVEN DAYS IN ADVANCE OF ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

GEN-14 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE APPROVED CONSTRUCTION PLAN, OR THAT MAY BE DETERMINED BY ADDITIONAL FIELD INVESTIGATION TO BE IN CONFLICT WITH THE CONSTRUCTION OF NEW INFRASTRUCTURE AS SHOWN ON THE PLANS, AND TO COORDINATE THESE EFFORTS WITH THE OWNER OF THE AFFECTED UTILITY.

GEN-15 WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES IN ADVANCE OF INSTALLING NEW UTILITIES IN ORDER FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATIONS, AND TO MAKE ANY NECESSARY PLAN ADJUSTMENTS.

GEN-16 ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, GRAVEL, ETC. UTILIZED FOR THE CONSTRUCTION OF NEW PUBLIC INFRASTRUCTURE MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE INSPECTED BY THE CITY OF COLUMBUS AT THE MANUFACTURING PLANT LOCATION FOR CONFORMANCE TO SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER APPROVAL AS IDENTIFIED BY BEARING THE COC APPROVAL STAMP, SHALL NOT BE PERMITTED FOR INSTALLATION IN THE CITY OF DELAWARE.

GEN-17 ALL FIELD TILES BROKEN DURING EXCAVATION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE, TO ORIGINAL CONDITION OR SHALL BE CONNECTED TO THE STORM SEWER COLLECTION SYSTEM AS DIRECTED BY THE CITY.

GEN-18 THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PROPERTY, UTILITY, STRUCTURE, OR OTHER INFRASTRUCTURE AT HIS EXPENSE, DAMAGED DURING THE EXECUTION OF HIS WORK TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE DAMAGE. ALL WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OF RECORD AND THE CITY. ANY DAMAGE TO PRIVATE UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.

GEN-19 CARE SHALL BE EXERCISED WHEN WORKING IN THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

GEN-20 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING AND SCHEDULING OF QUALIFIED PERSONNEL FOR CONCRETE, ASPHALT, AND SOILS TESTING SERVICES AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. TESTING IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED TESTING AGENCY APPROVED BY THE PUBLIC WORKS DEPARTMENT.

GEN-21 PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED SURVEYOR AT CONTRACTOR'S EXPENSE.

GEN-22 EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED REQUIRE A "DEMOLITION PERMIT" ISSUED BY THE CITY BUILDING DEPARTMENT.

GEN-23 THE OPEN BURNING OF SITE CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY.

GEN-24 THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF A PORTABLE TOILET ON THE SITE DURING ALL PHASES OF CONSTRUCTION.

GEN-25 ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED BY A REGISTERED SOILS ENGINEER EMPLOYED AND PAID FOR BY THE OWNER. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY THE DEVELOPER'S CONTRACTOR AND/OR SURVEYOR FOR CONFORMANCE TO CONSTRUCTION PLAN GRADES.

GEN-26 UTILITY TRENCHES WITHIN THE INFLUENCE OF THE ROADWAY ARE TO BE FILLED AND COMPACTED PER ITEM 912 OF THE COC CMS. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL PER ITEM 911 OF COC CMS. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY. THE BACKFILL MATERIAL FOR ANY UTILITY TRENCH SHALL BE FREE OF LARGE BOULDERS, TREE BRANCHES, STUMPS, AND CONSTRUCTION DEBRIS. UTILITY TRENCHES THAT ARE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE REQUIRED TO HAVE BACKFILL TESTED FOR COMPACTION BY AN APPROVED TESTING FIRM.

GEN-27 STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS SHALL NOT BE CONSTRUCTED UNTIL AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.

GEN-28 CLEARING AND GRUBBING IS TO BE PERFORMED FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE, WITHIN ALL EASEMENTS, OR AS OTHERWISE NOTED IN THE APPROVED CONSTRUCTION PLANS. TREE CHIPPING EQUIPMENT MAY BE USED HOWEVER CHIP PILES SHALL BE STORED IN SEPARATE LOCATIONS AWAY FROM ANY AREA SUBJECT TO FURTHER CONSTRUCTION ACTIVITIES, AND SHALL NOT BE SPREAD OR DISPERSED OVER EXISTING GROUND

GEN-29 TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL WORK AREAS, AND RESPREAD DURING FINAL GRADING OPERATIONS. FOR RESIDENTIAL DEVELOPMENTS, THE TOPSOIL SHALL NOT BE RESPREAD UNTIL SUCH TIME AS ALL BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON INDIVIDUAL PROJECT PHASES.

GEN-30 SEEDING: ALL AREAS WITHIN THE RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS FROM THE DATE WORK IN THE AREAS IS COMPLETED. SEED SHALL BE SPREAD AT THE RATE OF 14 POUNDS PER 1,000 SF AND MEET THE REQUIREMENTS OF COC CMS ITEM 659.09 CLASS 1 LAWN MIXTURE. A 10-20-10 COMMERCIAL FERTILIZER SHALL BE APPLIED AT A RATE OF 20 POUNDS PER 1,000 SF TO NEWLY SEEDED AREAS. SEEDING PERFORMED BETWEEN OCTOBER 30th AND MARCH 1st SHALL BE APPLIED AS TEMPORARY SEEDING PER COC CMS ITEM 207.

GEN-31 THE FOLLOWING TURF SEED BLEND IS REQUIRED FOR ALL PARK AREAS. SEED SHALL BE CERTIFIED, FRESH, CLEAN, POA AND BENT GRASS FREE, WITH 98% PURITY AND 85% MINIMUM GERMINATION RATE. SEED SHALL BE APPLIED AT A RATE OF 8 POUNDS PER 1,000 SF (350 POUNDS PER ACRE).

TURF TYPE MIXTURE SHALL BE TALL FESCUE (A MIXTURE OF NO LESS THAN THREE CULTIVARS BY WEIGHT) AND PERENNIAL RYEGRASS (A MIXTURE OF NO LESS THAN TWO CULTIVARS BY WEIGHT).

SEED CULTIVARS SHALL BE THE FOLLOWING OR AN APPROVED EQUAL:

- 30% GOODEN TURF TYPE TALL FESCUE
- 20% WOLVERINE TURF TYPE TALL FESCUE
- 20% COCHISE III TURF TYPE TALL FESCUE
- 15% NOBILITY PERENNIAL RYEGRASS
- 15% AMAZING GS PERENNIAL RYEGRASS
- FERTILIZER SHALL BE 10-20-10, APPLIED AT A RATE OF 20 POUNDS PER 1,000 SF. STRAW MULCH SHALL BE CLEAN OAT OR WHEAT STRAW, WELL-SEASONED BEFORE BAILING, AND FREE FROM MATURE SEED BEARING STALKS OR ROOTS OR PROHIBITIVE OR NOXIOUS WEEDS. THE STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE FOR ALL PERMANENT SEEDING.

THE TOP SIX (6) INCHES OF SOIL MUST CONFORM TO CMS ITEM 659.09 FOR LAWN AREAS. ALL ROCK AND OTHER FOREIGN MATERIAL 1 INCH OR GREATER IN ANY DIMENSION SHALL BE REMOVED.

ALL WORK WITHIN PARK AREAS, INCLUDING CONSTRUCTION OF FILLS, SHALL BE COMPLETED WITH THACK EQUIPMENT ONLY. ALL OTHER EQUIPMENT USED MUST BE APPROVED BY THE CITY.

ALL SEEDING AND MULCHING MUST BE COMPLETED BY OCTOBER 1st.

GEN-32 ALL MULCH UNDER PLAY EQUIPMENT SHALL BE CERTIFIED PLAYGROUND MULCH AND SPREAD TO A MINIMUM THICKNESS OF 12 INCHES. PLAYGROUND MULCH SHALL BE CERTIFIED TO THE LATEST STANDARDS, INCLUDING:

- ASTM F1292-04, PLAYGROUND MULCH SHALL MEET HEAD IMPACT CRITERIA (HIC) AND GMAX REQUIREMENTS OF 12" OF COVERAGE.
- ASTM F2075-04, PLAYGROUND MULCH SHALL MEET TRAMP METAL TEST AND SIEVE ANALYSIS.
- ASTM F1951, PLAYGROUND MULCH SHALL BE WHEELCHAIR ACCESSIBLE.

GEN-33 PLASTIC CAUTION TAPE SHALL BE PLACED OVER ALL FIBER OPTIC CONDUITS AT A DEPTH OF 18-INCHES.

ROADWAY NOTES

RDW-1 ALL PAVEMENT SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH COC CMS ITEM 204. THE SOILS REPORT, AND AS DIRECTED BY THE REGISTERED SOILS ENGINEER PRESENT ON THE SITE. THE CITY WILL STRICTLY ADHERE TO THE COMPACTION REQUIREMENTS SET FORTH IN SECTION 203.07. DENSITY TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF THE NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN NEWLY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR SUB-BASE INSTALLATION OR FILLING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT.

RDW-2 ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING THE CURBLINE OR UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. SHALL BE SEALED IN ACCORDANCE WITH COC CMS ITEM 413 TYPE (1).

RDW-3 AT THE OPTION OF THE DEVELOPER AND APPROVED BY THE CITY, THE PLACEMENT OF THE FINAL WEARING COURSE OF ITEM 448 ASPHALT CONCRETE MAY BE DELAYED UNTIL SUCH TIME THAT THE MAJORITY OF THE RESIDENTIAL HOUSING CONSTRUCTION IN THE AREA IS COMPLETE, OR IN THE CASE OF WINTER CONSTRUCTION WHEN WEATHER PERMITS.

RDW-4 ALL ASPHALT CONCRETE PAVING OPERATIONS SHALL BE REGULATED AS SPECIFIED IN COC CMS ITEM 400 FLEXIBLE PAVEMENT.

RDW-5 PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 636 TYPE-II MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN ALTERNATIVE, THE CONTRACTOR MAY CHOOSE TO REPAIR THE PAVEMENT WITH A 7" CLASS "C" CONCRETE BASE EXTENDING 1'-0 BEYOND ALL EDGES OF THE EXCAVATION, AND FINISHED WITH A 2-INCH ITEM 448 ASPHALT WEARING COURSE.

RDW-6 STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING THE LOCATION OF ALL STEEL PLATES DIRECTLY TO THE PUBLIC WORKS DEPARTMENT.

RDW-7 PROACTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP PUBLIC STREETS CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. AT ALL TIMES. A STABILIZED CONSTRUCTION ENTRANCE, AS SPECIFIED IN THE PLANS, IS TO BE DILIGENTLY MAINTAINED AT THE CONSTRUCTION SITE ENTRANCE(S) THROUGHOUT THE PROJECT. IF THE ENTRANCE IS RENDERED INEFFECTIVE IN THE JUDGEMENT OF THE CITY, WORK ON THE PROJECT MAY BE SUSPENDED UNTIL THE ENTRANCE IS MADE EFFECTIVE.

RDW-8 CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING THE STANDARD BRAND SET PROVIDED BY THE PUBLIC WORKS DEPARTMENT. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUND INTO THE CURB AFTER CONCRETE IS SET.

BRAND CURBS ARE AS FOLLOWS:
"S" ON TOP OF CURB FOR SANITARY LATERAL LOCATIONS. "W" ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS.

"WV" ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS. "WM" ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS.
"SM" ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.

RDW-9 THE COMBINATION CURB AND GUTTER SHALL BE PLACED CONTINUOUSLY. THE CURB SHALL HAVE CONTROL JOINT MECHANICALLY CUT AT 10'-0" SPACING WITHIN 24 HOURS FROM BEING POURED. DRIVEWAY CURB CUTS SHALL BE SAW-CUT AT THE TIME EACH INDIVIDUAL RESIDENCE IS CONSTRUCTED.

RDW-10 MONUMENT BOXES SHALL BE INSTALLED AT INTERSECTIONS DESIGNATED ON THE PLAN BY A REGISTERED SURVEYOR. BOXES SHALL BE NEENAH R-1968, TYPE 36-B OR EAST JORDAN IRON WORKS NO. 8371.
MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT PER CITY STANDARD. A LETTER OF CERTIFICATION MUST BE SUBMITTED FOR EACH MONUMENT, THE LETTER SHALL IDENTIFY THE COORDINATES AND ELEVATIONS OF THE MONUMENT.

RDW-11 ALL TRAFFIC CONTROL (I.E., MAINTENANCE OF TRAFFIC (MOT)) DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS" (OMUTCD). THE CONTRACTOR MUST PROVIDE THE CITY WITH 24-HOUR CONTACT INFORMATION IN THE EVENT THE MOT ITEMS REQUIRE ADJUSTMENT, REPAIR, OR REPLACEMENT.

RDW-12 TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF TWO-WEEKS IN ADVANCE OF ANY WORK BEING PERFORMED. A MAINTENANCE OF TRAFFIC (MOT) PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO STARTING ANY WORK THAT EFFECTS TRAFFIC FLOWS. WORK REQUIRING PARTIAL OR COMPLETE CLOSURE OF ANY PUBLIC STREET REQUIRED 48-HOURS ADVANCE NOTIFICATION TO ALL AFFECTED RESIDENTS AND BUSINESSES. NOTIFICATION SHALL BE PREPARED AND DISTRIBUTED BY THE CONTRACTOR PRIOR TO SCHEDULED WORK. CITY APPROVAL OF ALL NOTIFICATIONS IS REQUIRED IN ADVANCE OF DISTRIBUTION.

RDW-13 COC ITEM 407 TACK COAT IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE FACE OF THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE PUBLIC WORKS DEPARTMENT IF THE LIFTS OF ASPHALT ARE INSTALLED WITHIN SEVEN (7) DAYS OF EACH OTHER, THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT, AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.

RDW-14 ALL CONSTRUCTION AND PERMANENT ROADWAY SIGNAGE MUST MEET THE MINIMUM REQUIRED OF OMUTCD TABLE 2A-3 REGARDING RETROREFLECTIVITY LEVELS.

RDW-15 PROOF ROLLING: THE FOLLOWING SPECIFICATIONS ARE PUT IN PLACE BY THE CITY OF DELAWARE IN ADDITION TO COC CMS ITEM 204 SUBGRADE COMPACTION AND PROOF ROLLING/TEST ROLLING:

FOR AREAS WHERE SUBGRADE APPEARS TO BE STABLE WITHOUT UNDERCUTTING, PROOF ROLL AFTER THE TOP 12 INCHES OF THE SUBGRADE MEETS THE COMPACTION REQUIREMENTS AND AFTER THE SUBGRADE HAS BEEN BROUGHT TO APPROXIMATE SHAPE WITHIN 0.1 TO 0.2 FEET REQUIRED BY PLAN GRADE.

FOR AREAS THAT ARE UNSTABLE AND REQUIRE UNDERCUTTING, IT IS NOT NECESSARY TO COMMENCE A FORMAL PROOF ROLL TO DEMONSTRATE THAT SUBGRADE CORRECTION IS REQUIRED. CORRECTION MUST BE AUTHORIZED BY THE CITY AT THE TIME OF ROUGH GRADING AND MUST BE BASED ON RECOMMENDATIONS FROM THE SOILS ENGINEER. PROOF ROLLING MUST BE TREATED AS THE FINAL VERIFICATION THAT ALL REPAIRS HAVE BEEN PERFORMED. FAILED PROOF ROLLS FOLLOWING CORRECTIVE ACTION WILL BE AT THE CONTRACTOR'S EXPENSE.

PROOF ROLLING MUST BE DONE IMMEDIATELY AFTER THE SUBGRADE COMPACTION OPERATION, WHEN THE MOISTURE CONTENT OF THE SUBGRADE SOIL IS NEAR OPTIMUM OR AT THE MOISTURE CONTENT THAT ACHIEVED COMPACTION. UNSTABLE OR HARD PAN CONDITIONS ENCOUNTERED DURING PROOF ROLLING OPERATIONS, WHICH RESULTS FROM THE FAILURE OF THE CONTRACTOR TO MAINTAIN THE SPECIFIED DENSITY AND MOISTURE REQUIREMENTS, MUST BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

IF IT BECOMES NECESSARY TO TAKE CORRECTIVE ACTION, SUCH AS BUT NOT LIMITED TO, UNDERDRAIN INSTALLATION, UNDERCUT AND BACKFILL OF AN UNSUITABLE MATERIAL, AERATION OF EXCESSIVELY WE MATERIAL IN AREAS THAT HAVE BEEN PROOF ROLLED, OR (IF HARD PAN EXISTS) RECONDITIONING THE UPPER PORTION OF THE SUBGRADE, THESE AREAS SHALL BE PROOF ROLLED AGAIN FOLLOWING THE COMPLETION OF THE NECESSARY CORRECTIONS. IF THE CORRECTIONS ARE NECESSARY DUE TO THE NEGLIGENCE OF THE CONTRACTOR AND/OR WEATHER, THE CORRECTIVE WORK AND ADDITIONAL PROOF ROLLING MUST BE PERFORMED BY THE CONTRACT AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A PROOF ROLL ALONG THE CURB LINE TO CONFIRM THERE IS NO UNSUITABLE MATERIAL IN ADVANCE OF INSTALLING CURB DRAIN, STONE, OR CONCRETE CURBING.

PROOF ROLLING FOR THE PAVEMENT AREA MAY OCCUR EITHER BEFORE OR AFTER PIPE UNDERDRAINS ARE INSTALLED. IF FOLLOWING THE INSTALLATION OF UNDERDRAINS, ROLLING SHOULD NOT OCCUR DIRECTLY OVER THE UNDERDRAINS. IN 204.06, PROOF ROLLING MUST BE PERFORMED AT LEAST 1-1/2 FEET AWAY FROM THE UNDERDRAINS BECAUSE OF THE POTENTIAL DAMAGE TO THE UNDERDRAINS.

STORM SEWER NOTES

STM-1 ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE MOST RECENT EDITION OF THE COC CMS, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL. THE MINIMUM REQUIREMENTS FOR STORM SEWER PIPE WITHIN THE CITY RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C655 OR ASTM C76, NON-REINFORCED CONCRETE PIPE PER ASTM C14, HIGH-DENSITY POLYETHYLENE (HDPE) PIPE PER AASHTO M294 (ADS N-12 WT OR APPROVED EQUAL), OR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE PER ASTM F2881 OR AASHTO M330 (ADS HP STORM OR APPROVED EQUAL). HDPE PIPE SHALL ONLY BE USED IN REAR YARD STORM APPLICATIONS. ALL STORM SEWERS WITHIN PAVEMENT AND RIGHTS-OF-WAY SHALL BE EITHER RCP OR PP PIPE. ALL PIPE MANUFACTURERS' MATERIALS MUST APPEAR ON THE COC LIST OF APPROVED STORM SEWER MATERIALS TO BE USED IN THE CITY OF DELAWARE.

STM-2 FLEXIBLE STORM SEWERS WITHIN THE RIGHT OF WAY WILL BE DEFLECTION TESTED AND/OR VIDEO INSPECTED AT THE CONTRACTOR'S EXPENSE. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL REQUIRED TESTING AND FOR NOTIFYING THE PUBLIC WORKS DEPARTMENT IN ADVANCE TO WITNESS THE TESTING.

STM-3 ALL FLEXIBLE PIPE INSTALLATIONS THAT ARE SUBJECT TO CONSTRUCTION LOADING SHALL MAINTAIN A MINIMUM COVER OF 2'-0 AT ALL TIMES DURING THE CONSTRUCTION PROCESS. TESTING SHALL NOT OCCUR UNTIL ALL CONSTRUCTION LOADING ABOVE THE SEWER IS COMPLETE.

STM-4 LEAKAGE TESTING SHALL BE PERFORMED FOR ALL STORM SEWERS AND STORM SEWER STRUCTURES LOCATED IN FRONT OR SIDE YARDS IN ACCORDANCE WITH COC CMS SECTION 901.20, EXCEPT THAT FOR STORM SEWERS THE ALLOWABLE LEAKAGE SHALL BE AS SPECIFIED THEREIN FOR SANITARY SEWERS.

STM-5 ALL HDPE AND PP PIPE JOINTS SHALL BE WATERTIGHT PER ASTM D3212 WITH GASKETS PER ASTM F477. RCP PIPE JOINTS SHALL INCLUDE PREFORMED FLEXIBLE JOINT SEALANT PER ASTM C990, UNLESS REQUIRED OTHERWISE BY STM-6.

STM-6 STORM SEWERS LOCATED ALONG A SIDE YARD SHALL BE RCP WITH NO AGGREGATE BEDDING AND NO AGGREGATE BACKFILL AND SHALL INCLUDE WATERTIGHT RUBBER GASKETS PER ASTM C443 AT THE JOINTS, UNLESS APPROVED OTHERWISE BY THE CITY. THIS MAY ALSO BE A REQUIREMENT FOR FRONT YARD AREAS WHEN REQUIRED BY THE CITY.

STM-7 STORM SEWER STRUCTURES LOCATED IN FRONT OR SIDE YARDS SHALL INCLUDE A FLEXIBLE WATERTIGHT CONNECTION FOR ALL PIPE PENETRATIONS THAT MEETS THE REQUIREMENTS OF COC CMS 706.16 (Z-LOK STM MANUFACTURED BY A-LOK PRODUCTS, OR APPROVED EQUAL). PIPE PENETRATIONS AT ALL CURB INLETS AND REAR YARD CATCH BASINS SHALL BE NEATLY GROUTED IN PLACE.

STM-8 STORM SEWER STRUCTURES LOCATED IN FRONT OR SIDE YARDS SHALL BE TESTED WITH AN EXFILTRATION TEST OR VACUUM TEST IN ACCORDANCE WITH COC SECTION 901.

STM-9 ALL STORM MANHOLES SHALL BE MARKED WITH A 4" X 4" X 10'-0" PRESSURE TREATED WOOD WYE- POLE PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0" PAINTED GREEN ON FOUR SIDES.

STM-10 STORM SEWER PIPE SHALL NOT BE INSTALLED IN ANY TRENCH HOLDING WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER.

STM-11 IF ROCK MUST BE EXCAVATED WITHIN A PROPOSED TRENCH AREA, THE CONTRACTOR SHALL REMOVE ENOUGH ROCK BELOW THE BELL AND FLOWLINE OF THE PIPE IN ORDER TO INSTALL THE APPROPRIATE AMOUNT OF BEDDING MATERIAL. EXCAVATED ROCK SHALL NOT BE USED AS BACKFILL MATERIAL.

STM-12 THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, THEY SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION SATISFACTORY TO THE CITY.

STM-13 ALL MAJOR FLOOD ROUTES AND STORM WATER BASINS ARE TO BE SURVEYED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLANS. SURVEY RESULTS ARE TO BE INCLUDED ON THE AS-BUILT CONSTRUCTION PLANS.

STM-14 THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA APPLICABLE PERMITS.

STM-15 ALL DRAINAGE FLOOD ROUTES, SWALES, AND DITCHES ARE TO BE DESIGNED AND GRADED WITH A MINIMUM FLOW LINE GRADE OF 2%, AND A MAXIMUM SIDE SLOPE OF 4:1.

STM-16 ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.

STM-17 PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE EAST JORDAN IRON WORKS NO. 1661-A1, NEENAH FOUNDRY OR EQUIVALENT, AND EMBOSSED "CITY OF DELAWARE STORM SEWER".

STM-18 STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN ¼" OF PLAN ELEVATION USING STEEL SHIMS. CURB INLET HOODS SHALL BE EMBOSSED WITH THE WORDING "DRAINS TO THE RIVER" PER THE CITY STANDARD DRAWING.

STM-19 PRE-CAST CONCRETE OR HDPE PERFORMED MANHOLE ADJUSTING RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS.

STM-20 OPENINGS SHALL BE PROVIDED IN CURB INLET DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS GIVEN IN THE PLANS.

STM-21 SHOP DRAWINGS ARE REQUIRED FOR BE SUBMITTED FOR REVIEW AND APPROVAL PER THE CITY OF COLUMBUS CMS PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS/CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, ALL STORM STRUCTURES, PIPE, FRAMES, GRATES, COVERS, ETC. ADDITIONAL SHOP DRAWINGS SHALL BE PROVIDED AS REQUESTED BY THE CITY OF DELAWARE.

WATER LINE NOTES

WTR-1 ALL WATER LINES, FITTINGS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE MOST RECENT EDITION OF THE COC CMS, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL.

WTR-2 ANY ACTIVITY RELATED TO THE MODIFYING, UPGRADING, OR EXPANDING THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL OF THE PUBLIC WORKS DEPARTMENT AND UTILITY DEPARTMENT. WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THESE TWO DEPARTMENTS FORTY-EIGHT HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL EFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF ALL CUSTOMER NOTIFICATION IS REQUIRED IN ADVANCE OF DISTRIBUTION.

WTR-3 WATER MAINS SHALL BE DUCTILE IRON PIPE (DIP), CLASS 53 FOR SIZES 3" TO 10" AND CLASS 54 FOR SIZES 12" TO 48" (AWWA C151) WITH CEMENT MORTAR LINING AND SEAL COATING (AWWA C104) IN ACCORDANCE WITH CITY SPECIFICATIONS, UNLESS CALLED OUT OTHERWISE BY THESE PLANS. FOR PIPE 12" AND SMALLER, AWWA C909 POLYVINYL CHLORIDE (PVC) PIPE WITH CAST IRON OUTSIDE DIAMETER (CIOD) DIMENSIONS AND PRESSURE CLASS 235 IS PERMITTED AS AN ALTERNATE TO DUCTILE IRON PIPE. DIP JOINTS MUST BE RUBBER GASKET PUSH-ON OR MECHANICAL (AWWA C111). PVC PIPE JOINTS MUST BE INTEGRAL BELL PUSH ON JOINTS (ASTM D3139). WATER MAIN FITTINGS MUST BE DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH MECHANICAL JOINTS AND MUST CONFORM TO AWWA C153, UNLESS SPECIFIED OTHERWISE BY THESE PLANS. JOINT RESTRAINTS MUST BE PER THE APPROVED PLANS.

WTR-4 ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT SHALL BE TYPE K SOFT TEMPERED COPPER TUBING CONFORMING IN ALL RESPECTS TO ASTM B88. FITTINGS SHALL BE FORD OR MUELLER HIGH QUALITY COPPER BRASS WITH AWWA APPROVED COMPRESSION TYPE JOINTS. THERE WILL BE NO FITTINGS PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.

WTR-5 DEAD-END WATER LINES SHALL TERMINATE WITH A FIRE HYDRANT AND WATCH VALVE FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED PER THE STANDARD DRAWINGS.

WTR-6 WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 4'-0 OF COVER MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE WATER MAIN, OR AS INDICATED ON THE APPROVED CONSTRUCTION PLANS.

WTR-7 ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE MARKED WITH A 4" X 4" X 10'-0 PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0 ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED BLUE ON FOUR SIDES. POSTS ARE TO BE MAINTAINED UNTIL THE AREA HAS UNDERGONE FINAL GRADING AND SEEDING.

WTR-8 IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.

WTR-9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WATER LINES ARE TO MAINTAIN 1'-6" VERTICAL, AND 10'-0 HORIZONTAL CLEARANCE FROM SANITARY SEWERS AND STORM SEWERS.

WTR-10 A PERMIT FOR EACH NEW WATER SERVICE MUST BE OBTAINED FROM THE CITY PRIOR TO MAKING A CONNECTION TO THE PUBLIC WATER SYSTEM AS PART OF THIS PROJECT. PERMIT APPLICATIONS CAN BE OBTAINED FROM CITY HALL AT 1 SOUTH SANDUSKY STREET.

WTR-11 THE WATER SERVICE TAPS SHALL CONSIST OF ALL PIPE, VALVES, FITTINGS, AND APPURTENANCES NECESSARY TO CONNECT TO THE PUBLIC WATER MAIN AND COMPLETE THE INSTALLATION ACCORDING TO THE STANDARDS SET FORTH IN THE APPROVED CONSTRUCTION PLANS.

WTR-12 THE VALVE COVERS AND INSIDE OF ALL MAINLINE WATER VALVE BOXES SHALL BE PAINTED BLUE, AND THE VALVE COVERS AND INSIDE OF ALL FIRE HYDRANT WATCH VALVE BOXES SHALL BE PAINTED RED WITH 2 COATS OF RUST INHIBITIVE PAINT. PUBLIC FIRE HYDRANTS ARE TO BE PAINTED WITH TWO COATS OF FEDERAL SAFETY YELLOW, PRIVATE FIRE HYDRANTS ARE TO BE PAINTED FEDERAL SAFETY RED, WITH WHITE BONNETS AND NOZZLE COVERS.

WTR-13 ALL MECHANICAL FASTENERS, BOLTS, ARE TO BE PROVIDED WITH A FACTORY-COATED CARBON STEEL BOLTS (BLUE FLUOROPOLYMER/FLUOROCARBON TEE HEAD BOLTS AND NUTS) FOR MECHANICAL JOINT FITTINGS; SIGMA, TYLER, OR APPROVED EQUAL. ALL THREAD ROD, ETC., SHALL RECEIVE ONE COAT OF RUST INHIBITIVE PAINT OR COATING.

WTR-14 IF THE TOP OF THE VALVE OPERATING NUT IS MORE THAN 36" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24" OF FINISHED GRADE ELEVATION. ALL VALVE STEM EXTENSIONS ARE TO BE INSTALLED WITH THE EXTENSION SECURED DIRECTLY TO THE VALVE OPERATING NUT WITH GALVANIZED BOLTS.

WTR-15 WATER LINE SHALL NOT BE INSTALLED IN ANY TRENCH FILLED WITH WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE WATER LINE.

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SHEETZ
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DELAWARE, OH 43015

GENERAL NOTES

SCALE: N/A			JOB NO.	
DWN:RJB	CKD:AAG	DATE: 02/04/2020	19-165	2

ORIG. 36"L SZ. 22"x 34"

WATER LINE NOTES (CONT.)

WTR-16 ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH SOLID OR POURED IN PLACE CONCRETE BLOCKING PER THE CITY STANDARD DRAWINGS, ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN PLASTIC SHEETING PRIOR TO PLACING CONCRETE.

WTR-17 FIRE HYDRANTS SHALL MEET AWWA STANDARDS AND ARE TO BE MUELLER "SUPER CENTURION 250" A-423 OR "CLOW MEDALLION" ON TYPE "A" SETTING WITH NATIONAL STANDARD THREADS FOR THE 2-1/2" HOSE NOZZLES AND WATCH VALVE DIRECTLY MOUNTED TO ANCHOR TEE, TYPE "B" SETTINGS SHALL NOT BE USED UNLESS APPROVED BY THE CITY, ALL PIPING BETWEEN THE WATCH VALVE AND HYDRANT SHALL BE MECHANICAL JOINT FITTINGS, THE CONNECTION TO THE HYDRANT SHALL BE A 5" STORTZ FITTING WITH A QUICK RELEASE LOCKING COUPLING, ALL SAFETY CHAINS ARE TO BE REMOVED FROM HYDRANTS,

WTR-18 ALL FIRE DEPARTMENT CONNECTIONS (STANDPIPES) SHALL HAVE A 45° DOWNTURN FITTING TO REDUCE KINKING IN THE FIRE HOSE, THE CONNECTION TO THE STANDPIPE SHALL BE A 5" STORTZ FITTING WITH A LOCKING COUPLING.

WTR-19 ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY BOLTED TO THE ANCHOR TEE WITH ANCHOR TYPE FITTINGS.

WTR-20 THE INSTALLATION OF 3/4" AND 1" WATER TAPS SHALL BE MADE BY DIRECT TAP ONLY, DIRECT TAPS ARE NOT PERMITTED TO ANY ASBESTOS MAINS, 1 ¼" AND 2" WATER TAPS SHALL BE MADE WITH A FORD STYLE FC-202, 3" AND 4" WATER TAPS SHALL BE MADE WITH A FORD STYLE FS-202, 6" WATER TAPS AND LARGER SHALL BE MADE WITH A FORD FTSS TAPPING SLEEVE, A ICM 432 IS AN APPROVED EQUAL.

WTR-21 ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVAL EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C515, CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16", 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.

WTR-22 VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATER VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES, STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM CODE APPROVED,

WTR-23 FOR WATER SERVICE TAPS: THE WATER MAIN CONNECTION SHALL BE MADE USING A MUELLER 300 BALL TYPE H-25008 OR FORD FB1000-Q BALLCORP CORPORATION STOP, CONTROL VALVES SHALL BE MUELLER 300 BALL CURB VALVE H-25209 OR FORD B44-Q BALL VALVE CURB STOPS (QUARTER TURN ONLY),

WTR-24 WATER SERVICE BOXES ARE TO BE INSTALLED IN PAIRS ALONG PROPERTY LINES, SET 8'-0" APART AND 1'-0" OUTSIDE OF THE RIGHT OF WAY LINE, A MINIMUM BURY DEPTH OF 48" BELOW TOP OF CURB MUST BE MAINTAINED FOR ALL WATER SERVICES IN THE RIGHT OF WAY,

WTR-25 ALL WATER LINES SHALL BE TESTED (AWWA C600 FOR DUCTILE IRON PIPE OR AWWA C605 FOR POLYVINYL CHLORIDE PIPE) AND STERILIZED (AWWA C651) BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH THE CITY AND AWWA SPECIFICATIONS, TESTING SHALL BE DONE UNDER THE SUPERVISION OF THE PUBLIC WORKS DEPARTMENT,

WTR-26 ALL METERS (OTHER THAN STANDARD 5/8" X 3/4" RESIDENTIAL METER) AND ALL BACKFLOW DEVICES SPECIFIED FOR THIS PROJECT MUST BE DELIVERED TO THE CITY PUBLIC UTILITIES DEPARTMENT FOR INSPECTIONS AND APPROVAL PRIOR TO INSTALLATION,

WTR-27 METER PITS, INCLUDING ALL PIPING, FITTINGS, EQUIPMENT, AND APPURTENANCES, MUST BE APPROVED BY THE CITY THROUGH A SCHEDULED FIELD INSPECTION DURING THE INSTALLATION, THE CITY PUBLIC UTILITIES DEPARTMENT IS RESPONSIBLE FOR INSPECTING THE DOMESTIC WATER METER PIT, DOMESTIC WATER LINE, AND ASSOCIATED APPURTENANCES, THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT IS RESPONSIBLE FOR THE INSPECTION OF, THE FIRE LINE, THRUST BLOCKS FOR THE FIRE LINE, METER PIT-FIRE LINE CONNECTION, FIRE DEPARTMENT CONNECTION, AND VALVE MONITORING, PRIOR TO BURYING THE WATER SERVICE, THE APPROPRIATE DEPARTMENT REPRESENTATIVE SHALL BE CONTACTED BY THE CONTRACTOR TO ARRANGE FOR THE REQUIRED INSPECTION OF EACH PORTION OF THE SERVICE, FAILURE TO HAVING THE INSPECTION PERFORMED WILL RESULT IN HAVING TO UNCOVER THE SERVICE FOR INSPECTIONS,

WTR-28 THE PRESSURE REQUIRED TO PERFORM HYDROSTATIC TESTING ON WATER LINES IS 150 PSI FOR DOMESTIC LINES AND 200 PSI FOR FIRE SUPPRESSION LINES (PER NFPA 13),

WTR-29 THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SHALL CLEAN ALL WATER MAINS 12" AND LARGER BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE PER COC 803.11,

WTR-30 ALL MECHANICAL JOINTS WITHIN THE METER VAULT SHALL INCLUDE FACTOR MANUFACTURED FLANGES, NO IMI-FLANGES ARE PERMITTED, ALL JOINTS AND FITTINGS LOCATED ON THE SUPPLY SIDE WITHIN 20-FEET OF THE METER VAULT SHALL BE RESTRAINED USING APPROVED MECHANICAL JOINT RESTRAINTS,

WTR-31 ALL WATER MAINS, INCLUDING THOSE NOT DESIGNED TO PROVIDE FIRE PROTECTION, SHALL BE SIZED AFTER A HYDRAULIC ANALYSIS BASED ON FLOW DEMANDS AND PRESSURE REQUIREMENTS, THE SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION

SYSTEM UNDER ALL CONDITIONS OF FLOW, THE NORMAL WORKING PRESSURE IN THE DISTRIBUTION SYSTEM SHALL BE AT LEAST 35 PSI,

WTR-32 BOOSTER PUMPS ARE NOT PERMITTED ON INDIVIDUAL WATER SERVICES,

WTR-33 SHOP DRAWINGS ARE REQUIRED FOR BE SUBMITTED FOR REVIEW AND APPROVAL PER THE CITY OF COLUMBUS CMS PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS/CONSTRUCTION, THIS INCLUDES BUT IS NOT LIMITED TO, ALL WATER PIPE, TRACER WIRE, CONNECTIONS, VALVES BOXES, METER BOX COVERS, CURB STOPS, CORPORATION STOPS, HYDRANTS, FITTINGS, ACCESSORIES (GLANDS, GASKETS, BOLTS, NUTS) COUPLINGS, CLAMPS, RESTRAINTS, SERVICE SADDLES, ETC. ADDITIONAL SHOP DRAWINGS SHALL BE PROVIDED AS REQUESTED BY THE CITY OF DELAWARE.

SANITARY SEWER NOTES

SAS-1 ALL SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE MOST RECENT EDITION OF THE COC CMS, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL, THE CONTRACTOR'S SPECIFIC ATTENTION IS DIRECTED TO THE REQUIREMENTS OF EITHER THE INFILTRATION OR EXFILTRATION AS SPECIFIED BY THE COC CMS SECTION 900, ALL SANITARY SEWERS, MANHOLES AND SERVICES SHALL BE TESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, ALL SANITARY SEWERS SHALL BE SUBJECT TO, AND PASS THE INFILTRATION OR EXFILTRATION TEST PRIOR TO ACCEPTANCE, INCLUDING VACUUM TESTING OF MANHOLES, AN AIR TEST IS ACCEPTABLE TO THE CITY, THIS AIR TEST SHALL BE PERFORMED ACCORDING TO THE CURRENT REGULATIONS.

SAS-2 CLEAN WATER CONNECTIONS INCLUDING ROOF DRAINS, FOUNDATION DRAINS, SUMPS, ETC, ARE PROHIBITED FROM BEING CONNECTED TO THE SANITARY SEWER SYSTEM.

SAS-3 THE MINIMUM REQUIREMENT FOR SANITARY SEWER PIPE SHALL BE ASTM D3034 POLYVINYL CHLORIDE (PVC) SEWER PIPE, 46 PSI PIPE STIFFNESS (SDR35), ASTM C1784 CELL CLASSIFICATION OF 12454 OR 12364, WITH ASTM D3212 PIPE JOINTS; ASTM F679 PVC SEWER PIPE, 46 PSI PIPE STIFFNESS, ASTM CELL CLASSIFICATION 12454 OR 12364, WITH ASTM D3212 PIPE JOINTS; OR CENTRIFUGALLY CAST FIBERGLASS REINFORCED POLYMER CEMENT (CCFRPM) PIPE, ASTM D3262-TYPE 1, LINER-2, GRADE 3, STIFFNESS 72 PSI, UNLESS OTHERWISE SHOWN ON THE PLANS, PVC PIPE FOR INSTALLATIONS WITH A DEPTH OF COVER OF GREATER THAN 20-FEET SHALL BE THE SAME AS SPECIFIED ABOVE EXCEPT WITH A PIPE STIFFNESS OF 115 PSI (SDR26) FOR ASTM D3034 AND A PIPE STIFFNESS OF 115 PSI FOR ASTM F679, PIPE MANUFACTURERS MUST BE ON THE CURRENT COC APPROVED LIST, AND REQUIRE THE ADDITIONAL APPROVAL OF THE CITY PUBLIC UTILITIES DEPARTMENT DIRECTOR.

SAS-4 SANITARY SEWER SERVICES SHALL BE PVC PIPE WITH THE SAME SPECIFICATION AS THE SEWER MAIN AND SHALL BE 6-INCH DIAMETER, UNLESS APPROVED OTHERWISE, THE SERVICES ARE SUBJECT TO EITHER THE INFILTRATION OR EXFILTRATION TESTING REQUIREMENTS, ALL SERVICE EXTENSIONS SHALL BE INSTALLED AT A MINIMUM GRADE OF ¼" PER FOOT AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE CITY,

SAS-5 ALL PVC PIPE SHALL BE DEFLECTION TESTED THIRTY DAYS OR MORE AFTER THE TRENCH HAS BEEN BACKFILLED TO FINISHED GRADE, A RIGID MANDREL SHALL BE USED FOR THE TESTING, NO MECHANICAL PULLING DEVICES SHALL BE USED, PIPE DEFLECTION SHALL NOT EXCEED FIVE 5%,

SAS-6 CLAY DAMS ARE TO BE INSTALLED ALONG MAIN LINE SEWERS AT HALF THE DISTANCE BETWEEN EACH PAIR OF MANHOLES, BUT NO CLOSER THAN 10'-0" FROM A LATERAL SERVICE, DAMS SHALL BE A MINIMUM OF 6'-0" LONG.

SAS-7 PUBLIC SANITARY MANHOLE COVERS ARE TO BE EAST JORDAN IRON WORKS NO, 1165-A2, NEENAH FOUNDRY OR EQUIVALENT, WITH ENCLOSED PICK HOLES AND EMBOSSED "CITY OF DELAWARE SANITARY SEWER", PRIVATE MANHOLE COVERS SHALL BE EMBOSSED "PRIVATE SEWER",

SAS-8 6'-0" LONG CLAY (TRENCH) DAMS ARE TO BE INSTALLED ON ALL SANITARY LATERALS (BOTH LONG AND SHORT LATERALS), DAMS ARE TO BE INSTALLED BY THE CONTRACTOR INITIALLY INSTALLING THE LATERALS, NO PART OF THE CLAY DAM SHALL BE INSTALLED WITHIN THE TRENCH BACKFILL FOR THE SEWER MAIN OR UNDER THE ROADWAY PAVEMENT.

SAS-9 ALL SANITARY MANHOLES AND LATERAL SERVICES ARE TO BE MARKED WITH A 4"X4"X10'-0" PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0 ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0 PAINTED GREEN ON FOUR SIDES, ADDITIONALLY A 2"X2" HARDWOOD WYE POLE IS TO BE WIRED TO THE BASE OF EACH 4"X4" POLE AND EXTENDED DOWN TO THE END OF EACH LATERAL SERVICE, COST TO BE INCLUDED IN THE VARIOUS ITEMS, INDIVIDUAL LATERAL SERVICE WYE-POLES ARE TO BE INSTALLED AS EACH LATERAL IS CONSTRUCTED,

SAS-10 WHERE THE COVER TO FINISHED GRADE OVER A SANITARY WYE IS IN EXCESS OF 12'-0, A LENGTH OF RISER PIPE AND A 45° BEND SHALL BE INSTALLED ALONG WITH A MINIMUM OF ONE WHOLE LENGTH OF 6" PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0 BELOW GRADE,

SAS-11 WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH SHALL BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL ITEM 912, FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE,

SAS-12 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING TIE-IN MANHOLE FLOWLINE AND TOP-OF-CASTING ELEVATIONS, MANHOLES SHALL BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PLANS, ALL MANHOLE CASTING ADJUSTMENTS SHALL BE ACCOMPLISHED WITH PRE-CAST CONCRETE OR HDPE PREFORMED ADJUSTMENT RINGS,

SAS-13 ALL SANITARY LINES SHALL BE INSTALLED WITH STONE OR GRAVEL BEDDING AS SHOWN IN THE STANDARD DRAWINGS,

SAS-14 SANITARY TRENCH DETAILS SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS,

SAS-15 TEMPORARY BULKHEADS SHALL BE PLACED WHERE INDICATED ON THE PLANS AND SHALL REMAIN IN PLACE UNTIL REMOVAL IS DIRECTED BY THE CITY,

SAS-16 SANITARY LATERALS TO ADJACENT LOTS SHALL BE INSTALLED IN A 4'-0 WIDE COMMON TRENCH, SPACED WITH 2'-0 CENTER TO CENTER SEPARATION, AND WITH 1'-0 MINIMUM BEDDING AROUND PIPES, THE ENDS OF THE SERVICES ARE TO BE FLARED APART TO A MINIMUM 10'-0 CENTER TO CENTER SEPARATION AT 5'-0" OUTSIDE THE RIGHT OF WAY LINE,

SAS-17 ALL SANITARY SEWER MANHOLES JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C443, ALL MANHOLES SHALL HAVE WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM OR AN APPROVED EQUAL INSTALLED, THE ENCAPSULATION SHALL INCLUDE THE FRAME AND THE TOP OF THE CONE ONLY,

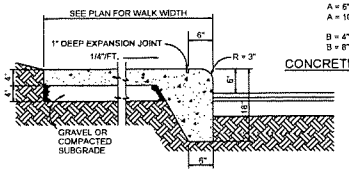
SAS-18 ALL SANITARY SEWERS ARE TO BE VIDEO INSPECTED 3 MONTHS BEFORE THE EXPIRATION OF THE MAINTENANCE BOND, ALL MUD AND DEBRIS SHALL BE REMOVED PRIOR TO THE MAINTENANCE BOND BEING RETURNED,

SAS-19 SHOP DRAWINGS ARE REQUIRED FOR BE SUBMITTED FOR REVIEW AND APPROVAL PER THE CITY OF COLUMBUS CMS PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS/CONSTRUCTION, THIS INCLUDES BUT IS NOT LIMITED TO, ALL SANITARY STRUCTURES, PIPE FITTINGS, MANHOLE ENCAPSULATION SYSTEM, FRAMS, GRATES, AND COVERS, ADDITIONAL SHOP DRAWINGS SHALL BE PROVIDED AS REQUESTED BY THE CITY OF DELAWARE.

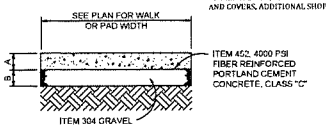
ESTIMATE OF QUANTITIES

ITEM	QUANTITY	UNIT	DESCRIPTION
201	LUMP	SUM	CLEARING AND GRUBBING
201	LUMP	SUM	TREE REMOVAL
202	3984	S.Y.	ASPHALT PAVEMENT REMOVED AND DISPOSED OF
202	2789	S.Y.	GRAVEL PAVEMENT REMOVED AND DISPOSED OF
202	488	S.Y.	CONCRETE PAVEMENT REMOVED AND DISPOSED OF
202	162	L.F.	CONCRETE CURB REMOVED AND DISPOSED OF
202	72	L.F.	BRICK WALL REMOVED AND DISPOSED OF
202	941	L.F.	FENCE AND FENCE POSTS REMOVED AND DISPOSED OF
202	2	EA.	SIGN REMOVED FOR RELOCATION
202	LUMP	SUM	TRAFFIC EQUIPMENT REMOVED FOR RELOCATION
202	4	EA.	SIGN REMOVED AND DISPOSED OF
202	6	EA.	CONCRETE PARKING BLOCK REMOVED AND DISPOSED OF
202	2	EA.	MAIL BOX REMOVED AND DISPOSED OF
202	116	L.F.	STORM SEWER REMOVED AND DISPOSED OF
202	LUMP	SUM	ROOF DRAINS REMOVED AND DISPOSED OF
202	6	EA.	ELECTRIC POLE REMOVED AND DISPOSED OF
202	LUMP	SUM	TRANSMISSION ELECTRIC LINES REMOVED FOR RELOCATION
202	LUMP	SUM	ELECTRICAL SERVICES REMOVED AND DISPOSED OF
202	LUMP	SUM	WATER SERVICES REMOVED AND DISPOSED OF
202	LUMP	SUM	GAS SERVICES REMOVED AND DISPOSED OF
202	LUMP	SUM	SANITARY SERVICES REMOVED AND DISPOSED OF
202	2	EA.	SANITARY CLEANOUT REMOVED AND DISPOSED OF
202	LUMP	SUM	EXISTING BUILDING SLAB & FOUNDATIONS REMOVED AND DISPOSED OF
204	8155	S.Y.	SUBGRADE COMPACTION
207	LUMP	SUM	TEMPORARY SEEDING AND MULCHING
207	5	EA.	INLET PROTECTION - PAVEMENT
207	2	EA.	INLET PROTECTION - GRASS
207	6	EA.	CURB INLET PROTECTION
207	1741	L.F.	SEDIMENT AND EROSION CONTROL FENCING
207	324	L.F.	CONSTRUCTION FENCING
207	1	EA.	STABILIZED CONSTRUCTION ENTRANCE
207	1	EA.	CONCRETE WASHOUT
207	1	EA.	SEDIMENT RISER / SKIMMER
255	372	L.F.	FULL DEPTH PAVEMENT SAWING
301	710	C.Y.	ASPHALT CONCRETE, BASE COURSE
304	1262	C.Y.	AGGREGATE BASE
441	237	C.Y.	ASPHALT CONCRETE, SURFACE COURSE, (MEDIUM TRAFFIC), PG64-22
452	2169	S.Y.	8" NON-REINFORCED CONCRETE PAVEMENT, W/ FIBER ADDITIVE
452	307	S.Y.	10" NON-REINFORCED CONCRETE PAVEMENT, W/ FIBER ADDITIVE
601	14	C.Y.	ROCK CHANNEL PROTECTION, TYPE "C", W/ FILTER FABRIC
604	5	EA.	CATCH BASIN NO. 2-3 PER ODOT CB-1.2
604	1	EA.	CATCH BASIN NO. 2-4 PER ODOT CB-1.2
604	5	EA.	CURB INLET NO. 3A PER ODOT CB-2.2
604	4	EA.	HEADWALL PER ODOT HW-2.1, 18"
604	1	EA.	ORIFICE PLATE, AS PER PLAN
605	260	L.F.	4" PVC UNDERDRAIN
608	155	S.F.	4" CONCRETE WALK
608	2	EA.	CURB RAMP WITH DETECTABLE WARNING
609	2552	L.F.	STRAIGHT 18" CONCRETE CURB
614	LUMP	SUM	MAINTENANCE OF TRAFFIC
623	LUMP	SUM	CONSTRUCTION LAYOUT
624	LUMP	SUM	MOBILIZATION
630	LUMP	SUM	TRAFFIC SIGNS AND SUPPORTS
642	LUMP	SUM	PAINT STRIPING
655	LUMP	SUM	TREE PROTECTION FENCING
659	LUMP	SUM	PERMANENT SEEDING AND MULCHING
801	288	L.F.	2" WATER PIPE AND FITTINGS, TYPE "K" COPPER
802	1	EA.	2" VALVE AND APPURTENANCES
901	213	L.F.	4" STORM PIPE WITH TYPE 1 BEDDING, (ROOF DRAINS)
901	415	L.F.	6" STORM PIPE WITH TYPE 1 BEDDING, (ROOF DRAINS)
901	129	L.F.	8" STORM PIPE WITH TYPE 1 BEDDING, (ROOF DRAINS)
901	49	L.F.	4" STORM PIPE WITH TYPE 1 BEDDING, (METER VAULT DRAIN)
901	640	L.F.	12" STORM PIPE WITH TYPE 1 BEDDING
901	283	L.F.	18" STORM PIPE WITH TYPE 1 BEDDING
915	1	EA.	6" x 6" WYE FITTING
915	4	EA.	CLEAN-OUT, HEAVY DUTY
918	457	L.F.	6" SANITARY SERVICE LINE
SPEC.	288	L.F.	2" GAS SERVICE AND METER
SPEC.	96	L.F.	1" SCHEDULE 40 CONDUIT
SPEC.	197	L.F.	3" SCHEDULE 40 CONDUIT
SPEC.	1655	L.F.	4" SCHEDULE 40 CONDUIT
SPEC.	331	L.F.	5" SCHEDULE 40 CONDUIT
SPEC.	3128	S.F.	BRICK PAVERS
SPEC.	46	EA.	STOREFRONT BUMPER POST, AS PER PLAN
SPEC.	5	EA.	STEEL PIPE BOLLARD, AS PER PLAN
SPEC.	1	EA.	SEDIMENT MONITOR POST, AS PER PLAN
SPEC.	1	EA.	NYLOPLAST ENVIROHOOD
SPEC.	1	EA.	NYLOPLAST YARD DRAIN
SPEC.	1	EA.	METER VAULT, AS PER PLAN
SPEC.	1	EA.	HOT BOX AND BACKFLOW PREVENTER, AS PER PLAN
SPEC.	LUMP	SUM	RELOCATION OF TRAFFIC SIGNAGE
SPEC.	LUMP	SUM	RELOCATION OF TRANSMISSION ELECTRIC LINES
SPEC.	LUMP	SUM	TRANSFORMER
SPEC.	LUMP	SUM	2000 GALLON GREASE INTERCEPTOR
SPEC.	2	EA.	BIKE RACK, AS PER PLAN

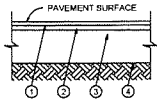
NOTE RE:
THESE QUANTITIES ARE APPROXIMATE ONLY AND ARE NOT TO BE USED FOR PREPARATION OF COST ESTIMATES, BIDS, OR ANY OTHER ESTIMATING PURPOSE WITHOUT VERIFICATION BY THE USER, ANY DISCREPANCIES IN THE QUANTITIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER FOR EVALUATION.



COMBINED CURB AND WALK
NO SCALE

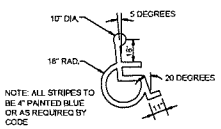


CONCRETE WALK AND PAVEMENT
NO SCALE



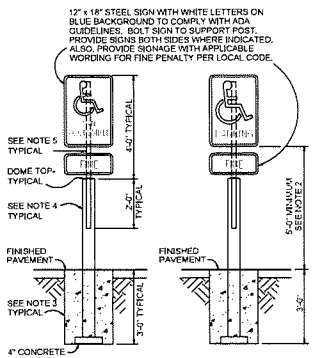
ASPHALT PAVEMENT SECTION
NO SCALE

1. ITEM 441 1-1/2" ASPHALT CONCRETE SURFACE COURSE
2. ITEM 301 4-1/2" ASPHALT CONCRETE BASE COURSE
3. ITEM 304 8" AGGREGATE BASE (COMPACTED IN TWO EQUAL LAYERS)
4. ITEM 204 SUBGRADE COMPACTION



NOTE: ALL STRIPES TO BE 4" PAINTED BLUE OR AS REQUIRED BY CODE

HANDICAPPED SYMBOL
NO SCALE



NOTES:

1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN 10" DIAMETER x 36" DEEP CONCRETE FOUNDATION.
4. 4" x 6'-0" CONCRETE FILLED SCHEDULE 40 STEEL POST CENTERED IN FOUNDATION. PAINTED YELLOW, SEE SPECS.
5. 2 1/4" WIDE x 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH.

PARKING STALL SIGNS
STANDARD DRAWING
NO SCALE

Bird+Bull Engineers & Surveyors
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235
Ph (614) 761-1661
Fax (614) 761-1728
WWW.BIRDBULL.COM

SHEETZ
700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

GENERAL NOTES (CONT.), DETAILS AND ESTIMATE OF QUANTITIES

SCALE: N/A			JOB NO. 19-165	3
DWN: RJB	CKD: AAG	DATE: 02/04/2020		

W:\Jobs\2019\165\CAD\01 DWG\Design\Construction\C-NOTES.dwg 02/04/2020

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.

2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.

3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.

5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.

6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.

8. UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET.

9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.

10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.

11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.

13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE (LIST HIGHWAY DEPARTMENT) STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

14. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.

15. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE SHEETZ CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.

16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

LAYOUT NOTES:

1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.

2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.

3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.

4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.

5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.

6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH SHEETZ.

7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

GRADING NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY BIRD + BULL, INC., THE CURRENT REQUIREMENTS OF THE CITY OF DELAWARE, THE APPLICABLE SECTIONS OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY CUPS (OHIO UTILITIES PROTECTION SERVICE) AT 800-362-2764 OR 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.

6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE. ALL SLOPES GREATER THAN 3:1 TO PERMANENTLY STABILIZED WITH LANDSCAPE PLANTS.

7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

8. ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.

9. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY GCI PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.

10. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

STORMWATER MANAGEMENT NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY BIRD + BULL, INC., THE CURRENT REQUIREMENTS OF THE CITY OF DELAWARE, THE APPLICABLE SECTIONS OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY CUPS (OHIO UTILITIES PROTECTION SERVICE) AT 800-362-2764 OR 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. CONTRACTOR SHALL COORDINATE PUMP ISLAND CANOPY DRAINS CONNECTION TO THE MAIN COLLECTOR PIPE WITH SHEETZ AND PROVIDE ALL NECESSARY FITTINGS TO MAKE THE CONNECTION TO THE MAIN COLLECTOR PIPE.

6. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.

7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

8. ALL STORM PIPE SHALL BE AS SPECIFIED. ALL JOINTS SHALL BE WATERTIGHT.

9. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

UTILITY NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY BIRD + BULL, INC., THE CURRENT REQUIREMENTS OF THE CITY OF DELAWARE, THE APPLICABLE SECTIONS OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION, FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY CUPS (OHIO UTILITIES PROTECTION SERVICE) AT 800-362-2764 OR 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.

7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO SHEETZ STORE. (ADD CAR WASH IF ONE PROPOSED FOR SITE)

8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.

9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

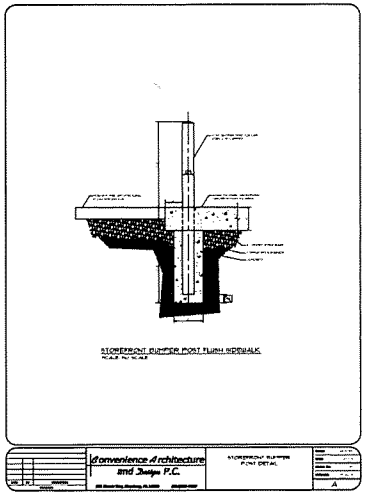
10. UTILITY COMPANIES AND CONTACTS ARE LISTED ON SHEET 1.

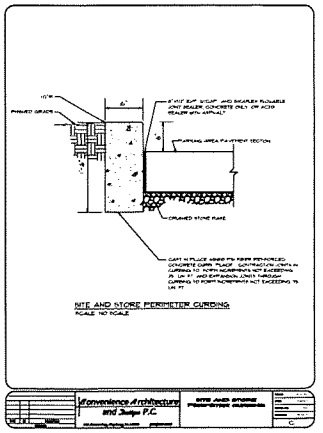
11. CONDUIT LOCATIONS TO PYLON SIGNS AND SITE LIGHT POLES TO BE COORDINATED WITH SHEETZ SUPERINTENDENT.

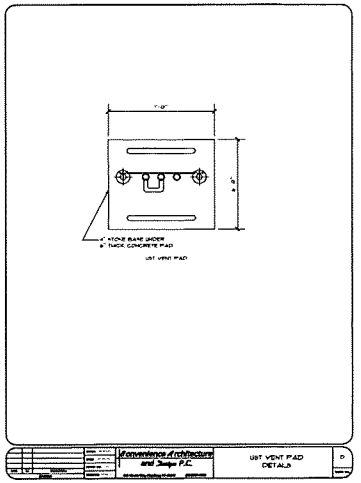
12. CONTRACTOR SHALL COORDINATE WITH SHEETZ SUPERINTENDENT ON LOCATION AND SIZE OF THE GREASE TRAP. GREASE TRAP SHALL BE PROVIDED WITH "T" PIPE IN OUTFLOW CHAMBER. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.

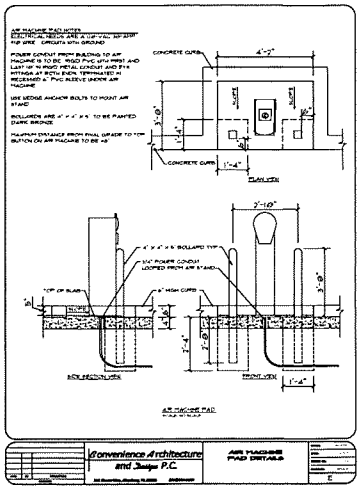
13. CONTRACTOR SHALL COORDINATE WITH SHEETZ ON CONDUIT ROUTE TO STORE FROM THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICE.

14. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.









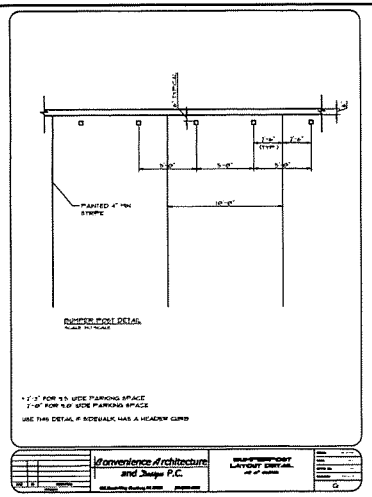
Bird+Bull Engineers & Surveyors
3500 Sawmiller Road, Suite 225
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Fax (614) 761-1328
WWW.BIRDBULL.COM

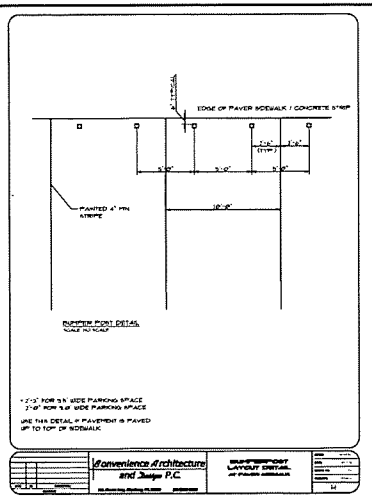
SHEETZ
700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

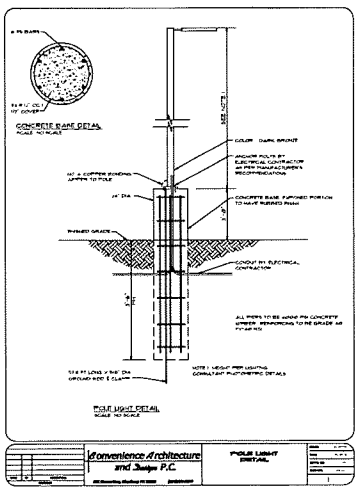
SHEETZ GENERAL NOTES AND DETAILS

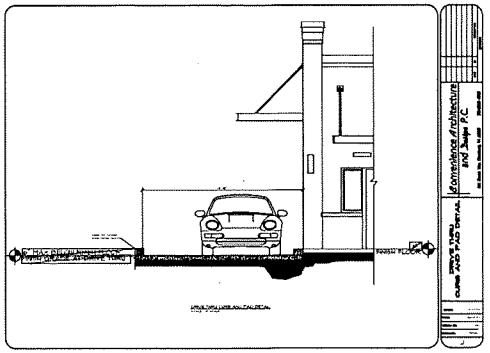
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DWN: RJB	CKD: AAG	DATE: 02/04/2020	19-165	4

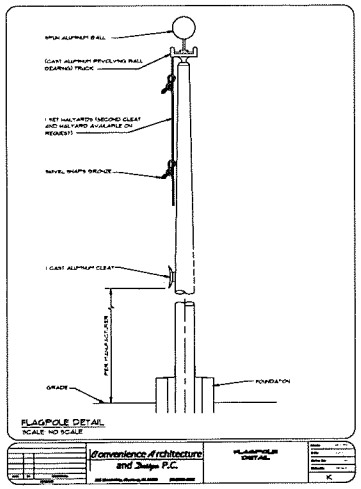
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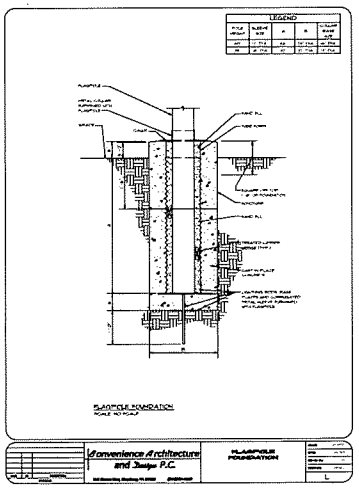


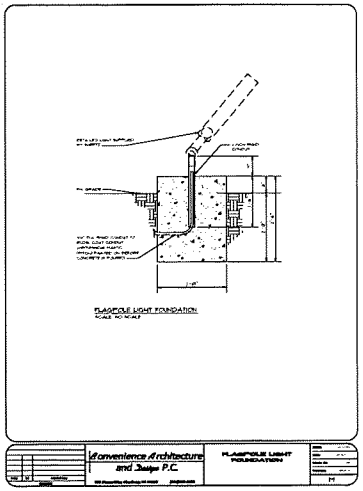


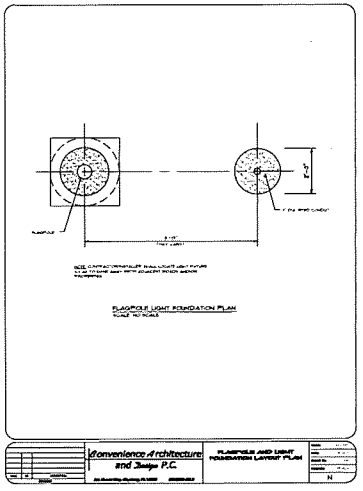












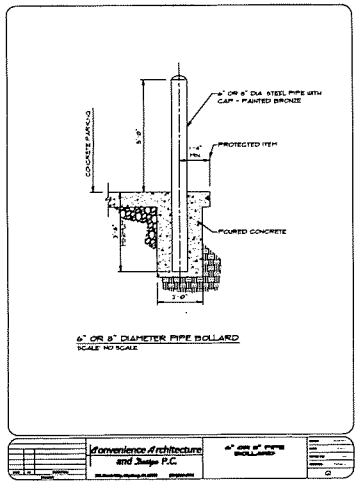
Bird+Bull Engineers & Surveyors
3500 Snouffer Road, Suite 225
Columbus Ohio 43235
Ph (614) 761-1661
Fax (614) 761-1328
WWW.BIRDBULL.COM

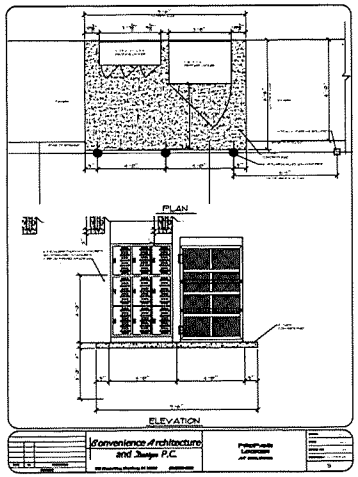
SHEETZ
700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

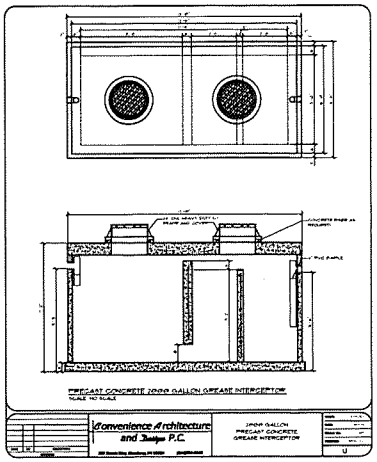
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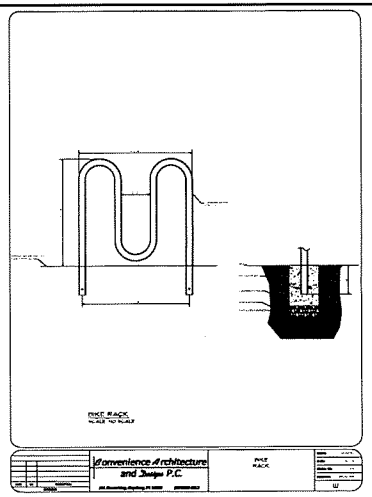
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DWN:RJB	CKD:AAG	DATE: 02/04/2020		

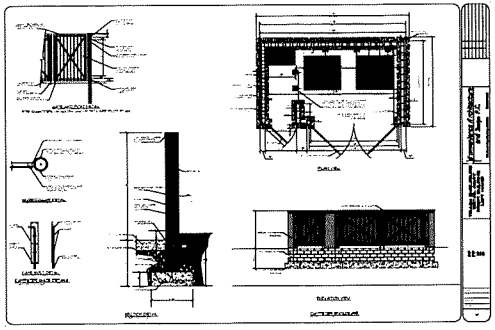
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Bird+Bull Engineers & Surveyors
3500 Sawaller Road, Suite 225
Columbus, Ohio 43235
Ph. (614) 761-1661
Fax (614) 761-1928
WWW.BIRDBULL.COM

SHEETZ
700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

SHEETZ DETAILS (CONT.)

SCALE: N/A			JOB NO. 19-165	6
DWN: RJB	CKD: AAG	DATE: 02/04/2020		

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TITLE DESCRIPTION

PARCEL I:

Situated in the City of Delaware, County of Delaware, and the State of Ohio, and bounded and described

as follows:

Being in Range 19, Township 5, Section 4 and southwest part of Lot 28, U.S.M. Lands,

Beginning at a stone on a post at the southwest corner of Lot 28, thence running N, 2 deg, 45' E, along the west line of Lot 28, 51.43 rods to the center of the State Road running from Delaware to Berkshire; thence S, 70 deg, E, along the center of said road, 21.8 rods to a point on the center of said road, thence S, 0 deg, 45' W, 47.43 rods to a point in the South line of said Lot 28; thence N, 88 deg, along the South line of said Lot 28, 18.36 rods to the place of beginning; containing 5.084 acres of land, more or less.

EXCEPTING therefrom the following described premises:

Beginning at a steel spike at the point of intersection of the center line of U.S. 36 and the West line of Lot 28, also the present highway stationing 516+23.19; thence S. 65 deg. 29' 15" E. along the centerline of U.S. 36, 225.00 feet to a steel spike, thence S. 5 deg. 04' 15" W. 500.00 feet to an iron pipe, passing over an iron pipe at 47.73 feet on the right of way line; thence N. 84 deg. 55' 45" W. 211.97 feet to an iron pipe on the West line of Lot 28, thence N. 5 deg. 04' 15" E. along said Lot line 575.55 feet to the point of beginning, passing over an iron pipe on the right of way at 533.12 feet, containing 2.617 acres, being the northwest part of a 5.584 acre tract conveyed to the Grantors by Deed recorded in Deed Book Vol. 313, Page 664, Delaware County Recorder's Office.

ALSO EXCEPTING therefrom the following described premises:

Beginning at a stone found at the corner common to Farm Lots 14, 15, 28 and 29, being point "N" as shown in Survey Volume 7, Page 440, Delaware County Engineer's Office, thence along the line common to Farm Lot 28 and Farm Lot 15, N. 5 deg, 4' 2" E, a distance of 277.99 feet to an iron pipe set at the southwest corner of a 2.617 acre tract of land owned by Van E. Gates as described in Deed Book 399, Page 646, thence along the southerly line of said 2.617 acre tract of land, S. 84 deg, 55' 58" E, a distance of 211.97 feet to an iron pipe set at the southeast corner of the aforementioned 2.617 acre tract of land; thence S. 5 deg. 4' 2" W, a distance of 280.21 feet to an iron pipe set on the line common to Farm Lot 28 and Farm Lot 29; thence along the said lot line, N. 84 deg. 19' 58" W, a distance of 212.00 feet to THE TRUE PLACE OF BEGINNING, containing 1.36 acres, more or less, but subject to all legal highways, Leaving in the above described tract, 2.007 acres, more or less.

PARCEL II:

Being in the City of Delaware, County of Delaware, and State of Ohio, being in Range 19, Township 5, Section 4, Part of Lot 28, U.S. Military Land.

Beginning at a hub stake set on the south right of way line of State Route No. 36, said stake bears S. 65° - 29' E., 362.76 feet and South 5° -02' East, 47.66 feet from the point of intersection of the west line of Lot 28 and the centerline of State Route No. 36; thence S. 62° - 48' E., along the south right of way line of State Route 36, 161.97 feet to an iron pipe; thence S. 5° - 02' W., 280.00 feet to an iron pipe; thence N. 84° - 58' W., 150 feet to an iron pipe; thence N. 5° - 02' E., 321.11 feet to the point of beginning.

Containing 1.0 acres of land, Subject to all legal highways and easements of record.

PARCEL III:

Situated in the City of Delaware, County of Delaware, and State of Ohio, being a part of Farm Lot 28, Quarter Township 4, Township 5, Range 19, U.S. Military Lands, and being more particularly described as follows:

Commencing at a stone found at the corner common to Farm Lots 14, 15, 28 and 29, being Point "N" as shown in Survey Volume 7, Page 440, Delaware County Engineer's Office, thence along the common line of Farm Lots 28 and 29, South 84° 19' 58" East a distance of 326.68 feet to an iron pipe found at the most southeasterly corner of a 5.084 acre tract of land owned by Ralph R. and Marie J. Crooten as described in Deed Book 313, Page 664; thence along the easterly line of said 5.084 acre tract of land, North 05° 04' 02" East a distance of 371.72 feet to an iron pipe found at the southwest corner of a 1.0 acre tract of land owned by Ralph R. and Marie J. Crooten as described in Deed Book 305, Page 207, said iron pipe being THE TRUE PLACE OF BEGINNING of the herein described 0.44 acre tract of land, thence along the

south line of said 1.0 acre tract of land, South 84° 48' 48" East a distance of 149.32 feet to an iron pipe found at the southeast corner of said 1.0 acre tract, thence along the east line of said 1.0 acre tract, North 05° 12' 40" East (passing over an iron pipe found at 268.00 feet) a total distance of 315.78 feet to a railroad spike found in the centerline of U.S. Route 36 and State Route 37, thence along the centerline of said U.S. Route 36 and State Route 37, South 65° 21' 00" East a distance of 53.02 feet to a railroad spike set; thence South 05° 12' 40" W (passing over an iron pipe set at 50.09 feet) a total distance of 318.11 feet to an iron pipe set; thence North 84° 48' 48" West a distance of 199.27 feet to an iron pipe set on the east line of the aforementioned 5.084 acre tract of land described in Deed Book 313, Page 664; thence

along the east line of said 5.984 acre tract of land, North 05° 04' 02" East a distance of 20.00 feet to The True Place of Beginning, containing 0.44 acre, subject to all legal highways.

Being a part of an original 51.483 acre tract of land as described in Deed Book 389, Page 1, and referenced to a plat in Plat Book 10, Page 170.

PARCEL IV:

Situated in the State of Ohio, County of Delaware, and City of Delaware

Being Lot No. 10280 of Glenwood Commons, as the same is numbered and delineated upon the recorded plat thereof, of record in O.R. Vol. 814, Pages 229-237 and Cabinet 4, Slides 2-2H, Recorder's Office, Delaware County, Ohio.

PARCEL V:

Situated in the State of Ohio, County of Delaware, City of Delaware, lying in Farm Lot 28, Section 4, Township 5, Range 19, United States Military District, being part of Lot 10279 of that subdivision entitled "Glenwood Commons" of record in Cabinet 4, Slides 2-2H as conveyed to City of Delaware by deed of record in Deed Book 450, Page 568 (all references refer to the records of the Recorder's Office, Delaware County, Ohio), and described as follows:

Beginning, for reference, at a stone found marking the common corner of Farm Lots 14, 15, 28 and 29, being the southeasterly corner of that original 1.36 acre tract as conveyed to Delaware Rural Electric Cooperative, Inc. by deed of record in Deed Book 542, Page 760, the southeasterly corner of that original 31.036 acre tract as conveyed to C-N & L, Inc. by deed of record in Deed Book 553, Page 98, and in the northerly line of said Lot 10279;

Thence South 86° 17' 40" East, with the common line of said Lots 28 and 29, being a northerly line of said Lot 10279, a southerly line of said 1.36 acre tract and that 2.007 acre tract as conveyed CC Land Development, LLC by deed of record in Official Record 836, Page 2752, a distance of 326.68 feet to an iron pin found at the southeasterly corner of said 2.007 acre tract, being the TRUE POINT OF BEGINNING;

Thence North 03° 09' 20" East, with the common line of said 2.007 acre tract and said Lot 10279, a distance of 101.72 feet to an iron pin set at the southwesterly corner of Lot 10280 of said "Glenwood Commons" as conveyed to CC Land Development, LLC by deed of record in Official Record 836, Page 2752;

Thence South 86° 48' 36" East, with the common line of said Lots 10280 and 10279, a distance of 138.06 feet to an iron pin set on the westerly right of way line of Mill Run Crossing of record in Cabinet 4, Slides 2 thru 2H;

Thence South 07° 43' 49" East, with the common line of said Lot 10279 and said westerly right of way line, a distance of 104.90 feet to an iron pin set on the common line of Farm Lots 28 and 29;

Thence North 86° 17' 40" West, with said common Farm Lot line and across said Lot 10279, a distance of 157.80 feet to the TRUE POINT OF BEGINNING and containing 0.348 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings described herein are based on a portion of the centerline of State Route 37/U.S. Route 36, having a bearing of South 67° 27' 27" East.

SURVEYOR'S NOTES

MISCELLANEOUS NOTES:
As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

The boundary lines of the subject properties are contiguous to each other and the property lines of its adjoiners with no gaps, gores or overlaps and is the same premises surveyed and described in the title commitment, Commitment No. 19000080265, as further referenced hereon.

The site has direct access to Mill Run Crossing a publicly dedicated roadway and Sunbury Road (S.R. 36/37) a publicly accepted roadway.

The property is being utilized for commercial purposes.

TABLE A NOTES:
Item 10 - There are no building walls contiguous with a boundary line of the subject premises.
Item 16 - at the time of this survey, there was no observed surface evidence of earth moving work, building construction or additions.
Item 17 - at the time of this survey, there was no observed evidence of any recent changes in street right-of-way nor any street or sidewalk construction.
Item 18 - There was no observed delineation of wetlands by a qualified specialist hired by the client. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.

UTILITY NOTE
The location, type and size of utilities and structures indicated on this survey drawing are a compilation of information furnished by the respective utility companies, field markings from locating services provided by the utility companies, and topographic data obtained at the time of our field survey. Utilities not marked in the field are labeled "per plan" on the survey and may be shown from information provided by the respective utility company, and not from an actual construction drawing. The location of facilities marked by an underground locating service are subject to a tolerance zone as specified by the Common Ground Alliance (CGA) Best Practices guidelines. As such, the utility locations indicated are not necessarily complete or correct, since existing utilities may not exist in the locations shown, and other utilities may exist that are not shown.

Field locating services, furnished by the utility companies, do not provide any depth of marked facilities.

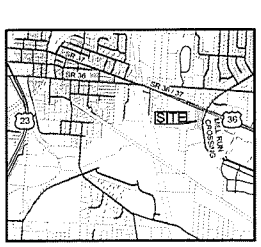
Electric pedestals, electric transformers, lighting system and telephone closures may have been found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.

ZONING:
Property is Currently Zoned B-3 (Community Business District) and B-4 (General Business District) per City of Delaware Planning & Zoning Department. See Zoning Codes for Restrictions not Shown.

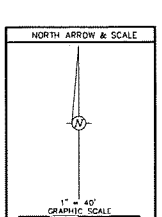
FLOOD INFORMATION:
By graphic depiction only: The subject property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 115 of 295, Delaware County, Ohio and Incorporated Areas, Map No. 39041C0115 L (Effective Date: February 17, 2016). No field work specific to determining this zone was performed.

POSSIBLE OBSERVED ENCROACHMENTS:

PARKING TABLE:
12 Regular Parking Spaces
1 handicapped Parking Spaces
13 Total Parking Spaces



LOCATION MAP
NO SCALE



SCHEDULE "B" ITEMS

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 19000080265
EFFECTIVE DATE: SEPTEMBER 12, 2019 AT 7:00 A.M.

The following document applies to subject premises and are as shown:
Item 8 - D.B. 302, Pg. 107 (perpetual highway easement),
Item 11 - D.B. 302, Pg. 484 (perpetual highway easement),
Item 14 - O.R. 298, Pg. 2632,
Item 15 - O.R. 298, Pg. 2636,
Item 16 - O.R. 814, Pg. 215, and
Item 17 - P.C. 4, Sds. 2-2H and recorded in O.R. 814, Pg. 229,
NOTE: Item 17 - P.C. 4, Sds. 2-2H and recorded in O.R. 814, Pg. 229 indicates a "Conservation Easement to be recorded subsequent to Recordation of this Plat" through a portion of Lot 10279. The easement is not defined and is vaguely shown. It is unclear if said Conservation easement document was recorded.

Item 9 - D.B. 302, Pg. 429 is vaguely defined and is shown based on interpreting the easement language within the documents.

Item 10 - D.B. 302, Pg. 433 is vaguely defined and may apply to subject premises. Not plotted.

Item 12 - D.B. 329, Pg. 422 is blanket in nature and may apply to subject premises. The easement is for single poles and appurtenances with no defined location. Not Plotted.

Item 13 D.B. 587, Pg. 202 is a Right of Entry Agreement and applies to subject premises. Not plotted.

Item 18 - O.R. 814, Pg. 383 is a Joint Declaration of Stormwater and Wetland Park Easement and Maintenance Agreement. The area is not clearly defined and may apply to subject premises.

In my opinion, the following documents do not apply to subject premises
Item 19 - O.R. 31, Pg. 253,
Item 20 - O.R. 31, Pg. 259,
Item 21 - O.R. 31, Pg. 265,
Item 22 - O.R. 31, Pg. 271, and
Item 23 - O.R. 31, Pg. 285.

ALTA/NSPS LAND TITLE CERTIFICATION

To: Stewart Title Guaranty Company,
CC Land Development, LLC, an Ohio limited liability company,
Morse Road Development, LLC, an Ohio limited liability company,
Sheetz, Inc., a Pennsylvania corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6(Zoning reference only),7(a),8,9,10,11,13, 14,16,17 and 18 of Table A thereof.

The field work was completed on October 24, 2019.

STATE OF OHIO
KEVIN
BAXTER
S-7997
REGISTERED
SURVEYOR

Kevin L. Baxter 01/15/2020

Kevin L. Baxter – Ohio Surveyor No. 7997 Date

ALTA LEGEND AND SYMBOLS

EXISTING SYMBOLS LEGEND

Sign	SIGN	CATV	CABLE TELEVISION RISER
Sign	STREET SIGN	CATV	CABLE TELEVISION PEDESTAL
	AREA LIGHT	GAS V	GAS VALVE
	YARD LIGHT	GAS	GAS SERVICE
	LIGHT POLE	GAS	GAS METER
	LIGHT POLE W/SIGN, DBLE		GAS MARKER
	LIGHT POLE W/WIND, BANN	CO	CLEAN OUT
	ELECTRIC GUY		CATCH BASIN W/TOP OF CASTING ELEV.
	ELECTRIC MARKER		CURB INLET W/TOP OF CASTING ELEV.
EX	ELECTRIC TRANSFORMER		CATCH BASIN W/ UNDER DRAIN LINES
EM	ELECTRIC METER		STORM MANHOLE W/TOP OF CASTING ELEV.
ED	ELECTRIC DROP		SANITARY MANHOLE W/TOP OF CASTING ELEV.
EPB	ELECTRIC PULL BOX	DS	DOWN SPOUT
EP	ELECTRIC PEDESTAL	CPS	ROOF DRAIN
EO	ELECTRIC OUTLET		HEATING/COOLING UNITS
TC	TELEPHONE CLOSURE		BOLLARD
TD	TELEPHONE DROP		WOOD POST
TPB	TELEPHONE PULL BOX		METAL POST
TP	TELEPHONE PEDESTAL		MAILBOX
	TELEPHONE POLE		FLAGPOLE
	UTILITY POLE		EXISTING GAS LINE
MB	MAIL BOX		EXISTING WATER LINE
PB	TRAFFIC PULL BOX		EXISTING UNDERGROUND ELECTRIC LINE
CB	TRAFFIC CONTROL BOX		EXISTING OVERHEAD ELECTRIC LINE
	TRAFFIC SIGNAL		EXISTING UNDERGROUND TELEPHONE LINE
	TRAFFIC POLE		EXISTING OVERHEAD TELEPHONE LINE
	TRAFFIC POLE W/ MAST ARM		EXISTING OVERHEAD CABLE TELEVISION LINE
	SIDEWALK		EXISTING UNDERGROUND CABLE TELEVISION LINE
WV	WATER VALVE		EXISTING INDEX CONTOUR
FH	WATER HYDRANT		EXISTING INTERMEDIATE CONTOUR
WM	WATER METER		EXISTING FENCE LINE
WS	WATER SERVICE		EXISTING GUARDRAIL
WC	WATER CONTROL VALVE		24" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "EMHT & BULL, INC." Unless Otherwise Shown.
IC	IRRIGATION CONTROL VALVE		

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

Bird+Bull
3500 Snouffer Rd., Ste 225
Columbus, Ohio 43235
Ph. (614) 761-1661
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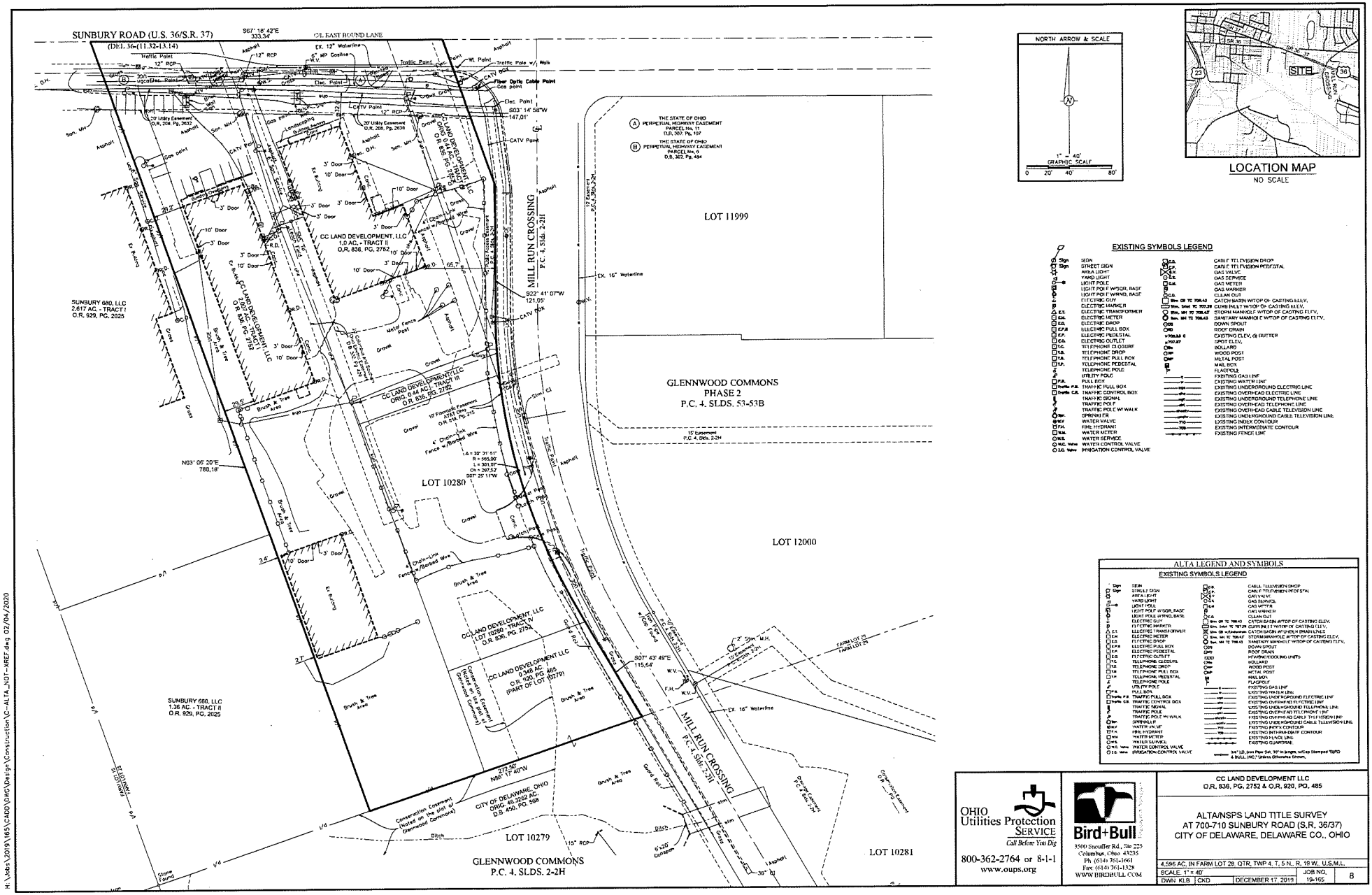
CC LAND DEVELOPMENT LLC
O.R. 836, PG. 2752 & O.R. 920, PG. 485

ALTA/NSPS LAND TITLE SURVEY
AT 700-710 SUNBURY ROAD (S.R. 36/37)
CITY OF DELAWARE, DELAWARE CO., OHIO

4.596 AC. IN FARM LOT 28, QTR. TWP 4, T. 5 N., R. 19 W., U.S.M.L.

SCALE: 1" = 40'		JOB NO.	7
DWN: KLB / CKD:	DECEMBER 17, 2019	19-165	

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LOCATION MAP
NO SCALE

ALTA LEGEND AND SYMBOLS

EXISTING SYMBOLS LEGEND

Sign	SIGN	C.A.	CABLE TELEVISION DROP
Sign	STREET SIGN	C.P.	CABLE TELEVISION PEDESTAL
	AREA LIGHT	G.V.	GAS VALVE
	YARD LIGHT	G.S.	GAS SERVICE
	LIGHT POLE	G.M.	GAS METER
	LIGHT POLE W/SGN. BASE		GAS MARKER
	LIGHT POLE W/MIND. BASE	C.O.	CLEAN OUT
	ELECTRIC GUY		CATCH BASIN W/TOP OF CASTING ELEV.
	ELECTRIC MARKER		CURB INLET W/TOP OF CASTING ELEV.
E.T.	ELECTRIC TRANSFORMER		STORM MANHOLE W/TOP OF CASTING ELEV.
E.M.	ELECTRIC METER		SANITARY MANHOLE W/TOP OF CASTING ELEV.
E.D.	ELECTRIC DROP	DS	DOWN SPOUT
E.P.B	ELECTRIC PULL BOX	RD	ROOF DRAIN
E.P.	ELECTRIC PEDESTAL	x700.00 C	CASTING ELEV. @ GUTTER
E.O.	ELECTRIC OUTLET	x701.07	SPOT ELEV.
T.C.	TELEPHONE CLOSURE	Bo.	BOLLARD
T.D.	TELEPHONE DROP	W.P.	WOOD POST
T.P.	TELEPHONE PULL BOX	M.P.	METAL POST
T.P.	TELEPHONE PEDESTAL		MAIL BOX
	TELEPHONE POLE		FLAGPOLE
	UTILITY POLE		EXISTING GAS LINE
P.B.	PULL BOX		EXISTING WATER LINE
Traffic P.B.	TRAFFIC PULL BOX		EXISTING UNDERGROUND ELECTRIC LINE
Traffic C.B.	TRAFFIC CONTROL BOX		EXISTING OVERHEAD ELECTRIC LINE
	TRAFFIC SIGNAL		EXISTING UNDERGROUND TELEPHONE LINE
	TRAFFIC POLE		EXISTING OVERHEAD TELEPHONE LINE
	TRAFFIC POLE W/ WALK		EXISTING OVERHEAD CABLE TELEVISION LINE
Spr.	SPRINKLER		EXISTING UNDERGROUND CABLE TELEVISION LINE
W.V.	WATER VALVE	710	EXISTING INDEX CONTOUR
F.H.	FIRE HYDRANT	705	EXISTING INTERMEDIATE CONTOUR
W.M.	WATER METER		EXISTING FENCE LINE
W.S.	WATER SERVICE		
W.C. Valve	WATER CONTROL VALVE		
I.C. Valve	IRRIGATION CONTROL VALVE		

ALTA LEGEND AND SYMBOLS
EXISTING SYMBOLS LEGEND

3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

OHIO Utilities Protection Service
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

Bird+Bull
3500 Sheaffer Rd., Ste 225
Columbus, Ohio 43235
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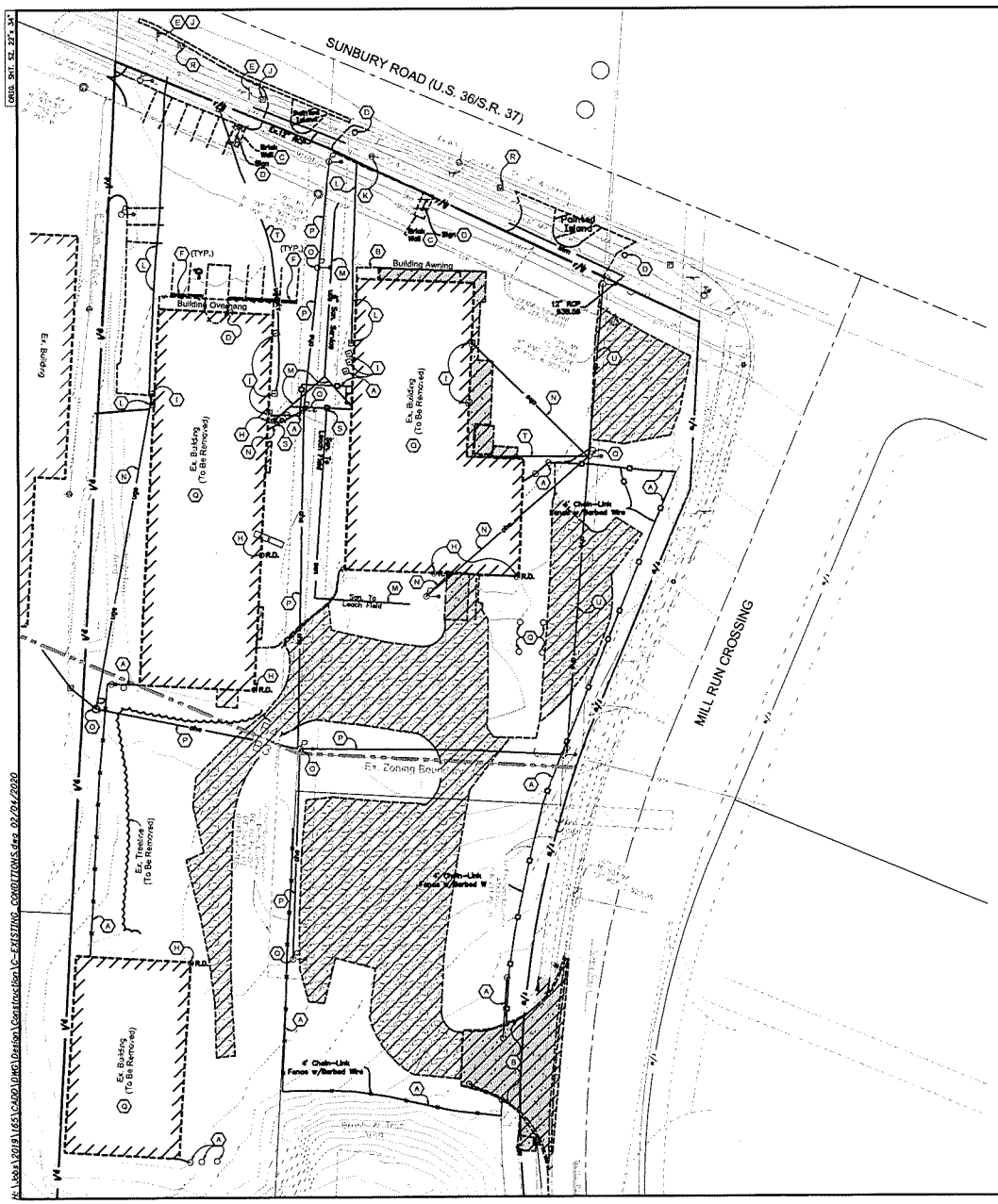
CC LAND DEVELOPMENT LLC
O.R. 836, PG. 2752 & O.R. 920, PG. 485

ALTA/NSPS LAND TITLE SURVEY
AT 700-710 SUNBURY ROAD (S.R. 36/37)
CITY OF DELAWARE, DELAWARE CO., OHIO

4.596 AC. IN FARM LOT 28, QTR. TWP 4, T. 5 N., R. 19 W., U.S.M.L.

SCALE 1" = 40'		JOB NO.	
DWN KLB	CKD	DECEMBER 17, 2019	19-165	8

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LEGEND

- ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF.
- CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF.
- EXISTING BUILDING SLAB AND FOUNDATIONS TO BE REMOVED AND DISPOSED OF.
- EXISTING GRAVEL PAVEMENT TO BE REMOVED AND DISPOSED OF.
- TREES OR SHRUBS TO BE REMOVED. COORDINATE TREE REMOVAL WITH LANDSCAPE PLANS.
- PROPOSED SAWCUT LINE

CODED NOTES

(A) EXISTING FENCE AND FENCE POSTS TO BE REMOVED AND DISPOSED OF.

(B) EXISTING CURB TO BE REMOVED AND DISPOSED OF.

(C) EXISTING BRICK WALL TO BE REMOVED AND DISPOSED OF.

(D) EXISTING SIGN TO BE REMOVED AND DISPOSED OF.

(E) EXISTING SIGN TO BE REMOVED FOR RELOCATION. COORDINATE WITH CITY OF DELAWARE FOR FINAL LOCATION.

(F) EXISTING CONCRETE PARKING BLOCK TO BE REMOVED AND DISPOSED OF.

(G) EXISTING STORM SEWER TO BE REMOVED AND DISPOSED OF.

(H) EXISTING ROOF DRAIN TO BE REMOVED AND DISPOSED OF.

(I) EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND DISPOSED OF.

(J) EXISTING ELECTRIC / TRAFFIC EQUIPMENT TO BE RELOCATED. COORDINATE WITH CITY OF DELAWARE FOR FINAL LOCATION AND RE-CONNECTION.

(K) EXISTING WATER SERVICE TO BE REMOVED AND DISPOSED OF UP TO CORP STOP. CONTRACTOR TO FIELD VERIFY SIZE AND CONDITION OF EXISTING SERVICE AND CONFIRM ADEQUACY FOR RE-USE AS PROPOSED DOMESTIC WATER SERVICE.

(L) EXISTING GAS SERVICE TO BE REMOVED AND DISPOSED OF. CONTRACTOR TO FIELD VERIFY SIZE AND CONDITION OF EXISTING SERVICE AND CONFIRM ADEQUACY FOR RE-USE AS PROPOSED GAS SERVICE.

(M) EXISTING SANITARY SERVICE TO BE REMOVED AND DISPOSED OF.

(N) EXISTING SITE ELECTRIC SERVICE TO BE REMOVED AND DISPOSED OF.

(O) *EXISTING POWER POLE TO BE REMOVED AND DISPOSED OF PER UTILITIES COMPANIES SPECIFICATIONS.*

(P) *EXISTING OVERHEAD UTILITIES TO BE REMOVED PER UTILITIES COMPANIES SPECIFICATIONS.*

(Q) EXISTING STRUCTURE SLAB AND FOUNDATIONS TO BE REMOVED AND DISPOSED OF.

(R) EXISTING MAIL BOX TO BE REMOVED AND DISPOSED OF.

(S) EXISTING SANITARY STRUCTURE TO BE REMOVED AND DISPOSED OF.

(T) EXISTING COMMUNICATIONS SERVICE TO BE REMOVED AND DISPOSED OF.

(U) *EXISTING OVERHEAD UTILITIES TO BE RELOCATED TO PROPOSED POWER POLE. REFER TO SHEET 14. COORDINATE RELOCATION WITH ALL UTILITIES COMPANIES PRIOR TO CONSTRUCTION.

NOTE:
SITE WAS PREVIOUSLY SERVED BY A SEPTIC SYSTEM WITH LEACH FIELD LEADING SOUTH BETWEEN BUILDINGS 700 AND 710 SUNBURY ROAD. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT SYSTEM AND LEACH FIELD HAVE BEEN PROPERLY REMOVED PER DELAWARE AND OHIO EPA REQUIREMENTS. APPROXIMATE LOCATION IS SHOWN PER 1963 RECORD PLANS.

*NOTE:
REMOVAL OF ALL OVERHEAD UTILITIES AND ASSOCIATED POLES MUST BE COORDINATED WITH ALL UTILITY COMPANIES SERVED. SERVICE MUST BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES PER UTILITY COMPANIES' STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY RE-ROUTING OF UTILITIES PRIOR TO OR CONCURRENTLY WITH REMOVAL OF UTILITIES, AS SPECIFIED BY UTILITY COMPANIES.

SCALE: 1" = 30'
0 30 60 90
GRAPHIC SCALE

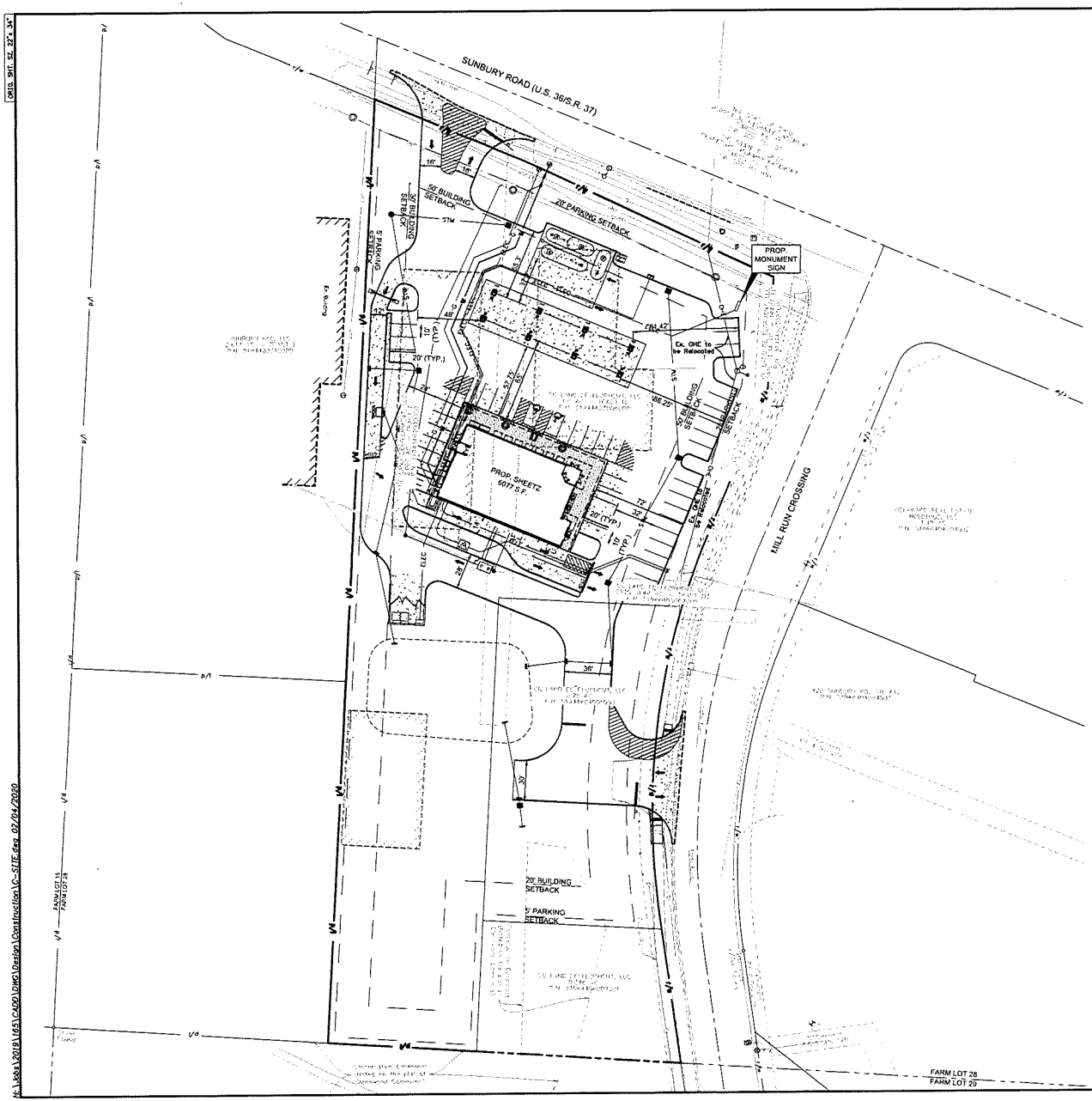
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EXISTING CONDITIONS AND DEMOLITION PLAN

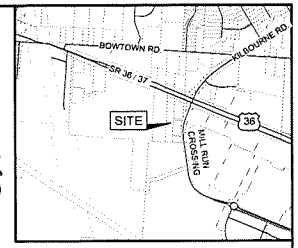
SCALE: 1" = 30'			JOB NO. 19-165	9
DWN: RJB	CKD: AAG	DATE: 02/04/2020		

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08/19, SH1, 32, 22", 34"



SITE DATA TABLE

TOTAL SITE AREA	3.88 AC.
TOTAL DISTURBED AREA	3.06 AC.
PRE-DEVELOPED IMPERVIOUS	2.17 AC.
POST-DEVELOPED IMPERVIOUS	1.97 AC.



LOCATION MAP
NO SCALE

SITE DEVELOPMENT INFORMATION

ZONING:

PROPERTY OWNER:	CC LAND DEVELOPMENT, LLC
PROPERTY USE:	QUICK SERVICE RESTAURANT WITH FUEL CENTER
SITE ACREAGE:	3.88 AC
EXISTING ZONING:	B-4, GENERAL BUSINESS DISTRICT
ADJACENT ZONING NORTH:	B-3, COMMUNITY BUSINESS DISTRICT
ADJACENT ZONING SOUTH:	B-3, COMMUNITY BUSINESS DISTRICT AND B-4, GENERAL BUSINESS DISTRICT
ADJACENT ZONING EAST:	B-3, COMMUNITY BUSINESS DISTRICT
ADJACENT ZONING WEST:	B-3, COMMUNITY BUSINESS DISTRICT AND B-4, GENERAL BUSINESS DISTRICT
TOTAL EXISTING SITE AREA:	3.88 ACRES
TOTAL DISTURBED AREA:	3.06 ACRES
TOTAL IMPERVIOUS (PRE):	2.17 ACRES
TOTAL IMPERVIOUS (POST):	1.97 ACRES
PARKING / FUEL CANOPY SETBACK:	20' (FRONT) 5' (REAR / SIDE)
BUILDING SETBACK:	50' (FRONT) 30' (REAR / SIDE)
BUILDING COVERAGE:	2.9%
LOT COVERAGE:	56.8%

BUILDING DATA:

PROPOSED BUILDING HEIGHT: NOT TO EXCEED 45 FEET

EXISTING BUILDING TO BE REMOVED AND DISPOSED OF

PROPOSED BUILDING

PROPOSED CONCRETE

PROPOSED BRICK PAVERS

PARKING CALCULATIONS

AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D*	TOTAL PARKING PROVIDED	PARKING RATIO
PROPOSED BUILDING	6,077±	31	47	7.73/1000 S.F. 1/129 S.F.

*PER DELAWARE CITY PLANNING AND ZONING CODE, CHAPTER 1161, 1 SPACE IS REQUIRED FOR EVERY 200 S.F. OF RETAIL AND SERVICE ESTABLISHMENT SPACE.

ENGINEER/SURVEYOR

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3500 SNOUFFER ROAD, STE. 225
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PHONE: 614-761-1661
FAX: 614-761-1328
CONTACT: ANDREW GARDNER, P.E.
E-MAIL: AGARDNER@BIRDBULL.COM

OWNER

CC LAND DEVELOPMENT, LLC
710 SUNBURY ROAD
DELAWARE, OHIO 43015

DEVELOPER

SKILKEN GOLD REAL ESTATE DEVELOPMENT
4270 MORSE ROAD
COLUMBUS, OHIO 43230
PHONE: 614-342-6632
CONTACT: SARAH GOLD
E-MAIL: SGOLD@SKILKENGOLD.COM

SCALE: 1" = 40'
0 40 80 120
GRAPHIC SCALE

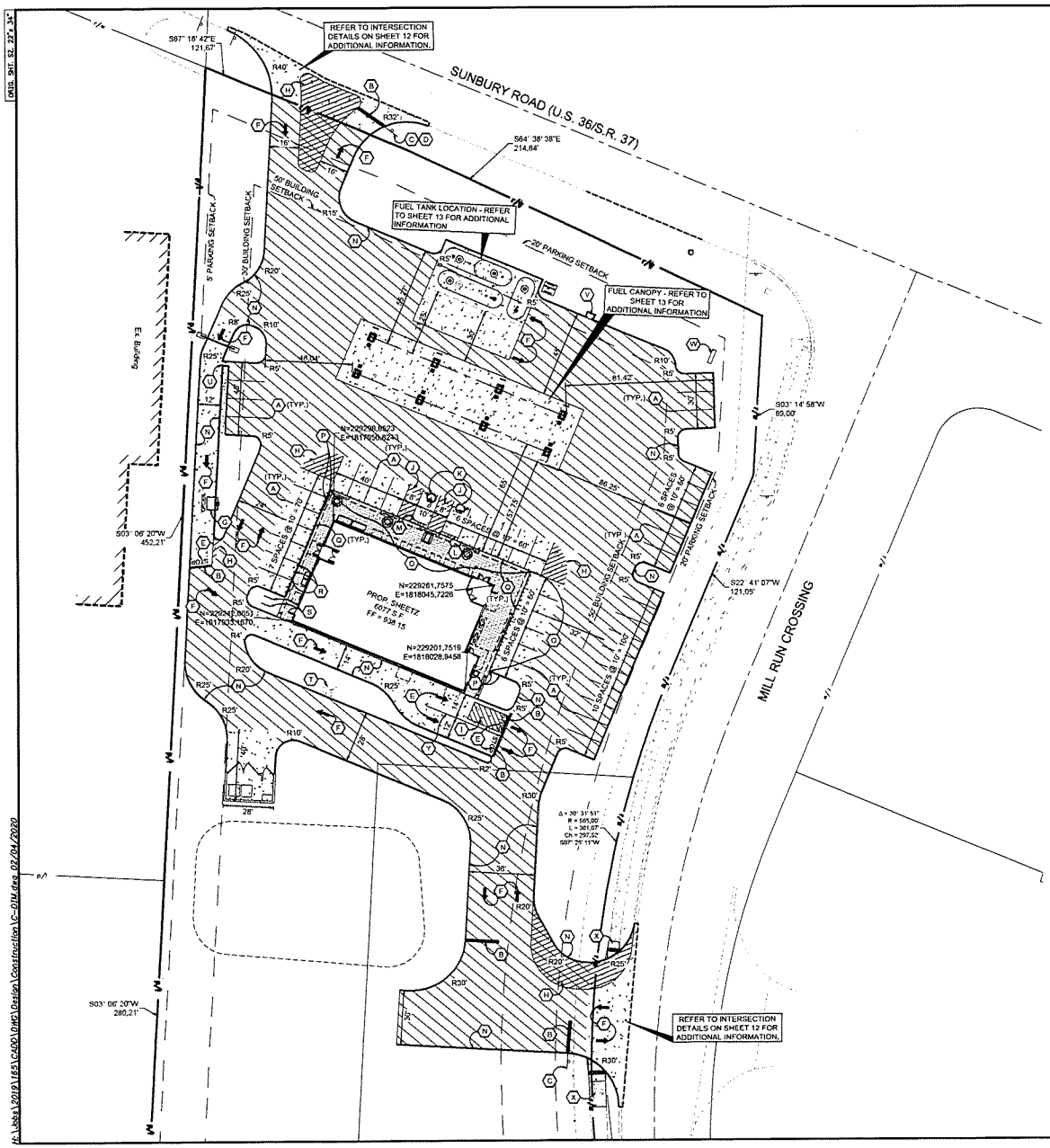
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SITE PLAN

SCALE: 1" = 40'			JOB NO. 19-165	10
DWN: RJB	CKD: AAG	DATE: 02/04/2020		

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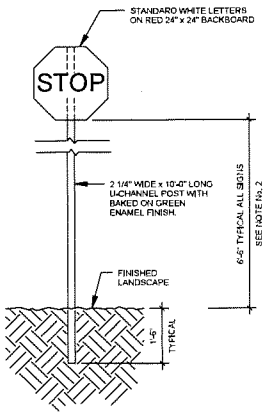


LEGEND

- PROPOSED CONCRETE PAVEMENT PER DETAIL ON SHEET 3.
- PROPOSED BRICK PAVERS.
- PROPOSED ASPHALT PAVEMENT PER DETAIL ON SHEET 3.
- PROPOSED SAWCUT LINE

CODED NOTES

- (A) 4" YELLOW CHANNELIZING LINE FOR PARKING STALL.
- (B) 24" WHITE STOP BAR.
- (C) STOP SIGN PER DETAIL ON THIS SHEET.
- (D) "RIGHT TURN ONLY" SIGN.
- (E) WORD ON PAVEMENT "STOP".
- (F) ARROW ON PAVEMENT (YELLOW).
- (G) ORDER BOX / KIOSK SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- (H) YELLOW TRANSVERSE STRIPING FOR NO PARKING AREA.
- (I) RED TRANSVERSE STRIPING FOR DRIVE THRU PICK-UP ZONE.
- (J) BLUE TRANSVERSE STRIPING FOR HANDICAP AREA.
- (K) BLUE HANDICAP SYMBOL PER DEATIL ON SHEET 3.
- (L) HANDICAP PARKING SIGN PER DETAIL ON SHEET 3.
- (M) "VAN ACCESSIBLE" HANDICAP PARKING SIGN PER DETAIL ON SHEET 3.
- (N) STRAIGHT 18" CONCRETE CURB PER DETAIL ON SHEET 4.
- (O) CONCRETE WALK TO BE CONSTRUCTED FLUSH WITH PROPOSED ASPHALT PAVEMENT ACROSS THIS AREA.
- (P) TAPER CURB FROM 6" REVEAL TO 0" ACROSS THIS AREA.
- (Q) STOREFRONT BUMPER POST PER DETAIL ON SHEET 4.
- (R) STEEL PIPE BOLLARD PER DETAIL ON SHEET 5.
- (S) BIKE RACK PER DETAIL ON SHEET 5.
- (T) 8' x 8' TRANSFORMER PAD PER UTILITY COMPANY'S SPECIFICATIONS BY CONTRACTOR.
- (U) 2' WIDE CONCRETE CURB CUT, REFER TO SHEET 11 FOR MORE INFORMATION.
- (V) AIR MACHINE AND PAD PER DETAIL ON SHEET 5.
- (W) PROPOSED MONUMENT SIGN, REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- (X) PROPOSED CURB RAMP.
- (Y) 4" YELLOW LANE LINE.



STOP SIGN
NO SCALE

SCALE: 1" = 30'
0 30 60 90
GRAPHIC SCALE

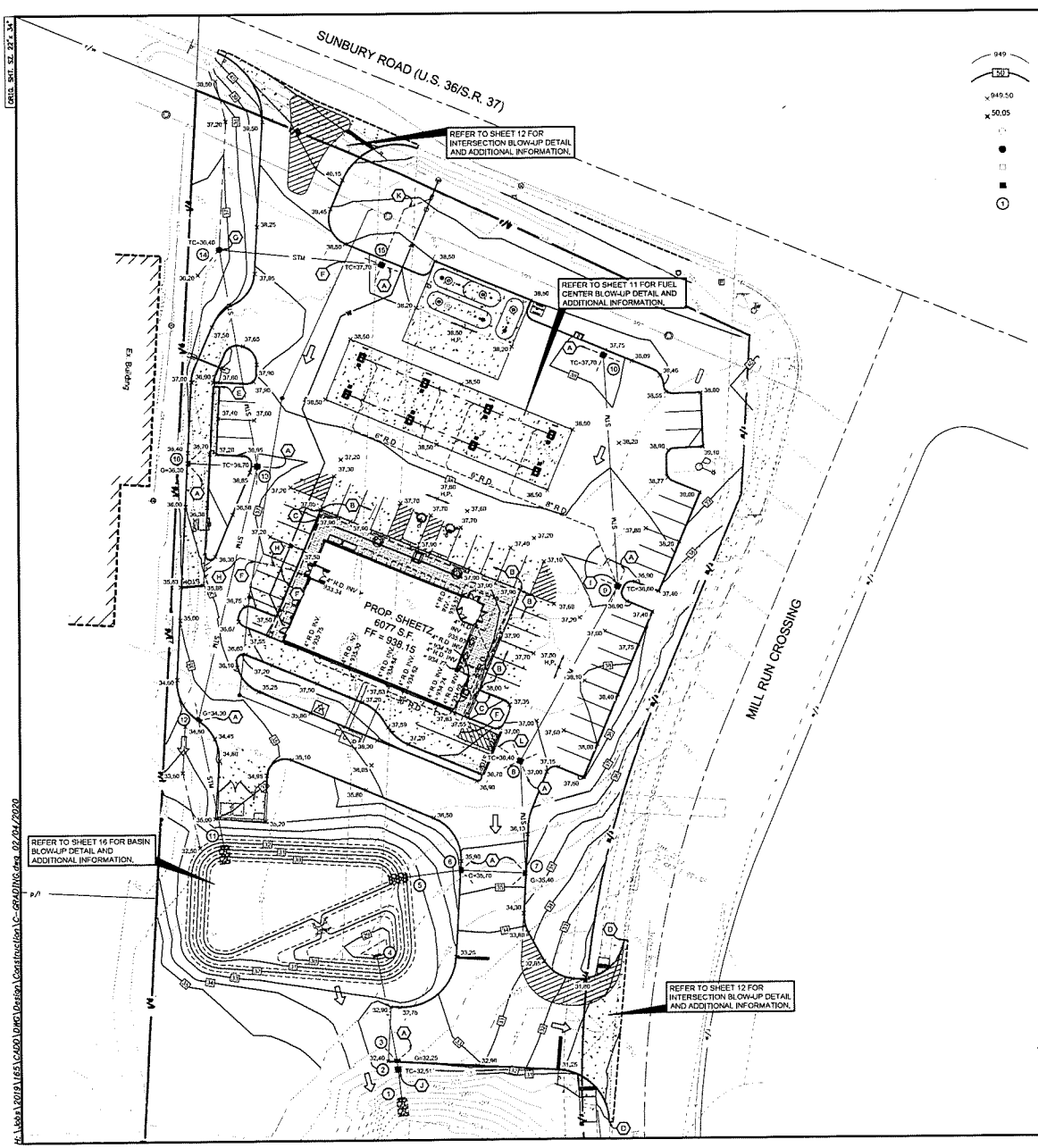
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SITE DIMENSION, STRIPING, SIGNAGE, AND PAVING PLAN

SCALE: 1" = 30'			JOB NO. 19-165	11
DWN: RJB	CKD: AAG	DATE: 02/04/2020		

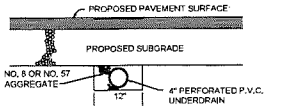
DRG. SHT. S2. 22" x 34"
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STORM AND GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- STORM STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- INDICATES DIRECTION OF MAJOR FLOOD ROUTING GREATER THAN 100 – YEAR STORM

CODED NOTES



SUBGRADE DRAIN TRENCH DETAIL

(A) INSTALL 10 FOOT LENGTHS (WHERE ALLOWABLE) OF 4" PERFORATED P.V.C. UNDERDRAIN AT ALL STRUCTURES WITHIN PAVEMENT AREAS PER THE ABOVE DETAIL. THE UNDERDRAIN IS TO BE INSTALLED AT A 1.00% GRADE TOWARD THE STRUCTURE, WITH THE UPSTREAM END PLUGGED, AND THE INVERT AT THE STRUCTURE 18" BELOW THE PROPOSED RIM ELEVATION. THE UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION.

(B) BRICK PAVERS TO BE CONSTRUCTED FLUSH WITH PROPOSED CONCRETE PAVEMENT ACROSS THIS AREA.

(C) TAPER CURB FROM 6" REVEAL TO 0" ACROSS THIS AREA.

(D) MATCH EXISTING CURB LOCATION AND ELEVATION.

(E) PROPOSED 2' WIDE CURB CUT.

(F) MAINTAIN 18" OF VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN PROPOSED STORM AND UTILITY.

(G) PROPOSED NYLOPLAST YARD DRAIN.

(H) PROPOSED 4" ROOF DRAIN TO BE BLIND TAPPED INTO PROPOSED STORM SEWER. PROPOSED INVERT = 931.64.

(I) PROPOSED 8" ROOF DRAIN TO BE CORED INTO PROPOSED STORM STRUCTURE AT INVERT = 934.00.

(J) PROPOSED OUTLET CONTROL STRUCTURE PER DETAIL ON SHEET X.

(K) PROPOSED 4" DRAIN FROM METER VAULT TO BE CORED INTO PROPOSED STORM STRUCTURE. PROPOSED INVERT = 934.50. DRAIN SHALL BE RUN AT A MINIMUM SLOPE OF 1.0%.

(L) PROPOSED 8" ROOF DRAIN TO BE CORED INTO PROPSOED STORM STRUCTURE AT INVERT = 933.00.

STORM STRUCTURE COORDINATE TABLE

	PROPOSED		AS-BUILT	
#	NORTHING	EASTING	NORTHING	EASTING
1	228585,4884	1817998,1801		
2	229002,0570	1817998,3170		
3	228906,5359	1817995,8134		
4	229066,1784	1817984,8187		
5	229109,2273	1818001,5853		
6	229113,1354	1818031,8674		
7	229111,1102	1818067,8104		
8	229173,9777	1818065,0793		
9	229271,3624	1818119,9189		
10	229400,7249	1818112,6310		
11	229127,6457	1817900,1115		
12	229197,5827	1817886,2406		
13	229339,7082	1817919,9193		
14	229461,2067	1817899,3652		
15	229452,1539	1817889,6156		
16	229341,8060	1817881,2164		

STORM STRUCTURE BEARING AND DISTANCE TABLE

STRUCTURES	BEARING	DISTANCE
1 - 2	S06°24'56"E	16.67'
2 - 3	N06°24'56"W	4.51'
3 - 4	N10°20'41"W	60.65'
5 - 6	S82°38'46"W	30.53'
6 - 7	S86°46'30"E	36.00'
7 - 8	N02°29'15"E	62.93'
8 - 9	N29°23'06"E	111.70'
9 - 10	N03°13'26"W	129.57'
11 - 12	S11°09'21"E	71.69'
12 - 13	S13°22'04"W	145.67'
13 - 14	N09°36'06"W	123.23'
13 - 16	N86°53'40"W	38.76'
14 - 15	S84°16'19"E	90.70'

NOTE:
ROOF DRAINS TO MAINTAIN A MINIMUM SLOPE OF 1.04% UNLESS OTHERWISE SPECIFIED.

NOTE:
ALL ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED. ADD 0.5' FOR TOP OF CURB ELEVATIONS.

NOTE:
ALL CATCH BASINS AND CURB INLETS PROPOSED WITHIN PAVEMENT AREAS, (CONCRETE OR ASPHALT), SHALL BE INSTALLED WITH MINIMUM 12" CONCRETE COLLAR PER ODOT SPECIFICATIONS.

SCALE: 1" = 30'
0 30 60 90
GRAPHIC SCALE

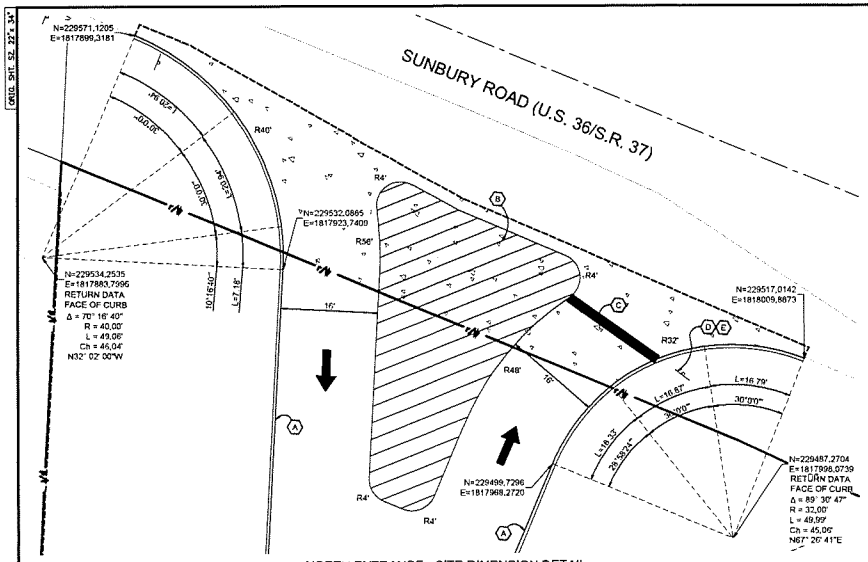
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DELAWARE, OH 43015

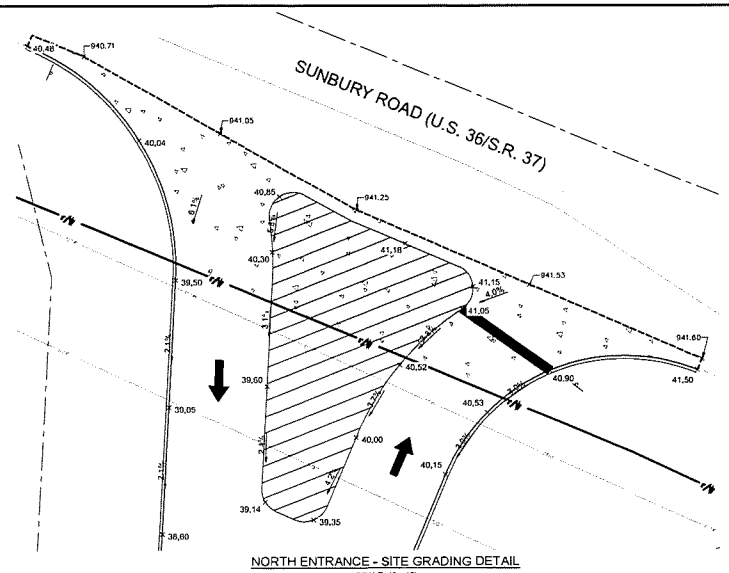
STORM SEWER AND GRADING PLAN

SCALE: 1" = 30'		JOB NO. 19-165	12
DWN: RJB	CKD: AAG	DATE: 02/04/2020	

ORTS, SHT, SZ, 22"x 34"
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NORTH ENTRANCE - SITE DIMENSION DETAIL



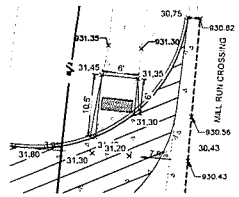
NORTH ENTRANCE - SITE GRADING DETAIL
SCALE: 1" = 10'

LEGEND

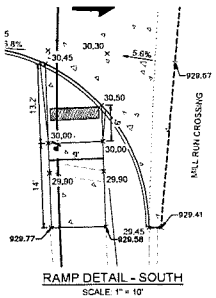
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT TO BE SAWCUT AND REMOVED
- PROPOSED CONCRETE PER DETAIL ON SHEET 3.
- 940.50(E±) EXISTING SPOT ELEVATION
- 40.50 PROPOSED SPOT ELEVATION
- PROPOSED SAWCUT LINE

CODED NOTES

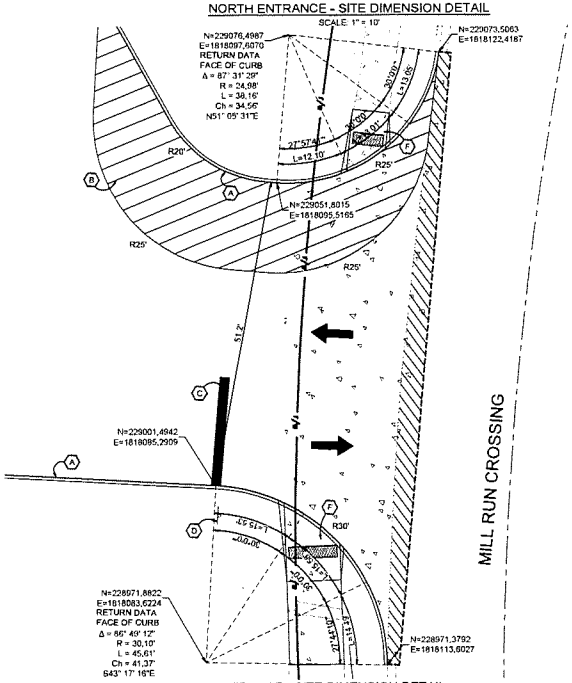
- (A) STRAIGHT 18" CONCRETE CURB PER DETAIL ON SHEET 4.
- (B) YELLOW TRANSVERSE STRIPING FOR NO PARKING AREA.
- (C) 24" WHITE STOP BAR.
- (D) STOP SIGN PER DETAIL ON SHEET 10.
- (E) "RIGHT TURN ONLY" SIGN.
- (F) PROPOSED CURB RAMP WITH DETECTABLE WARNING.



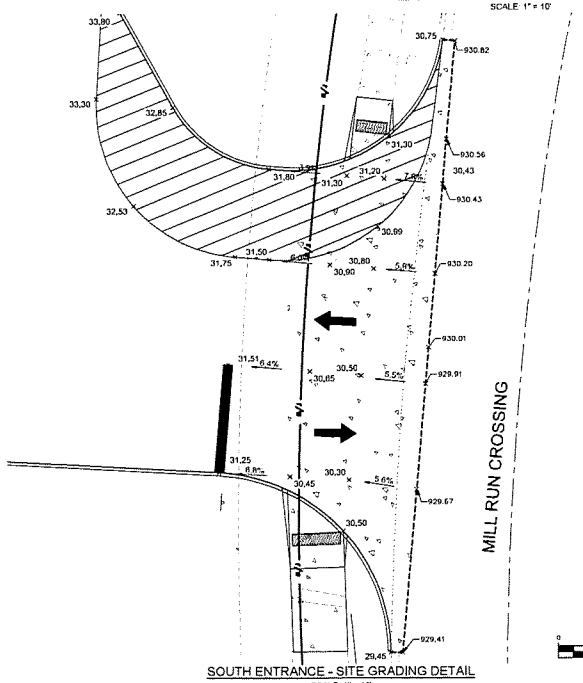
RAMP DETAIL - NORTH
SCALE: 1" = 10'



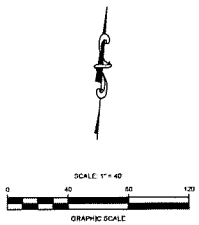
RAMP DETAIL - SOUTH
SCALE: 1" = 10'



SOUTH ENTRANCE - SITE DIMENSION DETAIL
SCALE: 1" = 10'



SOUTH ENTRANCE - SITE GRADING DETAIL
SCALE: 1" = 10'



NOTE
ALL ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED, ADD 0.5' FOR TOP OF CURB ELEVATIONS.

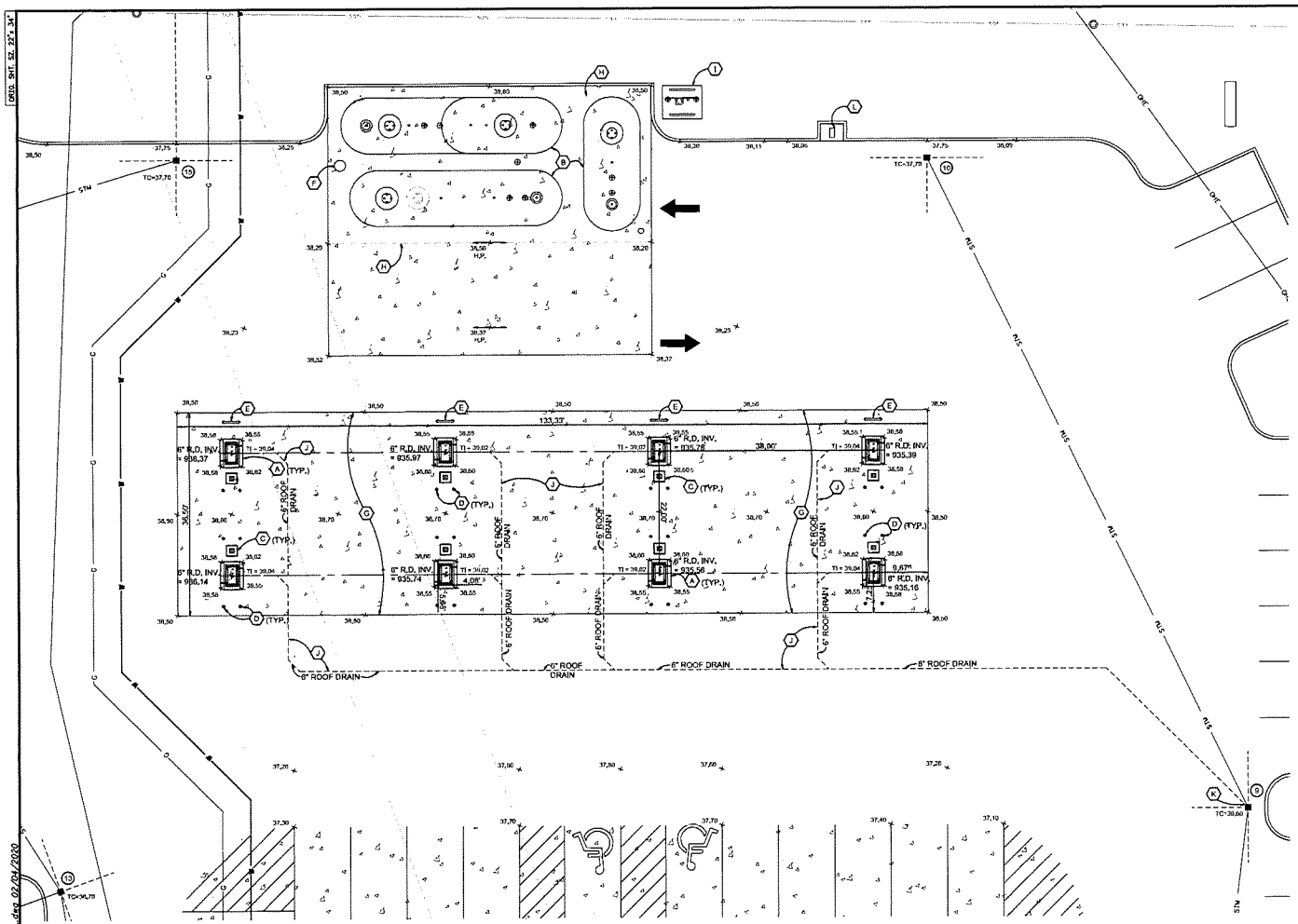
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DELAWARE, OH 43015

INTERSECTION GRADING DETAILS

SCALE: 1" = 40'			JOB NO.	
DWN: RJB	CKD: AAG	DATE: 02/04/2020	19-165	13

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- STORM STRUCTURE NUMBER
- PROPOSED FUEL CENTER / STORAGE TANK CONCRETE PAVEMENT.
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- INDICATES DIRECTION OF MAJOR FLOOD ROUTING GREATER THAN 100 - YEAR STORM

CODED NOTES

(A) 3' x 5' DISPENSER ISLAND SHOWN FOR REFERENCE ONLY.

(B) UNDERGROUND STORAGE TANK SHOWN FOR REFERENCE ONLY.

(C) CANOPY COLUMN SHOWN FOR REFERENCE ONLY.

(D) 6" DIAMETER PIPE BOLLARD SHOWN FOR REFERENCE ONLY.

(E) INVERTED U-SHAPED STEEL PIPE GUARD SHOWN FOR REFERENCE ONLY.

(F) OBSERVATION WELL SHOWN FOR REFERENCE ONLY.

(G) 6" THICK CONCRETE SLAB UNDER CANOPY. REFER TO CONCRETE PAD DETAIL ON SHEET 3.

(H) 10" THICK CONCRETE SLAB OVER UNDERGROUND STORAGE TANKS. REFER TO CONCRETE PAD DETAIL ON SHEET 3.

(I) VENT RISER STACK SHOWN FOR REFERENCE ONLY.

(J) ROOF DRAIN TO BE RUN AT A MINIMUM SLOPE OF 1.04%. ALL ROOF DRAINS ARE TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.

(K) PROPOSED 8" ROOF DRAIN TO BE CORED INTO PROPOSED STORM STRUCTURE AT INVERT = 934.00.

(L) AIR MACHINE AND PAD PER DETAIL ON SHEET 5.

NOTE:
ROOF DRAINS TO MAINTAIN A MINIMUM SLOPE OF 1.04% UNLESS OTHERWISE SPECIFIED.

NOTE:
ALL ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED. ADD 0.5' FOR TOP OF CURB ELEVATIONS.

SCALE: 1" = 10'
0 10 20 30
GRAPHIC SCALE

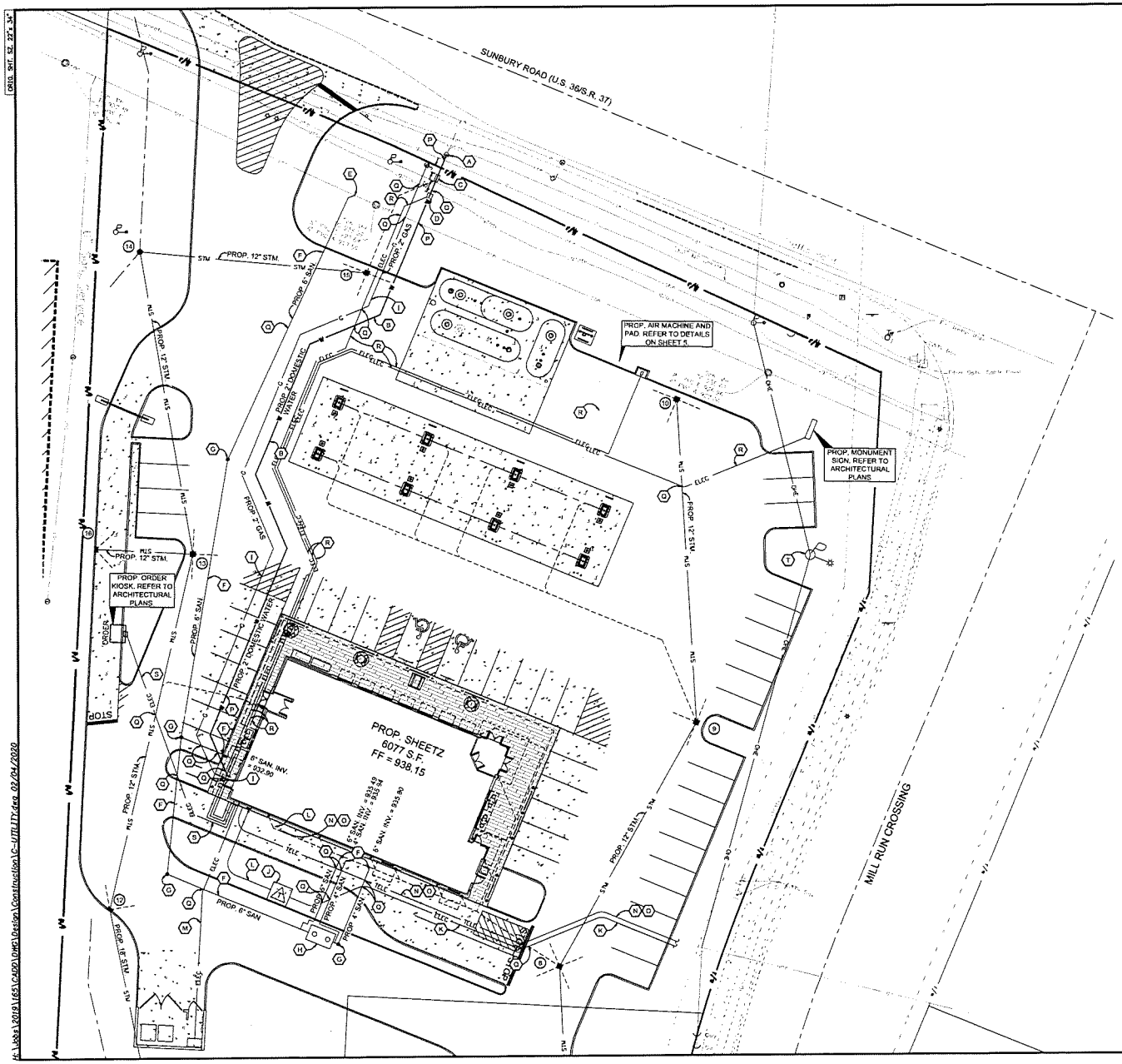
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Columbus, Ohio 43235
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700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

FUEL CENTER DETAILS

SCALE: 1" = 10'			JOB NO. 19-165	14
DWN:RJB	CKD:AAG	DATE: 02/04/2020		

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STORM AND GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- STORM STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- INDICATES DIRECTION OF MAJOR FLOOD ROUTING GREATER THAN 100 - YEAR STORM

CODED NOTES

(A) EXISTING DOMESTIC WATER SERVICE TAP TO BE RE-USED FOR PROPOSED 2" DOMESTIC WATER SERVICE. CONTRACTOR TO FIELD VERIFY SIZE AND CONDITION OF EXISTING TAP PRIOR TO CONSTRUCTION.

(B) PROPOSED 2" TYPE "K" COPPER DOMESTIC WATER SERVICE PER DELAWARE WTRD-1.2. INSTALL WITHIN 5' OF BUILDING.

(C) PROPOSED METER SETTING / PIT PER DELAWARE WTRD-1.2. PIT SHALL BE 18" x 36" WHITE ADS, OR APPROVED EQUAL.

(D) BACKFLOW PREVENTOR (BFP) TO BE INSTALLED ON PROPOSED 2" DOMESTIC WATER SERVICE. BFP MUST BE ASSE #1013 RPP (REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE) APPROVED. BFP SHALL BE INSTALLED IN A HOT BOX PER DELAWARE WTRD-20.0.

(E) PROPOSED SANITARY SERVICE CONNECTION TO EXISTING 8" SANITARY SEWER. PROPOSED INVERT = 927.68. FIELD VERIFY UTILITY LOCATION AND DEPTH PRIOR TO CONSTRUCTION. PROVIDE 8" x 6" WYE.

(F) PROPOSED SANITARY SEWER SERVICE PER DELAWARE SEWD-20.0. SERVICE SHALL BE RUN AT A MINIMUM SLOPE OF 2.08%. INSTALL WITHIN 5' OF BUILDING. SANITARY SERVICES SHALL BE 6" IN DIAMETER UNLESS OTHERWISE NOTED.

(G) PROPOSED HEAVY DUTY SANITARY SERVICE CLEAN-OUT.

(H) PROPOSED 2,000 GALLON PRECAST CONCRETE GREASE INTERCEPTOR PER DETAIL ON SHEET 5.

(I) PROPOSED 2" GAS SERVICE AND METER. CONTRACTOR TO FIELD VERIFY SIZE AND CONDITION OF EXISTING GAS SERVICE FOR RE-USE OF EXISTING SERVICE TAP. CONTRACTOR TO COORDINATE WITH UTILITIES COMPANY.

(J) PROPOSED TRANSFORMER TO BE INSTALLED BY UTILITIES COMPANY. SITE CONTRACTOR SHALL PROVIDE 8' x 8' CONCRETE PAD PER TRANSFORMER PAD SPECIFICATIONS. COORDINATE WITH UTILITIES COMPANY.

(K) TWO 5" SCHEDULE 40 CONDUITS FOR ELECTRIC SERVICE FROM ELECTRIC DROP TO TRANSFORMER.

(L) FOUR 4" SCHEDULE 40 CONDUITS FOR ELECTRIC SERVICE FROM TRANSFORMER INTO BUILDING.

(M) ONE 1" SCHEDULE 40 CONDUIT FOR ELECTRIC SERVICE WITH PULL WIRE FROM STORE TO DUMPSTER (STUBBED AND CAPPED FOR FUTURE).

(N) ONE 4" SCHEDULE 40 CONDUIT FOR TELEPHONE SERVICE. PROVIDE 25 PAIR CABLE SERVICE.

(O) ONE 3" SCHEDULE 40 CONDUIT FOR CABLE SERVICE WITH PULL ROPE FROM ELECTRIC DROP TO STORE (STUBBED AND CAPPED FOR FUTURE).

(P) MAINTAIN 18" OF VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN WATERLINE AND UTILITY. WATERLINE TO BE DEFLECTED AS NECESSARY.

(Q) MAINTAIN 18" OF VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN UTILITIES.

(R) ONE 4" SCHEDULE 40 CONDUIT FOR ELECTRIC SERVICE TO SITE FROM BUILDING.

(S) TWO 4" SCHEDULE 40 CONDUITS FOR SERVICE FROM BUILDING TO ORDER KIOSK.

(T) PROPOSED POWER POLE LOCATION. EXISTING OVERHEAD UTILITIES TO BE RELOCATED TO PROPOSED POLE. COORDINATE WITH ALL UTILITIES COMPANIES PRIOR TO CONSTRUCTION.

SCALE: 1" = 20'
0 20 40 60
GRAPHIC SCALE

NOTE:
6" SANITARY SERVICE SHALL BE PVC C900 SDR 35.

NOTE:
2" DOMESTIC WATER SERVICE SHALL BE TYPE "K" COPPER.

NOTE:
ALL SANITARY SEWER SERVICES SHALL BE RUN AT A MINIMUM SLOPE OF 2.08%.

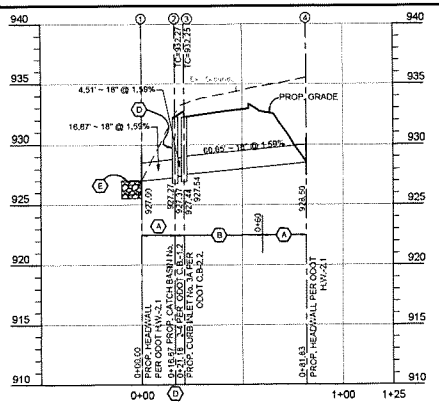
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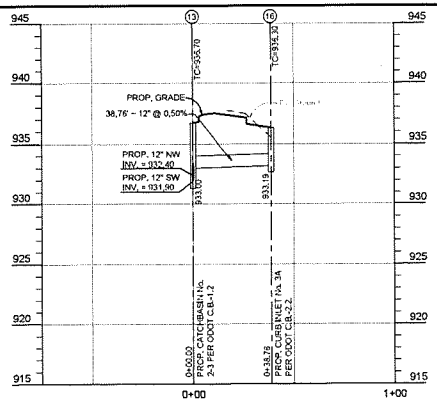
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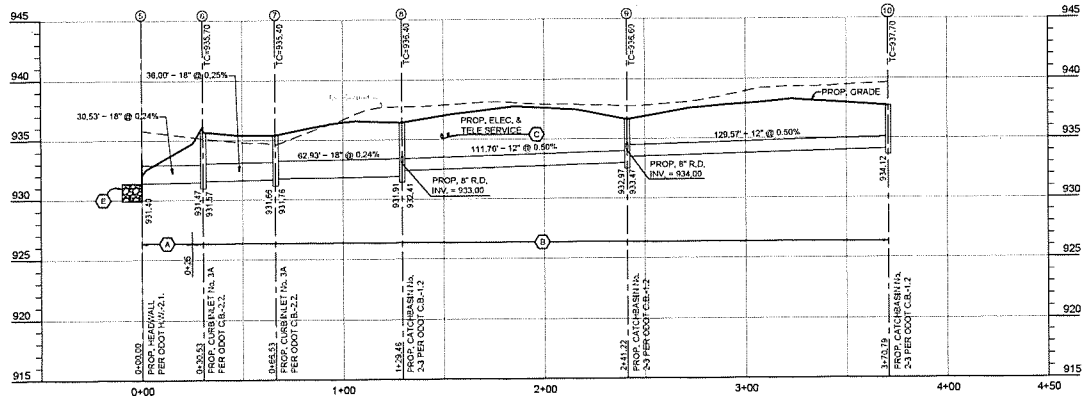
UTILITY PLAN

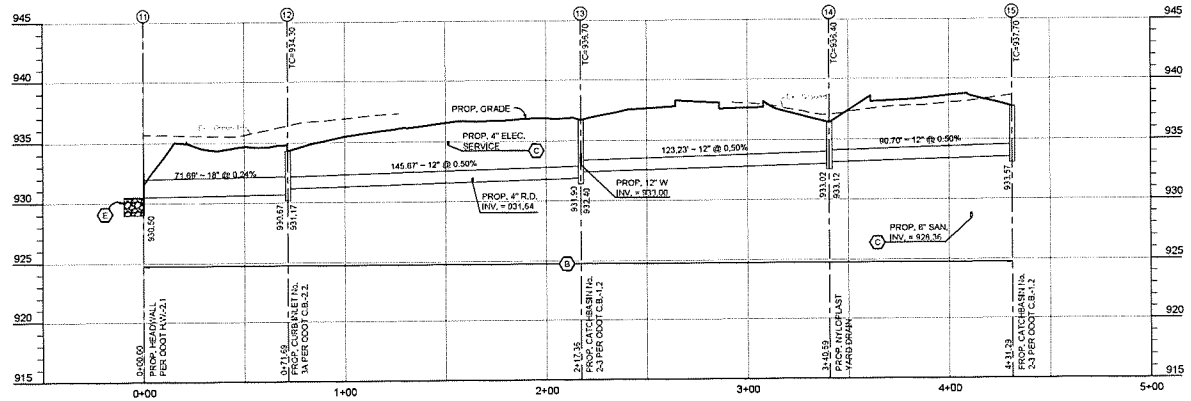
SCALE: 1" = 20'			JOB NO. 19-165	15
DWN:RJB	CKD:AAG	DATE: 02/04/2020		

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CADD SHT SZ 22"x 34"









CODED NOTES

- (A) COMPACTED BACKFILL PER CITY OF COLUMBUS ITEM 911.
- (B) COMPACTED GRANULAR MATERIAL PER CITY OF COLUMBUS ITEM 912.
- (C) MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE (FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN PROPOSED STORM SEWER AND SPECIFIED UTILITY.
- (D) PROPOSED OUTLET CONTROL STRUCTURE PER DETAIL ON SHEET 12.
- (E) TYPE "C" ROCK CHANNEL PROTECTION WITH FILTER FABRIC. 10'x8'x1.5'.

SCALE: 1" = 5'
GRAPHIC SCALE
VERT.

SCALE: 1" = 30'
GRAPHIC SCALE
HORIZ.

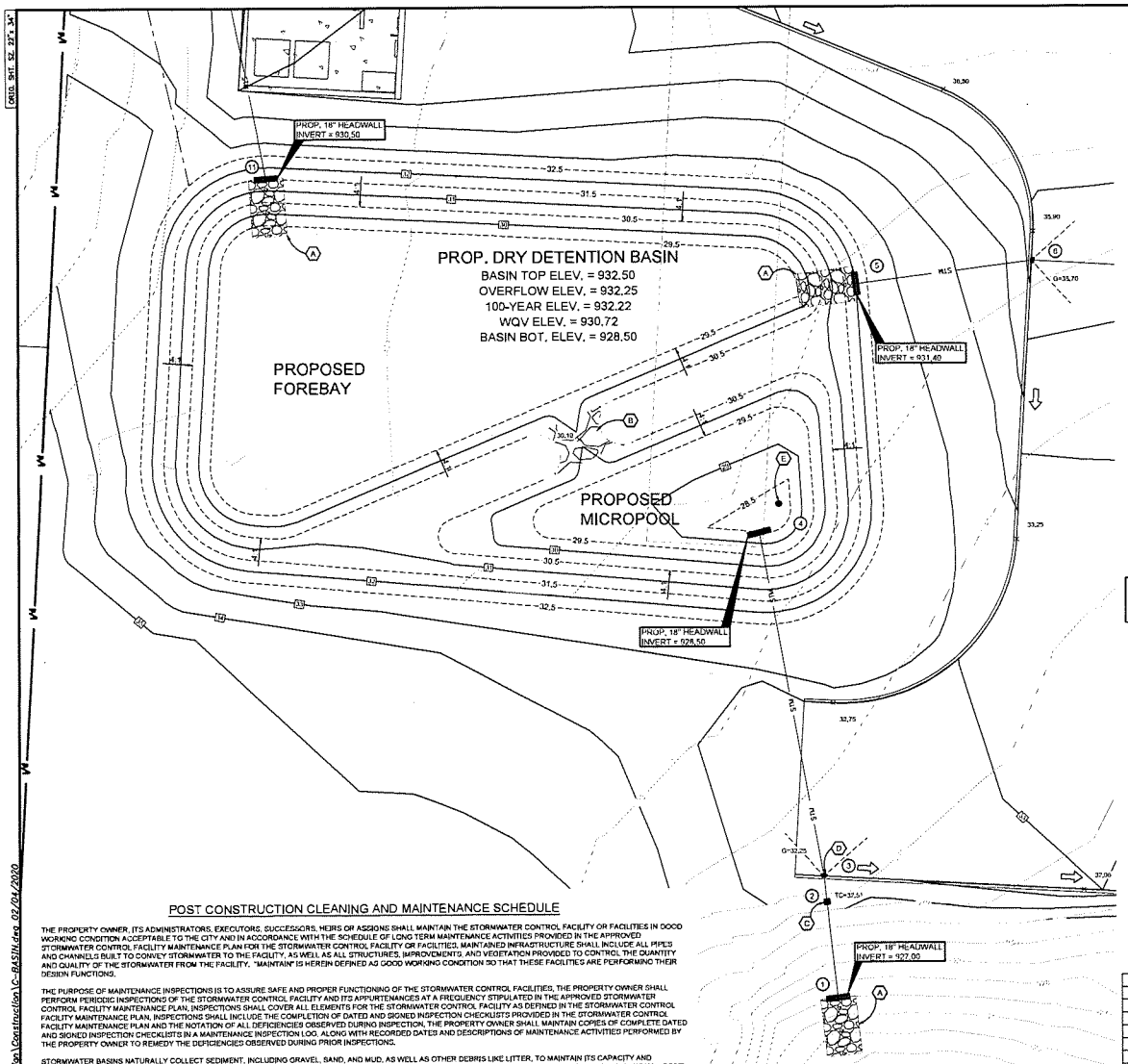
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700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

STORM SEWER PROFILES

SCALE: 1" = 30' HORIZ., 1" = 5' VERT.	JOB NO.	
DWN: RJB | CKD: AAG | DATE: 02/04/2020	19-165	16

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ORIG. SHT. SZ. 22"x 34"



STORM AND GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- STORM STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- INDICATES DIRECTION OF MAJOR FLOOD ROUTING GREATER THAN 100 – YEAR STORM

SCALE: 1" = 10'
GRAPHIC SCALE

CODED NOTES

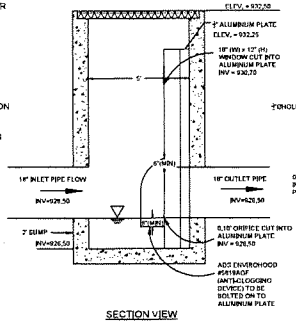
(A) TYPE "C" ROCK CHANNEL PROTECTION WITH FILTER FABRIC, 10' x 6' x 1.5'.

(B) TYPE "C" ROCK CHANNEL PROTECTION ACROSS OVERFLOW AREA.

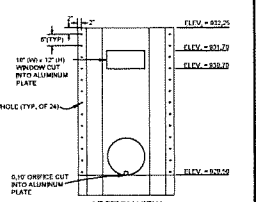
(C) PROPOSED OUTLET CONTROL STRUCTURE PER DETAIL ON THIS SHEET.

(D) PROPOSED CURB INLET STRUCTURE TO ACT AS BASIN OVERFLOW RELEASE. OVERFLOW ELEVATION OF 932.25 (100-YEAR ELEVATION 932.22.).

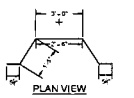
(E) SEDIMENT MONITORING POST PER DETAIL ON THIS SHEET.



SECTION VIEW

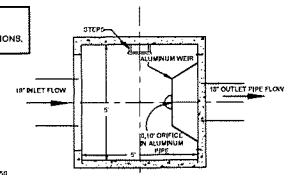


SECTION VIEW





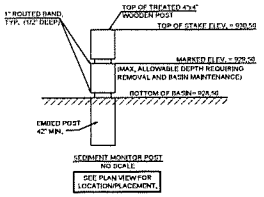
NOTE:
ALL ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED, ADD 0.5' FOR TOP OF CURB ELEVATIONS.



PLAN VIEW

STRUCTURE # 2
PROPOSED OUTLET STRUCTURE
NO SCALE

NOTE:
ALUMINUM WEIR HAS BEEN SIZED WITH AN OPEN TOP TO ALLOW OVERFLOW ABOVE THE ORIFICE AT ELEVATION 932.25.



SEDIMENT MONITOR POST
NO SCALE
SEE PLAN VIEW FOR LOCATION/PLACEMENT.

POST CONSTRUCTION CLEANING AND MAINTENANCE SCHEDULE

THE PROPERTY OWNER, ITS ADMINISTRATORS, EXECUTORS, SUCCESSORS, HEIRS OR ASSIGNS SHALL MAINTAIN THE STORMWATER CONTROL FACILITY OR FACILITIES IN GOOD WORKING CONDITION ACCEPTABLE TO THE CITY AND IN ACCORDANCE WITH THE SCHEDULE OF LONG TERM MAINTENANCE ACTIVITIES PROVIDED IN THE APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN FOR THE STORMWATER CONTROL FACILITY OR FACILITIES. MAINTAINED INFRASTRUCTURE SHALL INCLUDE ALL PIPES AND CHANNELS BUILT TO CONVEY STORMWATER TO THE FACILITY, AS WELL AS ALL STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY AND QUALITY OF THE STORMWATER FROM THE FACILITY. "MAINTAIN" IS HEREIN DEFINED AS GOOD WORKING CONDITION SO THAT THESE FACILITIES ARE PERFORMING THEIR DESIGN FUNCTIONS.

THE PURPOSE OF MAINTENANCE INSPECTIONS IS TO ASSURE SAFE AND PROPER FUNCTIONING OF THE STORMWATER CONTROL FACILITIES, THE PROPERTY OWNER SHALL PERFORM PERIODIC INSPECTIONS OF THE STORMWATER CONTROL FACILITY AND ITS APPURTENANCES AT A FREQUENCY STIPULATED IN THE APPROVED STORMWATER CONTROL FACILITY MAINTENANCE PLAN. INSPECTIONS SHALL COVER ALL ELEMENTS FOR THE STORMWATER CONTROL FACILITY AS DEFINED IN THE STORMWATER CONTROL FACILITY MAINTENANCE PLAN. INSPECTIONS SHALL INCLUDE THE COMPLETION OF DATED AND SIGNED INSPECTION CHECKLISTS PROVIDED IN THE STORMWATER CONTROL FACILITY MAINTENANCE PLAN AND THE NOTATION OF ALL DEFICIENCIES OBSERVED DURING INSPECTION. THE PROPERTY OWNER SHALL MAINTAIN COPIES OF COMPLETE DATED AND SIGNED INSPECTION CHECKLISTS IN A MAINTENANCE INSPECTION LOG. ALONG WITH RECORDED DATES AND DESCRIPTIONS OF MAINTENANCE ACTIVITIES PERFORMED BY THE PROPERTY OWNER TO REMEDY THE DEFICIENCIES OBSERVED DURING PRIOR INSPECTIONS.

STORMWATER BASINS NATURALLY COLLECT SEDIMENT, INCLUDING GRAVEL, SAND, AND MUD, AS WELL AS OTHER DEBRIS LIKE LITTER, TO MAINTAIN ITS CAPACITY AND FUNCTION, A BASIN SHOULD BE KEPT FREE OF EXCESSIVE DEBRIS, LITTER, AND SEDIMENT. THE PROPOSED BASIN IS DESIGNED TO BE FOUR FEET IN DEPTH, THIS DESIGN DEPTH SHOULD BE VERIFIED EVERY YEAR TO ENSURE THAT THE BASINS WILL CONTINUE TO FUNCTION PROPERLY. SEVERAL MEASUREMENTS AROUND THE CENTER OF THE STORMWATER BASIN SHALL BE TAKEN USING A STADIA ROD TO DETERMINE THE DEPTH OF THE BASIN. MEASUREMENTS SHOULD BE TAKEN WHEN BASIN IS DRY (MIN. 72 HOURS AFTER RAIN EVENT). ONCE THE DEPTH OF THE STORMWATER BASIN REACHES THREE FEET OR LESS, THE ACCUMULATED SEDIMENT SHALL BE EXCAVATED TO RESTORE THE POOL DEPTH TO DESIGN DEPTH. SEDIMENT EXCAVATED FROM STORMWATER BASINS ARE REQUIRED TO BE TESTED TO DETERMINE WHERE TO APPROPRIATELY DISPOSE THE MATERIAL OFFSITE. SEDIMENT REMOVED FROM THE STORMWATER BASIN SHOULD BE STORED PROPERLY UNTIL DISPOSAL TO ENSURE NO EXPOSURE TO STORMWATER RUNOFF AND PROPERLY DISPOSED OF PER LOCAL GUIDELINES.

THE MAINTENANCE INSPECTION LOG SHALL BE KEPT ON THE PROPERTY AND SHALL BE MADE AVAILABLE TO THE CITY UPON REQUEST. A COPY OF THE MAINTENANCE INSPECTION LOG SHALL BE SUBMITTED ANNUALLY BY DECEMBER 31ST OF EACH YEAR TO THE DIVISION OF SEWERAGE AND DRAINAGE. SAMPLE MAINTENANCE INSPECTION LOG SHEETS ARE AVAILABLE IN THE CITY OF COLUMBUS STORM WATER DESIGN MANUAL, APPENDIX E. MAINTENANCE INSPECTION LOGS SHALL BE SUBMITTED TO

CITY OF DELAWARE
PUBLIC WORKS DEPARTMENT
440 E. WILLIAM STREET
DELAWARE, OHIO 43015

DRY DETENTION BASINS

ITEM	INSPECTION FREQUENCY
VEGETATION ADEQUATE	MONTHLY
UNDESIRABLE VEGETATIVE GROWTH	MONTHLY
UNDESIRABLE WOODY VEGETATION	MONTHLY
LOWFLOW CHANNELS CLEAR OF OBSTRUCTIONS	MONTHLY
STANDING WATER OR WET SPOTS	MONTHLY, AFTER MAJOR STORMS
SEDIMENT AND/OR TRASH ACCUMULATION	MONTHLY
SLOPE EROSION	ANNUAL, AFTER MAJOR STORMS
STORM DRAIN PIPES	ANNUAL, AFTER MAJOR STORMS
ENDWALLS/HEADWALLS	ANNUAL, AFTER MAJOR STORMS
GRASS HEIGHT	MONTHLY
ORIFICE PLATE	ANNUAL
MONITOR SEDIMENT ACCUMULATION AND REMOVE SEDIMENT WHEN POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (10% OF POOL VOLUME LOST, ELEVATION 929.50).	ANNUAL

DRY DETENTION BASINS (STRUCTURE 2)

EXAMINE BANKS AND ROCK CHANNEL PROTECTION AREAS FOR SEEPAGE AND STRUCTURAL SOUNDNESS ANNUALLY AND AFTER MAJOR STORMS. REPAIRS SHALL BE MADE AS NECESSARY.

CHECK THE ROCK CHANNEL PROTECTION AREAS AND OUTLET STRUCTURE FOR EROSION ANNUALLY AND AFTER ALL MAJOR STORMS. AREAS SHALL BE STABILIZED AS NECESSARY.

ALL PORTIONS OF OUTLET STRUCTURE #2, INCLUDING BUT NOT LIMITED TO THE ORIFICE PLATE AND STRUCTURE GRATE, SHALL BE INSPECTED FOR EVIDENCE OF CLOGGING OR RELEASE VELOCITIES THAT APPEAR TO BE CAUSING EROSION. ANNUALLY, ENSURE THE OUTLET PIPE IS FREE FROM CLOGS AND ORIFICE HOLES ARE OPERATING AS DESIGNED. IF NECESSARY, REMOVE DEBRIS FROM THE UPSTREAM SIDE.

ACCUMULATED TRASH AND DEBRIS SHOULD BE REMOVED FORM THE STRUCTURE SUMP AND GRATE AS NECESSARY.

SEDIMENT SHOULD BE REMOVED WHEN ACCUMULATION REACHES THE MARKED ELEVATION ON EITHER MONITORING POST (ELEV. 929.50). SEDIMENT MONITORING POSTS SHALL BE INSTALLED PER THE PLAN VIEW ON SHEET 10. REMOVAL FREQUENCY TYPICALLY VARIES FROM 5 TO 25 YEARS OR MORE. DISPOSE OF COLLECTED SEDIMENT AND POLLUTANTS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. RESTORE BASIN TO DESIGN GRADES PER THIS PLAN.

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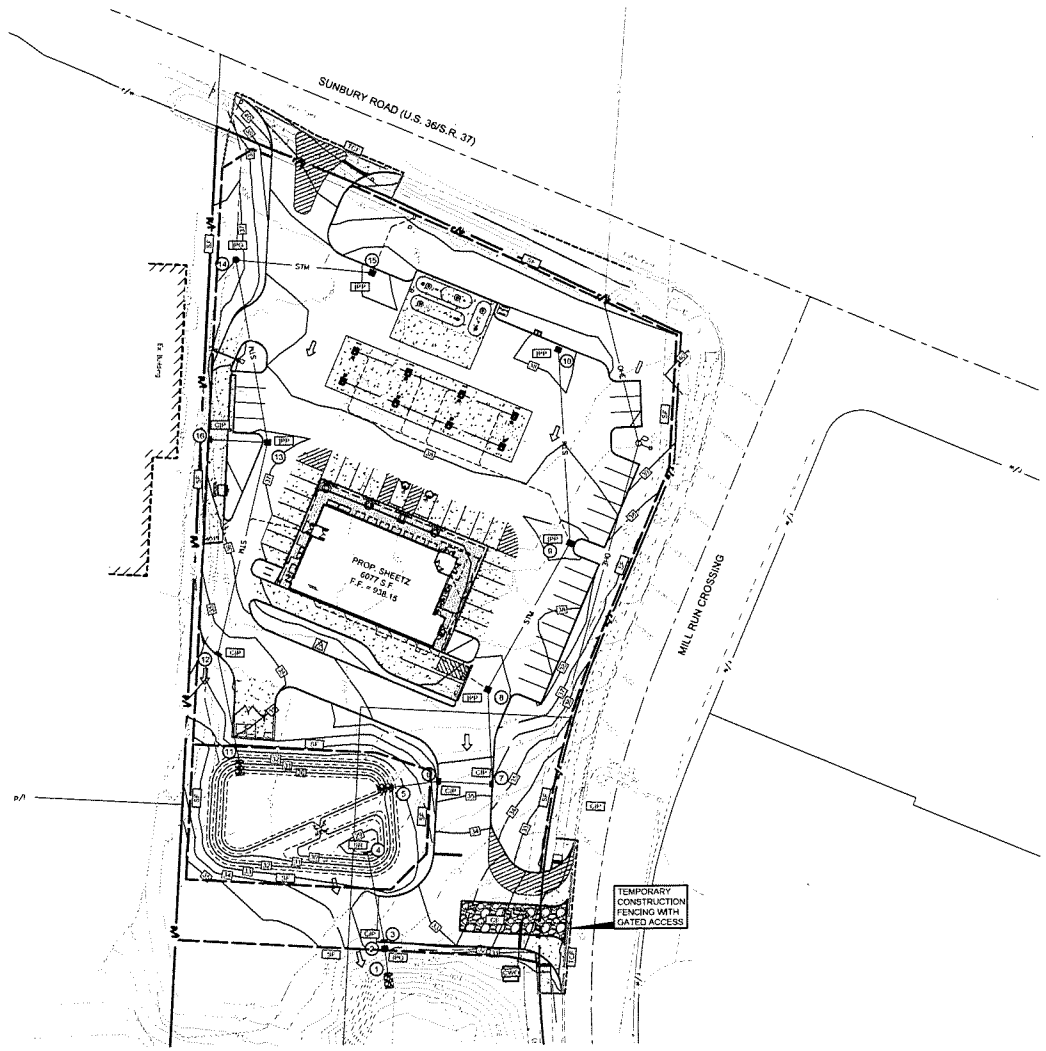
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DETENTION BASIN DETAILS

SCALE: 1" = 10'		JOB NO. 19-165	17
DWN:RJB	CKD:AAG	DATE: 02/04/2020	

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THIS PLAN MUST BE POSTED ON-SITE
IN THE PROJECT TRAILER.
A COPY OF THE EROSION AND SEDIMENT
CONTROL PLAN
SHALL BE KEPT ONSITE AT ALL TIMES.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY SEEDING AND MULCHING
- PERMANENT SEEDING AND MULCHING
- INLET PROTECTION - PAVEMENT
- INLET PROTECTION - GRASS
- CURB INLET PROTECTION
- SEDIMENT RISER
- TEMPORARY CONSTRUCTION FENCING
- SEDIMENT FENCING
- TREE FENCE
- INDICATES DIRECTION OF MAJOR FLOOD ROUTING
- CONCRETE WASHOUT
- STABILIZED CONSTRUCTION ENTRANCE

SCALE: 1" = 40'
0 40 80 120
GRAPHIC SCALE

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DELAWARE, OH 43015

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 40'			JOB NO. 19-165	18
DWN:RJB	CKD:AAG	DATE: 02/04/2020		

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ORIG. SHT. SZ. 22" x 34"

GENERAL EROSION NOTES

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, THE O.D.O.T. MATERIALS & CONSTRUCTION STANDARDS (IF APPLICABLE) PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF OHIO'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (N.P.D.E.S. PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE S.W.P.P. PLAN, ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEARING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED, PROPERLY TREATED AND/OR DISPOSED, IF CONCRETE CHUTES ARE TO BE WASHED, A PLACE MUST BE PROVIDED FOR THE WASH RUNOFF IN A PLACE AWAY FROM THE STORM SEWER, NO RUNOFF FROM THE WASHING OF CONCRETE CHUTES SHALL BE ALLOWED TO DRAIN TO STORM SEWER SYSTEM, THIS AREA TO BE DELINEATED ON RECORD DRAWING ON FILE IN JOB TRAILER.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, INLET FILTER, CHECK DAMS, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

V. INSPECTION CHECKLIST SHALL BE COMPLETED AND SIGNED BY INSPECTOR AFTER EVERY INSPECTION.

W. INSPECTION RECORDS SHALL BE KEPT FOR 3 YEARS AFTER CONSTRUCTION.

X. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR 14 DAYS OR MORE.

MAINTENANCE
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION WITHIN 48 HOURS OF INSPECTION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE WITHIN 48 HOURS OF INSPECTION.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE SEDIMENT STORAGE CAPACITY HAS BEEN REDUCED BY 40%.

SEQUENCE OF MAJOR ACTIVITIES

1. ON-SITE PRECONSTRUCTION MEETING WITH KROGER PROJECT MANAGER TO DISCUSS SEDIMENT AND EROSION CONTROLS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER THE SITE DRAWINGS BEFORE ANY CONSTRUCTION BEGINS OR SUPPLIES ARE DELIVERED.
3. INSTALL ALL EROSION AND SEDIMENT CONTROLS INCLUDING SEDIMENT BASINS, SILT FENCE, AND INLET PROTECTION.
4. POST ALL APPLICABLE SIGNS, INCLUDING THE NOTICE OF INTENT (NOI), AND HAVE THIS SWPPP WITH EROSION AND SEDIMENT CONTROL PLANS AT THE SITE FOR CONTINUAL USE AND MODIFICATION. (SEE ATTACHED "CONSTRUCTION SITE NOTICE" FOR POSTING AT THE CONSTRUCTION ENTRANCE).
5. PHASING OF WORK TO ALLOW EXISTING VEGETATIVE AREAS OR BUFFERS TO REMAIN AS LONG AS POSSIBLE IS ENCOURAGED.
6. EROSION CONTROLS MUST BE INSPECTED PER THE ATTACHED INSPECTION CHECKLIST (ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF 0.25 INCHES OR GREATER RAINFALL) (OR PER MORE STRINGENT LOCAL REQUIREMENTS).
7. INSTALL ANY SEDIMENT TRAPS AND/OR BASINS PER THE SITE DRAWINGS, AS SOON AS POSSIBLE, DURING THE CLEARING AND EXCAVATION OF THE SITE. PROVIDE TEMPORARY GRADING TO DIRECT WATER TO TRAPS/BASINS.
8. REMOVE ACCUMULATED SEDIMENT FROM EROSION CONTROLS AS NECESSARY
9. CONTINUE INSTALLING/MODIFYING EROSION CONTROLS AS THE CONSTRUCTION OF SITE UTILITIES FOUNDATIONS, AND STRUCTURES CHANGE THE TOPOGRAPHY OF THE SITE.
10. ESTABLISH TEMPORARY STABILIZATION/SEEDING ON ALL AREAS THAT ARE TO REMAIN UNDISTURBED PER THE ATTACHED WEEKLY INSPECTION CHECKLIST.
11. THE GENERAL CONTRACTOR WILL KEEP WRITTEN DOCUMENTATION OF MAJOR EARTH MOVING ACTIVITIES USING THE ATTACHED SITE LOG INDICATING START AND STOP DATES FOR DEFINED AREAS OF THE SITE. NOTE THESE AREAS ON THE SITE DRAWINGS WHEN POSSIBLE.
12. PERFORM AS-BUILT SURVEY AND VERIFICATION LETTER FROM ENGINEER OF RECORD.
13. PROVIDE FINAL STABILIZATION AS SOON AS AREAS ARE MADE AVAILABLE. FINAL STABILIZATION, [70] PERCENT COVERAGE OF TURF GRASS, IS SPECIFIED IN THE TEXT OF THE APPLICABLE PERMIT.
14. SCHEDULE POST CONSTRUCTION SOD INSPECTION ONCE SITE ACHIEVES 70% OVERALL GRASS DENSITY.
15. REMOVE TEMPORARY OR SEDIMENT CONTROL PRACTICES ONCE FINAL STABILIZATION/VEGETATION HAS BEEN ESTABLISHED.
16. KEEP ALL SWPPP DOCUMENTS, INCLUDING INSPECTION CHECKLISTS, ON FILE FOR [THREE] YEARS FROM TERMINATION.

SWPPP SITE DESCRIPTION

THE EXISTING SITE CURRENTLY CONSISTS OF THE DELAWARE MARINE BOAT SALES PROPERTY. THE PROPERTY EXHIBITS THREE SEPARATE BUILDINGS WITH A SIGNIFICANT AMOUNT OF BOTH GRAVEL AND ASPHALT PAVEMENT FOR ADDITIONAL STORAGE YARD SPACE. AT THIS TIME THERE IS NO STORM SEWER INFRASTRUCTURE LOCATED DIRECTLY ON SITE AND STORMWATER ONSITE GENERALLY SHEET FLOWS SOUTH. THERE IS NO KNOWN DETENTION OR WATER QUALITY PROVIDED ONSITE.

FOLLOWING CONSTRUCTION, THE SITE WILL EXHIBIT A 6,077± S.F. SHEETZ QUICK SERVICE RESTAURANT WITH FUEL CENTER AND DRIVE-THRU. THE PRIMARY BUILDING WILL BE SURROUNDED BY PARKING AND DRIVE AISLES WITH THE FUEL CENTER LOCATED PARALLEL TO U.S. 36 & 37. A PRIVATE STORM SEWER SYSTEM IS PROPOSED TO DRAIN THE SITE TO A PROPOSED EXTENDED DRY DETENTION BASIN.

THE PROPOSED BASIN WILL OUTLET ONSITE LEADING TO AN EXISTING STREAM LOCATED ALONG THE SOUTH PROPERTY LINE. THE EXISTING STREAM ULTIMATELY DRAINS TO THE OLENTANGY RIVER.

A. TOTAL SITE AREA = 3.88 AC.
TOTAL AREA (EXPECTED TO BE DISTURBED) = 3.00 AC.

RUNOFF COEFFICIENTS
PRE DEVELOPMENT = 0.72
POST DEVELOPMENT = 0.72

PRE DEVELOPED IMPERVIOUS AREA = 2.17 AC.
POST DEVELOPED IMPERVIOUS AREA = 1.97 AC.

B. EROSION CONTROL SEQUENCING

STAGE I - INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND STABILIZED CONSTRUCTION ENTRANCE.

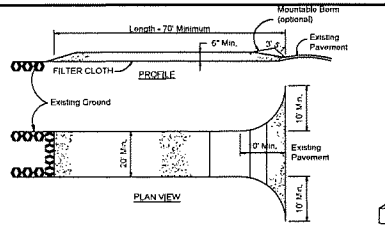
STAGE II - CONSTRUCTION DETENTION POND AND/OR TEMPORARY SEDIMENT CONTROL FACILITIES PRIOR TO SITE MASS GRADING.

TEMPORARY SEDIMENT BASIN

DETENTION BASIN
DISTURBED AREA 3.00 ACRES
TRIBUTARY AREA 2.93 ACRES

DEWATERING ZONE (1,800 C.F. / AC. TRIB.) = 5,274 C.F.
SEDIMENT STORAGE ZONE (1,000 C.F. / AC. DISTURBED) = 3,060 C.F.
= 8,334 C.F.

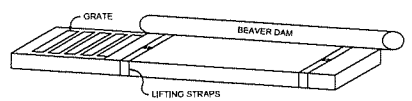
BASIN CAPACITY 21,438 C.F.
CONTRACTOR TO USE 2.0" FAIRCLOTH SKIMMER, WHICH PROVIDES UP TO 6,566 C.F. DRAWDOWN IN 48 HOURS. FAIRCLOTH SKIMMER WILL HAVE A 1.8" Ø ORIFICE.

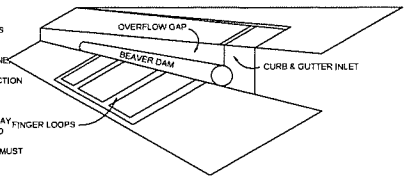


CONSTRUCTION SEQUENCE
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, (MINIMUM OF 70')
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN ON SITE CONTAINMENT AREA.
9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED AFTER EACH RAIN.
10. THIS CONSTRUCTION SHALL INCLUDE ALL MATERIALS AND COSTS RELATIVE TO CONSTRUCTING, MAINTAINING, REMOVAL AND RESTORATION OF STABILIZED ENTRANCE WITHIN THE VARIOUS SEWER ITEMS.

CE STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

THIS PLAN MUST BE POSTED ON-SITE IN THE PROJECT TRAILER.
A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND THE APPROVED EPA STORMWATER PERMIT SHALL BE KEPT ONSITE AT ALL TIMES.

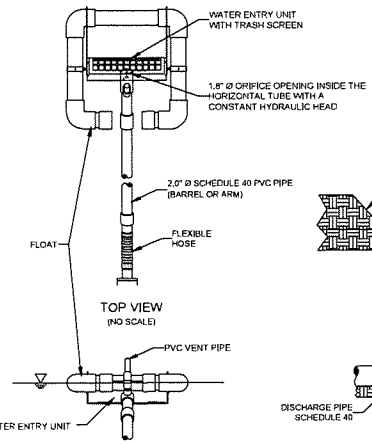




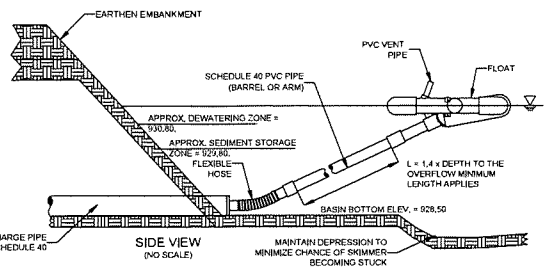
MAINTENANCE
WITH A STIFF BRISTLE BROOM SWEEP SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INSTALLATION
STAND GRATE ON END. SLIDE THE BEAVER DAM BAG ON W/DAM ON TOP OF THE GRATE, PULL ALL EXCESS DOWN. LAY UNIT ON ITS SIDE, CAREFULLY TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST THEN LOWER BACK INTO PLACE. PRESS VELCRO DOTS TOGETHER WHICH ARE LOCATED UNDER LIFTING STRAPS. THIS INSURES STRAPS REMAIN FLUSH WITH GUTTER.

CIP CURB INLET PROTECTION
NO SCALE



GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE. REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.



TEMPORARY SEDIMENT STRUCTURE
FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT (OR APPROVED EQUAL)
NO SCALE

Bird+Bull Engineers & Surveyors
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235
Ph. (614) 761-1661
Fax (614) 761-1328
WWW.BIRDBULL.COM

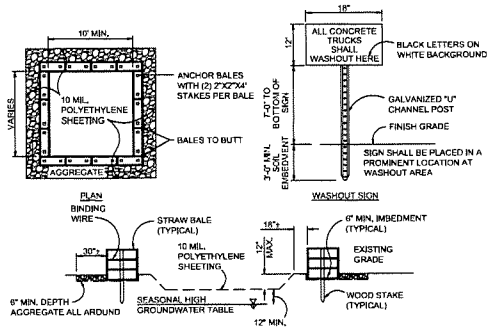
SHEETZ
700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

EROSION AND SEDIMENT CONTROL PLAN NOTES

SCALE: N/A		JOB NO. 19-165	19
DWN:RJB	CKD:AAG	DATE: 02/04/2020	

ORIG. SHT. SZ. 22"x 34"
N:\Jobs\2019\165\CAD\DWG\Design\Construction\C-ESC_NOTES.dwg 02/04/2020

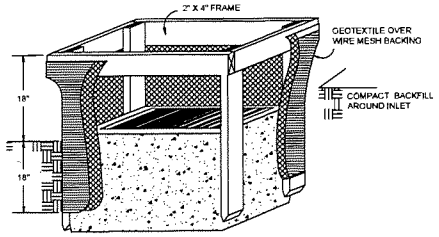
ORIG. SHT. 52, 22" x 34"



NOTES:

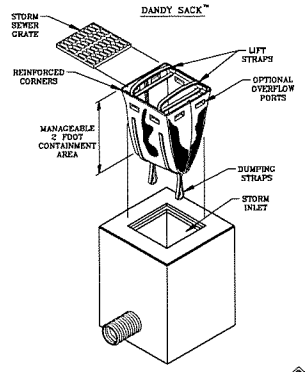
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CW7 CONCRETE WASHOUT AREA
NO SCALE



IP2 INLET PROTECTION - GRASS
NO SCALE

1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 IN.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-BY-4-IN. CONSTRUCTION-GRADE LUMBER. THE 2-BY-4-IN. POSTS SHALL BE DRIVEN 1 FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-BY-4-IN. FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 IN. BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 IN. BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-IN. LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF THE EARTH DIKES SHALL BE AT LEAST 6 IN. HIGHER THAN THE TOP OF THE FRAME.



DETAIL OF INLET SEDIMENT CONTROL DEVICE

DANDY SACK™ SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN REINFORCEMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW DANDY SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	MD (lbs)	1,78 (450) x 1,40 (350)
Grab Tensile Elongation	ASTM D 4632		15
Puncture Strength	ASTM D 4833	MD (lbs)	1,01 (110)
Mullen Burst Strength	ASTM D 3786	MPa (psi)	1,724 (250)
Trapezoid Tear Strength	ASTM D 4533	MD (lbs)	0,67 (150) x 0,53 (185)
UV Resistance	ASTM D 4355		90
Apparent Opening Size	ASTM D 4751	MM (US Std Sieve)	0,425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	3825 (1500)
Permittivity	ASTM D 4491	sec⁻¹	2,80

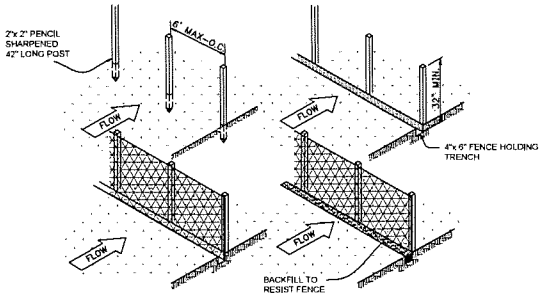
HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	MD (lbs)	1,42 (1450) x 0,86 (2700)
Grab Tensile Elongation	ASTM D 4632	%	25 x 10
Puncture Strength	ASTM D 4833	MD (lbs)	0,60 (240)
Mullen Burst Strength	ASTM D 3786	MPa (psi)	2067 (300)
Trapezoid Tear Strength	ASTM D 4533	MD (lbs)	0,51 (115) x 0,35 (270)
UV Resistance	ASTM D 4355		90
Apparent Opening Size	ASTM D 4751	MM (US Std Sieve)	0,425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	3825 (1500)
Permittivity	ASTM D 4491	sec⁻¹	2,1

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

IP2 INLET PROTECTION - PAVEMENT
NO SCALE

THIS PLAN MUST BE POSTED ON-SITE IN THE PROJECT TRAILER.
A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND THE APPROVED EPA STORMWATER PERMIT SHALL BE KEPT ONSITE AT ALL TIMES.



SEDIMENT FENCE FABRIC SHALL BE ODOT, TYPE 'C' GEOTEXTILE FABRIC OR THE EQUIVALENT TO FOLLOWING PROPERTIES:

MATERIAL PROPERTIES

MAXIMUM TENSILE STRENGTH	120 LBS.
MAXIMUM ELONGATION AT 60 LBS.	50%
MINIMUM TEAR STRENGTH	40 LBS.
MINIMUM BURST STRENGTH	200 LBS.
APPARENT OPENING SIZE	0.84 MM
MINIMUM PERMITTIVITY	^{1}/X10 ^{2} SEC
ULTRAVIOLET EXPOSURE STRENGTH RETENTION	70%

SILT FENCE
THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS, IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. MATERIAL PROPERTIES ARE LISTED IN THE PROVIDED TABLE.

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WOOD POSTS WILL BE MINIMUM OF 32 INCHES LONG WITH EXTRA STRENGTH FABRIC IS USED WITH WIRE SUPPORT FENCE.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. THE STANDARD STRENGTH FILTER SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
7. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THE THE ENDS ARE HIGHER ELEVATION.

MAINTENANCE
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER, ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

SF SEDIMENT FENCE
NO SCALE

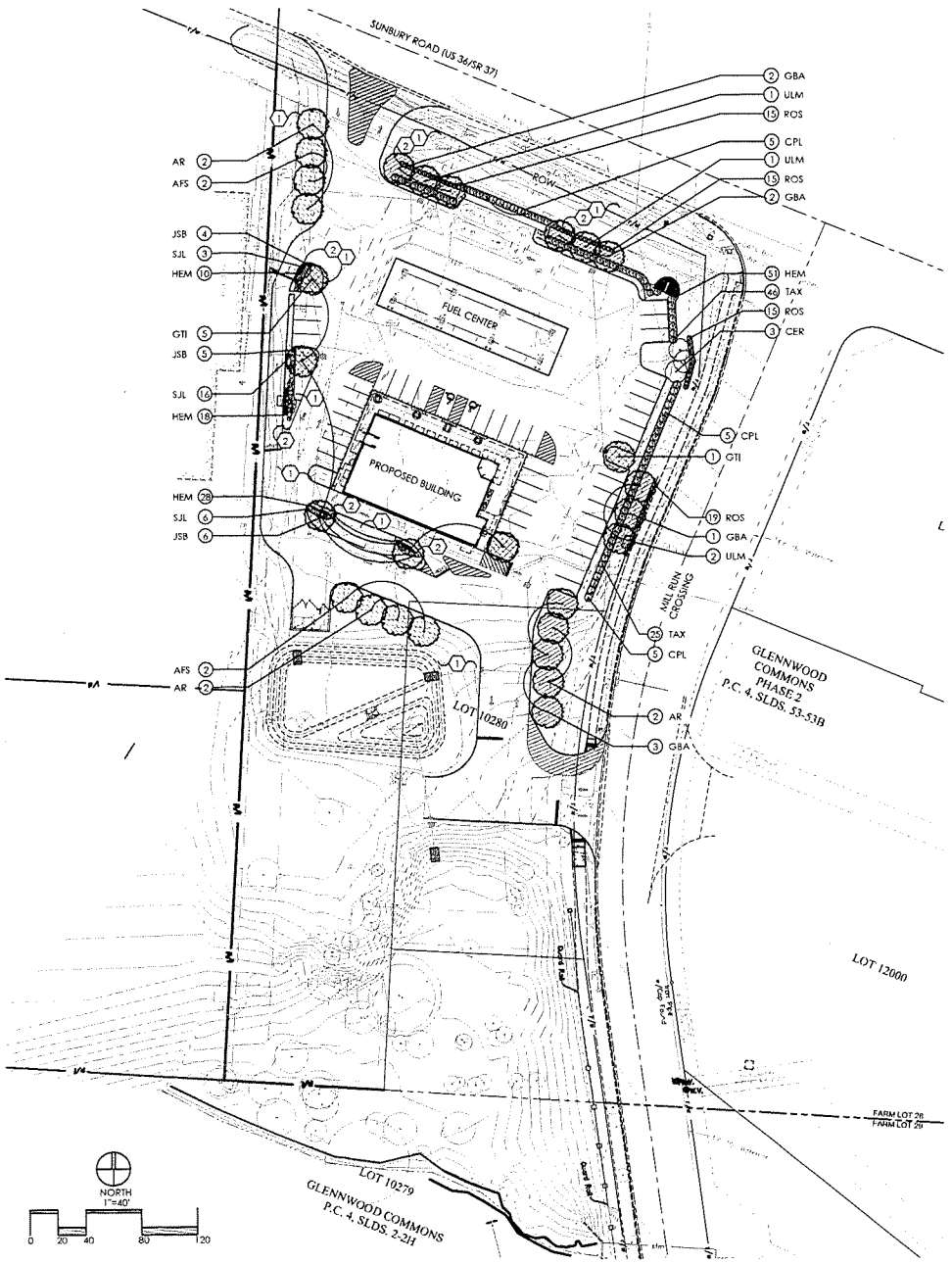
Bird+Bull Engineers & Surveyors
3500 Sawmiller Road, Suite 225
Columbus, Ohio 43235
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Fax (614) 761-1328
WWW.BIRDBULL.COM

SHEETZ
700 - 710 SUNBURY ROAD
DELAWARE, OH 43015

EROSION AND SEDIMENT CONTROL PLAN DETAILS

SCALE: N/A			JOB NO. 19-165	20
DWN:RJB	CKD:AAG	DATE: 02/04/2020		

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LANDSCAPE REQUIREMENTS

1166.06 STREET TREES REQUIREMENTS	REQUIRED	PROVIDED
MILL RUN CROSSING AND US 36/SR 37 FRONT YARD TREE	ONE SHADE TREE SHALL BE PROVIDED FOR EVERY FIFTY (50) LINEAR FEET OF LOT FRONTAGE OR FRACTION THEREOF, NOT INCLUDING DRIVE ENTRANCES. EACH TREE AT THE TIME OF INSTALLATION SHALL HAVE A MINIMUM CALIPER OF 3.0 INCHES AND A CLEAR TRUNK HEIGHT OF AT LEAST SIX (6) FEET. ONE SHRUB SHALL BE PROVIDED FOR EVERY TEN (10) LINEAR FEET OF LOT FRONTAGE OR FRACTION THEREOF, NOT INCLUDING DRIVE ENTRANCES.	MILL RUN CROSSING: 8 SHADE TREES AND 38 SHRUBS PROVIDED FOR ±374 L.F. OF FRONTAGE US 36/ SR 37: 6 SHADE TREES AND 28 SHRUBS PROVIDED FOR ±277 L.F. OF FRONTAGE

1166.09 SCREENING AND LANDSCAPING OF PARKING LOTS	REQUIRED	PROVIDED
PARKING LOT TREE	FOR ANY PARKING AREA DESIGNED TO ACCOMMODATE FORTY (40) OR MORE VEHICLES, A MINIMUM OF 5 PERCENT (5%) OF THE PARKING LOT SHALL BE PLANTED AS LANDSCAPED ISLAND AREAS. WITHIN THE LANDSCAPED ISLANDS, ONE (1) SHADE TREE SHALL BE PROVIDED FOR EVERY TEN (10) PARKING SPACES. EACH TREE, AT THE TIME OF INSTALLATION, SHALL HAVE A MINIMUM CALIPER OF 3.0 INCHES AND A CLEAR TRUNK HEIGHT OF AT LEAST SIX (6) FEET.	±.3206 S.F. (5.78 %) OF LANDSCAPE ISLANDS PROVIDED FOR ±55,435 S.F. OF VEHICULAR AREA/PARKING AREA TO ACCOMMODATE 47 VEHICLES. 5 TREES OF MIN. 3" CAL. PROVIDED FOR 47 PARKING SPACES

1168.04 PRESERVATION & REPLACEMENT OF MAJOR TREES	REQUIRED	PROVIDED
REPLACEMENT TREES	EACH MAJOR TREE REMOVED DURING THE COURSE OF THE DEVELOPMENT OF A LOT SHALL BE REPLACED BY THE OWNER OF THE LOT WITH TREES THAT HAVE A TOTAL CALIPER EQUAL TO, OR GREATER THAN, THE TOTAL CALIPER OF THE REMOVED MAJOR TREE, IN NO CASE SHALL ANY REPLACEMENT TREE HAVE A DIAMETER AT BREAST HEIGHT THAT IS LESS THAN 1.75 INCHES.	9 TREES WITH MIN. 2" CAL REPLACED FOR 18" OF REMOVED TREES.

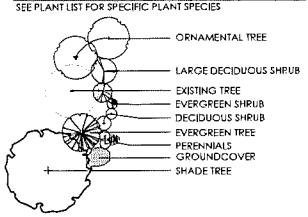
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	AR	ACER RUBRUM	RED MAPLE	3.0" CAL.	B&B	
4	AFS	ACER X FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	3.0" CAL.	B&B	
6	GTI	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' SKYLINE	SKYLINE HONEYLOCUST	3.0" CAL.	B&B	
4	ULM	ULMUS 'ACCOLADE'	MORTON ELM	3.0" CAL.	B&B	
8	GBA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3.0" CAL.	B&B	
3	CER	CERCIS CANADENSIS	EASTERN REDBUD	2.0" CAL.	B&B	
SHRUBS						
71	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	36" HT.	B&B	
15	CPL	CHAMAECYPARIS PISIFERA 'LEMON THREAD'	LEMON THREAD FALSE CYPRESS	36" HT.	B&B	
15	JSB	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	18" SPRD.	B&B	
64	ROS	ROSA X 'RADTKO'	DOUBLE KNOCK OUT ROSE	18" SPRD.	B&B	
25	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
107	HEM	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DWARF DAYLILY	1 GAL	CONT	

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

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

CONSTRUCTION NOTES:

(1) LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(2) LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. PROVIDE MIN. 3" DEPTH MULCH AROUND SHRUBS AT ALL ISLANDS. PARKING LOT SCREENING AND AROUND PYLON SIGNS. MULCH SHALL BE DOUBLE-SHREDDED, COLOR ENHANCED (DYED) HARDWOOD BARK MULCH (BROWN OR BLACK ONLY). USE DEWITT 15 YEAR WEED BARRIER, WOVEN POLYPROPYLENE, OR APPROVED EQUAL, IN ALL PLANT BEDS AND AT TREE RING

STATE OF OHIO — REGISTERED LANDSCAPE ARCHITECT

REVISIONS	

OVERALL LANDSCAPE PLAN

SHEETZ DELAWARE

BIRD & BULL ENGINEER'S & SURVEYORS, INC.
3500 SCHLOPPER RD #225, COLUMBUS, OH 43235

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2331 Fifth Street, Suite 101, Columbus, OH 43215
p (614) 487-1964 www.farisplanningdesign.com

DATE	2-3-20
PROJECT	19153
SHEET	

L-1



EXISTING TREES					
SHEETZ SUNBURY ROAD- DELAWARE, OHIO					
TREE POINT NUMBER	DBH	SPECIES	CONDITION	STATUS	QUANTITY
1	4	TREE	FAIR	PRESERVE	1
2	4	TREE	FAIR	PRESERVE	1
3	4	TREE	FAIR	PRESERVE	1
4	4	TREE	FAIR	PRESERVE	1
5	4	TREE	FAIR	PRESERVE	1
6	7	TREE	FAIR	REMOVE	1
7	[illegible]	TREE	FAIR	REMOVE	1
8	4	TREE	FAIR	REMOVE	1
9	[illegible]	TREE	FAIR	REMOVE	1
10	7	TREE	FAIR	REMOVE	1
11	[illegible]	TREE	FAIR	REMOVE	1
12	4	TREE	FAIR	REMOVE	1
13	[illegible]	TREE	FAIR	REMOVE	1
14	4	TREE	FAIR	REMOVE	1
15	10	TREE	FAIR	PRESERVE	1
16	[illegible]	TREE	FAIR	PRESERVE	1
17	7	TREE	FAIR	PRESERVE	1
18	6	TREE	FAIR	PRESERVE	1
19	[illegible]	TREE	FAIR	PRESERVE	1
20	4	TREE	FAIR	PRESERVE	1
21	[illegible]	TREE	FAIR	PRESERVE	1
22	[illegible]	TREE	FAIR	PRESERVE	1
23	[illegible]	TREE	FAIR	PRESERVE	1
24	[illegible]	TREE	FAIR	PRESERVE	1
25	8	TREE	FAIR	PRESERVE	1
26	[illegible]	TREE	FAIR	PRESERVE	1
27	24	TREE	FAIR	PRESERVE	1
28	4	TREE	FAIR	PRESERVE	1
29	[illegible]	TREE	FAIR	PRESERVE	1
30	4	TREE	FAIR	PRESERVE	1
31	[illegible]	TREE	FAIR	PRESERVE	1
32	6	TREE	FAIR	PRESERVE	1
33	4	TREE	FAIR	PRESERVE	1
34	[illegible]	TREE	FAIR	PRESERVE	1
35	8	TREE	FAIR	PRESERVE	1
36	12	TREE	FAIR	PRESERVE	1
37	6	TREE	FAIR	PRESERVE	1
38	12	TREE	FAIR	PRESERVE	1
39	12	TREE	FAIR	PRESERVE	1
40	16	TREE	FAIR	PRESERVE	1
41	12	TREE	FAIR	PRESERVE	1
42	6	TREE	FAIR	PRESERVE	1
43	[illegible]	TREE	FAIR	PRESERVE	1
44	6	TREE	FAIR	PRESERVE	1
45	[illegible]	TREE	FAIR	PRESERVE	1
46	[illegible]	TREE	FAIR	PRESERVE	1
47	24	TREE	FAIR	PRESERVE	1
48	6	TREE	FAIR	PRESERVE	1
49	6	TREE	FAIR	PRESERVE	1
50	4	TREE	FAIR	PRESERVE	1
51	6	TREE	FAIR	PRESERVE	1
52	4	TREE	FAIR	PRESERVE	1
53	6	TREE	FAIR	PRESERVE	1
54	[illegible]	TREE	FAIR	PRESERVE	1
55	[illegible]	TREE	FAIR	PRESERVE	1
56	7	TREE	FAIR	PRESERVE	1
57	4	TREE	FAIR	PRESERVE	1
58	[illegible]	TREE	FAIR	PRESERVE	1
59	[illegible]	TREE	FAIR	PRESERVE	1
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63	[illegible]	TREE	FAIR	PRESERVE	1
64	4	TREE	FAIR	PRESERVE	1
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66	6	TREE	FAIR	PRESERVE	1
67	5	TREE	FAIR	PRESERVE	1
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82	8	TREE	FAIR	PRESERVE	1
83	[illegible]	TREE	FAIR	PRESERVE	1
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85	10	TREE	FAIR	PRESERVE	1
86	6	TREE	FAIR	PRESERVE	1

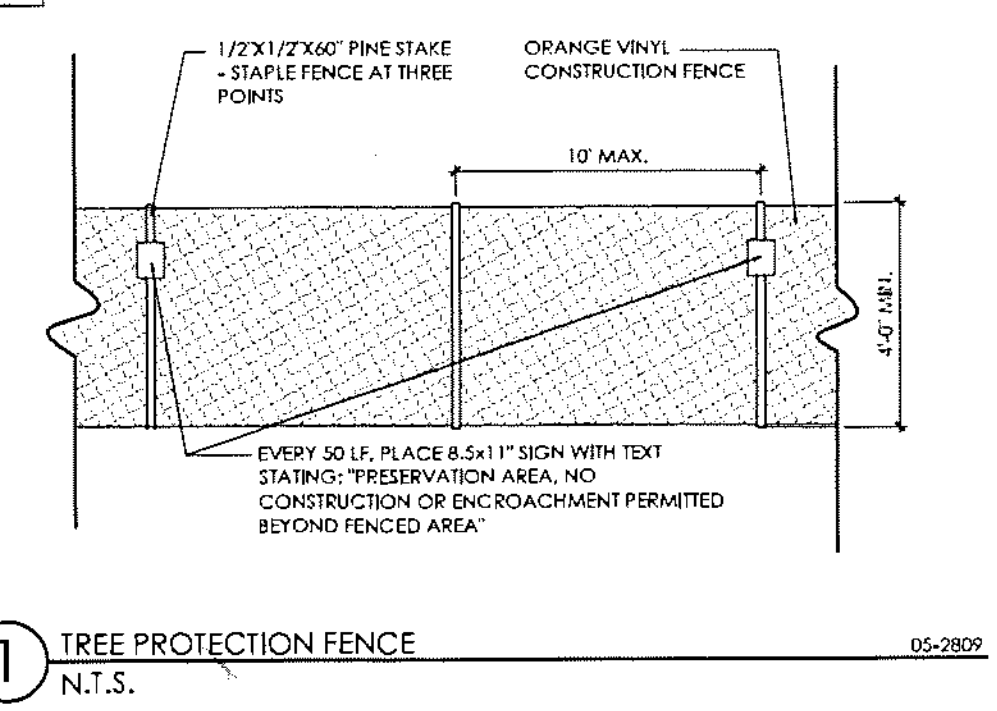
REPLACEMENT CALCULATIONS	TREES REMOVED	REPLACEMENTS REQ'D		
6" CALIPER OR GREATER (replace 1 for 1 removed)	[illegible]	[illegible]		
	TREES CREDITED	NUMBER OF CREDITS		
2"< x ≤7" (credit 1 per 1 preserved)	[illegible]	[illegible]		[illegible]
8"< x ≤12" (credit 2 per 1 preserved)	8	16		
12"< x ≤19" (credit 3 per 1 preserved)	1	3		[illegible]
20"< (credit 4 per 1 preserved)	1	4		
TOTAL PRESERVED CREDITS		[illegible]		[illegible]
TOTAL REPLACEMENTS REQUIRED		[illegible]		[illegible]

PRESERVATION PLANT KEY

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE (SEE DETAIL 1, THIS SHEET)

NOTE: SEE SHEET L-1 FOR SPECIFIC LOCATION, SPECIES, AND CALIPER OF REPLACEMENT TREES AND TREE DATA

STATE OF OHIO · REGISTERED LANDSCAPE ARCHITECT



1 TREE PROTECTION FENCE
N.T.S.

05-2809

REVISIONS	

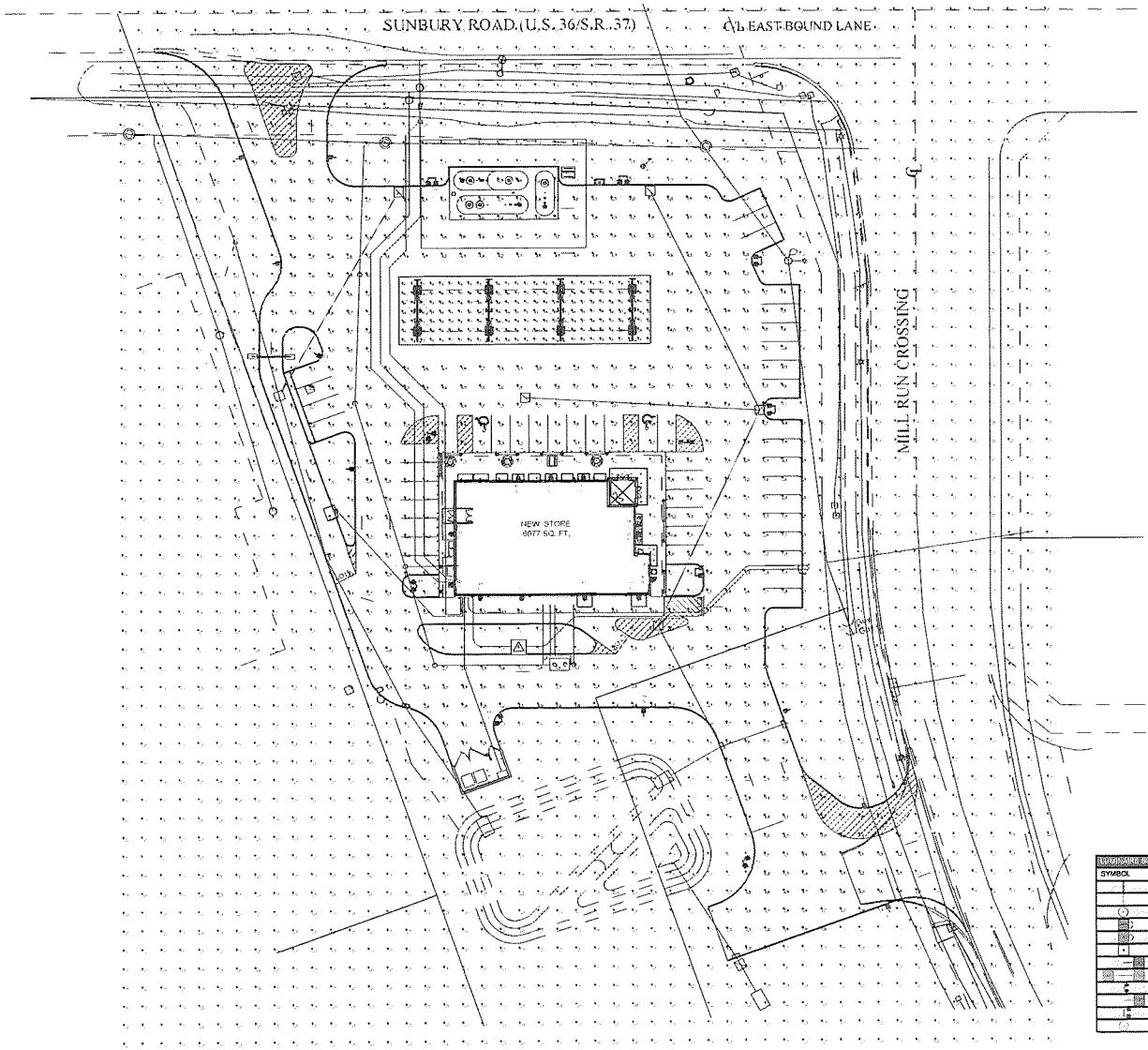
TREE PRESERVATION PLAN

SHEETZ DELAWARE
PREPARED FOR
BIRD & BULL ENGINEER'S & SURVEYORS, INC.
3500 SNOUFFER RD #225, COLUMBUS, OH 43235

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanningdesign.com

DATE	2-3-20
PROJECT	19153
SHEET	

L-2



red leonard associates
1340 Kemper Meadow Dr. | Cincinnati, OH 45240 | 513-574-9500
www.redleonard.com

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
1 - 8	A	15,83
9 - 24	B	15,83
25 - 40	C	3
41, 42	D	9,33
43 - 47	D	12
48, 49	E	12
50, 51	E	10
52	E	12
53	F	1
54 - 56	G	23
57	H	23
58 - 61	J	23
62 - 67	K	23
68 - 72	L	23
73 - 84	M	11,33

NOTE:
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING PERIMETER WALKWAY	9,15	23,9	4,2	2,18	5,69
SITE PAVED AREA	3,93	17,5	1,0	3,93	17,50
UNDEFINED	0,40	8,5	0,0	N.A.	N.A.
UNDER CANOPY	31,25	51	6	5,21	8,50

NORTH

GRAPHIC SCALE

0 30 60 90 120

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	8	A	SINGLE	5080	1,030	B0-U5-G0	66	528	CREE, INC.	FLD-GL-15-D2-14-E-UL-XX-700 w/XA-XFR9XX
	16	B	4 FT LINEAR	4588	1,030	B0-U5-G0	66	2112	CREE, INC.	FLD-GL-40-D4-07-E-UL-XX-700 w/XA-XFR9XX
	16	C	SINGLE	1441	1,030	B1-U0-G1	22	352	CREE, INC.	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
	7	D	SINGLE	2947	1,030	B1-U0-G1	36	252	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-XX-525
	5	E	SINGLE	5893	1,030	B2-U0-G2	68	340	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-525
	1	F	SINGLE	11078	1,040	B4-U0-G0	86	86	CREE, INC.	OSQ-AAXX w/POM-1 + OSQ-AANM-15D-B-57K-UL-XX
	3	G	SINGLE	11648	1,030	B3-U0-G2	86	258	CREE, INC.	OSQ-DAXX + OSQ-AANM-4ME-B-57K-UL-XX
	1	H	BACK-BACK	11648	1,030	B3-U0-G2	86	172	CREE, INC.	OSQ-DAXX + OSQ-AANM-4ME-B-57K-UL-XX
	4	J	2 @ 90 DEGREES	11648	1,030	B3-U0-G2	86	688	CREE, INC.	OSQ-DAXX + OSQ-AANM-4ME-B-57K-UL-XX
	6	K	SINGLE	8950	1,030	B1-U0-G2	86	516	CREE, INC.	OSQ-DAXX + OSQ-AANM-4ME-B-57K-UL-XX w_OSQ-BLSMF
	5	L	TWIN	8950	1,030	B1-U0-G2	86	860	CREE, INC.	OSQ-DAXX + OSQ-AANM-4ME-B-57K-UL-XX w_OSQ-BLSMF
	12	M	SINGLE	328	1,000	N.A.	8,1	97,2	B-K LIGHTING, INC.	BKLT CH-LED-417-FL-B2P9-12 (BY OTHERS)

SCALE: 1" = 30'
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DATE: 2/3/20

PROJECT NAME
SHEETZ
DELAWARE, OH
DRAWING NUMBER
RL-6559-S1

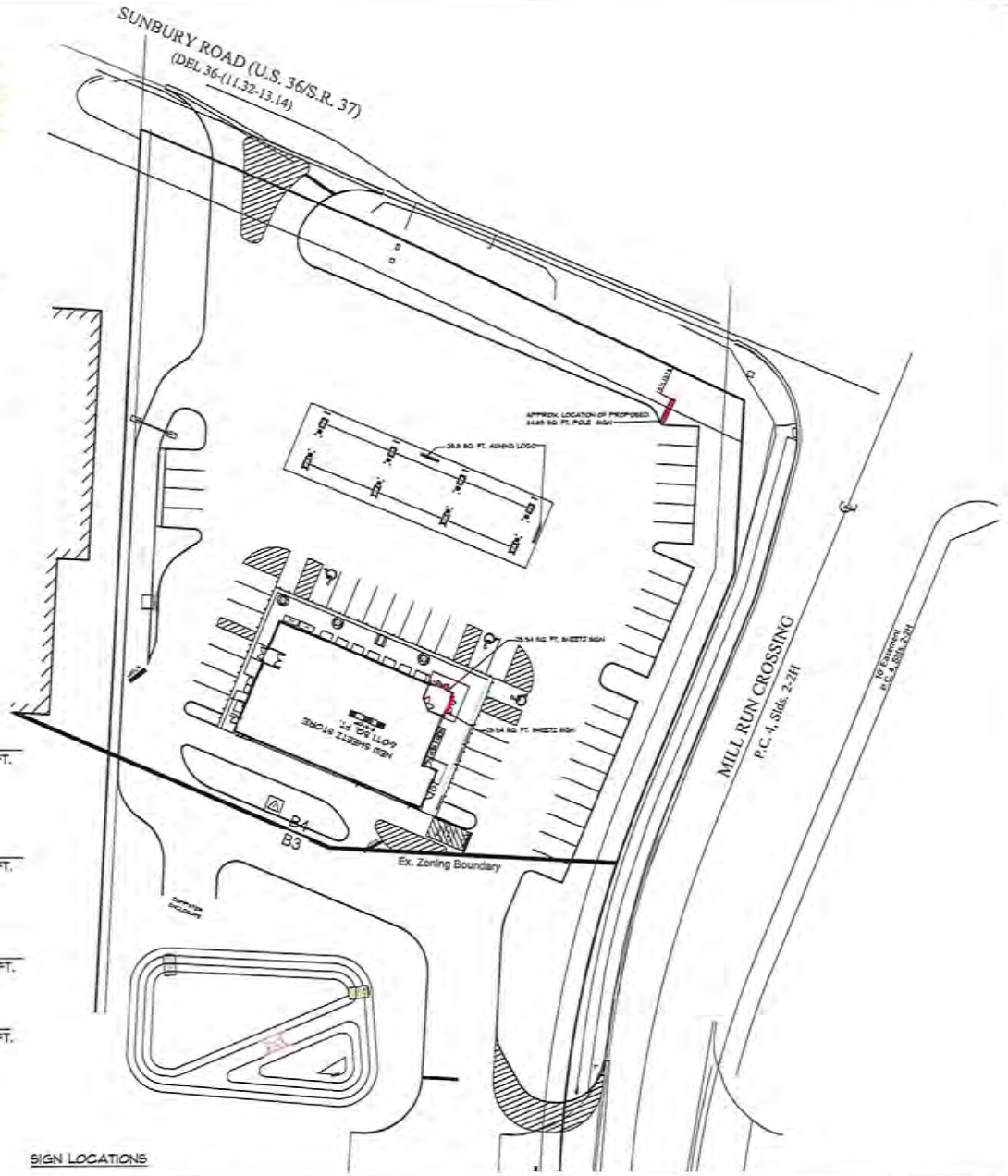
rla

FRESH FOOD
SHEETZ
MADE TO ORDER

SHEETZ, INCORPORATED
5700 SIXTH AVENUE
ALTOONA, PA 16602
(814) 948-3611

NEW SHEETZ STORE "DELAWARE"

INT. OF MILL RUN CROSSING AND SUNBURY ROAD CITY OF DELAWARE, OHIO



SIGN LOCATIONS

SIGNAGE SQUARE FOOTAGE BREAKDOWN

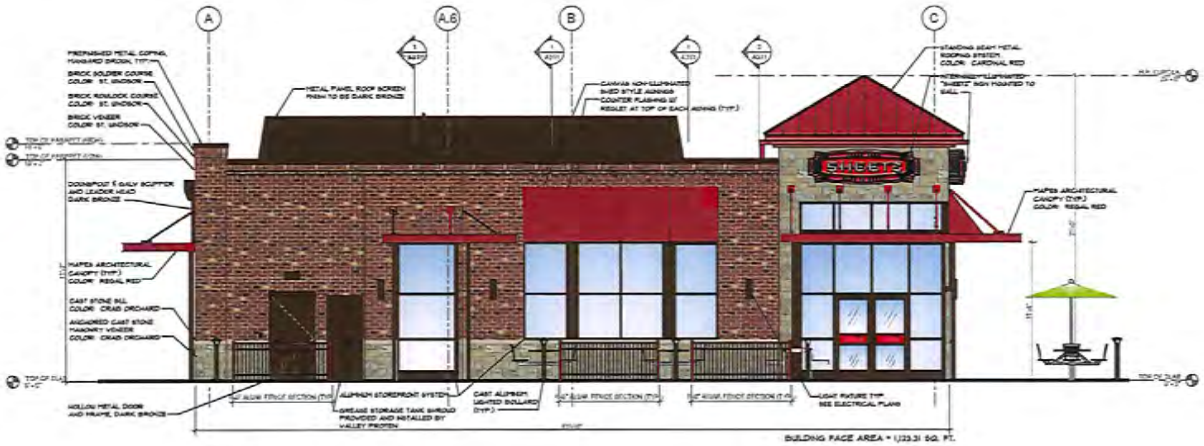
BUILDING ELEVATIONS	SHEETZ SIGN = 25.94 SQ. FT. X 2 = 51.88 SQ. FT. TOTAL = 51.88 SQ. FT	51.88 SQ. FT.
GAS PRICE MONUMENT SIGN	SHEETZ SIGN = 15.83 SQ. FT. X 1 = 15.83 SQ. FT. GAS PRICE SIGN = 19.02 SQ. FT. X 1 = 19.02 SQ. FT. TOTAL = 34.85 SQ. FT.	34.85 SQ. FT.
GAS CANOPY AWNING	SHEETZ LOGO AREA = 35.5 SQ. FT. X 2 = 71.00 SQ. FT. TOTAL = 71.00 SQ. FT.	71.00 SQ. FT.
	TOTAL SIGNAGE SQ. FT. FOR SITE =	157.73 SQ. FT.

CREATED 01-27-20



1 FRONT ELEVATION
3/4" = 1'-0"

BUILDING FACE AREA = 1,146.94 SQ. FT.



2 LEFT ELEVATION
3/4" = 1'-0"

BUILDING FACE AREA = 1,233.31 SQ. FT.



WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

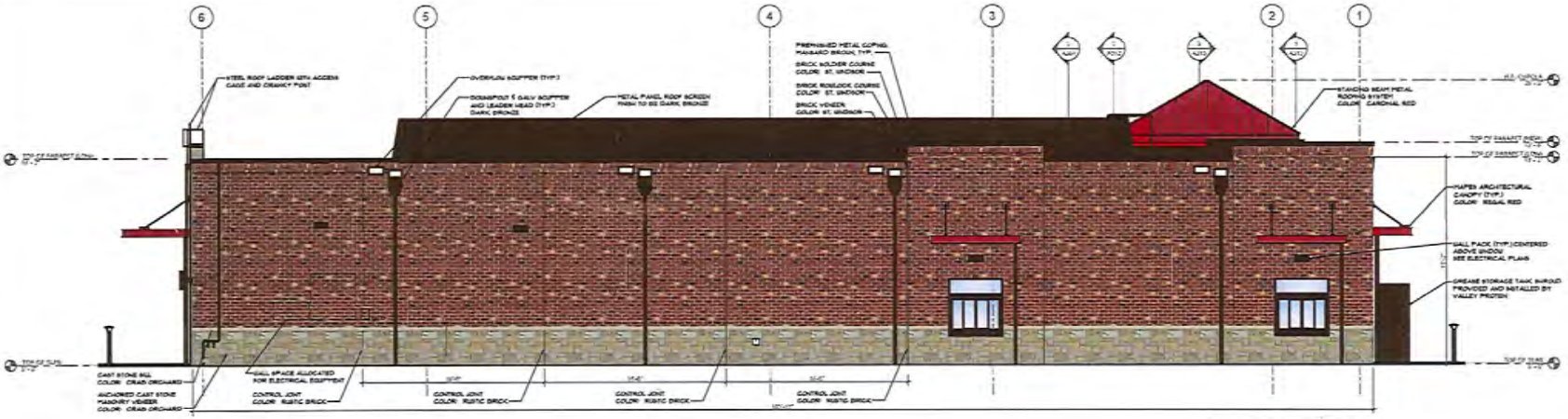
Convenience Architecture and Design P.C.
331 Sheetz Way, Claysburg, PA 16625 (814)239-6013

NEW SHEETZ STORE "DELAWARE"
INT. OF MILL RUN CROSSING AND SUNBURY ROAD
CITY OF DELAWARE, OHIO

EXTERIOR BUILDING ELEVATIONS

SCALE: 3/4" = 1'-0"
DATE: 07-31-18
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A201



3 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

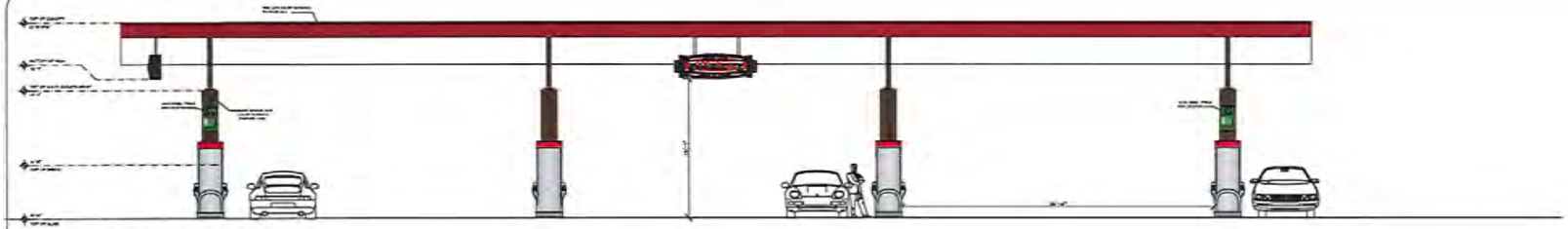
Convenience Architecture and Design P.C.
333 Sheetz Way, Claysburg, PA 16625 (814)239-6013

NEW SHEETZ STORE "DELAWARE"
INT. OF FELL RUN CROSSING AND SUNBURY ROAD
CITY OF DELAWARE, OHIO

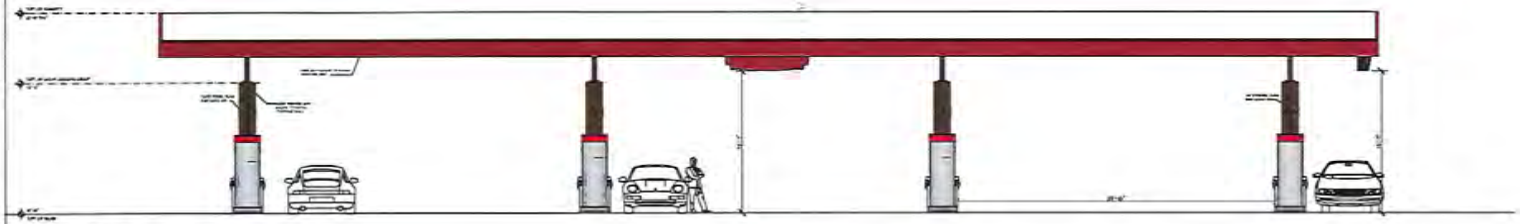
EXTERIOR BUILDING ELEVATIONS

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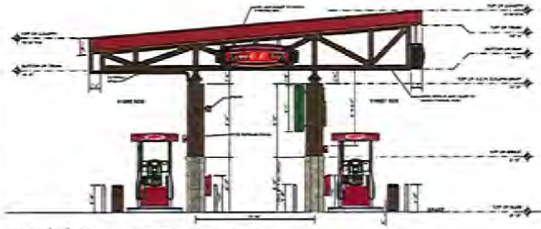
A202



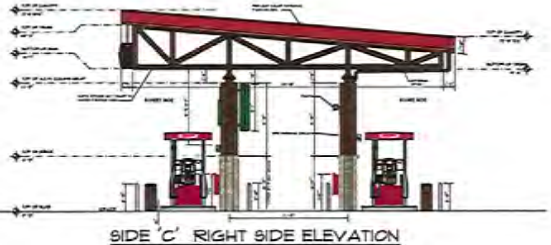
SIDE 'A' STREET SIDE ELEVATION
SCALE: 3/16" =1'-0"



SIDE 'D' STORE SIDE ELEVATION
SCALE: 3/16" =1'-0"



SIDE 'A' LEFT SIDE ELEVATION
SCALE: 3/16" =1'-0"



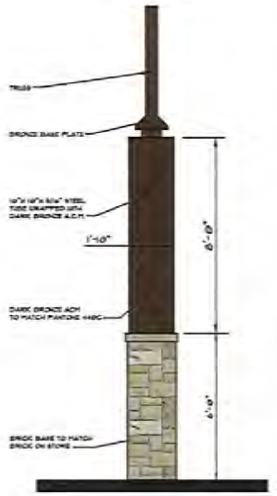
SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" =1'-0"



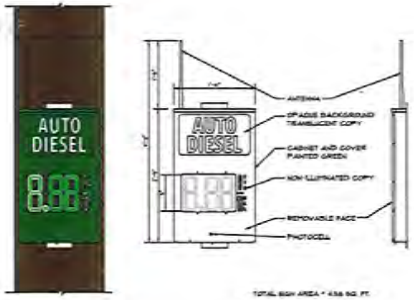


CANOPY MOUNTED SIGN
OUTLINE AREA = 0.66 SQ. FT.
SIGN AREA = 28.94 SQ. FT.
TYPICAL OF TWO

SHEETZ LOGO DETAIL
SCALE: 1/4" =1'-0"

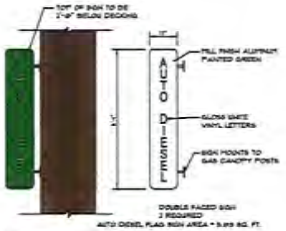


COLUMN ELEVATION
SCALE: 1/2" =1'-0"

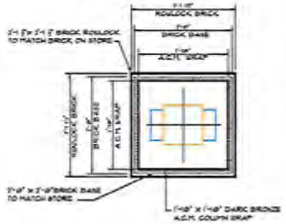


TOTAL SIGN AREA = 4.56 SQ. FT.
SINGLE FACE CABINET
2 REQUIRED

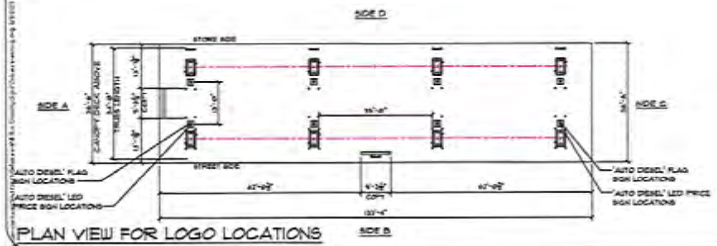
"AUTO DIESEL" PRICE SIGN ELEVATION AND DETAIL
SCALE: 1/4" =1'-0"



"AUTO DIESEL" FLAG SIGN ELEVATION AND DETAIL
SCALE: 1/4" =1'-0"



BRICK COLUMN BASE DETAIL
SCALE: 1/4" =1'-0"



PLAN VIEW FOR LOGO LOCATIONS

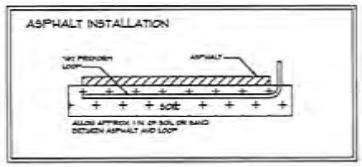
Convenience Architecture and Design P.C.
351 Brodhead Valley Conway PA 15027 (814)239-6311

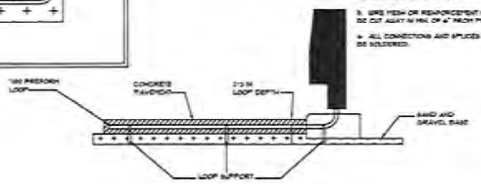
NEW SHEETZ STORE "DELAWARE"
PART OF HILL RUN CROSSING AND SUNBURY ROAD
CITY OF DELAWARE, OHIO

GAS CANOPY DETAILS

SCALE: AS NOTED
DATE: 07/07/06
DRAWN BY: MPK
FILENAME: DELAWARE-MAIN1

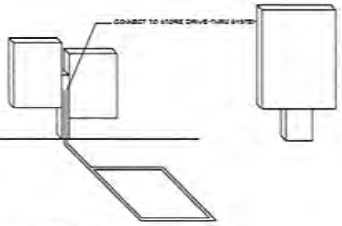
1





SIDE VIEW INSTALLED

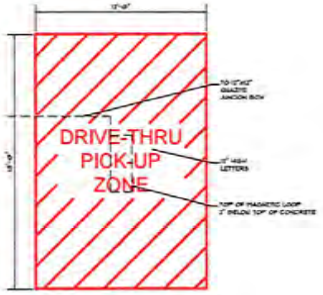
CONCRETE INSTALLATION
NO SCALE



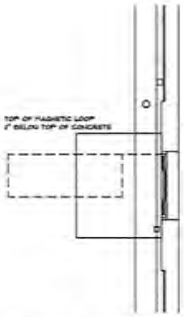
MENUBOARD W/ SPEAKER POST INSTALLATION
NO SCALE



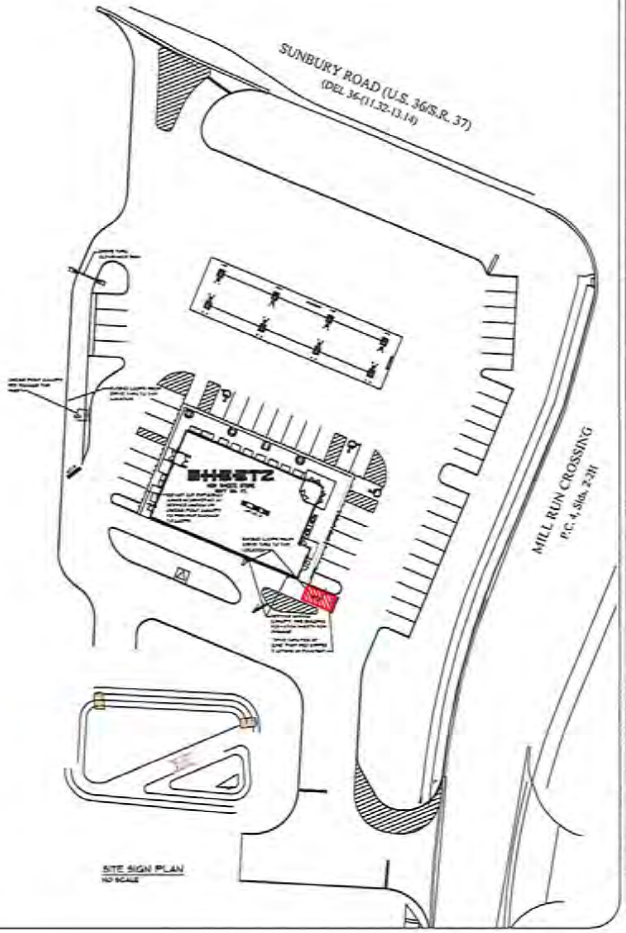
FRONT ELEVATION



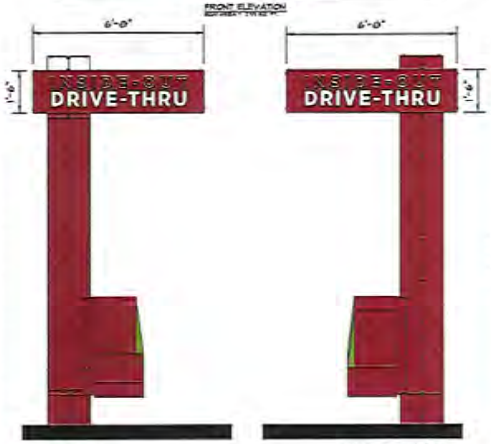
PARKING SPACE PAINTING DIAGRAM



DRIVE THRU WINDOW DETAIL
SCALE: 3/4" = 1'-0"



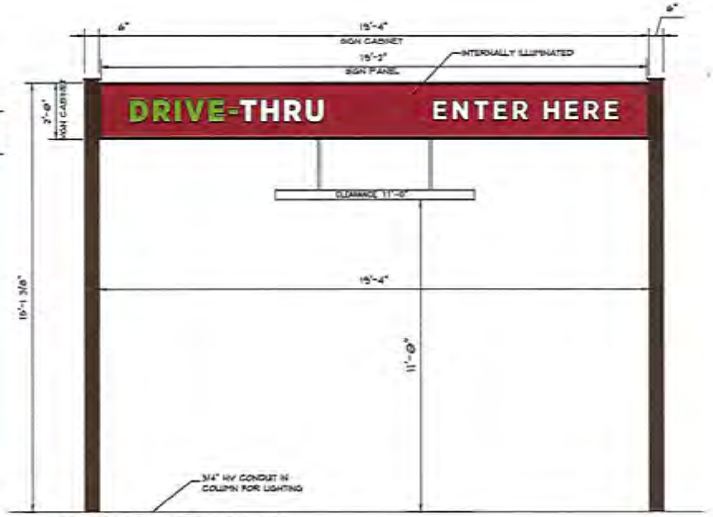
SITE SIGN PLAN
NO SCALE



LEFT ELEVATION
SIGN AREA = 4.69 SQ. FT.

ORDER POINT ELEVATIONS
SCALE: 3/8"=1'-0"

RIGHT ELEVATION
SIGN AREA = 4.69 SQ. FT.



DRIVE THRU CLEARANCE SIGN ELEVATION
SCALE: 1/2"=1'-0"
SIGN AREA: 10.04 SQ.FT.

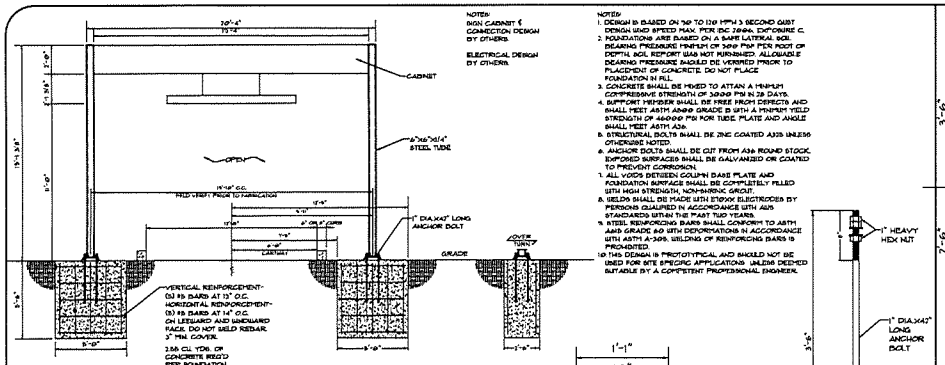
Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013

DRIVE THRU SIGNAGE DETAILS

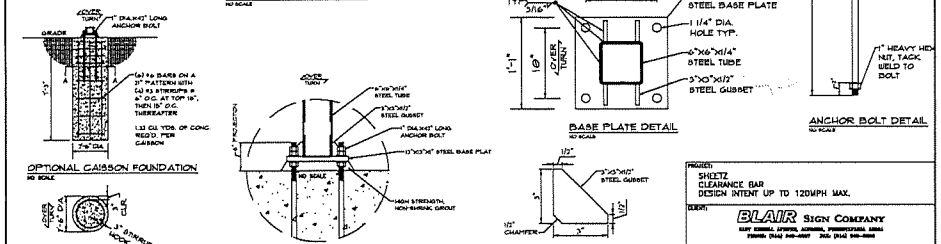
NEW SHEETZ STORE "DELAWARE"
INT. OF MILL RUN CROSSING AND SUNBURY ROAD
CITY OF DELAWARE, OHIO

SCALE: AS NOTED
DATE:
DRAWN BY:
FILENAME: MONSTER UPDATE

DT-1



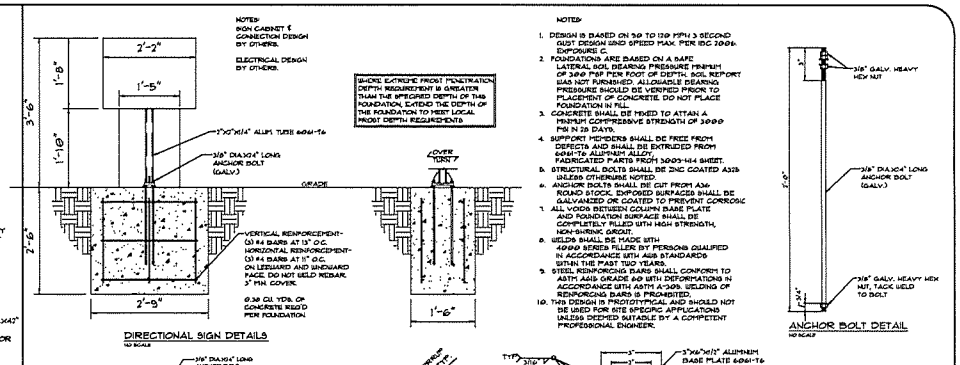
NOTES:
1. DESIGN IS BASED ON 90 TO 120 MPH 3 SECOND GUST DESIGN WIND SPEED MAX. PER IBC 2006. EXPOSURE C.
2. FOUNDATIONS ARE BASED ON A SAFE LATERAL SOIL BEARING PRESSURE MINIMUM OF 3000 PSF PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE FOUNDATION IN FILL.
3. CONCRETE SHALL BE MIXED TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
4. SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS AND SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46000 PSI FOR TUBE, PLATE AND ANGLE SHALL MEET ASTM A36.
5. STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
6. ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSION.
7. ALL VOIDS BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.
8. WELDS SHALL BE MADE WITH E70XX ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
9. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.
10. THIS DESIGN IS PROTOTYPICAL AND SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS DEEMED SUITABLE BY A COMPETENT PROFESSIONAL ENGINEER.



PROJECT: SHEETZ
CLEARANCE BAR
DESIGN INTENT UP TO 120MPH MAX.

CLIENT: BLAIR SIGN COMPANY
BLAIR GENERAL OFFICES, ALTOONA, PENNSYLVANIA 16601
PHONE: (814) 946-0807 FAX: (814) 946-0808

DWG.	1	BY:	HMA	Project Number:	12-0282
OF		DATE:	04/25/12	Drawing No.:	B107380

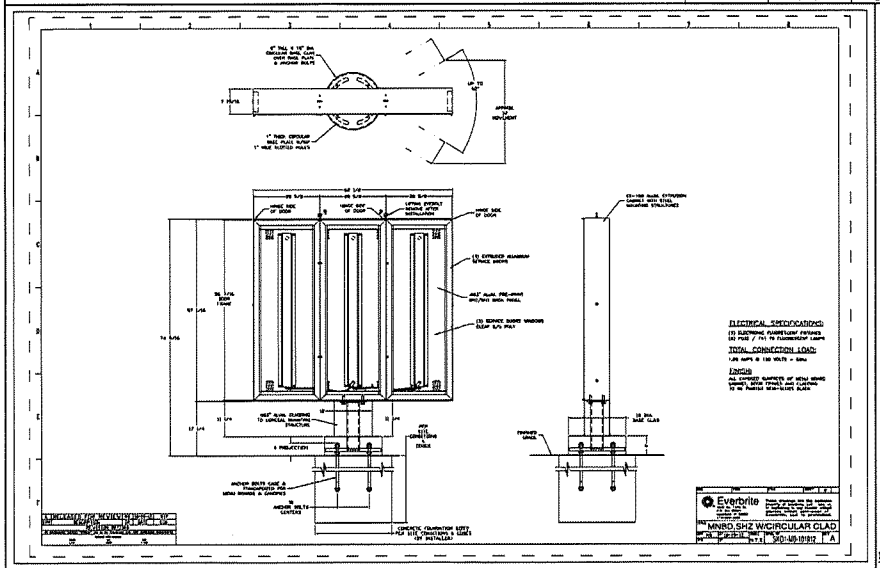


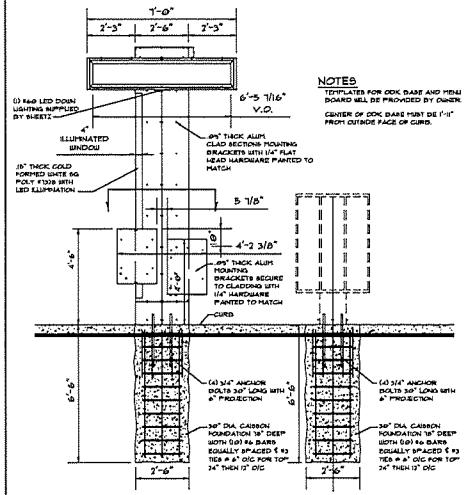
NOTES:
1. DESIGN IS BASED ON 90 TO 120 MPH 3 SECOND GUST DESIGN WIND SPEED MAX. PER IBC 2006. EXPOSURE C.
2. FOUNDATIONS ARE BASED ON A SAFE LATERAL SOIL BEARING PRESSURE MINIMUM OF 3000 PSF PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE FOUNDATION IN FILL.
3. CONCRETE SHALL BE MIXED TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
4. SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS AND SHALL BE EXTRUDED FROM 6063-T6 ALUMINUM ALLOY. FABRICATED PARTS FROM 3003-H14 SHEET.
5. STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
6. ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSIC
7. ALL VOIDS BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.
8. WELDS SHALL BE MADE WITH 4000 SERIES FILLER BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
9. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.
10. THIS DESIGN IS PROTOTYPICAL AND SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS DEEMED SUITABLE BY A COMPETENT PROFESSIONAL ENGINEER.

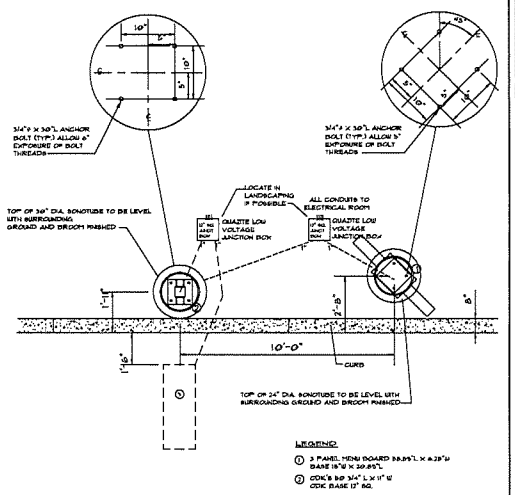
PROJECT: SHEETZ
DIRECTIONAL @ 3'-6" OAH
DESIGN INTENT UP TO 120MPH MAX.

CLIENT: BLAIR SIGN COMPANY
BLAIR GENERAL OFFICES, ALTOONA, PENNSYLVANIA 16601
PHONE: (814) 946-0807 FAX: (814) 946-0808

DWG.	1	BY:	HMA	Project Number:	12-0321
OF		DATE:	05/14/12	Drawing No.:	B107383







Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013

DATE	BY	DESCRIPTION
		REVISIONS

NEW SHEETZ STORE "DELAWARE"
INT. OF MILL RUN CROSSING AND SUNBURY ROAD
CITY OF DELAWARE, OHIO

DETAILS

SCALE:	AS NOTED
DATE:	01-27-20
DRAWN BY:	MPS
FILENAME:	DELAWARE-DRIVE THRU

DT-2

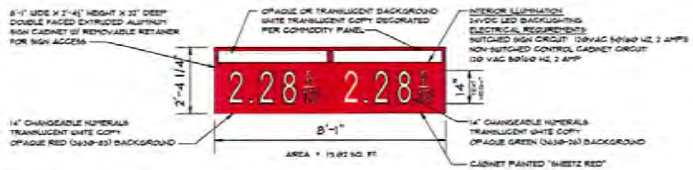
G:\Sheetz\Projects\Delaware\Drive Thru\Sheets\Delaware-Drive Thru.dwg 1/27/2020 2:30:30 PM

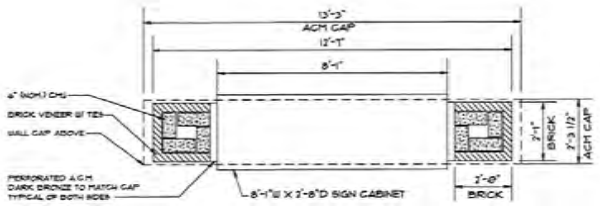


DOUBLE-FACED GAS PRICE SIGN DETAIL - PARTIAL ELEVATION

SCALE: 1/2" = 1'-0" AREA: 35.15 SQ. FT.







PLAN VIEW

SCALE: 1/2"=1'-0"



Convenience Architecture and Design P.C.

351 Sheetz Way, Claysburg, PA 16625 (814) 239-6013

NEW SHEETZ STORE "DELAWARE"
INT. OF HILL RUN CROSSING AND BELLE VALLEY RD.
CITY OF DELAWARE, OHIO

GAS PRICE MONUMENT SIGN DETAILS

NO.	DESCRIPTION	DATE

SCALE:

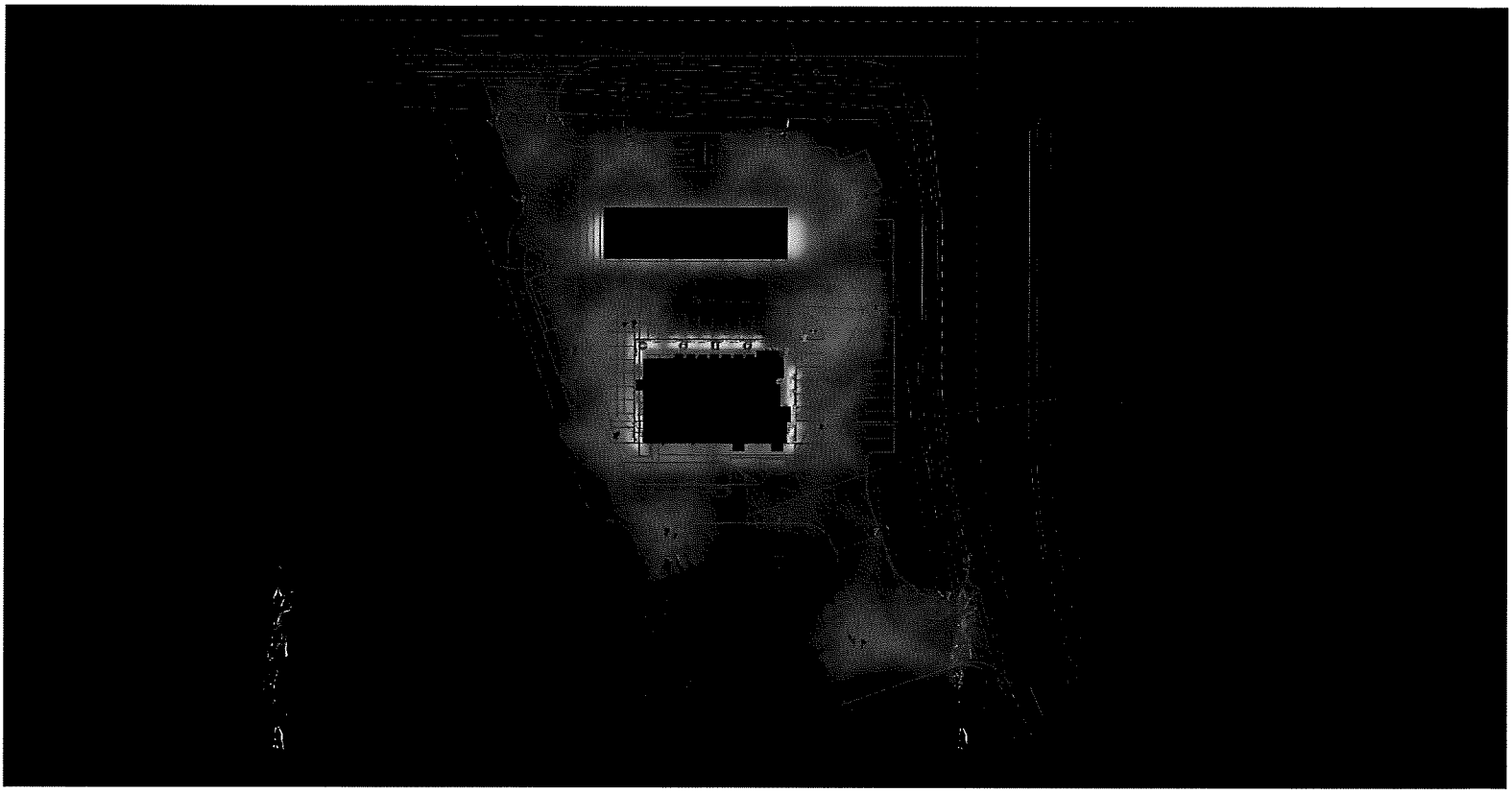
DATE:

DRAWN BY:

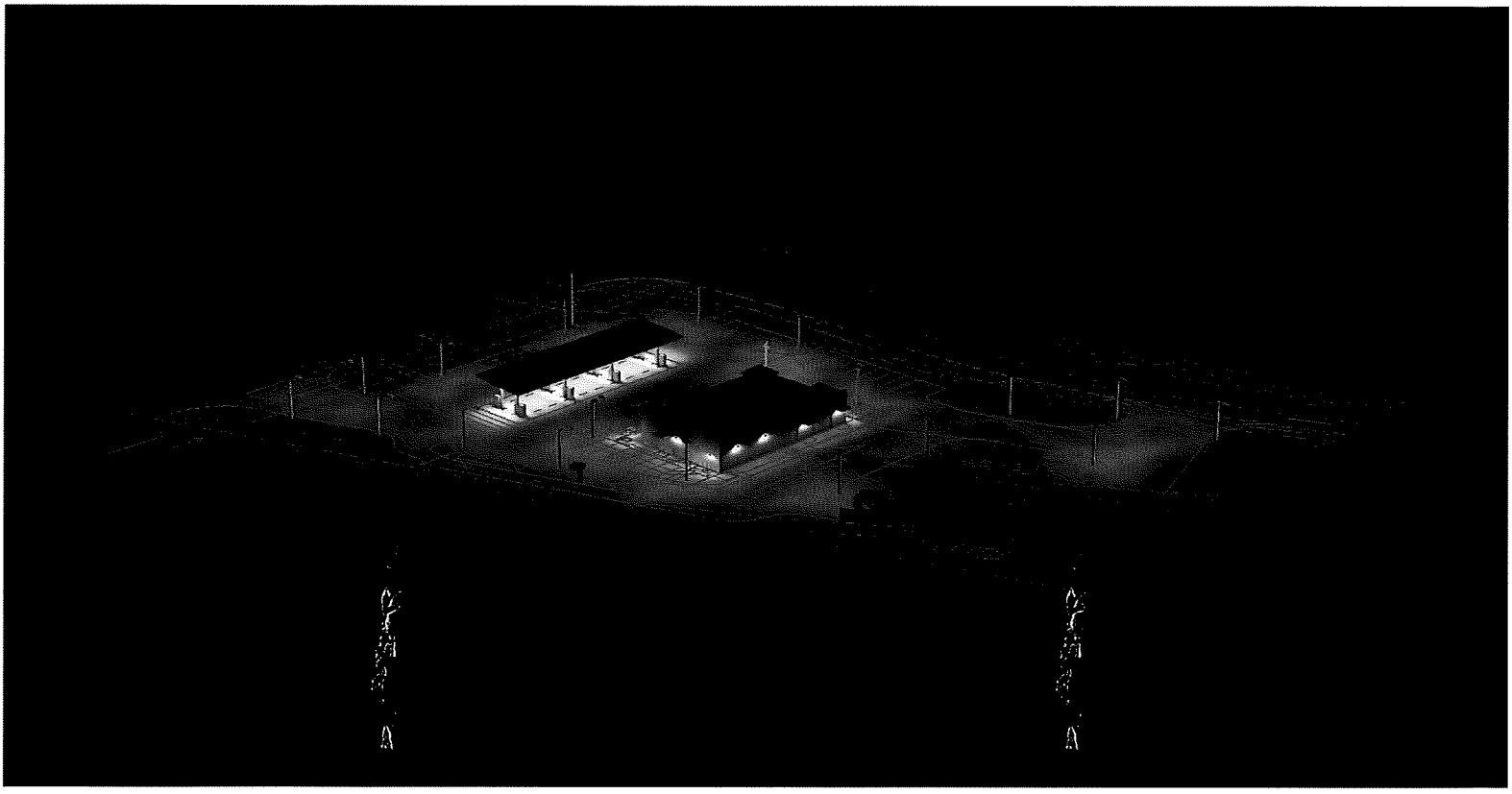
FILENAME:

1











REDLEONARD ASSOCIATES

SHEETZ

US 23 (SUNBURY RD.) & MILL RUN CROSSING
DELAWARE OH

RL-6559-S1

PRODUCT	QTY	LABEL	DESCRIPTION
CANOPY			
	8	A	FLD-OL-15-D2-14-E-UL-XX-700 W/XA-XFR9XX
	16	B	FLD-OL-40-D4-07-E-UL-XX-700 W/XA-XFR9XX
PATHWAY			
	16	C	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
WALL MOUNT			
	7	D	SEC-EDG-3M-WM-02-E-UL-XX-525
	5	E	SEC-EDG-3M-WM-04-E-UL-XX-525
AREA			
	1	F	OSQ-AAXX W/PGM-1 + OSQ-A-NM-15D-B-57K-UL-XX
	3	G	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
	1	H	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
	4	J	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
	6	K	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX W_OSQ-BLSMF
	5	L	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX W_OSQ-BLSMF

EXCELLENCE TODAY AND INTO THE **FUTURE**

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EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 19 DATE: 03/09/2020

ORDINANCE NO: 20-15 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 THE COMMUNITIES AT GLENROSS SECTION 16 CONTAINING 45 SINGLE FAMILY LOTS ON 18.21 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON CAMBIE DRIVE, BALD EAGLE DRIVE AND SUNDAIL LANE.

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 March 4, 2020.

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. 20-15

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 16 CONTAINING 45 SINGLE FAMILY LOTS ON 18.21 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON CAMBIE DRIVE, BALD EAGLE DRIVE AND SUNDAIL LANE.

WHEREAS, the Planning Commission at its meeting on March 4, 2020 recommended approval of a Final Development Plan request by Pulte Homes for the Communities at Glenross Section 16 containing 45 single family lots on 18.21 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundail Lane (PC 2020-0205).

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 the Communities at Glenross Section 16 containing 45 single family lots on 18.21 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundail Lane, 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive buffering shall match the existing buffering in the

Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.

7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
8. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. Lot 12916 shall include an active field area as approved by Staff in addition to the other proposed amenities within the reserve.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 20 | DATE: 03/09/2020

ORDINANCE NO: 20-16 | 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 THE COMMUNITIES AT GLENROSS SECTION 16 PART 1 CONTAINING 36 SINGLE FAMILY LOTS ON 14.476 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON CAMBIE DRIVE, BALD EAGLE DRIVE AND SUNDAIL LANE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Platting of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on March 4, 2020.

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. 20-16

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 16 PART 1 CONTAINING 36 SINGLE FAMILY LOTS ON 14.476 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON CAMBIE DRIVE, BALD EAGLE DRIVE AND SUNDAIL LANE.

WHEREAS, the Planning Commission at its meeting on March 4, 2020 recommended approval of a Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 16 Part 1 containing 36 single family lots on 14.476 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundail Lane (PC 2020-0206).

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 the Communities at Glenross Section 16 Part 1 containing 36 single family lots on 14.476 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundail Lane, 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.

6. The Winterbourne Drive buffering shall match the existing buffering in the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
8. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 21 DATE: 03/09/2020

ORDINANCE NO: 20-17 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 THE COMMUNITIES AT GLENROSS SECTION 16 PART 2 CONTAINING 9 SINGLE FAMILY LOTS ON 3.743 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON BALD EAGLE DRIVE AND SUNDAIL LANE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1111 Platting of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 6-0 on March 4, 2020.

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. 20-17

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 16 PART 2 CONTAINING 9 SINGLE FAMILY LOTS ON 3.743 ACRES ON PROPERTY ZONED R-2 PMU (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON BALD EAGLE DRIVE AND SUNDAIL LANE.

WHEREAS, the Planning Commission at its meeting on March 4, 2020 recommended approval of a Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 16 Part 2 containing 9 single family lots on 3.743 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Bald Eagle Drive and Sundail Lane (PC 2020-0207).

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 the Communities at Glenross Section 16 Part 2 containing 9 single family lots on 3.743 acres on property zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Bald Eagle Drive and Sundail Lane, 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.

6. The Winterbourne Drive buffering shall match the existing buffering in the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
8. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. Lot 12916 shall include an active field area as approved by Staff in addition to the other proposed amenities within the reserve.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2020-0205-0207
REQUEST: Multiple Requests
PROJECT: Communities at Glenross – Section 16
MEETING DATE: March 4, 2020

APPLICANT/OWNER
Pulte Homes
475 Metro Place South Suite 200
Dublin, Ohio 43017

REQUEST
2020-0205: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 16 for 45 single-family lots on 18.21 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.
2020-0206: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 16 Part 1 for 36 single-family lots on 14.476 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.
2020-0207: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 16 Part 2 for 9 single-family lots on 3.743 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Bald Eagle Drive and Sundial Lane.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Cheshire Road east of Winterbourne Drive and just west of the railroad tracks. The subject site is zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District). The properties to the north, south, and west are zoned R-2 PMU while the property to the east across the railroad tracks is the township.

BACKGROUND
This project has an extensive zoning history that dates back to 2006, but the most recent significant action that pertains to the development south of Cheshire Road occurred in August 2016. At that time, City Council approved an amendment to the Zoning and Development Text, an amendment to the Preliminary Development Plan, and an amendment to the Preliminary Subdivision Plat for the Communities at Glenross. The Final Development Plan and Final Subdivision Plat for Sections 11 and 12 were approved in 2017. The Final Development Plan and Final Subdivision Plat for Section 15 was approved in 2018 and the Final Development Plan and Final Subdivision Plat for Section 13 was approved in 2019.

Now the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 16 which consists of 45 single-family lots on 18.21 acres. The Final Subdivision Plat for Section 16 will be divided into two sub-sections; Part 1 will consist of 36 single-family lots on 14.476 acres and Part 2 will consist of 9 single-family lots on 3.743 acres.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for the subject site is R-2 PMU which has a specific development plan and text for the subject development. From a procedural perspective, Final Development Plans and Final Subdivision Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The development text sets forth development standards for the residential development which has specific development text for the entire development pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, architectural elevations, etc. Section 16 is in Sub-Area IB of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The development plan and text is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks.
- **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. Currently, Section 13 has not yet been completed and shall be constructed prior to Section 16, otherwise an off-site improvement plan for stormwater will be required for Section 16. 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.

- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development.
- **ROADS AND ACCESS:** Section 16 is located south of Cheshire Road and would be accessed from Winterbourne Drive which is the main north/south spine road for Sections 11-22 located south of Cheshire Road. There are five different access points to Section 16 which connect to Sections 15, 17, and 19. Wolf Crest Road and Bald Eagle Drive both extend north and south through Section 16 and Sundial Lane extends east to west to connect Wolf Crest Road and Bald Eagle Drive. All the streets are public and would have sidewalks on both sides of the street.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan identifies a bike path along Winterbourne Drive through the subject section that would connect into the City network per the approved Preliminary Development Plan. In addition, there would be sidewalks on both sides of the public streets.
- **LOT LAYOUT & SIZE:** Per the approved development text, the subject lots in Section 16 would be a minimum lot area of 8,450 square feet with minimum 65 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yard setback would be 30 feet (decks and patios may encroach into the setback, but not closer than 15 feet from the lot line), and the side yard setback would be 20% of the lot width (not less than 6 feet) with a minimum house size of 1,600 square feet for a single story dwelling and 1,800 square feet for a multi-story dwelling. Also, all the corner lots achieve compliance with the oversized corner lot requirements in the zoning code. An approximate 3.77 acre reserve area buffers the subject section from Winterbourne Drive that contains mounding, landscaping, and a bike path.
- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are based on the housing options in each Section and Sub-Area per the approved development text. The single-family lots in Sections 16 would require the following design requirements: 1.) At least 40% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick or stone. 2.) All vinyl siding shall have a minimum thickness of 0.044 mils; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.
- **LANDSCAPING & SCREENING:** A comprehensive landscape plan has been submitted which includes street trees, mounding, and landscaping along Winterbourne Drive. The Winterbourne Drive buffering shall match the existing mounding and landscaping plan along this road. The street tree and landscape plans were approved by the Shade Tree Commission on February 25, 2020.
- **OPEN SPACE/PARKLAND:** The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in several reserve areas south of Cheshire Road. Within Section 16, there is approximately 3.77 acres of open space in the reserve area located along Winterbourne Drive which contains a bike path, mounding, and landscaping. In addition, Part 2 of Section 16 contains 0.86 acres of active open space (tot lot) located at the northwest corner of Bald Eagle Drive and Sundial Lane which contains a pair of play structures, a swing set and benches. Staff is also requiring an active field to be programmed in this reserve as there is significant room.
- **TREE PRESERVATION:** The subject section shall achieve compliance with Chapter 1168 Tree Preservation Regulations. There are 36 qualifying trees totaling 556 caliper inches being removed in this section per the submitted tree survey. The developer is proposing significant landscaping and trees in the open space areas and buffering along the railroad tracks in Sections 11-22 south of Cheshire Road. The developer shall submit a Landscape and Open Space Plan for Sections 11-22 (South of Cheshire Road) to document the required tree plantings as well as the proposed replacement trees in these sections (within open spaces and buffering along the railroad tracks). The said plan would serve as a master landscape plan for any tree replacement required in Sections 11-22 (South of Cheshire Road) and any trees over and above the minimum tree planting

requirements can be used to off-set any qualifying trees removed. The proposed plan shall be submitted, reviewed and approved by staff prior to construction drawing approval of Section 16.

- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City that achieves compliance with the zoning code.
- **PHASING:** Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16. Also, the emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).

STAFF RECOMMENDATION – (2020-0205 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes for a Final Development Plan for the Communities at Glenross Section 16 for 45 single-family lots on 18.21 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane, 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
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4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive buffering shall match the existing buffering in the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
8. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. Lot 12916 shall include an active field area as approved by Staff in addition to the other proposed amenities within the reserve.

STAFF RECOMMENDATION – (2020-0206 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for the Communities at Glenross Section 16 Part 1 for 36 single-family lots on 14.476 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane, 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
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5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive buffering shall match the existing buffering in the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
8. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

STAFF RECOMMENDATION – (2020-0207 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for the Communities at Glenross Section 16 Part 2 for 9 single-family lots on 3.743 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Bald Eagle Drive and Sundial Lane, 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in

the approved development text and per applicable sections of the current zoning code.

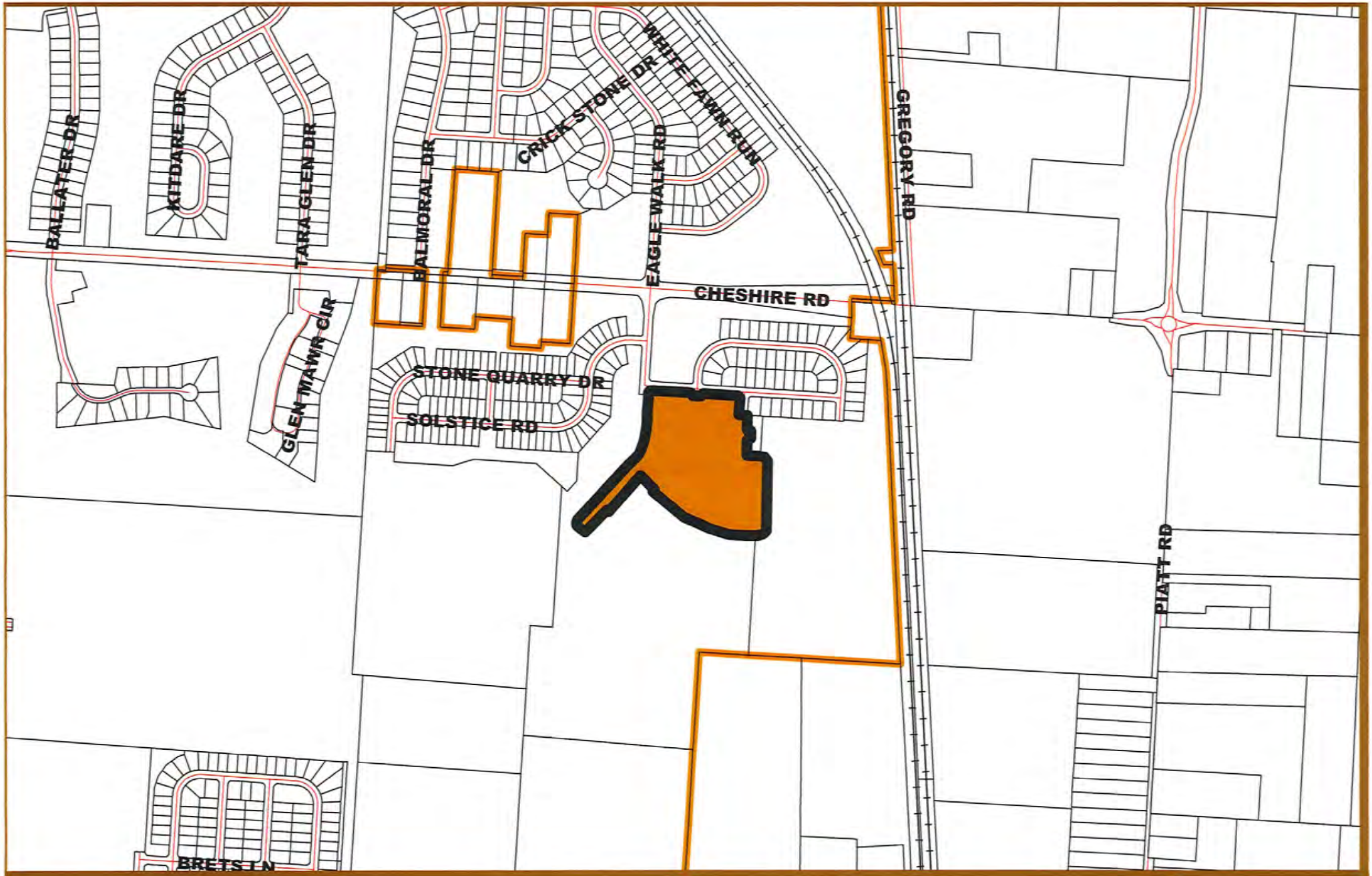
6. The Winterbourne Drive buffering shall match the existing buffering in the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
8. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. Lot 12916 shall include an active field area as approved by Staff in addition to the other proposed amenities within the reserve.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

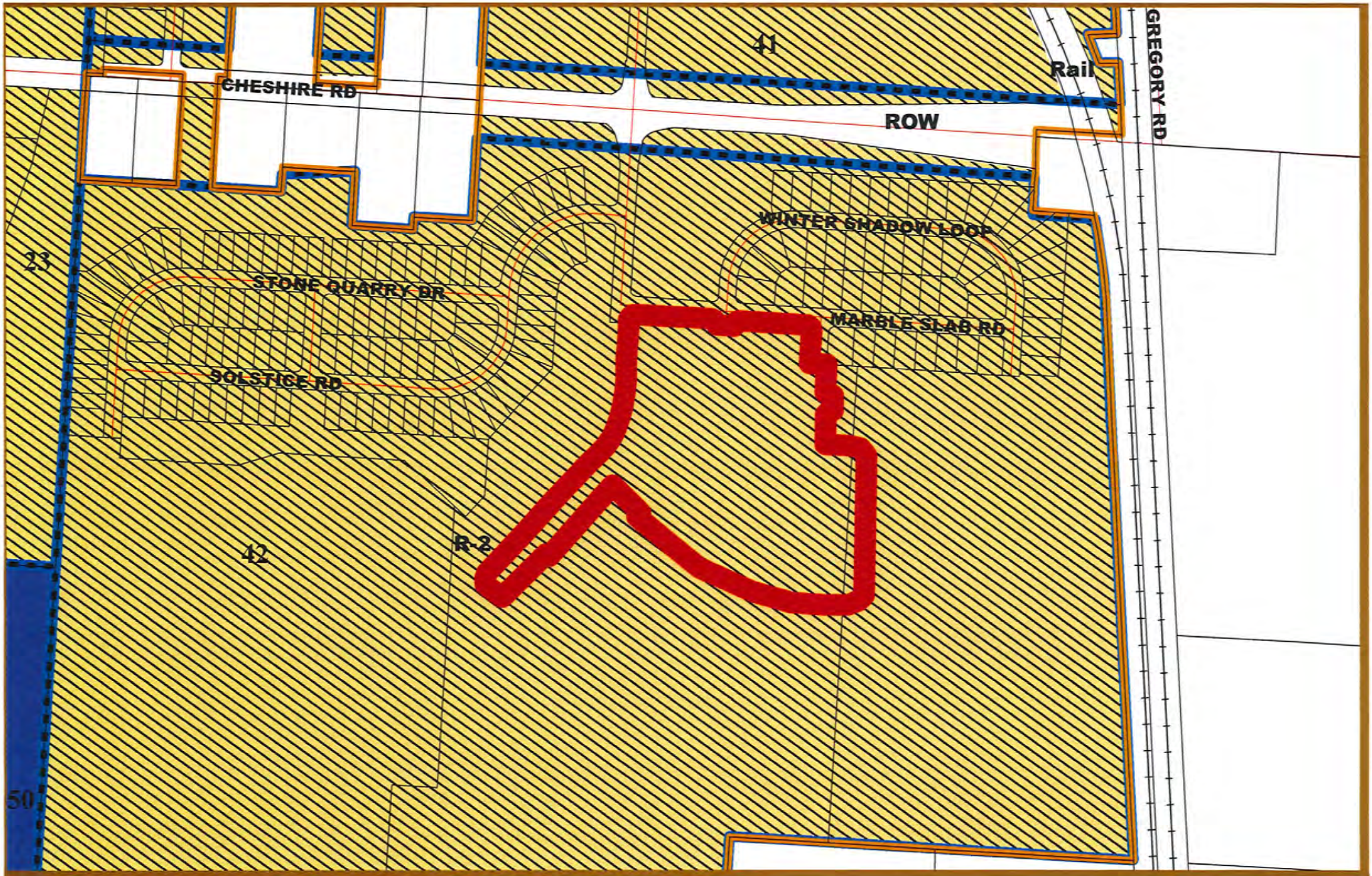
FILE:
ORIGINAL: **02/27/20**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2020-0205-0207
Final Development Plan & Final Subdivision Plat
Communities at Glenross - Section 16
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-0205-0207
Final Development Plan & Final Subdivision Plat
Communities at Glenross - Section 16
Zoning Map

N



EST 1808
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OHIO

2020-0205-0207
Final Development Plan & Final Subdivision Plat
Communities at Glenross - Section 16
Aerial (2016) Map

N

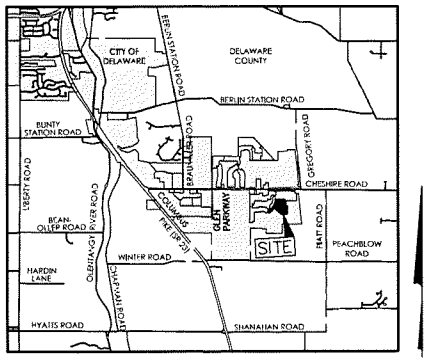


GRAPHIC SCALE

SHEET # 11/11	JOB NO. 20175166	SCALE 1" = 100'	DATE January 06, 2020	EMH&T	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR **COMMUNITIES AT GLENROSS** **SECTION 16** **ILLUSTRATIVE SITE PLAN**	PulteGroup

REVISIONS		
MARK	DATE	DESCRIPTION
	3-6-20	REVISED PER STAFF REVIEW COMMENTS

COMMUNITIES AT GLENROSS
SECTION 16



LOCATION MAP

NO SCALE

PREPARED FOR:

PulteGroup

475 METRO PLACE SOUTH
SUITE 200
DUBLIN, OHIO 43017
PH. 614-376-1000

SUBMITTAL: JANUARY 10, 2020
RESUBMITTED: FEBRUARY 6, 2020

CIVIL ENGINEER

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

INDEX OF DRAWINGS

FINAL PLATS:	
SECTION 16 PART 1:	SHEET 1-2
SECTION 16 PART 2:	SHEET 3-4
SITE PLAN:	SHEET 5-6
TREE INVENTORY AND REMOVAL PLAN:	SHEET 8-7
LIGHTING PLAN:	SHEET 9-10
ILLUSTRATIVE SITE PLAN:	SHEET 11
LANDSCAPE PLANS:	L-1 - L-2

THE COMMUNITIES AT GLENROSS
SECTION 16 PART 1

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 22 (0.207 acre) and 27 (14.269 acres), Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 14.476 acres of land, more or less, said 14.476 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 9 to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record 1327, Page 1465 and Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC,** a Michigan limited liability company, by **DAVE DOZER,** Director of Land Development, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 16 PART 1",** a subdivision containing Lots numbered 12870 to 12986, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Bald Eagle Drive, Cambie Drive and Sundial Lane (2.284 acres of land, more or less) shown hereon and not heretofore dedicated.

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

In Witness Whereof, **DAVE DOZER,** Director of Land Development of **PULTE HOMES OF OHIO LLC,** has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

_____

By _____
DAVE DOZER,
Director of Land Development

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DAVE DOZER,** Director of Land Development of **PULTE HOMES OF OHIO LLC,** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC,** for the uses and purposes expressed herein.

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

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____ 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Bald Eagle Drive, Cambie Drive and Sundial Lane (2.284 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____ 20___
_____
Elaine McCloskey, City Clerk,
Delaware, Ohio

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

Approved this ____ Day of _____ 20___
_____
David M. Efland, AICP, Planning and Community Development Director,
Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
William L. Ferrigno, P.E., Public Works Director/City Engineer,
Delaware, Ohio

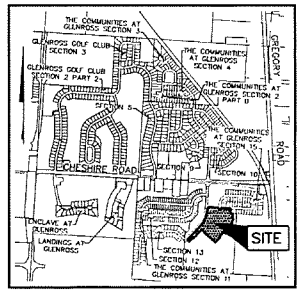
Approved this ____ Day of _____ 20___
_____
Blake Jordan, P.E.,
Public Utilities Director,
Delaware, Ohio

Transferred this ____ day of _____, 20___.
_____
Auditor, Delaware County, Ohio

Filed for record this ___day of _____, 20___ at _____M.
Fee $_____
_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

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

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

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

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

SURVEYED & PLATTED BY

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

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

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

By _____ _____
Professional Surveyor No. 7865 Date

THE COMMUNITIES AT GLENROSS SECTION 16 PART 1

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

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 16 Part 1 in effect at the time of platting of The Communities at Glenross Section 16 Part 1 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	20*/6 feet
Rear yard:	30 feet
Zoning classification:	PMUR2

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

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 16 Part 1 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329

NOTE "D": All utilities within The Communities at Glenross Section 16 Part 1 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	14.476 Ac.
Acreage in Lot 12870	3.774 Ac.
Acreage in remaining lots	7.318 Ac.
Acreage in right-of-way	2.294 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 16 Part 1 is out of the following Delaware County Parcel Numbers:

41832001040000	14.476 Ac.
41832001042000	0.207 Ac.

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

NOTE "H" - LOT 12870: Lot 12870, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in The Communities at Glenross subdivisions for open space and stormwater facilities.

NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by those providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 16 Part 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

Ⓐ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=S41°23'20"E Ch=28.28'

Ⓑ S86°23'20"E 58.00'

Ⓒ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N48°36'40"E Ch=28.28'

Ⓓ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=S41°23'20"E Ch=28.28'

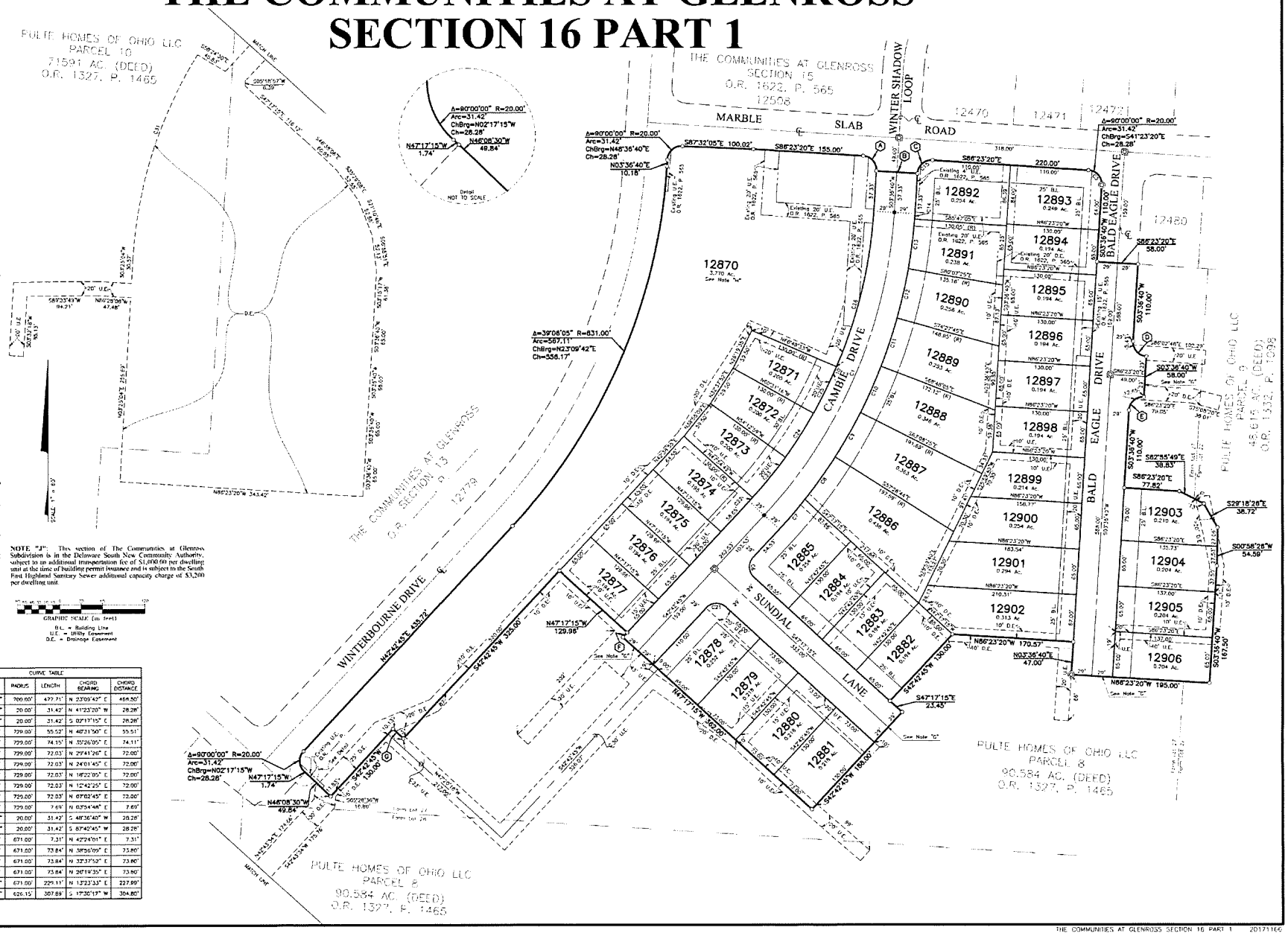
Ⓔ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=S48°36'40"W Ch=28.28'

Ⓕ N42°42'45"E 8.58'

Ⓖ N47°17'15"W 20.04'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°06'05"	700.00'	477.71'	N 23°09'45" E	468.50'
C5	90°00'00"	20.00'	31.42'	N 41°23'20" W	28.28'
C6	90°00'00"	20.00'	31.42'	S 87°17'15" E	28.28'
C7	4°21'50"	729.00'	55.52'	N 40°31'50" E	55.51'
C8	5°49'35"	729.00'	74.15'	N 35°26'05" E	74.11'
C9	5°39'40"	729.00'	72.03'	N 29°41'26" E	72.00'
C10	5°39'40"	729.00'	72.03'	N 24°01'45" E	72.00'
C11	5°39'40"	729.00'	72.03'	N 18°22'05" E	72.00'
C12	5°39'40"	729.00'	72.03'	N 12°42'25" E	72.00'
C13	5°39'40"	729.00'	72.03'	N 07°02'45" E	72.00'
C14	0°36'15"	729.00'	7.69'	N 03°54'48" E	7.69'
C15	90°00'00"	20.00'	31.42'	S 48°36'40" W	28.28'
C21	90°00'00"	20.00'	31.42'	S 87°40'45" W	28.28'
C22	0°37'27"	671.00'	7.31'	N 42°24'01" E	7.31'
C23	6°18'17"	671.00'	73.84'	N 38°50'09" E	73.80'
C24	6°18'17"	671.00'	73.84'	N 32°31'52" E	73.80'
C25	6°18'17"	671.00'	73.84'	N 26°13'35" E	73.80'
C26	19°33'47"	671.00'	229.11'	N 13°23'33" E	227.99'
C31	26°10'26"	626.15'	307.89'	S 17°30'17" W	304.80'



NOTE "J": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $1,400.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

THE COMMUNITIES AT GLENROSS SECTION 16 PART 2

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 21 (0.042 acre), 22 (0.215 acre), 27 (2.802 acres) and 28 (0.674 acre), Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 3.734 acres of land, more or less, said 3.734 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 9 to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record 1327, Page 1465 and Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC,** a Michigan limited liability company, by **DAVE DOZER,** Director of Land Development, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 16 PART 2",** a subdivision containing Lots numbered 12907 to 12916, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Bald Eagle Drive and Sundial Lane (0.813 acre of land, more or less) shown hereon and not heretofore dedicated.

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

In Witness Whereof, **DAVE DOZER,** Director of Land Development of **PULTE HOMES OF OHIO LLC,** has hereunto set his hand this ____day of _____, 20___.

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

_____

By _____
DAVE DOZER,
Director of Land Development

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DAVE DOZER,** Director of Land Development of **PULTE HOMES OF OHIO LLC,** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC,** for the uses and purposes expressed herein.

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

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____ 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Bald Eagle Drive and Sundial Lane (0.813 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this _____ Day of _____ 20___

_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this _____ Day of _____ 20___

_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this _____ Day of _____ 20___

_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this _____ Day of _____ 20___

_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

Approved this _____ Day of _____ 20___

_____
Blake Jordan, P.E., Public Utilities Director, Delaware, Ohio

Transferred this _____ day of _____, 20___.

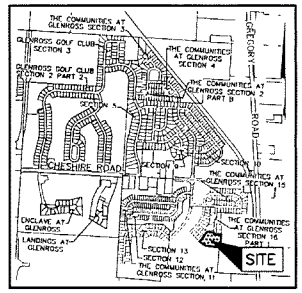
_____
Auditor, Delaware County, Ohio

Filed for record this ___day of _____, 20___ at _____M.
Fee $_____

_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

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

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

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

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

SURVEYED & PLATTED BY

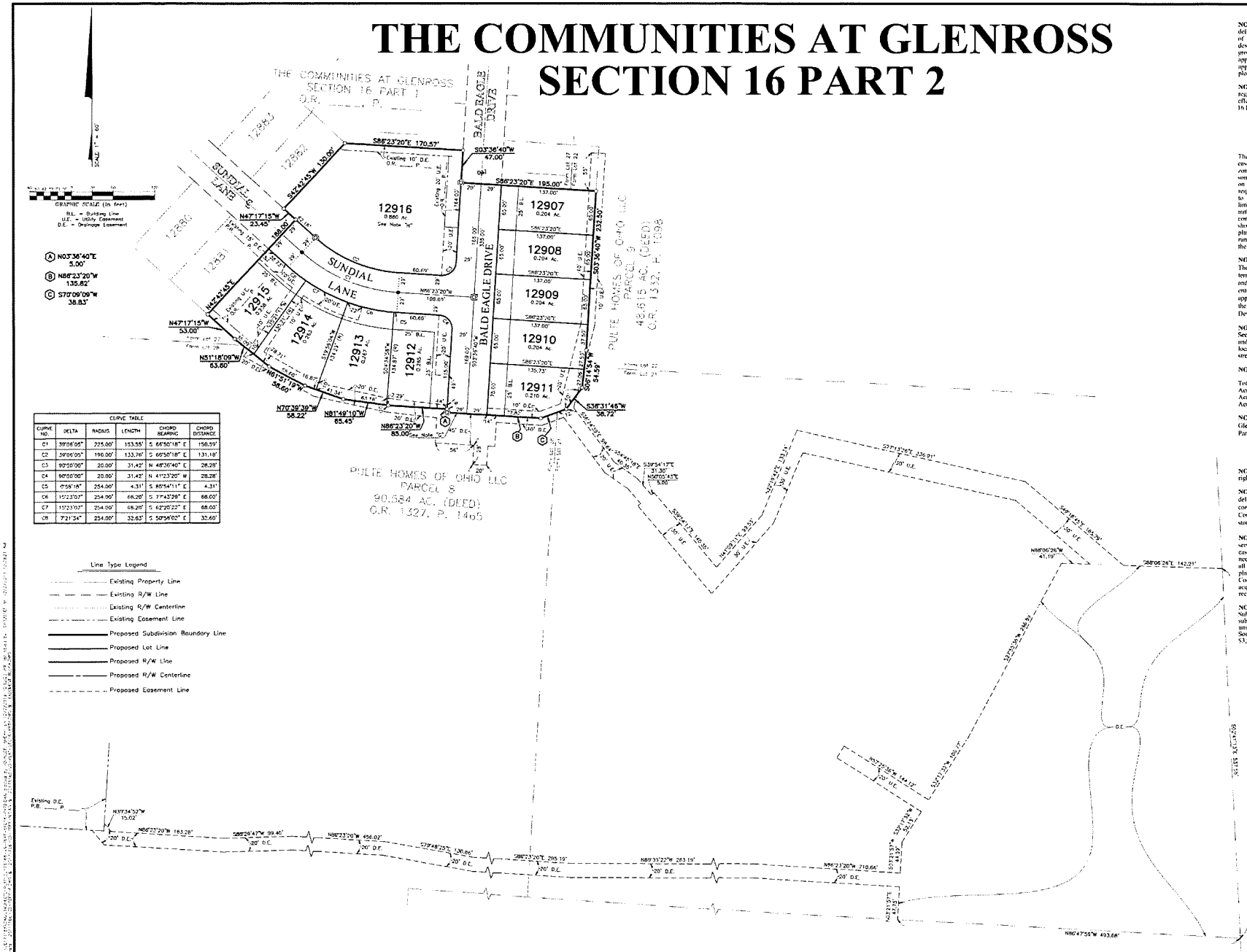
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)
⊡ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

THE COMMUNITIES AT GLENROSS SECTION 16 PART 2



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°06'05"	225.00'	153.55'	S 66°50'18" E	150.59'
C2	39°06'05"	190.00'	133.76'	S 66°50'18" E	131.18'
C3	90°00'00"	20.00'	31.42'	N 48°36'40" E	28.28'
C4	90°00'00"	20.00'	31.42'	N 41°23'20" W	28.28'
C5	0°58'18"	254.00'	4.31'	S 86°54'11" E	4.31'
C6	15°23'07"	254.00'	68.20'	S 71°43'29" E	68.00'
C7	15°23'07"	254.00'	68.20'	S 62°20'22" E	68.00'
C8	7°21'34"	254.00'	32.63'	S 58°54'02" E	32.60'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

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

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 16 Part 2 in effect at the time of platting of The Communities at Glenross Section 16 Part 2 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	20%/6 feet
Rear yard:	30 feet
Zoning classification:	PMUSR2

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

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 16 Part 2 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329.

NOTE "D": All utilities within The Communities at Glenross Section 16 Part 2 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	3.734 Ac.
Acreage in Lot 12916	0.860 Ac.
Acreage in remaining lots	2.961 Ac.
Acreage in right-of-way	0.813 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 16 Part 2 is out of the following Delaware County Parcel Numbers:

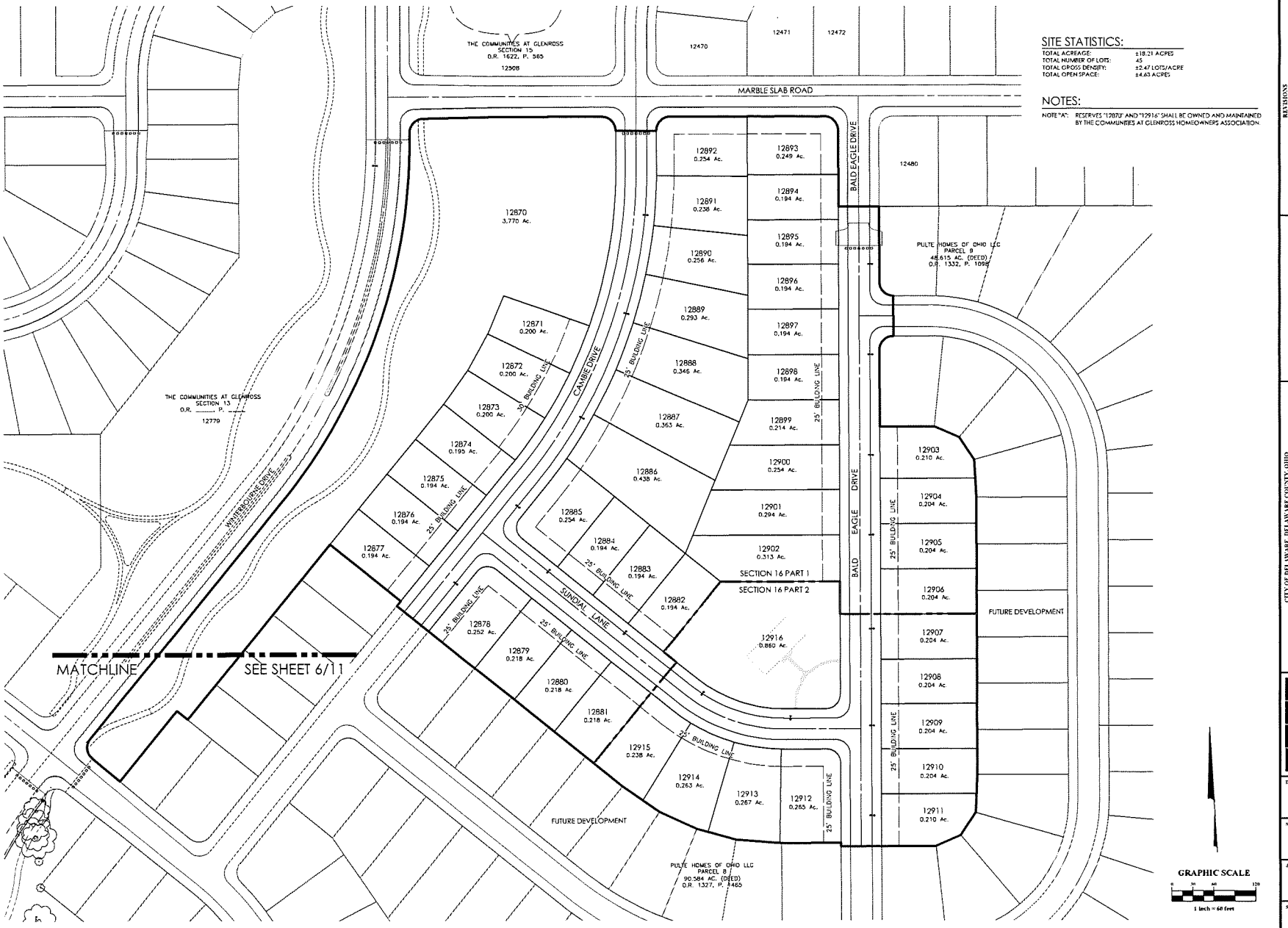
41832001040000	3.477 Ac
41832001042000	0.257 Ac

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

NOTE "H" - LOTS 12916: Lot 12916, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in The Communities at Glenross subdivisions for open space and stormwater facilities.

NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 16 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "J": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.



SITE STATISTICS:

TOTAL ACREAGE:	±18.21 ACRES
TOTAL NUMBER OF LOTS:	45
TOTAL GROSS DENSITY:	±2.47 LOTS/ACRE
TOTAL OPEN SPACE:	±4.63 ACRES

NOTES:

NOTE "A": RESERVES "12870" AND "12916" SHALL BE OWNED AND MAINTAINED BY THE COMMUNITIES AT GLENROSS HOMEOWNERS ASSOCIATION.

GRAPHIC SCALE

1 inch = 60 feet

ISSUE	DATE	REVISIONS DESCRIPTION
1	3-4-21	REVISED PER CITY SITE REVISIONS MARK-UP

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS SECTION 16
SITE PLAN

EMHT

DATE: January 18, 2020

SCALE: 1" = 60'

JOB NO.: 20171166

SHEET: 5/11

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

COMMUNITIES AT GLENROSS
SECTION 16
FOR

SITE PLAN
FISCAL DEVELOPMENT PLAN

EMH&T

DATE: January 10, 2020

SCALE: 1" = 60'

JOB NO: 20171166

SHEET: 6/11

PulteGroup

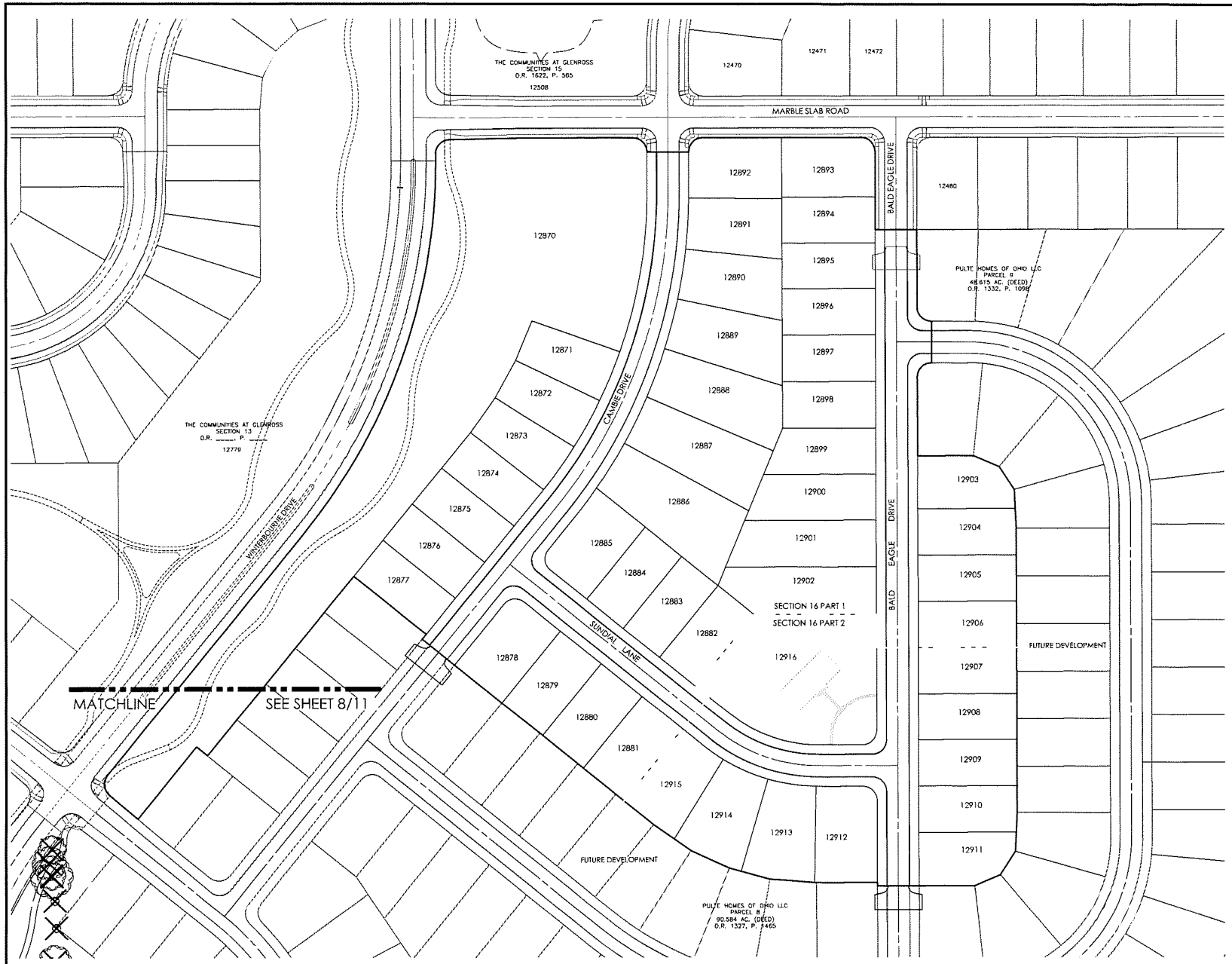
MARK	DATE	DESCRIPTION
	2-5-20	REVISED PER OFF-SITE AUTHORITY MAINS

REVISIONS

GRAPHIC SCALE

1 inch = 60 feet

J:\20171166\Dwg\Development Plans\5 Site Records\ Last Saved By: schorp Date: 2/5/2020 8:35 AM Last Printed By: Chorp Date: 2/5/2020 8:47 AM (No xrefs)



REVISIONS

MARK	DATE	DESCRIPTION
	1-6-20	REVISED PER OFF-SITE RETENTION BASIN

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS SECTION 16
TREE INVENTORY & REMOVAL PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners
5500 New Albany Road, Columbus, OH 43054
Phone: (614) 775-4500 Fax: (614) 775-4800
emht.com

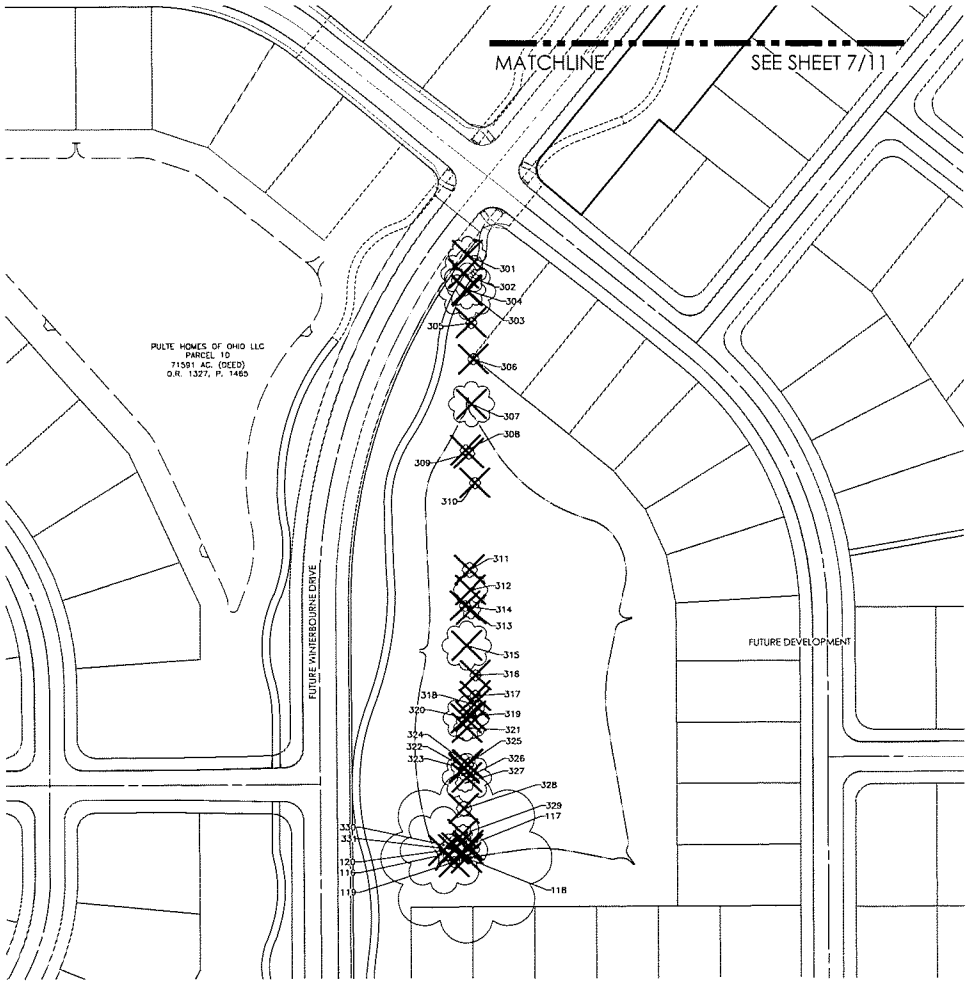
DATE
January 10, 2020

SCALE
1" = 100'

JOB NO.
20171166

SHEET
7/11

J:\2017\166\Survey\Plat\Development Plan\Tree Inventory & Removal Plan.dwg, Last Saved By: sshore, 2/6/2020 8:33 AM Last Plotted By: Shore, Shaun, 2/6/2020 8:45 AM (No refs)



Trees Removed

Trees to be Removed

Tree Number	Size	Condition	Common Name
116	12	Fair	Pear
117	6	Fair	Pear
118	90	Good	American Basswood
119	6	Good	American Elm
120	46	Good	Pin Oak
301	20	Good	Pin Oak
302	24	Good	Pin Oak
303	30	Good	Red Mulberry
304	20	Good	Pin Oak
305	6	Good	Bitternut Hickory
306	6	Good	Bitternut Hickory
307	24	Good	Bitternut Hickory
308	6	Good	American Elm
309	6	Good	Shagbark Hickory
310	6	Good	American Elm
311	8	Good	Shagbark Hickory
312	18	Good	Shagbark Hickory
313	10	Good	Shagbark Hickory
314	6	Good	Shagbark Hickory
315	26	Good	Bitternut Hickory
316	6	Good	Bitternut Hickory
317	6	Good	Shagbark Hickory
318	6	Good	Bitternut Hickory
319	6	Good	Bitternut Hickory
320	24	Good	Pin Oak
321	14	Good	Shagbark Hickory
322	14	Fair	Shagbark Hickory
323	6	Good	Shagbark Hickory
324	6	Good	American Elm
325	6	Good	Shagbark Hickory
326	26	Good	Pin Oak
327	10	Fair	Shagbark Hickory
328	8	Good	American Basswood
329	10	Good	American Basswood
330	18	Good	Pin Oak
331	14	Good	Shagbark Hickory

TREE INVENTORY

Total Number of Trees: 36 (558 Caliper Inches)
Number of Trees Removed: 36 (558 Caliper Inches)
Poor Trees or Ash Trees: 0 (0 Caliper Inches)
Total Number of Trees Preserved: 0 (0 Caliper Inches)

Tree Replacement Requirements:

Section 11: Total of 375 caliper inches removed.
Total of 457 caliper inches replaced
– 69 Shade Trees at 2.5 caliper inches
– 61 Ornamental Trees at 2.5 caliper inches
– 44 Evergreen Trees 6 foot height equates to 3.0 caliper inches
Additional 82 caliper inches of tree replacement

Section 12: 0 caliper inches removed (the trees in section 12 that were removed were counted in Section 11)
Total of 185.5 caliper inches replaced
– 37 Shade Trees at 2.5 caliper inches
– 31 Evergreen Trees 6 foot height equates to 3.0 caliper inches
Additional 185.5 caliper inches replaced

Section 15: 0 caliper inches removed: 0
Total of 351 caliper inches replaced
– 30 Shade Trees at 2.5 caliper inches
– 92 Evergreen Trees 6 foot height equates to 3.0 caliper inches
Additional 351 caliper inches replaced

Section 13: Total of 1,698 caliper inches removed.
Total of 377 caliper inches replaced.
– 84 Shade Trees at 2.5 caliper inches
– 10 Ornamental Trees at 2.0 caliper inches
– 49 Evergreen Trees 6 foot height equates to 3.0 caliper inches

Section 16: Total of 556 caliper inches removed.
Total of 252 caliper inches replaced.
– 40 Shade Trees at 2.5 caliper inches
– 28 Ornamental Trees at 2.0 caliper inches
– 32 Evergreen Trees 6 foot height equates to 3.0 caliper inches

1,877 caliper inches – 82 caliper inches (Section 11) – 185.5 caliper inches (Section 12) – 351 caliper inches (Section 15) – 252 caliper inches (Section 16) = 1,008.5 additional caliper inches that are required to be replaced in future section of the Communities at Glenross.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION
1	3-6-20	REVISED PER CITY REVISION REVIEW

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 16
TREE INVENTORY & REMOVAL PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
660 Northwoods Boulevard, Columbus, OH 43235
Phone: (614) 775-4500 Fax: (614) 775-4800
emht.com

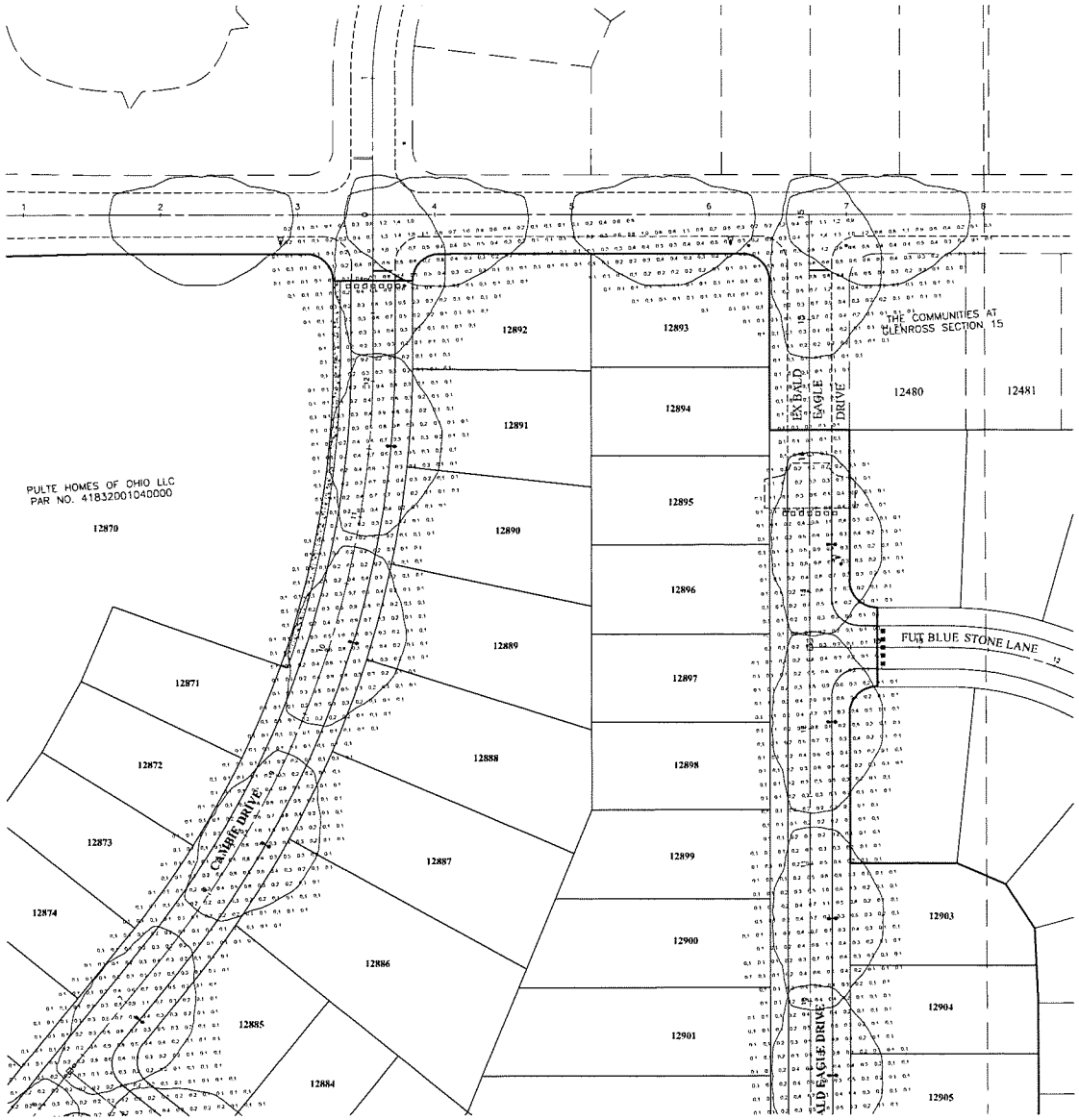
DATE
January 10, 2020

SCALE
1" = 100'

JOB NO.
20171166

SHEET
8/11

c:\20171166\Design\Land Development Plans\Tree Inventory & Removal Plan.dwg, Last Saved By: sjones, 2/6/2020 10:20 AM Last Printed By: Steve Jones, 2/6/2020 10:20 AM
(no scale)



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Cambie Drive	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
Sundial Lane	0.5 fc	1.0 fc	0.2 fc	5.0:1	2.5:1
Bald Eagle Drive	0.5 fc	1.1 fc	0.1 fc	11.0:1	5.0:1
Site Sidewalks	0.2 fc	0.6 fc	0.1 fc	6.0:1	2.0:1

LUMINAIRE SCHEDULE

Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
GVD2 P30 30K AS M CMC 3 R S GL P7 FPD85 PSC (RDWD-34,1, 12/31/18) GranVille II LED 2 (GVD2) Custom Match Color= RP009P022 Delaware Green: GranVille 174; II LED (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, Shorting Cap, Unique Solutions, A Division of Holophane Newark, Ohio 43055 www.holophane.com	LED COB	1	6347	0.86	60

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

REVISIONS

MARK	DATE	DESCRIPTION
	3-4-20	REVISED PER OFFSITE REVISION REQ'S

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 16
LIGHTING PLAN

EMHT

DATE
January 10, 2020

SCALE
1" = 40'

JOB NO.
20171166

SHEET
9/11

J:\2017\166\Civil\Submittals\Final Development Plan\16 Lighting Package Last Saved By: kshea, 1/28/2020 3:47 PM Last Plotted By: Chase Shea, 2/6/2020 8:45 AM (No Pen)



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Cambie Drive	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
Sundial Lane	0.5 fc	1.0 fc	0.2 fc	5.0:1	2.5:1
Bald Eagle Drive	0.5 fc	1.1 fc	0.1 fc	11.0:1	5.0:1
Site Sidewalks	0.2 fc	0.6 fc	0.1 fc	6.0:1	2.0:1

LUMINAIRE SCHEDULE

Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
GVD2 P30 30K AS M CMC 3 R S GL P7 FPD85 PSC (RDWD-34.1, 12/31/16) GranVille II LED 2 (GVD2) Custom Match Color= RP009P022 Delaware Green: GranVille 174; II LED (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, Shorting Cap, Unique Solutions, A Division of Holophane Newark, Ohio 43055 www.holophane.com	LED COB	1	6347	0.86	60

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

REVISIONS

MARK	DATE	DESCRIPTION
1	3-9-20	REVISED PER OFF-SITE REVISION BASIS

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 16
LIGHTING PLAN

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

DATE
January 10, 2020

SCALE
1" = 40'

JOB NO.
20171166

SHEET
10/11

J:\2017\166\Dwg\04-Drawing\Final Development Plan\16 Lighting Plan.dwg, Last Saved By: bbrock, 1/29/2020 2:57 PM, Last Plotted By: bbrock, 2/6/2020 8:44 AM (No Xrefs)



1 OVERALL LANDSCAPE PLAN
Scale: 1" = 60'-0"

0' 30' 60' 120'

STREET TREE PLANT LIST

DECIDUOUS TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
24	AF	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL
46	UA	PIONEER ELM	ULMUS 'VALLEY FORGE'	2.5" CAL
33	GT	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS	2.5" CAL
25	AO	OCTOBER GLORY MAPLE	ACER " OCTOBER GLORY"	2.5" CAL

OPEN SPACE PLANT LIST

DECIDUOUS TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
8		LONDON PLANE TREE	PLATANUS OCCIDENTALIS	2.5" CAL
8		TULIP TREE	LIRIODENDRON TULIPIFERA	2.5" CAL
8		AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2.5" CAL
8		SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL

ORNAMENTAL TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
7		IVORY SILK LILAC	SYRINGA RETICULATA	3" CAL
7		PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	3" CAL
6		WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTERKING'	2" CAL

EVERGREEN TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
10		NORWAY SPRUCE	PICEA ABIES	6' HT
10		WHITE SPRUCE	PICEA GLAUCA	6' HT

REVISIONS

DATE	BY	DESCRIPTION

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PROJECT
COMMUNITIES AT GLENROSS SEC 16
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
OVERALL SITE LANDSCAPE PLAN

PulteGroup

BLENDON GARDENS

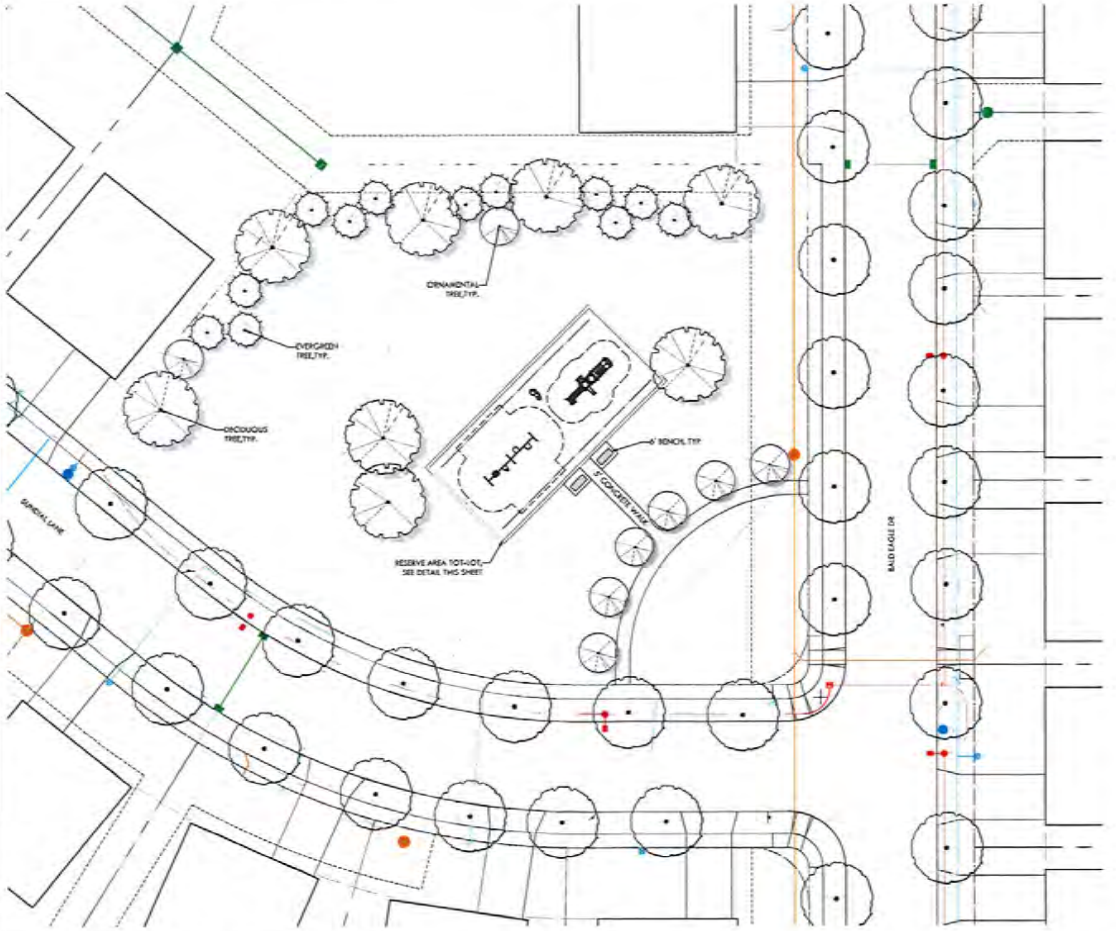
DATE 01.07.20

DRAWN BY T. OSTERFELD

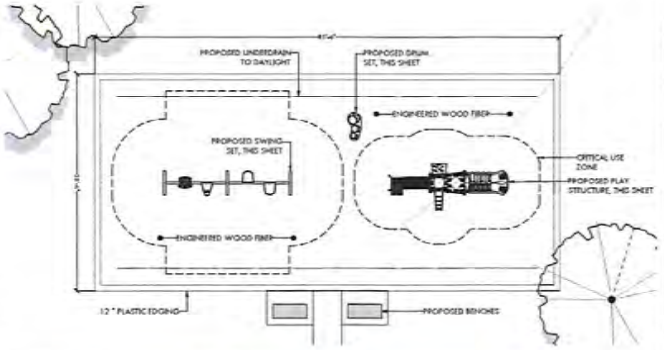
CHECKED BY B. THORNTON

PROJECT NUMBER

SHEET
L-1



2 RESERVE "R" LANDSCAPE PLAN
Scale: 1" = 20'-0"



3 PLAYGROUND ENLARGEMENT
Scale: 1" = 10'-0"



PLAY STRUCTURES



COMPOSITE PLAY STRUCTURE



SWINGSET STRUCTURE

RESERVE "R" PLANT LIST

DECIDUOUS TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
4		RED OAK	QUERCUS RUBRA	2.5" CAL
4		AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2.5" CAL

ORNAMENTAL TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
8		WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTERKING'	2" CAL

EVERGREEN TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
6		NORWAY SPRUCE	PICEA ABIES	6' HT
6		WHITE SPRUCE	PICEA GLAUCA	6' HT

NOTE:
THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY OR ALL PORTIONS OF THE MATERIALS/EQUIPMENT WITHIN THE TOT LOT IF SAID MATERIALS/ EQUIPMENT ARE NOT AVAILABLE, THE MATERIALS/EQUIPMENT WILL BE SUBSTITUTED WITH OTHER MATERIALS/EQUIPMENT OF SIMILAR SIZE, STYLE, QUALITY AND COST.

REVISIONS

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PROJECT
COMMUNITIES AT GLENROSS SEC 16
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
RESERVE "R" LANDSCAPE PLAN

PulteGroup

BLENDON GARDENS

DATE: 01.07.20
DRAWN BY: T. OSTERFELD
CHECKED BY: B. THORNTON
PROJECT NUMBER:
SHEET:
L-2

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 22 | DATE: 03/09/2020

ORDINANCE NO: 20-18 | 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 T&R PROPERTIES FOR THE ENCLAVE AT THE RAVINES AT OLENTANGY CONTAINING 86 SINGLE FAMILY ATTACHED UNITS AND 1 SINGLE FAMILY DETACHED UNIT ON APPROXIMATELY 14.742 ACRES ON PROPERTY ZONED R-6 PMU (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF CURVE ROAD AND WEST OF ROCHDALE RUN.

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 March 4, 2020.

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. 20-18

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY T&R PROPERTIES FOR THE ENCLAVE AT THE RAVINES AT OLENTANGY CONTAINING 86 SINGLE FAMILY ATTACHED UNITS AND 1 SINGLE FAMILY DETACHED UNIT ON APPROXIMATELY 14.742 ACRES ON PROPERTY ZONED R-6 PMU (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF CURVE ROAD AND WEST OF ROCHDALE RUN.

WHEREAS, the Planning Commission at its meeting of March 4, 2020 recommended approval of a Final Development Plan request by T&R Properties for the Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Curve Road and west of Rochdale Run (PC Case 2020-0236).

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 T&R Properties for the Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Curve Road and west of Rochdale Run, 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 internal access roadway network shall be comprised of 24-foot-wide private streets built to public street standards with no parking permitted on the streets.
3. The applicant shall dedicate right-of-way for the Curve Road roundabout per the County Engineer requirements.
4. The street names shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to recording the Final Plat.
5. Internal sidewalks shall be located on one side of each private street.

6. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan and the approved development text.
7. The single family attached units shall comply achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards and typical elevations shall be provided for review with the Final Development Plan.
8. The minimum dwelling unit size shall be 1,200 square feet per the approved development text.
9. A deck or patio (12'x16' maximum size) shall be permitted on the lots identified on the Final Development Plan per the developer. The location, size, and setback of such deck or patio is identified on the Final Development Plan. A note shall be included on the Final Subdivision Plat that clearly indicates the aforementioned lots per the approved Final Development Plan.
10. A minimum 6-foot-high mound with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center shall be installed along Curve Road adjacent to lots 46-59. The perimeter landscaping maintenance shall be the responsibility of the Homeowner's Association.
11. Individual building landscaping shall be required per Chapter 1171 Design Criteria and Performance Standards of the zoning code.
12. A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted in the Final Development Plan submittal.
13. Any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
14. The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures. As a condition of constructing any dwelling unit with a basement located within the 1000 ft offset from landfilled material, the applicant is required to enter into an agreement with the City pertaining to the installation of two additional explosive gas monitoring points east of Rochdale Run, and to pay all costs associated with the installation, operation, maintenance and reporting of the monitoring points.
15. Injector pumps shall not be required to provide basement services to any building.
16. A sidewalk with street trees shall be installed on the on the southside of Rochdale Run.
17. Per the County Engineer, a portion of the perimeter mounding shall be permitted to encroach into the Curve Road right-of-way.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 23 | DATE: 03/09/2020

ORDINANCE NO: 20-19 | 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 T&R PROPERTIES FOR THE ENCLAVE AT THE RAVINES AT OLENTANGY CONTAINING 86 SINGLE FAMILY ATTACHED UNITS AND 1 SINGLE FAMILY DETACHED ON APPROXIMATELY 14.742 ACRES ON PROPERTY ZONED R-6 PMU (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF CURVE ROAD AND WEST OF ROCHDALE RUN.

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 March 4, 2020.

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. 20-19

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY T&R PROPERTIES FOR THE ENCLAVE AT THE RAVINES AT OLENTANGY CONTAINING 86 SINGLE FAMILY ATTACHED UNITS AND 1 SINGLE FAMILY DETACHED UNIT ON APPROXIMATELY 14.742 ACRES ON PROPERTY ZONED R-6 PMU (MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF CURVE ROAD AND WEST OF ROCHDALE RUN.

WHEREAS, the Planning Commission at its meeting of March 4, 2020 recommended approval of a Final Subdivision Plat request by T&R Properties for the Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Curve Road and west of Rochdale Run (PC Case 2020-0237).

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 T&R Properties for the Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Curve Road and west of Rochdale Run, 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 internal access roadway network shall be comprised of 24-foot-wide private streets built to public street standards with no parking permitted on the streets.
3. The applicant shall dedicate right-of-way for the Curve Road roundabout per the County Engineer requirements.
4. The street names shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to recording the Final Plat.
5. Internal sidewalks shall be located on one side of each private street.

6. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan and the approved development text.
7. The single family attached units shall comply achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards and typical elevations shall be provided for review with the Final Development Plan.
8. The minimum dwelling unit size shall be 1,200 square feet per the approved development text.
9. A deck or patio (12'x16' maximum size) shall be permitted on the lots identified on the Final Development Plan per the developer. The location, size, and setback of such deck or patio is identified on the Final Development Plan. A note shall be included on the Final Subdivision Plat that clearly indicates the aforementioned lots per the approved Final Development Plan.
10. A minimum 6-foot-high mound with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center shall be installed along Curve Road adjacent to lots 46-59. The perimeter landscaping maintenance shall be the responsibility of the Homeowner's Association.
11. Individual building landscaping shall be required per Chapter 1171 Design Criteria and Performance Standards of the zoning code.
12. A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted in the Final Development Plan submittal.
13. Any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
14. The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures. As a condition of constructing any dwelling unit with a basement located within the 1000 ft offset from landfilled material, the applicant is required to enter into an agreement with the City pertaining to the installation of two additional explosive gas monitoring points east of Rochdale Run, and to pay all costs associated with the installation, operation, maintenance and reporting of the monitoring points.
15. The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures.
16. Injector pumps shall not be required to provide basement services to any building.
17. A sidewalk with street trees shall be installed on the on the southside of Rochdale Run.

18. Per the County Engineer, a portion of the perimeter mounding shall be permitted to encroach into the Curve Road right-of-way.

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2020-0236-0237
REQUEST: Multiple Requests
PROJECT: Enclave at The Ravines at Olentangy
MEETING DATE: March 4, 2020

APPLICANT/OWNER
T&R Properties
3895 Stonebridge Court
Dublin, Ohio 43017

REQUEST
2020-0236: A request by T&R Properties for approval of a Final Development Plan for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.
2020-0237: A request by T&R Properties for approval of a Final Subdivision Plat for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

PROPERTY LOCATION & DESCRIPTION
The subject property is located within the Ravines at Olentangy (formally named General Casting) development on the north side of Curve Road and just west of Rochdale Run. The properties to the north are zoned R-3 (One-Family Residential) and R-4 (Medium Density Residential) PMU (Planned Mixed Use Overlay District) respectively and the properties to east are zoned R-4 PMU. The properties to the south and west are located in Delaware Township and are zoned FR-1 (Farm Residential).

BACKGROUND
In 2004 (Ordinance 04-202) City Council approved a Rezoning to R-3, R-4, R-6, PO/I and M-1 PMU with development text for a mixed-use development on approximately 121 acres located on the north side of Curve Road just west and south of the existing railroad tracks. The development consists of the following Sub-Areas:

- Sub-Area 1 was approved for 128 single family homes on approximately 46.241 acres (Section 1 which consists of 47 single family lots has been platted and houses are being constructed)
- Sub-Area 2 was approved for 36 two-family dwelling units (18 lots) on approximately 9.842 acres. These lots have been platted.
- Sub-Area 3 was approved for 90 condominium units on approximately 28.810 gross acres (approx. 14 acres net). This is the Sub-Area that we are currently reviewing.
- Sub-Area 4 was approved for an 80 assisted living facility on approximately 3.964 acres. This Sub-Area has been converted to a reserve area in 2018 and has been combined with Sub-Area 1.
- Sub-Area 5 was approved for office/flex office and light manufacturing uses on approximately 30.303 acres. This area remains vacant.

In 2006 the Delaware County Court of Common Pleas issued a Consent Decree and Entry pertaining to the subject development with several requirements which shall be adhered to by the City of Delaware. In November and December of the Planning Commission and City Council approved Preliminary Development Plan and Preliminary Subdivision Plat for the Enclaves at the Ravines at Olentangy.

Now the developer is proposing a Final Development Plan and Final Subdivision Plat for the Ravines at Olentangy to construct 86 attached single family and 1 detached single-family condominium dwelling units on individual lots that encompasses 14.742 acres. There would be two access points into the subject development from Rochdale Run with a retention pond located on the northwestern portion of the site. This Final Plan and Plat adheres in all respects to recently approved Preliminary Plan and Plat.

STAFF ANALYSIS

- **ZONING:** The subject 14.742-acre property is zoned R-6 PMU (Multi-Family with a Planned Mixed Use Overlay District) with approved development text which allows the proposed single family attached condominium units. The development text has specific requirements pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, etc. As mentioned above, the Consent Decree and Entry lists several specific development requirements for the site that the City shall adhere to. From a procedural perspective, a Final Development Plan and Final Subdivision Plat would need to be reviewed and approved by the Planning Commission and City Council for this Sub-Area proposed development.
- **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. The applicant shall dedicate right-of-way for the Curve Road roundabout, per the County Engineer requirements. 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.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer to this site. Within the development, the sanitary sewer and water lines would be private except for lots 1-17 (those that front Rochdale Run) which would tap into a public water line. The proposed plan shows lots 81-85 on slab and lots 36-45 with no basement sanitary service (staff does not recommend injector pumps). The applicant's engineer is currently looking into sanitary options in order to provide basement service to the aforementioned lots. The grade of site and existing utilities dictate that it may not be technically possible to achieve this, but the unit types lend themselves to either condition. In addition, the subject development would utilize the existing retention pond location on the northwestern portion of the site that would need to be expanded to accommodate the additional storm water from this development than was previously anticipated.
- **ROADS AND ACCESS:** The subject development would have two access points from Rochdale Run that would extend into the development and intersect with a loop design to complete the road network. The internal access roadway network would be comprised of private 24-foot-wide streets built to public street standards with no parking permitted on the streets but with a private sidewalk on one side of the street. In addition, the private streets would have to achieve compliance with all Fire Department requirements. However, a public sidewalk shall be installed along the south side of Rochdale Run because it is a public street. Finally, also, the names of the street shall be vetted with appropriate agencies to ensure compliance and non-duplication.
- **PEDESTRIAN CONNECTIVITY:** The Bicycle and Pedestrian Master Plan 2027 identifies a future bikeway connection along Curve Road. The City and developer have agreed to a pathway easement on the west side on the property that would connect into the park and potentially the city land to the east of the railroad tracks. The entire planned development is connected with sidewalk connections throughout. A public sidewalk would be constructed on the south side of Rochdale Run and extend to Curve Road (currently there are not any sidewalks on Curve Road which is a Township road). Within the development, there would be private sidewalks on one side of the private streets which is typical for recently approved private developments in the City.
- **LOT LAYOUT & SIZE:** The approved development text permits 90 condominium units in this Sub-Area while the developer is proposing 86 attached single family and 1 detached single-family condominium dwelling units in a condominium association. Of the 87 dwelling units proposed by the developer, 17 would front Rochdale Run which is a public street while the remaining 70 dwelling units would front private streets. The site layout would entail a looped street configuration with the two main streets being extended from the two access points from Rochdale Run. Each unit would have a two-car garage with a driveway that could also accommodate two cars. There would be 20 overflow parking spaces located scattered throughout the development for visitors. The gang mailbox with four parking spaces is located just west of the intersections of the two streets extended from Rochdale Drive. An existing retention pond would be extended for the subject development that is located on the northwestern portion of the site.

The applicant is proposing single family ranch style attached (and one detached) units on fee simple single-family lots with a condominium association which is a low density and low intensity use similar to the recently constructed Enclave at Adalee. Consequently, the subject development would be subdivided into 87 single family lots (owner occupied). The minimum front yard setback would be 18 feet with a majority of the units having a 20 or 25-foot setback. The 17 dwelling units fronting Rochdale Run would be setback 25 feet along the public street. The rear yard setbacks would be per approved plan. The developer has identified the specific dwelling units that are permitted to have a deck or patio (12'x16' is the maximum size) on the rear of the unit. Because of the closeness of some the rear property lines and the private sanitary, water and or storm sewer easements behind some of the units, not every unit would be permitted a deck or patio. From lessons learned in administering the Enclave at Adalee development, planning out specifically which units can have decks or patios and where on each lot will greatly aid administration and provide upfront clarity to potential buyers as to what is allowed. Per the approved development text, the minimum unit size is 1,200 square feet with a two-car garage. Furthermore, the subject condominium development would have a homeowner's association that would have a common maintenance plan for lawn, landscaping, street maintenance and snow removal, etc.

- **BUILDING DESIGN:** The approved development text did not have specific architectural standards, but the dwelling units would have to achieve compliance with Chapter 1171 Residential 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 roof overhangs and return soffits; 4.) Upgraded vinyl siding; 5.) Minimum roof pitch of 6:12; and 6.) Achieve compliance with minimum landscape standards. The developer has proposed building elevations that would be similar to the Enclave at Adalee dwelling unit design, which meets the above architectural standards. The units have a harmonious earth tone color which will be compatible with the surrounding development while allowing a color pallet to provide unit diversification and visual integrity. The applicant is proposing two options pertaining to natural materials on the front elevation. Option one would have the wall surrounding the inset door be comprised of stone while option two would have the wall around the window be comprised of stone. Both options would have a stone wainscoting on the front elevation of the building. Vinyl siding with either accent shake siding or accent board and batten would comprise the remainder of the front elevation while the rear and side elevations would be all vinyl siding. Roofs would be finished with a standard black shingle.
- **LANDSCAPING & SCREENING:** The applicant submitted a comprehensive landscape plan that includes street trees and perimeter buffering along the southern property line. Per the approved development text, the perimeter buffering along the southern property line shall be a minimum 6-foot-high mound along Curve Road with a double row of staggered 6-foot-high minimum evergreen trees that shall be planted 20 feet on center. A mix of pine plant species will be installed so that they are evenly distributed along the mounding in order to produce a natural effect. Also, the perimeter landscaping shall be maintained by the future Homeowner's Association. Per the County Engineer, a portion of the perimeter mounding shall be permitted to encroach into the Curve Road right-of-way. In addition, street trees shall be installed along the south side of Rochdale Run because it is a public street. Individual building landscaping would be required per Chapter 1171. On February 25, 2020 the submitted landscape plan was approved by the Shade Tree Commission.
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City that achieves compliance with the zoning code.
- **SIGNAGE:** The developer is not proposing any signage in this application. However, any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
- **FIRE DEPARTMENT:** Because of the width of the private street, the Fire Department requires that there be no parking on either side of the street. Also, the fire hydrant location and fire flow requirements would need to be addressed prior to engineering drawing approval. Ultimately, the entire development shall achieve compliance with all Fire Department requirements.
- **MISCELLANEOUS:** The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures. This notice shall be included on the Final Development Plan and Final Subdivision Plat.

STAFF RECOMMENDATION – (2020-0236 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by T&R Properties for a Final Development Plan for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run, 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 internal access roadway network shall be comprised of 24-foot-wide private streets built to public street standards with no parking permitted on the streets.
3. The applicant shall dedicate right-of-way for the Curve Road roundabout per the County Engineer requirements.
4. The street names shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to recording the Final Plat.
5. Internal sidewalks shall be located on one side of each private street.
6. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan and the approved development text.
7. The single family attached units shall comply achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards and typical elevations shall be provided for review with the Final Development Plan.
8. The minimum dwelling unit size shall be 1,200 square feet per the approved development text.
9. A deck or patio (12'x16' maximum size) shall be permitted on the lots identified on the Final Development Plan per the developer. The location, size, and setback of such deck or patio is identified on the Final Development Plan. A note shall be included on the Final Subdivision Plat that clearly indicates the aforementioned lots per the approved Final Development Plan.
10. A minimum 6-foot-high mound with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center shall be installed along Curve Road adjacent to lots 46-59. The perimeter landscaping maintenance shall be the responsibility of the Homeowner's Association.
11. Individual building landscaping shall be required per Chapter 1171 Design Criteria and Performance Standards of the zoning code.
12. A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted in the Final Development Plan submittal.
13. Any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
14. The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures.
15. Injector pumps shall not be required to provide basement services to any building.
16. A sidewalk with street trees shall be installed on the on the southside of Rochdale Run.
17. Per the County Engineer, a portion of the perimeter mounding shall be permitted to encroach into the Curve Road right-of-way.

STAFF RECOMMENDATION – (2020-0237 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by T&R Properties for a Final Subdivision Plat for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run, with the following conditions that:

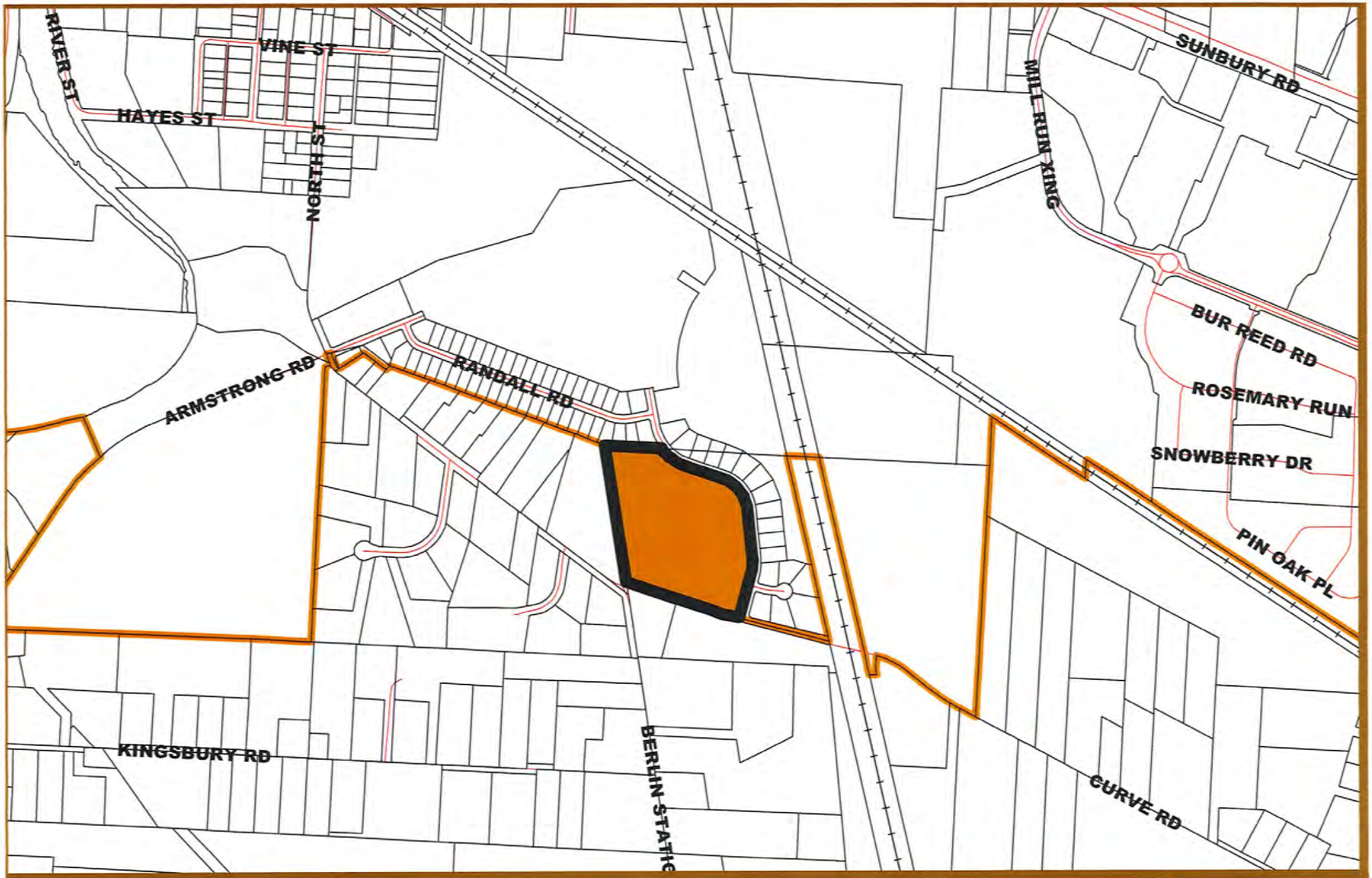
1. The applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The internal access roadway network shall be comprised of 24-foot-wide private streets built to public street standards with no parking permitted on the streets.
3. The applicant shall dedicate right-of-way for the Curve Road roundabout per the County Engineer requirements.
4. The street names shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to recording the Final Plat.
5. Internal sidewalks shall be located on one side of each private street.
6. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan and the approved development text.
7. The single family attached units shall comply achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards and typical elevations shall be provided for review with the Final Development Plan.
8. The minimum dwelling unit size shall be 1,200 square feet per the approved development text.
9. A deck or patio (12'x16' maximum size) shall be permitted on the lots identified on the Final Development Plan per the developer. The location, size, and setback of such deck or patio is identified on the Final Development Plan. A note shall be included on the Final Subdivision Plat that clearly indicates the aforementioned lots per the approved Final Development Plan.
10. A minimum 6-foot-high mound with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center shall be installed along Curve Road adjacent to lots 46-59. The perimeter landscaping maintenance shall be the responsibility of the Homeowner's Association.
11. Individual building landscaping shall be required per Chapter 1171 Design Criteria and Performance Standards of the zoning code.
12. A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted in the Final Development Plan submittal.
13. Any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
14. The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures.
15. Injector pumps shall not be required to provide basement services to any building.
16. A sidewalk with street trees shall be installed on the on the southside of Rochdale Run.
17. Per the County Engineer, a portion of the perimeter mounding shall be permitted to encroach into the Curve Road right-of-way.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

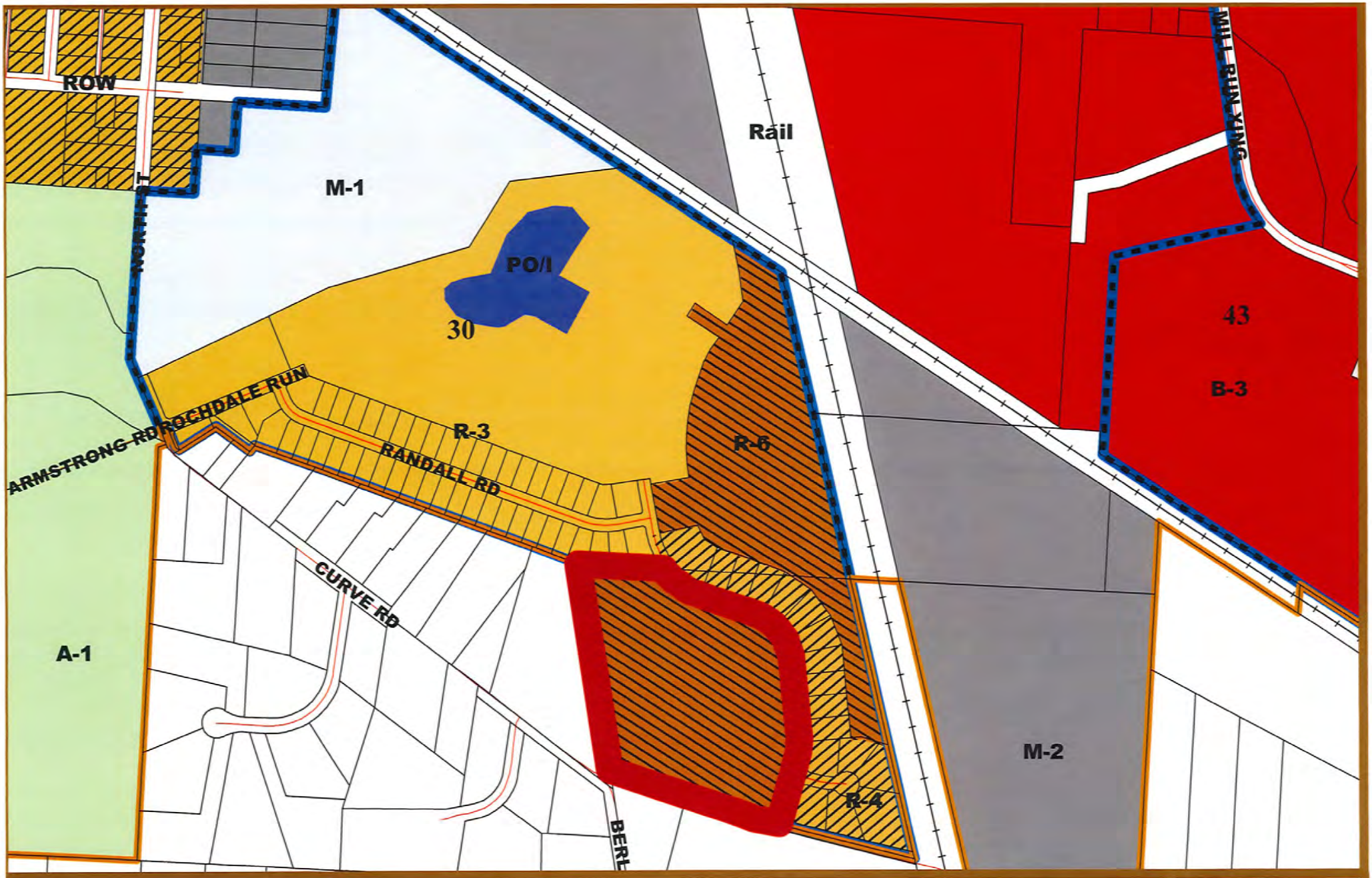
FILE:
ORIGINAL: **02/27/20**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2020-0236-0237
Final Development Plan & Final Subdivision Plat
Enclave at the Ravines at Olentangy
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2020-0236-0237
Final Development Plan & Final Subdivision Plat
Enclave at the Ravines at Olentangy
Zoning Map

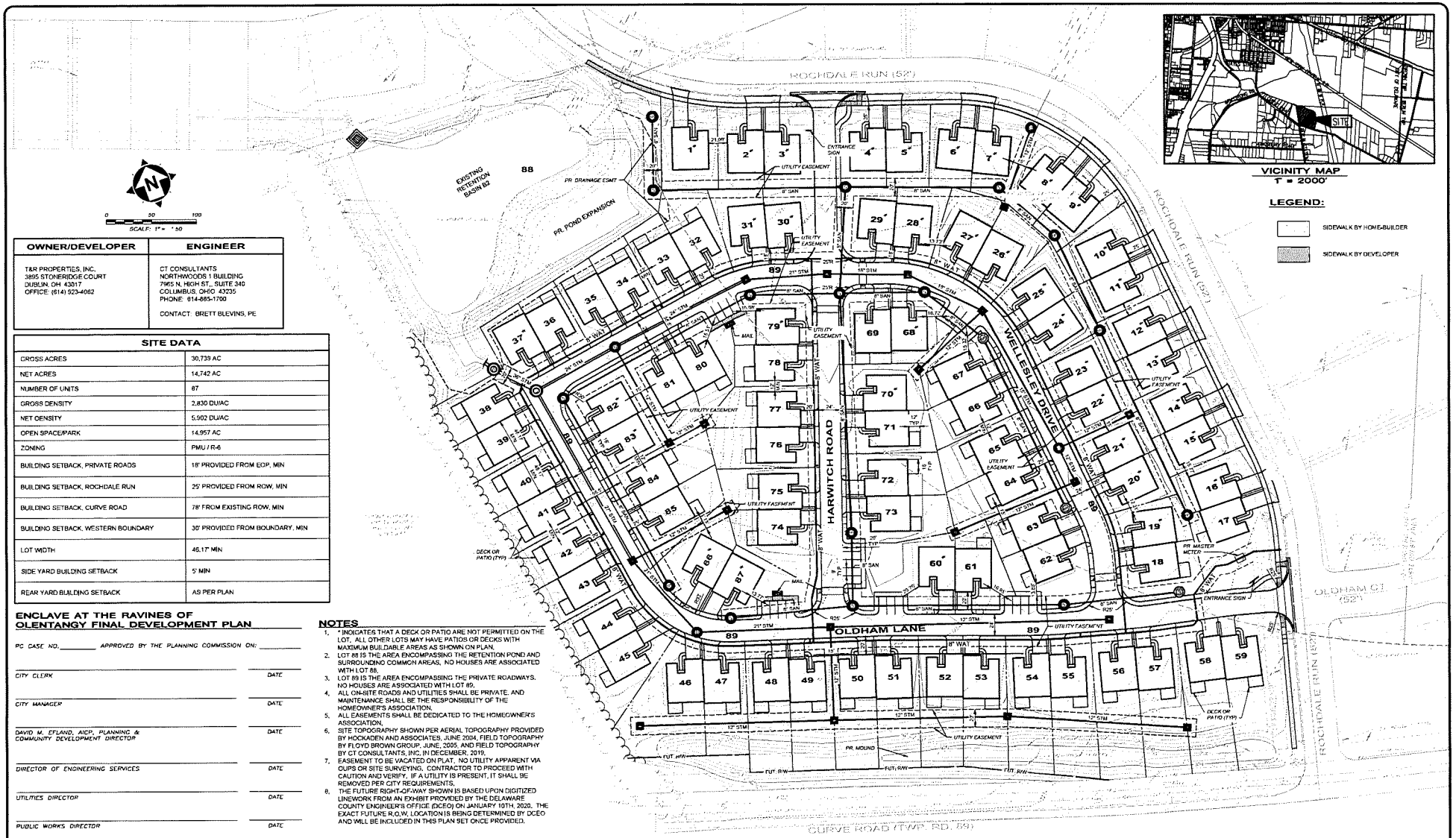
N



EST 1808
CITY OF
DELAWARE
OHIO

2020-0236-0237
Final Development Plan & Final Subdivision Plat
Enclave at the Ravines at Olentangy
Aerial (2016) Map

N



VICINITY MAP
1" = 2000'

LEGEND:

- SIDEWALK BY HOME-BUILDER
- SIDEWALK BY DEVELOPER

OWNER/DEVELOPER	ENGINEER
T&R PROPERTIES, INC. 3895 STONERIDGE COURT DUBLIN, OH 43017 OFFICE: (614) 523-4082	CT CONSULTANTS NORTHWOODS 1 BUILDING 7965 N. HIGH ST., SUITE 340 COLUMBUS, OHIO 43235 PHONE: 614-885-1700 CONTACT: BRETT BLEVINS, PE

SITE DATA	
GROSS ACRES	30.739 AC
NET ACRES	14.742 AC
NUMBER OF UNITS	87
GROSS DENSITY	2.830 DU/AC
NET DENSITY	5.902 DU/AC
OPEN SPACE/PARK	14.957 AC
ZONING	PMU / R-6
BUILDING SETBACK, PRIVATE ROADS	18' PROVIDED FROM EOP, MIN
BUILDING SETBACK, ROCHDALE RUN	25' PROVIDED FROM ROW, MIN
BUILDING SETBACK, CURVE ROAD	78' FROM EXISTING ROW, MIN
BUILDING SETBACK, WESTERN BOUNDARY	30' PROVIDED FROM BOUNDARY, MIN
LOT WIDTH	46.17' MIN
SIDE YARD BUILDING SETBACK	5' MIN
REAR YARD BUILDING SETBACK	AS PER PLAN

ENCLAVE AT THE RAVINES OF OLENTANGY FINAL DEVELOPMENT PLAN

PC CASE NO. _____ APPROVED BY THE PLANNING COMMISSION ON: _____

_____ DATE
CITY CLERK

_____ DATE
CITY MANAGER

_____ DATE
DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

_____ DATE
DIRECTOR OF ENGINEERING SERVICES

_____ DATE
UTILITIES DIRECTOR

_____ DATE
PUBLIC WORKS DIRECTOR

NOTES

1. * INDICATES THAT A DECK OR PATIO ARE NOT PERMITTED ON THE LOT. ALL OTHER LOTS MAY HAVE PATIOS OR DECKS WITH MAXIMUM BUILDABLE AREAS AS SHOWN ON PLAN.
2. LOT 88 IS THE AREA ENCOMPASSING THE RETENTION POND AND SURROUNDING COMMON AREAS. NO HOUSES ARE ASSOCIATED WITH LOT 88.
3. LOT 89 IS THE AREA ENCOMPASSING THE PRIVATE ROADWAYS. NO HOUSES ARE ASSOCIATED WITH LOT 89.
4. ALL ON-SITE ROADS AND UTILITIES SHALL BE PRIVATE, AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
5. ALL EASEMENTS SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
6. SITE TOPOGRAPHY SHOWN PER AERIAL TOPOGRAPHY PROVIDED BY HOCKADEN AND ASSOCIATES, JUNE 2004, FIELD TOPOGRAPHY BY FLOYD BROWN GROUP, JUNE, 2005, AND FIELD TOPOGRAPHY BY CT CONSULTANTS, INC, IN DECEMBER, 2019.
7. EASEMENT TO BE VACATED ON PLAT. NO UTILITY APPARENT VIA OUPS OR SITE SURVEYING. CONTRACTOR TO PROCEED WITH CAUTION AND VERIFY. IF A UTILITY IS PRESENT, IT SHALL BE REMOVED PER CITY REQUIREMENTS.
8. THE FUTURE RIGHT-OF-WAY SHOWN IS BASED UPON DIGITIZED LINEWORK FROM AN EXHIBIT PROVIDED BY THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) ON JANUARY 10TH, 2020. THE EXACT FUTURE R.O.W. LOCATION IS BEING DETERMINED BY DCEO AND WILL BE INCLUDED IN THIS PLAN SET ONCE PROVIDED.

PRELIMINARY

your trusted advisor consultants — engineers architects planners

NO	REVISION	DATE

T&R PROPERTIES, INC.

ENCLAVE II
FINAL DEVELOPMENT PLAN

DELAWARE COUNTY — DELAWARE, OHIO

ISSUED FOR:	APPROVAL
ISSUE DATE:	2/5/2020
SCALE:	AS SHOWN
DESIGNED BY:	BAB
DRAWN BY:	BAB
CHECKED BY:	JAM

FINAL DEVELOPMENT PLAN

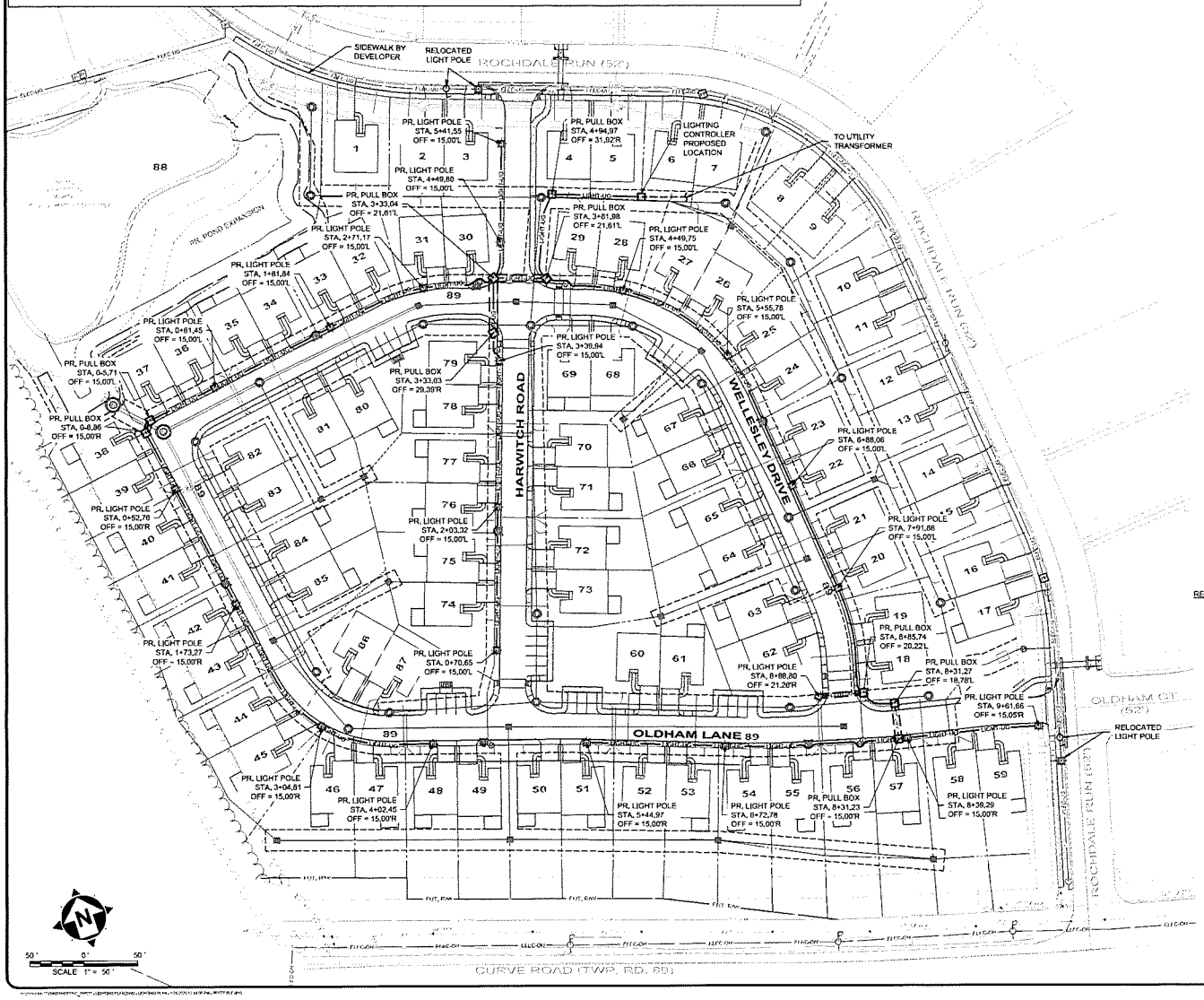
PROJECT NO.	
190577	
DISCIPLINE	
CIVIL	
SHEET NAME	
FINAL-DEV	
SHEET	OF
1	1

LEGEND

- LIGHT POLE AND FIXTURE PER RDWD-34.1 60W LED GRANVILLE II
- 11" X 18" PULL BOX PER RDWD-34.3
- ELECTRIC CONTROL BOX PER RDWD-34.3
- LIGHT-UG — 1-1/2" PVC CONDUIT IN TRENCH W/ 120V UG LIGHTING CIRCUIT WIRE PER RDWD-34.2
- LIGHT-UG — 3" RIGID STEEL W/ 2" PVC CONDUIT PER COC MS-702 W/ 120V UG LIGHTING CIRCUIT CIRCUIT WIRE PER RDWD-34.2
- STORM SEWER, 24" AND LARGER
- STORM SEWER, SMALLER THAN 24"
- 48" STORM SEWER MANHOLE
- STORM DRAIN
- SANITARY SEWER
- 48" SANITARY SEWER MANHOLE
- WATER MAIN
- HYDRANT
- WATER VALVE

NOTES:

1. COORDINATE LOCATION OF CONTROLLER WITH UTILITY TRANSFORMER
2. PROVIDE 120/240V UNDERGROUND SERVICE TO THE LIGHTING CONTROLLER PER DIAGRAM AND DELAWARE STANDARD DRAWINGS, CONFIRM NEAREST TRANSFORMER LOCATION AND ADJUST CONTROLLER PLACEMENT AS REQUIRED.



GENERAL LIGHTING NOTES:

STREET LIGHTING FOR BOTH RESIDENTIAL AND COLLECTOR STREETS SHALL ALSO BE PROVIDED IN ACCORDANCE WITH THE CITY OF DELAWARE STREET LIGHTING STANDARD DETAILS (REFER TO THE RDWD SERIES OF STANDARD DRAWINGS) AND AS FOLLOWS.

A. LIGHT FIXTURES
ALL LIGHT FIXTURES SHALL BE AS IDENTIFIED ON THE CITY OF DELAWARE STREET LIGHTING STANDARD DETAILS (REFER TO THE RDWD SERIES OF STANDARD DRAWINGS). THE CITY OF DELAWARE SHALL DETERMINE WHICH FIXTURE DESIGN WILL BE REQUIRED DURING THE INITIAL PLAN REVIEW.

B. ELECTRICAL INSTALLATION REQUIREMENTS
FIXTURES MUST BE WIRED AND INSTALLED PER THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C./NFPA 70), MANUFACTURER'S SPECIFICATIONS, AND ALL REQUIREMENTS IDENTIFIED IN THE CITY OF DELAWARE STREET LIGHTING STANDARD DETAILS (REFER TO THE RDWD SERIES OF STANDARD DRAWINGS).

C. LIGHTING PLAN REQUIREMENTS
1. 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 ALL ROADWAYS, 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). LIGHTING PLAN SHALL BE IN CONFORMANCE WITH CITY OF DELAWARE CODIFIED ORDINANCE FOR EXTERIOR LIGHTING STANDARDS. CALCULATIONS ZONES SHALL BE PROVIDED ON THE PHOTOMETRIC FOR ALL SIDEWALKS.
2. THE LIGHTING PLAN MUST SHOW THE LOCATION OF PROPOSED STREETLIGHTS, DISCONNECTS, PULL-BOXES, ROUTING CIRCUIT CABLE, CONTROLLER CABINET, METER, PHOTO SENSOR, ETC., A 20 FOOT WIDE MINIMUM EASEMENTS FOR ALL ELECTRICAL SOURCE FEEDS BETWEEN THE LIGHT POLES AND POWER SOURCE, AND CENTERED ON, AND INCLUDING THE CONTROLLER CABINET.
3. THE FOLLOWING LIGHTING RELATED ITEMS, INCLUDING BUT NOT LIMITED TO THE ISOLUX DIAGRAM, ALL LIGHT FIXTURES, POLE HEIGHTS, ON BUILDING FIXTURES AND LIGHTING TIMING, SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. THE SIGNED AND APPROVED ISOLUX DIAGRAM AND LIGHTING SUBMISSION SHALL BE INCLUDED IN THE FINAL ENGINEERING PLAN SET.
4. ON THE PRELIMINARY AND FINAL PLANS/PLAT, THE CONTROLLER LOCATION SHALL BE SHOWN. THIS IS REQUIRED TO DETERMINE AN ADDRESS AS REQUIRED FOR THE METER/SERVICE LOCATION.
5. SPACING AND LAYOUT
   - 5.1. FIXTURES SHALL BE INSTALLED AND SPACED ON ALL STREETS WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING THE AREAS IN FRONT OF DESIGNATED PARKED AND OPEN SPACES, AS FOLLOWS
     - 5.1.1. ON STREETS WHICH ARE 32-FT WIDE FROM BACK TO CURB TO BACK OF CURB (I.E., RDWD-1.0), FIXTURES SHALL BE INSTALLED ON THE SAME SIDE OF THE STREET AS THE WATER MAIN, GAS MAIN AND SANITARY SEWER MAIN SHALL BE INSTALLED ON THE OPPOSITE SIDE OF THE STREET.
     - 5.1.2. ON STREETS WHICH ARE GREATER THAN 32-FT WIDE FROM BACK TO CURB TO BACK OF CURB, FIXTURES SHALL BE REQUIRED TO BE INSTALLED ON BOTH SIDES OF THE STREET, ALTERNATELY SPACED.
   - 5.2. 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.
   - 5.3. THE MAXIMUM QUANTITY OF LIGHT PER CONTROLLER IS TO BE DETERMINED BY THE DESIGN ENGINEER, NOT TO EXCEED CONTROLLER CAPACITY. MULTIPLE SECTIONS OF A DEVELOPMENT SHALL BE PERMITTED TO BE ON THE SAME THE CONTROLLER, PROVIDED ADEQUATE CAPACITY IS AVAILABLE. THE CITY OF DELAWARE SHALL MAKE THE FINAL DETERMINATION OF THE MAXIMUM QUANTITY OF LIGHTS PER CONTROLLER DURING THE PLAN REVIEW PROCESS. VOLTAGE DROP CALCULATIONS DEMONSTRATING NO MORE THAN 5% DROP SHALL BE PROVIDED TO THE CITY.
   - 5.4. CONTROLLER CABINET SHALL BE LOCATED IN THE REAR YARD, OR RESERVE SPACE, AWAY FROM THE ROADWAY NO CLOSER THAN THE ESTABLISHED BUILDING SET BACK.
   - 5.5. LANDSCAPING SURROUNDING THE CONTROLLER SHALL BE PROVIDED. A 5-FT MINIMUM BOUNDARY SURROUNDING THE CONCRETE CONTROLLER PAD SHALL BE CLEAR OF ANY LANDSCAPING, ORNAMENTAL GRASS, ETC., CLEAR AND UNOBSTRUCTED ACCESS SHALL BE PROVIDED ON THE DOOR SIDE OF THE CONTROLLER CABINET. ANY LANDSCAPING SHALL BE INCLUDED ON THE LANDSCAPING PLAN AND INCLUDED WITH THE ENGINEERING PLAN SET.
   - 5.6. TO THE MAXIMUM EXTENT FEASIBLE, STREET LIGHT POLES ARE TO ALIGN WITH LOT LINES, IN EFFORT TO AVOID CONFLICTS WITH DRIVEWAYS.

RESIDENTIAL STREET LIGHTING

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. THE CITY SHALL DETERMINE WHICH LIGHT FIXTURE DESIGN SHALL BE USED DURING INITIAL PLAN REVIEW. IT IS THE DEVELOPER'S RESPONSIBILITY TO ARRANGE FOR THE EXTENSION OF POWER LINES IN ORDER TO ENERGIZE THE LIGHTING CIRCUITS.

A. INSTALLATION
1. HEIGHT ABOVE GRADE
   - 1.1. 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
   - 2.1. ALL STREET LIGHTING POLES SHALL BE INSTALLED 2'-6" (TWO FEET-SIX INCHES) TO THE CENTER OF THE FOUNDATION FROM THE 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.

B. LIGHT POLES
RESIDENTIAL STREET LIGHTING POLES SHALL BE HAPCO 12-FT DECORATIVE POLE, ALUMINUM TUBE, 4-IN FLUTED WITH CAST ALUMINUM BASE, AS SHOWN IN HAPCO DWG NO B74514, POLE SHALL MATCH HOLOPHANE FIXTURE COLOR.

C. POLE FOUNDATION
THE POLE FOUNDATION SHALL BE AS IDENTIFIED ON THE CITY OF DELAWARE STREET LIGHTING STANDARD DETAILS (REFERENCE THE RDWD SERIES OF STANDARD DRAWINGS).

your trusted advisor — engineers architects planners
consultants

NO	REVISION	DATE

ISSUED FOR: REVIEW
ISSUE DATE: 2-5-20
SCALE: AS SHOWN
DESIGNED BY: DJR
DRAWN BY: JEDC
CHECKED BY: BAS

ENCLAVE II CONDOMINIUMS
- CITY OF DELAWARE, DELAWARE COUNTY -

LIGHTING PLAN

PROJECT NO. 190577
DISCIPLINE: CIVIL
SHEET NAME: LGHT-PLN
SHEET 23 OF 40



LEGEND:

PR. CONTOURS (1' INTERVAL)

PR. LOT TREE

PR. EVERGREEN TREE

EX. TREE LINE

EX. SETBACK

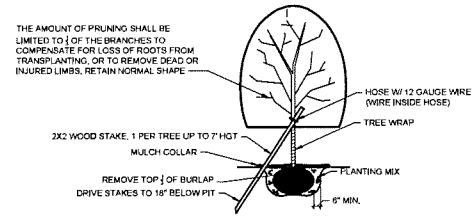
SCALE 1" = 50'

NOTES:

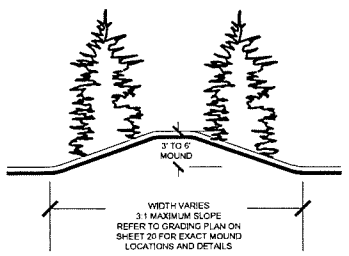
1. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAINS
2. ALL PLANTING OPERATIONS SHALL ADHERE TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS
3. PROTECT ALL VEGETATION NOT SCHEDULED TO BE REMOVED. ANY DAMAGE TO VEGETATION THAT IS TOO REMAIN SHALL BE REPLACED WITH LIKE SPECIES AND SIZE.
4. PLANTING SOIL AND MULCH FOR ALL TREES SHALL BE PER APPROPRIATE DETAIL.
5. FINE GRADE, TOPSOIL, AND SEED ALL DISTURBED AREAS. TAKE SPECIAL CARE NOT TO OVERSEED ONTO PAVED AREAS.
6. SEED ALL LAWN AND RETENTION AREAS WITH SPECIFIED SEED MIXTURE.
7. CONTRACTOR SHALL PROVIDE A TWO YEAR WARRANTY UPON ACCEPTANCE OF PLANTING INSTALLATION BY LANDSCAPE ARCHITECT AND OWNER. ANY PLANT MATERIALS THAT ARE DEAD OR UNACCEPTABLE CONDITION IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHALL BE REPLACED IN SPECIES, SIZE AND QUALITY PER THE ORIGINAL SPECIFICATIONS, BY THE END OF THE FOLLOWING GROWING SEASON.
8. ALL NURSERY TAGS SHALL REMAIN ON PLANTED TREES UNTIL REMOVED BY THE CITY OF DELAWARE DEPARTMENT OF GROUNDS AND FACILITIES.
9. SHOULD A DISCREPANCY BE FOUND BETWEEN THE PLANTING PLAN AND PLANT SCHEDULE, THE PLANTING PLAN SHALL TAKE PRECEDENCE.
10. THE MAINTENANCE OF THE MOUND AND ASSOCIATED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
11. STREET TREE PLANTING ALONG ROCHDALE RUN SHALL BE PER RAVINES AT THE OLENTANGY SECTION 1 SITE DEVELOPMENT PLAN.

PLANT LIST (TREE OPTIONS FOR LOT OWNERS)

BOTANICAL/COMMON NAMES	SIZE
DECIDUOUS TREES	
ACER SACCHARUM 'MAJESTY' MAJESTY SUGAR MAPLE	2" CAL B&B
QUERCUS ROBUR ENGLISH OAK	2" CAL B&B
QUERCUS RUBRA RED OAK	2" CAL B&B
ACER FREEMANII 'JEFFERSRED' AUTUMN BLAZE FREEMAN MAPLE	2" CAL B&B
ACER RUBRUM 'KARPICK' KARPICK RED MAPLE	2" CAL B&B
ORNAMENTAL TREES	
SYRINGA RETICULATE JAPANESE TREE LILAC	2" B&B
AMELANCHIER CANADENSIS 'TRAZAM' TRAZAM SERVICEBERRY	2" B&B
CRATAEGUS CRUSGALLI VAR. INERMIS THORNLESS HAWTHORN	2" B&B
MALUS PRAIRIEFIRE PRAIRIEFIRE CRAB	2" B&B
CORNUS FLORIDA FLOWERING DOGWOOD	2" B&B



DECIDUOUS TREE UNDER 3" CALIPER
NTS



MOUND SECTION
NTS

REQUIREMENTS:

DECIDUOUS INDIVIDUAL LOT TREES
ONE TREE SHALL BE PROVIDED FOR EVERY INDIVIDUAL LOT OWNER PER THE APPROVED PLANT LIST.

EVERGREEN TREES
INSTALL EQUAL NUMBER OF SPECIES LISTED, EVENLY DISTRIBUTE NORWAY, SERBIAN, BLUE SPRUCE, AND AUSTRIAN PINE PLANT SPECIES WITHIN THE AREA SHOWN ON THE PLANS TO PRODUCE A NATURAL EFFECT. DOUBLE ROW OF STAGGERED 6-FOOT-HIGH MINIMUM EVERGREEN TREES PLANTED 20 FEET ON CENTER SHALL BE INSTALLED ALONG CURVE ROAD ADJACENT TO LOTS 46-59.

FINAL DEVELOPMENT PLAN
ENCLAVE AT THE RAVINES OF OLENTANGY:
CITY OF DELAWARE, OHIO
APPROVED BY CITY COUNCIL XX/XX/XX PER ORDINANCE XX-XXX
APPROVED BY PLANNING COMMISSION ON XX/XX/XX PER CASE # XX-XXX

SHADE TREE COMMISSION — DATE

ZONING ADMINISTRATOR — DATE

GROUNDS AND FACILITIES DIRECTOR — DATE

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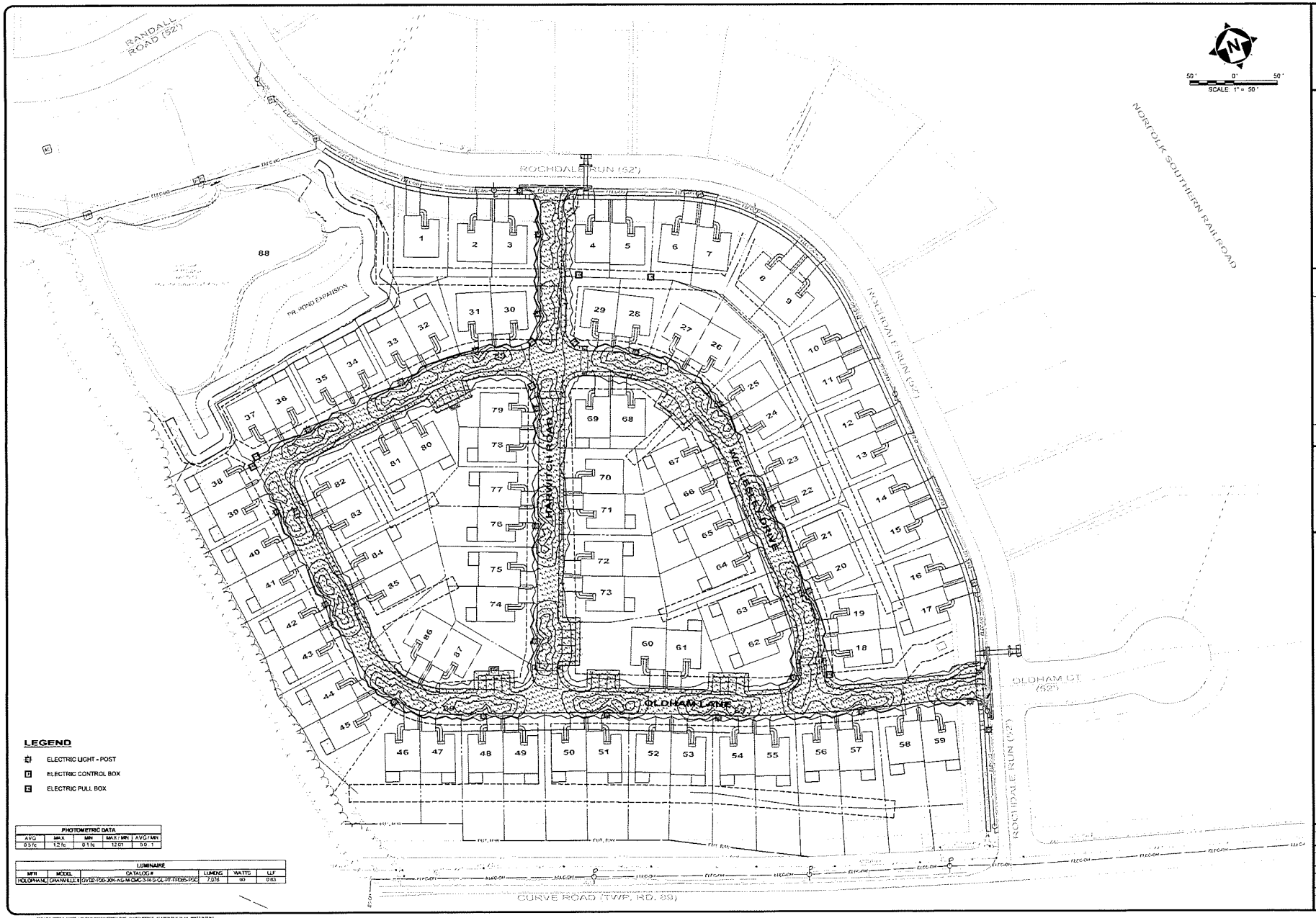
NO	REVISION	DATE

ISSUED FOR: REVIEW
ISSUE DATE: 2/2/26
SCALE: AS SHOWN
DESIGNED BY: BAR
DRAWN BY: BSC
CHECKED BY: BAR

ENCLAVE II CONDOMINIUMS
- CITY OF DELAWARE, DELAWARE COUNTY -

LANDSCAPING PLAN

PROJECT NO. 190577
DISCIPLINE CIVIL
SHEET NAME LNDSCP-PLN
SHEET 27 OF 40



PHOTOMETRIC DATA				
AVG	MAX	MIN	MAX / MIN	AVG / MIN
0.51fc	1.21fc	0.11fc	12.01	5.0 : 1

LUMINAIRE					
MFR	MODEL	CATALOG #	LUMENS	WATTS	LLF
HOLOPHANE	GRANVILLE II	GVD2-P56-30K-AS-M-DMG-3-HS-G-GL-PT-THDS-PSC	7,076	60	0.83

ENCLAVE II CONDOMINIUMS
- CITY OF DELAWARE, DELAWARE COUNTY -

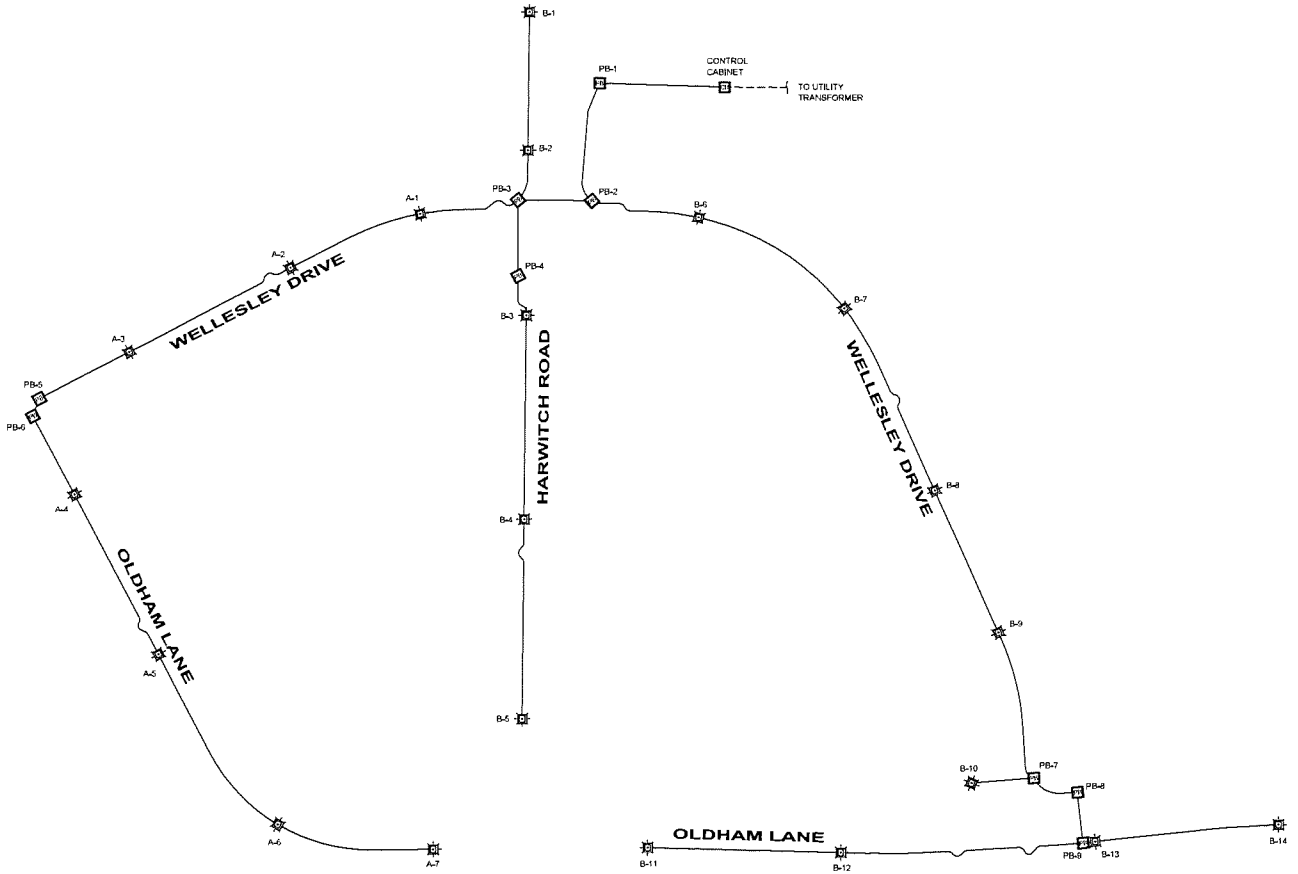
LIGHTING PHOTOMETRICS

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NO	REVISION	DATE

ISSUED FOR: REVIEW
ISSUE DATE: 4-5-23
SCALE: AS SHOWN
DESIGNED BY: BAB
DRAWN BY: BDC
CHECKED BY: BAB

PROJECT NO.: 190577
DISCIPLINE: CIVIL
SHEET NAME: LGHT-PLN2
SHEET: 24 OF 40



CIRCUIT DIAGRAM

LEGEND

- LIGHT POLE AND FIXTURE 60W LED GRANVILLE II
- PULL BOX
- ELECTRIC CONTROL BOX

NOTES:

1. CIRCUIT LOADS, 120V, 1ϕ
   1.1. A = 3.5 A
   1.2. B = 7.0 A

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NO	REVISION	DATE

ISSUED FOR: REVIEW
ISSUE DATE: 04-03
SCALE: AS SHOWN
DESIGNED BY: BAD
DRAWN BY: RDC
CHECKED BY: BAB

ENCLAVE II CONDOMINIUMS
- CITY OF DELAWARE, DELAWARE COUNTY -

LIGHTING SCHEMATIC

PROJECT NO.
190577
DISCIPLINE
CIVIL
SHEET NAME
LGHT-PLN
SHEET 25 OF 40

Light Fixtures:
Light fixtures for either Residental Street Light or Collector Street Lighting shall be as follows:

1. **LED Model:**
   GVD2 P30 30K AS M CMC 3 R S GL P7 FPD85 PSC
   GranVille II 2 (GVD2) Custom Match Color= RP009P022 Delaware Green: GranVille 174; II LED (GVD 2), LED Performance Package 30, 3000 Series CCT, Auto-Sensing Voltage (120-277), Modern Style - Swing Open Design, Custom Match Color, handled through Custom BDM Group, Asymmetric Type III, Ribs & Bands, Painted Cast Aluminum Standard, Gold, Dimming photocontrol receptacle - 7 PIN, (FPD85) Factory programmed to 85 percent of base, Shorting Cap
   Unique Solutions, A Division of Holophane
   Newark, Ohio 43055
   www.holophane.com

CITY OF DELAWARE Public Works Department	STANDARD DETAIL: LIGHT FIXTURES FOR RESIDENTIAL & COLLECTOR STREET LIGHTING	ROADWAY: RDWD-34.1 Revised 12/31/2018

Electrical Installation Requirements
Fixtures must be wired and installed per DDOT CMS Items 625 and 725, CDC Section 1000, as well as per the current edition of the National Electrical Code (N.E.C.- NFPA 70), manufacture's specifications, and the following requirements:

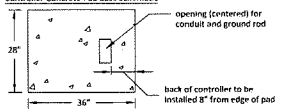
1) **Conduit**
   a. Shall be 1 ½-inch schedule 40 PVC or 1.5-inch cable in duct, installed a minimum 24-inch below grade
   b. Under driveways shall be located a minimum distance of 1-FT beyond pavement edge
   c. All trenches shall be backfilled with suitable native material to within ninety-eight (98) percent of the maximum dry density

2) **Circuit Cable** (also referred to as "Street Light Wiring")
   a. Conductors shall be no less than #4 THWN copper 600 Volt for the hot and neutral and not less than #8 AWG copper 600 Volt for the ground. Max voltage drop 5%
   b. 120 system shall be (HOT) black, (NEUTRAL) white, (GROUND) green
   c. 240 system shall be (HOT) black, (HOT) red, (GROUND) green
   d. Shall have no splices, except at noted locations. Splices shall be be made in pull boxes only where circuit crosses the street to a light pole, and shall be waterproof and have a compression connection
   e. Install auxillary ground #6 copper to a grounding electrode in pole footer. ¾-inch x 8-inch rod

3) **Cable in Pole**
   a. From the fuse kit to the pole shaft the cable shall be #10 THWN copper
   b. Each pole shall have in-line connect kit fused with a 5-amp fuse on the hot side and in-line connector kits with a **solid** dummy slug on the neutral side. Little fuse, Homac kit brand, or approved equal
   c. The circuit ground, ground from the luminaire and the ground going to the pole, shall be connected by a compression connection.

4) **Controller**
   a. The controller cabinet shall be as follows:
      1. Milbank 12-inch commercial pedestal, slim line 63-inch tall (Model number CP3A5111WKALSP1) , or approved equal
      2. Brushed aluminum finish with ringless meter socket with horn bypass and stainless steel latch
      3. 100 amp, 120/240 volt, single phase, 2 pole, with either a NEC compliant main breaker or 6 individual breakers with contactor, as determined by the City
      4. Pad mounted. See schematic below for details. The concrete pad base (precast or poured) shall be approximately 36" x 28" x 8" thick with a sufficient opening for the conduit and ground rod.
   b. Install a ¾-inch (five eighths) by 8-FT copper clad rod in the opening of the pad, utilizing a minimum #6 solid copper to attach the ground rod to the ground bar of the enclosure
   c. Install a Hand-Off Auto (HOA) Selector Switch
   d. Provide to City a break away lock to secure cabinet
   e. For the photo electric control installed at the first street light, contacts shall be installed in the Milbank below the overcurrent device(s) and HOA switch(es) installed

Controller Concrete Pad Base Schematic



CITY OF DELAWARE Public Works Department	STANDARD DETAIL: ELECTRICAL INSTALLATION REQUIREMENTS FOR RESIDENTIAL STREET LIGHTING	ROADWAY: RDWD-34.2 Revised 12/31/2018

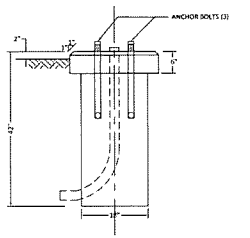
Electrical Installation Requirements *(Continued)*

5) **Power Service**
   a. It is 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 costs associated with making the connection shall be the responsibility of the contractor. The cost of the workmanship shall be included in the various items bid.
   b. The meter is to be obtained from the power service provider and installed in the controller cabinet. An address for the service location shall be obtained from the City of Delaware.
   c. 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.

6) **Pull Box**
   a. Shall be approximately 11" (L) x 18" (W) x 18" (D), having a cover labeled 'ELECTRIC' to designate the circuits contained, rated Performance Tier 15, Oldcastle 1118 or approved equal.
   b. A 6" gravel base shall be provided below the pull box
   c. Pull boxes shall be provided at each location where a conduit is routed in a new direction to provide access for maintenance operations. Additional pull boxes shall be provided and installed as found required by the City of Delaware.

6) **Photo electric control**
   a. Shall be mounted in the first light pole in the circuit. Three control wires for the photo control shall be a minimum #12 thwn stranded copper black, red, white, and can be installed in the same conduit.
   b. Shall be rated for 120 Volt minimum, twist lock. Dark to Light, GE, Tork, or approved equal.

CITY OF DELAWARE Public Works Department	STANDARD DETAIL: ELECTRICAL INSTALLATION REQUIREMENTS FOR RESIDENTIAL STREET LIGHTING (CONTINUED)	ROADWAY: RDWD-34.3 Revised 12/31/2018



FOUNDATIONS SHALL BE:
- 42" DEEP
- 18" DIAMETER
- TOP OF CONCRETE FOUNDATION SHALL BE FORMED INTO A 24" X 24" X 6" SQUARE WITH A 1" CHAMFER
- FOUNDATION TOP IS 4" ABOVE CURB ELEVATION.
- POLE SHALL BE ANCHORED TO AN 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.

CITY OF DELAWARE Public Works Department	STANDARD DETAIL: LIGHT POLE FOUNDATION FOR RESIDENTIAL STREET LIGHTING	ROADWAY: RDWD-34.4 Revised 12/31/2018

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NO	REVISION	DATE

ISSUED FOR: REVIEW
ISSUE DATE: 2/5/20
SCALE: AS SHOWN
DESIGNED BY: EMJ
DRAWN BY: BDC
CHECKED BY: BHB

ENCLAVE II CONDOMINIUMS
- CITY OF DELAWARE, DELAWARE COUNTY -

LIGHTING STANDARD DETAILS

PROJECT NO.: 190577
DISCIPLINE: CIVIL
SHEET NAME: LGHT-PLN
SHEET: 26 OF: 40

ENCLAVE AT THE RAVINES OF THE OLENTANGY

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOTS I, J, QUARTER TOWNSHIP 1, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS.

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOTS I AND J, QUARTER TOWNSHIP 1, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, BEING A 14.742 ACRE SUBDIVISION, AND BEING ALL OF LOT 10465 OF RAVINES OF THE OLENTANGY SECTION 1 AS RECORDED IN PLAT CABINET 4, SLIDES 99-99C AND PART OF A 26.010 ACRE TRACT (25.916 ACRES CALCULATED) DESCRIBED IN A DEED TO COLTS RUN DEVELOPMENT, LLC OF RECORD IN OFFICIAL RECORD VOLUME 547, PAGE 1990. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

OWNER'S ACKNOWLEDGMENT

EASEMENTS ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "SANITARY EASEMENT" AND "DRAINAGE 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 "DRAINAGE 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 "DRAINAGE EASEMENTS" SHALL BE DESIGNED TO MAINTAIN THE FLOW OF RUNOFF IN SAID EASEMENTS.

THE UNDERSIGNED, P. RONALD SABATINO, MANAGING MEMBER OF COLTS RUN DEVELOPMENT, LLC AND PRESIDENT OF T & R LAND DEVELOPMENT COMPANY, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS ENCLAVE AT THE RAVINES OF THE OLENTANGY, A SUBDIVISION OF 87 LOTS NUMBERED 1 THRU 87, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT.

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.

COLTS RUN DEVELOPMENT, LLC AND T & R LAND DEVELOPMENT COMPANY.
BY: RONALD SABATINO, MANAGING MEMBER OF COLTS RUN DEVELOPMENT, LLC AND PRESIDENT OF T & R LAND DEVELOPMENT COMPANY

_____ _____ _____
P. RONALD SABATINO *WITNESS (PRINTED & SIGNATURE)* *WITNESS (PRINTED & SIGNATURE)*
MANAGING MEMBER

NOTARY CERTIFICATE

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED P. RONALD SABATINO, MANAGING MEMBER OF COLTS RUN DEVELOPMENT, LLC AND PRESIDENT OF T & R LAND DEVELOPMENT COMPANY, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF COLTS RUN DEVELOPMENT, LLC AND T & R LAND DEVELOPMENT COMPANY FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

THIS _____ DAY OF _____, 20____. MY COMMISSION EXPIRES _____, _____.

_____
NOTARY PUBLIC

RAVINES OF THE OLENTANGY SECTION 1

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: ELAINE McCLOSKEY

_____
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: BLAKE JORGAN

AUDITOR

TRANSFERRED THIS _____ DAY OF _____, 20___.

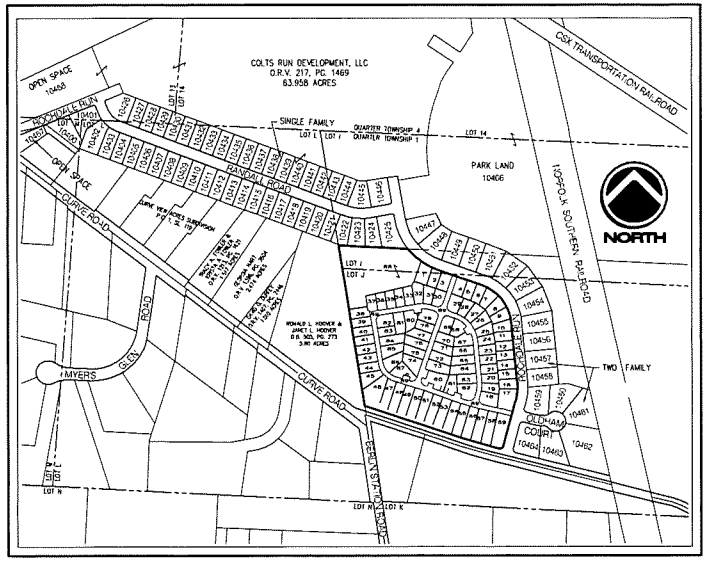
_____
AUDITOR
DELAWARE COUNTY, OHIO

RECORDER

RECORDED THIS _____ DAY OF _____ (YEAR) _____ AT _____ AM/PM

IN OFFICIAL RECORD VOLUME _____, PAGE _____, FEE $ _____.

_____
RECORDER
DELAWARE COUNTY, OHIO



SCALE: 1" = 300'
AT ORIGINAL 24" X 72" SIZE

OWNER/DEVELOPER

T & R PROPERTIES, INC.
3895 STONERIDGE LANE
DUBLIN, OHIO 43017
(614) 923-4050

SETBACKS

ZONING DISTRICT (PMU / R-6)
PRIVATE ROADS = 18' FROM EDGE OF PAVEMENT
ROCHDALE RUN = 25' FROM RIGHT-OF-WAY
CURVE ROAD = 78' FROM EXISTING RIGHT-OF-WAY
WESTERN BOUNDARY = 30' FROM BOUNDARY
SIDE YARD = 5'
REAR YARD = AS PER PLAN

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 39041C0116L, DATED FEBRUARY 17, 2016

ACREAGE BREAKDOWN

BUILDABLE LOTS (87)	= 11.277 ACRES
RIGHT-OF-WAY (PRIVATE)	= 1.467 ACRES
OPEN SPACE (BASIN)	= 1.998 ACRES
TOTAL AREA	= 14.742 ACRES

BASIS OF BEARINGS

BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER NAD 83 (1986) - OHIO STATE PLANE COORDINATE SYSTEM - NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

NOTE

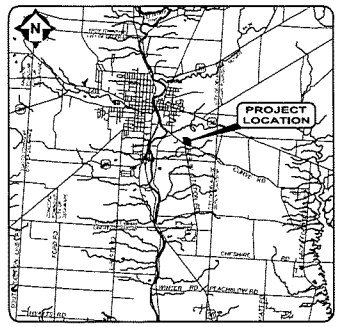
ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

SURVEYOR

I HEREBY STATE THAT THIS PLAT, AND THE SURVEY IT IS BASED ON, WERE PERFORMED AND COMPLETED UNDER THE DIRECT SUPERVISION OF DARRELL B. PLUMMER, P.S. 7595, IS BASED ON ACTUAL FIELD MEASUREMENTS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

_____ _____
ROBERT A. BOSWORTH, P.S. *DATE*
PROFESSIONAL SURVEYOR NO. 7750

STATE OF OHIO
ROBERT A. BOSWORTH
7750
REGISTERED
PROFESSIONAL SURVEYOR



VICINITY MAP
NTS

NOTES

1. *ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.*
2. *BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.*
3. *"DRAINAGE EASEMENT". AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES, UNDERGROUND PRIVATE UTILITIES AND APPURTENANT WORKS IN ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE 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 THE ENCLAVE AT THE RAVINES OF THE OLENTANGY, 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 PRIVATE SANITARY SEWERS AND SERVICE CONNECTIONS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.*
8. *MAINTENANCE OF "DRAINAGE 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. *MINIMUM DWELLING SIZE SHALL BE 1350 SQUARE FEET.*
17. *APPROVAL OF THIS PLAT BY THE CITY OF DELAWARE AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREETS SHOWN HEREON, AND SAID PRIVATE STREETS SHALL BE AND REMAIN A PRIVATE ACCESS WAY AND THE CITY OF DELAWARE AND ANY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF THE PRIVATE STREETS. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.*
18. *MAINTENANCE OF ALL OPEN SPACE AND RESERVE AREAS, STREETS, THE STORM SEWER SYSTEM AND APPURTENANCES, THE SANITARY SEWER AND SERVICE CONNECTIONS, THE WATER LINES, VALVES, AND APPURTENANCES, AND SIDEWALKS AND/OR PEDESTRIAN PATHWAYS IS THE RESPONSIBILITY OF THE OWNERS OF THE FEE SIMPLE LOTS WITHIN THIS SUBDIVISION AND/OR THE HOMEOWNERS ASSOCIATION OF THE ENCLAVE AT THE RAVINES OF THE OLENTANGY, ITS SUCCESSORS OR ASSIGNS. THE CITY OF DELAWARE SHALL NOT MAINTAIN ANY IMPROVEMENTS, INCLUDING STORM SEWER, SANITARY SEWER, OR WATER LINES WITHIN THIS PRIVATE SUBDIVISION.*

your trusted advisor
consultants
engineers
architects
planners

NO	REVISION	DATE

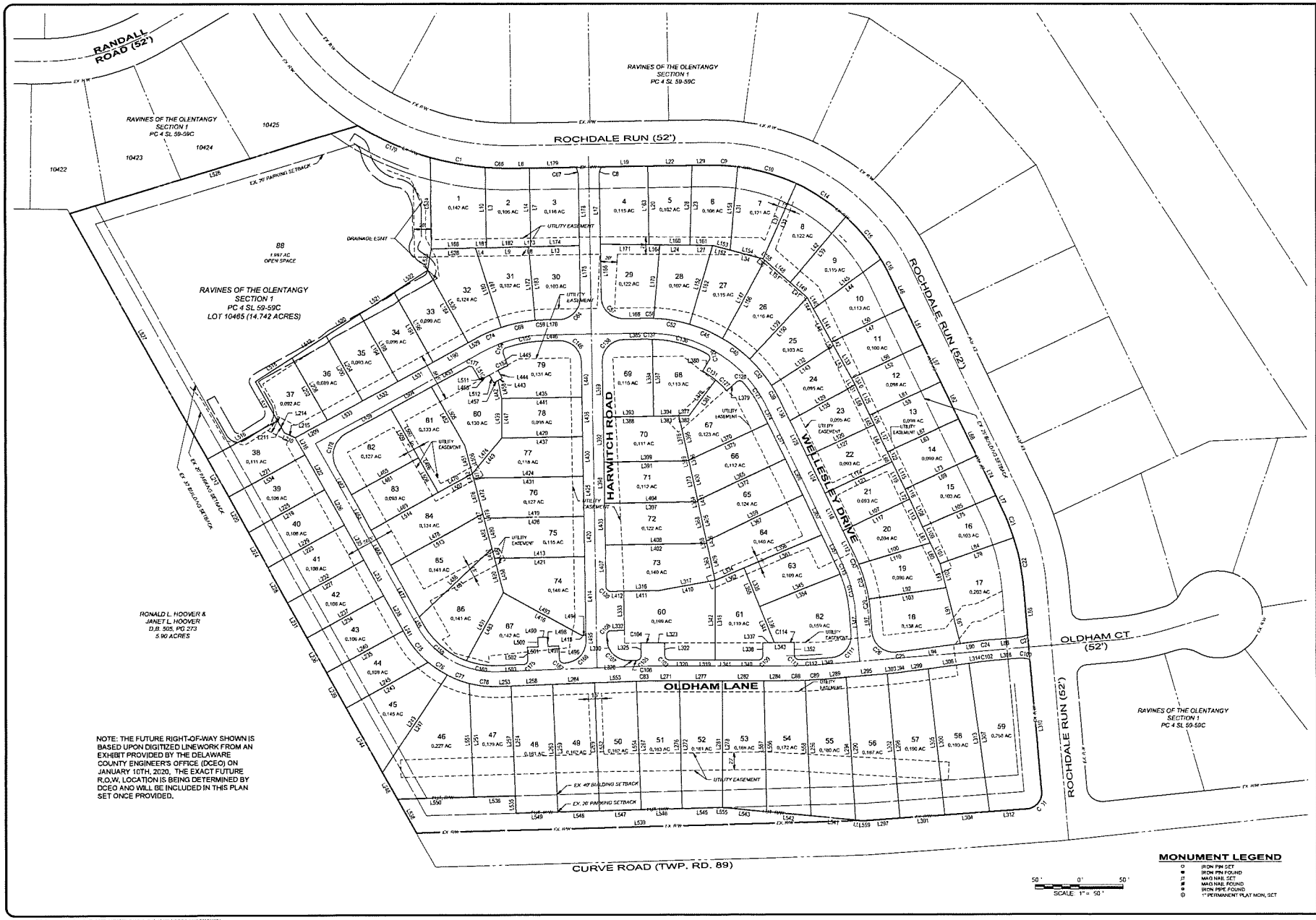
ISSUED FOR:	PRELIM.
ISSUE DATE:	1/31/20
SCALE:	AS SHOWN
RECORDED BY:	RAB
DRAWN BY:	DPP
CHECKED BY:	RAB

ENCLAVE AT THE RAVINES OF THE OLENTANGY
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

SUBDIVISION PLAT

PROJECT NO.	19057701
DISCIPLINE	SURVEY
SHEET NAME	SUBD-PLAT
SHEET	1
OF	3

H:\2019\19057701\DWGS_SURVEY\SUBDIVISION PLAT\V_19057701 - SUBDIVISION PLAT COVER.DWG - COVER - 2/3/2020 2:53:25 PM - ROBERT BOSWORTH



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NO	REVISION	DATE

ISSUED FOR:	PRELIM
ISSUE DATE:	11/1/20
SCALE:	AS SHOWN
DESIGNED BY:	RAB
DRAWN BY:	DFP
CHECKED BY:	RAB

ENCLAVE AT THE RAVINES OF THE OLENTANGY

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

SUBDIVISION PLAT

PROJECT NO.	19057701
DISCIPLINE	SURVEY
SHEET NAME	PLAT
SHEET	2
OF	3

PARCEL LINE TABLE		
LINE #	BEARING	DIST
L1	N19°30'55"E	105.67'
L3	S19°10'05"W	92.85'
L4	N71°15'42"W	12.49'
L5	N71°15'42"W	50.00'
L6	S70°50'04"E	19.15'
L7	S19°10'01"W	90.94'
L8	N71°15'42"W	2.33'
L9	N71°15'42"W	46.30'
L10	N19°10'05"E	92.80'
L13	N71°15'42"W	55.87'
L14	N19°10'01"E	90.94'
L15	S70°50'04"E	53.09'
L17	N19°09'56"E	75.11'
L18	S70°50'04"E	53.05'
L20	S19°10'01"W	60.76'
L21	N69°17'02"W	55.89'
L22	S70°50'04"E	50.65'
L23	S21°34'14"W	92.18'
L24	N69°17'02"W	34.38'
L25	N69°17'02"W	17.51'
L26	N19°10'05"E	60.76'
L27	N69°17'02"W	75.99'
L28	N21°34'14"E	92.18'
L29	S70°50'04"E	20.37'
L31	S25°07'22"W	90.65'
L32	N55°08'48"W	20.75'
L33	S43°52'41"W	94.74'
L34	N55°08'48"W	36.92'
L35	N25°07'22"E	94.65'
L36	N29°47'25"W	2.31'
L37	N43°52'41"E	94.74'
L39	S90°02'01"W	99.03'
L40	N29°47'25"W	39.04'
L41	N29°47'25"W	25.88'
L42	N90°02'01"E	99.03'
L44	S73°36'28"E	93.87'
L45	N6°32'05"W	14.89'
L46	S9°22'28"E	30.58'
L47	S84°37'32"W	92.01'
L48	N6°32'05"W	43.27'
L49	N73°36'28"E	95.87'
L50	N84°37'32"E	92.61'
L51	S9°22'28"E	47.67'
L52	S84°37'32"W	89.08'
L53	N6°32'05"W	43.27'
L54	N6°32'05"W	4.53'
L55	N6°32'05"W	8.77'
L56	N84°37'32"E	89.08'
L57	S9°22'28"E	47.67'
L58	S84°37'32"W	89.70'
L59	N4°57'58"W	39.43'
L60	N8°32'05"W	9.48'
L61	N84°37'32"E	89.70'
L62	S9°22'28"E	47.67'
L63	S84°37'32"W	90.11'
L64	N4°57'58"W	35.09'
L65	N4°57'58"W	12.58'
L66	N4°57'58"W	12.58'
L67	N84°37'32"E	90.11'
L68	S9°22'28"E	47.67'
L69	S84°37'32"W	90.48'
L70	N4°57'58"W	35.09'
L72	N4°57'58"W	12.58'
L73	N84°37'32"E	90.48'
L74	S9°22'28"E	51.17'
L75	S86°56'08"W	90.88'
L76	N4°57'58"W	34.94'
L77	S9°22'28"E	14.84'
L79	N89°37'59"W	69.00'
L80	N4°57'58"W	28.44'
L81	N4°57'58"W	20.32'
L82	N89°59'08"E	90.88'
L83	N5°20'03"E	28.33'
L84	S89°37'59"E	89.96'
L85	S15°11'42"W	51.52'
L86	N74°48'18"W	32.08'
L90	N17°40'02"W	21.79'
L91	N5°53'02"E	96.16'
L92	S75°07'07"E	89.23'
L93	S5°53'02"W	96.16'

PARCEL LINE TABLE		
LINE #	BEARING	DIST
L94	N77°40'02"W	63.85'
L97	N15°11'42"E	27.96'
L100	S80°35'51"E	83.18'
L101	S4°57'58"E	26.44'
L102	S5°53'02"W	26.33'
L103	N78°07'07"W	89.27'
L105	N86°36'06"E	80.88'
L107	N84°37'27"E	84.45'
L108	S4°57'58"E	34.94'
L109	S4°57'58"E	20.32'
L110	N86°35'51"W	85.18'
L112	N5°27'31"W	35.32'
L113	N4°57'58"W	34.94'
L114	N84°37'27"E	84.86'
L115	S4°57'58"E	35.09'
L116	S4°57'58"E	12.58'
L117	S84°37'27"W	84.40'
L118	N5°27'31"W	47.67'
L119	N4°57'58"W	35.09'
L120	N84°37'27"E	85.15'
L121	S4°57'58"E	35.09'
L122	S4°57'58"E	12.58'
L123	S84°37'27"W	84.86'
L124	N5°22'31"W	47.67'
L125	S4°57'58"E	38.43'
L126	S4°57'58"E	12.58'
L127	S84°37'27"W	85.15'
L128	N5°22'31"W	45.96'
L129	N89°55'23"E	85.68'
L130	S6°37'05"E	0.48'
L131	N8°32'05"W	0.48'
L132	N76°51'00"E	84.00'
L133	S8°32'05"E	43.21'
L134	S8°32'05"E	8.77'
L135	S89°55'23"W	85.68'
L136	N5°27'31"W	25.51'
L139	N82°59'20"E	96.86'
L140	S8°32'05"E	14.89'
L141	S8°32'05"E	43.27'
L142	S8°32'05"E	4.53'
L143	S76°51'00"W	84.86'
L144	N8°32'05"W	14.89'
L145	N73°36'28"E	95.87'
L147	N48°13'09"E	101.86'
L148	S28°47'35"E	39.04'
L149	S28°47'35"E	25.06'
L150	S82°59'20"W	96.68'
L151	N28°47'35"W	20.04'
L152	N36°23'49"E	94.09'
L153	S55°00'46"E	20.75'
L154	S55°00'46"E	30.82'
L155	S28°47'35"E	7.31'
L156	S48°13'09"W	101.86'
L157	N55°00'46"W	20.75'
L158	N35°07'27"E	90.55'
L159	N24°54'22"E	94.57'
L160	S69°17'02"E	34.26'
L161	S69°17'02"E	25.96'
L162	S36°23'49"W	94.09'
L163	N19°10'08"E	90.76'
L164	N90°11'52"W	12.51'
L165	N69°17'02"W	55.09'
L166	S19°09'58"W	60.75'
L168	S70°50'04"E	25.85'
L170	N24°54'22"E	94.57'
L171	N69°17'02"W	55.89'
L172	N15°00'20"E	84.85'
L173	S71°15'42"E	7.33'
L174	S71°15'42"E	55.87'
L175	S19°09'58"W	59.47'
L176	N70°50'04"W	15.54'
L178	S19°09'58"W	79.47'
L179	S70°50'04"E	53.09'
L180	N21°17'58"E	99.55'
L181	S71°15'42"E	12.49'
L182	S71°15'42"E	48.39'
L183	S15°00'20"W	84.85'
L184	N6°06'27"W	99.15'
L185	N2°00'34"E	24.54'
L186	S71°15'42"E	50.00'

PARCEL LINE TABLE		
LINE #	BEARING	DIST
L187	S2°17'09"W	95.55'
L189	S81°01'53"W	10.00'
L190	S81°01'53"W	46.17'
L191	N8°58'12"W	92.00'
L192	N77°11'47"E	46.27'
L193	S8°58'12"E	95.15'
L194	N8°58'12"W	88.00'
L195	N77°11'47"E	46.27'
L196	S8°58'12"E	92.00'
L197	S81°01'53"W	46.17'
L198	S8°58'12"E	88.98'
L199	S81°01'53"W	46.17'
L200	N8°58'12"W	89.98'
L201	N77°11'47"E	46.27'
L202	N8°58'12"W	87.76'
L203	N77°11'47"E	46.27'
L204	S8°58'12"E	89.87'
L205	S81°01'53"W	46.17'
L206	N8°58'12"W	52.30'
L207	N77°11'47"E	50.28'
L208	S8°58'12"E	62.18'
L209	S81°01'53"W	42.89'
L210	N45°27'34"W	13.97'
L211	N81°36'10"W	16.17'
L212	N8°58'07"W	50.19'
L213	N81°03'20"E	91.93'
L214	S8°58'16"E	10.17'
L215	S45°27'58"E	13.57'
L216	S8°58'07"E	23.06'
L217	S81°01'53"W	10.00'
L218	S81°01'53"W	100.00'
L220	N8°58'07"W	46.17'
L221	N81°01'53"E	100.00'
L222	S8°58'07"E	46.17'
L223	S81°01'53"W	100.00'
L224	N8°58'07"W	46.17'
L226	S81°01'53"W	100.00'
L226	S8°58'07"E	46.17'
L227	S81°01'53"W	100.00'
L228	N8°58'07"W	46.17'
L229	N81°01'53"E	100.00'
L230	S8°58'07"E	46.16'
L231	N8°58'07"W	46.17'
L232	N81°01'53"E	100.00'
L233	S8°58'07"E	46.17'
L234	S81°01'53"W	100.00'
L235	S81°01'53"W	100.00'
L236	N8°58'07"W	46.17'
L237	N81°01'53"E	100.00'
L238	S8°58'07"E	46.17'
L239	N8°58'07"W	46.17'
L240	N81°01'53"E	100.00'
L241	S8°58'07"E	4.87'
L243	S81°01'53"W	107.51'
L244	N8°58'07"W	84.00'
L245	N81°01'53"E	107.51'
L247	S53°47'43"W	134.38'
L248	N8°58'07"W	35.32'
L249	N53°47'43"E	134.38'
L251	S17°53'42"W	130.82'
L252	N71°29'22"W	87.50'
L253	S72°00'20"E	14.58'
L254	S17°53'42"W	126.55'
L255	N71°29'22"W	47.69'
L256	N17°53'42"E	130.80'
L257	N17°53'42"E	126.55'
L258	S72°06'20"E	47.68'
L259	S17°53'42"W	147.07'
L260	N71°29'41"W	47.68'
L262	N71°29'41"W	47.81'
L263	N17°53'42"E	147.07'
L264	S72°06'20"E	47.81'
L265	S17°53'42"W	147.55'
L266	N71°29'41"W	47.81'
L268	N17°53'42"E	147.55'
L270	S72°06'20"E	47.81'
L271	S60°58'09"E	31.43'
L272	S18°57'44"W	147.10'

PARCEL LINE TABLE		
LINE #	BEARING	DIST
L273	N71°29'41"W	48.58'
L274	N17°53'42"E	148.07'
L275	N71°29'41"W	45.83'
L276	N18°57'44"E	147.10'
L277	S60°58'09"E	49.31'
L278	S20°01'40"W	145.94'
L279	N84°28'08"W	0.76'
L280	N84°28'08"W	36.63'
L281	N20°01'40"E	145.94'
L282	S89°58'19"E	47.28'
L283	S18°06'20"W	150.83'
L284	S89°58'19"E	25.88'
L285	S17°39'14"W	154.26'
L287	N84°28'08"W	50.00'
L288	N18°50'39"E	150.43'
L289	N17°11'47"E	46.27'
L290	S18°24'40"W	164.60'
L291	N84°28'08"W	51.14'
L292	N17°39'14"E	156.26'
L293	N84°28'08"W	9.10'
L294	N18°24'40"E	164.85'
L295	S74°48'18"E	47.11'
L296	S18°11'36"W	167.02'
L297	N74°08'27"W	39.67'
L298	N71°30'02"W	1.06'
L299	S77°40'02"E	25.50'
L300	S13°44'36"W	169.26'
L301	N74°08'27"W	51.20'
L302	N18°11'36"E	167.02'
L303	S74°48'18"E	0.47'
L304	N74°08'27"W	51.46'
L305	N13°44'36"E	169.26'
L306	S77°40'02"E	47.12'
L307	S12°19'56"W	172.38'
L308	S74°48'18"E	31.76'
L310	S15°11'42"W	153.66'
L312	N74°08'27"W	43.25'
L313	N12°19'56"E	172.38'
L314	S77°40'02"E	14.94'
L316	S70°49'55"E	40.35'
L317	S80°18'47"E	65.29'
L318	S70°01'41"W	91.83'
L319	N89°58'19"W	23.88'
L320	N89°58'19"W	20.37'
L322	N18°49'08"E	15.11'
L323	N89°58'19"W	14.56'
L325	S18°54'19"E	15.14'
L328	N72°06'20"W	6.49'
L330	N19°09'56"E	5.00'
L332	S70°50'04"E	15.09'
L333	N19°09'56"E	45.00'
L334	N81°03'20"E	36.16'
L335	S11°49'04"E	47.47'
L336	S11°49'04"E	44.90'
L337	N89°58'19"W	13.17'
L338	S25°07'41"W	15.66'
L340	N89°58'19"W	26.44'
L341	N89°58'19"W	23.09'
L342	N20°01'41"E	91.63'
L343	N89°58'19"W	13.88'
L344	N11°49'04"W	44.90'
L345	N89°58'19"E	99.36'
L347	S15°11'42"W	27.28'
L349	N74°48'18"W	9.76'
L350	N18°55'34"E	14.98'
L354	S84°18'48"W	99.36'
L355	N11°49'04"W	47.47'
L356	N81°03'52"E	90.54'
L357	S5°22'31"E	41.54'
L358	N7°57'20"E	2.03'
L359	N81°36'10"E	122.62'
L360	S5°22'31"E	50.00'
L361	S81°03'52"W	96.84'
L362	S84°03'52"W	36.16'
L363	N7°57'20"E	43.16'
L364	N7°57'20"E	1.76'
L365	N84°36'10"E	111.17'
L366	S5°22'31"E	46.13'
L367	S84°36'10"W	122.62'
L368	N7°57'20"E	45.68'

PARCEL LINE TABLE		
LINE #	BEARING	DIST
L369	N7°57'20"E	0.57'
L370	N84°36'10"E	100.31'
L371	S0°27'31"E	46.17'
L372	S84°36'10"W	111.17'
L373	N7°57'20"E	46.86'
L374	S5°22'31"E	17.83'
L375	S84°36'10"W	100.31'
L376	N7°57'20"E	53.14'
L377	S70°49'55"E	11.36'
L378	N50°32'57"E	51.67'
L379	N87°56'13"E	15.26'
L380	S80°20'56"W	14.91'
L381	S84°32'57"W	51.67'
L382	N70°49'55"W	11.36'
L383	N70°49'55"W	28.63'
L384	N19°09'48"E	89.25'
L385	S70°50'04"E	20.36'
L387	S19°09'48"W	90.25'
L388	N70°49'55"W	57.75'
L389	N19°09'56"E	64.41'
L391	N70°49'55"W	97.27'
L392	N19°09'56"E	52.57'
L393	S70°49'55"E	57.76'
L394	S70°49'55"E	28.63'
L395	S7°51'20"W	53.14'
L396	S7°51'20"W	0.57'
L397	N70°49'55"W	106.75'
L398	N19°09'56"E	47.87'
L399	S70°49'55"E	97.27'
L400	S7°51'20"W	40.86'
L401	S7°51'20"W	1.76'
L402	N70°49'55"W	116.29'
L403	N19°09'56"E	47.87'
L404	S70°49'55"E	106.75'
L405	S7°51'20"W	49.04'
L406	S7°51'20"W	2.03'
L407	N19°09'56"E	48.07'
L408	S70°49'55"E	116.29'
L409	S7°51'20"W	43.16'
L410	N80°16'47"W	65.29'
L411	N70°49'55"W	40.36'
L412	N70°49'55"W	15.96'
L413	S70°50'08"E	103.16'
L414	S19°09'56"W	60.00'
L415	N70°49'55"W	5.00'
L418	N11°05'16"W	102.04'
L419	N5°28'54"E	40.42'
L420	S70°50'08"E	114.46'
L426	S19°09'56"W	48.17'
L427	N70°50'08"W	103.16'
L428	N5°28'54"E	42.51'
L429	S70°50'08"E	99.49'
L430	S19°09'56"W	48.17'
L431	N70°50'08"W	123.84'
L432	N5°28'54"E	5.17'
L433	N19°09'48"E	53.05'
L435	S70°50'08"E	91.93'
L436	S19°09'56"W	48.17'
L437	N70°50'08"W	92.46'
L439	N19°48'48"E	46.17'
L440	S19°09'56"W	40.83'
L441	N70°50'08"W	91.93'
L442	N5°28'54"E	21.37'
L443	N81°18'23"E	5.56'
L444	N7°18'38"W	10.52'
L445	N11°23'23"W	122.02'
L446	S81°18'23"W	5.56'
L447	S19°48'48"W	46.17'
L448	S66°04'28"W	53.65'
L449	N7°51'20"E	35.16'
L450	S82°08'42"W	46.17'
L451	N5°28'54"E	33.90'
L452	N81°45'07"W	78.50'
L453	N81°01'53"E	47.48'
L456	N81°01'53"E	12.07'
L457	N81°16'22"E	5.56'

PARCEL LINE TABLE		
LINE #	BEARING	DIST
L458	S9°08'21"W	21.32'
L459	N81°01'53"E	58.06'
L460	N81°01'48"E	88.00'
L462	N8°58'07"W	46.17'
L465	N81°01'48"E	88.00'
L466	S8°58'07"E	46.17'
L467	S81°01'44"W	88.00'
L468	N8°58'07"W	46.17'
L469	N81°01'44"E	88.00'
L470	N81°01'44"E	44.71'
L471	S5°28'54"W	5.17'
L472	S8°28'54"W	42.51'
L473	S81°01'48"W	120.81'
L474	N59°09'43"E	53.65'
L476	N5°28'54"E	42.51'
L477	N8°58'07"W	97.49'
L478	N81°01'48"E	120.81'
L479	S5°28'54"W	5.01'
L480	S5°28'54"W	36.06'
L481	S68°57'10"W	113.06'
L482	N5°28'54"E	36.06'
L483	S68°30'13"W	89.12'
L485	N8°58'07"W	9.82'
L486	N68°57'10"E	113.06'
L487	S5°28'54"W	11.40'
L488	S5°28'54"W	40.42'
L490	N5°28'54"E	40.42'
L491	N48°20'13"E	89.12'
L492	S5°05'48"E	182.84'
L494	S70°50'04"E	5.00'
L499	S19°09'56"W	9.84'
L496	N17°53'48"E	15.89'
L497	N72°06'20"W	12.44'
L498	N17°53'33"E	10.62'
L500	S17°53'33"W	10.62'
L501	N72°06'20"W	12.44'
L502	S17°53'40"W	15.98'
L503	N72°06'20"W	29.00'
L504	N81°01'53"E	53.13'
L505	S8°58'07"E	78.50'
L506	S5°28'54"W	33.90'
L507	S81°01'44"W	44.71'
L508	N8°58'07"W	46.17'
L509	N8°58'07"W	61.17'
L510	S8°58'07"E	15.00'
L511	N81°01'53"E	12.07'
L512	S8°58'07"E	10.00'
L513	S81°01'44"W	120.81'
L514	S81°01'44"W	88.00'
L516	N81°03'20"E	91.93'
L517	N8°58'16"W	52.33'
L518	N77°11'47"E	50.28'
L519	N77°11'47"E	46.27'
L520	N77°11'47"E	46.27'
L521	N77°11'47"E	46.27'
L522	N77°11'47"E	46.27'
L523	N29°04'34"E	74.04'
L524	N19°30'55"E	105.67'
L526	N86°36'06"E	346.07'
L527	S8°58'00"E	324.30'
L528	N71°15'42"W	50.00'
L529	S81°01'53"W	10.00'
L530	S8°58'12"E	95.15'
L531	S81°01'53"W	46.17'
L532	S81°01'53"W	46.17'
L533	S81°01'53"W	46.17'
L534	S81°01'53"W	100.00'
L535	N71°53'42"E	18.96'
L536	N71°29'22"W	47.68'
L537	N71°29'22"W	87.50'
L538	S8°58'00"E	45.05'
L539	S71°30'02"E	511.68'
L540	N64°29'08"W	8.15'
L541	N64°29'08"W	91.14'
L542	N64°29'08"W	50.92'
L543	N64°29'08"W	50.83'
L544	N64°29'08"W	0.76'
L545	N71°29'41"W	45.83'

PARCEL LINE TABLE		
LINE #	BEARING	DIST
L546	N71°29'41"W	40.58'
L547	N71°29'41"W	47.81'
L548	N71°29'41"W	47.81'
L549	N71°29'41"W	47.68'
L550	N71°29'22"W	87.50'
L551	N17°53'42"E	130.82'
L552	S17°53'42"W	147.55'
L553	S7°06'20"E	47.81'
L554	N17°53'42"E	148.07'
L555	N64°28'08"W	0.76'
L556	S18°50'39"W	150.83'
L557	N18°50'39"E	150.83'
L558	N17°39'14"E	156.26'
L559	N71°30'02"W	1.99'
L560	S8°58'00"E	99.17'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DIST
C1	63.84'	326.00'	11°13'11"	S59° 40' 16"E	63.74'
C2	31.61'	326.00'	5°33'16"	S66° 03' 25"E	31.59'
C8	11.54'	25.00'	26°27'27"	N32° 27' 40"E	11.44'
C9	31.42'	224.00'	8°0'51"	S66° 40' 55"E	31.39'
C10	70.46'	224.00'	18°01'18"	S53° 41' 06"E	70.17'
C14	68.31'	224.00'	17°28'23"	S35° 50' 18"E	68.05'
C15	53.37'	224.00'	16°12'31"	S19° 05' 50"E	53.16'
C16	21.97'	224.00'	5°37'06"	S8° 11' 02"E	21.96'
C21	37.44'	274.00'	7°49'42"	S1° 25' 38"E	37.41'
C22	60.93'	274.00'	12°44'29"	S8° 49' 28"W	60.81'
C23	11.05'	25.00'	25°19'29"	N69° 08' 12"W	10.96'
C24	13.09'	262.00'	2°51'45"	N76° 14' 19"W	13.09'
C25	8.28'	238.00'	1°59'32"	N76° 40' 15"W	8.28'
C26	39.65'	25.00'	90°52'09"	N30° 14' 22"W	35.62'
C27	11.64'	167.00'	3°59'42"	N13° 11' 51"E	11.64'
C28	41.41'	167.00'	14°12'24"	N4° 05' 48"E	41.30'
C29	11.64'	167.00'	3°59'42"	N13° 11' 51"E	11.64'
C30	0.90'	167.00'	2°22'07"	N4° 11' 27"W	0.90'
C31	20.41'	167.00'	7°00'13"	N8° 52' 38"W	20.40'
C32	39.64'	167.00'	13°35'56"	N19° 10' 42"W	39.54'
C39	70.41'	167.00'	7°00'13"	N8° 52' 38"W	70.46'
C40	38.97'	167.00'	13°22'17"	N32° 39' 49"W	38.88'
C45	41.31'	167.00'	14°10'23"	N46° 26' 09"W	41.21'
C52	41.69'	167.00'	14°17'18"	N60° 40' 00"W	41.84'
C57	39.27'	25.00'	90°00'00"	S25° 50' 04"E	35.36'
C58	8.81'	167.00'	3°01'25"	S69° 19' 21"E	8.81'
C59	11.32'	167.00'	3°52'57"	N72° 46' 32"W	11.31'
C84	39.27'	25.00'	90°00'00"	S64° 09' 56"W	35.36'
C85	31.61'	326.00'	5°33'16"	S66° 03' 25"E	31.59'
C87	11.45'	26.00'	25°14'41"	S8° 02' 36"W	11.35'
C89	40.07'	167.00'	13°44'53"	N81° 35' 27"W	39.98'
C74	30.67'	167.00'	10°30'14"	S86° 17' 00"W	30.63'
C75	42.16'	117.00'	20°38'41"	S73° 17' 28"E	41.93'
C76	26.34'	117.00'	12°53'49"	S36° 03' 43"E	26.28'
C77	26.64'	117.00'	13°02'42"	S49° 04' 56"E	26.58'
C78	33.59'	117.00'	16°27'00"	S63° 52' 50"E	33.48'
C83	17.91'	483.00'	2°07'36"	S71° 07' 04"E	17.91'
C88	21.43'	517.00'	2°22'31"	S71° 04' 35"E	21.43'
C80	22.18'	517.00'	2°27'27"	S73° 34' 34"E	22.17'
C94	13.09'	262.00'	2°51'45"	S76° 14' 19"E	13.09'
C100	11.30'	25.00'	25°53'53"	S61° 47' 32"E	11.20'
C101	27.69'	17.50'	90°39'46"	S69° 31' 33"W	24.89'
C102	11.89'	236.00'	2°53'45"	S76° 14' 19"E	11.89'
C103	7.75'	5.00'	88°46'28"	N26° 36' 06"W	7.00'
C104	12.56'	532.00'	1°26'42"	N70° 38' 40"W	12.56'
C105	7.75'	5.00'	88°11'11"	S63° 56' 54"W	6.96'
C106	1.77'	512.00'	0°11'52"	N72° 00' 24"W	1.77'
C107	39.62'	25.00'	91°16'10"	N28° 28' 12"W	35.75'
C108	7.85'	5.00'	90°00'00"	N54° 09' 56"E	7.07'
C109	7.85'	5.00'	90°00'00"	S35° 01' 41"A	7.07'
C110	43.45'	143.00'	17°24'28"	S80° 29' 28"W	43.28'
C111	39.27'	25.00'	90°00'00"	S60° 11' 42"W	35.36'
C112	27.15'	453.00'	3°26'13"	S73° 13' 35"W	27.15'
C113	7.90'	5.00'	90°34'33"	N26° 21' 42"W	7.11'
C114	9.00'	468.00'	1°06'07"	N70° 31' 21"W	9.00'
C115	7.09'	143.00'	2°50'49"	S37° 47' 38"E	7.09'
C120	7.07'	5.00'	81°22'47"	S66° 29' 23"E	7.16'
C121	38.12'	143.00'	15°16'28"	S13° 08' 45"E	38.01'
C127	17.00'	118.00'	8°15'20"	S29° 22' 32"E	17.00'
C129	8.04'	5.00'	92°09'11"	S4° 24' 58"W	7.20'
C131	16.10'	118.00'	7°49'18"	S33° 06' 56"E	16.09'
C136	65.91'	143.00'	26°24'24"	S54° 51' 56"E	65.32'
C137	6.96'	143.00'	2°46'54"	S66° 27' 07"E	5.96'
C138	39.27'	25.00'	90°00'00"	N64° 09' 56"E	35.36'
C139	7.85'	5.00'	90°00'00"	N25° 50' 04"W	7.07'
C146	39.27'	25.00'	90°00'00"	S25° 50' 04"E	35.36'
C152	12.50'	118.00'	6°04'12"	N65° 45' 31"E	12.50'
C154	8.01'	5.00'	91°47'45"	N4° 41' 30"E	7.18'
C155	46.36'	143.00'	18°34'34"	S80° 07' 21"E	46.16'
C158	47.12'	30.00'	90°00'00"	N26° 01' 53"E	42.43'
C159	66.13'	93.00'	40°44'26"	N29° 29' 21"W	64.74'
C160	39.39'	93.00'	22°33'45"	N60° 54' 27"W	39.12'
C166	39.62'	25.00'	90°48'06"	S64° 34' 00"W	35.60'
C167	8.26'	5.00'	94°38'11"	N29° 09' 25"W	7.30'
C175	7.85'	5.00'	90°00'00"	S62° 53' 49"W	7.07'
C177	7.85'	5.00'	90°00'00"	S53° 58' 07"E	7.07'
C178	47.12'	30.00'	90°00'00"	N36° 01' 53"E	42.43'
C179	91.14'	326.00'	16°01'09"	N46° 03' 08"W	90.85'



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consultants

engineers
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ISSUED FOR:	PRELIM.	NO	REVISION
ISSUE DATE:	1/31/23		
SCALE:	AS SHOWN		
DESIGNED BY:	RMJ		
DRAWN BY:	DFP		
CHECKED BY:	KLB		

ENCLAVE AT THE RAVINES OF THE OLENTANGY

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

SUBDIVISION PLAT

PROJECT NO.
19057701

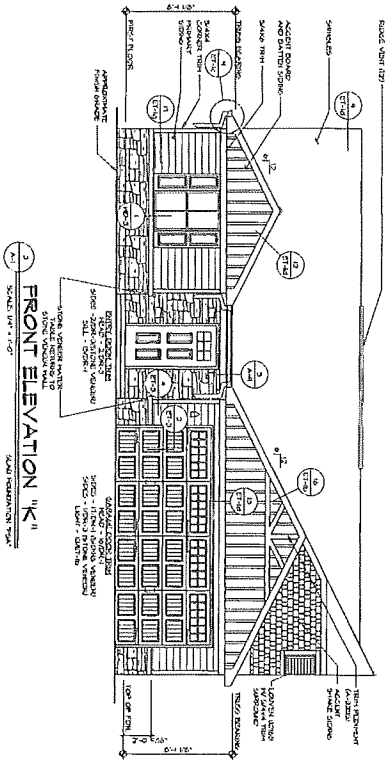
DISCIPLINE
SURVEY

SHEET NAME
TABLES

SHEET 3 OF 3

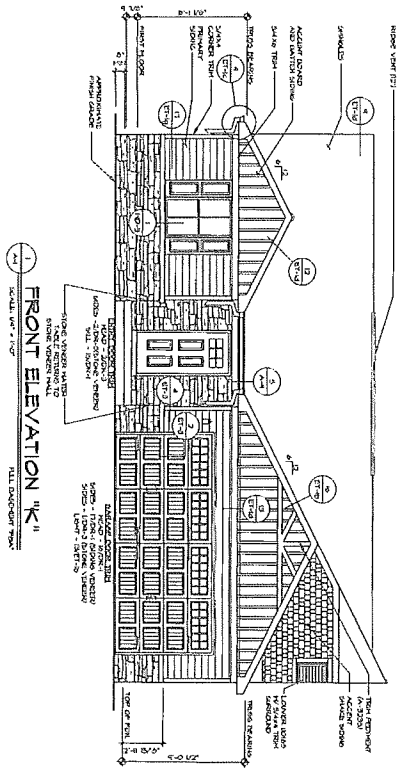


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FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0"

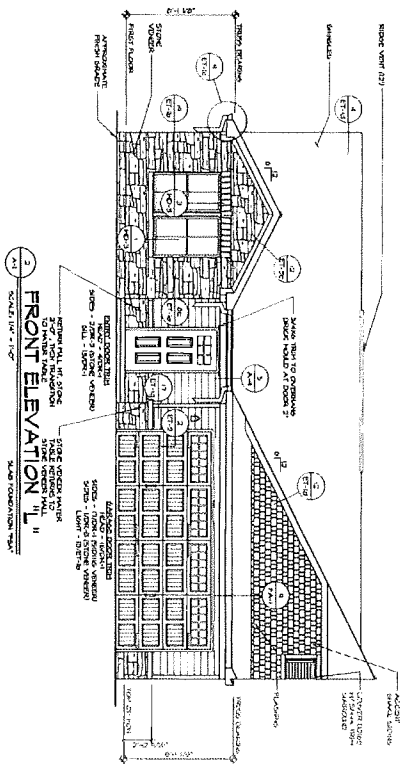


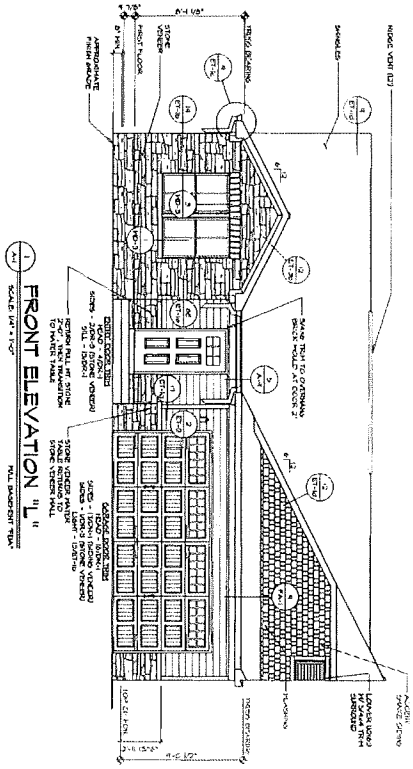
FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0"

SHEET NO. A-1	MODEL NORMAN	SET NO NM-00	NVR	REV. NO	DATE	REMARKS
	DRAWING TITLE FRONT ELEVATIONS	VERSION 00				
		DRAWN BY CAP				
		DATE 1/12/17				
4	OPTION DESCRIPTION ELEVATION "K"	OPTION ELK, FDA/FSA	NVR, Inc. Architectural Services Architects 9285 Heather Drive, Suite 100 Frederick, MD 21703			

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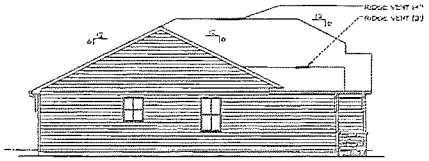


SHEET NO	MODEL	NVR NO	NVR		REV. NO. / DATE / REMARKS
A-1	NORMAN	VERSION 00			
	DRAWING TITLE	DRAWN BY CAP			
	FRONT ELEVATIONS	DATE 1/12/17			
5	OPTION DESCRIPTION	OPTION			
	ELEVATION "L"	ELL, FBA/FSA			

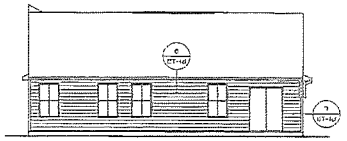
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NVR, Inc.
Architectural Services
Architects
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Frederick, MD 21703

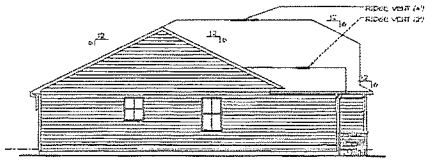
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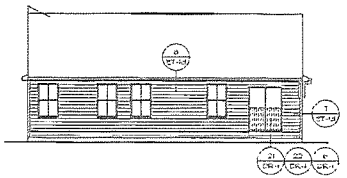
1 / A-2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION K "ELL" FULL BASEMENT "FBA"



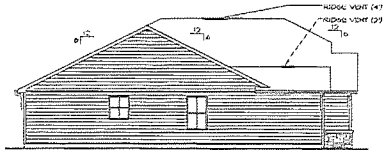
3 / A-2 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SLAB FOUNDATION "FSA"



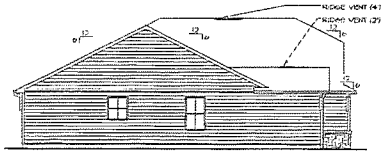
2 / A-2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL" FULL BASEMENT "FBA"



4 / A-2 REAR ELEVATION
SCALE: 1/8" = 1'-0"
FULL BASEMENT "FBA"



3 / A-2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION K "ELL" SLAB FOUNDATION "FSA"



4 / A-2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL" SLAB FOUNDATION "FSA"

KRG NORMAN DESIGN STUDIO
SIDE AND REAR ELEVATIONS
SHEET NO A-2
SITE NO 149000
VERSION 00
DRAWN BY CAP
DATE 1/2017
OPTION
OPTION ELEVATION
6

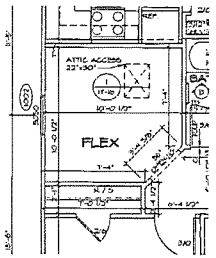
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NVR, Inc.
Annandale Corporate Center
8310 Broad Street, Suite 100
Annandale, VA 22003
Phone: 703.642.3700

REVISIONS

REV. NO	DATE

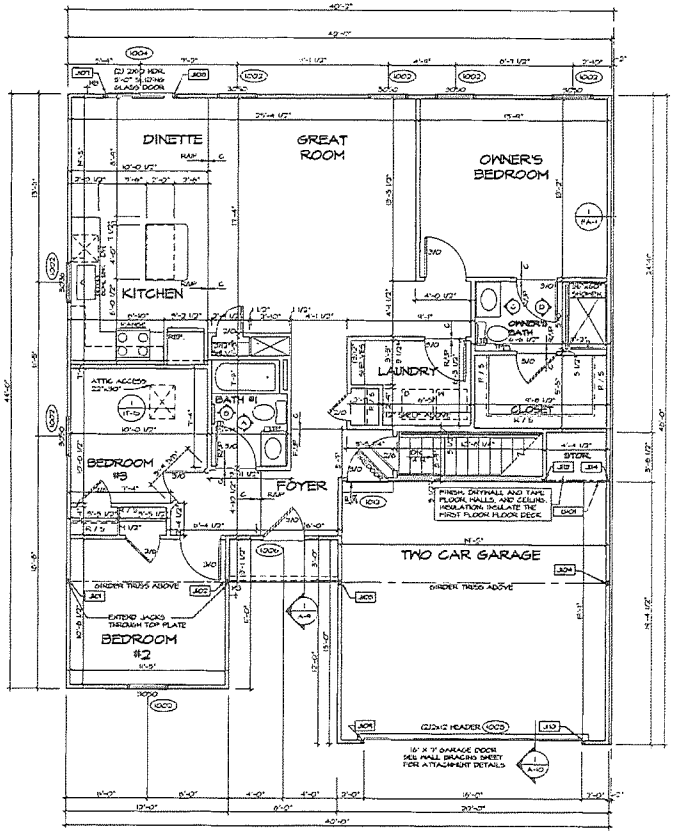
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K:\PROJECTS\FAIRFAX\VIRGINIA HOMES 600\Smith Center Set\Elevations\A-2 ELV - SIDE & REAR.dgn 01/18/17 - 2:41 pm



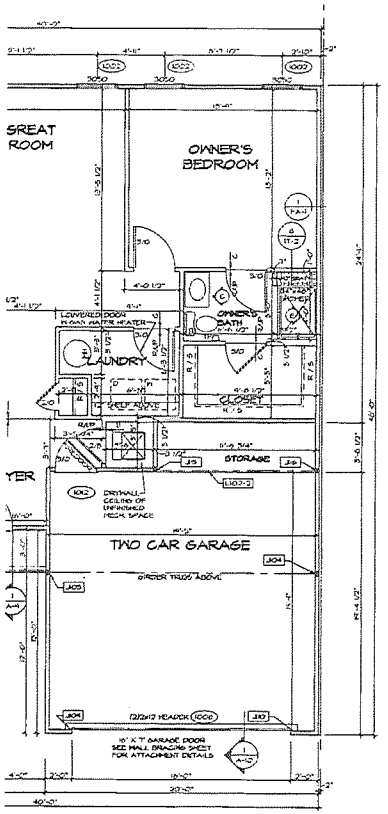
3 / A-7 PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" FLEX ROOM "MOD"



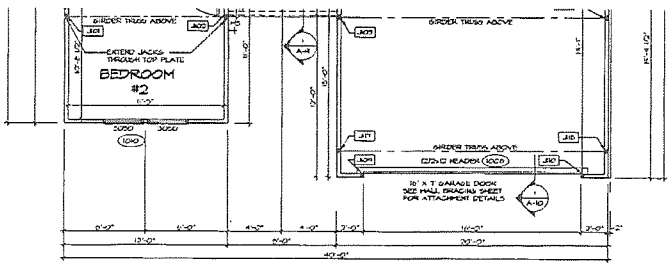
1 / A-7 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" BASEMENT FOUNDATION "FBA" ELEVATION "A" "ELE" OWNER'S BATHROOM TILE SURROUND "ALU"



3 / A-7 PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" SLAB FOUNDATION "FBA" ELEVATION "E.A." OWNER'S BATHROOM CERAMIC SURROUND "ALU"



3 / A-7 PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" ELEVATION "L" "ELL"

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION

LEGEND
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT/LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE PC DETAILS FOR FRAMING CONNECTORS

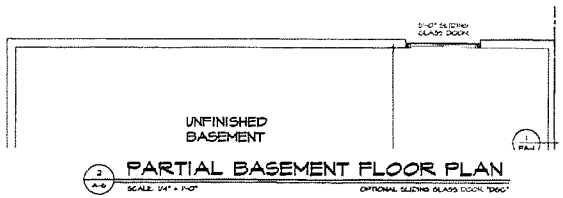
NVR

SET NO 19400
REVISION NO
DRAWN BY ALU
DATE 12/7/16
EDITION

PROJECT NORMAN
DRAWING TITLE FIRST FLOOR PLAN
OPTION / ELEVATION

SHEET NO A-7

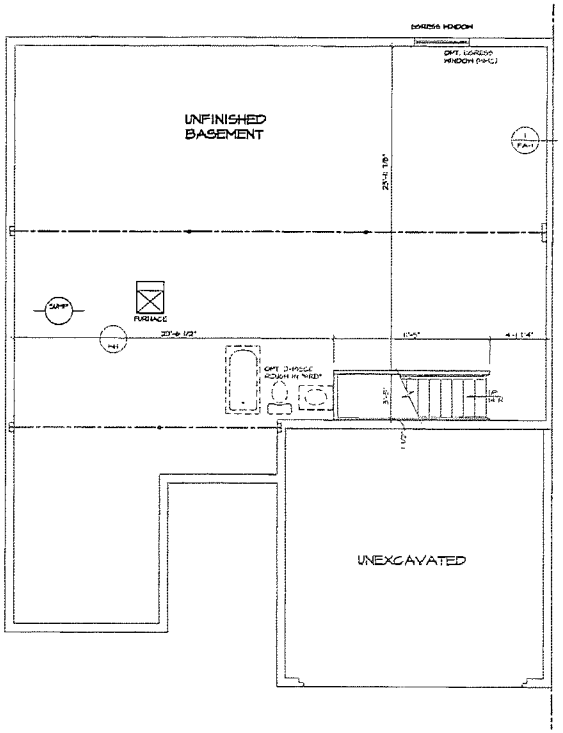
14



2 / A-6 PARTIAL BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

OPTIONAL SLIDING GLASS DOOR "DBG"



1 / A-6 BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- MORTAL FRAME
- JOIST TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE PG DETAILS FOR FRAMING CONNECTORS

NOTES:

1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL SIZING SCHEDULE (N-4)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION

NVR

SHEET NO. A-6

LOT NORMAN

SUBDIVISION

SHEET TITLE BASEMENT FLOOR PLAN

SET NO WHOLE

DESIGN BY AW

DRAWN BY AW

DATE 1/2017

OPTION

OPTION DESCRIPTION

19

February 5, 2020

ENCLAVE AT THE RAVINES OF THE OLENTANGY
FINAL DEVELOPMENT PLAN
DEVELOPMENT TEXT

INTRODUCTION

This development is a 14.742 acre site with proposed multifamily housing. The proposed development, Enclave at the Ravines of the Olentangy (Enclave II), is a portion (Sub-Area 3) of an original overall site, referred to as "General Castings", which has an approved Final Development Plan. Sub-Area 3 is zoned for 90 dwelling units with up to 4 dwelling units per building. The current plan for Enclave II is for 87 dwelling units with no more than 2 dwelling units per building. The homes will be ranch style attached houses with one common wall.

The site is located adjacent to and north of Curve Rd. and adjacent to and west of Rochdale Run. Two access points will be provided from the development to Rochdale Run. The interior roads within the development will be private roads, maintained by the homeowner's association.

An additional portion of the overall "General Castings" site, also classified as a portion of Sub-Area 3, is Park Land to be dedicated to the City of Delaware. The Park Land, totaling 14.957 acres, is included in gross density calculations for the proposed development, provided on the Preliminary Development Plan.

SANITARY SEWER SERVICE

The site will be serviced with new private sanitary sewers in the development. These sewers will be served from an existing 8" sanitary sewer at the northwest portion of the site. The sanitary sewers will be within utility easements which will be dedicated to the homeowner's association.

WATER SERVICE

New private water mains will be constructed within the development. These mains will be served from an existing 12" water main located on the west side of Rochdale Run. A Master Meter will be provided near the connection point to the existing 12" public water main. Fire hydrants will be installed on the new private water mains. The private water mains will be within utility easements which will be dedicated to the homeowner's association. The new lines will be sized to sufficiently meet flow and pressure requirements for the City of Delaware. Based on truck turning analyses, there will be ample space for turning movements within the development for fire trucks.

Seventeen (17) lots, which front Rochdale Run, will have water service lines which connect to the existing 12" public water main on the west side of Rochdale Run.

STORM SEWER SERVICE AND STORMWATER MANAGEMENT

Private storm sewers will be constructed on the site and discharge to the existing on-site retention pond. The storm sewers will be within utility easements which will be dedicated to the homeowner's association.

The retention pond was constructed as part of previous adjacent development and will be expanded to accommodate the additional contributing area proposed as part of the Enclave II development. Stormwater management and water quality will be provided in this pond. The discharge from the pond will be through an outlet structure and eventually to a natural drainage pathway west of the retention basin. The existing outlet structure will be replaced with a revised outlet structure to accommodate the new pond sizing.

OTHER UTILITIES

Gas, telephone, electric, and cable TV are available at the site to service the community. An agreement will be made between the developer and these private utility companies to provide service to the site.

HOMEOWNER'S ASSOCIATION

The homeowner's association will maintain all private utilities, roadways, sidewalks, and the stormwater retention pond. Additionally, the homeowner's association will provide lawn care, fertilization, and snow removal.

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 ENCLAVE AT THE RAVINES OF THE OLENTANGY Address CURVE RD. & ROCHDALE RUN

Acreage 30.739 (gross) 14.742 Ac (net) Square Footage 1,350sf x 87 units 117,450 sf Number of Lots 90 Number of Units 87

Zoning District/Land Use PMU/R-6 Proposed Zoning/Land Use PMU/R-6 Parcel # 41911006019000

Applicant Name T&R Properties, Inc. Contact Person Ron Sabatino

Applicant Address 3895 Stoneridge Ct., Dublin, OH, 43017

Phone 614-923-4000 Fax _____ E-mail RSABATINO@TRPROP.COM

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney CT Consultants, Inc. Contact Person Brett Blevins

Address 7965 N. High St., Ste 340, Columbus, OH 43235

Phone 614-779-0012 Fax _____ E-mail BBLEVINS@CTCONSULTANTS.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.

Ron Sabatino
Owner Signature

Ron Sabatino
Owner Printed Name

Brett Blevins
OWNER'S Agent Signature

BRETT BLEVINS
OWNER'S Agent Printed Name

Sworn to before me and subscribed in my presence this 4th day of February, 2020

Notary Public

NOTARIAL SEAL STATE OF OHIO

Notary Stamp CATHERINE R SAPORITO
Notary Public
In and for the State of Ohio
My Commission Expires
March 25, 2023

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 24 | DATE: 03/09/2020

ORDINANCE NO: 20-20 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Justin Nahvi, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF $2,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING GLENN ROAD BETWEEN CERTAIN TERMINI BY CONSTRUCTING, EXCAVATING, GRADING AND PAVING, INSTALLING DRAINAGE, SANITARY SEWER LATERALS, STREET LIGHTING, CONDUIT, CURBS AND GUTTERS, SIGNAGE, TRAFFIC PAVEMENT MARKINGS, STREET SIGNS, LANDSCAPING, AND ACQUIRING INTERESTS IN REAL ESTATE, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO.

BACKGROUND:
See attached memo.

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:
Finance Committee, approval

FISCAL IMPACT(S):
See attached Memo

POLICY CHANGES:

PRESENTER(S):
Justin Nahvi, Finance Director

RECOMMENDATION:
Approval

ATTACHMENT(S):
Fiscal Officer Certificate

ORDINANCE NO. 20-20

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF $2,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING GLENN ROAD BETWEEN CERTAIN TERMINI BY CONSTRUCTING, EXCAVATING, GRADING AND PAVING, INSTALLING DRAINAGE, SANITARY SEWER LATERALS, STREET LIGHTING, CONDUIT, CURBS AND GUTTERS, SIGNAGE, TRAFFIC PAVEMENT MARKINGS, STREET SIGNS, LANDSCAPING, AND ACQUIRING INTERESTS IN REAL ESTATE, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO.

WHEREAS, this City Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of the Improvement described in Section 1 and the estimated maximum maturity of the Bonds described in Section 1; and

WHEREAS, the Director of Finance has certified to this City Council that the estimated life or period of usefulness of the Improvement described in Section 1 is at least five (5) years, the estimated maximum maturity of the Bonds described in Section 1 is twenty (20) years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is two hundred forty (240) months;

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

Section 1 It is necessary to issue bonds of this City in the maximum principal amount of $2,000,000 (the "*Bonds*") for the purpose of paying the costs of constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto (the "*Improvement*").

Section 2. The Bonds shall be dated approximately June 1, 2021, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in twenty (20) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds, in any fiscal year in which principal is payable, shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2021.

Section 3. It is necessary to issue and this City Council determines that notes in the maximum principal amount of $2,000,000 (the "*Notes*") shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to pay the costs of the Improvement and any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Director of Finance in the certificate

awarding the Notes in accordance with Section 6 of this Ordinance (the "*Certificate of Award*") as the amount which is necessary to pay the costs of the Improvement and any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance, *provided* that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 6.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

Section 4. The debt charges on the Notes shall be payable in lawful money of the United States of America or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "*Paying Agent*"). The Director of Finance is authorized, to the extent necessary or appropriate, to enter into an agreement with the Paying Agent in connection with the services to be provided by the Paying Agent after determining that the signing thereof will not endanger the funds or securities of the City.

Section 5. The Notes shall be signed by the City Manager and the Director of Finance, in the name of the City and in their official capacities; *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations of $100,000 (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"*Depository*" means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The City Manager, the Director of Finance, the City Attorney, the City Clerk and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are

each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The actions of the City Manager, the Director of Finance, the City Attorney, the City Clerk or other City official, as appropriate, in doing any and all acts necessary in connection with the issuance and sale of the Notes are hereby ratified and confirmed. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

Section 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser or deposited with the Paying Agent, in each case on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the City. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Certificate of Award for that purpose. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes or the Bonds.

Section 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "*Code*") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Section 11. The Director of Finance is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance to the County Auditor of Delaware County, Ohio.

Section 12. The Director of Finance is authorized to request a rating for the Notes from Moody's Investors Service, Inc. or S&P Global Ratings, or both, as the Director of Finance determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 13. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the City Clerk. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 14. The services of Rockmill Financial Consulting, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 15. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been

met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 16. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 17. This Ordinance shall be in full force and effect on the earliest date permitted by law.

VOTE ON RULE SUSPENSION: YEAS _____ NAYS _____
ABSTAIN _____

PASSED: _____, 2020 YEAS _____ NAYS _____
ABSTAIN _____

ATTEST: _____ _____
CITY CLERK MAYOR

FISCAL OFFICER'S CERTIFICATE

To the City Council of the City of Delaware, Ohio:

As fiscal officer of the City of Delaware, Ohio, I certify in connection with your proposed issue of notes in the maximum principal amount of $2,000,000 (the "*Notes*"), to be issued in anticipation of the issuance of bonds (the "*Bonds*") for the purpose of paying the costs of constructing Glenn Road between certain termini by constructing, excavating, grading and paving, installing drainage, sanitary sewer laterals, street lighting, conduit, curbs and gutters, signage, traffic pavement markings, street signs, landscaping, and acquiring interests in real estate, together with all necessary appurtenances thereto (the "*Improvement*"), that:

1. The estimated life or period of usefulness of the Improvement is at least five (5) years.

2. The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is twenty (20) years. If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of notes, the period in excess of those five years shall be deducted from that maximum maturity of the Bonds.

3. The maximum maturity of the Notes is two hundred forty (240) months.

Dated: February 20, 2020

Director of Finance
City of Delaware, Ohio

AGENDA ITEM: 25

Update and Discussion of 2020-2024 Capital Improvement Program

EST 1808
CITY OF
DELAWARE
OHIO

MEMORANDUM

TO: Mayor Riggle and Members of City Council
CC: R. Thomas Homan, City Manager and Justin Nahvi, Finance Director
VIA: Alycia Ballone, Budget and Management Analyst
DATE: March 4, 2019
RE: Review of the 2020-2024 Capital Improvement Plan

Included in Council's packet is an update to the Capital Improvement Plan.

General Fund Summary (Page 1)
The following items have been changed on the General Fund Summary:

- The Balance Forward was updated per Finance Director, Justin Nahvi.
- Revenues were updated to reflect the projections of the 2020 budget's income tax forecast with modest, 0.5% increases in revenues for the years 2021 through 2024.
- Highlighted is the General Fund allocation to Street Improvements as this has changed with the proposed supplementals.

Street Improvements (Page 2)
On the Streets Improvements page, there are three items highlighted. The first two of these lines, ODOT URP Street Resurfacing Supplemental and Local Resurfacing Supplemental, reflect supplemental appropriations that were passed earlier this year. The third highlighted line is a supplemental of $300,000 for East William Street improvements.

Park Impact Fee Improvement Fund (Page 3)
The Park Impact Fee Improvement Fund reflects two changes: Ross Street Park Improvements and Delaware Run Feasibility Study.

The 2019-2023 Capital Improvement Plan included $175,000 in planned funding appropriations for Ross Street Park. During the 2020-2024 Capital Improvement Plan, this number was inadvertently reduced to $75,000. The highlighted line reflects a supplemental appropriation of $100,000 to cover the costs associated with phase one of this project. More details on the Ross Street park are available with the project narrative on page six.

The second addition is a supplemental request for $64,000 for a feasibility study related to the Delaware Run trail. This would not include any construction costs and would be only

for CSX review, a feasibility study, and, if possible, design work. More information can be found in the project description sheet on page seven.

While there is no line item yet for the Bruce Road Path (formerly referred to as the BROPATH), included on page eight is an updated project sheet for the path. City Staff is in negotiations to secure easements and will be coming back to Council once an estimate of the costs is available.

Storm Water Fund (Page 4)
The change in the Storm Water Fund is for the storm repair portion of the East William Street project in the amount of $100,000. This is included with the proposed East William Street supplemental appropriation.

Water Fund Capacity Projects (Page 5)
The Glenn Parkway Water Line Extension in the amount of $636,000 was inadvertently omitted from the 2020 budget. This CIP update includes the omission.

CITY OF DELAWARE
CAPITAL IMPROVEMENT PLAN
GENERAL FUND SUMMARY
2020 - 2024

	2020	2021	2022	2023	2024
BALANCE FORWARD	**1,050,000**	**119,439**	**78,791**	**313,824**	**1,256,907**
REVENUES:					
INCOME TAX (14% of net 1% Collections)	2,394,059	2,406,029	2,418,059	2,430,149	2,442,300
CITY HALL ANNEX RENT	78,000	78,000	78,000	78,000	78,000
BALANCE PLUS REVENUE	**3,522,059**	**2,603,468**	**2,574,850**	**2,821,973**	**3,777,208**
EXPENDITURES:					
DEBT SERVICE					
2012 Streetscape ($2,542,516 through 2022)	269,904	261,067	263,538	0	0
2019 City Hall/Annex (through 2034)	60,000	95,000	149,850	204,500	208,500
2019 Software Systems (through 2024)	269,973	304,659	337,566	340,566	337,965
TOTAL DEBT SERVICE	**599,877**	**660,726**	**750,954**	**545,066**	**546,465**
AMOUNT AVAILABLE FOR CAPITAL IMPROVEMENTS AFTER DEBT	**2,922,182**	**1,942,742**	**1,823,896**	**2,276,907**	**3,230,743**
OTHER EXPENDITURES					
AIRPORT IMPROVEMENTS (pg. 4)	0	0	1,307	0	0
STREET IMPROVEMENTS (pg. 7)	1,348,727	726,527	255,765	0	326,976
PARK IMPROVEMENTS (pg. 17)	350,000	63,000	208,000	60,000	190,000
EQUIPMENT REPLACEMENT (pg. 20)	833,016	779,424	735,000	600,000	650,000
BUILDING MAINTENANCE (pg. 28)	171,000	195,000	210,000	260,000	200,000
UNANTICIPATED PROJECTS	100,000	100,000	100,000	100,000	100,000
TOTAL OTHER EXPENDITURES	**2,802,743**	**1,863,951**	**1,510,072**	**1,020,000**	**1,466,976**
ENDING BALANCE	**119,439**	**78,791**	**313,824**	**1,256,907**	**1,763,767**

CAPITAL IMPROVEMENT PLAN
STREET IMPROVEMENTS
2020 - 2024

	2020	2021	2022	2023	2024
REVENUES:					
PERMISSIVE TAX (License Fee Fund)	432,280	436,603	440,969	445,379	449,832
STATE LICENSE FEES	18,393	18,577	18,763	18,950	19,140
STATE GASOLINE TAXES	90,900	91,809	92,727	93,654	94,591
NEW GASOLINE TAXES	*758,395*	*765,979*	*773,639*	*781,375*	*789,189*
NEW LICENSE FEES ($5)	*0*	*223,500*	*225,735*	*227,992*	*230,272*
SIDEWALK ASSESSMENTS	*221,930*	*96,630*	*96,330*	*84,670*	*75,000*
CIP Allocation	***1,348,727***	***726,527***	***255,765***	***0***	***326,976***
TOTAL REVENUE	**2,870,625**	**2,359,625**	**1,903,927**	**1,652,021**	**1,985,000**
EXPENDITURES:					
DEBT SERVICE					
Bonds - S. Houk Road (through 2022)	29,625	29,625	28,927	0	0
TOTAL DEBT SERVICE	**29,625**	**29,625**	**28,927**	**0**	**0**
STREET RESURFACING					
City Grant Match Street Resurfacing	180,000	355,000	355,000	180,000	430,000
ODOT URP Street Resurfacing Supplemental	*158,000*				
ODOT URP Street Resurfacing City Match	180,000	200,000	0	0	175,000
City Street Resurfacing -					
Local Resurfacing Supplemental	*81,000*				
Local Streets	800,000	900,000	900,000	900,000	900,000
Administrative/Inspection	50,000	50,000	50,000	50,000	50,000
TOTAL STREET RESURFACING	**1,449,000**	**1,505,000**	**1,305,000**	**1,130,000**	**1,555,000**
TRANSPORTATION IMPROVEMENTS					
City Grant Match Transportation Improvements	235,000				
Point Project City Funds	200,000	200,000	200,000	200,000	200,000
Bridge Improvements	50,000		150,000		
E William St Supplemental	*300,000*				
US 23/36 Exit Bin Wall Improvement	50,000				
Signal Improvements (APS/Safety/RRFB)	75,000	25,000	20,000	40,000	30,000
Carson Farms Signal	25,000	250,000			
US 23/Springfield Branch Bridge Repair		150,000			
Curtis St. Intersection (Dev Trust City Share)	27,000				
Fiber System Expansion	50,000	50,000	50,000	50,000	50,000
Hills-Miller Sidewalk (Dev Trust City Share)	55,000				
Downtown Sidewalk Repairs	150,000				
Downtown Arch	25,000				
Sidewalk Improvements	150,000	150,000	150,000	150,000	150,000
TOTAL TRANSPORTATION IMPROVEMENTS	**1,392,000**	**825,000**	**570,000**	**440,000**	**430,000**
TOTAL EXPENDITURES	**2,870,625**	**2,359,625**	**1,903,927**	**1,570,000**	**1,985,000**

CAPITAL IMPROVEMENT PLAN
PARK IMPACT FEE IMPROVEMENT FUND
2020 - 2024

	2020	2021	2022	2023	2024
BALANCE FORWARD	**2,068,689**	**1,671,689**	**1,575,689**	**2,050,689**	**1,775,689**
REVENUES:					
Impact Fees	350,000	225,000	225,000	225,000	225,000
Trail Improvement Grants			250,000		
TOTAL REVENUES	**350,000**	**225,000**	**475,000**	**225,000**	**225,000**
EXPENDITURES:					
COMMUNITY PARK IMPROVEMENTS					
Ross St. Park Improvement	*175,000*				
South Community Park Land Acquisition	18,000			500,000	345,000
COMMUNITY TRAIL IMPROVEMENTS					
Central Avenue Pedestrian Corridor	490,000				
Delaware Run Feasibility Study	*64,000*				
Stratford/Olentangy Trail (Meeker-Chapman)		321,000			
Olentangy River Trail (Pollock Rd)				100,000	100,000
TOTAL IMPACT FEE EXPENDITURES	**747,000**	**321,000**	**0**	**500,000**	**345,000**
IMPACT FEE BALANCE	**1,671,689**	**1,575,689**	**2,050,689**	**1,775,689**	**1,655,689**

Debt Balance Outstanding	**0**	**0**	**0**	**0**	**0**

CAPITAL IMPROVEMENT PLAN
STORM WATER FUND
2020 - 2024

	2020	2021	2022	2023	2024
BALANCES FORWARD	**2,113,380**	**1,597,367**	**1,272,933**	**1,040,211**	**1,044,334**
REVENUES:					
Storm Water Fees	328,987	335,566	342,278	349,123	356,106
TOTAL REVENUE	**328,987**	**335,566**	**342,278**	**349,123**	**356,106**
EXPENDITURES:					
Storm Water Repair	125,000	125,000	125,000	125,000	125,000
Storm Water I&I Remediation	100,000		100,000		100,000
Bernard Avenue (Sandusky to Liberty St.)		400,000			
Montrose/Columbus/Toledo	200,000				
Vernon Ave.		135,000			
Chamberlain/Channing St.			350,000		
Pittsburgh Drive				200,000	
E William St Storm Repair	*100,000*				
US23 Storm Repair (ODOT)	250,000				
Cemetery Storm Pipe					500,000
Equipment Replacement	70,000			20,000	
TOTAL EXPENDITURES	**845,000**	**660,000**	**575,000**	**345,000**	**725,000**
ENDING FUND BALANCE	**1,597,367**	**1,272,933**	**1,040,211**	**1,044,334**	**675,440**

CAPITAL IMPROVEMENT PROGRAM
WATER FUND CAPACITY PROJECTS
2020 - 2024

	2020	2021	2022	2023	2024
	10,619,957	**10,201,977**	**9,710,995**	**8,947,987**	**8,186,257**
REVENUES:					
Water Capacity Fees	2,000,000	1,500,000	1,200,000	1,200,000	1,200,000
Water Debt Meter Fee Allocation	0	0	0	0	0
TOTAL REVENUES	**2,000,000**	**1,500,000**	**1,200,000**	**1,200,000**	**1,200,000**
EXPENDITURES:					
DEBT SERVICE					
Westside Trans Line ($2,225,051, 25 yrs, 3.67%, 2036)	136,750	136,750	136,750	136,750	136,750
Penry Rd. Waterline ($1,000,000, 25 yrs, 3.55%, 2037)	62,976	62,976	62,976	62,976	62,976
Kingman Hill Tower ($3,545,000, 25 yrs, 4.51%, 2031)	211,228	210,230	212,256	210,978	208,110
Plant Expansion ($9,600,000, 25yrs., 3.23%, 2039)	551,026	551,026	551,026	551,026	551,026
TOTAL DEBT SERVICE	**961,980**	**960,982**	**963,008**	**961,730**	**958,862**
WATER SYSTEM IMPROVMENTS					
Water Master Plan		100,000			
DISTRIBUTION CAPACITY PROJECTS					
Panhandle to US 42 Water Main	570,000	570,000			
Braumiller Rd. 16" Water Main		160,000	800,000	800,000	
Glenn Pkwy Water Line Extension	*636,000*				
Hills Miller to Buttermilk Hill					175,000
New Line Oversizing/Extension	*250,000*	*200,000*	*200,000*	*200,000*	*200,000*
TOTAL WATER CAPACITY PROJECTS	**1,456,000**	**1,030,000**	**1,000,000**	**1,000,000**	**375,000**
ENDING FUND BALANCE	**10,201,977**	**9,710,995**	**8,947,987**	**8,186,257**	**8,052,395**

EST 1808 CITY OF DELAWARE OHIO

MARCH 3, 2020

PARK IMPACT FEE IMPROVEMENT FUND

INFORMATION AT A GLANCE

COST
$175,000

FUNDING

Park Improvements
$175,000

PROJECTED SCHEDULE

Construction 2020

DESIGN CONSULTANT

CITY LEAD

JP Linkous

(740)-203-1402
Jlinkous@delawareohio.net

Unity Park Expansion (aka Ross Street Park)

Purpose –The Unity Park will be expanded to include the former Parks and Natural Resource maintenance area. Concepts were introduced to the community in fall 2019 and a final master plan developed in early 2020. The entire project will involve multiple phases. These costs reflect the initial phase.

Project Justification: The Unity Park expansion will provide additional programming space for a park that has outgrown its existing amenities. The Community Coalition and SWCI will be active partners in future programming for the park. In addition, a public survey and public meetings have taken place to help guide the master plan for the park.

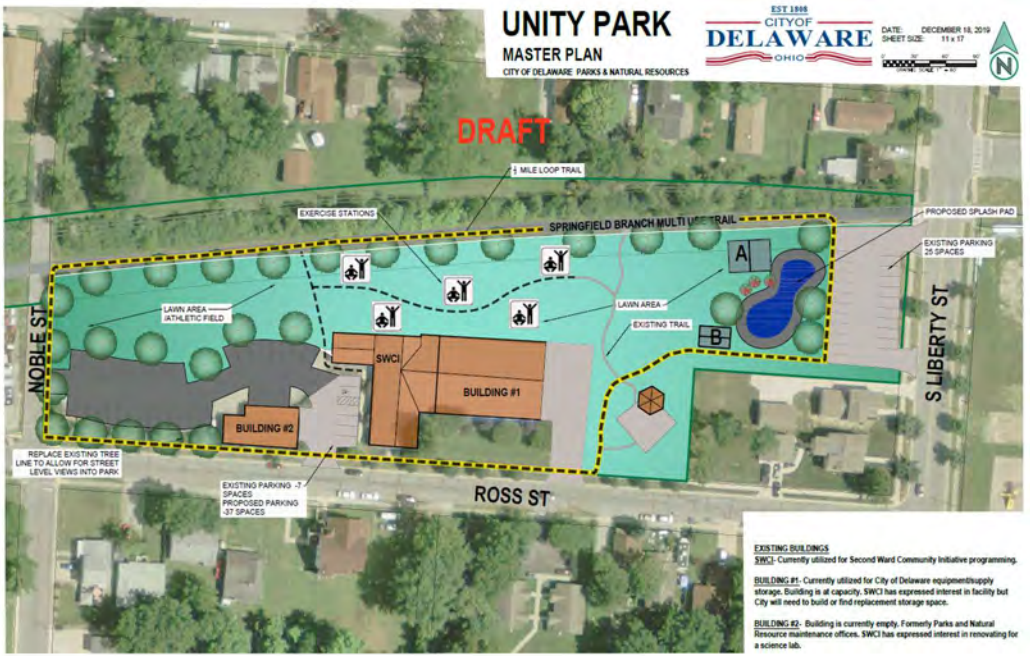
Building Demolition and removal- $35,000
New Parking lot- $125,000
Landscaping- $15,000

Financing

The project is estimated at $75,000. The City has identified the Park Impact Fee Improvement Fund to develop the expansion.

Status

Bids will be requested in spring 2020 with construction in summer 2020.



4th Draft

EST 1808 CITY OF DELAWARE OHIO

MARCH 3, 2020

PARK IMPACT FEE IMPROVEMENT FUND

INFORMATION AT A GLANCE

COST
$64,000

FUNDING

Park Impact Fee Improvement Fund
$64,000

PROJECTED SCHEDULE

Design 2020

DESIGN CONSULTANT
CSX
Patrick Engineering

CITY LEAD

P&NR

Delaware Run Greenway Corridor-

Blue Limestone Park to Hidden Valley Golf Course

Purpose – The proposed project would open up the Delaware Run corridor for connectivity, natural interpretation and greenway preservation. The initial phase would connect Blue Limestone Park to Grady Memorial Hospital. It involves crossing a CSX railroad owned parcel and RR tunnel. Per CSX requirements, the plan will need a feasibility study that will need to be reviewed by CSX. The feasibility study is estimated at $16,000 and the CSX review is estimated at $15,000. If the project is approved by CSX the design phase would begin at a cost of $33,000.

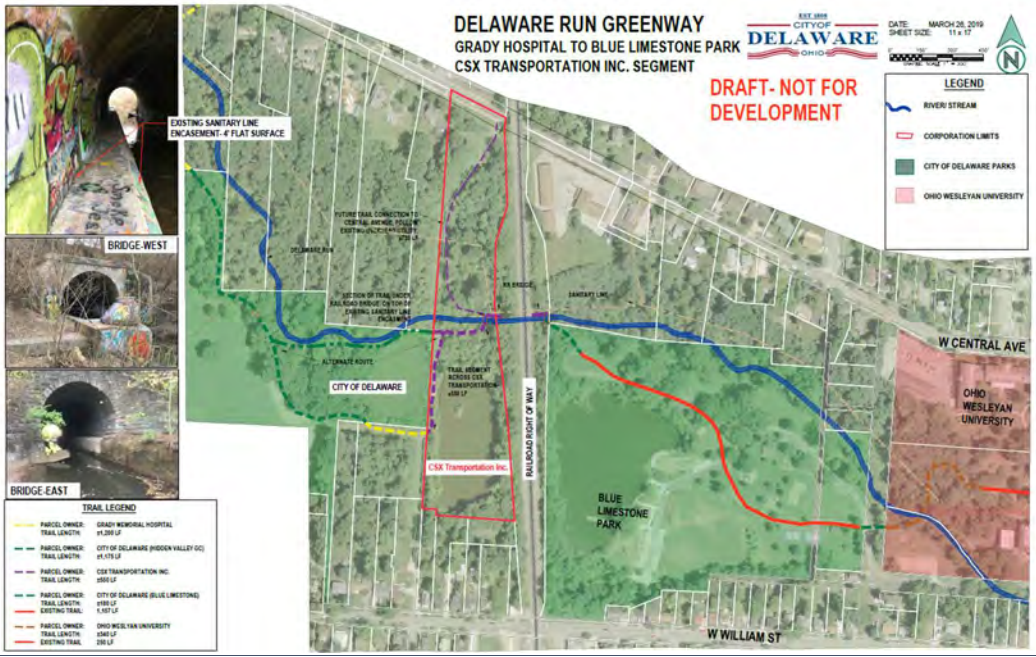
Impact on Operating Expenses: The initial trail is proposed as a gravel surface and a majority of the trail will be on currently owned city parcels. Additional hours will be spent on maintaining and patrolling the trail.

Financing

The project is anticipated to cost roughly $64,000. The City has identified the Park Impact Fee Improvement Fund to develop the expansion..

Status

Design phase is proposed for 2020.



EST 1808 CITY OF DELAWARE OHIO

MARCH 3, 2020

PARK IMPACT FEE IMPROVEMENT FUND

INFORMATION AT A GLANCE

COST
TBD

FUNDING

Park Impact Fee Improvement Fund

PROJECTED SCHEDULE

2020-2021

DESIGN CONSULTANT

CITY LEAD

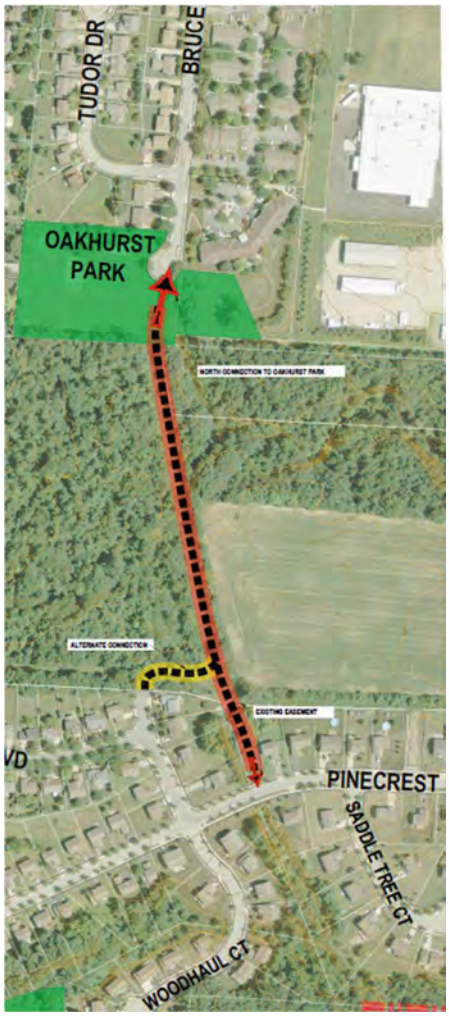
Ted Miller

(740)-203-1452
tmiller@delawareohio.net

Oakhurst Trail- B.R.O.P.A.T.H.

Purpose –A proposed trail from Oakhurst Park to Pinecrest Drive has been prioritized by City Staff and citizens looking for a safe active transportation route on the north side of the City.

The proposed trail is approximately 1,400 lf with a crushed gravel surface. The section would be the first link that is ultimately planned to travel through the fairgrounds to Pennsylvania Avenue.



Financing

Status

Staff is currently trying to negotiate easements with the property owner. If easements are able to be secured and cost estimates can be determined, then a request will be made to council for construction of the trail.

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 26

DATE: 03/09/2020

ORDINANCE NO: 20-21

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Justin Nahvi, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR THE HOUSING PROGRAM INCOME FUND.

BACKGROUND:
The City of Delaware has previously participated in the HOME grant program that provides funding to rehab residential properties for homeowners that quality for the grant based on their income level. A stipulation of these grants requires the homeowner to refund a portion of the grant award back to the City if the property is refinanced or sold to another owner. The City recently received $8,150 from a homeowner that previously received a HOME grant and the funds were issued as the property was conveyed to a new owner. The State of Ohio does not require that this repayment be transferred back to the State agency that administers these grants. As such, the Planning and Community Development Department has proposed releasing these funds to Habitat for Humanity of Delaware & Union Counties to assist the organization in meetings its objectives in the community with regards to housing.

REASON WHY LEGISLATION IS NEEDED:
The enclosed ordinance has been submitted for Council consideration as there are no appropriations allocated in the 2020 budget within the Housing Program Income Fund (Fund 296) to accommodate the distribution of these monies to Habitat for Humanity.

COMMITTEE RECOMMENDATION:
Not Applicable

FISCAL IMPACT(S):
This proposed distribution of the $8,150 will have no negative impact on the Housing Program Income Fund (Fund 296).

POLICY CHANGES:
Not Applicable

PRESENTER(S):
Justin Nahvi, Finance Director

RECOMMENDATION:
Approval

ATTACHMENT(S):
None

ORDINANCE 20-21

AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR THE HOUSING PROGAM INCOME FUND.

WHEREAS the City of Delaware has historically received HOME grant funding that is awarded to residents for housing rehabilitation assistance based on eligibility requirements generally associated with household income; and

WHEREAS these grant awards to homeowners include stipulations that if a property is refinanced or sold within a pre-defined period of time that a portion of the grant will need to be repaid to the City; and

WHEREAS the City of Delaware recently received $8,150 from a past award recipient in relation to the transfer of ownership for a property; and

WHEREAS these monies are not required to be released back to the State of Ohio and the Planning & Community Development Department has proposed releasing these funds to Habitat for Humanity of Delaware & Union Counties, an eligible grantee, in support of the organization's mission to provide housing for individuals or families in need of assistance within the City of Delaware.

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 Housing Program Income Fund (Fund 296) $8,150 increasing the following account:

HOME Expenditures (296.2960.5520)	$8,150

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 27 | DATE: 03/09/2020

ORDINANCE NO: 20-22 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Justin Nahvi, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR THE EAST WILLIAM STREET PROJECT.

BACKGROUND:
The Public Works Department is currently administering roadway improvements to E William Street for which $4,250,000 in project costs were outlined in the 2020 Capital Improvement Plan. Of the total project costs, the local funding allocation was $971,382 of which $300,000 would be financed through City utility funds and the balance, $671,382 would be financed by City capital improvement funds.

REASON WHY LEGISLATION IS NEEDED:
In relation to increasing materials and labor costs, coupled with an insufficient budget allocation for contingency funding on the project, the Public Works Department has identified a need for $300,000 in supplemental appropriations from the Capital Improvement Fund (Fund 410) to financially sustain the roadway improvements. In addition, through ongoing construction improvements to East William Street, the Public Works Department has also identified a need for $100,000 in unexpected utility related improvements requiring supplemental appropriations from the Storm Sewer Fund (Fund 203). Council may recall City Engineer and Public Works Director, Bill Ferrigno

bringing up the possibility of this supplemental during the budget review on December 9, 2019.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
The unencumbered cash balance in the Storm Sewer Fund (Fund 203) is currently $1.5 million and this increase of $100,000 in project costs will not negatively impact the cash sufficiency balance for this enterprise fund. In addition, there is a sufficient cash balance in the Capital Improvement Fund (Fund 410) to absorb the referenced project increase in the amount of $300,000 per this fact sheet.

POLICY CHANGES:
N/A

PRESENTER(S):
Justin Nahvi, Finance Director
Bill Ferrigno, City Engineer & Public Works Director

RECOMMENDATION:
Approval

ATTACHMENT(S)
None

ORDINANCE 20-22

AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR THE EAST WILLIAM STREET PROJECT AND DECLARING AN EMERGENCY.

WHEREAS $4,250,000 in project costs were outlined in the 2020 Capital Improvement Plan for improvements to East William Street; and

WHEREAS of the total project costs for the roadway improvements, $300,000 would be drawn from City Utility funds and $671,382 from City Capital Improvement funds equaling a total local share of the project in the amount of $971,382; and

WHEREAS due to increasing material and labor costs, coupled with an insufficient budget allocation in contingency funding for this project, the Public Works Department has identified the need for $300,000 in supplemental appropriations to be drawn from the Capital Improvement Fund (Fund 410) to finalize this project; and

WHEREAS during the current construction progress to East William Street, the Public Works Department has also identified the need for an additional $100,000 in stormwater improvements for utility related repairs to be drawn from the Storm Sewer Fund (Fund 203).

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 Capital Improvement Fund increasing the following account:

US 36/E. William St. Corridor (410.4104.5541) $300,000

SECTION 2: That there is hereby appropriated from the unencumbered balance of the Storm Sewer Fund increasing the following account:

US 36/E. William St. Corridor (203.0204.5541) $100,000

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.

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 provide for a sufficient level of appropriations to complete the roadway improvements for East William Street and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION: YEAS____ NAYS____
ABSTAIN ____

VOTE ON EMERGENCY CLAUSE YEAS____ NAYS____
ABSTAIN ____

PASSED: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 28 | DATE: 03/09/2020

ORDINANCE NO: 20-23 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Justin Nahvi, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR WATER MAIN EXTENSIONS ASSOCIATED WITH THE GLENN PARKWAY PROJECT.

BACKGROUND:

The Public Works Department will be coordinating on the extension of Glenn Parkway to Berlin Station in 2020 which will include the extension of water lines for this project. Appropriations were separately allocated in the 2019 fiscal year for the water line extension, however; this specific portion of the overall project was not executed in the prior year.

REASON WHY LEGISLATION IS NEEDED:

Appropriations for water line extensions were not included in the 2020 Approved Budget within the Water Capacity Fee Fund (Fund 536). The estimated cost of extending this utility in relation to the Glenn Parkway project is $636,000 which would need to be appropriated in the current year to finalize this roadway project.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

The unencumbered cash balance in the Water Capacity Fee Fund (Fund 536) is currently $10.3 million and this project will have no negative impact on the cash sufficiency for the fund.

POLICY CHANGES:

N/A

PRESENTER(S):

Justin Nahvi, Finance Director
Bill Ferrigno, City Engineer & Public Works Director
Blake Jordan, Public Utilities Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

None

ORDINANCE 20-23

AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR WATER MAIN EXENTSIONS ASSOCIATED WITH THE GLENN PARKWAY PROJECT.

WHEREAS in prior fiscal years appropriations were allocated for the costs associated with waterline extensions attributed to the Glenn Parkway project; and

WHEREAS this waterline project was not executed in the 2019 fiscal year and the subsequent appropriations were not included for the 2020 budget period; and

WHEREAS the estimated cost for the waterline extension portion of the Glenn Parkway project are $636,000 to be drawn from the Water Capacity Fee Fund (Fund 536); and

WHEREAS supplemental appropriations are needed to sustain the completion of this project.

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 Water Capacity Fee Fund increasing the following account:

Glenn Rd Waterline Extension (536.5316.5536) $636,000

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 29 | DATE: 03/09/2020

ORDINANCE NO: 20-24 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Justin Nahvi, Finance Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR PARKLAND AND TRAILWAY DEVELOPMENT IMPROVEMENTS.

BACKGROUND:
The 2019 Capital Improvement Plan included planned funding allocation for the Ross Street Park in the amount $175,000, while inadvertently the 2020 Capital Improvement Plan included planned funding allocation of only $75,000 for this project. The estimates for the first phase (parking area with storm improvements, building removal and landscaping) came in at $175,000.

The 2020 Capital Improvement Plan did not include any work related to Delaware Run. The Parks Department is requesting $64,000 in funding be appropriated to complete the CSX review, feasibility study and design work.

REASON WHY LEGISLATION IS NEEDED:
Park's CIP projects that were not approved within the 2020 Budget include $64,000 for design services relating to the Delaware Run future trail way improvements as well as $100,000 for park improvements to the Ross Street Park. These two projects would be budgeted from the Park Impact Fees Improvement Fund (Fund 491) for a total cost of $164,000.

COMMITTEE RECOMMENDATION:
Not Applicable

FISCAL IMPACT(S):
The Park Impact Fees Improvement Fund (Fund 491) currently has an unencumbered cash balance of $2.1 million and the additional capital expenditures in 2020 will not have an impact on the cash sufficiency balance in the fund.

POLICY CHANGES:
Not Applicable

PRESENTER(S):
Justin Nahvi, Finance Director
Ted Miller, Parks & Natural Resources Director

RECOMMENDATION:
Approval

ATTACHMENT(S):
None

ORDINANCE 20-24

AN ORDINANCE SUPPLEMENTING THE 2020 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR PARKLAND AND TRAILWAY DEVELOPMENT IMPROVEMENTS.

WHEREAS, the 2019 Capital Improvement Plan included planned funding allocation for the Ross Street Park in the amount $175,000, while inadvertently the 2020 Capital Improvement Plan included planned funding allocation of only $75,000 for this project; and

WHEREAS, the 2020 Capital Improvement Plan did not include any funding allocation for work related to the Delaware Run trail feasibility study, a cost of $64,000; and

WHEREAS, the Parks Department has requested a total of $164,000 in supplemental appropriations from the Park Impact Fees Improvement Fund (Fund 491) to support these projects.

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 Park Impact Fees Improvement Fund increasing the following account:

Professional Services	(491.4910.5230)	$64,000
Ross St. Parkland Improvements	(491.4910.5546)	$100,000

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: _____, 2020 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: March 5, 2020

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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. **Manager Meetings/Events**
   February 19
   Strand Meeting
   February 24
   City Council
   February 25
   State of the County
   Tax Incentive Review Council
   February 27
   MS Consultants General ED Services Kickoff
   March 2
   Rotary
   Council Work Session
   March 3
   911 Board Meeting
   March 4-5
   OCMA Winter Conference

CONTRACT APPROVAL – March 5, 2020			
VENDOR	**EXPLANATION OF AGREEMENT**	**2020 AMOUNT**	**DEPARTMENT**
MS Consultants	Economic Development	$7,500	CMO
OhioHealth	OhioHealth Employer Services Agreement Biometrics	$5400	DAS
Robert-Half International, Inc	Renews expired contract with Accountemps	Varies	DAS
CoHatch	Membership agreement	NA	ED
Ohio Attorney General	Delinquent debt collection	NA	Finance
Department of Justice	US DOS/US Treasury Equitable Sharing Agreement and Certification	NA	Police
Quality Control Inspection	2020 RPR/Construction Inspection Professional Services	Task order	PW
Lake Erie Construction Co.	2020 Guardrail and Fence Repair	NA	PW
The AeroMark Company	2020 Pavement Marking Maintenance Program	66,843.33	PW
Burgess & Niple	Water distribution continuous status modeling	10,000	PU

March

2020

Monthly Meeting Schedule

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Council Work Session 6:30 PM	3	4 Civil Service-Cancelled Planning Commission – 7 pm	5	6	7
8	9 City Council 7pm	10	11 BZA 6:30 pm-cancelled	12	13	14
15	16	17 Parks and Recreation Advisory Board 6:30 pm	18	19	20	21
22	23 City Council 7pm	24	25 Historic Preservation Commission 6:30 pm	26	27	28
29	30	31				