# CITY OF DELAWARE CITY COUNCIL MEETING TO BE HELD VIRTUALLY VIA CISCO Webex \*\* 7:00 P.M. MEETING

#### **AGENDA**

7:00 P.M. June 8, 2020

- 1. ROLL CALL
- 2. INVOCATION
- 3. APPROVAL of the Motion Summary of the special meeting of Council held on May 26, 2020, as recorded and transcribed.

  APPROVAL of the Motion Summary of the work session meeting of Council held on June 1, 2020, as recorded and transcribed.

#### 4. CONSENT AGENDA

- A. Acceptance of the Motion Summary of the Planning Commission meeting held on March 4, 2020, as recorded and transcribed.
- B. Establish June 22, 2020 at 7:30 p.m. for a public hearing and second readings of **Ordinance No. 20-33**, an ordinance approving a Rezoning Amendment for the Delaware County Commissioners for the Delaware County Fairgrounds from R-3 (One Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU (Planned Mixed-Use Overlay District) on approximately 101 acres and located at 236 Pennsylvania Avenue, **Ordinance No. 20-34**, an ordinance approving a Conditional Use Permit for the Delaware County Commissioners allowing the placement of a Planned Mixed-Use Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue, and **Ordinance No. 20-36**, an ordinance approving two alley vacations for the Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.
- C. Establish June 22, 2020 at 7:40 p.m. for a public hearing and second reading of **Ordinance No. 20-38**, an ordinance approving a Conditional Use Permit for Skilken Gold Real Estate Development for Sheetz located on lot 12722 of Coughlin's Crossing (within Sub-Area 6) on approximately 1.88 acres located east of US 23 just south of Penny Way and Zoned A-1 PMU.
- 5. LETTERS, PETITIONS, AND PUBLIC COMMENTS

Due to the meeting being held virtually, public comment is requested to be received either before or during the meeting through email at <a href="mailto:emccloskey@delawareohio.net">emccloskey@delawareohio.net</a>. Comments received on Facebook may have to be addressed by staff subsequent to the meeting.

- 6. THIRD READING of Ordinance No. 20-30, an ordinance directing the City Manager to establish a Business Assistance Grant Program, authorize appropriations, and declaring an emergency.
- 7. CONSIDERATION of Ordinance No. 20-31, an ordinance accepting the annexation of 1.062± acres of land more or less, description and map are attached hereto as Exhibits "A" and "B" for the annexation known as the Alshahal Enterprises LLC Annexation by Michael R. Shade, Agent for the Petitioner.
- 8. CONSIDERATION of Ordinance No. 20-32, an ordinance approving a Final Subdivision Plat request by Glenn Road Capital LLC, for Belmont Place Section 8 containing five commercial out lots on approximately 12.88 acres zoned B-3 PMU (Community Business District with a Planned Mixed-Use Overlay District) and located on Glenn Parkway and Peachblow Road.
- 9. CONSIDERATION of Ordinance No. 20-33, an ordinance approving a Rezoning Amendment for the Delaware County Commissioners for the Delaware County Fairgrounds from R-3 (One Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU (Planned Mixed-Use Overlay District) on approximately 101 acres and located at 236 Pennsylvania Avenue.
- 10. CONSIDERATION of Ordinance No. 20-34, an ordinance approving a Conditional Use Permit for the Delaware County Commissioners allowing the placement of a Planned Mixed-Use Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue.
- 11. CONSIDERATION of Ordinance No. 20-35, an ordinance approving a Preliminary Development Plan for the Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.
- 12. CONSIDERATION of Ordinance No. 20-36, an ordinance approving two alley vacations for the Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on

- approximately 101 acres and located at 236 Pennsylvania Avenue.
- 13. CONSIDERATION of Ordinance No. 20-37, Sheetz, an ordinance approving a Combined Preliminary and Final Development Plan for Skilken Gold Real Estate Development for Sheetz located on lot 12722 of Coughlin's Crossing (within Sub-Area 6) on approximately 1.88 acres located east of US 23 just south of Penny Way and Zoned A-1 PMU.
- 14. CONSIDERATION of Ordinance No. 20-38, an ordinance approving a Conditional Use Permit for Skilken Gold Real Estate Development for Sheetz located on lot 12722 of Coughlin's Crossing (within Sub-Area 6) on approximately 1.88 acres located east of US 23 just south of Penny Way and Zoned A-1 PMU.
- 15. CONSIDERATION of Ordinance No. 20-39, an ordinance directing the City Manager to establish a Revolving Loan Fund Program and authorizing appropriations and declaring an emergency.
- 16. FINANCE DIRECTOR'S REPORT
- 17. CITY MANAGER'S REPORT & COVID-19 UPDATE:
  - A. John Donahue, Fire Chief
  - B. Bruce Pijanowski, Police Chief
- 18. COUNCIL COMMENTS
- 19. ADJOURNMENT
- \*\* This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by Council, staff, or the public will be available.

Minutes of Delaware City Council

Meeting

(	SOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148	_
	HeldMay 26	20

The special meeting of Council held on May 26, 2020 and was called to order at 7:00 p.m. and was held remotely through Cisco Webex and streamed Live through Facebook due to the State of Emergency – Executive Order 2020-01D. The following members of Council were remotely present: Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Kent Shafer (exited the meeting at 8:30 pm) and Mayor Riggle who presided. Absent from the meeting was First Ward Chris Jones. The invocation was delivered by Mayor Carolyn Kay Riggle.

Staff Present Remotely: Sean Hughes, Economic Development Director, Justin Nahvi, Finance Director, Darren Shulman, City Attorney, Bruce Pijanowski, Police Chief, John Donahue, Fire Chief, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

Delaware County Officials Present Remotely: Gary Merrell, Commissioner, Bob Lamb, Economic Development Director, David Stadge, Delaware County Finance Authority Treasurer, Don Rankey, Delaware County Finance Authority

**Motion to Excuse:** Vice-Mayor Shafer motioned to excuse Mr. Jones, seconded by Mr. Farrell. Motion approved by a 6-0 vote.

#### ITEM 3: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on May 11, 2020, as recorded and transcribed.

<u>Motion:</u> Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held on May 11, 2020, as recorded and transcribed, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

#### ITEM 4: CONSENT AGENDA

A. Approval of the Motion Summary of the Finance Committee meeting held on April 15, 2020, as recorded and transcribed.

**Motion:** Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mr. Hoffman. Motion approved by a 6-0 vote.

#### ITEM 5: LETTERS, PETITIONS, AND PUBLIC COMMENTS

Chris Schobert Via Email 44 South Sandusky Street Delaware, Ohio

Mr. Schobert provided an email that was read into the record voicing his support for the business disaster grant recovery program.

Deven McEowen Via Email

Mr. McEowen provided an email that was read into the record voicing his support for the revolving loan program.

Tom Wolber Via Email

Delaware City Council

Meeting

 SOVERNMENT FORMS	& SUPPLIES 844-224-3338 FORM NO. 1014	48	
Held	May 26		

272 Hearthstone Drive Delaware, Ohio

Minutes of

Mr. Wolber provided an email which was read into the record voicing his concerns over the May 19 flooding of the Delaware Run.

ITEM 6: RESOLUTION NO. 20-35 [First Reading]

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT CARES ACT GRANT (GRANT NO. 3-39-0032-025-2020) OFFER FOR DELAWARE MUNICIPAL AIRPORT – JIM MOORE FIELD AND TO ENTER INTO REQUIRED AGREEMENTS FOR SAID GRANT.

The Clerk read the resolution for the first time.

**Motion:** Mrs. Keller motioned to adopt Resolution No. 20-35, seconded by Mr. Hoffman. Motion approved by a 6-0 vote.

ITEM 7: ORDINANCE NO. 20-30 [First Reading]
AN ORDINANCE DIRECTING THE CITY MANAGER TO ESTABLISH A
BUSINESS ASSISTANCE GRANT PROGRAM, AUTHORIZE
APPROPRIATIONS, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time. Council to take Ordinance No. 20-30 to a second reading and provide correction to Section 1 with change of "loan" to "grant".

#### ITEM 8: DISCUSSION OF COUNTY RLF PROGRAM

Mr. Homan discussed that the recent Finance Committee meeting this topic was reviewed and that staff had responded to the MOU that was provided by the County and sent comments to the County. discussed receiving feedback from the County earlier today. Shulman reviewed the comments that he provided to the County regarding the RLF. He discussed the governance concerns over how the committee would be formed and loans reviewed and how the City would pick their representative on the committee. The other concern was that the City funds would benefits City businesses. He also discussed that the County addressed the concern on how funds can be pulled out at a later time. MRs. Keller voiced concern that the revisions provided by the County were presented right before the meeting and that there was not much time to review it in full. Mr. Farrell discussed that the City has the duty to provide the loan rate below the prime rate and concerns that scoring points are based on the size of the company. He discussed that there are multiple small businesses that will need assistance that may lose out to larger ones. He also discussed his preference for the fee to be absorbed into the loan and the duty to the public to have a conflict of interest clause. Vice-Mayor Shafer also discussed the importance of a conflict of interest clause. Mr. Hellinger voiced his preference for the City to have their own program and that if the City does not participate that businesses are still part of the County and can apply. Mr. Hellinger discussed the preference to create a program and addresses the current issues that the City has and utilize the resources that we have to help our businesses. Mr. Hoffman discussed the challenge to have a committee overturn the bank decisions and feels the committee is too small. Mayor Riggle discussed her desire to work with the county and be concerned about all businesses, and as well voiced concerns that the program may not help those that need it the most.

Delaware City Council

Minutes of

Meeting

GOVEF	RNMENT FORMS & SUPPLIES 844-224-3338 FORM NO, 10148	
	May 26 Held	20

Mr. Lamb discussed the loan rate and that the 4% is very competitive and the business size and types of businesses that will be supported. He discussed that the MOU was altered to adjusting how the first round of applications would be reviewed. He discussed the importance of addressing conflict of interest. Mr. Lamb discussed that after 5 years the local jurisdictions that provided money can take a vote to withdraw the money invested with some stipulations. Mr. Homan questioned if there is a default in a loan. Mr. Lamb discussed that defaults will be handled by the bank. Mr. Lamb clarified that no applications would not be moved to the committee level until approved by the bank. Mrs. Keller questioned what the process of scoring and decisions would be made after the application is presented to the committee from the bank. Mr. Hoffman recommended an appointed trustee to be on the committee and not an elected official.

Mr. Rankey discussed the benefits of having a council representative with previous small business experience to be on the committee. He discussed that Mayor Riggle and Vice-Mayor Shafer both have current or previous small business experience. He discussed the need to get matching funds to assist more businesses and get the funds available as soon as possible. Mr. Shulman voiced a concern over having a elected officials in the position to make the decisions and recommend that each city be able to make their own selection. Mr. Rankey discussed the seats on the board and that the committee will make sure it is a fair process and the designated person will need to be an advocate to get the program out to the businesses. He voiced a concern over the percentage of small businesses that may not be able to open back up. Mr. Shulman discussed the potential alignment of the committee on making a decision. Mrs. Keller voiced a concern over the scoring system and that points are taken away from businesses if the jurisdiction did not participate in the program and how to help those small businesses that do not reside in a participating jurisdiction. Mr. Lamb discussed the point structure and what resources may be available to each business based on their location. Commissioner Merrell discussed the concern over conflict of interest and that feels this is being addressed. He discussed that for the program to be beneficial and successful then it will require a little trust. He discussed that the program is dependent on Jobs Ohio being involved.

Mr. Hoffman voiced that all businesses in the county benefit each other, but voiced a concern over the requirement to not have previously defaulted in a loan, but that recent defaults may be beyond their control. Mr. Hughes discussed the need for a small business loan program right relating to COVID-19 and flooding issues. He voiced concerns over the interest rate and credit score requirement. Mrs. Keller discussed that the program makes sense for smaller townships as they don't have the resources such as the City does. Mrs. Keller requested an update from Mr. Hughes regarding a comparison of having an in house RLF program. Mr. Hughes received a proposal from ECDI that had a 3% interest rate at a five-year term. Loans can be from \$2,500 to \$25,000. The criteria would be set with them on how the loan would be approved and discussed the credit rating requirement. Mr. Nahvi discussed the financial impact to the City if both programs were utilized. Council discussed potentially having a work session to have further conversation regarding a City vs. County RLF program.

Delaware City Council

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148	
May 26	20

#### ITEM 9: CITY MANAGER'S REPORT & COVID-19 UPDATE

Mr. Homan informed Council of the decision made to not open Jack Florance Pool for the summer and that the decision was made based on the current federal, state, and local requirements regarding opening an outdoor pool. Mr. Homan discussed consulting with the YMCA as the pool operator, and the General Health District Commissioner to help make the decision. He discussed the requirement for social distancing and the challenge that would create. Mr. Homan discussed that the splash pad is considered a playground, which has not been opened by the Governor at this time and once the decision is made in terms of playgrounds that will influence if the splash pad will open.

Mr. Homan discussed having further conversations regarding the flooding of the Delaware Run.

#### A. John Donahue, Fire Chief

Chief Donahue discussed the amount of rain that was received which resulted in the flooding of the Delaware Run. Chief Donahue discussed the transition of employees returning back to full time hours and situational reports regarding COVID-19 will be on a weekly basis.

#### B. Bruce Pijanowski, Police Chief

Chief Pijanowski discussed the successful graduation ceremony for Rutherford B. Hayes and no recent DORA issues in the downtown were reported from over the past weekend.

#### ITEM 10: COUNCIL COMMENTS

Mr. Hoffman informed Council that he participated in the DORA this past weekend and spoke with business owners and that the response was that it was helpful and to keep going with the DORA.

Mayor Riggle discussed speaking with the coordinator for the Fourth of July parade and that there will not be a parade this year and that the celebration is being postponed at this time. She discussed working with other Mayors of municipalities to coordinate a different date for the celebration, but also that they can not plan much until the Governor's orders of public gatherings are lifted. Mayor Riggle discussed the opening of Hidden Valley Golf Course, the Dog Park, and the tennis and pickleball courts. She discussed that staff is still looking at the Skate Park. She discussed the utility relief program continues and that the City has currently assisted 15 households.

#### ITEM 11: ADJOURNMENT

**Motion:** Mrs. Keller motioned to adjourn the meeting. The meeting adjourned at 9:01 p.m.

RECORD OF PROCEEDINGS
Delaware City Council

	GOVERNMENT FORMS & S	UPPLIES 844-224-3338 FORM N May 26	VO. 10148	20	
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Delaware City Council

Minutes of

Meeting

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GOVERNMENT FORMS	& SUPPLIES 844-224-3338 FORM NO, 10148		
Held	June 1	20	

The work session meeting of Council held on June 1, 2020 and was called to order at 6:07 p.m. and was held remotely through Cisco Webex and streamed Live through Facebook due to the State of Emergency – Executive Order 2020-01D. The following members of Council were remotely 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 (arrived at 6:15 p.m.) and Mayor Riggle who presided.

Staff Present Remotely: Sean Hughes, Economic Development Director, Justin Nahvi, Finance Director, Darren Shulman, City Attorney, John Donahue, Fire Chief, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

Economic and Community Development Institute Staff Present Remotely: Inna Kinney, Founder and CEO, Steve Fireman, President and General Counsel, and Anna Parlet, Senior Grant Writer and Development Manager

#### ITEM 2: LETTERS, PETITIONS, AND PUBLIC COMMENTS

Brett Latta Via email 376 North Sandusky Street Delaware, Ohio

Mr. Latta voiced his support to Business Assistance Grant Program and not supporting financial contributions to the Delaware County Finance Authority.

ITEM 3: ORDINANCE NO. 20-30 [Second Reading]
AN ORDINANCE DIRECTING THE CITY MANAGER TO ESTABLISH A
BUSINESS ASSISTANCE GRANT PROGRAM, AUTHORIZE
APPROPRIATIONS, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance into the record for the second time. Council to take Ordinance No. 20-30 to a third reading.

#### ITEM 4: DISCUSSION OF REVOLVING LOAN FUND OPTIONS

Mr. Homan discussed the previous discussions at the Finance Committee meeting and City Council meeting on the County's request to participate in an agreement for a revolving loan fund and the City's exploring a program with a non-profit. He discussed that the information provided includes a comparison of the true programs which will assist small businesses with loans. Mr. Hughes discussed that a program was needed to address the immediate need relating to the flooding and COVID-19, as well as long term assistance. He discussed that EDCI program provides business support to help businesses grow and pay the loans back. He felt that the program addresses short-term and long-term needs.

Ms. Kinney introduced herself and attendees Anna Parlett and Steve Fireman. Ms. Kinney provided background about ECDI and their mission. In the past 16 years ECDI have focused on three areas; invest, educate, and innovation. She discussed that the current focus with the

Delaware City Council

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148	
HeldJune 1	20

City is to have access to capital. She discussed that their headquarters is located in Columbus, Ohio. She proposed a \$350,000 proposal for ECDI to operate the loan fund for the City of Delaware and reviewed different funding options that can be available that can benefit businesses. Mr. Fireman emphasize that ECDI is not a bank but is regulated by Department of Treasury office and subjected to many annual fiscal and compliance audits. He discussed the possibility of the program growing and that they can bring experience with business lending of all different types of businesses and experience. He discussed the technical assistance that they can provide including marketing assistance, legal services, or accounting if they are needed. These resources and services are not required but available. Ms. Kinney discussed the leverage of monies.

Mr. Farrell questioned if terms, i.e. interest rates, can change as needs change. Ms. Kinney discussed that the fund is revolving loan. Ms. Parlett discussed that the interest rates go back into the fund and the interest rate can change if during non-crisis times if the City decides to increase the fund. Mr. Jones questioned the loan approval process. Ms. Kinney discussed the policy and procedures and that the type of loans that can be done internally and some higher dollar loans will go through a different process. Mr. Hoffman discussed the comparison sheet regarding the application fee. Mrs. Keller questioned how long the loan process takes. Ms. Kinney discussed that this depends on the loan and usually smaller loans are done immediately. Mr. Fireman discussed that on more complicated applications that they try to get some immediate funds while they go through the underwriting process. Mr. Hughes discussed past relationships with ECDI while working in Madison County. Vice-Mayor Shafer questioned the use of the bridge loan and if they get turned down from the loan. Mr. Fireman discussed that they would continue to work with the business to continue to grow the building and that they would be responsible for the loan that was already processed.

Council discussed their preference on the revolving loan options. Mr. Homan requested direction for staff to help prepare legislation for the June 8 Council meeting. Mr. Farrell discussed meeting with downtown businesses and their concerns on taking loans out right now, but that feedback received was they would like the lower interest rate and flexibility. He discussed his preference for the ECDI proposal. Mrs. Keller also discussed her preference of the ECDI proposal. discussed that there was an email received that the concessions in the County MOU may be removed. Mr. Farrell discussed his preference for the City process to be apolitical. Mr. Hoffman voiced his initial support to both loan processes, but that ECDI has multiple agreement templates that can be structured and revocable. He was hoping to have the County MOU be changed to their previous request and is currently supportive with the ECDI. Vice-Mayor Shafer discussed his preference to do both programs and show the County their support. Mr. Hellinger voiced his support to move forward with the ECDI program. Mr. Jones discussed his support for the ECDI program and that he liked the longterm support that they can provide to the businesses.

<u>Motion:</u> Mrs. Keller motioned to direct staff to prepare legislation appropriating \$350,000 for a City revolving loan fund program managed

# RECORD OF PROCEEDINGS Delaware City Council

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 1	ntva
HeldJune 1	
Hellinger. Motion app Mr. Shulman discus Council decides to discussed the financ programs.  ITEM 5: ADJOURNM	esed that separate legislation can be written if provide funds to the County also. Mr. Nahvi cial impact for the City to participate in both  ENT  motioned to adjourn the meeting. The meeting
	Mayor Carolyn Kay Riggle  Elaine McCloskey, Council Clerk

#### PLANNING COMMISSION March 4, 2020 MOTION SUMMARY

#### ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:30 p.m.

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

Members Absent: Vice-Chairman George Mantzoros

Staff Present: Carrie Fortman, Project Engineer, Jordan Selmek, Zoning Officer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

**Motion to Excuse:** Mr. Badger motioned to excuse Vice-Mayor Mantzoros, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on February 5, 2020, as recorded and transcribed.

#### ITEM 3. REGULAR BUSINESS

#### A. Terra Alta

- (1) <u>2020-0258:</u> 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).
- (2) <u>2020-0259:</u> 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.
- (3) <u>2020-0260:</u> 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.
- (4) <u>2020-0261:</u> 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.

#### **Anticipated Process**

a. Staff Presentation

Mr. Schultz discussed the subject site in which the current Terra Alta development is zoned A-1 PMU and the current Stockdale

Farms is zoned R-2 PMU while the 68,275 acres located between the two developments is zoned A-1. The developer is looking to amend the zoning and combine the developments into one coordinated master planned community to be known as Terra Alta. The property would be developed into 12 Sub-Areas and will consist of detached single-family homes, attached and or detached single family condominiums, duplexes and patio homes. The development will have a total of 870 single family units with 657 single family lots and 213 condominium, patio home and duplex units on 472.9 acres. Mr. Schultz discussed the access to the subject site and site layout. The entire development will have approximately 179.28 acres of open space in 18 reserve areas and the tree preservation and requirements were reviewed.

Mr. Prall questioned if the development will be included in the new mailbox standards, which Mr. Efland replied yes. Mr. Prall requested a breakdown of the school district boundaries.

#### b. Applicant Presentation

#### APPLICANT:

Jeff Strung EMHT 5500 New Albany Road Columbus, Ohio

Jeff Ohlin Terra Alta LLC 148 West Schrock Road Westerville, Ohio

#### c. Public comment (public hearing)

#### PUBLIC COMMENT:

Dean Smith 1631 Berlin Station Road Delaware, Ohio

Mr. Smith questioned if a traffic study was completed and voiced safety concerns related to the increase of traffic. Ms. Fortman reviewed the past traffic study.

Scott Dodge 922 Pollock Road Delaware, Ohio Mr. Dodge discussed he was impressed with the development. He voiced concern on traffic on Pollock Road, but did notice that trees were cut at the curve to increase site distance. He discussed his preference for a bike path along Pollock. Mr. Efland discussed the City Plan is to keep Pollock as a scenic route. He discussed the longer term City Plan is to make greenway corridor along the river and coordinating bike paths with the new Preservation Park location.

Roger Plummer 2505 Stratford Road Delaware, Ohio

Mr. Plummer requested a timeline for the development to be built.

Richard Konkolewski 339 Braxton Delaware, Ohio

Mr. Konkolweski voiced concerns relating to traffic and concerns on turning left off of Pollock onto US 23. Mr. Efland discussed ODOT may have a long term plan to limit traffic pattern on Pollock Road.

Justin Brenner 348 Pacena Road Delaware, Ohio

Mr. Brenner requested a clarification of number of lots in the development

Mr. Ohlin discussed the diversity of homes to be built and the phasing schedule and price range. Mr. Strung reviewed staff recommendations 1, 19 and 27.

#### d. Commission Action

**Motion:** Mr. Badger motioned to approve 2020-0258, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Badger motioned to approve 2020-0259, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Badger motioned to approve 2020-0260, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Badger motioned to approve 2020-0261, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

B. <u>2020-0225:</u> 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 on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres.

#### **Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and property location. The applicant is proposing to raze the existing two buildings 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 and a full movement burb cut on Mill Road Run Crossing. The gas station would have four fueling islands and 47 parking spaces which would accommodate the gas station and restaurant. He discussed the sidewalk connectivity, bike path plans, tree removal and landscaping plans. Since street trees will be planted along Sunbury Road during the "The Point Project", the applicant shall make a payment in lieu of the required 7 street trees.

Mr. Halter questioned the street tree plan for Sunbury Road. Mr. Efland reviewed that "The Point Project" will come to the 521 intersection and that the applicant will make a payment to the City in lieu of planting the trees and the City will plant the trees after the completion of the project.

Mr. Volenik voiced a concern over the right-in/right-out location. Ms. Fortman discussed that staff will monitor the area and if this becomes a problematic area then staff can require that access is a right-in only.

Chairman Simpson voiced a concern over the ice machines located up front.

b. Applicant Presentation

APPLICANT: Sarah Gold 4270 Morse Road Columbus, Ohio

Frank Petruziello 4270 Morse Road Columbus, Ohio

Mr. Petruziello discussed the restaurant plan. He also discussed the preference for the ice machine location as they are not locked and want to keep in staff line of sight. He discussed having the color materials match the building for the ice machine. Mr. Petruziello responded to Mr. Prall that the gas station will not service RV's.

c. Public comment (not a public hearing)

Jim Frisch Sr. 202 Cottswold Drive Delaware, Ohio

Mr. Frisch voiced concern over the access to and out of the location and that this area is high traffic and feels not in a safe area. He questioned if there would be a traffic study in the area. Ms. Fortman discussed that a traffic study will need to be completed and if it shown the access has a dangerous impact then the plan could be changed. Mr. Frisch voiced concerns over changes to the access to his business location across the street at the Marathon.

Jim Frisch Jr. 2456 Horseshoe Road Delaware, Ohio

Mr. Frisch voiced a concern over the traffic in the area and the accident history at the corner. He discussed that the proposed business is a hyper marketer and will bring an increase of traffic.

#### d. Commission Action

**Motion:** Mr. Volenik motioned to approve 2020-0225, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

#### C. COMMUNITIES AT GLENROSS – SECTION 16

(1) <u>2020-0205</u> 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.

- (2) <u>2020-0206:</u> 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.
- (3) <u>2020-0207:</u> 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.

#### **Anticipated Process**

a. Staff Presentation

Mr. Selmek reviewed the staff report and discussed the location of the subject property and history of the project which dates back to 2006. Section 16 consists of 45 single-family lots on 18.21 acres. He reviewed pedestrian connectivity and access to the development.

b. Applicant Presentation

#### APPLICANT:

Nate Dozer 475 Metro Place Dublin, Ohio

Mr. Dozer discussed the tree replacement and landscape plans with the tot lot.

c. Public comment (no public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Halter motioned to approve 2020-0205, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

**Motion:** Mr. Halter motioned to approve 2020-0206, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

**Motion:** Mr. Halter motioned to approve 2020-0207, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

- D. Enclave at the Ravines at Olentangy
  - (1) <u>2020-0236:</u> 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.
  - (2) <u>2020-0237</u>: 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.

#### **Anticipated Process**

a. Staff Presentation

Mr. Selmek reviewed the property location and proposal to construct 86 attached single family and 1 detached single-family condominium dwelling units on individual lots. There would be two access points into the subject development from Rochdale Run with a retention pond located on the northwestern potion of the site.

Mayor Riggle voiced a concern over the use of vinyl siding on the rear and side elevations.

b. Applicant Presentation

#### APPLICANT:

R.J. Sabatino

15 East Lane Avenue

Columbus, Ohio

Mr. Sabatino discussed that the plan is similar to the Enclaves at Adalee and that the occupants are expected to be mostly empty nesters. He discussed the projected price and was not able to confirm who the builder will be.

c. Public comment (no public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2020-0236, along with

all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Prall motioned to approve 2020-0237, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

#### ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided an update on the Comprehensive Plan and Census. He also informed the Commission about staffing changes.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION Mr. Prall informed the Commission that he will not be able to attend the April 1 meeting.

Mayor Riggle discussed that she was informed that Village Gate was turning from rentals to condos.

ITEM 6. NEXT REGULAR MEETING: April 1, 2020

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:46 p.m.

Elaine McCloskey, Clerk



## **FACT SHEET**

AGENDA ITEM NO: 6 DATE: 06/08/2020

ORDINANCE NO: 20-30 RESOLUTION NO:

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Kyle Kridler, Assistant City Manager

#### TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE DIRECTING THE CITY MANAGER TO ESTABLISH A BUSINESS ASSISTANCE GRANT PROGRAM, AUTHORIZE APPROPRIATIONS, AND DECLARING AN EMERGENCY.

#### **BACKGROUND:**

#### 06/08/2020 UPDATE:

The application and staff memo have been updated to clarify some language. First, language has been added to the composition of the Grant Review Committee to clarify staff's recommendation. Second, the application has been amended to clarify when a W-9 is needed along with the removal of the Federal Tax ID# on the application to avoid having to collect sensitive information via email. The W-9 information and Federal Tax ID# will be collected after an applicant has been notified of the award and submitted through a secure portal to protect this information properly.

#### 05/26/2020

As a result of the COVID-19 health crisis and the May 19, 2020 flood event, local businesses are suffering from closing operations, employee furlough or lay-off, and economic losses. To support Delaware's business community, City staff is proposing the Delaware COVID-19 & Spring Flood Small Business Grant Program. This program will provide an outright grant reimbursement for eligible

business owners for expenses directly attributable to the COVID-19 crisis and/or the recent flood.

#### REASON WHY LEGISLATION IS NEEDED:

It is an urgent time for Delaware's business community as a result of both COVID-19 and the recent flood. This grant is a well needed level of assistance that would be another great resource to small businesses that are currently struggling.

#### **COMMITTEE RECOMMENDATION:**

N/A

#### FISCAL IMPACT(S):

This program requires \$100,000 from the City's Development Reserve Fund 709.0709.5602; this fund currently has a balance of \$1,008,885.

#### **POLICY CHANGES:**

#### PRESENTER(S):

Kyle Kridler, Assistant City Manager

#### **RECOMMENDATION:**

Approval at second reading

#### **ATTACHMENT(S)**

COVID-19 & Spring Flood Small Business Grant Memo COVID-19 & Spring Flood Small Business Grant Application & Guidelines

#### ORDINANCE NO. 20-30

AN ORDINANCE DIRECTING THE CITY MANAGER TO ESTABLISH A BUSINESS ASSISTANCE GRANT PROGRAM, AUTHORIZE APPROPRIATIONS, AND DECLARING AN EMERGENCY.

WHEREAS, since March 2020 the COVID-19 pandemic has caused many small businesses to temporarily close or reduce services in an effort to mitigate the spread of the virus, thereby having a severe financial impact on these companies; and

WHEREAS, on May 19, 2020 Delaware businesses already hurt by closures were further impacted by flooding; and

WHEREAS, in order to comply with social distancing and safety measures, Delaware business have to invest in safety equipment or other social distancing measures; and

WHEREAS, Delaware City Council finds that proving support to these businesses is necessary to support Delaware's economy as it recovers from the COVID-19 Pandemic; and

WHEREAS, investing in these measures promotes a safe environment for all Delaware residents who visit these businesses; and

WHEREAS, small grants have less of an administrative burden on staff and businesses than loans; and

WHEREAS, even low interest loans can become a burden impacting already struggling businesses because they must be repaid; and

WHEREAS, City Council intends to set aside \$100,000 to provide grants to Delaware small businesses implement safety measures related to COVID-19 and recover from the recent flood.

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

SECTION 1: The City Manager is directed to establish or participate in a business assistance program to provide the **GRANT** to Delaware Businesses.

SECTION 2: In establishing the grant program, the City Manager is directed to include the following elements:

- A) A grant cap of \$2,500 with the ability to award up to \$5,000 in special circumstances
- B) Eligibility criteria to include at least the following: The business must have been impacted by the State mandated closures and/or the May 19, 2020 flood event; must be related to retail, service, restaurant, or hotel use; located within the City of Delaware; and the business must have had at least two but not more than 30 full-time equivalent employees as of March 15, 2020.
- C) Eligible reimbursable costs may include costs incurred as a direct result of the May 19, 2020 flood and/or costs associated with instituting safety measures required to meet health and safety requirements established by the Ohio Department of Health
- D) The selection process must ensure transparency
- E) Safeguards to ensure funds are distributed fairly
- F) Ability of funds to be reinvested in the Delaware community
- G) Ability to leverage funds to gain access to further resources

SECTION 3: As time is of the essence, the City Manager is directed to take action to make these funds available as soon as possible.

SECTION 4: That there is hereby appropriated from the unencumbered balance of the Development Reserve Fund increasing the following account:

Small Business Grant (709.0709.5602)

\$100,000

SECTION 5. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 6. EMERGENCY CLAUSE: 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 to provide immediate assistance needed by businesses impacted by the COVID-19 and flooding emergencies.

VOTE ON R	RULE SUSPENSION:		YEAS ABSTAIN	_NAYS [
VOTE ON E	EMERGENCY CLAUSE:		YEAS ABSTAIN	_NAYS
PASSED:		, 2020	YEASABSTAIN	_ NAYS I
ATTEST:				
	CITY CLERK		MAYOR	



#### **MEMORANDUM**

TO: Mayor and Members of City Council FROM: R. Thomas Homan, City Manager VIA: Kyle Kridler, Assistant City Manager;

Sean Hughes, Economic Development Director

DATE: May 21, 2020

RE: COVID-19 & Spring Flood Small Business Grant Program Memo Updated

#### **Background**

As a result of the COVID-19 health crisis and the May 19, 2020 flood event, local businesses are suffering from closing operations, employee furlough or lay-off, and economic losses. To support Delaware's business community, City staff is proposing the Delaware COVID-19 & Spring Flood Small Business Grant Program (see application and guidelines attached). This program will provide an outright grant reimbursement for eligible business owners for expenses directly attributable to the COVID-19 crisis and the recent flood.

#### **Funding, Timeline & Administration**

The proposed grant limit per applicant is \$2,500 with special allowances to be considered of up to \$5,000 for exceptional cases. Financial support for this grant program will be provided by the City's Development Reserve Fund (709.0709.5602) in the amount of \$150,000. In conversations with Union County's Economic Development Organization who recently launched a similar grant, the program has garnered a lot of interest and has been greatly appreciated by the local business community. At the \$2,500 limit, this program will allow for up to 60 grants for small businesses.

Should Council support this program, staff will begin promoting this grant the week of May 25, 2020. Applications will be accepted from 8:00 AM June 1, 2020 until 5:00 PM June 18, 2020. Applications will be reviewed as they are received, and grants will be awarded until funds are exhausted. Review of applications will be on a rolling basis to allow for the grants to be awarded expeditiously and get the money in the hands of businesses as quickly as possible.

#### Eligibility

Per the application, the following criteria must be met in order to be considered for this grant:

- Business must have been impacted by the State-mandated closures that began on March15, 2020 due to COVID-19 and/or flood event of May 19, 2020. The impacts may include the loss of employees or revenue.
- 2. Business must be located within the City of Delaware, Ohio.
- 3. Business must have at least two but no more than 30 full-time equivalent employees as of March 15, 2020.
- 4. Business must be a targeted use, which includes retail, service, restaurant or hotel.
- 5. Ineligible organizations include sexually-oriented businesses, places of worship and non-profits.
- 6. Business must be in good standing with local, state, and federal jurisdictions with respect to taxes, fees, utility payments, and other financial obligations.
- 7. The applicant should demonstrate that it has pursued or has attempted to pursue federal and state assistance programs. Applicants should verify with their financial institutions and/or the SBA that funds received through the City's Grant Program funds can be used in tandem with federal and state assistance. Additionally, applicants should consult with their CPA regarding any potential tax implications.
- 8. Enhanced consideration will be given to an applicant who has been involved in supporting community organizations or other philanthropic causes in the community.

These grants will be issued as a reimbursement for the following eligible costs. The business must submit receipts or proof of purchases, along with payment verification (cancelled checks, credit card statement, etc.) with its application.

#### Eligible Reimbursement Costs:

- The cost of conversion of products or services to meet the ODH health and safety requirements,
- Development of new solutions to problems presented during the COVID-19 crisis,
- The purchase of safety supplies such as masks, hand sanitizer, safety barriers, signage, and items to enforce physical distancing, and
- Expenses as a direct result of the flood event from May 19, 2020, which includes cleaning services, cleaning supplies, equipment/appliance loss related to business operation, destroyed inventory, furniture, flooring and items not salvageable after cleanup.

#### Small Business Grant Review Team

In order to evaluate grant applications as they are received and score the merit of the requests, staff is proposing the following individuals to comprise of the Small Business Grant Review Team:

- Sean Hughes, Economic Development Director (Program Lead)
- Justin Nahvi, Finance Director
- Kyle Kridler, Assistant City Manager
- Delaware City Council Designee (Advisory/Non-Voting Member)

Staff is still finalizing the scoring criteria, but will likely include:

- Business has Demonstrated Hardship as a Result of COVID-19 and/or Spring Flood
- Business has Thoughtfully Considered how Grant Funding will Improve its Situation
- Grant Award will Sustain Business into the Future
- Business has Received/Attempted to Receive Additional Relief Funding
- Loss of Business will Negatively Impact the Community
- Business Supports Community Orgs and/or Philanthropic Activities

#### **Recommendation & Next Steps**

Staff recommends City Council's approval of Ordinance No: 20-30 for the *COVID-19 & Spring Flood Small Business Grant Program* at the May 26, 2020 City Council Meeting. If approved by Council, staff will finalize the application, begin marketing the program and meet next week with the Grant Review Team to discuss next steps. Should Council have any questions, please contact Kyle Kridler.



#### City of Delaware COVID-19 & Spring Flood Small Business Grant Program – Application

As a result of the COVID-19 health crisis and the May 19, 2020 flood event, the City of Delaware realizes our community's businesses are suffering from closing operations, employee furlough or lay-off, and economic losses. To support Delaware's business community, the City has established the Delaware COVID-19 & Spring Flood Small Business Grant Program. This program will provide an outright grant reimbursement for eligible business owners for expenses directly attributable to the COVID-19 crisis and the recent flood. Eligible reimbursement costs and additional program guidelines are outlined starting on page 4. Applicants are also encouraged to pursue additional sources of assistance and funding.

For assistance in completing this application, please contact Economic Development Coordinator Courtney Hendershot via email at chendershot@delawareohio.net or telephone 740-203-1018.

Completed applications must be submitted via email at <u>opportunity@delawareohio.net</u>. (Please note attachment size is 25 MB. You may need to send multiple emails depending on the size of your attachments.)

Applications will be accepted from 8:00 AM June 1, 2020 to 5:00 PM June 18, 2020. Applications will not be accepted before or after these dates.

Please include the following documentation with this application:

- 1. COVID-19 and/or Spring Flood expense related receipts and payment verification.
- 2. Additional documents/photos to support application

Full Legal Name of	
Business	
Business "dba" Name	
(if Applicable)	
Local Business	
Address	
Business Owner /	
Applicant Name	
Applicant Home	
Address	
Applicant Email	

Applicant Phone #					
Primary Industry	☐ Retail	☐ Service	☐ Restaurant	☐ Hotel ☐ Manufacturing	☐ Other
Business Real Property	☐ Owned	☐ Leased			
Status					
Total # of Full Time					
Employees					
Total # of Part Time					
Employees					
Describe how your					
business supports local					
philanthropy					
Describe how your					
business has been					
impacted by					
COVID-19 and/or the					
May 19 Flood event.					
Please include					
information that					
relates to the expenses					
incurred as a result of					
COVID-19/the Flood					
which ties back to the					
provided receipts.					
Estimated (\$) Loss due					
to COVID-19 and/or					
Flood					

Estimated Revenue	□ 0-10% □ 11-20% □ 21-30% □ 31-40% □ 41-50% □ 51-60%
Loss of COVID-19	$\square 61-70\%  \square 71-80\%  \square 81-90\%  \square 91-100\%$
and/or Flood	
Indicate the amount	
requested. (Maximum	
grant award is \$2,500.	
Grant awards up to	
\$5,000 will be	
considered for	
exceptional cases.)	
Indicate Who to Make	
Grant Check Payable to	
and What Address is	
Should be Mailed to:	
Describe specifically	
what costs the grant	
funds will reimburse,	
and when the costs	
were incurred	
Has your business	□ None □ Payment Protection Program
applied for other	☐ Economic Impact Disaster Program ☐ Other SBA Loan ☐ SharedWork Ohio Assistance ☐ Personal or Business Loan
programs? (select all)	☐ Other Grants or Assistance
Certification* - By	
typing your name, you	
certify that all	
information above is	
true & accurate.	

#### City of Delaware

#### **COVID-19 & Spring Flood Small Business Grant Program - Information & Guidelines**

#### **Amount**

Eligible businesses may apply for a one-time grant of up to \$2,500. Awards of up to \$5,000 may be considered for exceptional cases as determined by the grant review committee. Applicants should be aware that this grant may be considered income for tax reporting purposes.

#### **Deadline**

Applications will be accepted from 8:00 AM June 1, 2020 to 5:00 PM June 18, 2020. Applications submitted before or after these dates will not be accepted.

#### **Eligibility**

Any business needing assistance is encouraged to apply. Only complete and legible applications will be reviewed. Qualified applicants shall meet the following criteria:

- 1. Business must have been impacted by the State-mandated closures that began on March15, 2020 due to COVID-19 and/or flood event of May 19, 2020. The impacts may include the loss of employees or revenue.
- 2. Business must be located within the City of Delaware, Ohio.
- 3. Business must have at least two but no more than 30 full-time equivalent employees as of March 15, 2020.
- 4. Business must be a targeted use, which includes retail, service, restaurant or hotel.
- 5. Ineligible organizations include sexually-oriented businesses, places of worship and non-profits.
- 6. Business must be in good standing with local, state, and federal jurisdictions with respect to taxes, fees, utility payments, and other financial obligations.
- 7. The applicant should demonstrate that it has pursued or has attempted to pursue federal and state assistance programs. Applicants should verify with their financial institutions and/or the SBA that funds received through the City's Grant Program funds can be used in tandem with federal and state assistance. Additionally, applicants should consult with their CPA regarding any potential tax implications.
- 8. Enhanced consideration will be given to an applicant who has been involved in supporting community organizations or other philanthropic causes in the community.

See Eligible Assistance Guidelines on Next Page

If the applicant has experienced expenses directly attributable to the COVID-19 crisis and/or the flood event of May 19, 2020, the following may be eligible for grant assistance. These grants will be issued as reimbursements for the following eligible costs. The business must submit receipts or proof of purchases, along with payment verification (cancelled checks, credit card statement, etc.) with its application.

#### Eligible Reimbursement Costs:

- The cost of conversion of products or services to meet the ODH health and safety requirements,
- Development of new solutions to problems presented during the COVID-19 crisis,
- The purchase of safety supplies such as masks, hand sanitizer, safety barriers, signage, and items to enforce physical distancing, and
- Expenses as a direct result of the flood event from May 19, 2020, which includes cleaning services, cleaning supplies, equipment/appliance loss and replacement related to business operation, reconstruction of structural items destroyed by the flood, destroyed inventory, furniture, flooring and items not salvageable after cleanup.
- Planned expenses as a result of COVID-19 or the flood (clean up, replacement of equipment, safeguards or otherwise). Quotes for the services or equipment will need to be submitted as a part of the application. Receipts for these planned expenses will need to be provided to the City of Delaware within sixty (60) days of grant award.

Applications will be reviewed as they are received. Grants will be awarded until funds are exhausted; please understand that some grant applications will not be funded.

If Application is Selected – Follow up will require Completed W9 Form



## **FACT SHEET**

AGENDA ITEM NO: 7 DATE: 06/08/2020

ORDINANCE NO: 20-31 RESOLUTION NO:

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:

AN ORDINANCE ACCEPTING THE ANNEXATION OF 1.062± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" 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. Staff has not had contact with them for several months but has been in contact with their agent. 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. The first City step in the process was a Resolution of Services passed by City Council on March 9, 2020 via Resolution 20-25. This did indicate that the City will pay for or construct any, ultimately, required services or infrastructure, but rather simply that we have the ability to serve it.

This is the next and final City step in the process to accept, accept with conditions, or reject the final annexation. The intention expressed by the Applicant to date has been 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. However, given the unprecedented health pandemic that has occurred over this time period Staff has not been in direct contact with the applicant for many months. Regardless, annexing this property is consistent with our long range plans, utility boundaries, and common sense to account for this corner property to be within the municipal boundary of the city. The property can undergo rezoning at a future date and will automatically become zoned A-1 Agricultural District after the proscribed period of time should a rezoning not occur. Under these terms the current use would become pre-existing, non-conforming to the Zoning Code and would be allowed to remain and be regulated under the relevant provisions for non-conformity. This corner property 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/used car 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 ultimately. 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 Final Annexation. In order to make clear the basic roadway and services provision expectations of the City, Staff recommends 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 sole 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 and roadway requirements shall 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 as may be required).

Staff further recommends, after consultation with the agent for the petitioner, that this item be tabled until the first regular City Council meeting in August 2020 to allow time for further discussion with the landowner. Given the

current global health pandemic and changes to the real estate marketplace generally, the landowner may ultimately decide to withdraw this application at this time.

#### 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 October 5, 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:**

Approval at or before the Sept 28, 2020 City Council meeting. Table until the first regular meeting of City Council in August 2020.

#### ATTACHMENT(S)

County Resolution Petition Map City Resolution

#### ORDINANCE NO. 20-31

AN ORDINANCE ACCEPTING THE ANNEXATION OF 1.062± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" 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 as Exhibits A and B; 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 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 March 9, 2020 via Resolution 20-25; 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 April 2, 2020 (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 1.062 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Alshahal Enterprises LLC Annexation by Michael R. Shade, agent for the petitioners with the following conditions that:

- 1. The extension of any needed infrastructure for water, sewer, or roadways shall be at the sole 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 and roadway requirements shall 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 as may be required).

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
$\Lambda TYTEOT.$			
ATTEST:			
	CITY CLERK		MAYOR



#### **Delaware County Commissioners**

Jeff Benton Barb Lewis Gary Merrell

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

April 2, 2020

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

RE:

Annexation of 1.062 acres

Troy Township to the City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on April 2, 2020 adopted a Resolution granting Prayer of Petition for 1.062 acres, more or less, from Troy 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.

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. 20-306

IN THE MATTER OF GRANTING ANNEXATION PETITION, FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, ATTORNEY AT LAW, REQUESTING ANNEXATION OF 1.062 ACRES OF LAND IN TROY TOWNSHIP TO THE CITY OF DELAWARE:

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

WHEREAS, on March 4, 2020, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Michael R. Shade, Attorney At Law, agent for the petitioners, requesting annexation of 1.062 acres, more or less, from Troy 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 Troy;

NOW, THEREFORE, BE IT RESOLVED that the Delaware County Board of Commissioners grants the petition requesting annexation of 1.062 acres, more or less, from Troy Township to the City of Delaware.

Vote on Motion

Mr. Benton

ye Mr. Merrell

Ave

Mrs. Lewis

Aye

Left Benton

County Commissioner

Barb Lewis

County Commissioner

County Commissioner

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted April 2, 2020 and appearing upon the official records of the said Board.

Sarah Dinovo

Assistant Clerk to the Commissioners



#### 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. 20-25 as passed on March 9, 2020 by the Delaware City Council.

Elaine McCloskey
Clerk of City Council

This Resolution Certification dated this 10 day of March in the year 2020.

RECEIVED

A LIKEDO BAYON

#### 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

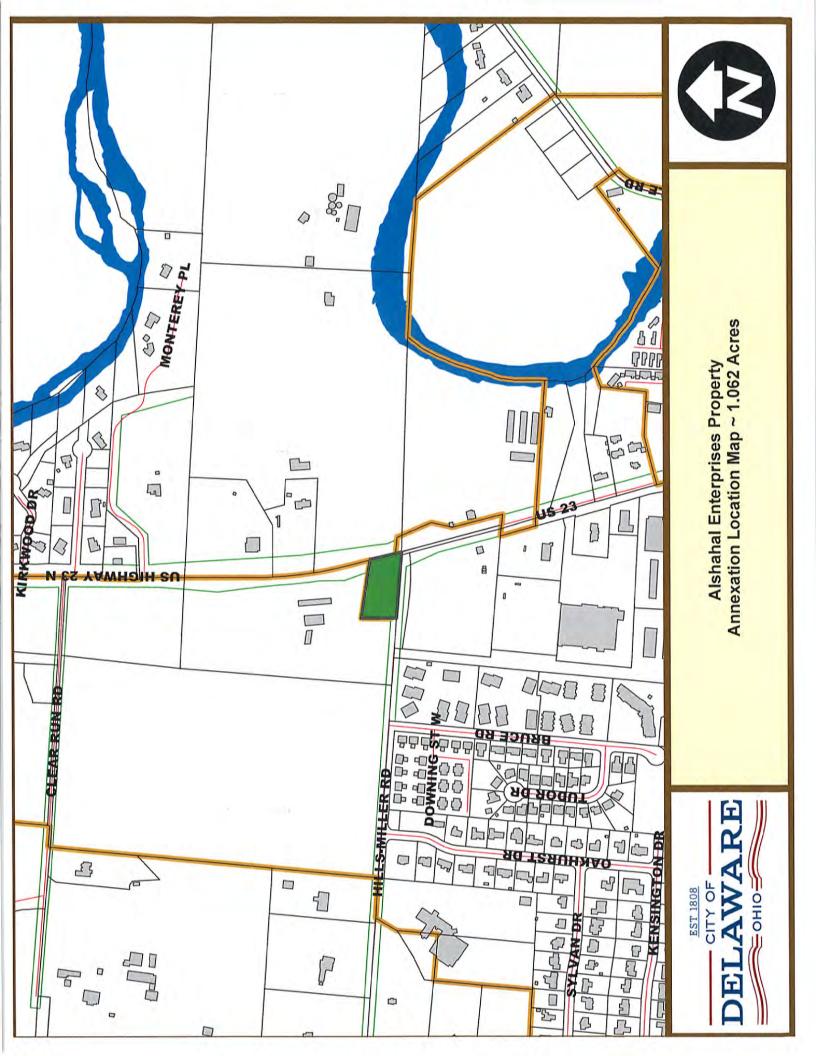
NAYS

HOULD.

v .

TITY CIERK

MAVOR



# 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

EGEIVED

#### **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;
- 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.

David
B.
McCoy
7632

PROFESSIONAL SURMINIMAN

LANDMARK SURVEY GROUP, INC.

David B. McCoy, P.S.

Registered Surveyor No. 7632

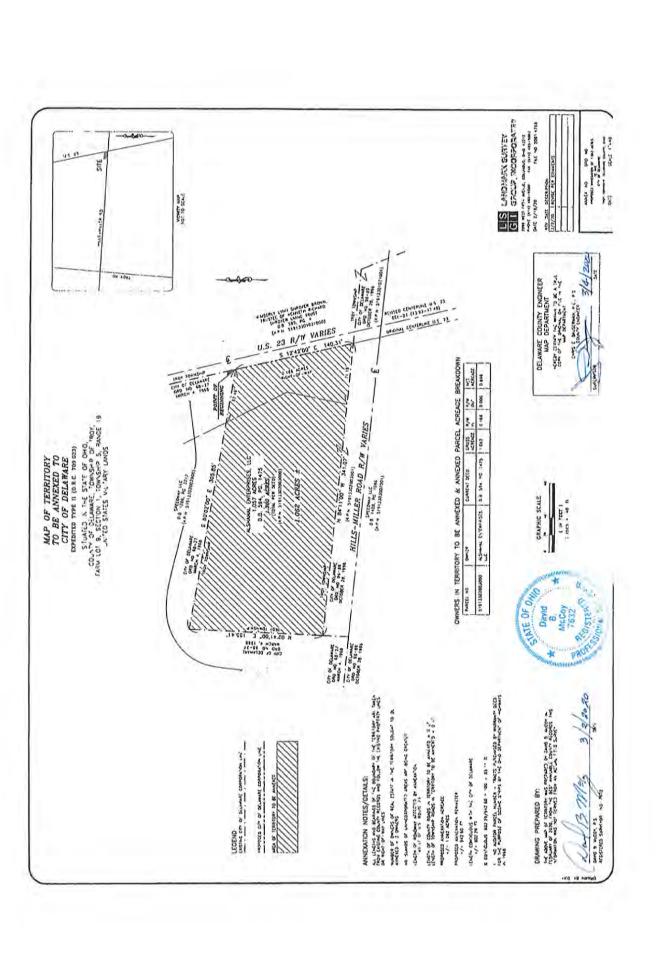
DELAWARE COUNTY ENGINEER
MAP DEPARTMENT

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

DATE



#### LIST OF PROPERTY OWNERS

South of Property to be Annexed	<u>Acres</u>	<u>PIN</u>
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

NATH COUNTY

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** 



#### **FACT SHEET**

AGENDA ITEM NO: 8 DATE: 06/08/2020

ORDINANCE NO: 20-32 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 GLENN ROAD CAPITAL LLC, FOR BELMONT PLACE SECTION 8 CONTAINING FIVE COMMERCIAL OUT LOTS ON APPROXIMATELY 12.88 ACRES ZONED B-3 PMU (COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON GLENN PARKWAY AND PEACHBLOW ROAD.

#### **BACKGROUND:**

See attached report

#### REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1111.04 Final Plat Subdivision regulations of the zoning code.

#### **COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on June 3, 2020.

#### **FISCAL IMPACT(S):**

N/A

#### **POLICY CHANGES:**

N/A

#### PRESENTER(S):

RECOMMENDA Staff recommend	. <mark>TION:</mark> ds approval as sul	omitted with the	e documented c	onditions.
ATTACHMENT(				
See attached				

#### ORDINANCE NO. 20-32

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY GLENN ROAD CAPITAL LLC, FOR BELMONT PLACE SECTION 8 CONTAINING FIVE COMMERCIAL OUT LOTS ON APPROXIMATELY 12.88 ACRES ZONED B-3 PMU (COMMUNITY BUSINESS DISTRICT WITH A PLANNED MIXED-USE OVERLAY DISTRICT) AND LOCATED ON GLENN PARKWAY AND PEACHBLOW ROAD.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of a Final Subdivision Plat request by Glenn Road Capital LLC, for Belmont Place Section 8 containing five commercial out lots on approximately 12.88 acres zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) and located on Glenn Parkway and Peachblow Road (PC Case 2020-0626).

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 Glenn Road Capital LLC, for Belmont Place Section 8 containing five commercial out lots on approximately 12.88 acres zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) and located on Glenn Parkway and Peachblow 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.
- 2. The private street located east of the commercial out lots shall be constructed to public standards per the City Engineer.
- 3. The off-site stormwater improvements shall comply with the minimum City and County regulations.
- 4. Both water and sewer utilities shall be public and shall be extended through Section 8 to the furthest extent of the lot when developed.
- 5. The storm sewer easement for lot 13167 (the lot south of Peachblow Road) shall be shown on the final plat per the City/Developer agreement.
- 6. The commercial buildings on the out lots shall achieve compliance with the development text and applicable sections of the current zoning code.
- 7. Any landscape plans shall be submitted and approved by the Shade Tree Commission.

- 8. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to Final Development Plan approval for each commercial out lot.
- 9. The proposed bike path shall be extended west to Glenn Parkway along Peachblow Road (through commercial out lot 4) and shall be extended north and west through Reserve A to Glenn Parkway to connect to the City bike path network.
- 10. All lighting plans shall achieve compliance with the approved development text and current zoning code and be approved by the City during the Final Development Plan process for the commercial out lots.
- 11. Any signage for the commercial out lots shall achieve compliance with the approved development text and current zoning code.

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

VOTE ON	RULE SUSPENSION:		YEASNAYS ABSTAIN	
PASSED:		, 2020	YEAS NAYS ABSTAIN	
ATTEST:				
	CITY CLERK		MAYOR	



#### PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2020-0626
REQUEST: Final Subdivision Plat
PROJECT: Belmont Place
MEETING DATE: June 3, 2020

#### APPLICANT/OWNER

Glenn Road Capital, LLC 6689 Dublin Center Drive Dublin, Ohio 43017

#### REQUEST

<u>2020-0626</u>: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 8 containing five commercial out lots on approximately 12.88 acres zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) and located on Glenn Parkway and Peachblow Road.

#### PROPERTY LOCATION & DESCRIPTION

The subject properties are located on the east side of Glenn Parkway and north and south of Peachblow Road (four parcels north of Peachblow Road and one parcel south of Peachblow Road. The zoning of the subject properties, which is in Sub-Area A per the November 2018 rezoning (Ordinance 18-94), is B-3 PMU. The surrounding zoning to the north is B-3 PMU and the zoning to the east is R-6 and B-3 PMU in the City while the property to the west in the township is zoned I (Industrial District) and FR-1 (Farmland District) to the south. The subject development is located within the Delaware South New Community Authority, Evans Residential TIF District and Southern Point Commercial TIF District. Also, it is located within the southeast Highland Sanitary Sewer area.

#### BACKGROUND/PROPOSAL

On May 11, 2009 City Council approved Ordinance's 08-112 and 08-113 which approved a Conditional Use Permit and Rezoning adding a PMU Overlay District (Planned Mixed Use District) on the subject 109 acres. The PMU was divided into Sub Areas A & B which contained 62 and 47 acres respectively (now approximately 56 and 53 acres respectively). Sub Area A permits residential, office, retail services, communities' facilities and recreational/open space uses while Sub Area B permits residential, office, community facilities and recreational/open space uses.

In December 2013, Planning Commission and City Council approved Preliminary Development Plans and Preliminary Subdivision Plats (Ordinances 13-76 & 13-77) for Sections 1-3 which contained 74 single family lots on approximately 31.5 acres which also included a concept plan of today's Section 4 and 5. Then in March 2014, Planning Commission and City Council approved Final Development Plans for Sections 1-3 (Ordinance 14-16) and Final Subdivision Plat for Section 1 (Ordinance 14-17). Finally, in April 2016, Planning Commission and City Council approved Final Subdivision Plats for Sections 2 and 3 (Ordinances 16-30 & 16-31 respectively).

In June 2017, Planning Commission and City Council (Ordinances 17-45-48) approved a Preliminary Development Plan, Preliminary Subdivision Plat and Final Development Plan for Sections 4 and 5 and Final Subdivision Plat approval for Sections 4 which contained the remaining 21.5 acres of Sub-Area B with 72 single family lots which is located just north of Sections 1-3. Then in July 2018, Planning Commission and City Council approved the Final Subdivision Plat for Section 5.

In November 2018, Planning Commission and City Council approved a Development Text Amendment, Preliminary Development Plan and Preliminary Subdivision Plat for Sub-Area A (Ordinances 18-94-96), which contains approximately 50 acres and permits detached single family lots, attached single family/patio/condominium units, multi-family, commercial and office uses.

In May 2019, Planning Commission and City Council approved a Final Subdivision Plat and Final Development Plan for Sections 6 and 7 (Ordinances 19-22-25) which contained 48 single family lots on 18.48 acres and Section 7 would contain 53 single family lots on 20.46 acres.

Now the developer is proposing to advance the Final Subdivision Plat for the five commercial out lots in Section 8 which would contain the remaining approximately 12.89 acres of Belmont Place. When these out lots are developed in the future a Final Development Plan shall be required for each lot.

CASE NUMBER: 2020-0626 MEETING DATE: June 3, 2020

PAGE: Page 2 of 4

#### STAFF ANALYSIS

• **ZONING:** As mentioned above, the subject five out lots in Sub-Area A are zoned B-3 PMU. The zoning was amended in 2018 to allow the residential and commercial development. From a procedural perspective, Belmont Place Section 8 would require Final Subdivision Plat approval by the Planning Commission and City Council to initiate any construction. In addition, each out lot would require Final Development Plan approval by the Planning Commission and City Council when developed.

- 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 a technical review by the Engineering Department once a complete plan set is submitted for review. Both water and sewer utilities would be public and would be extended through Section 8 to the furthest extent of the lot when developed. The storm sewer easement for lot 13167 shall be shown on the final plat.
- ROADS AND ACCESS: The proposed commercial development would have a full movement curb cut from Glenn Parkway at Crownover Way as the primary access point to the development. A private road located behind the four out lots would extend south from Crownover Way and end in a right-in/right-out on Peachblow Road. There shall be no access directly off Glenn Parkway to the commercial out lots but the possibility of a right-in/right-out only between out lot 2 and 3 may be revisited with the development of the out lots subject to City approval. If and when warranted, the City would install a traffic signal at the Glenn Parkway and Peachblow Road intersection and at Glenn Parkway at the northern most access point to the Belmont West Subdivision, per previous agreements.
  - Out lot 5, located south of Peachblow Road and fronting US 23, would have a full movement curb cut on Peachblow Road located just east of the retention pond and potentially a right-in/right-out curb cut located just west of retention pond depending on the type of development on lot 5 (this would be determined when the application for the subject site is submitted and reviewed by staff). The private street located on the east side of the four commercial out lots north of Peachblow Road would have to be constructed to public standards per the City Engineer.
- SITE LAYOUT: There are five proposed commercial out lots located along Glenn Parkway with four out lots located north of Peachblow Road (all approximately 1 acre in size) and one out lot located south of Peachblow Road which is 5.33 acres in size with an approximate 2.45 acre detention pond. The commercial out lots would have to meet the land use and bulk area and setback requirements of the approved development text. There is a reserve area behind out lots 1-4 (located east of the proposed private drive) which serves as a buffer for the residential single-family lots east of the commercial out lots and there is a retention pond located on the eastern portion of out lot 5, just south of Peachblow Road.
- **DESIGN:** The commercial buildings on the out lots would have to achieve compliance with the approved development text and would be reviewed during the Final Development Plan approval process for each out lot.
- LANDSCAPING PLAN: The majority of the infrastructure for the five out lots has been constructed and landscapeing with the other approved sections. Therefore, the appropriate landscaping (including street trees along Glenn Parkway) would be required for each commercial out lot when they are approved through the Final Development Plan process. The buffering to the east of the out lots (east of the private drive) would be installed in Section 7. 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 impeded visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve any landscape plans in the Final Development Plan approval process.
- TREE REMOVAL & REPLACEMENT: In 2018, the applicant submitted a tree survey for Sub-Area A that indicates they are removing 79 caliper inches of trees with 19 caliper inches of trees considered dead, damaged or diseased. The proposed trees to be removed are located in out lot 4 of the commercial development. However, until the final site plan with grading for each lot is submitted and approved, the exact numbers of trees removed would not be determined. Therefore, any final tree replacement calculations would have to occur during the Final Development Plan process for the commercial out lots.

CASE NUMBER: 2020-0626 MEETING DATE: June 3, 2020

PAGE: Page 3 of 4

- PEDESTRIAN CONNECTIVITY: The applicant constructed a bike path along Peachblow Road along Section 1 of Belmont Place and the bike path shall be extended westward across Glenn Parkway per the adopted Bicycle and Pedestrians Master Plan 2027. The bike path shall extend west to Glenn Parkway along Peachblow Road (through commercial out lot 4) and shall be extended north and west through Reserve A to Glenn Parkway to connect to the City bike path network. A sidewalk shall be required along the frontage of the commercial out lots along Glenn Parkway when those lots are developed.
- **SIGNAGE:** Any signage for the commercial out lots shall achieve compliance with the approved development text and shall be submitted during the Final Development Plan process.
- LIGHTING PLAN. The lighting plans would be required for each commercial out lot prior to Final Development Plan approval that would have to achieve compliance with the zoning code and approved development text and be approved by the City.

#### STAFF RECOMMENDATION – (2020-0626 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Glenn Road Capital LLC for a Final Subdivision Plat for Belmont Place Section 8 containing five commercial out lots on approximately 12.88 acres zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) and located on Glenn Parkway and Peachblow 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.
- 2. The private street located east of the commercial out lots shall be constructed to public standards per the City Engineer.
- 3. The off-site stormwater improvements shall comply with the minimum City and County regulations.
- 4. Both water and sewer utilities shall be public and shall be extended through Section 8 to the furthest extent of the lot when developed.
- 5. The storm sewer easement for lot 13167 (the lot south of Peachblow Road) shall be shown on the final plat per the City/Developer agreement.
- 6. The commercial buildings on the out lots shall achieve compliance with the development text and applicable sections of the current zoning code.
- 7. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
- 8. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to Final Development Plan approval for each commercial out lot.
- 9. The proposed bike path shall be extended west to Glenn Parkway along Peachblow Road (through commercial out lot 4) and shall be extended north and west through Reserve A to Glenn Parkway to connect to the City bike path network.
- 10. All lighting plans shall achieve compliance with the approved development text and current zoning code and be approved by the City during the Final Development Plan process for the commercial out lots.
- 11. Any signage for the commercial out lots shall achieve compliance with the approved development text and current zoning code.

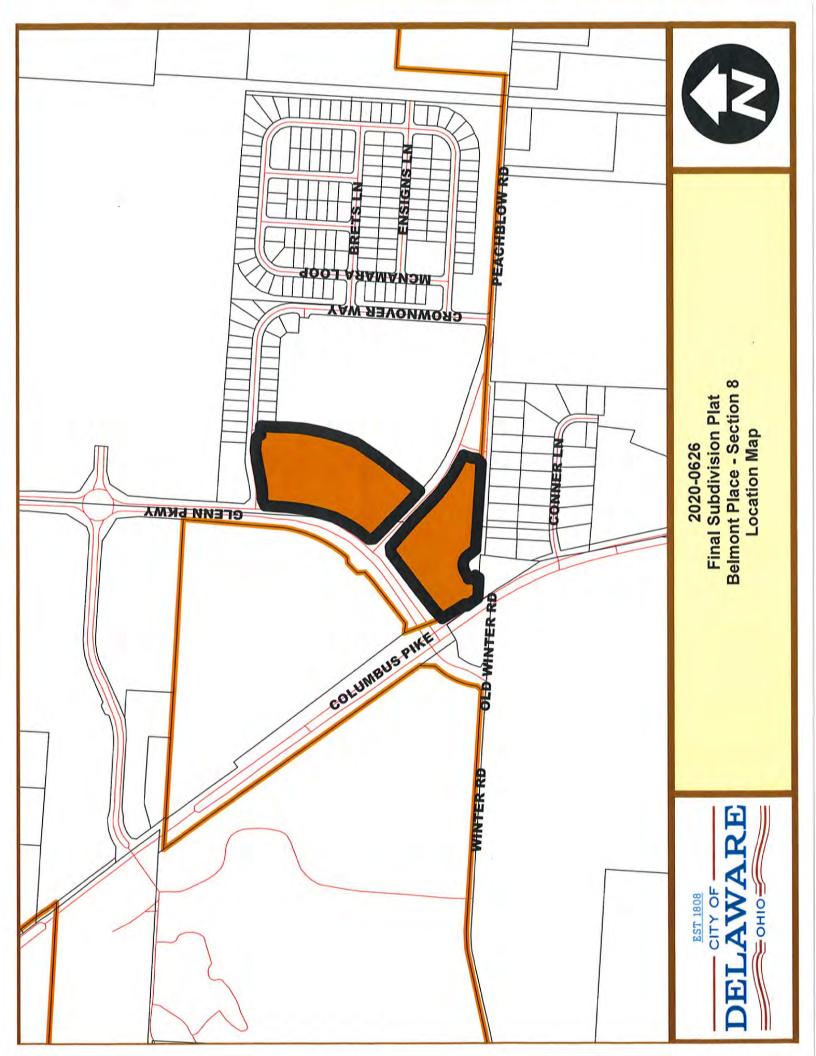
COMMISSION NOTES:

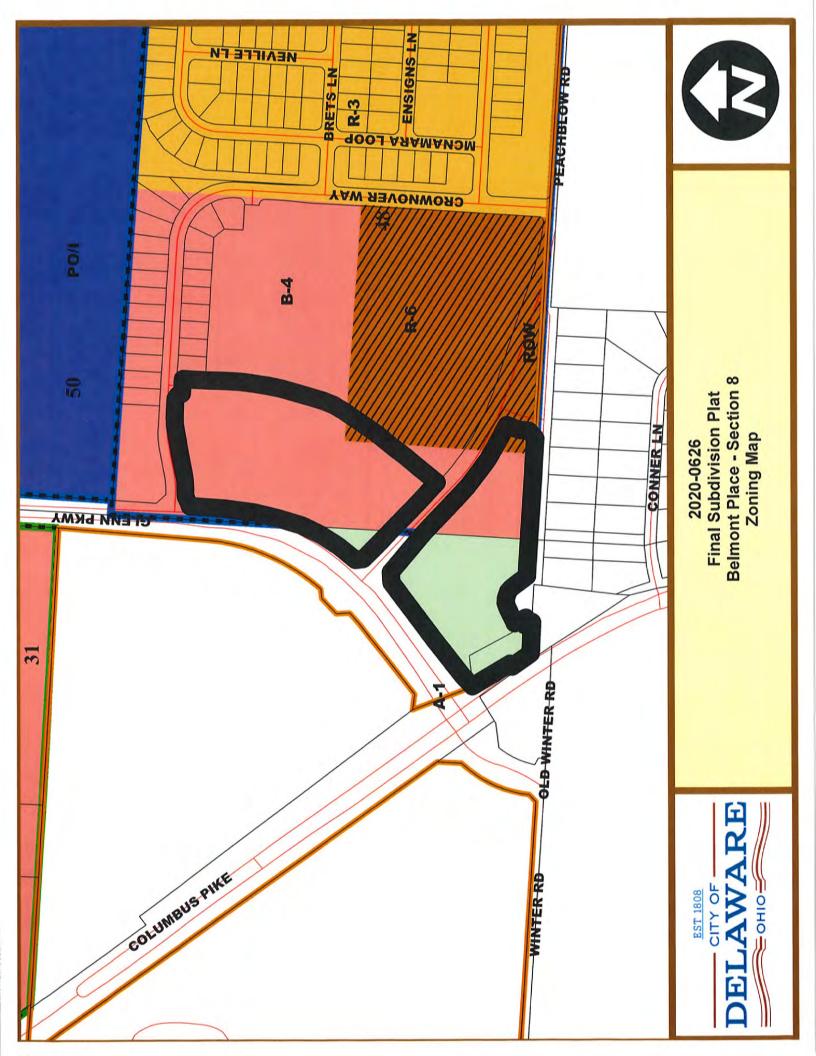
CASE NUMBER: 2020-0626 MEETING DATE: June 3, 2020 PAGE: Page 4 of 4

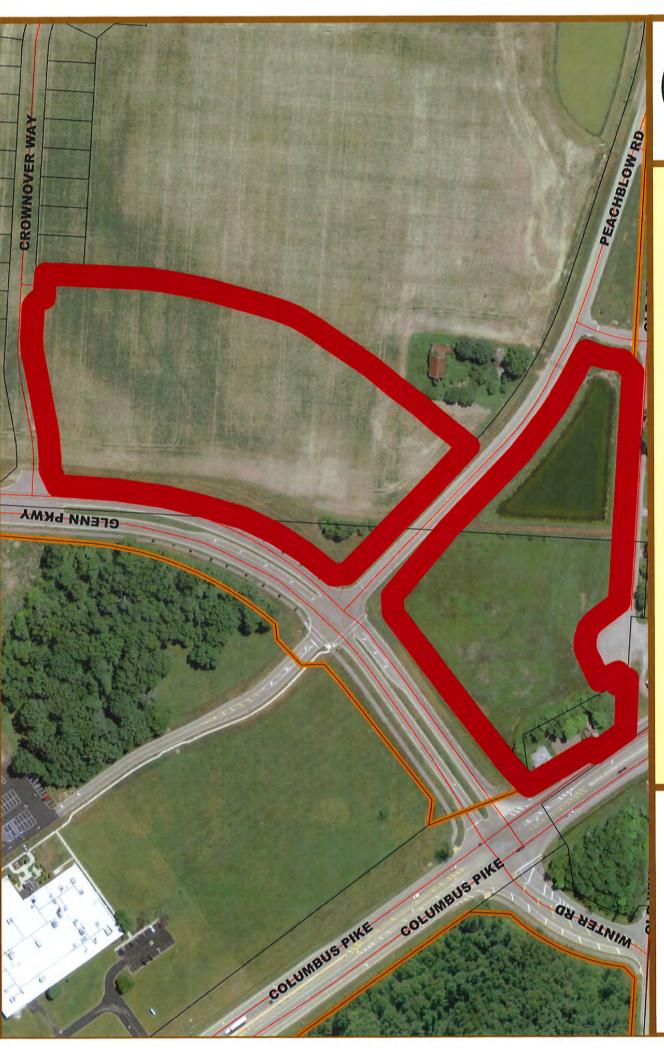
FILE:

ORIGINAL: REVISED:

05/27/2020







2020-0626
Final Subdivision Plat
Belmont Place - Section 8
Aerial (2016) Map







#### **BELMONT PLACE**

City of Delaware . Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

ILLUSTRATIVE SITE PLAN





# **BELMONT PLACE OUTLOTS**

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CAPITALL LLC by Good of record in Official Record 127, Page 2006, and all of these conveyed in Poly Control Charles (120) Recorded Office, Deleman Control (120, Page 2006, and all of these Record 160, Page 1238, Recorder Office, Deleman Control Charles (120).

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in Witness Whereof, MATT STAPROFF, Manager of GLENN ROAD CAPITAL, U.C. has bereinfly set his hand hisday of, 20	GLENN ROAD CAPITAL, LLC.	By MATESTAVROPE, Manager
in Witness Whereof, MATT ST. CAPITAL, LLC, has hereunto set his hand	Signed and Acknowledged In the presence of:	

Before me, a Nousey Publis in and for taid State, personally appeared MATT STANFORFY, Manager of GLENN ROAD, CAPITAL, LLL, who a knowledged the springing of the foregreng instrument to be his voluminty as and deed and the URL NOAD CAPITAL, LLC, for the uses and purpose expressed theories.

STATE OF OHIO COUNTY OF FRANKLIN ME

In Witness Thereof. I have between set my hend med affixed my official seal this day of Му соттічніст схрітся

DVC 6561-6815 ANSOCIATES, LLC By: DVC DEVELOPMENT, LLC Sole Member By MATT STAVROPE. Manager

# STATE OF OHIO COUNTY OF FRANKLIN ME

Before me, a Nidary Phibic in and for and State, personally appeared MAYT STA-PROPEN Manages of DVC DPSTADONENT, LLS, sile Member of DVC GRAZIONENTSTA, LLS, sile Member of DVC GRAZIONENTSTA, LLS, sile Member of DVC GRAZIONENTSTA, LLS, sile Member and instrument in the involument of selection than violations are faint deed after all the other parts of selected than its violations are faint deed all and DVC GRAZIONENTSTATIS. LLS, for fine uses and purpose expressed because of DVC GRAZIONENTSTATIS.

my official scal this	State of Ohso
set my hand and allixed	Notary Public.
In Witness Thereof, I have hereunto set my hand and altixed my official seal has	My commission expires
£ 3	Ň

PC Case Noapproved by the	approved by the Planning Commission on this	thisday of
Approved and accepted this da Ordinance No.	day of	. 20 hy
Approved this Day of	Elaine McClonkey,	City Clerk. Delaware, Ohio
Approved this Day of	К. Таотач Ионан.	City Manager, Delaware, Ohio
Approved this Day of	David M. Efland, AICP, Plenning and Community Development Director. Delaware, Ohl	CP. Plenning and ment Director. Delaware, Ohio
Approved this Day of	Blake Jordan, P.E.	Utilities Director. Delaware, Ohio
Approved this Day of	William L. Ferrigno, P.E. Public Works Director	illiam L. Ferrigno, P.E. Pablic Works Director City Engineer, Delinware, Ohio
Transferred this day of	Audior, D	Delaware County, Otro
Filed for record this day of	Recorder, DA	Delaware County, Ohio
Official Record Pages		



LOCATION MAP AND BACKGROUND DRAWING

BANIS OF BEARINGS: The bearings shown bettom are based on the CO(CRSS), Such Parcellage System, North Zour, NUS S; (CO(SSS), Such bearings originated from a field travers which was tall orderstead.) In and sovendates system by positional conditions derived by the Valential Goodelic Story's Original Politoming User, Service anny deversarious of selected CO(S) has studions in the Valential Spital Reference System.

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 so for one are on pipes, thrifteen sexteenths inch mivide diameter, thirty inches long with a plantic plug placed in the top end bearing the initials EMHT.

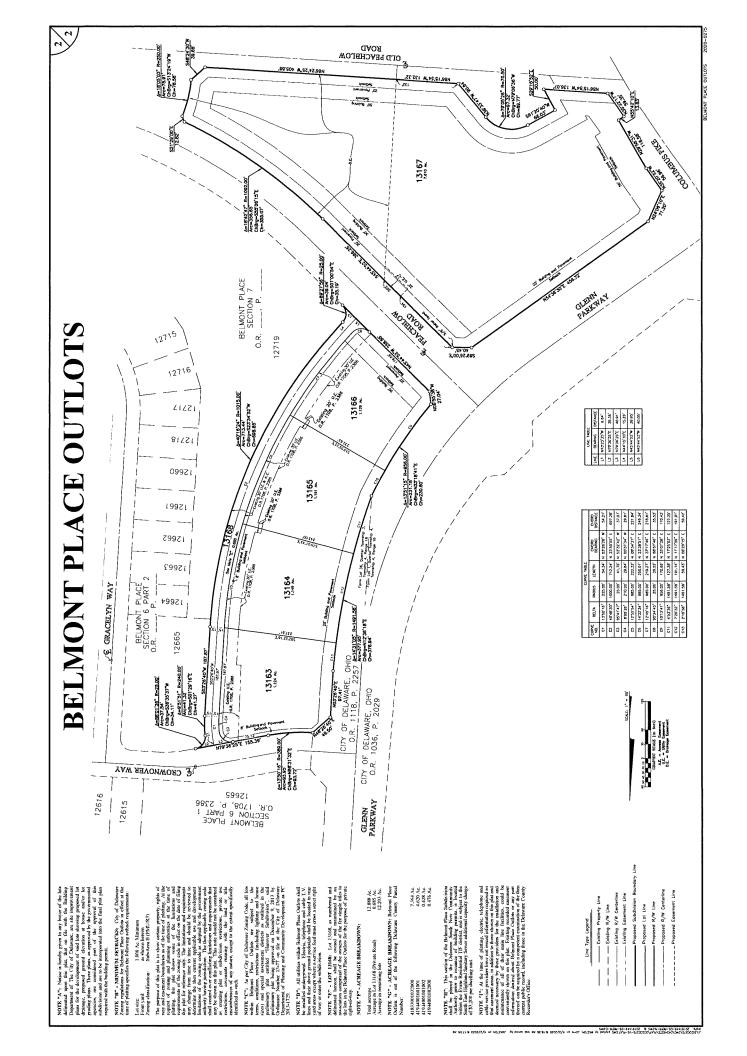


We do hereby certify that we have surveyed the obove premises, prepored the atlacked plat, and that asid piet in correct. All dimensions are in feet and decimal ports thereof.

- O = iron Pin (See Survey Dato)
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  (® = Permanent Warker (See Survey Data)

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Date





#### **FACT SHEET**

AGENDA ITEM NO: 9 DATE: 06/08/2020

ORDINANCE NO: 20-33 RESOLUTION NO:

READING: FIRST PUBLIC HEARING: YES

June 22, 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 THE DELAWARE COUNTY COMMISSIONERS FOR THE DELAWARE COUNTY FAIRGROUNDS FROM R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT) TO R-3 AND B-3 PMU (PLANNED MIXED-USE OVERLAY DISTRICT) ON APPROXIMATELY 101 ACRES AND LOCATED AT 236 PENNSYLVANIA AVENUE.

#### **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 7-0 on June 3, 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. 20-33

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR THE DELAWARE COUNTY COMMISSIONERS FOR THE DELAWARE COUNTY FAIRGROUNDS FROM R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT) TO R-3 AND B-3 PMU (PLANNED MIXED-USE OVERLAY DISTRICT) ON APPROXIMATELY 101 ACRES AND LOCATED AT 236 PENNSYLVANIA AVENUE.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of a Rezoning Amendment for The Delaware County Commissioners for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU (Planned Mixed Use Overlay District) on approximately 101 acres and located at 236 Pennsylvania Avenue (PC Case 2020-0400).

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

SECTION 1. That the Rezoning Amendment for The Delaware County Commissioners for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU (Planned Mixed Use Overlay District) on approximately 101 acres and located at 236 Pennsylvania Avenue, is hereby confirmed, approved, and accepted with the following condition that:

1. Any new use(s) or any change of use(s) of any existing structure(s) or property shall require conformance to all provisions of the Development Text.

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

VOTE ON 1	RULE SUSPENSION:		YEASNAYS ABSTAIN		
PASSED:		, 2020	YEAS ABSTAIN	_ NAYS N	
ATTEST:					
	CITY CLERK		MAYOR		



# **FACT SHEET**

AGENDA ITEM NO: 10 DATE: 06/08/2020

ORDINANCE NO: 20-34 RESOLUTION NO:

READING: FIRST PUBLIC HEARING: YES

June 22, 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 CONDITIONAL USE PERMIT FOR THE DELAWARE COUNTY COMMISSIONERS ALLOWING THE PLACEMENT OF A PLANNED MIXED-USE OVERLAY DISTRICT (PMU) ON THE DELAWARE COUNTY FAIRGROUNDS ON APPROXIMATELY 101 ACRES ZONED R-3 AND B-3 PMU AND LOCATED AT 236 PENNSYLVANIA AVENUE.

## **BACKGROUND:**

See attached staff report.

## REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

## **COMMITTEE RECOMMENDATION:**

Planning Commission recommended approval by a vote of 7-0 on June 3, 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. 20-34

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE DELAWARE COUNTY COMMISSIONERS ALLOWING THE PLACEMENT OF A PLANNED MIXED-USE OVERLAY DISTRICT (PMU) ON THE DELAWARE COUNTY FAIRGROUNDS ON APPROXIMATELY 101 ACRES ZONED R-3 AND B-3 PMU AND LOCATED AT 236 PENNSYLVANIA AVENUE.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of a Conditional Use Permit allowing the placement of a Planned Mixed-Use Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue (PC Case 2020-0401).

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

SECTION 1. That the Conditional Use Permit allowing the placement of a Planned Mixed-Use Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue, 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:		YEASNAYS ABSTAIN
PASSED:	, 2020	YEAS NAYS ABSTAIN
ATTEST:		
CITY CLERK		MAYOR



# **FACT SHEET**

AGENDA ITEM NO: 11 DATE: 06/08/2020

ORDINANCE NO: 20-35 RESOLUTION NO:

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

# TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE DELAWARE COUNTY COMMISSIONERS FOR THE DELAWARE COUNTY FAIRGROUNDS ON PROPERTY ZONED R-3 AND B-3 PMU ON APPROXIMATELY 101 ACRES AND LOCATED AT 236 PENNSYLVANIA AVENUE.

## **BACKGROUND:**

See attached report

## REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.04 requirements of the zoning code.

# **COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on June 3, 2020.

## FISCAL IMPACT(S):

N/A

# **POLICY CHANGES:**

N/A

# PRESENTER(S):

David Efland, Planning and Community Development Director

Staff recommends	approval as sub	omitted with th	ie documented	conditions.	
ATTACHMENT(S) See attached					
See attached					

## ORDINANCE NO. 20-35

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE DELAWARE COUNTY COMMISSIONERS FOR THE DELAWARE COUNTY FAIRGROUNDS ON PROPERTY ZONED R-3 AND B-3 PMU ON APPROXIMATELY 101 ACRES AND LOCATED AT 236 PENNSYLVANIA AVENUE.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of a Preliminary Development Plan for The Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue (PC Case 2020-0402).

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

SECTION 1. That the Preliminary Development Plan for The Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, is hereby confirmed, approved, and accepted with the following conditions that:

- 1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- 2. Any new or existing road(s) to be constructed and/or widened within the development shall comply with the development text. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
- 3. Any new or existing utilities to be constructed and/or extended within the development shall comply with the development text. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
- 4. Any new building shall achieve compliance with the design standards of the approved development text.
- 5. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
- 6. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.

- 7. Any lighting plans shall be reviewed and approved by the Chief Building Official.
- 8. Any signage shall achieve compliance with minimum zoning code requirements and the adopted Gateways and Corridor Plan.
- 9. The property owner shall dedicate a bike path easement to the City of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the City and County Fair Board to allow it to connect bike paths and pedestrian paths in the area and/or as planned. The City and County Fair Board have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fair Grounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the city prior to permitting any future buildings or facilities and prior to granting of a final Certificate of Occupancy for the currently under construction structure known as the 4H Building as approved with Condition 7 in Ordinance 18-117 approving such structure.
- 10. In accordance with Ordinance 18-117 Condition 6, the Fair Grounds shall dedicate an easement and/or right-of-way for the construction of a sidewalk along Pennsylvania Avenue from Euclid Avenue west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bike path easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.

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 1	RULE SUSPENSION:		YEASNAYS ABSTAIN
PASSED:		, 2020	YEAS NAYS ABSTAIN
ATTEST:			
	CITY CLERK		MAYOR



# **FACT SHEET**

AGENDA ITEM NO: 12 DATE:0 6/08/2020

ORDINANCE NO: 20-36 RESOLUTION NO:

READING: FIRST PUBLIC HEARING: YES

June 22, 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 TWO ALLEY VACATIONS FOR THE DELAWARE COUNTY COMMISSIONERS FOR THE DELAWARE COUNTY FAIRGROUNDS ON PROPERTY ZONED R-3 AND B-3 PMU ON APPROXIMATELY 101 ACRES AND LOCATED AT 236 PENNSYLVANIA AVENUE.

## **BACKGROUND:**

See attached report

# REASON WHY LEGISLATION IS NEEDED:

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

# **COMMITTEE RECOMMENDATION:**

Planning Commission approved this case 7-0 on June 3, 2020.

# **FISCAL IMPACT(S):**

N/A

## **POLICY CHANGES:**

N/A

# PRESENTER(S):

RECOMMENDA Staff recommend	submitted wit	h the docume	nted condition	ıs.
ATTACHMENT(				
See attached				

## ORDINANCE NO. 20-36

AN ORDINANCE APPROVING TWO ALLEY VACATIONS FOR THE DELAWARE COUNTY COMMISSIONERS FOR DELAWARE COUNTY **FAIRGROUNDS** THE ON R-3 PROPERTY ZONED AND B-3 PMU ON APPROXIMATELY 101 ACRES AND LOCATED AT 236 PENNSYLVANIA AVENUE.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of two alley vacations for The Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue (PC Case 2020-0403).

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

SECTION 1. That the two alley vacations for The Delaware County Commissioners for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, is hereby confirmed, approved, and accepted with the following condition that:

1. The owner shall record the alley vacation plats at the County Recorder's office prior to final occupancy permit of the 4-H Building.

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 R	ULE SUSPENSION:		YEASNAYS ABSTAIN
PASSED:		, 2020	YEAS NAYS ABSTAIN
ATTEST:			
	CITY CLERK		MAYOR



# PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2020-0400-0403 REQUEST: Multiple Requests

PROJECT: Delaware County Fairgrounds
MEETING DATE: June 3, 2020

#### APPLICANT/OWNER

Delaware County Agricultural Society 236 Pennsylvania Avenue Delaware, Ohio 43015

## REQUEST

2020-0400: A request by the Delaware County Commissioners for approval of a Rezoning Amendment for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU (Planned Mixed Use Overlay District) on approximately 101 acres and located at 236 Pennsylvania Avenue.

<u>2020-0401</u>: A request by the Delaware County Commissioners for approval of a Conditional Use Permit allowing the Placement of a Mixed-Use Planned Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue.

2020-0402: A request by the Delaware County Commissioners for approval of a Preliminary Development Plan for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.

<u>2020-0403</u>: A request by the Delaware County Commissioners for approval of two alley vacations for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.

#### PROPERTY LOCATION & DESCRIPTION

The County Fairground encompasses approximately 101 acres within the City (the remainder of the Fairgrounds is located in the County) and is essentially located north of the Pennsylvania Avenue, south the of Shelbourne Forest Subdivision, east of the Shelbourne Forest Subdivision and Hayes Colony Subdivision and west of US 23. The majority of the Fairgrounds is zoned R-3 (One-Family Residential District) while the northeastern portion of the fairgrounds is zoned B-3 (Community Commercial District). The properties to the north are zoned R-2 PUD and R-4 in the City and PCD (Planned Commercial and Office District) in the County, the properties to the south are zoned R-3 and R-4 in the City, the properties to the east in the County are zoned PCD (Planned Commercial District) and FR-1 (Farm Residential District) and the properties to the west are zoned R-3 in the City.

# BACKGROUND/PROPOSAL

The Delaware County Commissioners (Delaware County Fair Board) are proposing a Rezoning to a PMU with a conceptual masterplan to provide a guide for future development of the Fairgrounds. The Fairgrounds has served the Delaware County and City of Delaware for many years as a year-round resource for many functions and uses. Beyond hosting the Delaware County Fair and the internationally recognized Little Brown Jug, the Fairgrounds serves the neighborhoods, City and County with its grounds and facilities which are used year-round. The Development Plan and Text for the Delaware County Fairgrounds recognizes that this site, located in the City of Delaware and in Delaware County (Troy Township), has served and is intended to serve as the home of the County Fair for many years to come. All of the uses, functions, and areas that are associated with the 10-15 days of the preparation, fair-time and disassembling of the County Fair within the Fairgrounds areas will continue. The Development Plan and Text for the Delaware County Fairgrounds are planned to identify the uses, areas, and development standards of the Fairgrounds and facilities, beyond the week or two of the fair-times which will continue, but rather for the year-round functions and operations. The fairgrounds are divided into seven planning areas. Additionally, the current zoning of the Fair Grounds for their unique set of uses is not appropriate or conducive to the site. Thus, the Applicant is following through on a required change of zoning to better reflect the longer-term plan and existing as well as future unique fair Ground Uses. Also, the County is proposing to construct the approximate 24,000 square foot 4H building this year that was approved by City Council in 2018 which requires the subject alley vacations.

CASE NUMBER: 2020-0400-0403 MEETING DATE: June 3, 2020

PAGE: Page 2 of 6

#### STAFF ANALYSIS

• **ZONING:** The current R-3 and B-3 zoning of the Fairgrounds does not permit the majority of the current and proposed uses and the Rezoning to a PMU with Development Text, Conditional Use Permit and Preliminary Development Plan would permit the current and future uses proposed. Currently the majority of land uses within the Fairgrounds are considered legal non-conforming uses. In addition, two alleys are being vacated just north of Pennsylvania Avenue to advance the construction of the 4-H building. The Planning Commission and City Council would have to approve the Rezoning to PMU, Conditional Use Permit, Preliminary Development Plan and Alley Vacation.

- GENERAL ENGINEERING: The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review for each subject phase prior to Final Development Plan approval.
- ROADS AND ACCESS: The access to the fairground will remain the same with access locations on Pennsylvania Avenue (multiple locations), North Liberty Street and US 23 North. Per the development text, the internal roadway network shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the Fire Department requirements. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject planning area.
- PEDESTRIAN PATHS: All pedestrian walks shall be paved with asphalt, concrete or masonry units such as pavers, brick, etc. per the approved development text. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment. In addition, the property owner shall dedicate a bike path easement to the City of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the City and County Fair Board to allow it to connect bikepaths and pedestrian paths in the area and/or as planned. The City and County Fair Board have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fairgrounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the City prior to permitting any future buildings or facilities and prior to granting of a final Certificate of Occupancy for the currently under construction structure known as the 4H building as approved with Condition 7 in Ordinance 18-117 approving such structure. Also, in accordance with Ordinance 18-117 Condition 6, the Fairgrounds shall dedicate an easement and/or right-ofway for the construction of a sidewalk along Pennsylvania Avenue from Euclid Avenue west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bikepath easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.
- UTILITIES: Any new or existing utilities to be constructed and/or extended within the development shall comply with the City minimum requirements or as approved by the City Director of Utilities. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
- SITE CONFIGURATION: The Fairgrounds would be divided into seven planning areas with development standards which includes permitted uses, structures requirements and site requirements per the approved development text. The Planning Areas are as follows (see attached exhibit):

Planning Area One – Junior Fair/Agricultural Area – This area is located entirely in the City and generally located towards the southern and western portion of the Fairgrounds. This area represents the Junior Fair and agricultural use areas for the Delaware County Fair. This area is planned as a multi-use, year-round, agricultural use, display, recreation, business, and educational area for the community. As the center of the Junior Fair activities, this area offers a diversity of uses associated with Junior Fair, 4-H and FFA activities, farm animal boarding and displays, covered riding arenas, auctions and ceremonies, and shows and activities associated with 4-H functions. With the relatively broad range of existing buildings and spaces, the Junior

CASE NUMBER: 2020-0400-0403 MEETING DATE: June 3, 2020 PAGE: Page 3 of 6

Fair/ Agricultural Area offers opportunities for an expanded range of community meetings and gatherings, small concerts, business meetings as well as community gatherings, including wedding and graduation receptions. Further, with additional and enlarged facilities, Planning Area One may accommodate and even broader range of uses and events. Planning Area One is planned as one of the most active, year-round use areas in the Fairgrounds. Finally, the newly planned Agriculture Center Building and Covered Riding Arena each serve as the architectural and development standard for this area.

Planning Area Two – Merchants/Coliseum Area – This area is located entirely in the City and is located near the southern and eastern side of the Fairgrounds. This area contains three of the older structures that featured commerce exhibits during the fair, the Coliseum, the Merchants Building, and the Arts and Crafts Building. Each of these buildings are actively used for fair displays and activities, as well as hosting various events over the remainder of the year. In addition to the continued display uses during the fair, future upgrades to these buildings will generate a broader range of business and community meeting uses in these facilities. Relative to the remainder of the fairgrounds, this area contains a substantial number of larger trees. Some additional open space in this Planning Area would provide some buffer and protection of these trees. This additional open space, with additional tree plantings would also provide an area of the fairgrounds for environmental displays as well as a shaded area for rest and relaxation.

Planning Area Three – Amusement Area – This area is located north of the Merchants/Coliseum Area (Planning Area Two) and only the southern portion of this area is located in the City (the northern portion is located in the County). The Amusement Area is generally an area without structures that primarily provides an open area for the location of amusement rides during fair week. This open area serves as a flexible area for other uses throughout the remainder of the year, having provided space for community events, commerce and retail events, and fitness competitions. The flexible open space offers tremendous opportunities for year-round use.

Planning Area Four – Campground/Open Space Area – This area is located north of the Junior Fair/Agricultural area (Planning Area One) and is entirely located within the City. The uses permitted include agricultural structures, campground facilities, outdoor riding arenas, agricultural and livestock displays, offices, and accessory uses supporting these agricultural, fair, and special event uses.

Planning Area Five – The Track and Grandstand Area – This area is located north of Amusement Area (Planning Area Three) and is almost entirely located in the County except for a small portion of the northeast area and extreme northern and western portion of this area which are located in the City. The Track and Grandstand Area includes the Grandstand and Track area, the horse barns, the Log Cabin, the Jug Barn, the Jugette Barn, associated uses and maintenance areas, the horse training areas, and the internal drives connecting these facilities. While this area is recognized as the home of the Little Brown Jug, the Equestrian Area is, year-round, the most actively used area of the fairgrounds, providing year-round horse boarding and training facilities.

Planning Area Six – Motorplex Area – This area is located north of the Track and Grandstand Area (Planning Area Five) and is entirely located in the City. The permitted uses and activities includes buildings and uses generally associated with the motor sports featured at the fairgrounds, grandstands, warehouses and maintenance facilities, camping facilities, offices, and accessory uses supporting these agricultural, fair, and special event uses.

Planning Area Seven -Parking Areas — There are three parking areas located within the Fairgrounds with two parking areas entirely located in the City along the Pennsylvania Avenue on the eastern and western perimeter of the fairgrounds. A third parking area is located east of the Track and Grandstand Area (Planning Area Five) and is almost entirely located in the County except for the northern portion of the area. Along with parking other permitted uses include agricultural display uses, community events, athletic events, uses and structures

**CASE NUMBER:** 2020-0400-0403 **MEETING DATE:** June 3, 2020

PAGE: Page 4 of 6

associated with parking facilities, flea markets and other community retail events, entertainment uses and accessory uses supporting these agricultural, fair, and special event uses.

Any proposed buildings or major site plan changes require Final Development Plan approval by the Planning Commission and City Council. The Preliminary Plan submitted with this zoning text, once approved, shall be the official Preliminary Plan for the Fair Grounds and may need to be amended from time to time to account for unanticipated major changes.

- PARKING: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
- TREE REMOVAL & REPLACEMENT: Any tree removal and replacement as result of the proposed development shall meet all requirements of Chapter 1168 along with the following replacement and preservation schedule as approved in the development text: 1. Trees in poor condition shall not be replaced (dead, damaged or diseased); 2. Trees in fair condition shall be replaced at 50%; 3. Trees in good condition shall be replaced at 100%; 4. Ash trees, dead, damaged and diseased trees per the City Arborist shall not be counted toward replanting requirements. The County shall provide the location and size of qualified trees (6 caliper inches or larger) preserved, removed and replaced for each Final Development Plan. The applicant shall submit and the City shall review and approve an excel spreadsheet tabulating the current and future tree replacement counts to ensure an accurate running total for now and in the future.
- LANDSCAPING & SCREENING: Per the development text, new structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Also, service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. In addition, the Fair Board is committed to adding trees to the landscape of the Fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds. The subject landscape plans would need to be submitted during the Final Development Plan approval process and shall be approved by the Shade Tree Commission.
- LIGHTING: The Preliminary Development Plan does not identify any additional lighting but any proposed lighting in the subsequent Final Development Plans shall achieve compliance with the development text and zoning code and be approved by the Chief Building Official.
- **SIGNAGE:** The Preliminary Development Plan does not identify any ground signage. However, any ground signage and shall achieve compliance with the zoning code and the approved Gateways and Corridors Plan.
- **BUILDING DESIGN:** The intent of this regulation is for new structures and renovations and additions to existing structures to be consistent in materials, colors and roof structures of the approved development text for each planning area. To create a cohesive and unified design throughout the entire development, each building shall be consistent in overall design, color, material, and architectural pattern of the development text for each planning area as determined through the Final Development Plan review process.
- ALLEY VACATION: The owner is proposing to vacate three alley rights-of-way to achieve compliance with the building and zoning code in the construction of the 4H Building that was approved by City Council in December 2018. The two north/south alley rights-of-way are located on the eastern portion of Planning Area 7 fronting Pennsylvania Avenue. The third alley right-of-way is an east/west oriented right-of-way spanning Planning Areas 1 and 7 located just north of Pennsylvania Avenue. The County owns the land adjacent to the subject rights-of-way being vacated and would not have a negative impact on the adjacent owners. Also, there are not any public utilities and/or easements in the subject right-of-way from a City perspective. The vacation

CASE NUMBER: 2020-0400-0403 MEETING DATE: June 3, 2020

PAGE: Page 5 of 6

of the alleys would allow the County to consolidate the parcels while relinquishing the City of alley right-ofway not being utilized.

• **CONDITIONAL USE PERMIT:** The proposed uses shall achieve compliance with the Conditional Use Permit requirements per the zoning code and of the approved development text.

# STAFF RECOMMENDATION (2020-0400 - REZONING AMENDMENT)

Staff recommends approval of a request by Delaware County Commissioners for a Rezoning Amendment for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, with the following condition that:

1. Any new use(s) or any change of use(s) of any existing structure(s) or property shall require conformance to all provisions of the Development Text.

# STAFF RECOMMENDATION (2020-0401 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by the Delaware County Commissioners for a Conditional Use Permit allowing the Placement of a Mixed-Use Planned Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue.

# STAFF RECOMMENDATION (2020-0402 – PRELIMIMARY DEVELOPMENT PLAN)

Staff recommends approval of a request by Delaware County Commissioners for a Preliminary Development Plan for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, with the following conditions that:

- 1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- 2. Any new or existing road(s) to be constructed and/or widened within the development shall comply with the development text. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
- 3. Any new or existing utilities to be constructed and/or extended within the development shall comply with the development text. The engineering drawings for such improvements shall accompany the submittal of the Final Development Plans for the subject phase.
- 4. Any new building shall achieve compliance with the design standards of the approved development text.
- 5. Any tree removal shall comply with Chapter 1168 Tree Preservation Regulations along with the approved development text.
- 6. Any landscape plans shall be reviewed and approved by the Shade Tree Commission.
- 7. Any lighting plans shall be reviewed and approved by the Chief Building Official.
- 8. Any signage shall achieve compliance with minimum zoning code requirements and the adopted Gateways and Corridor Plan.
- 9. The property owner shall dedicate a bike path easement to the City of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the City and County Fair Board to allow it to connect bike paths and pedestrian paths in the area and/or as planned. The City and County Fair Board have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fair Grounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the city prior to permitting any future buildings or facilities and prior to granting of a final Certificate of Occupancy for the currently under construction structure known as the 4H Building as approved with Condition 7 in Ordinance 18-117 approving such structure.

CASE NUMBER: 2020-0400-0403
MEETING DATE: June 3, 2020
PAGE: Page 6 of 6

10. In accordance with Ordinance 18-117 Condition 6, the Fair Grounds shall dedicate an easement and/or right-of-way for the construction of a sidewalk along Pennsylvania Avenue from Euclid Avenue west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bike path easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.

# STAFF RECOMMENDATION (2020-0403- ALLEY VACATION)

Staff recommends approval of a request by Delaware County Commissioners for approval of two alley vacations for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue, with the following condition that:

1. The owner shall record the alley vacation plats at the County Recorder's office prior to final occupancy permit of the 4-H Building.

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# PLANNED MIXED USE DEVELOPMENT TEXT DELAWARE COUNTY FAIRGROUNDS DELAWARE, OHIO

#### 1. DESCRIPTION OF DEVELOPMENT

The Delaware County Fairgrounds has served the Delaware County and City of Delaware for many years as a year-round resource for many functions and uses. Beyond hosting the Delaware County Fair and the internationally recognized Little Brown Jug, the Fairgrounds serves the City, neighborhoods and County with its grounds and facilities. The grounds are used year-round.

The Development Plan and Text for the Delaware County Fairgrounds recognizes that this site, located in the City of Delaware and Delaware County (Troy Township), has served and is intended to serve as the home of the County Fair for many years to come. All of the uses, functions, and areas that are associated with the 10-15 days of the preparation, fair-time and disassembling of the County Fair within the Fairgrounds areas will continue.

The Development Plan and Text for the Delaware County Fairgrounds are planned to identify the uses, areas, and development standards of the Fairgrounds and facilities, beyond the week or two of the fair-times which will continue, but rather for the year-round functions and operations.

## 2. GENERAL DEVELOPMENT STANDARDS

- A. Purpose and Intent. It is the intent of the Applicant to provide a planned development with high quality site improvements, architectural design, signage and amenities that are commensurate with the County Fair Grounds unique mix of uses now and in the future. This Development Text represents the zoning requirements for this development as agreed upon between the Applicant and the City. Portions of the planning area which are not currently within the city of Delaware are not subject to this zoning. However, should any of those areas be annexed in the future, they shall upon annexation be zoned in accordance with this text and plan upon request of the property owner.
- **B.** Conformance with Codified Ordinances and City Policy. Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- C. Limitations. Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

- **D. Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
  - (1) Any major change in the use or occupancy other than those uses specifically listed in this text.
  - (2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.
  - (3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.
- E. Minor Modifications. Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:
  - (1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
  - (2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
  - (3) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.
  - (4) Minor structural alterations that do not alter the overall design intent of the building.

# F. Preliminary & Final Development Plan

(1) Any proposed buildings or major site plan changes require Final Development Plan approval by the Planning Commission and City Council. The Preliminary Plan submitted with this zoning text, once approved, shall be the official Preliminary

Plan for the Fair Grounds and may need to be amended from time to time to account for unanticipated major changes.

- **G. Tree Removal and Replacement.** Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:
  - (1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
  - (2) Trees in fair condition shall be replaced at 50%.
  - (3) Trees in good condition shall be replaced at 100%
  - (4) Ash trees shall not be replaced and must be removed from the site.
  - (5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
  - (6) The schedule above shall be applied to the proposed Final Development Plan and tree survey for preservation and removal of trees. This shall be done prior to or concurrent with each Final Development Plan submission. Trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there remains a balance of caliper inches due, the applicant shall replant these on site and in addition to any required or proposed trees, or make a payment in lieu of replanting these at \$100 per caliper inch, or any such combination that achieves a zero-balance due.
- **H. Fencing:** Security fencing shall be allowed around the planning area and individual facilities.
- **I. Noise, Odor, Lighting:** The Fair Grounds unique uses require that noises, lighting, and odors consistent with it use are permitted. The property owner shall attempt to minimize impacts from these elements upon adjacent residential uses to the extent practical.
- **J.** Cell towers and small cells: These shall be permitted uses and shall adhere to then current regulations, guidelines, and requirements of the city of Delaware.
- **K. Sexually Oriented Businesses and Uses:** These uses are prohibited anywhere within the planning area.
- **L. Bikepath Easement:** The property owner shall dedicate a bike path easement to the City of Delaware running generally north and south across the planning area and in conformance with Ordinance 18-117 and in a location acceptable to the City and County Fair Board to allow it to connect bikepaths and pedestrian paths in the area and/or as planned. The City and County Fair Board have discussed the requirement and general location for this path and determined that the west side of property separating the adjacent residential uses from the Fairgrounds uses is an appropriate general location. Some adjustment may be required in Sub Area 6 to account for existing trees, grade, and the planned connection point to the north. This pathway easement shall be dedicated to the City prior to permitting any future buildings or facilities and prior to granting of a

final Certificate of Occupancy for the currently under construction structure known as the 4H Building as approved with Condition 7 in Ordinance 18-117 approving such structure.

M. Pennsylvania Ave. Sidewalk: In accordance with Ordinance 18-117 Condition 6, the Fairgrounds shall dedicate an easement and/or right-of-way for the construction of a sidewalk along Pennsylvania Avenue from Euclid Avenue west to the USA Reserve Training Center's east property line. This shall be dedicated at the same time as the bikepath easement noted above. Any future new buildings or improvements in Sub Areas 1-4 or 7 that require Development Plan Review shall require the construction of said sidewalk by the property owner.

## 1) Planning Area One – Junior Fair/ Agricultural Area

Planning Area One, which represents the Junior Fair and agricultural use areas for the Delaware County Fair, is generally located towards the southern and western portion of the Fairgrounds and is entirely located in the City. This area is planned as a multi-use, year-round, agricultural use, display, recreation, business, and educational area for the community.

As the center of the Junior Fair activities, this area offers a diversity of uses associated with Junior Fair, 4-H and FFA activities, farm animal boarding and displays, covered riding arenas, auctions and ceremonies, and shows and activities associated with 4-H functions. With the relatively broad range of existing buildings and spaces, the Junior Fair/ Agricultural Area offers opportunities for an expanded range of community meetings and gatherings, small concerts, business meetings as well as community gatherings, including wedding and graduation receptions. Further, with additional and enlarged facilities, Planning Area One may accommodate and even broader range of uses and events. Planning Area One is planned as one of the most active, year-round use areas in the Fairgrounds. The newly planned Agriculture Center Building and Covered Riding Arena each serve as the architectural and development standard for this area.

a) Permitted Uses: Agricultural business, displays, shows, education and recreation uses and structures, buildings and uses generally associated with the Junior Fair, livestock structures, riding arenas (indoor and outdoor), agricultural and livestock displays, auction facilities, offices, and accessory uses supporting these agricultural, fair, and special event uses. Community gatherings, indoor recreational uses, and facility event rental (such as for weddings, parties, and other events) are permitted.

#### b) Structures

- i) Setback along Public Rights-of-Way: 50'
- ii) Structure First Floor Area
  - (1) Maximum first floor area: 100,000 s.f.

## iii) Structure Height

(1) Maximum height: 80' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

# iv) Materials:

- (1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers of similar composite materials).
- (2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
  - (a) Solar panels are permitted on the roof of structures.

## v) Exterior Colors

- (1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors.
- (2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

# c) SITE

- i) Site Engineering:
  - (1) Infrastructure/ Utilities:
    - (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
    - (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
    - (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
    - (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
  - (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
  - (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other

- appropriate material that is safe with the use of agricultural livestock and equipment.
- (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.
- ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
- iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.
- iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

# 2) Planning Area Two – Merchants/ Coliseum Area

Located near the southern and eastern side of the Fairgrounds and located entirely in the City, this area contains three of the older structures that featured commerce exhibits during the fair, the Coliseum, the Merchants Building, and the Arts and Crafts Building. Each of these buildings are actively used for fair displays and activities, as well as hosting various events over the remainder of the year.

In addition to the continued display uses during the fair, future upgrades to these buildings will generate a broader range of business and community meeting uses in these facilities.

Relative to the remainder of the fairgrounds, this area contains a substantial number of larger trees. Some additional open space in this Planning Area would provide some buffer and protection of these trees. This additional open space, with additional tree plantings would also provide an area of the fairgrounds for environmental displays as well as a shaded area for rest and relaxation.

a) Permitted Uses: Fairground structures and uses, buildings and uses generally featuring the display of local commerce, local government, parks and environmental displays, local arts and crafts, etc. This area also contains the current fairgrounds offices. Permitted uses also include commercial and retail uses that are featured in events through the times outside of fair week.

## b) Structures

- i) Setback along Public Rights-of-Way: 50'
- ii) Structure First Floor Area
  - 1) Maximum first floor area: 40,000 s.f.

# iii) Structure Height

(1) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

## (2) Material:

- (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
- (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
- (c) Solar panels are permitted on roofs

## (3) Exterior Colors

- (a) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
- (b) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

# iv) Site Engineering:

- (1) Infrastructure/ Utilities:
  - (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
  - (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and

- detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
- (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
- (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
- (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
- (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
- (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
- (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
- (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.
- v) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
- vi) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards.

Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road.

The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc.

Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

vii) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

## 3) Planning Area Three – Amusement Area

This area is located south of the Track and Grandstand Area and north of the Merchants/Coliseum Area with only the southern portion located in the City (the northern portion is located in the County). The Amusement Area is generally an area without structures that primarily provides an open area for the location of amusement rides during fair week. This open area serves as a flexible area for other uses throughout the remainder of the year and provides space for community events, commerce and retail events and fitness competitions. The flexible open space offers tremendous opportunities for year-round use.

a) Permitted Uses: Amusement rides, carnival uses including games of chance, concessions, sales of materials, and food sales. Accessory uses include, during fair times, temporary camping uses, and support uses for agricultural, display, fair, and special event uses. During fair times, as well as time outside of fair week, permitted uses also include community events, athletic competitions and displays, retail sales and general support facilities for the other Planning Area uses of the fairground.

## b) Structures

- i) Setback along Public Rights-of-Way: 50'
- ii) Structure First Floor Area
  - (1) Maximum first floor area: 50,000 s.f.
- iii) Structure Height
- i) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

- ii) Materials:
- iii) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
- iv) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
  - (1) Solar panels are permitted on the roof of structures.
- iv) Exterior Colors
  - (2) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
  - (3) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

## b) SITE

- i) Site Engineering:
  - (1) Infrastructure/ Utilities:
    - (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
    - (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
    - (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
    - (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
  - (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
  - (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
  - (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for

this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.

- ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives, aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
- iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Service areas visible from public roads of all facilities in Planning Area Three shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.
- iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

# 4) Planning Area Four – Campground/ Open Space Areas

This area is located north of the Junior Fair/Agricultural Area (Planning Area One) and is entirely located in the City.

- a) Permitted Uses: Agricultural structures, campground facilities, outdoor riding arenas, agricultural and livestock displays, offices, and accessory uses supporting these agricultural, fair, and special event uses.
- b) Structures
  - i) Setback along Public Rights-of-Way: 50'
  - ii) Structure First Floor Area

(1) Maximum first floor area: 30,000 s.f.

# iii) Structure Height

(1) Maximum height: 40' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

# iv) Materials:

- (1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
- (2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
  - (a) Solar panels are permitted on the roof of structures

# v) Exterior Colors

- (1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
- (2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

## c) Site

- i) Site Engineering
  - (1) Infrastructure/ Utilities:
    - (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
    - (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
    - (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
    - (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
  - (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and

- maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
- (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment
- (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.
- ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
- iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc.

  Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.
- iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

# 5) Planning Area Five -The Track and Grandstand Area

This area is located north of the Amusement Area (Planning Area Three) and is entirely located in the County except for a small portion of the northeast area and extreme northern and western portion of the area that are located in the City. The Track and Grandstand Area includes the Grandstand and Track area, the horse barns, the Log Cabin, the Jug Barn, the

Jugette Barn, associated uses and maintenance areas, the horse training areas, and the internal drives connecting these facilities. While this area is recognized as the home of the Little Brown Jug, the Equestrian Area is, year-round, the most actively used area of the Fairgrounds, providing year-round horse boarding and training facilities.

a) Permitted Uses: The Track facilities, the Grandstand facilities, the horse barns and support facilities, the Brown Jug offices, year-round training facilities, support facilities for the racing uses, horse boarding and training facilities, offices, agricultural barns, camping facilities and accessory uses supporting these agricultural, fair, and special event uses.

## b) Structures

- i) Setback along Public Rights-of-Way: 50'
- ii) Structure First Floor Area
  - (1) Maximum first floor area: 100,000 s.f
- iii) Structure Height
  - (1) Maximum height: 60' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.

## iv) Materials:

- (1) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
- (2) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
  - (a) Solar panels are permitted on the roof of structures.
- v) Exterior Colors
  - (1) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
  - (2) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

## c) Site

- i) Site Engineering:
  - (1) Infrastructure/ Utilities:
    - (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.

- (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
- (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
- (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
- (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
- (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
- (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
- (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.
- ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
- iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging

- areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.
- iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

# 6) Planning Area Six – Motorplex Area

This area is located north of the Track and Grandstand Area (Planning Area Five) and is entirely located in the City.

- a) Permitted Uses: Permitted Uses: Buildings and uses generally associated with the motor sports featured at the fairgrounds, grandstands, warehouses and maintenance facilities, camping facilities, offices, and accessory uses supporting these agricultural, fair, and special event uses.
- b) Structures
  - i) Setback along Public Rights-of-Way: 50'
  - ii) Structure First Floor Area
    - (1) Maximum first floor area: 40,000 s.f.
  - iii) Structure Height
    - (1) Maximum height: 40' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
    - (2) Materials:
      - (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
      - (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
        - (i) Solar panels are permitted on the roof of structures.
    - (3) Exterior Colors
      - (a) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors..
      - (b) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.
- c) Site
  - i) Site Engineering:
    - (1) Infrastructure/ Utilities:

- (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
- (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
- (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
- (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
- (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
- (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
- (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
- (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
- (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.
- ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.
- iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standard

Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.

iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.

## 7) Planning Area Seven – Parking Area

There are three parking areas located on the fairgrounds with two parking areas entirely in the City along Pennsylvania Avenue on the eastern and western perimeters of the fairgrounds. A third parking area is located east of the Track and Grandstand Area and is almost entirely located in the County except for the northern portion of the area.

a) Permitted Uses: Agricultural display uses, community events, athletic events, uses and structures associated with parking facilities, flea markets and other community retail events, entertainment uses and accessory uses supporting these agricultural, fair, and special event uses.

## b) Structures

- i) Setback along Public Rights-of-Way: 50'
- ii) Structure First Floor Area
  - (1) Maximum first floor area: 20,000 s.f.
- iii) Structure Height
  - (1) Maximum height: 50' as averaged at the four outermost corners of the structure. On a flat roof, height shall be measured from the center of the roof to the adjacent average finished grade. On a pitched roof, height shall be measured from the peak of the roof to the adjacent average finished grade. Accessory structures such as parapets, stair towers, elevator shafts, spires, flags, cupolas, etc. are not limited to the maximum height restrictions.
  - (2) Materials:
    - (a) Exterior Wall Materials: Metal, wood, masonry materials (brick, concrete, stone, etc.), wood-like siding (ex., Hardy materials, Smart Siding, or other manufacturers on similar composite materials).
    - (b) Roof Materials: Metal, rubber composite and/or other industry standard materials for flat roofs, asphalt shingles.
      - (i) Solar panels are permitted on the roof of structures.
    - (c) Exterior Colors

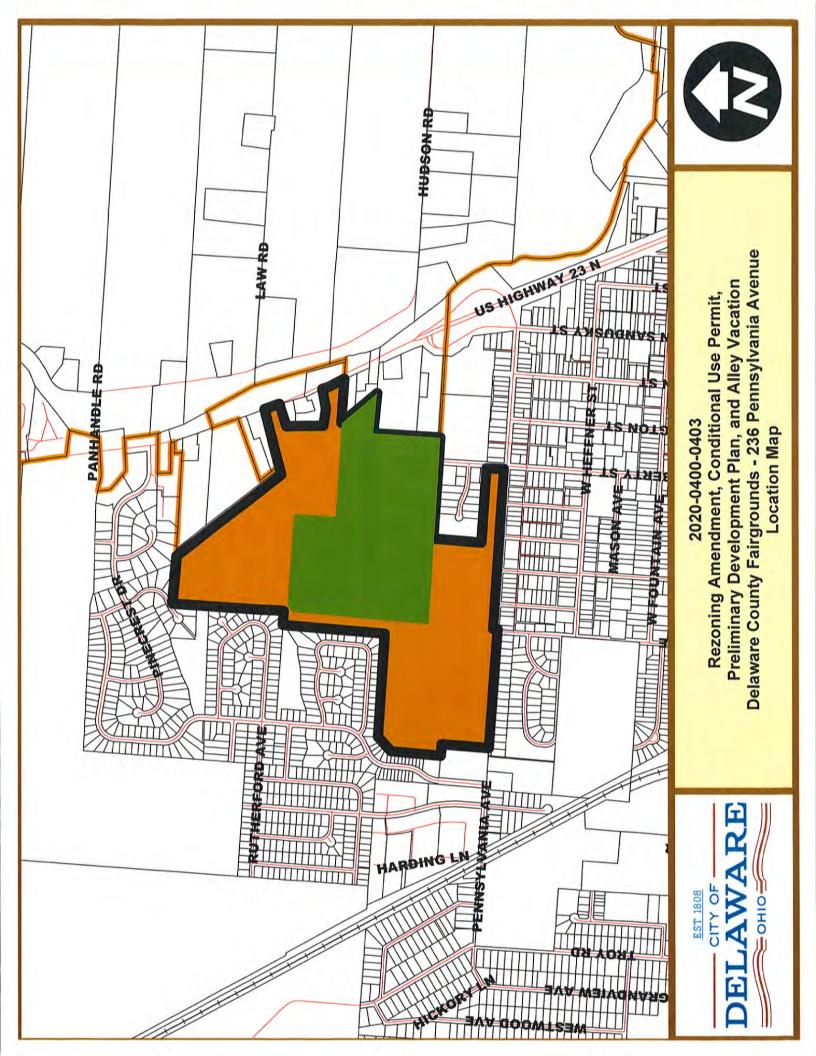
- (i) Structure Wall Colors: White, silver, gray, or earth tones. Trim colors shall be similarly neutral and complimentary to wall colors.
- (ii) Structure Roof Colors: Metals roofs may include the following colors, red, silver, gray, green, white, or blue. Asphalt shingle colors may include earth tones, black, green, or gray. Flat roof colors may include black, gray, or white.

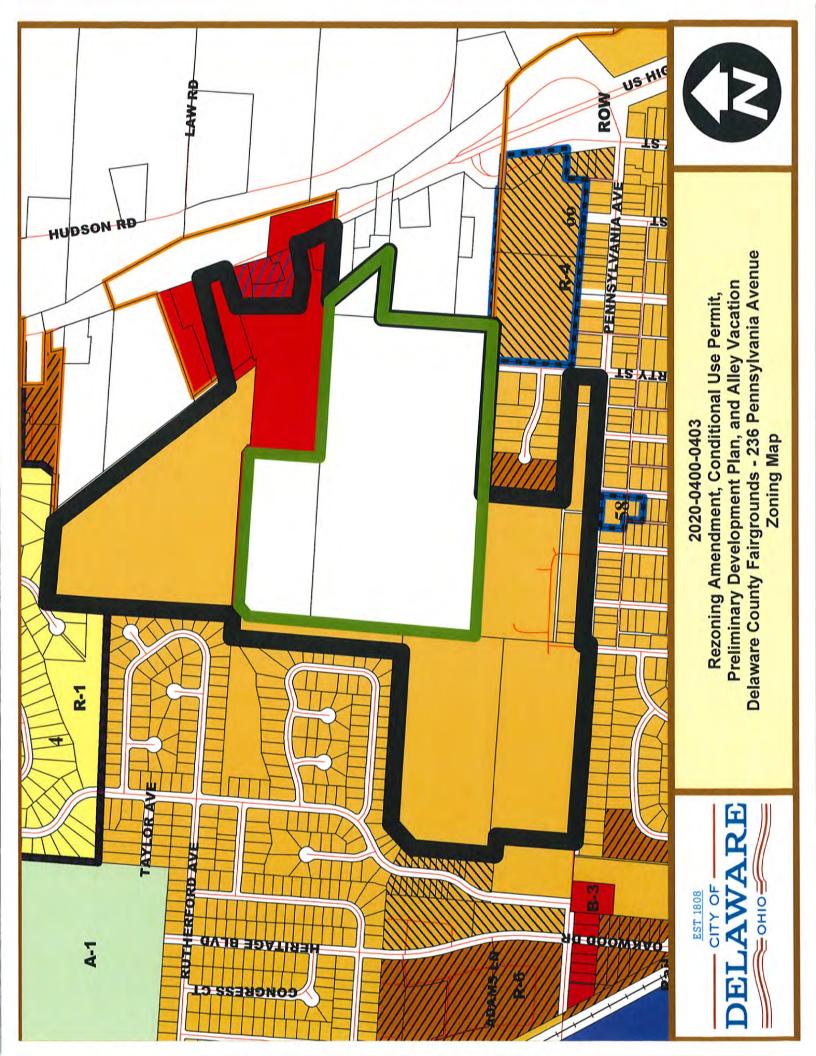
## c) Site

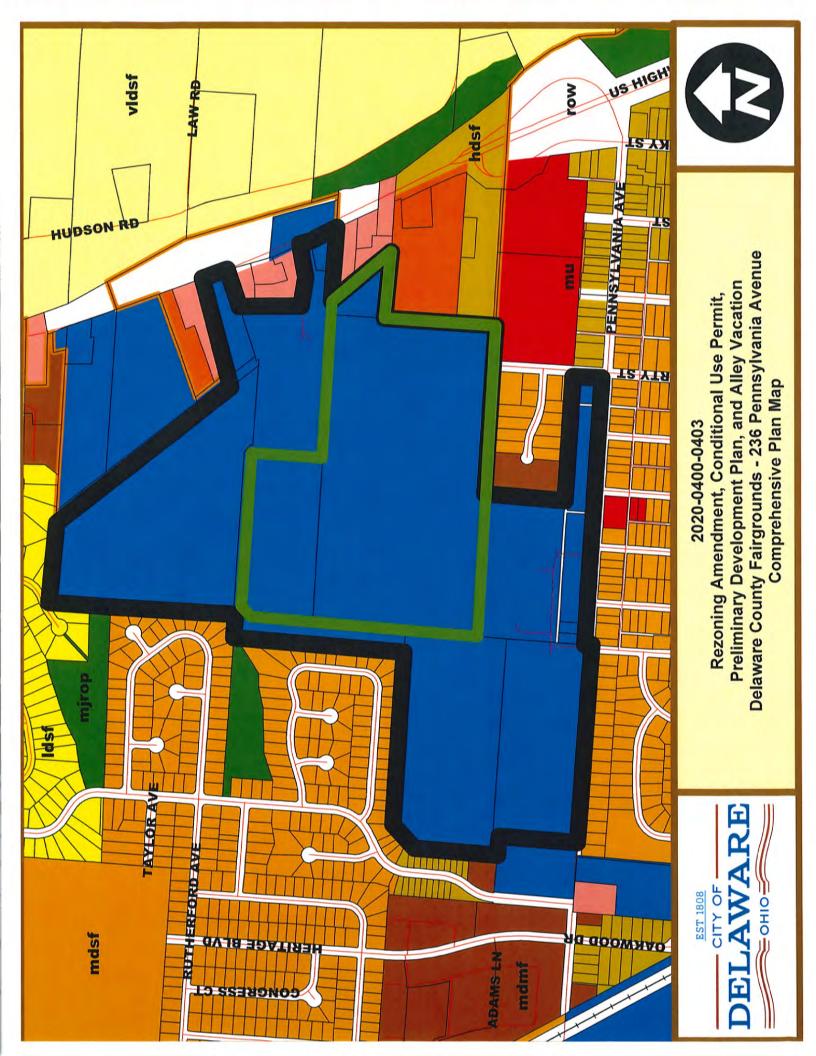
- i) Site Engineering:
  - (1) Infrastructure/Utilities
    - (a) Sanitary: Sanitary structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (b) Stormwater: Storm structures shall comply with City of Delaware Engineering Standards and Specifications. Storm water retention and detention facilities shall comply with City of Delaware Engineering Standards and Specifications.
    - (c) Water: Water system structures, materials, and design shall comply with City of Delaware Engineering Standards and Specifications.
    - (d) Electric: All electric service lines within 50' of public rights-of-way shall be installed underground. Existing overhead electric lines may remain above grade.
    - (e) Telecommunications: All telecommunications lines within 50' of public rights-of-way shall be installed underground. Existing overhead telecommunication lines may remain above grade.
    - (f) Other utilities: All other utility lines within 50' of public rights-of-way shall be installed underground. Other existing overhead lines may remain above grade.
  - (2) Internal Drives: All drives throughout the fairgrounds site shall be paved or compacted aggregate with the appropriate top dressing. All turning radius and maneuvering geometrics of the paved drives shall meet the approval of the Chief of the City of Delaware Fire Department.
  - (3) Walks/ Non-vehicular paths: All pedestrian walks shall be paved with asphalt, concrete, or masonry-units, such as pavers, brick, etc. Accessways primarily for livestock use may be constructed of stone, mulch, soil, wood chips, or other appropriate material that is safe with the use of agricultural livestock and equipment.
  - (4) Lighting: The primary purposes of lighting on the fairgrounds is for year-round security and building identification lighting. Further, with the agricultural uses generally associated with Planning Area One, minimal lighting is necessary for this area. Lighting may be brought in for short-term use for operations and management use during fair times or other special events. These would be special events only. All future lighting shall be LED light fixtures, with a range of 2,800 to 3,200 K.
- ii) Parking: The Fairgrounds has operated for many years with two very large parking areas, one to the west and one to the east, each generally containing paved drives aisles and lawn parking areas. With both areas having served as parking areas for numerous years, each works throughout the year with minimal disruptions due to

weather conditions. In addition to these two areas, extensive parking exists between existing facilities. With the quantity of parking spaces of these two large parking areas and the parking between facilities, additional parking around new and current facilities is only necessary for convenience and to accommodate those who are in need of assistance. Under this condition, new parking areas are only required to meet ADA requirements and to meet parking accommodations for those visitors with special needs.

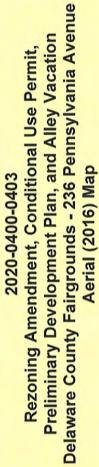
- iii) Landscaping: New structures fronting along and within one-hundred feet (100') of public road rights-of-way shall meet City Zoning Ordinance Landscape Standards. Service areas visible from public roads of all facilities in Planning Area One shall be screened from view from the public road. The Fair Board is committed to adding trees to the landscape of the fairgrounds. Trees will be planted in sitting areas around new and existing buildings. Internal drives in the fairgrounds area, shall be lined with street trees (2" caliper minimum), except where the drives are lined with vehicular areas, such as parking areas, access areas, maintenance areas, agricultural staging areas, etc. Landscaping in areas around the fairgrounds should not obstruct fair operations or functions of existing and new structures, but rather, shall enhance user areas within the grounds.
- iv) Site Furnishings: Site furnishings include benches, trash receptacles, information kiosks, etc. Site furnishings are considered for short-term, special events. Permanent site furnishings will only be used around year-round use facilities, such as the Fair Office area and the Log Cabin area.







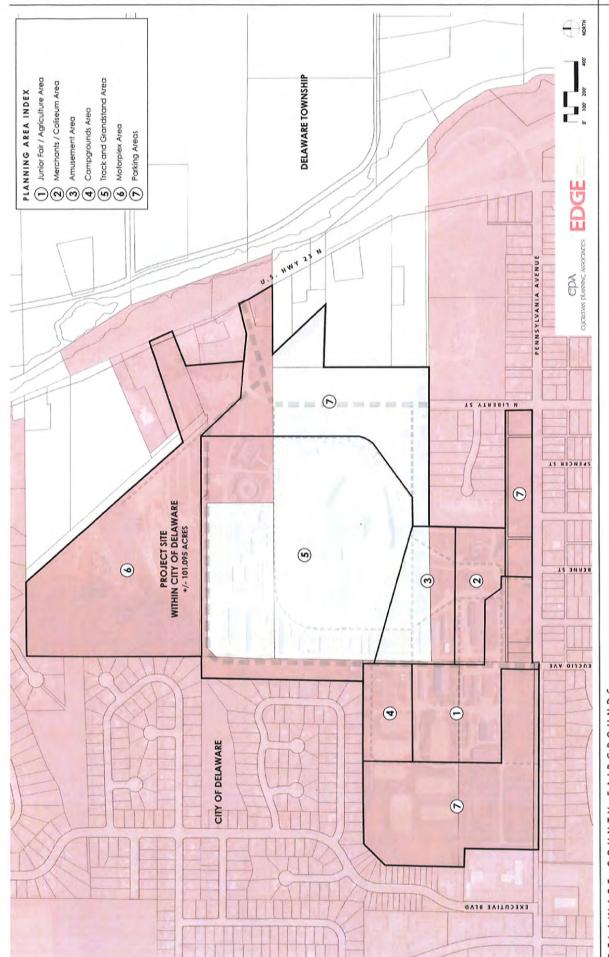






EST 1808





DELAWARE COUNTY FAIRGROUNDS



# VACATIONS **16.5' ALLEY**

SEC, 4, TWP, 5, R, 19
A, BLYMERS ADDITION (PB 2 PG 241)
C, POTTER'S ADDITION (PB 2 PG 280)
CITY OF DELAWARE, COUNTY OF DELAWARE

200

VACATIONS ALLEY

**9**6

9/19/19 DA7E I HEREBY CERTIFY TO FIRST COMMONMEALTH BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS PLAT IS BASED ON A SURVEY MADE UNDER MY DIRECTION. MICHAEL L. KELLER CHIO PROFESSIONAL SURVEYOR NO. 7978

18 20. 9.6221.KW

DELAWASE COUNTY AGRICULTURAL SOCIETY DB 21Q PG 166 THIRD TRACT 20 16 ACRES

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5445

5443

300

(20, B/M) ENCLID AVENUE

CREATIVE

**bEOb** INSPIRED

docuPantow W CENERAL FITS SURVEY WITH THE EXCEPTION OF ENCRONGAMENTS WTO UNMARGINED ALLEYS TO THE EAST OF PORTIONS BEING WACATED.

2) SOURCE DOCUMENTS AS NOTED.

COMMUNITIES TRANSFORMING

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4.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEWGERS GROUP IN NOTVEMBER, 2017, AND DECEMBER, 2017.

## **ALLEY VACATION** 0.399 ACRES

Situated in the City of Delaware, County of Delaware, State of Ohio; also being a part of Section 4 Township 5 Range 19: also being a north-south 16.5' (1-pole) alley and a portion of an east-west 16.5' (1-pole) alley located on the north side of Pennsylvania Avenue, west of Liberty Street, as established in C. Potter's Addition to the City of Delaware as recorded in Plat Book 2 Page 280; being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of Lot 2153 of said C. Potter's Addition, said point being the intersection of the easterly right-of-way line of said northsouth alley and the northerly right-of-way line of Pennsylvania Avenue (66' right-of-way), said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the extended northerly right-of-way line of Pennsylvania Avenue following the southerly terminus of said north-south alley, North 85° 57' 07" West for a distance of 16.50' to an iron pin set, said point being the southeasterly corner of Lot 2154 of said C. Potter's Addition; thence,

Along the westerly right-of-way line of said north-south alley and along the easterly line of said Lot 2154, North 04° 02' 53" East for a distance of 165.00' to an iron pin set, said point being the intersection of the westerly right-of-way line of said north-south alley and the southerly right-of-way line of said east-west alley; thence,

Along the southerly right-of-way line of said east-west alley, also being along northerly lines of said Lot 2154 and then Lots 2155 through 2163 of said C. Potter's Addition and then along the northerly line of a tract as conveyed to Delaware County Agricultural Society as described in Deed Book 250 Page 173 and then along the northerly line of Lot 2164 of said C. Potter's Addition, North 85° 57' 07" West for a distance of 811.42' to an iron pin set, said point being along the easterly line of a 20.16 acre tract as conveyed to Delaware County Agricultural Society as described in Deed Book 243 Page 186 Third Tract; thence,

Along the westerly terminus of said east-west alley, also being along a portion of the easterly line of said 20.16 acre tract, North 04° 12' 29" East for a distance of 16.50' to an iron pin set, said point being the southwesterly corner of a 10 acre tract as conveyed to Delaware County Commissioners as described in Deed Book 193 Page 161 First Tract; thence,

Along the northerly right-of-way line of said east-west alley and along the southerly line of said 10 acre tract, South 85° 57' 07" East for a distance of 887.36' to a 1" iron pipe found, said point being the southwesterly corner of Lot 4147 of Cochran Subdivision No. 5 Section 3 as recorded in Plat Book 8 Page 88; thence,

Along a line through said east-west alley, South 05° 17' 23" West for a distance of 16.50' to an iron pin set along the northerly line of said Lot 2153; thence,

Along the southerly right-of-way line of said east-west alley and along a portion of the northerly line of said Lot 2153, North 85° 57' 07" West for a distance of 59.13' to an iron pin set; thence,

Along the easterly line of said north-south alley and along the westerly line of said Lot 2153, South 04° 02' 53" West for a distance of 165.00' to the point of beginning, containing 0,399 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in December, 2017.

DESCRIPTION FOR CLOSING ONLY STATES Approval Required SA Municipal Approval Required Delaware County Engineer

## ALLEY VACATION 0.062 ACRES

Situated in the City of Delaware, County of Delaware, State of Ohio; also being a part of Section 4 Township 5 Range 19; also being a north-south 16.5' (1-pole) alley on the north side of Pennsylvania Avenue, west of Liberty Street, as established in A. Blymyer's Addition to the City of Delaware as recorded in Plat Book 2 Page 241; being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of Lot 1897 of said A. Blymyer's Addition, said point being along the northerly right-of-way line of Pennsylvania Avenue, said point being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the extended northerly right-of-way line of Pennsylvania Avenue and along the southerly terminus of said alley, *North 85° 57' 07" West for a distance of 16.50'* to an iron pin set; thence,

Along the westerly line of said alley, also being along the easterly line of Lot 2144 of C. Potter's Addition to the City of Delaware as recorded in Plat Book 2 Page 280, *North 04*° 02'53" East for a distance of 165.00' to an iron pin set, said point being the intersection of the westerly line of said alley and the southerly right-of-way line of an east-west 16.5' (1 pole) alley; thence,

Along the extended southerly right-of-way line of said east-west alley and along the terminus of the northerly right-of-way of said north-south alley, South 85° 57' 07" East for a distance of 16.50' to an iron pin set; thence,

Along the easterly right-of-way line of said north-south alley and along the westerly line of said Lot 1897, *South 04° 02' 53" West for a distance of 165.00'* to the point of beginning, containing 0.062 acres of land, more or less. more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in December, 2017.

Basis of bearings is the State Plane Coordinate System, Ohio North Zone (NAD83-2011) with a portion of the northerly right-of-way line of Pennsylvania Avenue being North 85° 57' 07" West as determined by a GPS survey utilizing CORS station "OHUN".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances or agreement of record.

DESCRIPTION FOR CLOSING ONLYS

CO RPC Approval Required

Adminicipal Approval Required

Delaware County Engineer

Only Service Service

MICHAEL L.

KELLER
7978

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KELLER
7978

Michael L. Keller
Michael L. Keller

9/19/19 Date

Professional Surveyor, Ohio License No. 7978

Basis of bearings is the State Plane Coordinate System, Ohio North Zone (NAD83-2011) with a portion of the northerly right-of-way line of Pennsylvania Avenue being North 85° 57' 07" West as determined by a GPS survey utilizing CORS station "OHUN".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances or agreement of record.

MICHAEL L.

KELLER
7978

ARCHER
ROWL 9RR

Michael L. Keller Michael L. Keller

9/19/19

Date

Professional Surveyor, Ohio License No. 7978



# **FACT SHEET**

AGENDA ITEM NO: 13 DATE: 06/08/2020

ORDINANCE NO: 20-37 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 ON LOT 12722 OF COUGHLIN'S CROSSSING (WITHIN SUB-AREA 6) ON APPROXIMATELY 1.88 ACRES LOCATED EAST OF US 23 JUST SOUTH OF PENNY WAY AND ZONED A-1 PMU.

## **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 7-0 on June 3, 2020.

## **FISCAL IMPACT(S):**

N/A

## **POLICY CHANGES:**

N/A

## PRESENTER(S):

David Eliand, Planning	and Community Development Director	ſ
RECOMMENDATION:		
Staff recommends appr	oval	
ATTACHMENT(S) See attached		
See attached		

## ORDINANCE NO. 20-37

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR SKILKEN GOLD REAL ESTATE DEVELOPMENT FOR SHEETZ LOCATED ON LOT 12722 OF COUGHLIN'S CROSSSING (WITHIN SUB-AREA 6) ON APPROXIMATELY 1.88 ACRES LOCATED EAST OF US 23 JUST SOUTH OF PENNY WAY AND ZONED A-1 PMU.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of a Combined Preliminary and Final Development Plan for Skilken Gold Real Estate Development for Sheetz located on lot 12722 of Coughlin's Crossing (within Sub-Area 6) on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU (PC Case 2020-0417).

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 on lot 12722 of Coughlin's Crossing (within Sub-Area 6) on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU, 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 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.
- 3. The development shall require a payment in lieu of planting trees of \$8,499.48 (1.88 acres x \$4,521 per acre) prior to the approval of construction drawings to achieve compliance with Chapter 1168 Tree Preservation Requirements.
- 4. The proposed development shall require compliance with the US 23 Coughlin Crossing Landscape Plan (dated 4/26/19) that requires stone piers to be placed at regular intervals, street trees, a low 2-3 feet high undulating earthen mounding along with front yard trees (these trees maybe clustered to allow visibility).
- 5. The Shade Tree Commission shall review and approve the submitted street tree plans.

- 6. 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.
- 7. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
- 8. All roof top mechanical equipment shall be completely screened from public view.
- 9. The Applicant shall submit all building, fuel canopy, and sign elevations with material and color samples for staff review and approval after approval of the Final Development Plan and prior to any building permit issuance.
- 10. The building and canopy signage shall not be internally illuminated.
- 11. The sign base shall be three feet high for better exposure from the north because the proposed sign is located approximately two feet below the grade of Penny Way.
- 12. 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.
- 13. The two ice boxes and propane cages on the north elevation shall be painted to match the building.
- 14. 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 the public right-of-way.
- 15. 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:		YEASNAYS ABSTAIN	
PASSED:		, 2020	YEAS NAYS ABSTAIN	
ATTEST:				
	CITY CLERK		MAYOR	



# **FACT SHEET**

AGENDA ITEM NO: 14 DATE: 06/08/20

ORDINANCE NO: 20-38 RESOLUTION NO:

READING: FIRST PUBLIC HEARING: YES

June 22, 2020 @ 7:40 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

## TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR SKILKEN GOLD REAL ESTATE DEVELOPMENT FOR SHEETZ LOCATED ON LOT 12722 OF COUGHLIN'S CROSSING (WITHIN SUB-AREA 6) ON APPROXIMATELY 1.88 ACRES LOCATED EAST OF US 23 JUST SOUTH OF PENNY WAY AND ZONED A-1 PMU.

## **BACKGROUND:**

See attached staff report.

## REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code and the approved development text.

## **COMMITTEE RECOMMENDATION:**

Planning Commission recommended approval by a vote of 7-0 on June 3, 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. 20-38

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR SKILKEN GOLD REAL ESTATE DEVELOPMENT FOR SHEETZ LOCATED ON LOT 12722 OF COUGHLIN'S CROSSING (WITHIN SUB-AREA 6) ON APPROXIMATELY 1.88 ACRES LOCATED EAST OF US 23 JUST SOUTH OF PENNY WAY AND ZONED A-1 PMU.

WHEREAS, the Planning Commission at its meeting of June 3, 2020 recommended approval of a Conditional Use Permit for Skilken Gold Real Estate Development for Sheetz located on lot 12722 of Coughlin's Crossing (within Sub-Area 6) on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU (PC Case 2020-0418).

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

SECTION 1. That the Conditional Use Permit for Skilken Gold Real Estate Development for Sheetz located on lot 12722 of Coughlin's Crossing (within Sub-Area 6) on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU, is hereby confirmed, approved, and accepted with the following condition that:

1. No other gas stations shall be permitted within the Coughlin's Crossing development (all Sub-Areas) per the approved development text.

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

VOTE ON I	RULE SUSPENSION:		YEASNAYS ABSTAIN	
PASSED:		, 2020	YEAS NAYS ABSTAIN	
ATTEST:				
	CITY CLERK		MAYOR	



## PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2020-0417-0418 REQUEST: Multiple Requests PROJECT: Sheetz

MEETING DATE: June 3, 2020

## APPLICANT/OWNER

Skilken Gold Real Estate Development 4270 Morse Road Columbus, Ohio 43230

## REQUEST

2020-0417: A request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located on Lot 12722 (within Sub-Area 6) of Coughlin's Crossing on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU.

2020-0418: A request by Skilken Gold Real Estate Development for approval of a Conditional Use Permit for Sheetz located on Lot 12722 (within Sub-Area 6) of Coughlin's Crossing on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU.

## PROPERTY LOCATION & DESCRIPTION

The subject property is located east of US 23, west of Coughlin Lane and south of Penny Way. The subject site is zoned A-1 PMU while the properties to the north, east and south are zoned the same. The properties to the west are zoned B-3 (Community Commercial).

## BACKGROUND

In November 2016, the Planning Commission and City Council approved a Rezoning Amendment, Conditional Use Permit, an Amendment to the Comprehensive Plan, Preliminary Development Plan and Preliminary Subdivision Plat for the proposed mixed-use development. In May 2017, Planning Commission and City Council approved a Final Development Plan for Phase 1 (Infrastructure), a Final Subdivision Plat and Street Vacation to subdivide the site and initiate construction for the subject development. In November 2019, Planning Commission and City Council approved development text amendments and Preliminary Development Plans for Sub-Areas 2, 5 and 6.

The applicant is proposing to construct an approximate 6,070 square foot gas station and restaurant on the 1.88-acre site which is located in Sub-Area 6. Per the approved Zoning Text, this would eb the only gas station allowed on the entire development site of Coughlin's Crossing. The gas station would be accessed by a right-in only curb cut on Penny Way and a full movement curb cut on Coughlin Lane which would be shared with the recently constructed Blue Sky Carwash. The gas station would have four fueling islands (8 gas pumps) and 48 parking spaces which would accommodate the gas station and restaurant. A dumpster would be located west of the building and storm water would be addressed in the development wide detention basin.

## STAFF ANALYSIS

- ZONING: As previously mentioned, the subject property is zoned A-1 PMU which allows the proposed gas
  station with a Conditional Use Permit. Therefore, the proposed development would be required to have a
  Combined Preliminary and Final Development Plan and Conditional Use Permit approved by the Planning
  Commission and City Council. Per the approved Zoning Text, this would eb the only gas station allowed on
  the entire development site of Coughlin's Crossing.
- 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 development would be accessed by a right-in only curb cut on Penny Way and a
  full movement curb cut on Coughlin Lane which would be shared with the recently constructed Blue Sky
  Carwash. Per the City Engineer, the approval of the right-in only curb cut on Penny Way is conditional. If it is

CASE NUMBER: 2020-0417-0418 MEETING DATE: June 3, 2016 PAGE: Page 2 of 4

found that motorist use the right-in only access point to exit the property, then the City reserves the right to require the right-in only access be closed at the expense of the property owner.

- **PEDESTRIAN CONNECTIVITY:** A bike path is located on the east side of Coughlin Lane that extends north of Penny Way. Therefore, there will not be sidewalks on the west side of Coughlin Lane and no sidewalks on each side of Penny Way per the approved infrastructure plan in 2017.
- SITE CONFIGURATION: The developer is proposing to construct an approximately 6,070 square foot gas station and restaurant with four fueling islands (8 gas pumps) that would front US23, Penny Way and Coughlin Lane. There would be an outdoor patio on the east elevation with tables and chairs. The subject development would have 48 parking spaces (while 31 parking spaces are required) located north, east and west of the building. The minimum building and parking setbacks for the entire development are more than required. A dumpster is located west of the building and 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 and propane gas boxes on the north elevation. Staff would require the ice and propane 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 within a defined designated area and buffered from public view.
- TREE REMOVAL & REPLACEMENT: There do not appear to be any qualifying trees (6 inches in caliper or larger) on the subject site (Lot 12722). The entire development is subject to the tree replacement requirements established with the approved development text and agreements. This site requires a payment in lieu of planting trees of \$8,499.48 (1.88 acres x \$4,521 per acre) prior to the approval of construction drawings.
- LANDSCAPING & SCREENING: The developments requires significant landscaping which includes US 23 mounding and landscaping, front yard trees, parking lot buffering, interior parking lot and foundation landscaping. Per the approved infrastructure plan in 2017, street trees shall be planted along Penny Way and Coughlin Lane by the Coughlin's Crossing site developer. The proposed development would require compliance with the approved US 23 Coughlin Crossing Landscape Plan (dated 4/26/19) that requires stone piers to be placed at regular intervals, street trees, a low 2-3 feet high undulating earthen mounding along with front yard trees (these trees maybe clustered to allow visibility). The parking lot perimeter landscaping of shrubs are appropriate along the north and east property lines, but the same shrubs would be required along the south property line adjacent to Blue Sky Carwash. Interior parking and foundation landscaping along with trees around the dumpster enclosure appear to achieve compliance with approved development text.
- SIGNAGE: The owner is proposing building, fuel canopy, and ground signage. The applicant is proposing an almost 26 square foot non-illuminated wall mounted box sign on the north, east and west elevations above the entrance doors. The red sign box is opaque, and the "SHEETZ" letters with gooseneck lights would illuminate the signs shall be consistent with the entire Coughlin Crossing development. On the fuel canopy, the applicant is proposing the same almost 26 square foot box sign (non-illuminated) on the west elevation on the underside of the canopy facing US 23. There is also a non-illuminated auto diesel sign located on the canopy column. A secondary sign for the Coughlin Crossing development is proposed on the southside of Penny Way fronting US 23 per the approved Comprehensive Sign Plan in 2016 (one other such sign is permitted on Meeker Way). The proposed sign would be 12 feet tall and 8.8 feet wide with a limestone base (1.5 feet high) and a vertical limestone column on the right side of the sign that extends to the height of the sign. The sign would have five sign panels with the top two panels allocated to Sheetz for their sign and gas prices which would be both internally illuminated (halo glow) per the approved Comprehensive Sign Plan. Staff recommends the monument base be extended up to three feet high for better exposure from the north because the proposed sign is located approximately 2 feet below the grade of Penny Way. Any directional on-site signage shall not be illuminated.
- LIGHTING: The applicant is proposing a comprehensive lighting plan with light poles, building lighting and under the canopy lighting. Any canopy lighting shall be recessed and cut off to ensure the light is very directionally located downward in the pump area only. The applicant is proposing 16 light poles throughout the site that shall not exceed 20 feet high with cut off style fixtures. Additionally, any light poles shall be black in color. Also, there would be several wall pack lights on the building 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.

**CASE NUMBER:** 2020-0417-0418 **MEETING DATE:** June 3, 2016

PAGE: Page 3 of 4

be consistent with the Coughlin Crossing development requirements. The main entrance into the building would be on the northeast portion of the building facing Penny Way and Coughlin Lane with the fuel canopies fronting Penny Way. The front elevation (north) would be comprised mainly of brick (Glen Gery Smoked Hickory color) with a limestone wainscoting (Estoneworks Ohio blue vein cut) 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 bronze standing seam metal awning. This design and materials would be consistent on all four elevations. 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. The west elevation would have a secondary access door with a man door on southern portion of the elevation. The rear elevation (south) would have six fake opaque windows with a bronze standing seam metal awning to break up the wall space that would otherwise be present and uniform.

The canopy would be a flat with a minor pitch from east to west 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 requires submittal of each building material with color samples to ensure compliance is achieved with any Final Development Plan requirements. Any mechanical equipment on the roof of the building shall be screen from public view. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.

• CONDITIONAL USE PERMIT: Per the approved development text for Sub-Area 6 for a gas station, the Conditional Use Permit shall ensure design, location, orientation of structures, and quality consistency with this text and the overall development. Such use shall meet all requirements of the zoning code and be designed in a manner that substantially limits the views of fueling pumps form the public right-of-way. Any canopy or weather cover associated with this use shall be designed in a manner that is substantially similar with the overall development and shall not include exposed metal support columns. No more than one gas station (with or without convenience store) is permitted in the entire Coughlin's Crossing development.

STAFF RECOMMENDATION (2020-0417 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by Skilken Gold Real Estate Development for a Combined Preliminary and Final Development Plan for Sheetz located on Lot 12722 (within Sub-Area 6) of Coughlin's Crossing on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU 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. Per the City Engineer, the approval of the right-in only curb cut on Penny Way is conditional. If it is found that motorist use the right-in only access point to exit the property, then the City reserves the right to require the right-in only access be closed at the expense of the property owner.
- 3. 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.
- 4. The development shall require a payment in lieu of planting trees of \$8,499.48 (1.88 acres x \$4,521 per acre) prior to the approval of construction drawings to achieve compliance with Chapter 1168 Tree Preservation Requirements.
- 5. The proposed development shall require compliance with the US 23 Coughlin Crossing Landscape Plan (dated 4/26/19) that requires stone piers to be placed at regular intervals, street trees, a low 2-3 feet high undulating earthen mounding along with front yard trees (these trees maybe clustered to allow visibility).
- 6. The Shade Tree Commission shall review and approve the submitted street tree plans.
- 7. 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.

CASE NUMBER: 2020-0417-0418 MEETING DATE: June 3, 2016 PAGE: Page 4 of 4

- 8. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
- 9. All roof top mechanical equipment shall be completely screened from public view.
- 10. The Applicant shall submit all building, fuel canopy, and sign elevations with material and color samples for staff review and approval after approval of the Final Development Plan and prior to any building permit issuance.
- 11. The building and canopy signage shall not be internally illuminated.
- 12. The sign base shall be three feet high for better exposure from the north because the proposed sign is located approximately two feet below the grade of Penny Way.
- 13. 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.
- 14. The two ice boxes and propane cages on the north elevation shall be painted to match the building.
- 15. 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 the public right-of-way.
- 16. The development shall achieve compliance with Fire Department requirements.

## STAFF RECOMMENDATION (2020-0418 - CONDITIONAL USE PERMIT)

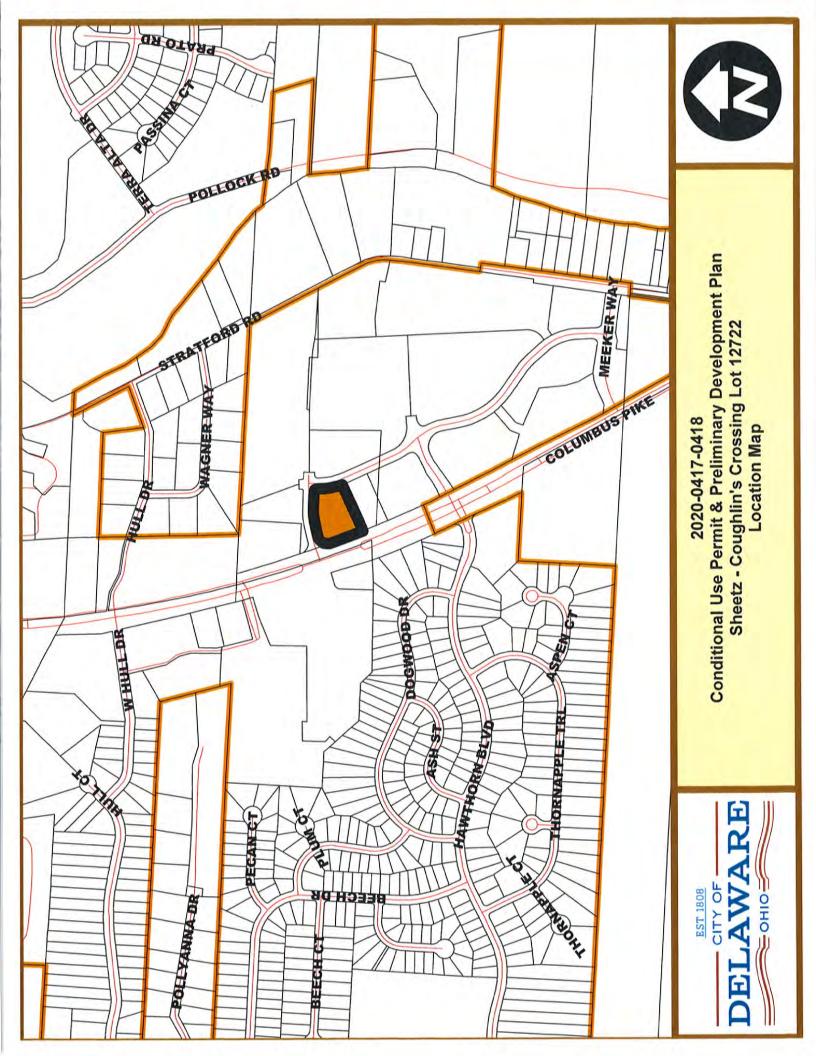
Staff recommends approval of a request Skilken Gold Real Estate Development for a Conditional Use Permit for Sheetz located on Lot 12722 (within Sub-Area 6) of Coughlin's Crossing on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU, with the following condition that:

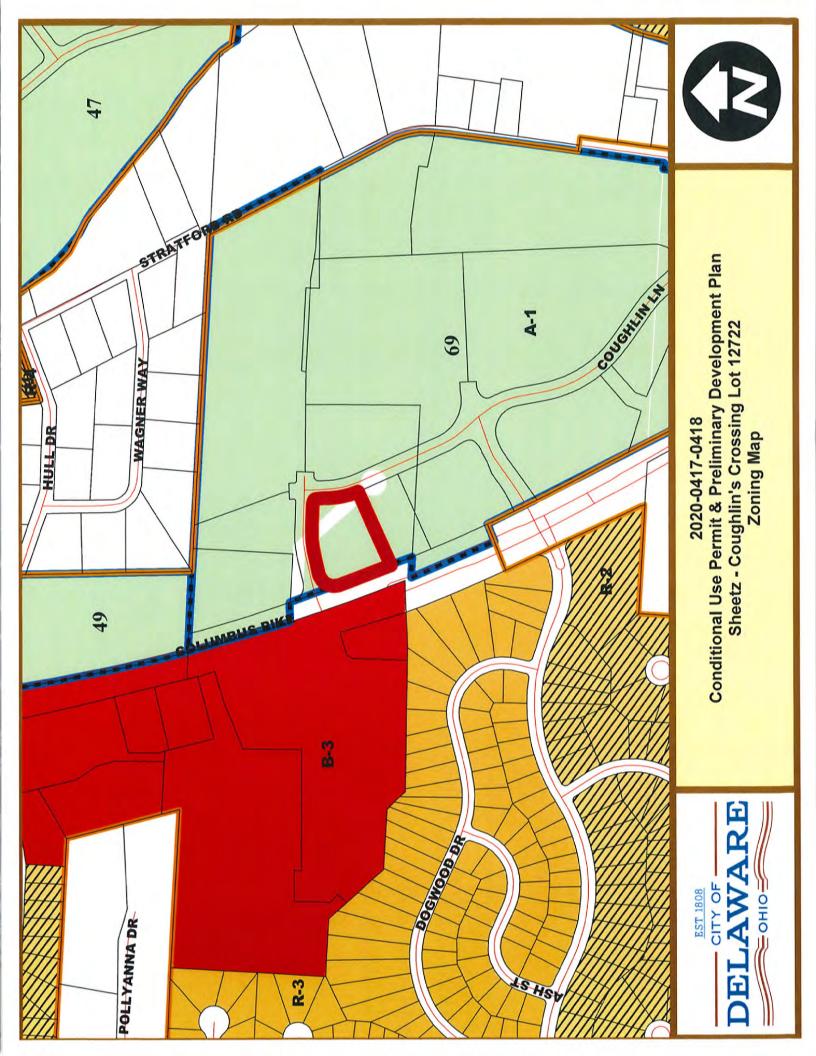
1. No other gas stations shall be permitted within the Coughlin's Crossing development (all Sub-Areas) per the approved development text.

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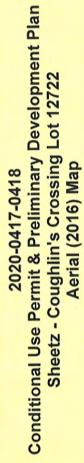
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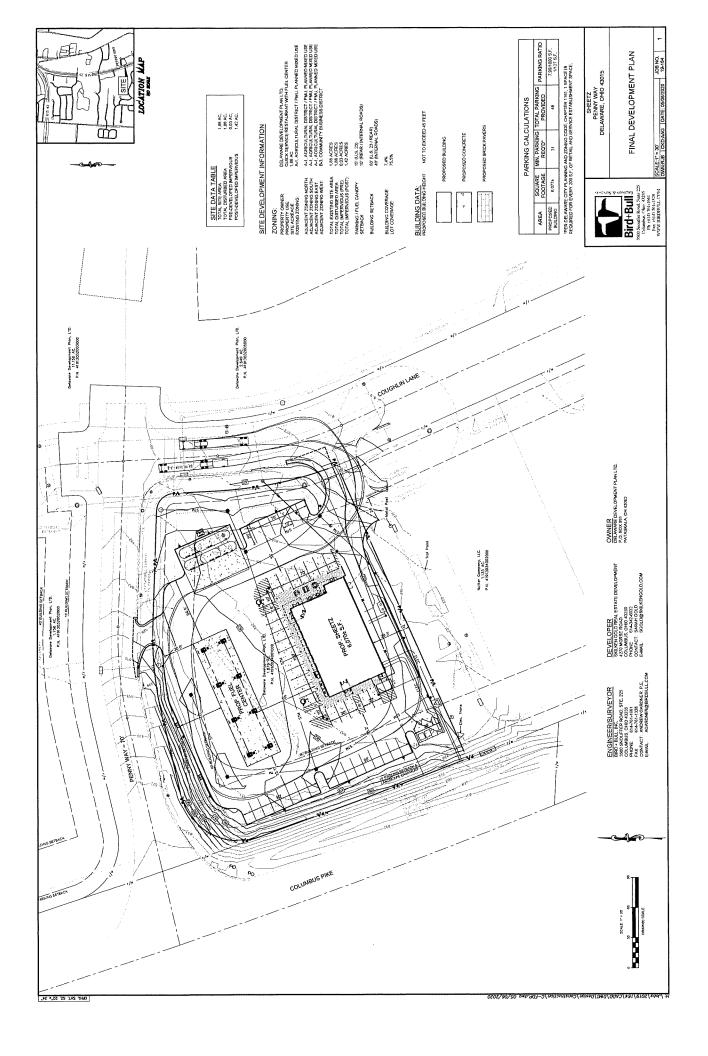






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REFERENCE BENCHMARK

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# UTILITY CONTACT INFORMATION

OHIO EDISON COMPANY / FIRST ENERGY
INDIGS, PROGREDET ST.
MARION, OH 43302
CONTACT, SIFFERY HALL - COORDINATOR DF
ENGINEERING SERVICES
PHONE (149) 38,2-104

ELECTRIC (CONT.)

WATERISANITARY	TREEPHONE	BLECTRIC
CITY OF DELAWARE DEPARTMENT OF PUBLIC UTILITIES WAYER TREATMENT FACILITY 3050 U.S. 23 NORTH DELAWARE. OH 43315	FRONTIER COMMUNICATIONS 1300 COLUMBUS SANDUSKY RD, MARION, OH 43302 CONTACT, CHRIST AVERY PHONE (740) 384-0551	OHIO EDI 1040 S. PI MARION. CONTAC:
WASTEWATER TREATMENT FACILITY 228 NORTH CHERRY ST.	CABLE	PHONE
DELAWARE, OH 43015	SPECTRUM	CONSOL
CONTACT: BLAKE JORDAN - DIRECTOR PHONE (740) 203-1800	PO BOX 2553 3760 INTERCHANGE RD. COLUMBUS, OH 43216	MT, GILE CONTAC
WATER	CONTACT: KEVIN RICH PHONE: (614) 481-6283	HOME
DEL-CO WATER COMPANY, INC. 6773 OLENTANGY RIVER RD. DEI AWADE OH JARKS, ARTO	EMAL: KEVIN, RICH@TWCABLE.COM CONTACT: DAVID HOLSTEIN PHONE: (614) 481-5262	OHIO EP
CONTACT: DAVE WOLF PHONE 740-548-7748 EXT, 2401	WOW CABLE 3675 CORPORATE DR.	SOW, TO COLUMB
NATURAL GAS	COLUMBUS, OH 42231 CONTACT: DAMON MADDOX -	PHONE
SUBURBAN NATURAL GAS 2626 LEMS CENTER RD.	CONSTRUCTION ENGINEER PHONE: (814) 948-4616	18. 18.
LEWIS CENTER, OHIO 43035 (740) 548-2450	ELECTRIC	
COLUMBIA DAS OF OHO 820 GOODALE BL COLUMBIAS, OH 42212 CONTACT: MATT COPINE OPERATIONS MANAGER (614) 816-2107	REGION ELECTROPOMENT OF PRESENT COMPANY - AEP REGION ELECTROPER DG CANAMINA, ON 4132346055 CANAMINA, ON 413234605 CANAMINA, ON 413234605 PROJECTS PAUL PAXTON PHORE (614) 882-5831 PROPED PROJECTS PAUL PAXTON PHORE (614) 882-7849 PHORE (614) 882-7849	PAXTON
PLANNING, ZONING & BUILDING DEPARTMENT	CITY ENGINEER	
CITY OF DELAWART  LEALANNES & COMMUNITY DEVELOPMENT  1 SOUTH SANDLISKY STREET  DELAWARE, OHO ASDIS  CONTACT DAVE EFLAND, DIRECTIDR  (740), 203-1600	CITY OF DELAWARE MULLIC WORKES DEPARTMENT 440 E. WILLIAM STREET 440 E. WILLIAM STREET CONTACT BILL FERRIGNO ST. PHONE: (740) 202-1810 ST.	STANDAR

OHIO EPA - CENTRAL DISTRICT OFFICE LAZANS SON'ERMENT CENTER SON, TOWN ST., SUITE 700 COLUMBLE S. GHO AZIS COLUMBLE S. GHO AZIS CONTACT I SAAC ROBINSON - CHEF PRONE (614) 778-3778 FAX. (614) 778-389 ENVIRONMENTAL PROTECTION AGENCY

STANDARD DRAWINGS
The Standard Drawings lated on this plan shall be considered a part thereof.

0100 1000	SHEETZ DETAILS	σ	TY OF DELAWARE	38	
טבעברטבי	SHEETZA	ERSD-1.0	3EWD-8.0	WTRD-1.2	
SKILKEN GOLD REAL ESTATE DEVELOPMENT	SHEETZ B	ERSD-2,0	SEWD-9.0	WTRD-3.0	
4270 MORSE RDAD	SHEETZC	ERSD-3,0	SEWD-10,0	WTRD-8.0	
	O ZLEELS D	ERSD4,0	SEWD-11.1	WTRD-11,0	
PHONE 614-342-4632	SHEETZ E	ERSD-7.0	SEWD-11.2	WTRD-12,0	
	SHEETZG	ERSD-0.0	SEWD-12.0	WTRD-13,0	
E-MAL: SGOLD@SKILKENGOLD.COM	SHEETZH	ERSD-10.1	SEWD-13,0	WTRD-14.0	
	SHEETZ	ERSD-10.2	3EWD-14,0	WTRD-15,0	
	SPEETZO	ERSD-10,3	SEWD-15.1	WTRD-20.0	
	SHEETZS	ERSD-10.4	SEWD-15.2		
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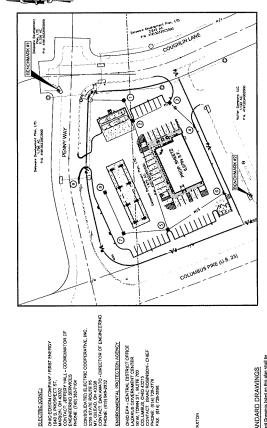
OHIO Utilities Protection SERVICE Call Bone You Bit 800-362-2764 or 81-1 www.oups.org										
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SHEET OR SHEETS										
REVISION DESCRIPTION										

# PROPOSED SHEETZ

PENNY WAY
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
2020

LOCATION MAP

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INDEX MAP

	1,88 AC.	1,88 AC.	0,03 AC,	1,42 AC,	
SITE DATA TABLE	TOTAL SITE AREA	TOTAL DISTURBED AREA	PRE-DEVELOPED IMPERVIOUS	POST-DEVELOPED IMPERVIOUS	

WERSHIP CHART	PRIVATE COMMENTS	X PRIVATE SITE STORM SEWER ONLY.	X PRIVATE SANITARY SERVICE ONLY.	X PRIVATE WATER SERVICE ONLY.	NOTE: THE CITY RESERVES THE RIGHT TO ENSURE ALL INFRASTRUCTURE IS PROPERLY CONSTRUCTED AND INSTALLED, REGARDLESS OF OWNERSHIP.
INFRASTRUCTURE OWNERSHIP CHART	PUBLIC				RIGHT TO ENSURE ALL INFRASTRUCTURE IS PROPE
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DAVID W. EPOND, ACT	Ś
DIRECTOR OF PLANNING AND COMMUNITY DEVEL OPMENT	

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NO, 56942
VILLIAM L. FERRIGNO, P.E. VUBLIC WORKS DIRECTORCITY ENGINEER DHIO REGISTERED PROFESSIONAL ENGINEER NO, 58942
WILLIAM L PUBLIC WC OHIO REGI

23	
MATTHEW 8, WEBER, P.E. DEDUTY CITY ENGINEER OHIO REGISTERED PROFESSIONAL ENGINEER NO, 82563	
MATTHEW B. WEBER, P.E DEPUTY CITY ENGINEER OHIO REGISTERED PROF	

DATE:

BLAKE JORDAN	DATE
PUBLIC UTILITIES DIRECTOR	
OHIO REGISTERED PROFESSIONAL ENGINEER NO, 77515	

ANDREW A, GARDNER ~ OHIO ENGINEER NO. E-88559

DATE



SHEETZ PENNY WAY DELAWARE, OH 43015

COVER SHEET

SCALE: 1" ≈ 60'
DWN:RJB | CKD:AAG | DATE: 05/08/2020 19-164

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ALL SEEDING AND MULCHING MUST BE COMPLETED BY OCTOBER 17.

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IDDWA, STEEL PLATES SHALL HE POSITIONED AND SECINED IN PLACE WITH STEEL SPIKES. AND COLD PATCH ACHMAL MAK DAVEL TERMORES THA ARE LEFT OWN ON A THOMPOSITY PLOSA AND STRINGET TO TRAFFT THE CONTRACTION SEEDINGHIEF EIN ERROFING THE LOCATION OF ALLATES HAVIES PHOREITY TO THE PUBLIC WORK OEDRATHAMEN.

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HOND CHRIS ARE KS POLLOWS.

\*\*TO BETRES SERVICE PECULONS SOUTHAND LATERAL LICATIONS. ""

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"WY" ON PACE OF CITIES FOR STORBOATT WATCH VALUE, LACATIONS, "WAY" IN FACE OF CITES FOR WATER VALUE OF CURIES FOR SANTAMENS FOR WASHIOLE LOCATIONS.

BIDN-14 WONCHERT DRUZS SHALL BE INSTALLED AT INTERGATTIONS DISCHAFFED ON THE PLANT A MEGISTRAD DRUGHLAND THE SET SET MAN THE THE SET SET MAN THE THE TASK OF THE WONCHESTS AND THE THE SET MAN CONCERN FILLED AT MANHET RE CORRESPONDING LA LATISH WITH THE THE OFFICE THE SET MAN THE SET

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BIDM-11 ONC FIDM-407 TACK COAT IS BEQUINED BITTWEEN ALL LIFTS OF ELIZEBLE PAPEMENT, BITTMEN CONCENTED AND ADMINISTRATION OF ALL LIFTS OF ELIZEBLE THE COATE OF ADMINISTRATION OF A FEBRUARY MATERIAL THE LIFTS OF KNOWLAND AND THE THE LIFTS OF KNOWLAND AND THE COATE OF A KNOWLAND AND THE COATE OF A KNOWLAND AND THE COATE OF A KNOWLAND AND ADMINISTRATION OF A STATE OF A KNOWLAND AND THE COATE OF A KNOWLAND AND THE OF A KNOWLAND AND THE COATE OF A KNOWLAND AND THE COATE OF A KNOW

rdw-14 all construction and permanent roadway signage must melt trie minimum required of omutch Tadie 24-7 regarding ritroreplectivity levils

RIDWAS PRIDOF ROLLING. THIS POLLDWING SPECIFICACIONS ARE RHT IN PLACE BY THE CITY OF DELAWARE IN ADDITION TO COCCASS TEIM 204 SHREBADE COMPACTION AND PRODE ROLLING (TEST ROLLING.

FIRE AREA THAT ARE INSTITUTE. AND REQUIRE TWERGOTTING, IT IS NOT VIKEXNANT ID COMMENCE, IS FORMAL, PRODI INSTITUTE, THE WINNESTED AT THE REQUISE OWNESTED SEQUENCIAL WAS AN ENTHIGRADED. FIT HE CITY THE ENTER OF REGULAR CANDING THE WASHING SHE REQUENTIONES THAT WHEN THE COURSE. THE CITY ROLLING AND STREET BETATOTISE THE PRIALA TREATMENT WHAT ALL SHOWS HEAVE HER SHE PROPERED.

PROPE BILLAN, MYST BE DONE LAMEDIACELY APTIATELS THE STREEDJARE COMPACTION OF SCALTAN, WHEN THE MORPTIME MYST PRESENTED WAS LARGE AND ACCOUNT. AND ACCOUNTS WERE CONTROLLED WAS REPORTED THAT CONTROLLED WAS RECOGNIZED TO ACCOUNT WAS RECOGNIZED WAS RECOGNIZED WAS RECOGNIZED WAS RECOGNIZED WAS THE REPORTED TO ACCOUNT WITH REPORTED TO ACCOUNT WAS THE RECOGNIZED WAS THE CONTROLLED WAS THE WAS THE

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THE CONTRACTOR SHALL BR REQUIRED TO PERFORM A PROPERCIL ALENCTHE CIPRELINE TO COMPILM THERE IS NO INSUITABLE MATERIAL IN ADVANCE DE INSTALLING CIPLE RAIN, STONE, OR CONCRETE CIPLEING.

PROGRADANE WENT DE VANDATE, AND AND COLOTTING REPORT OF OUTER DEPT OF WENTER PREVIOUS TO STREET OF THE STANDARD WENTER STREET OF STREET OF THE STANDARD WENTER STANDARD WENTER STREET OF STREET STREET STREET OF STREET STR

STORM SEWEN NOTES

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STING.
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TTH-3 ALL FLEXILL FIPE INST ALLATIONS THAT ARE SIPIEGT TO CONSTRUCTION LOADING SUALL MAINTAIN A WINNER OF PA AT LITTUS INDIANCE HE FOOKSTRUCTION PROCESS. TESTING SUALL NOT OCCITS UNTIL ALL WONSTRUCTION LOADING ARMYED THE STRUCKE ON TILL ALL WONSTRUCTION LOADING ARMYED THE STRUCKE SOMPLIAGE ON THE ALL WONSTRUCTION LOADING ARMYED ATHE STRUCKE SOMPLIAGE. NTM— LLAMAGE TESTING SHALL BE PERFORMED FOR ALL STORM SEWERS, AND STORM SEWERS TRUETHES INVESTINGS INVESTIGATED BY THE PROPERTY THAT FIRE STORM SEWERS THE ALLEWIST HAND FOR SHALL BE AS SPECIFIED THERREY FOR SAMETARE SWEED. STIME ALL INDIE, AND PP PIPE FONTS SHALL BE WATERTICHT PER AST M D'21.2 WITH GAGKETS PER ASTM FATT, RCP PIPE MOINTS SHALL INCLUDE PREVORMER HASTRIE, EINST SPALANT PER ASTM EPW, INLESS REQUIRED OTHERWISE IT THE PARTY.

NE STATEM STANDER LOCKATOR LANGES AND THE THE WAY THE AVAILABLE REGISTER TO THE AT THE FORMAL PERSONS AND THE AT THE FORMAL THE FORMAL THE STANDES AND THE ATT THE CHAT, THIS MAY ALSO BE A REQUIREDMENT FOR RATING AND AREA WHEN REQUIREDMENT FOR REMAY VARIA AREA WHEN REQUIREDMENT FOR REMAY TARD AREA WHEN REQUIREDMENT FOR REMAY THE CHAT.

TIME STORM SEWER STRUCTHERS LOCATED IN PRONT OR SIDE YARDS SHALL BR TESTED WITH AN SCRIPTATION TEST OR VACCUM TIST IN ACCORDANCE WITH COC SECTION 901,

TIM-9 ALL STORM MANHOLES SHALL BE MARKED WITH A 4" X 4" X 10"4" PRINSERE TREATED WOOD WYE-PROJECTING 4"4" AROYI THE FINISH GRADE AND WITH THE TOP 1"0" PAINTED GREEN ON FOUR SIDES,

TIME THE ROCK MUST BE EXCAMPTED WITHIN A PROPOSED TRENCHAREA. THE CONTINCINE SHALL REMOVE EMOTION CHOICES PROCESS. THE PRESPIECT AND FLAVARIANCE OF THE PRESPIECT HE APPRESPIECTE AMOUNT OF BEDDING MATERIAL EXCAMPTED ROCKSHALL MOT BY SUCH AS PROCESSAL WITHIN TO THE SUCH AS PROCESSAL WITHIN TO THE SUCH AS PROCESSAL WITHIN TO THE SUCH AS PROCESSAL WITHIN THE SUCH AS PROCESSAL AND THE SUCH AS TIMAD STORM SIDWER PPRESIALL NDT HE INSTALLED IN ANY TRENCH (IORAING WATER, THE CONTRACTOR IS REFIONSINGE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION DE THE STORM SEWER,

IN CONTROLLE FOR THE ALTWING THE AND MATERCHIESTS EXCUNTERED SHALL BE MANYAMED BY THE CONTRACTOR AT INCOMEN DEPREZ AND WHENSTRANGED OF WHATROOMEDAY AND DEMANS ARE INSTRUBBED OR DESTROYED UNIANG CONSTRUCTION FIRE SHALL BERSTORED BY THE CONTRACTOR TO A CONDITION ANTISACTORY TO THICLTY.

STM-13 ALL MAJOR PLODO ROUTES AND STORM WATER RACHINS ARE TO BE SURVEYED BY A REGISTERED SURVEYOR AT THE TOWARD CHIS KORMENE TO VERING CORGIOANCE TO THE APPRIVED GAADING PLANS, SURVEY RISCULTS ARE TO BE INCLUDED OF THE AGRUET CONSTRUCTION STATEMENT OF THE APPRIVED GAADING PLANS, SURVEY RISCULTS ARE TO BE INCLUDED OF

STM-15 ALL DRAINAGE FLOOD ROUTES, SWALES, AND DITCHES ARE TO RE DESIGNED AND GRADED WITH A MINIMEW FLOW LINE GRADE OF 274, AND A MAZINEM SIDE SLOPE OF 41, TYPE+A THE CONTRACTOR IS RESPONDED. TO WITH IP SPECIFICATION THAT ALL THOUGHDEN OF THE APPROVED FIT CONSTRUCTION, AUSTRANICA, AND RETA-CENET OF STEMANT AND INCORROSCOURTED, AUGUSTES POR THE APPROVED FIT WATTER POLLITOR PRESENTED ALA, ROSPING THE CONTRACTOR WILL HE RESPONSED EAR AND AND AND THE THE THE THE THE THE FORTH RESPONDED THE CONTRACTOR AND THE CONTRACTOR WILL HE RESPONSED TO THE OTHER AND THE CHAIR BY THE FORTH AND THE FORM WELLING TO AND RESPONSED THE CONTRACTOR WILL HE REQUIREDED TO THE GIVEN AND THE CHAIR BY THE

<mark>ttm-na</mark> all cator rasins, mannoles, and cute inlets shall have concret's channels probed in place to assur Dpainage through these structures,

STIPA-17 PUBLIC STORM SINJER MANITUE LIIN AME TO BE EANT JORDAN IRON WORKS NO, JAGI-AI, NEENAH POITUDEY OR EQUIYALENT, AND EMBOSSED "CITY OF DELAWARE STORM SENER".

<mark>ttm-18 storm sewe</mark>r cerr hlets are to be adjested within W<sup>e</sup> of plan elamation using stell shims, currenleded Stall be embosed with the wording-drains to the eiver the city standard drawing. TTM-19 PRE-GAT CONCRETE OR HIDTE PREPENDED MANIGLE ADJUSTING BINGS ARE TO REESED FOR ALL FINAL ADJUST ME MANIBUSE OCTINGS

STW-ZO OPENINGS SHALL RE PROVIDED IN CURB INLET DKAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS, UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS GIVEN IN THE PLANS,

STIN-21 SIGN FIRAMYNGS ARE REQUIRED FOR RESTINITIED FOR REZPIRA AND APPROVALIPER THE CITY OF COLLIMITIS COSF PRIOR TO THIS OF MEASURED FOR THE CONTROLLARS TO THE CONTROLLARS TO THE CONTROLLARS TO THE STING STREATURES OF THE STANDARS AND STANDARS, CANTES, OTHER STANDARS, CHARLES, CH

WATEL LIBS (OUT TIES CONTAIN THE LIBST THE CAPACITY OF A CONTRACT OF A CONTRACT OF THE THE STEPLINGS WENTARD THE LIBST THE CAPACITY OF THE CAP

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WITH MAYS HAVE SHALL BE FALLED BENEFIT OF ALCE DE FORSESTS TO THE PARCHAGE STORESTS TYPE A PARM.

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WITH ALL DIFFIGE, THE SIST REMARKERS THE WINESTEE HE STATE WHAN AND THE CONTROL WAS CHEETER TO SHALL SET THE SE SHIT THERESE COPERT THENC CONFORMER MALE EXPLICATION MISS. FITH MISS FALL BE FOUND OF WILLIAR BING SHOULT COPERA MISS COPERT THE WAS CONFORMED AND ALL EXPLICATION THE WILL SE NOTITINGS TERMITTED BITWING THE WAS THE CONTROL CONFIDENCE.

WTRA DEAD-END WATER LINES SHALL TEXMINATS WITH A FIRE HYDRANT AND WATCH VALVE FOLLOWED BY A MAIN LINE VALVE IND AN ADDITIONAL SECTION OF WATER LINE PLEGGED AND BLOCKED PER THE STANDARD DRAWFING.

WTIA- WATER LINES STALL BE INSTALLED WITH A MINIMUM OF 4-00 COYER MEASURED FROM THE RINESHED GRADE TO THE TO THE WATER MAIN, OR AS INDICATED ON THE APPROVED CONSTRUCTION PLANS.

WYTW, THE CONTRACTOR SHALL BE RESERVISBLE FOR THE HONZONTAL AND VERTICAL DEFICETORS ON BIND IN THE WATER IN ACCIONANCE WITH THE ANNIVENTES STEEDGENIONS, WHICH LINES ARE IN ANNIVENT 1-C VERTICAL, AND 6-0 INDICOVERLY, LEADANGE FROM SANTARY SWEEDA AND STORM SEWBES. WTH-G IF THEBE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND SEWERS, THE WATER LINES SUALL RE LOWINGER CONSTRUCTION,

WTB-10 A BENUT FOR EACH NEW WATER STRYICE HUST RE OBTANED FROM THE CITY PRIOR IN MAKINGA CONNICTION YOTHE THE CWATER SYSTEM AS PART OF THIS PROBECT, FERMIT APPLICATIONS CAN RE OBTANTOF FROM CITY HALL AT I SOUTH SANDINSY THAIL.

WYTA.I THE WATER STRING I JANS SIGAL, CONSIST OF ALL PIPE, VALVES, RITTINGS, AND APPURTENANCES NEUSSARY TO CONNEC On the Public Water Mannand Complete The Instralation According to This Standards see form in the Approach Instruction plans.

WTTER ZI BY GAJAC CENTRES, GAS INGREGE GAS AL ANORISON, SERVICE WAS REPRESENTED THE BASETED BLIGHT GAD THE GAS CONTROL BEING THE THE CONTROL OF THE BASET BASET BEING THE CONTROL OF THE SERVICE SERVICE BEING THE CONTROL OF THE PROBLEM SERVICE SERVICE BEING THE CONTROL OF THE SERVICE SERVICE BEING THE CONTROL OF THE SERVICE SERVICE BEING THE CONTROL OF THE SERVICE SERVICE BEING THE SERVICE SERVICE BEING THE SERVICE SERVICE BEING THE SERVICE SERVICE BEING THE S WTB-13 ALL MECHANICAL FASTENIES, BIGLTS, ARE TO BE PROMEDO WITH A FACTORIX-COATED CARBEN STELL BIGLTS (BLUE THE CLOUR POLITIALE BEFLER DEFENDENCE THE TELEFORM TAYS AND HENTS FRESHOWING, BINGTHE THINGS, SIGM, THER, DRAWFOWED THE CHANGE OF THE SALLE RECEIVEN ONE COAT OF BEST BRIEFING PARTY TO ATTECT.

THE THE FOR PER WANTER TREATMENT IN SAME THAN SO NORTHER THE STREET STREAMS. THE STREAMS THAN STREAMS THAN SAME THE STREAMS TH

TTPALS WATER LINE SHALL NOT BE INSTALLED IN ANY TRENCH PILLID WITH WATER, THE CRATBACTOR IS RESPONSIBLE FOR INWARENGE OPSLATIONS REQUIRED FOR THE CONSTRUCTION OF THE WATER LINE.



SHEETZ PENNY WAY DELAWARE, OHIO 43015

GENERAL NOTES

JOB NO. 19-164 SCALE: NA DWN.RJB | CKD.AAG | DATE: 05/08/2020

ESTIMATE OF QUANTITIES

WTH-16 ALL FITTINGS SHALL BE ABSQUATELY RESTRAINED WITH SOLD OR POURED BY PLACE CONCRET. Induced for the transpounded by the concrete for the producerly wran places the ground of places. We have considerable for concrete.

WHEN THE THE THE STATE STATE AND STATE STA

WTR-18 ALF FIRE DEPARTMENT CONNECTIONS (STANDPPRS) SHALL IMNE A 45° DOWNTURN FITTING TO REDIGG STANGINS THE FIRE HIGSLY HE CONNECTION TO THE STANDPIPE SHALL HEA 5° STORTZ FITTING WITH A LOCKINGURING. STUDING.

WTR-19 ALL NEW MAIN LINE AND INTDRANT WATCH VALVES ARE TO BE DIRECTLY BOLTED TO THE ANCHOR TRE WITH ANCHOR TYPE FITTINGS. WENDER TREASULATION OF TAXA ONLY WATER ASSISTANCE BENEBING PROBECT WAS RECOVED. THE STATE OF THE SECOND OF THE STATE OF THE SECOND OF THE STATE OF THE SECOND OF THE THE SECOND OF THE STATE OF THE SECOND OF THE THE SECOND OF TH

WITCH ALL TO ADJUST WITCH STREET STREET STREET STREET STREET STREET STREET WERE STREET STREET

WTR-22 VALVE BOOKS ARE TO BIT TYLER AND STRESS GAST IRON 2-MECT SCREW TYPE FOR MAIN AND WATER. THE SAID TYLER AGO SIRIES CAST IRON 2-MECE SCREW THE STRANGE BOXES FOR CIRB VALVES, STAR THE PRODUCTS 2-MESS CRRW TYPE VALVE BOX TICH COUR AFFIGRACIA.

wtral for waterstrock taps. The water main connection simil he mode using a witlies the ball. The placement for her dependent the constitution to conform its precedent values ball. The meeters her ball her dependent the constitution to the const

WTR-24 WATER SERVICE BOXES ARE TO BE INSTALLED IN PAIRS ALONG PROPERTY LINES, SET IN-3" ABART WALN'S AND A CONTRIBED PTER BRITATO PAWA THE A MANIMUM SIREY EIRTHI UF 48T RELOW TOP OF CURE MISST BE WANN TANDED BOALL WATER SERVICES IN THE ROLD OF WAY.

WITTER THE LURS SHALL IN THE THE LINE SHALL HE THE THE MEN HE OF THE THE SHAP HE OF THE MEN CALE THE OUT OF THE CONTROL THE STRENGS ON THE PRICE THE STRENGS ON THE PRICE THE STRENGS ON THE PRICE THE STRENGS ON THE CONTROL THE STRENGS ON THE CONTROL THE STRENGS ON THE CONTROL THE STRENGS ON THE ST

WTR-24 ALL METERS (THER THAN STANDARD 59" X 14" BENDENTIAL METER, AND ALL MAGELIW DEPOTE SECONDE DER THE ROBLE WEST FOR INSTITUTE OF THE CITY UNDIC UTLITIES DEPOTEMENT FOR INSTITUTE AND APPRIANCE, FROM THE STANDARD OF THE CITY UNDIC UTLITIES DEPOTEMENT FOR INSTITUTE.

WTH-28 THE PRESSHIE REQUIRED TO PERFORM INDROSTATIC TESTING ON WATER LINES IS 150 PS) FOR DOMESTIC LINES AND 200 PSI FOR FIRE SUPPLIESSION LINES (PER NFPA 13).

WTR-29 THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL CLEAN ALL WATER MAINS 12" AND LARGER BY Passing a Properly syzed policy Pig-Through The Mpe Per COC 804.11.

WTR-DIO ALL MECHANICAL JOINTS WITHIN THE METER ANLIST STALL INCLINE RACTOR MANUS-CTURED MASSES, NO INFERMENTA AMERIKANITEM, ALL JOINTS AND FITTHING LOCATED ON THIS SUPERY SIDE WITHIN SPEETE OF THE WITHIN ANLIST SIGHT ARE DESTINATED USING APPIONED, MECHANICAL JOINT RESTRAINTS.

**wtr.c.i.** all watter mains; including those not designed to provide free protection slall be syze. In the system shall be syzed to the system shall be systemed to carrier and system system of the system shall be systemed to carrier an infection system in the determinance to carrier and and system system systems of carrier and system systems.

SYSTEM UNDER ALL CANDITIONS OF FLOW, THE NORMAL WORKING PRISSURE IN THE DISTRIBUTION SYSTEM SHALL Be at 15AST 35 PSL

wtr 32 800ster pumps are not permetted on individual water services,

WITHJUSHOP DRAWNG, SAE BRQUIED FROE ES TOBATTID-FOR REPURS AND ATTACKA, THE HIGH OFF THE WAY WITH THE THE SAE WAY WE HANT DREAM WAS HELD HELD ATTACKA THOUSE THE SAE WAS HELD ATTACKA THOUSE THE SAE WAS HELD ATTACKA THE WAS HELD ATTACKA THE SAE WAS HELD ATTACKA THE SAE WAS HELD ATTACKA THE WAS HELD AT

DOME TOP. AND ASSOCIATION OF ANY OTHER STATE THE SHAPE T SAGS TRIBLES SANTARY MANHOLE, CONTEX ARE TO DE LAST DABDAN IRON WORKEN NO, I-no.1-42, NITBANI FOINDRY SERVILLENT, WITH IRANGOED INCHE MILDES, AND DEMENSEN "CITY OF DIBLAWARE SANTARY SEWERF, I'RUNTE, MANHOLE CONTESS SHALL BE EMBROSSED "PREVATE SEWER." KAK-EALL PAV PIPESIAAL 18 DEPLECTION TENED PHREY ANY ON WORL AFTEN THE TRENCH IAAS BEDWING INGERIED OF HINGHED GRADA. A RIGID MANIBLE, SMALL RE USED YOU THE TENTING, NO MECHANICAL PULLING DENCES SHALL RE USED, IPPE BEPLECTION STALL NO DECED INVEST. sasskolay dans are to be installed aldng main ling sewebs at bage the distance between each tabe. Of manidles, bit no closen than 10°4° from a lateral service, dans shall in a minimum of 0°0° long. AMENINAMENTRY SWENT SERVICES SHALL BE PACE PREFAMENTED SAME SPECIFICATION NOT THE SERVER MAIN NAME SHALL BE CALCULARITED BE EXPERIENCED TO THE SPECIFICATION OF THE SERVICES SHALL BE SERVICED FOR THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE SPECIFICATION OF THE SHALL BE SHAL ANACALO WHERE THE CONTRITO RINGHED CALDE OVER A SIMPLARY WATER IN INCIDES OF 12-0.A LEWOTH OF ROSEI PIPETADA ACTERIO CARLAIR INSTITUTATION OWN WITH A MINIMUM OF ONE WHORE LEWOTH OF A "THE SURGI THATTHE ROSE OF THE SERVICE WILLER IS A BELLOW FRANE. XASZ CLEAN WATER CONNECTIONS INCLUBING ROOF DIAINS, POINDATION DRAINS, SUMIN, ETC, ARE PROHIFITED FROM DEING CONNECTED TO THE SANITARY SEWER SYSTEM,

SKA-ALL SKITARY MARIELES, MED LATEDAL SENOES ARE TO BE "AMBED PITTLA A"TYTER" OF "PRESENBE". THE THE PROPERTY PROJECTIVE A THOROUGH BE PROSECTED AND MANITHMENT OF A MATTO ACTIVE ON THE SIDE, ADMITTMALLY A"TY LANDAMOND WIT FOR EXCESS TO BE WELLOW THE MERCH PERLAND THE STENDED HOWEVER. THE BEBOOK OF THE THE PROJECTIVE OF THE SELECTION THE MENCH STREAM STREAM ASSISTED.

12"s 16" STEEL SIGN WITH WHITE LETTERS CAN LELE BACKGROUND TO COMPLY WITH ABA GUIDELLINES, BOLT SIGNT TO SUPPORT POST, PROVIDE SIGNS BOTH SIGNES WHERE INDICATED, SASS, PROVIDES SIGNAGE WITH APPLICADE, WORDING FOR FINE PENALTY PER LOCAL CODE.

are-11 where the santary symer chosses inder a troposed storm stycer on waterline the trences are accorded to the individual of the proposed storm symbol of water introphycate recentline in the company of the proposed storm symbol of the storm of the control of the storm symbol of the storm of the control of the storm of the sto

SEE NOTE 4 )

SKASTI ALL:SANTTARY LINES SHAIL BE INSTALLED WITH STONE OR GRAVEL REDDING AS SHOWN IN THE STANDAR BRAWINGS.

ASS-15 TEMPORARY BILKHEADS SHALL DE PLACED WHERE INDICATED ON THE PLANS AND SHALL REMAIN IN PLACE Until removal is directed by the City. SAS-14 SANITARY TRENCH DETAILS SHALL RE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.

ASCAL SOUTHER LITERARY TO MANDERS TOTS SIMIL HE INSTITUTE IN A 74- WIND EXAMOND TERROR THROUGH THE STANDARY STANDARY THE S

GAS-17 ALL-GANTARY SEWER MANHOLES ININTS SHALL CONFORM TO THE REQUIREMENTS OF ACTM CAA3. ALL
THE RESTAIL HAW WARMINISTEL MANHOLLE IN-ARGULTON WAS THEN OR AN APPROVED EQUAL INSTALLEN
THE RECAPILITY SHALL HALLINE THE TRAKE AND THIT THE OF THE CONE ONLY.

ASSESTABLE SANTEARY SEWING ARE TO RE VIDEO INCRECTED 3 MONTHS INFORE THE EXTRACTION OF THE MATTERANCE FIGURE, ALL MID AND DEBRENS SHALL BE REMONCED PRIOR TO THE MAINTENANCE FIRMUSED. ATTERNED.

2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE. 3. SET ALL POSTS IN 10" DIAMETER x 36" DEEP CONCRETE FOUNDATION.

1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.

PARKING STALL SIGNS STANDARD DRAWING NO SCALE

3-0. LAHCYT

PAVEMENT PAVEMENT SEE NOTE 3

SEE NOTE 1

SEE NOTE 1

4" CONCRETE -NOTES

SACH SHED DAWNAS, ARE REQUIND FOR BESUDNITTED FOR REVIEW AND APPROVAL PIRE THE CITY OF COLUMNIC SOCK STREAK CHANGES, BESUDEN BITTS COLUMNIC SOCK STREAK CHANGES BITTS STREAK CHANGES BITTS TO ALL SANT ARY STREAK CHANGE FIT WAS CANNED EDJACHATING STREAK CHANGES AND CHANGES

HANDICAPPED SYMBOL

SEE PLAN FOR WAL

NOTE ALL STRIPES TO BE 4" PAINTED BLUE OR AS REQUIRED BY CODE

1.7. PLIL DEPTH PAREMENT SAWING
2.4. ADDRESS TO SEE BASE COLOSES
2.4. ADDRESS AT SERVING TO COLOSES WEIGHT TRAFFIC, POSIGIS
2.5. ADDRESS TO SERVING TO COLOSES TO PAREMENT TRAFFIC, POSIGIS TO PAREMENT TO PAREMENT TO PAREMENT TO PAREMENT TO PAREMENT TO THE PAREMENT TO PA 4 STORM PIPE WITH TITE I BEIDDING ROOF IDBANS), PPC SINS 35 PSTORM PIPE WITH THE I BEIDDING ROOF IDBANS), PPC SINS 35 PSTORM PIPE WITH THE IL BEIDDING ROOF IDBANS), PPC SINS 35 PSTORM PIPE WITH THE ILI INDIVIDUAL PIPE PSTORM PIPE WITH THE ILI INDIVIDUAL PIPE PSTORM PIPE WITH THE I BEIDDING ROOF PIPE IN STORM PIPE WITH THE I BEIDDING ROOF PIPE DESCRIPTION 2" WATER PIPE AND FITTINGS (TYPE 'K" COPPER) ?" VALVE AND APPURTENANCES SUM CONSTRUCTION LAYOUT
SUM MOSILIZATION
SUM TRAFFIC SIGNS AND SUPPORTS
SUM PERMANENT SEEDING AND MULCHNG
SUM PERMANENT SEEDING AND MULCHNG 8" x 6" WYE FITTING CLEAN-COUT, HEAVY DUTY 6" SANITARY SERVICE LINE, PVC SDR 35 SUM TEMPORARY SEEDING AND MULCHING
EA, INLET PROTECTION, PAVEMENT
EA CLICK AND ASS ST PROTECTION. EA CATCH BASIN NO. 7-3 PRE ODOT CB-1, CATCH BASIN NO. 7-4 PRE ODOT MI-1, 2
EA NAMING EFRE ODOT MI-1, 2
L.F. F PROL UNISERSAMIN
L.F. STRAIGHT "1-6 CARE CLIEB
L.F. CONDESSE CLIEB AND OUTTER 629 629 620 620 620 901 901 901 901 915 915 807 4, 4"x 6.0" CONCRETE FILLED SCHEDULE 40 STEEL POST CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS, 5, 2 M/\* WIDE x 6'-0" LONG LLCHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH,

NOTE OF STATEM OF ORANITIES BISS OF WAS AGENOTOBE USED FOR MEDWATION OF COST ESTIMATES BISS OF MAY OF DESCRIPTION OF COST ESTIMATES BISS OF MAY OF DESCRIPTION DESCRIPTION OF MOST PRESENT AND SCHOOL MAY NOT THE STATEMENT OF MOST PROPERTY PROSEDES MAY RECOMMENTED BY THE USE AND BE RECOGNIFICATION OF THE MAY O



SHEETZ PENNY WAY DELAWARE, OHIO 43015

GENERAL NOTES (CONT.), DETAILS AND ESTIMATE OF QUANTITIES SCALE: NA
JOB NO.
DWALRJB | CKD-AAG | DATE: 05/06/2020 19-164

SEE PLAN FOR WALK WIDTH DEEP EXPANSION JOINT

COMBINED CURB AND WALK

0000

PRIVATE SITE ASPHALT
PAVEMENT SECTION
NO SCALE 

B = 4" FOR WALKS
B = 8" FOR PAYEMENT AND SLABS
CONCRETE WALK AND PAYEMENT
NO SCALE ITEM 441 1-172 ASPHALT CONCRETE SURFACE COURSE
THEN 310 1-477 ASPHALT CONCRETE RASE COURSE
ITEM 334 4" AGGREGATE BASE (COMPACTED IN TWO EQUAL LAYERS)
ITEM 324 SUBGRACE COMPACTION

FIBER REINFORCED PORTLAND CEMENT CONCRETE, CLASS °C\* ITEM 304 ORAVEL / A = #FDR WALKS A = #FOR PAVEMENT AND SUABS A = 10" FOR UNDEROROUND STORAGE TANK SUAB

Bird+Bull 3 3500 Smolfres Chen 225 Celarites. Chin 4225 Pr. 613 761-166 Fax 613 761-168

ONIO SHI SZ 32,\* 34,

# GENERAL DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.

2. THE CONTRACTOR SHALL INDEMITY AND HOLD MARKLESS THE OWNER AND YES PROPERTY FOR PROVINCE TO RESCONDEL, COLUMNERT AND YES PROFINED THE PLANS AND SHORT OF THE P

ESTING CONTROLS RESPECTOR OF THESE FLAKS AND ESTINGENTAL AND MECHANICAL RECTION.
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4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, MACHECITUAL PLANS ARDOR PROJECT SPECIFICATIONS, THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.

S, ALL DEMOLITION WASTE AND CONSTRUCTION DEBNIS SHALL BE REMOVED BY THE CONTRACTOR AND STSPECEDES IN A STATE PREPOVED WASTE STIE AND IN ACCORDANCE WITH ALL LOCAL, AND STATE CODES AND FEMAL REQUIREMENTS.

6. ALL UTILITY REMOVAL, RELOCATION CUTTING CAPPING AND/CR 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.

UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET.

9. ENDSION AND SEDMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INTIATION OF DEMOLITION ACTIVITIES, REFER TO ESS PLAN FOR TRAILS.

ID. AGRESTOS OR HAZARDOUS MATERIALS, F. FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR SHALL NOTHY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE BECOUNTRETD.

 CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROFERTY CORNERS.
 BECHAMBARD DELINARDOR SHALL FOUR SHALL HAVE PROFESSED THEN RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNERS. 12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATINO DEMOLITION EQUIPMENT AROUND UTILITIES, 11. CONTENCIO BALL PRODUCT AN UNIVERSITY CONTENCIOR MERALES IN PROCEDURE OF HEALTH TO PERFORM THE SET OF HEALTH TO PERFORM THE SET OF HEALTH TO PERFORM THE SET OF HEALTH TO SET OF HEALTH THE S

14, CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMACE DUE TO DEMOLITION ACTIVITIES.

DEWOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY SPECINECTS WITH THE SHEET CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEWOLLTON OF STRUCTURES.

18. CONTRACTOR SYALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

LAYOUT NOTES

CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT TROOTION 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 OFFERMISE. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.

( ALL NONLANDSCAPED 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.

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

ALI, STEWONG SHALL RE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY BIRD, SHALL, ME, THE CARRESTRUBIEDRANCE OF THE OTHER DEVENARE, THE SPECIAL SECTION OF SECTIONS OF THE OTHER CANADISCOCKSTRUCTION, AND ALL OTHER PRETINENT FEREIGH, AND STAFEL LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES CONDENING SAFETY AND HEALTH, 3. THE CONTRACTOR SHALL BE RESPONDER IF FOR EXAMINAT THE AREAS, AND CONTRIBUTION UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED THE PRIOR TO THE SHAMISSION AND CONSTRUCTED THEN THE THE CONTRIBUTION TO THE SHAMISSION AND CONSTRUCTION THEN THE CONTRIBUTION TO THE SHITE. AND SHALL AND CONSTRUCTION SHACE OF THE SHITE AND SHAMILIAN WITH CONCIDIOUS AND CONSTRAINS OF THE SHITE.

5. ALL EXISTING TREES, VEDETATION, PAVEMENTS, CONCRETE FOUNDATIONS: STRUCTURES AND DREAMONED FROM NEW CONSTRUCTURES AND DREAMONED FROM NEW CONSTRUCTION AREAS UNILESS NOTED OTHERWISE.

ALL SLOPES SHALL BE 2.1 (HORIZONTAL VERTICAL) MAXIMUM UNLESS NOTED OTHERW ALL SLOPES OREATER THAN 3.1 TO PERMANENTLY STABILIZED WITH LANDSCAPE PLANTS.

8, ALL AREAS NOT PAVED SHALL BE TOP SOLLED, SEEDED, MULCHED OR LANDSCAPED UNDESS OTHERWISE NOTION THE CONSTRUCTION DRAWNOS; SITE SPECIFICATIONS OF SMILLS OTHER CONNES.

7. AN AS-BUILT DRAWING OF NEW UTILITY SEPANCES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

9. CONTRACTOR SHALL REFER TO THE DEOTECHNICAL REPORT PREPARED BY GC! 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 MORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY BROAD WITH THE PLANS PREPARED BY BROAD WAS THE BROAD WAS

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 RESPONDIRE IF CRA EXAMIRING THE AREAS AND MAINTINGS WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BIO, SHAMISSION OF A DISTALLED SHALL SH

ALCONOMICAL PAPER POST NUM NORTH

5. CONTRACTOR SHALL COORDINATE PLUMP ISLAND CANORY DRAWS GONNECTION TO CHARMACOLLECTOR PRE WITH SHEFTZ AND PROVIDE ALL NECESSARY FITTINGS TO MAKE THE CONNECTION TO THE WAIN COLLECTOR PIPE.

G. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.

7. AN ASBUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

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Convenience Architecture and Swipe P.C.

ALL STORM PIPE SHALL BE AS SPECIFIED, ALL JOINTS SHALL BE WATERTIGHT.

CDMTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERITNENT INFORMATION.

UTILITY NOTES:

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES OOVERNING SAFETY AND HEALTH,

THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND MINIOS KUNDER WHICH THE PURPLES 18 THE CONSTRUCTION OF SHORE OT THE SUBJUST ABID. SUBMISSION OF ABID SHALL BE CONSTRUCTOR TO BEAN THE CONFINCTIOR NAS ARRANDED TO WENT THE CONFINCTIOR NAS ARRANDED TO WENT THE STEAM OF THE STEAM

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BEGOR CONTROL AND CONTROL OF THE SHALL BE SHALL

, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REQULATIONS

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 OF RELOCATION OF UTILITIES AND UTILITY POLES AND THE EATENSINO OF ALL PROPOSED UTILITIES TO SHEETZ STORE (ADD CAN ANOH) IF OME PROPOSED THE SITE).

8. ALL UTLITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE EXPECTION CLUITTY COMPANY, ITS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPENSE ALL UTLITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.

. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE SONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

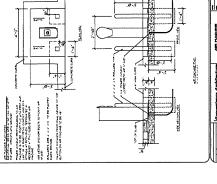
I. CONDUIT LOCATIONS TO PYLON SIGNS AND SITE LIDHT POLES TO BE COORDINATED WITH SHEET SUPERINTENDENT. 10. UTILITY COMPANIES AND CONTACTS ARE LISTED ON SHEET 1.

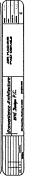
2. CONTRACTOR SHALL COORONATE WITH SHEETZ SUPERINTED/EAT ON LOCATION AND THE OF THE CREAKE TRANS, CREAKE TRANS SHALL BE PROVIDED WITH THEE WOLTHOW THAMBER, ALL SWITHAY SEWET PIPE SHALL BE SIRACE PACI INLESS OTHERWISE NOTED.

CONTRACTOR SHALL COORDINATE WITH SHEETZ ON CONDUIT ROUTE TO STORE FROM THE FRANSFORMER ANDOR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICE.

IA. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR STHER PERTINENT INFORMATION.

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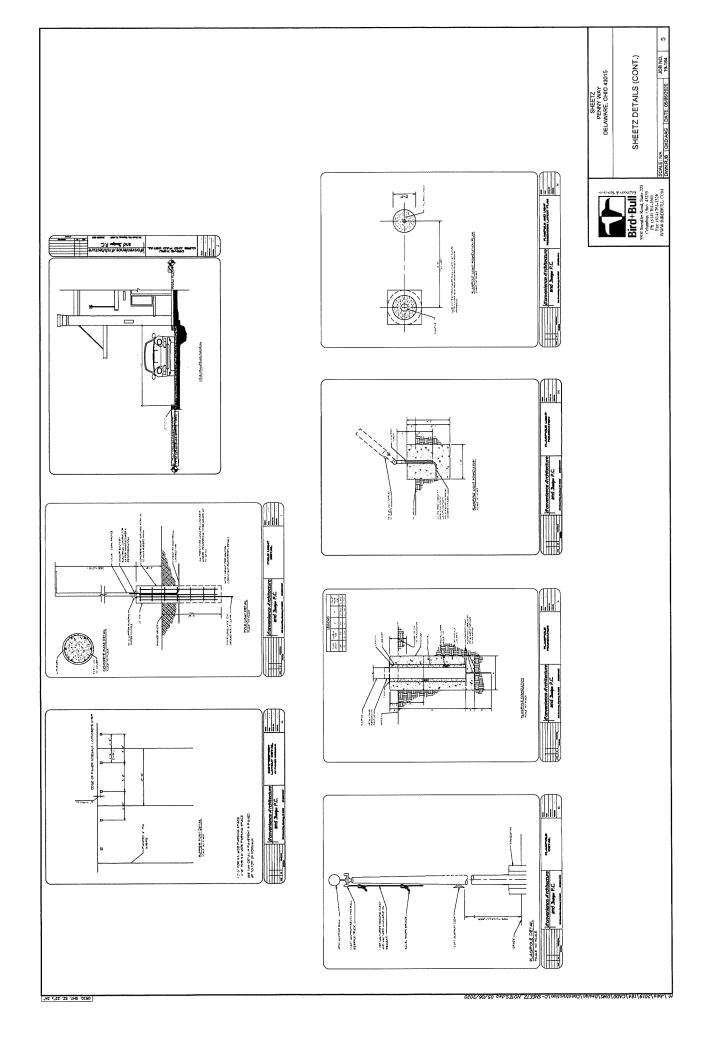
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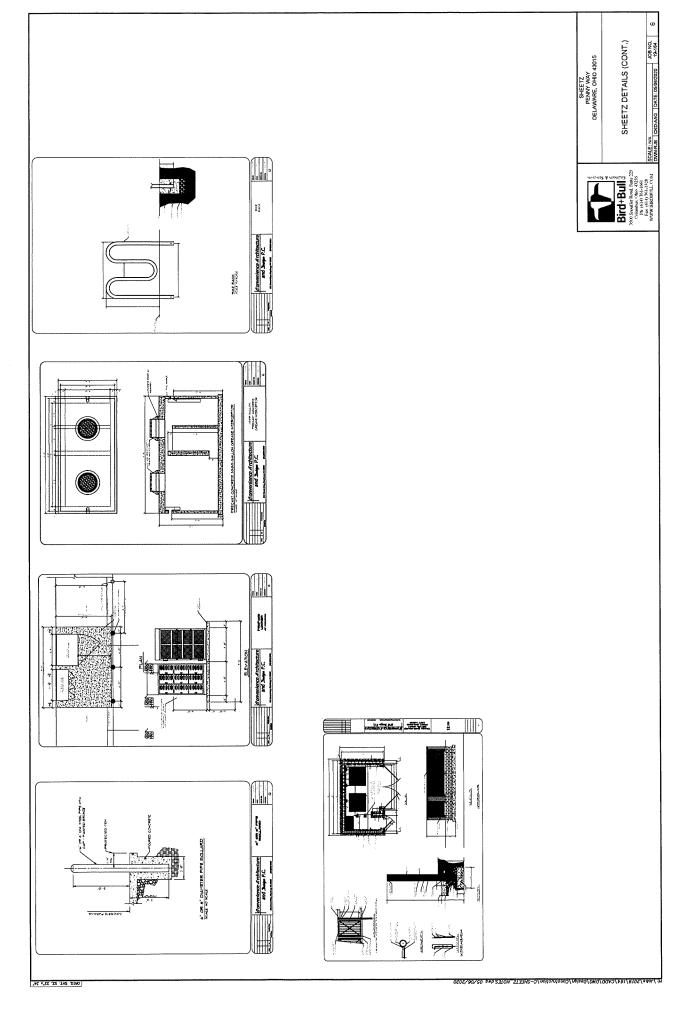


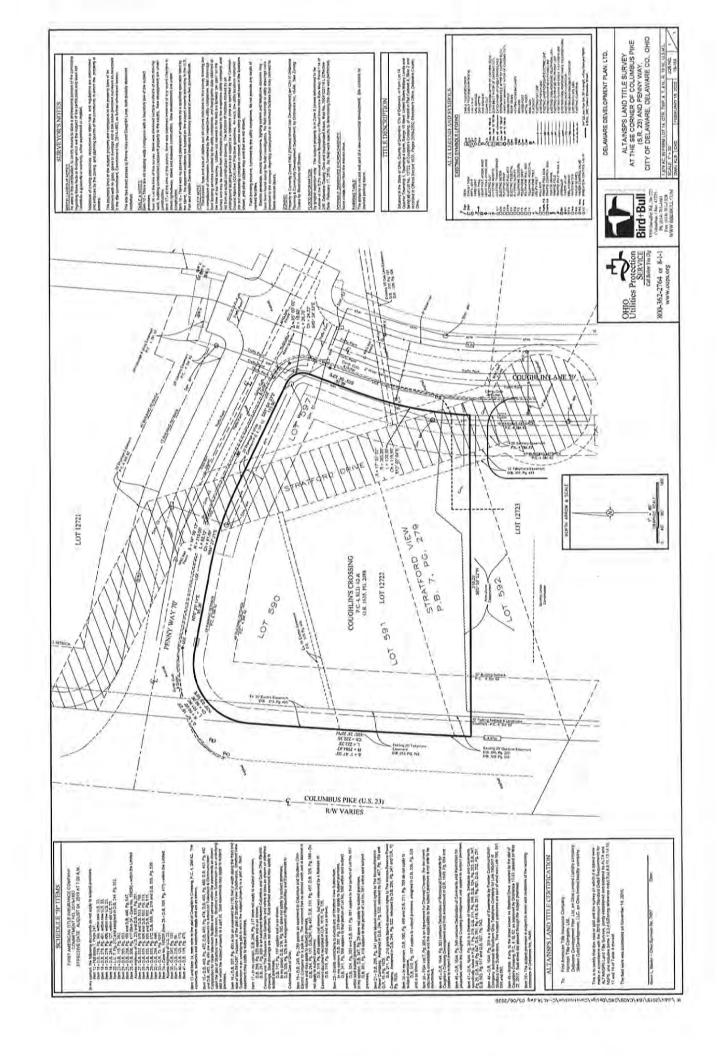
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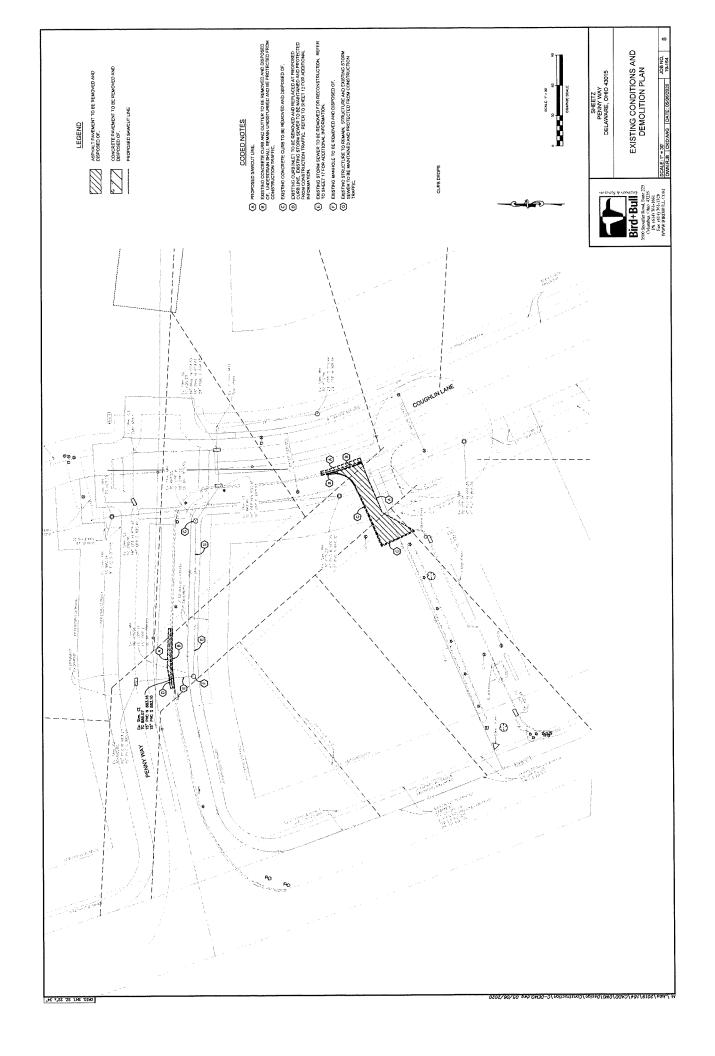
SHEETZ GENERAL NOTES AND DETAILS

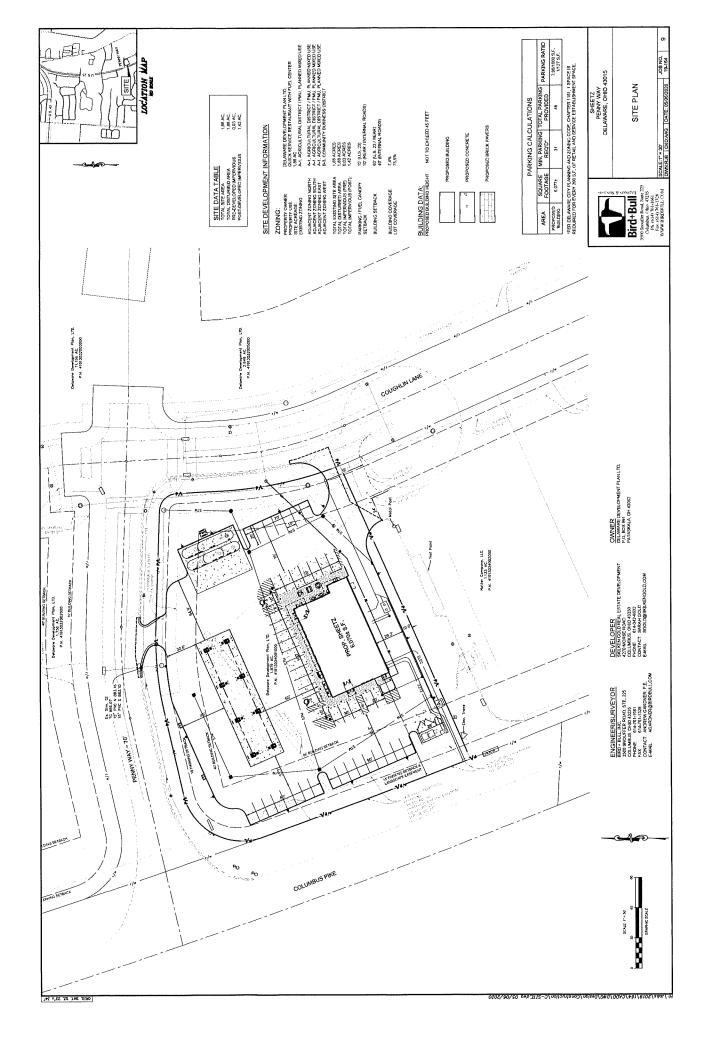
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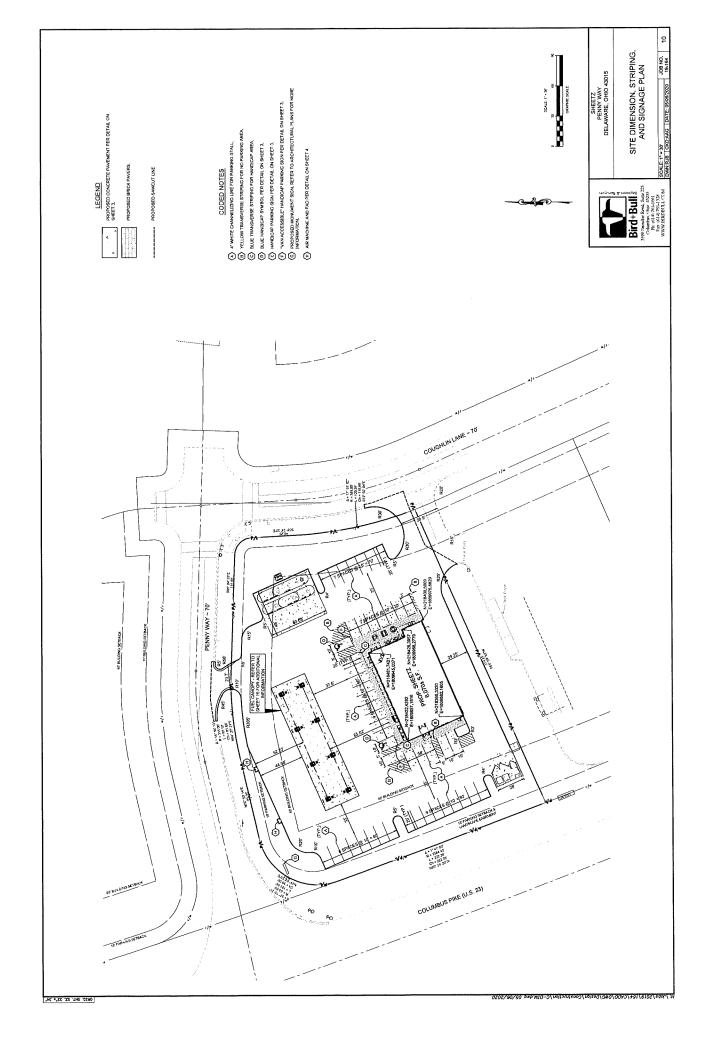


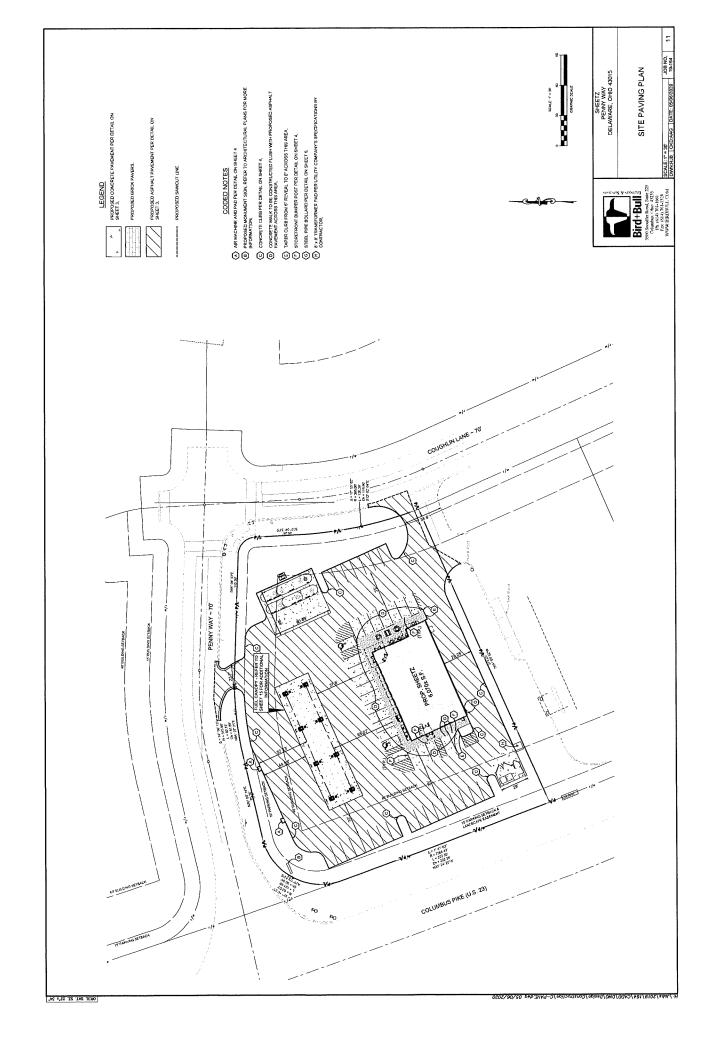


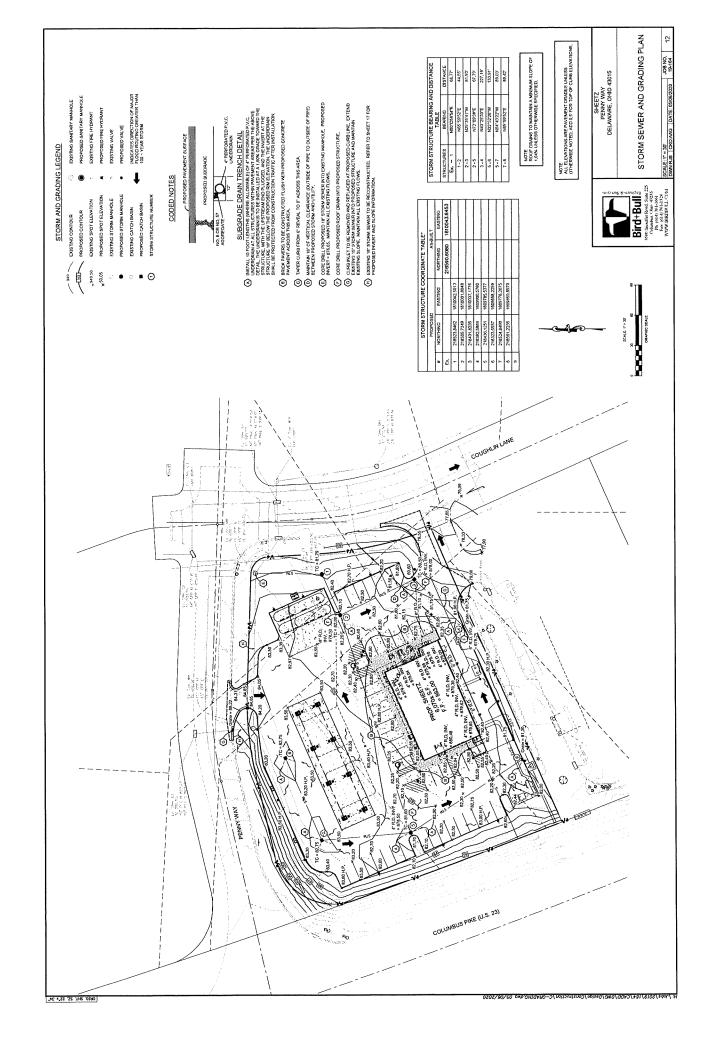


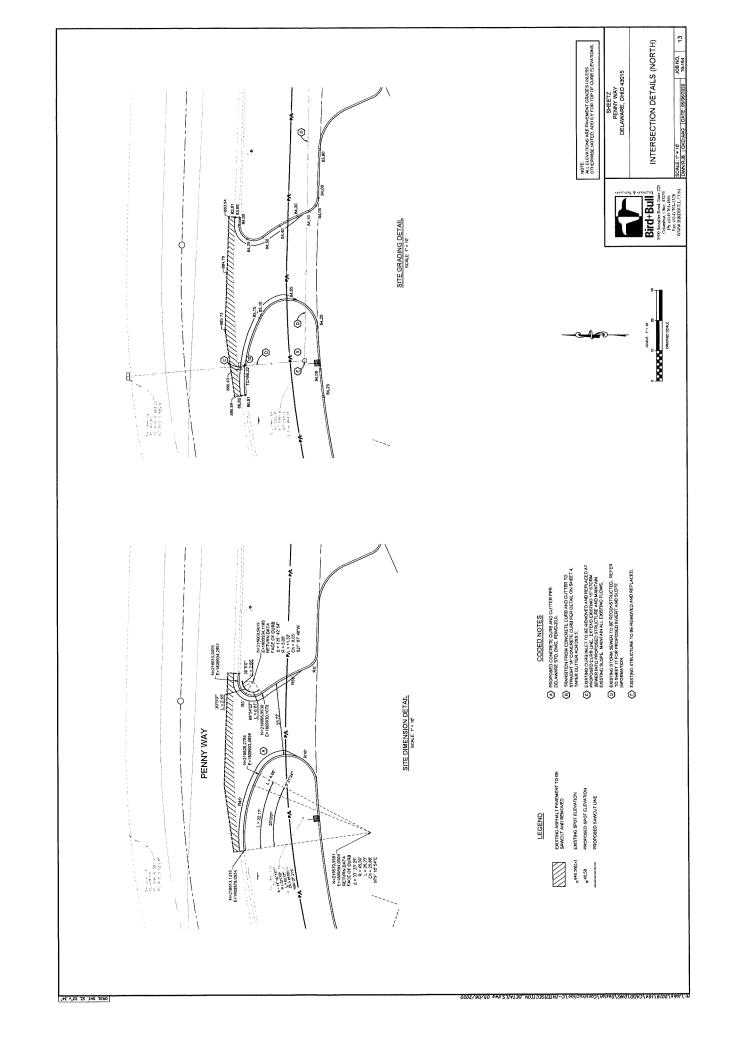


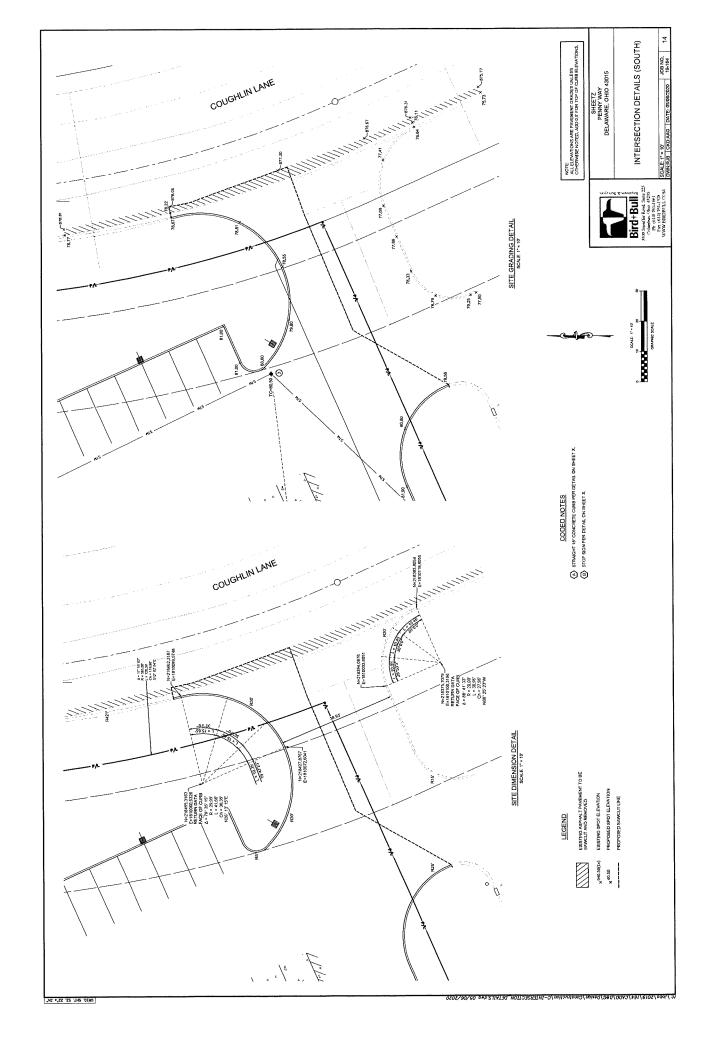


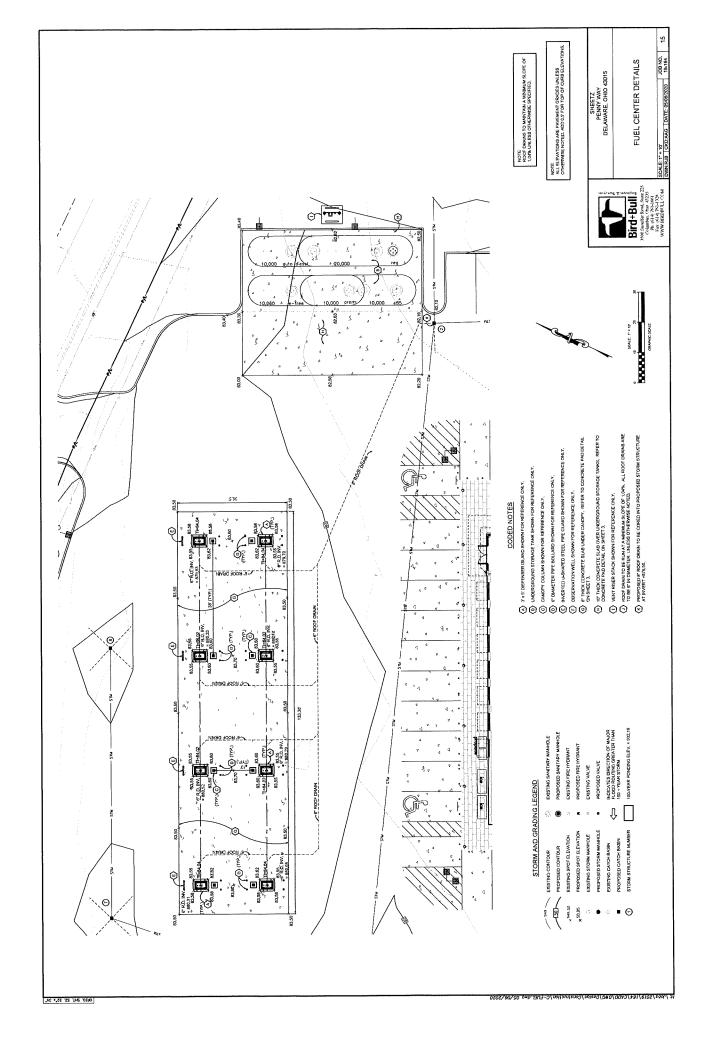


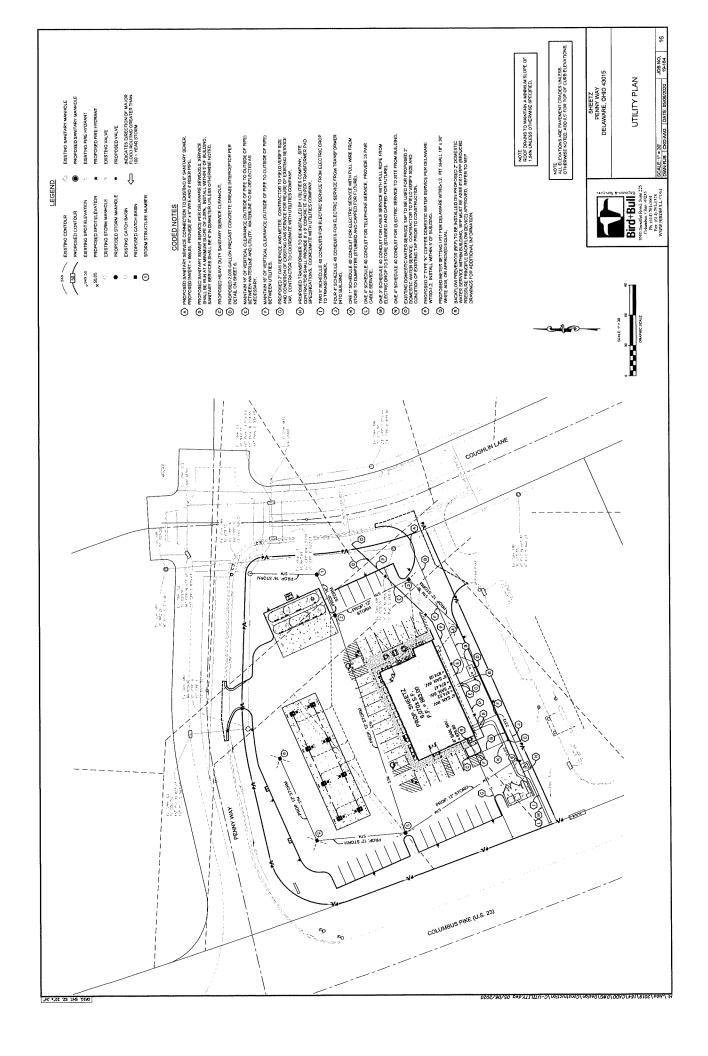


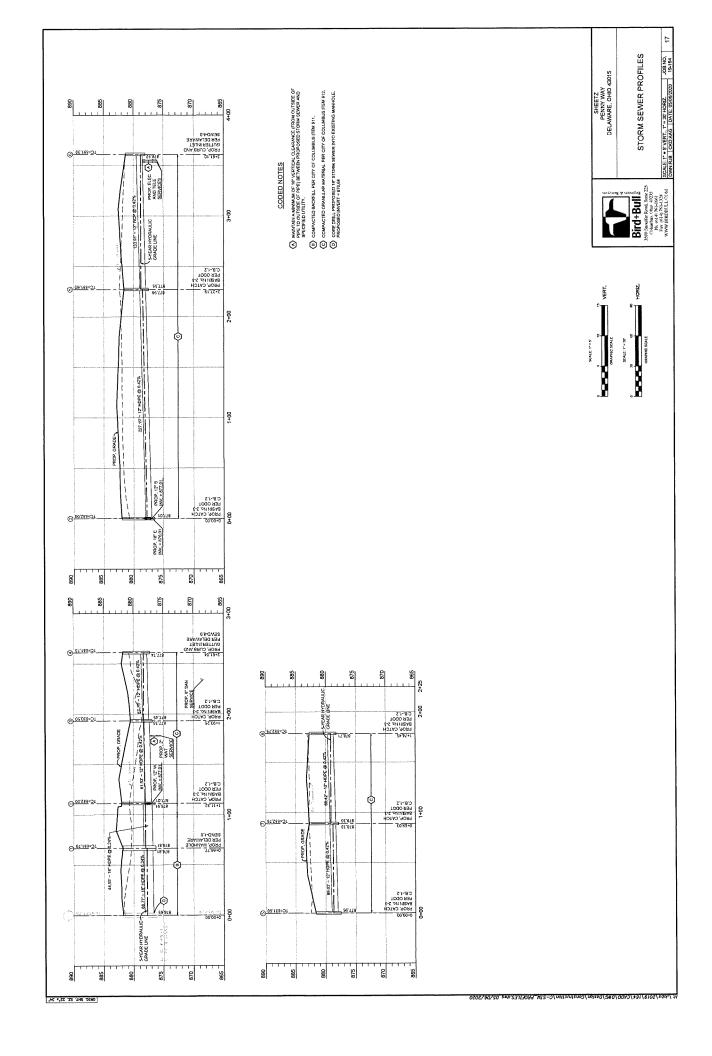


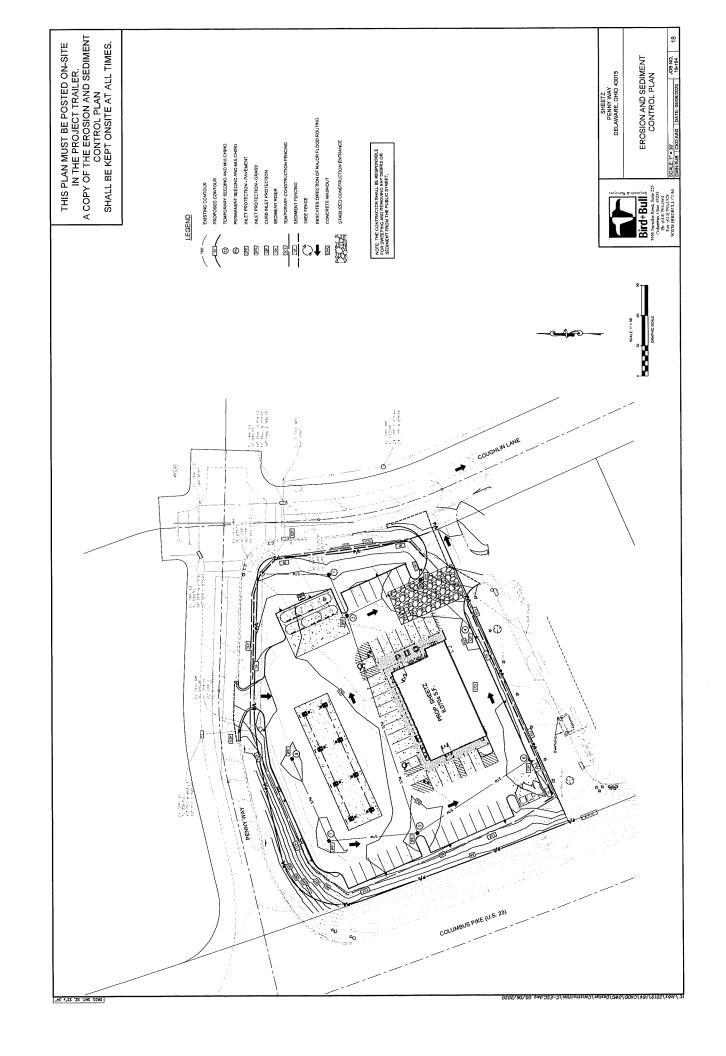












- THE STORMWATER POLLITION PREVENTION PLANIS COMPRISED OF THIS RFOSBON CONTRICT PLAK THE RANGON CONTRICT PLAK THE RANGON CONTRICT IN FOLDING STANDARDS (IF APPLICABLE) PLAKE THE STORM REPORTS AND RELATED DOCUMENTS.
  - ALL COTRECTES AND SUCCENTRACINGS INDEX OCCUPATION WITH DEAL UTION REPORTED WITH DEAL UTION REPORTED WITH DEAL UTION REPORTED WITH DEAL UTION REPORTED WITH DEAL OCCUPATION OF WITH DEAL OCCUPATION OCCUPA
- CONTRACTOR SUAL, IMPLEMENT REST MANAGEMENT PRACTICES AS REGUIREO BY THE SIMPLY PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL REMEMBENEST PAS OUT ATED BY CONDITIONS AT NO ADDITIONAL LOST OF OWNEST PROJUGINOST ALL PUMESS OF CONSTRUCTION.
  - BEST MANAGEMENT PACITICES (BMPS) AND CONTROLS SYALL CONFORM TO FEDERAL STATE, GR LOCAL RECOMBENINS OR MANULLO F PRACITICE. AS PREJUCIBLE CONTRACTOR SYALL IMPLEMENT ADSTROMAL RECOMPAGES AS DREFELED BY PERMITTHIO ACREAS OR OWARE.
- PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST. BE MANYTAINED ON SITE AT ALL TIMES.
  - CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERNIT.
- OENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WAIGH SHALL LAGO DEL USED AS THE COLIMPERIA MAINTEWACE AND CESCHON ORRAI, BRIVEN CYEE PARKING APE WAD RAFE FOR HOSTING PORTABLE FACILITIES OFFICE TRALESS, AND TOTEL FACILITIES.
  - ALL WASH WATER CONCRETE TRUCKS, VEHICLE CLEVING, EDLEWENT CLEVING, ETC.) SHALL BE THE CHARLE INSPERTING THE WASHING SHOOT TO CHARLE CHARLES SHALL BE THE TRUCK THE WASHE A NAME MUST BE PROVIDED OF THE WASHE AND THE ALL AND THE STORM SERVER. IN SHAME WHEN THE WASHE OF COMPETE CHARLES SHALL BE ALL STORM SERVER IN SHAME THIS MAKEN TO BE CHARLES TO WHEN CHARLES SHALL BE ALL SHALLES.
- DUST ON THE SITE SHALL BE CONTROLLED, THE USE OF MOTOR OLUS AND OTHER PETROLEUM BASED OR TOXIC LÍQUIOS FOR DUST SUPPRESSION OFERATIONS IS PROHIBITED.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SWALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

- RIABBSH, TRASH, GARBAGE, UTTER, OR OTHER SUCH MATERIAUS SHALL BE DEPOSITED INTO SEALED CATATANERS, MATERIAS SHALL BE REPERTED FROM LEMIND. TO PERBIEST SHOUGH THE, ACTION OF WHILD OR STORWATER DISACHAGE INTO DEANANGE DITCHES OR WATERS OF THE STATE.
- GISTURBED RORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY MAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE FEDROWARD YSETED, THESE AREAS SHALL BE FEDROW LATER THAN 7 DAYS STROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INSTATED AS SOON AS PRACTICABLE,
- DST.WEED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL SE STEED NO LATER THAN TON'S APTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRACING PLAN AND/OR LASTOWER LAND.
  - TRES MUST BE WASHED BEFORE THE VEHICLES BYTER A PUBLIC ROAD, IF WASHING IS USED. SWONSIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SECIMENT BEFORE IT IS CARRIED OF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SLECONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDMENT THAT MAY HAVE THE CELETICIAN THE STORM SEWER DRAIMAGE SYSTEMS IN COMJUNCTION WITH THE STREILLYATION OF THE SITE.
  - ONSITE & OFFSITE SOLL STOCKFULE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDEMENTAL PROCEDURE. STOCKFULE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE WAP AND REIMITED IN ACCORDANCE WITH OFFSITE WAP AND REIMITED IN ACCORDANCE WITH OFFSITE FRANT RECURRIBANTS.
    - SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNGFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CUMUGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONDING HE PERSON CONTROL MEASURES (SILT FENCES, INLET FILTER, CHECK ADMAILS HELD THE PROSEN.
- ALL CONSTRUCTION SAUL BE STABILIZED AT THE BAID OF EACH WORKING DAY THEI MICLUESS SAME ALL BIT STABILIZED OF BITHWINDUS PANNE OF BADAD CONSTRUCTION.
- INSPECTION CHECKLIST SHALL BE COMPLETED AND SIGNED BY INSPECTOR AFTER EVERY INSPECTION.
  - INSPECTION RECORDS SHALL BE KEPT FOR 3 YEARS AFTER CONSTRUCTION,
- SEDMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR 14 DAYS OR MORE.
- RIL WESTERNES.

  RIL WESTERNES SYNTED ON THE EROSION AND EEDIMENT CONTROL FLAM, AND IN THE STORM WATER

  RILL WESTERNES SYNTED ON THE EROSION AND EEDIMENT CONTROL FRACTORY. CONTROL FRACTORY

  REQUIRED FOR A COMPIT FEED WAS ON THE WESTERNES FOR THE STORM TO THE STORM T
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE PERAIRED OR REPLACED IF THEY SHOW SIONS OF UNDERMINING, OR DETEROPATION WITHIN 48 HOURS OF INSPECTION.
- ALL SEEDED AREAS SYALL BE CHECKED REQULARLY TO SEE THATA GOOD STAND IS MAINTAINED, AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS MEEDED. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED, SEDIMENT SHALL BE RELACED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE WITHIN AS HOURS OF SYSPECTION.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEBLOKED. THE SMAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EDITORS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SWALL BE KEPT IN GDOD CONDITION (SUTNALE FOR PARKING AS CONTITION) SUTNALE FOR CONTITIONS DESING. OF THE TEMPORARY PARKING AS CONTITIONS DEAMAC.
- OUTLET STRUCTURES IN THE SEDMENTATION BASINS SHALL BE WANTAKED IN OPERATIONAL CONSTITUTES STRUCTURES AT ALL TIMES SEDIMENT SHALL BE REMOVED FROM SEDMENT BASINS OR TRAPS WHEN THE SEDMENT STORAGE CAPACITY HAS BEEN MEDIACID BY 47%.

## SEQUENCE OF MAJOR ACTIVITIES

- ONSITE PRECONSTRUCTION MEETING WITH PROJECT MANAGER TO DISCUSS SEDIMENT AND EROSION CONTROLS.
- INSTALL TEMPORARY CONSTRUCTION BNITANCE PER THE SITE DRAWINGS BEFORE ANY CONSTRUCTION BEGINS OR SUPPLIES ARE DELIVERED.
- INSTALL ALL EROSION AND SEQIMENT CONTROLS INCLUDING SEDIMENT BASINS, SILT FENCE, AND INLET PROTECTION.
- POST ALL APPLIÇABLE SIGNS, INCLUDING THE WOTIGE OF INTENT TING), AND HAVE THIS SWIPP WITH EROSIONAN DESIDIENT CONTINGLE PLANS AT THE BITE FOR CONTINUAL USE AND MODIFICATION. (SEE TATACHED "CONSTRUCTION SITE MOTICE" (FOR POSTING AT THE CONSTRUCTION ENTRANCE).
  - PHASING OF WORK TO ALLOW EXISTING VEOETATIVE AREAS OR BUFFERS TO REMAIN AS LONG AS POSSIBLE IS ENCOURAGED.
- EBOSION CONTROLS WUST BE INSPECTED PER THE ATTACHED INSPECTION CHECKLIST (ONCE EVERY YOR AND WITHIN 34 HOURS OF 0.25 INCHES OR OREATER FIAINK ALL); IOR PER MORE STRINGENT LOCAL REQUISENTS).
  - INSTALL ANY SECIMENT TRAPS AND/OR BASINS PER THE SITE DRAWINGS, AS SCON AS POSSIBLE, EMURACH THE CLEARINA AND EXCAVATION OF THE SITE. PROVIDE TEMPORARY GRADING TO DIRECT WATER TO THY SIRESHINS.
  - REMOVE ACCUMULATED SEDIMENT FROM EROSION CONTROLS AS NECESSARY
- CONTINUE INSTALLING MODIFYING EROSION CONTROLS AS THE CONSTRUCTION OF SITE UTILITIES FOUNDATIONS, AND STRUCTURES CHANGE THE TOPOGRAPHY OF THE SITE,
- ESTARLISH TEMPORAPY STARILIZATIONSEEDING. ON ALL AREAS THAT ARE TO REMAIN LINDISTURBED. PER THE ATTACHED WEEKLY INSPECTION CHECKLIST,
- THE GENERAL CONTRACTOR WILL KEEP MRITTEN ORQUBENIATION OF MAJOR EARTH MOVING ACTIVITED USING THE ATTACHED SITEL LOO INDICATING STRATA AND STOP DATES FOR DEFINED MREAS OF THE SITE, TWO TE THESE AREAS ON THE SITE TAKANHOS WHEN POSSIBLE.
  - 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, PERFORM AS BUILT SURVEY AND VERIFICATION LETTER FROM ENGINEER OF RECORD.
    - SCHEDULE POST CONSTRUCTION SOD INSPECTION ONCE SITE ACHÈVES 70% OVERALL GRASS DENSITY.
- remone temporary or sediment control practices once final stabilization medetation has been established.
  - KEEP ALL SWIPP DOCUMENTS, INCLUDING INSPECTION CHECKLISTS, ON FILE FOR TH-REE) YEARS FROM TERMINATION.

### SWPPP SITE DESCRIPTION

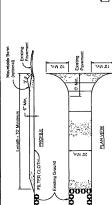
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ROLLOWRO CONSTRUCTION THE SITE WILL ENWELT ALOTING AS THE SECTION OF SERVICE SERVICE CANNOT CHARLES AS THE SECTION OF SERVICE THE CHARLES AND THE SELF SECTION OF SERVICE TO THE CHARLES T

- TOTAL SITE AREA = 1,88 AC. TOTAL AREA (EXPECTED TO BE DISTURBED) = 1,88 AC.

- PRE DEVELOPED IMPERVIOUS AREA = 0,03 AC, POST DEVELOPED IMPERVIOUS AREA = 1,42 AC

  - **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 ACILITIES PRIOR TD SITE MASS GRADING.



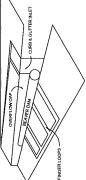
# <u>CONSTRUCTION SFOUENCE.</u> 1. STONE SIZE - USEZ" STONE, OR RECLAIMED OR RECYCLED CONCRETE ECUIVALENT

- 2. LENOTH-AS REDURED. (MINIMUM OF 70)
- THICKNESS NOT LESS THAN SIX (5) INCHES,
- 4, WIDTH TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INDRESS OR EGRESS OCCURS.
- 5. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACINO OF STONE
- SURFACE WATER + ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
- MANTENERS TRACOMO OR LOANED SHIP AND ADMINISTRON WHICH WITH APPENDENT TRACOMO OR LOANED SERVINENT ONTO PREJIT RECOMO OR LOANED SERVINENT ONTO PREJIT RECOMO OR LOANED SERVINENT ONTO PREJIT RECOMO TO RECOME OF SERVINENT ONTO PREJIT RECOMO TO RECOMO OF SERVINENT ALL OF SERVINENT A
- 9, PERIODIC INSPECTION AND REOUIREO MAINTENANCE SKALL BE PERFORMED AFTER EACH SAIN. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC BRONG - WHEN WHINHING IS RECOURTED. IT SHALL BE DONE ON AN AREA STRAILZED WITH STONE AND WHICH DRAINS INTO AN ON SITE CONTAINMENT AREA.
  - 10. THIS CONSTRUCTION SHARING HOUSE ALL MYTERIAS AND COSTS RELATIVE TO CONSTRUCTION WHITMAN FRANCE MORESTORANDE WITHAN THE VARIOUS SEWER ITEMS CONSTRUCTION ENTRANCE TO STABILIZED CONSTRUCTION ENTRANCE NO SOLUE NO SOLUE

A COPY OF THE EROSION AND SEDIMENT APPROVED EPA STORMWATER PERMIT SHALL BE KEPT ONSITE AT ALL TIMES. CONTROL PLAN AND THE

THIS PLAN MUST BE POSTED ON-SITE

IN THE PROJECT TRAILER.



MANTENANCE. WITH A STIFF BRISTLE BROOM SWEEP SILT & OTHER DEBRIS OFF SURFACE AFTER AACH PERIT.

INSTALLATION ORDER, SIDE THE BEAVER DAW BLACK OWN ON TOP OF THE GYANG ORDER CARRELY THOUTH, OWN THE OWNER, AND THE THE OWNER, THOUTH, OWNER, THE OWNER, TH

GE CURB INLET PROTECTION

Bird+Bull

SHEETZ PENNY WAY DELAWARE, OHIO 43015

EROSION AND SEDIMENT CONTROL PLAN NOTES

3500 Snouffer Rond, Sante 225 Columbus, Chto. 43235 Ph. (614) 761-1661 Fax. (614) 761-1828 WWW.BIRDBULL, COM

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ANY DISTURBITO AREAS THAT WILL BE
DOBMANT FOR MORE THAN 14 DAYS.
OUT LESS THAN ONE YEAR, AND NOT
WITHIN SO FILT DE A STREAM DISTURBED ANCAS THAT WILL BE IDLE OVER WINTER ANY OTHER AREAS AT FINAL GRADE DELAWARE

A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND THE APPROVED EPA STORMWATER PERMIT SHALL BE KEPT ONSITE AT ALL TIMES. THIS PLAN MUST BE POSTED ON-SITE

SOIL PROTECTION CHART

Bird+ 380 Soudie: Celumbus. Pro (614) Fac (614) Fac (614)
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SHEETZ PENNY WAY DELAWARE, OHIO 43015

EROSION AND SEDIMENT CONTROL PLAN NOTES CONT.

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SEDIMENT & EROSION CONTROL NOTES DELAWARE Public Works Department

DELAWARE

Rev. 12/31/2018 SEDIMENT & EROSION CONTROL ERSD-10.2.

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TEMPORARY SEEDING & MULCHING

FOR EROSION CONTROL

PER 1000 SQ FT

SULDING DATES

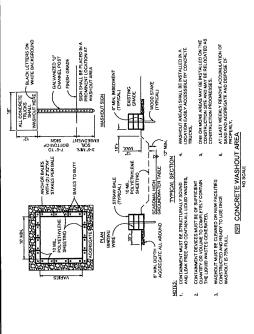
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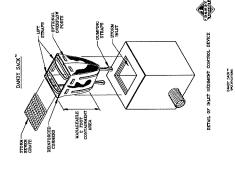
SCALE: NA DWARRIB | CKD:AAG | DATE: 05/06/2020 19-164

Rev. 12/51/2018 ERSO-10.4

TEMPRARY SEEDING & MULCHING
CHART

DELAWARE
DELAWARE
Public Works Department





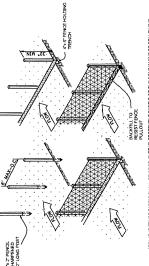
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alate: All Bandy Sacks\*\* con be ordered with our apliand all absorber

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.



SEDMENT FENCE FABRIC SHALL BE ODOT, TYPE IS GEOTEXTILE FABRIC OR THE EOLIVALENT TO FOLLOWING PROPERTIES.

50% 40.188, 200.185, 0.84 MM 1X10 'SEC "W. 120 LBS. MAZINAM TENGLE STREAM MATERIAL PROPERTIES

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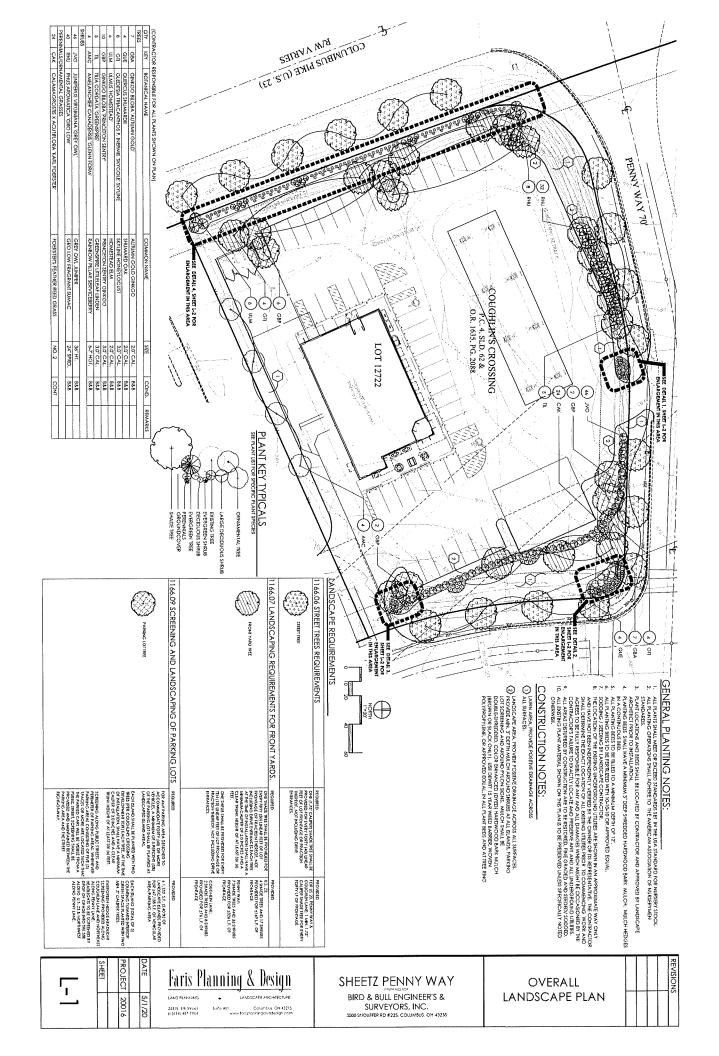
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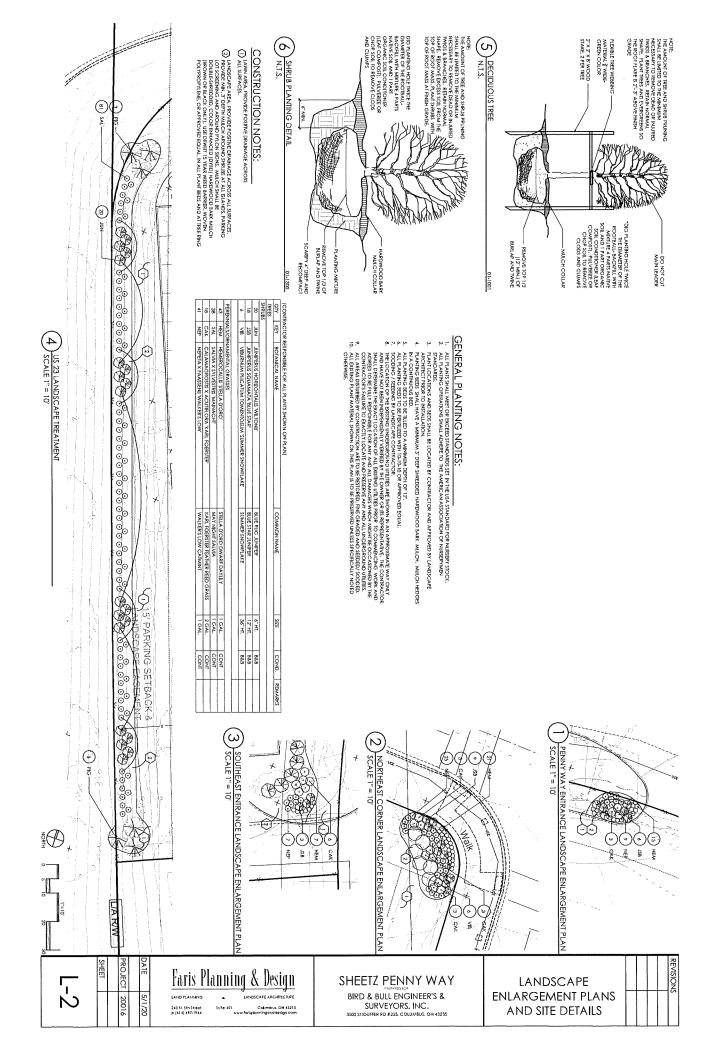


SHEETZ PENNY WAY DELAWARE, OHIO 43015

EROSION AND SEDIMENT CONTROL PLAN DETAILS

JOB NO. 19-164 SCALE: N/A
DVAN:RJB | CKD:AAG | DATE: 05/06/2020





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NEW SHEETZ STORE
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AND COLUMBUS PINE
OBLAWARE COUNT, OH



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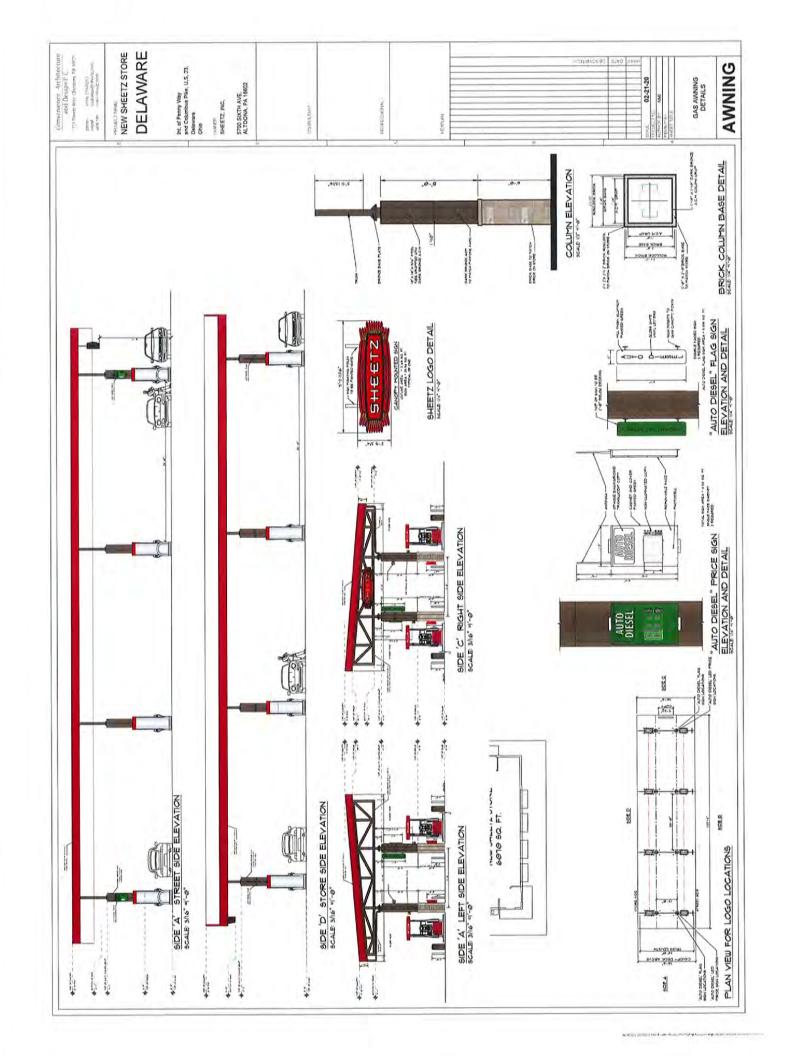














9HEETZ, INCORPORATED 5100 91XTH AVENE ALTOCHA, PA 16602 (814) 946-361

# NEW SHEETZ STORE "DELAWARE"

23 INT. OF PENNY WAY COLUMBUS PIKE, U.S. DELAWARE, OHIO AND



BUILDING WALL MOINTED SIGN OTHER AREA - 248 NO TO DOV. AREA - 344 NO TO TOTAL OF THEE

RETAIL TENANT RETAIL TENANT RETAIL TENANT

2.28

DENNA MVA 30.



SIGN LOCATIONS

COLUMBUS PIKE (U.S. 23)

## SIGNAGE SQUARE FOOTAGE BREAKDOWN

9HEETZ 9IGN = 28:94 8Q. FT. X 3 = T1.82 8Q. FT. MTO 9IGN = 26:52 8Q. FT X 1 = 26:52 8Q. FT T07AL = 104:34 8Q. FT

BUILDING ELEVATIONS

104.34 5Q. FT.

35.50 SQ. FT. SHEETZ CHANNEL LETTER AREA =  $5.00\pm50$ . Ft. x | =  $5.00\pm50$ . Ft. GAS PRICE SIGN AREA =  $15.00\pm50$ . Ft. x | =  $15.00\pm50$ . Ft. TOTAL = 35.50 SQ FT.

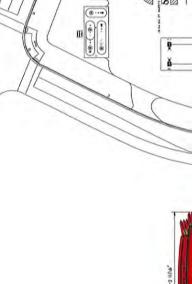
SHEETZ LOGO AREA = 35.5 50, FT. X I = 35.5 50, FT.

GAS CANOPY AUNING

MONUMENT SIGN

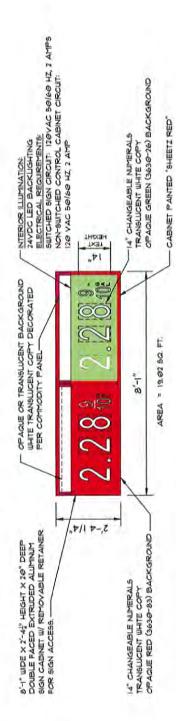
TOTAL SIGNAGE SQ. FT. FOR SITE = 159.84 SQ. FT.

TOTAL = 20.00 50. FT.



UPDATED 04-16-20

# 2'-4 1/4" DOUBLE GAS PRICE



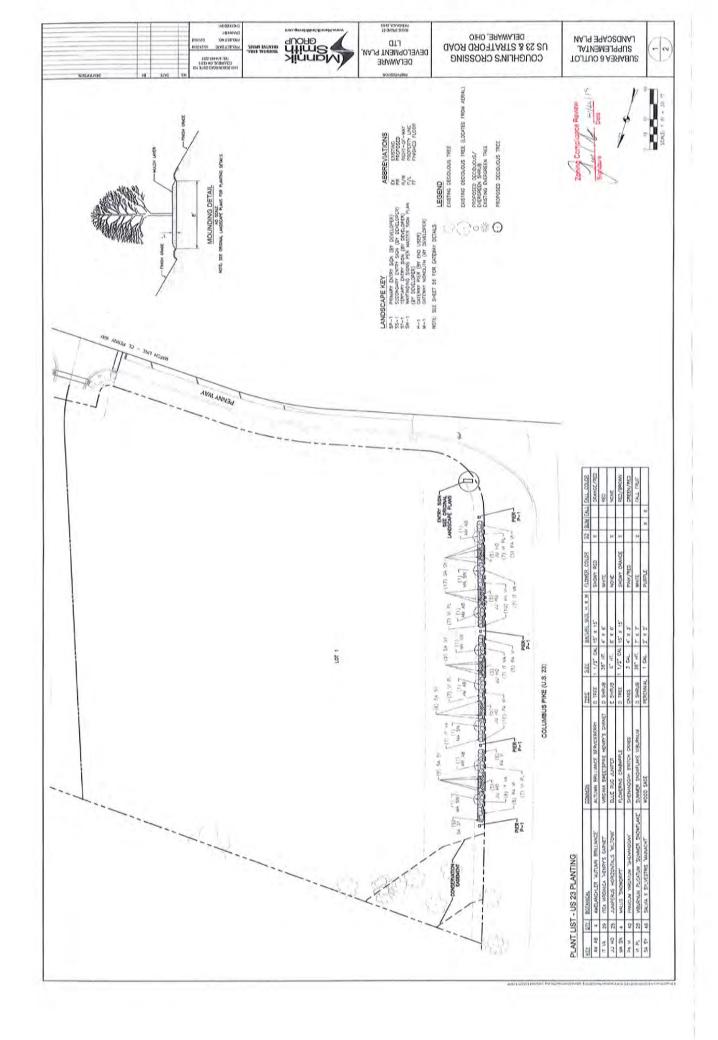
"UNLD 81" TO BE ON STREET SIDE OF SIGN FOR BOTH SIDES.

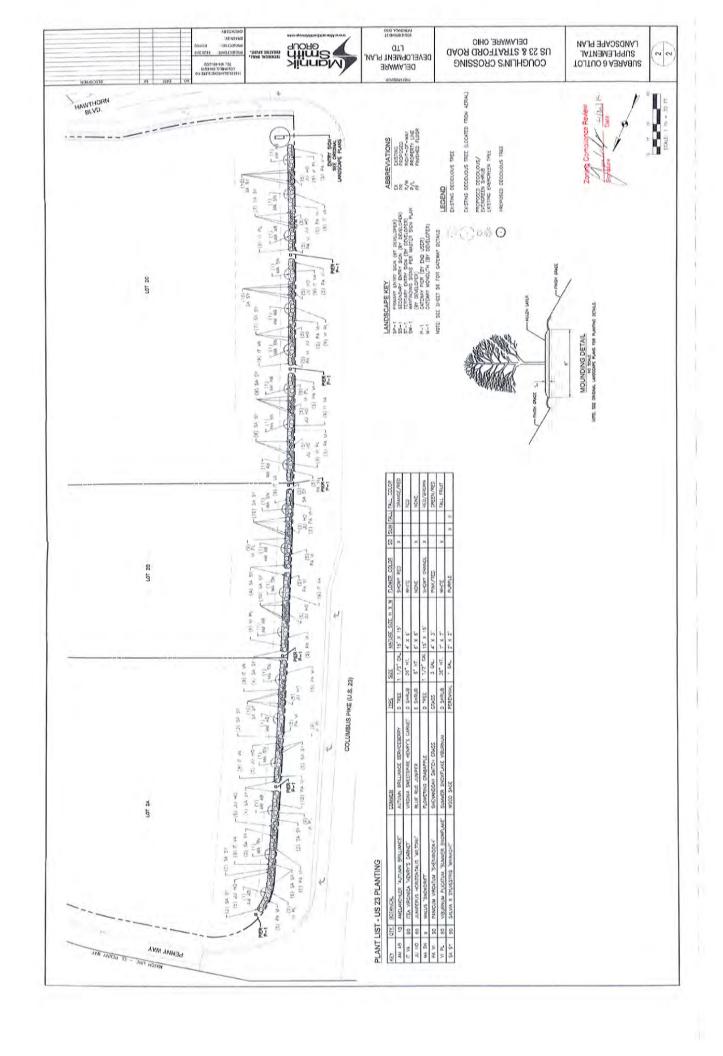
OF AQUE BACKGROND
RED 3M 3630-63
WHTE TRANSLUCENT COPY

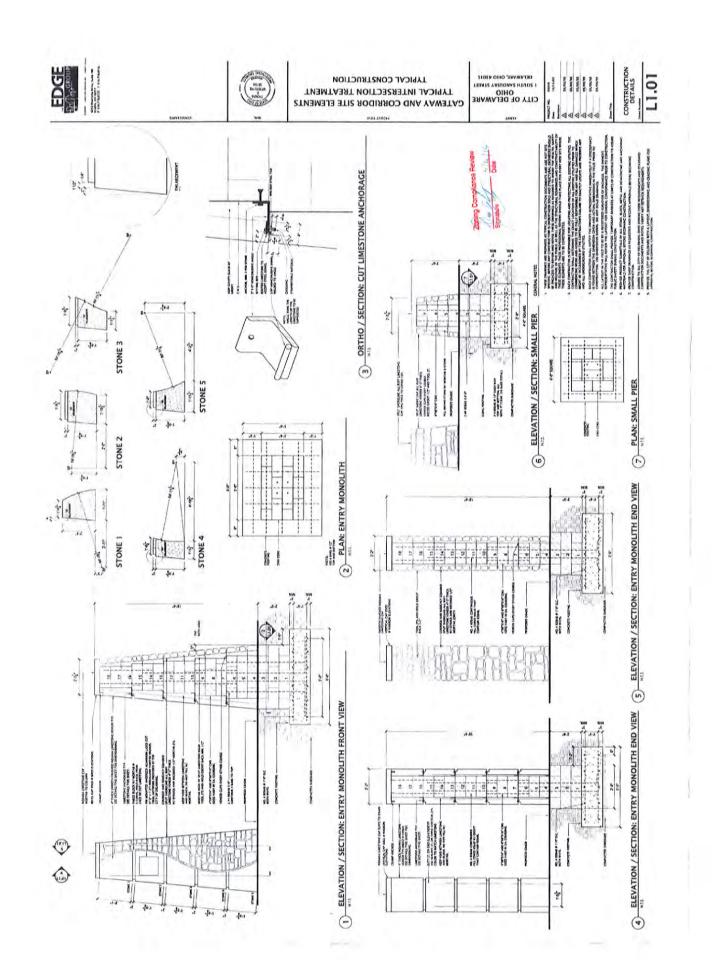
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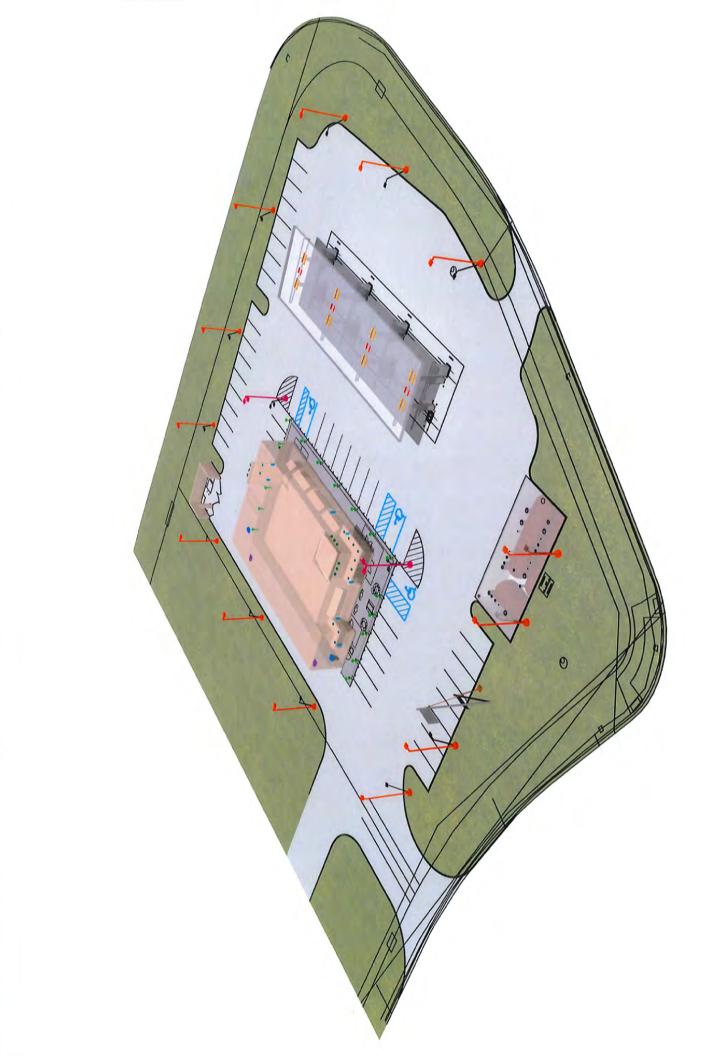
OP AQUE BACKGROUND
RED 3H 3639-83
WHITE TRANSLUCENT COPY 3'-11 1/2"

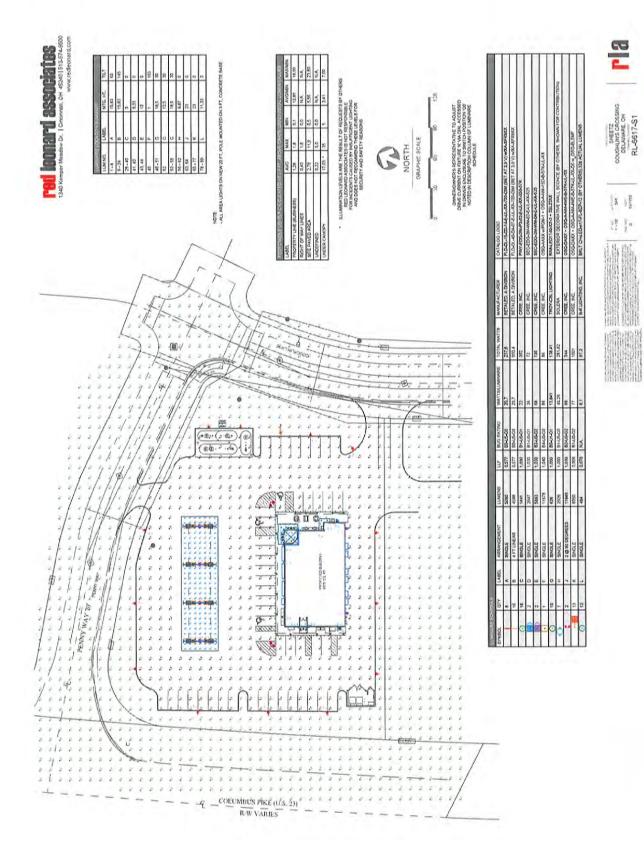
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WHITE TRANSLUCENT COPT 3'-11 1/2"

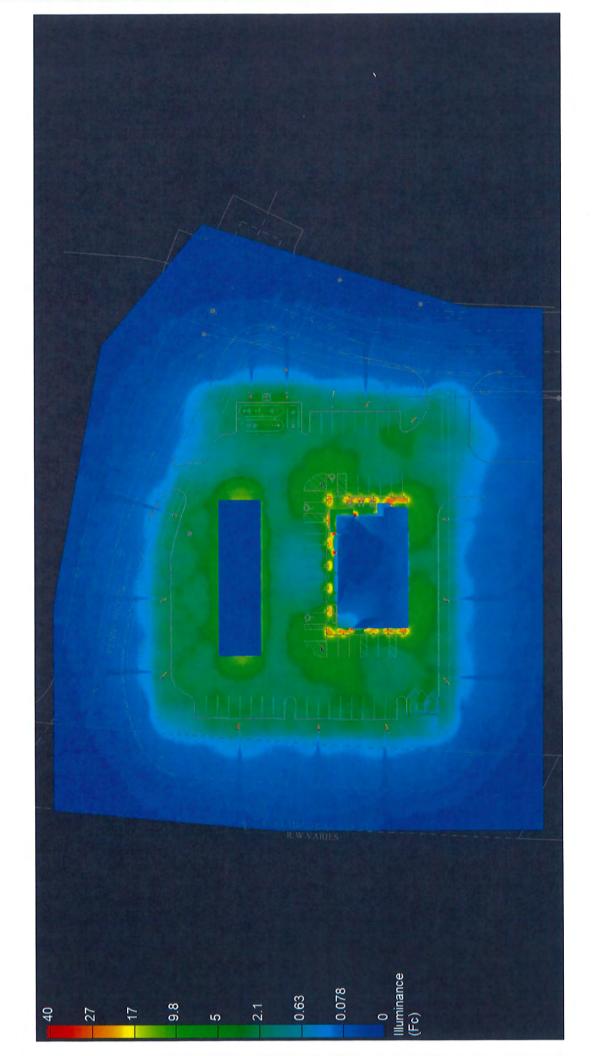


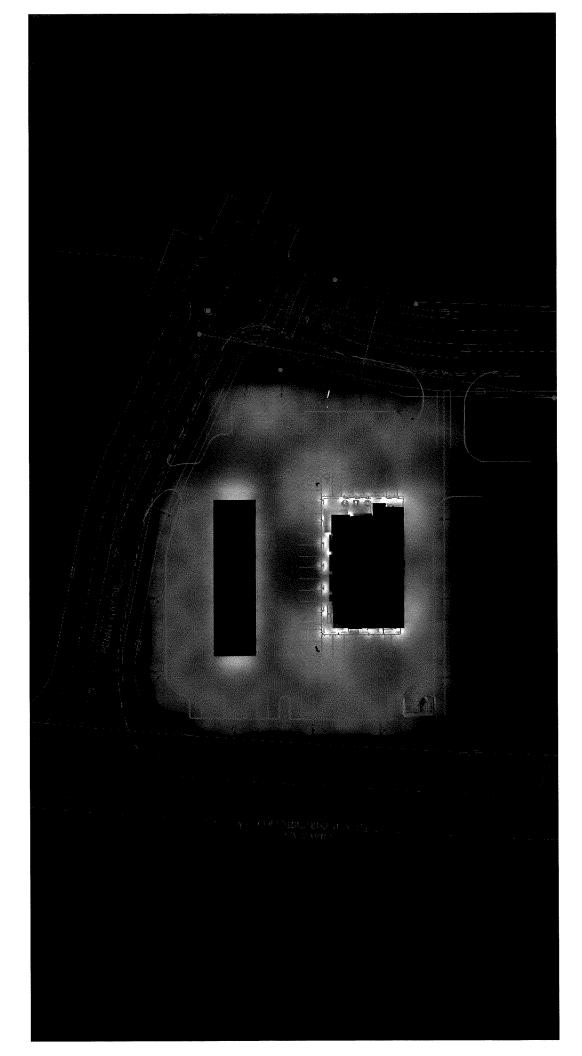


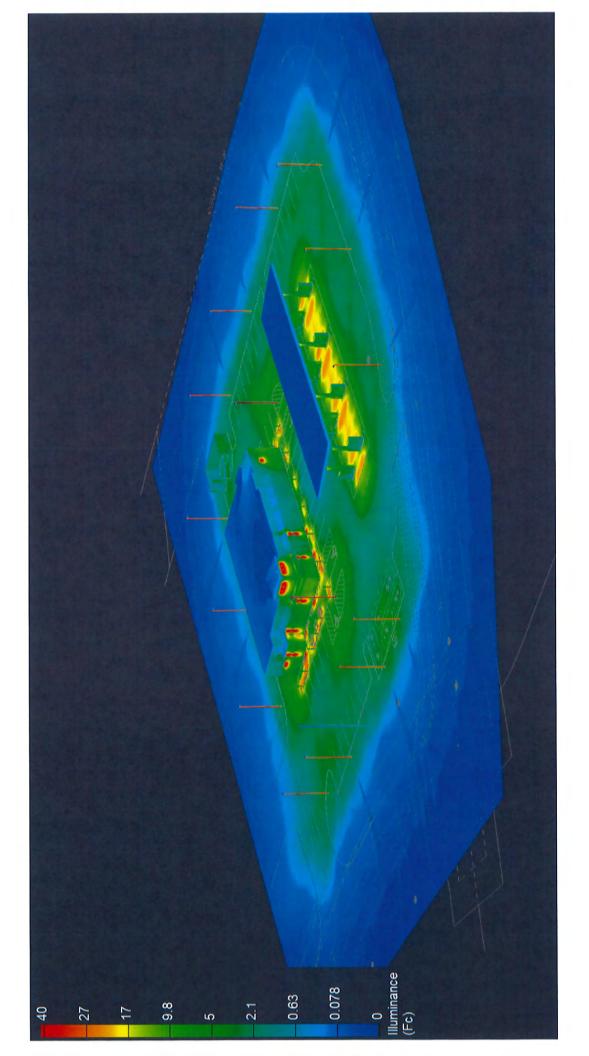




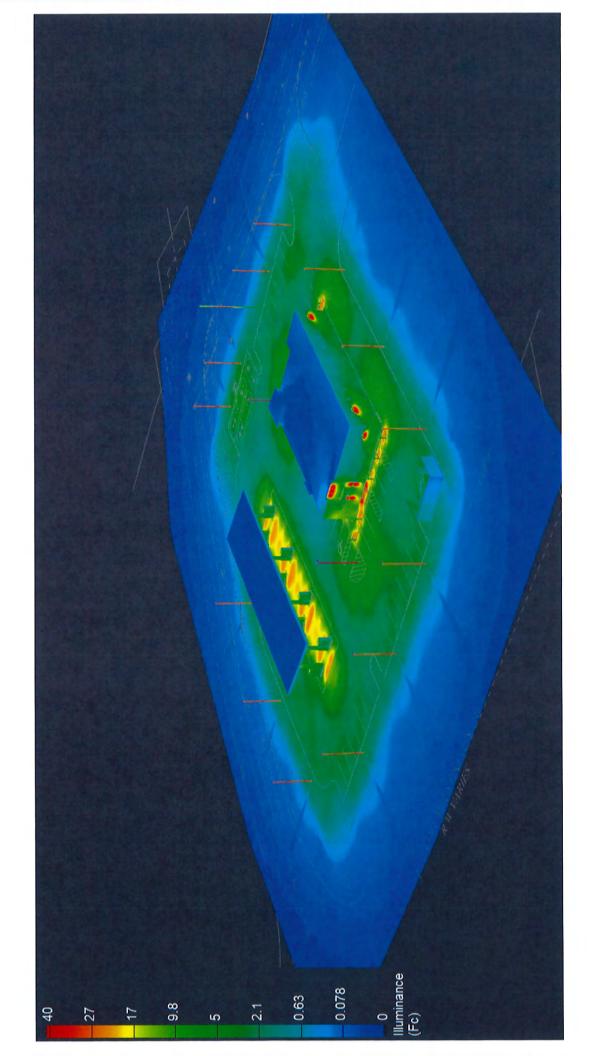


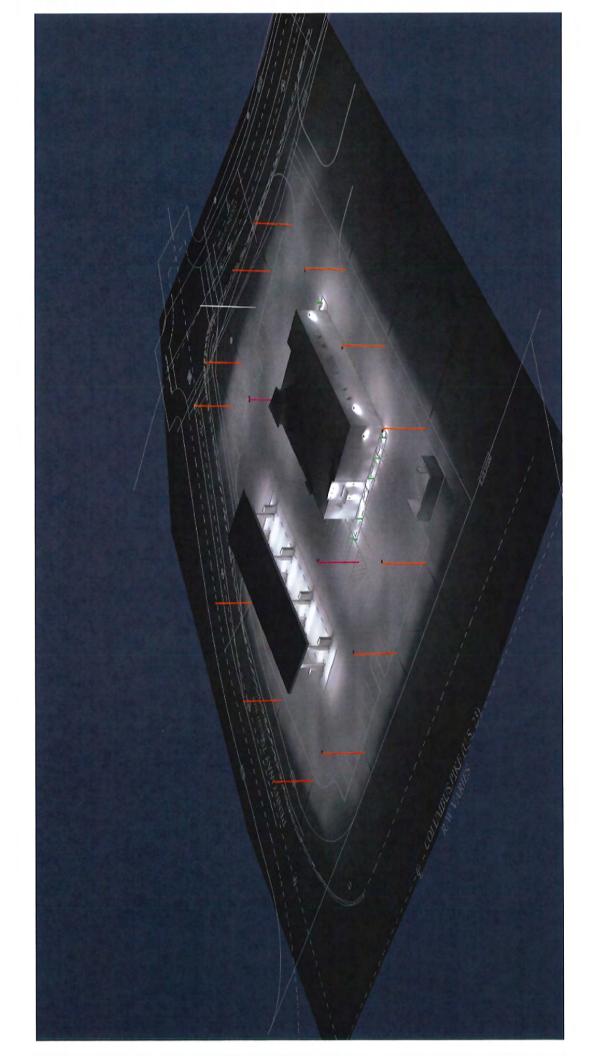
















### SHEETZ

US 23 & PENNY WAY DELAWARE, OH

RL-6617-S1



### EXCELLENCE TODAY AND INTO THE FUTURE

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### OL Series™

LED Linear Flood Luminaire

### **Product Description**

Slim low profile design. Luminaire is constructed from rugged die cast aluminum housing and die cast end caps for superior heat dissipation and durability. Integral weather-tight LED driver compartment and high performance aluminum heat sinks. Rugged die cast mounting pads provide for soild and secure luminaire mounting. Optional field adjustable extruded mounting arms to space luminaire up to 18" (457mm) away from the mounting surface. Luminaire body is rotatable 360° in 5° increments for proper aiming and uniform illumination. Rotation is clearly marked with index marks on end caps.

Applications: Building facades, accent and sign lighting



### Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (5700K); 80 CRI (3500K & 4000K)

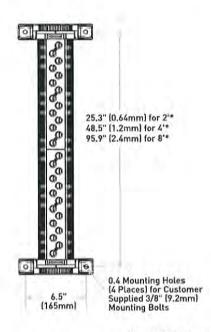
CCT: 3500K (+/- 100K), 4000K (+/- 300K), 5700K (+/- 500K) standard

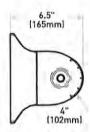
Limited Warranty<sup>†</sup>: 10 years on luminaire/10 years on Colorfast DeltaGuard<sup>®</sup> finish

See http://lighting.cree.com/warranty for warranty terms

### Accessories

Field-Installed		
9" (229mm) Extension Arm	12" (305mm) Extension Arm	18" (457mm) Extension Arm
Spaces luminaire center 9" (229mm)	Spaces luminaire center 12" (305mm)	Spaces luminaire center 18" (457mm
away Irom the mounting surface	away from the mounting surface	away from the mounting surface
XA-XFR9SY	XA-XFR12SV	XA-XFR18SV
XA-XFR9WH	XA-XFR12WH	XA-XFR18WH
XA-XFR9BK	XA-XFR12BK	XA-XFR18BK
XA-XFR9BZ	XA-XFR12BK	XA-XFR18BK





\* For overall dimensions add 1.7" (43mm) to the dimensions above

### **Ordering Information**

Example: FLD-OL-2M-D2-07-E-UL-SV-350

FLD-OL				Ε				
Product	Optic	Mounting	LED Count per Foot	Series	Voltage	Color Options	Drive Current	Options
FLO-OL	2M Type II Medium 15 15° Flood 25° Flood 40° Flood N6 NEMA 6° SN	D2 2' (0.6m) Direct Rotatable D4 (1.2m) Direct Rotatable D8 8' (2.4m) Direct Rotatable	07 14	E	UL Universal 120-277V UH Universal 347-480V - Available with 14 LEDs per foot only	BK Black BZ Bronze SY Silver WH White	350 350mA 525 525mA 700 700mA	DIM 0-10V Dimming  - When ordering with D2 mount, minimum of 14 LEDs per foot required  - Control by others  - Refer to Dimming spec sheet for details  - Can't exceed specified drive current  35K 3500K Cotor Temperature  - Color temperature per light bar  - Minimum 80 CRI  40K 4000K Cotor Temperature  - Color temperature per light bar  - Minimum 80 CRI





Rev. Date: V2 10/04/2018

Canada: www.cree.com/canada



### **Product Specifications**

### **CONSTRUCTION & MATERIALS**

- Slim low profile design
- Luminaire is constructed from rugged extruded aluminum housing and die cast end caps for superior heat dissipation and durability
- Integral weathertight LED driver compartment and high performance aluminum heat sinks
- Rugged die cast mounting pads provide for solid and secure luminaire mounting
- Optional field installable extruded aluminum arms to space luminaire up to 18" (457mm) away from the mounting surface
- . Luminaire body is rotatable 360° in 5° increments for proper aiming and uniform illumination. Rotation is marked on end caps with index marks
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

### **ELECTRICAL SYSTEM**

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- 36" [914mm] outdoor rated flexible cord provided for electrical
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

### **REGULATORY & VOLUNTARY QUALIFICATIONS**

- cULus Listed
- · Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529
- · Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE/ANSI
- · Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- · RoHS Compliant
- Meets Buy American requirements within ARRA
- CA RESIDENTS WARNING: Cancer and Reproductive Harm www.p65warnings.ca.gov

Electri	7	·	ļ					
	LED	System Watts 120-480V	Total Current (A)					
Size	LED Count per Foot		120V	208V	240V	277V	347V	480V
350mA	, I							
2 ft.	07	19	0.16	0.11	80,0	0.09	N/A	N/A
(0.6m)	14	35	0.28	0.18	0.18	0.16	0.11	0.09
4 ft.	07	35	0.28	0.18	0.18	0.16	N/A	N/A
(1.2m)	14	64	0.54	0.32	0.28	0.25	0,15	0.19
8 ft.	07	64	0.54	0.32	0,28	0.25	N/A	N/A
(2.4m)	14	126	1,10	0.65	0.58	0.53	0,26	0.36
525mA								
2ft	07	25	0.21	0.16	0.11	0.09	N/A	N/A
[.6m]	14	50	0.41	0.25	0.22	0.20	0.12	0.15
4ft	07	50	0.41	0.25	0.22	0.20	N/A	N/A
[1.2m]	14	94	0.81	0.48	0.41	0.37	0.28	0.21
8ft	07	94	0.81	0.48	0.41	0.37	N/A	N/A
[2.4m]	14	187	1.61	0.94	0,81	0.73	0,55	0.41
700mA								
2 ft,	07	37	0.32	0.23	0.17	0.18	N/A	N/A
(0.6m)	14	66	0.55	0,33	0,29	0.26	0.20	0.15
4 ft,	07	66	0.55	0.33	0.29	0.26	N/A	N/A
(1,2m)	14	126	1.09	0.64	0.54	0.48	0.37	0.27
8 ft.	07	126	1.09	0.64	0.54	0.48	N/A	N/A
[2.4m]	14	251	2,17	1.26	1.08	0,96	0.73	0.54

<sup>\*</sup> Electrical data at 25°C (77°F)

Ambient	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Calculated³ LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1,02	0.99	0.97	0.96	0.94
20°C [68°F]	1,01	0,98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92



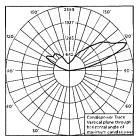
<sup>&</sup>lt;sup>1</sup>Lumen maintenance values at 4000K and 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. 
<sup>2</sup>In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip)

<sup>3</sup>In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip)

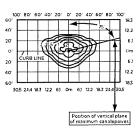
### **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/flood/ol-series

### 2M



ITL Test Report #: 69283 FLD-OL-2M-D2-14-D-UL-700 Initial Delivered Lumens: 3,867



FLD-OL-2M-D2-14-E-UL-700 Mounting Height: 15' (4,6m) A.F.G. Initial Delivered Lumens: 3,922 Initial FC at grade

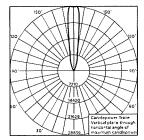
Type II M	ledium Distrib	ution		
		3500K	4000K	5700K
Size	LED Count per Foot	Initial Delivered Lumens'	Initial Delivered Lumens	Initial Delivered Lumens
350mA				
2 ft.	07	896	954	1,087
[0.6m]	14	1,757	1,870	2,131
4 ft.	07	1,793	1,908	2,174
(1.2m)	14	3,515	3,740	4,262
8 ft.	07	3,585	3,816	4,348
[2.4m]	14	7,030	7,480	8,524
525mA		•		
2 ft.	07	1,309	1,329	1,587
[0.6m]	14	2,566	2,730	3,112
4ft	07	2,617	2,784	3,174
(1.2m)	14	5,132	5,460	6,224
8ft	07	5,235	5,568	6,348
[2.4m]	14	10,263	10,920	12,448
700mA	A			
2ft	07	1,649	1,755	2,000
(.6m)	14	3,234	3,440	3,922
4 ft.	07	3,298	3,510	4,000
[1.2m]	14	6,467	6,880	7,844
8 ft.	07	6,597	7,020	8,000
(2.4m)	14	12,934	13,760	15,688

<sup>\*</sup> Initial delivered lumens at 25°C [77\*F]



### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/flood/ol-series



ITL Test Report #: 68860 FLD-0L-15-RD-24-14-D-UL-700 Initial Delivered Lumens: 5,080

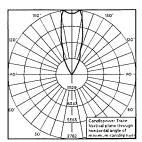
15 Floo	d Distribution	¥		
<b>.</b> .	LED Court	3500K	4000K	5700K
Size	LED Count per Foot	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA		\$20,000		
2 ft.	07	1,161	1,236	1,409
(0.6m)	14	2,277	2,423	2,762
4 ft.	07	2,323	2,472	2,818
[1.2m] 14	14	4,554	4,846	5,524
8 ft. 07	07	4,646	4,944	5,636
(2.4m)	14	9,109	9,692	11,048
525mA		See a management and a first country of the country of the angle of the country o		
2 ft. (0.6m)	07	1,696	1,804	2,056
	14	3,325	3,537	4,032
4 ft.	07	3,391	3,608	4,112
[1.2m]	14	6,649	7,074	8,064
8 ft.	07	6,783	7,216	8,224
(2.4m)	14	13,299	14,148	16,128
700mA		C 100 100 100 100 100 100 100 100 100 10		
2 ft,	07	2,137	2,273	2,592
[0.6m]	14	4,190	4,457	5,082
4 ft.	07	4,274	4,546	5,184
[1,2m]	14	8,380	8,914	10,164
B ft,	07	8,548	9,092	10,368
[2.4m]	14	16,760	17,828	20,328

<sup>\*</sup> Initial delivered lumens at 25°C [77\*F]



### **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/flood/ol-series



ITL Test Report #: 68425 FLD-0L-25-RD-24-14-D-UL-700 Initial Delivered Lumens: 5,132

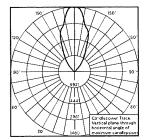
		3500K	4000K	5700K	
Size	LED Count per Foot	Initial Delivered Lumens	Initial Delivered Lumens	Initial Delivered Lumens	
350mA		1,,			
2 ft.	07	1,161	1,236	1,409	
(0.6m)	14	2,277	2,423	2,762	
4 ft.	07	2,323	2,472	2,818	
(1.2m)	14	4,554	4,846	5,524	
B ft,	07	4,646	4,944	5,636	
[2.4m]	14	9,109	9,692	11,048	
525mA					
2 ft. (0.6m)	07	1,696	1,804	2,056	
	14	3,325	3,537	4,032	
4 ft.	07	3,391	3,608	4,112	
(1.2m)	14	6,649	7,074	8,064	
8 ft.	07	6,783	7,216	8,224	
(2.4m)	14	13,299	14,148	16,128	
700mA					
2 ft.	07	2,137	2,273	2,592	
[0.6m]	14	4,190	4,457	5,082	
4 ft.	07	4,274	4,546	5,184	
[1.2m]	14	8,380	8,914	10,164	
8 ft.	07	8,548	9,092	10,368	
(2.4m)	14	16,760	17,828	20,328	

<sup>\*</sup> Initial delivered lumens at 25°C (77°F)



### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/flood/ol-series



ITL Test Report #: 68434 FLD-OL-40-RD-24-14-D-UL-700 Initial Delivered Lumens: 4588

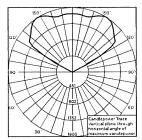
	LED Count per Foot	3500K	4000K	5700K	
Size		Initial Delivered Lumens	Initial Delivered Lumens'	Initial Delivered	
350mA			, A	to the second se	
2 ft.	07	1,048	1,115	1,271	
[0.6m]	14	2,054	2,186	2,492	
4 ft.	07	2,096	2,229	2,542	
[1,2m]	14	4,109	4,371	4,983	
8 ft. 01	07	4,191	4,459	5,083	
[2.4m]	14	8,218	8,742	9,966	
525mA	an ann aith ann ann ann ann ann an Aire (1944 - 1944). An mar an	3			
2 ft. (0.6m)	07	1,530	1,627	1,855	
	14	2,999	3,191	3,638	
4 ft.	07	3,060	3,255	3,711	
[1.2m]	14	5,999	6,382	7,275	
8 ft.	07	6,119	6,510	7,421	
[2.4m]	14	11,998	12,764	14,551	
700mA					
2 ft.	07	1,928	2,051	2,338	
(0.6m)	14	3,780	4,021	4,584	
4 ft.	07	3,856	4,102	4,676	
[1.2m]	14	7,560	8,043	9,169	
8 ft.	07	7,712	8,204	9,353	
8 ft. [2.4m]	14	15,121	16,086	18,338	

<sup>\*</sup> Initial delivered lumens at 25°C (77°F)

### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/flood/ol-series

### N6



ITL Test Report #: 68935 FLD-0L-N6-R0-24-14-D-UL-700 Initial Delivered Lumens: 4,702

NEMA® 6	S Distribution				
	LED Count per Foot	3500K	4000K	5700K	
Size		Initial Delivered Lumens	Initial Delivered Lumens	Initial Delivered Lumens	
350mA		A.,	eyr vapos ava tal talek val and de		
2 ft.	07	1,086	1,155	1,317	
(0.6m)	14	2,129	2,265	2,582	
4 ft.	07	2,171	2,310	2,634	
(1.2m)	14	4,257	4,530	5,164	
8 ft.	07	4,343	4,620	5,268	
[2,4m]	14	8,515	9,060	10,328	
525mA					
2 ft. (0.6m)	07	1,585	1,686	1,922	
	14	3,108	3,306	3,769	
4 ft.	07	3,170	3,372	3,844	
[1.2m]	14	6,216	6,612	7,538	
8 ft.	07	6,340	6,744	7,688	
(2.4m)	14	12,432	13,224	15,076	
700mA					
2 ft,	07	1,998	2,125	2,423	
[0.6m]	14	3,917	4,167	4,750	
4 ft.	07	3,995	4,250	4,846	
(1.2m)	14	7,834	8,334	9,500	
8 ft.	07	7,991	8,500	9,692	
(2.4m)	14	15,667	16,668	19,000	

<sup>\*</sup> Initial delivered lumens at 25°C (77°F)

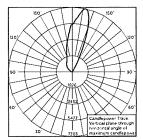


#### OL Series™ LED Linear Flood Luminaire

#### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/flood/ol-series

#### SN



ITL Test Report #: 68433 FLD-0L-SN-RD-24-14-D-UL-700 Initial Delivered Lumens: 4,506

Sign Opt	ic Distribution				
		3500K	4000K	5700K	
	LED Count per Foot	Initial Delivered Lumens	Initial Delivered Lumens*	Initial Delivered Lumens	
350mA		***************************************		and a second and a second as a	
2 ft. 07	07	1,048	1,115	1,271	
(0,6m)	14	2,054	2,186	2,492	
4 ft,	07	2,096	2,229	2,542	
(1.2m)	14	4,109	4,371	4,984	
8 ft.	07	4,191	4,459	5,084	
[2.4m]	14	8,218	8,742	9,962	
525mA					
2 ft.	07	1,530	1,627	1,855	
[0.6m]	14	2,999	3,191	3,638	
4 ft.	07	3,060	3,255	3,710	
(1.2m)	14	5,999	6,382	7,276	
8 ft.	07	6,119	6,510	7,420	
[2.4m]	14	11,998	12,764	14,552	
700mA					
2 ft,	07	1,928	2,051	2,338	
(0.6m)	14	3,780	4,021	4,584	
4 ft.	07	3,856	4,102	4,676	
[1.2m]	14	7,560	8,043	9,168	
8 ft.	07	7,712	8,204	9,352	
[2.4m]	14	15,121	16,086	18,336	

<sup>\*</sup> Initial delivered lumens at 25°C [77°F]



# Cree Edge™ Series

LED Pathway Luminaire

#### **Product Description**

Durable die-cast aluminum luminaire housing mounts directly to 4" [102mm] diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). Note: T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light

Applications: Landscape, walk-ways and general site lighting

#### Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

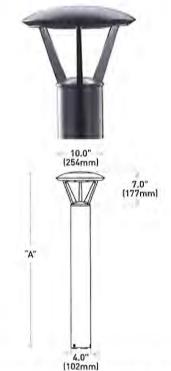
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty<sup>†</sup>: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

See http://lighting.cree.com/warranty for warranty terms

#### Accessories

#### Field-Installed



Model	Dim. "A"	Weight*
Landscape (PO)	13" (330mm)	12.7 (bs. [5.8kg]
Landscape (P1)	18" [457mm]	13.3 lbs. [6.0kg]
Pathway (P3)	36" [914mm]	17.9 lbs. (8.1kg)
Pathway [P4]	42" [1068mm]	18.6 lbs. [8.4kg]
Pedestrian (P8)	96" [2438mm]	28.4 lbs (12.9kg)

<sup>&#</sup>x27; Add 4.5 lbs. (2.0kg) for 347-480V

## **Ordering Information**

Example: PWY-EDG-2M-P0-02-E-UL-SV-350

PWY-EDG			02	E				
Product	Optic	Mounting	LED Count (x9)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M Type II Medium 3M Type III Medium 5M Type V Medium 55 Type V Short	P0 13" (330mm) landscape P1 18" (457mm) landscape P3 36" (914mm) pathway P4 42" [1067mm] pathway P8 96" (2438mm) pedestrian	02	E	UL Universal 120-277V UH* Universal 347-480V - Available with P3, P4, and P8 mounts only 12 120V - Available only with TL option 27 277V - Available only with TL option	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA - Available with P1, P3, P4, and P8 mounts only	F Fuse - When code dictates lusing, use time delay fuse - Available for U.S. applications only TL Two-Level (175/525 w/integrated sensor control - Available with 12 or 27 voltages only - Refer to TL apps sheet for detaits WB Welded Base Plate - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire

 <sup>347-480</sup>V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table









#### Cree Edge™ LED Pathway Luminaire

## **Product Specifications**

#### **CONSTRUCTION & MATERIALS**

- Durable die-cast aluminum luminaire housing mounts directly to 4° [102mm] diameter pole [included] without visible mounting hardware for clean appearance
- · Pole mounts to rugged die cast aluminum internal flange secured by three 3/8"-16x6" anchor bolts with 1-1/4" hook(provided). Note: T45 Torx 3/8" socket required for head installation
- Top mounted LEDs for superior optical performance and light control
- Open design, passive thermal management for superior lumen maintenance
- Exclusive Color(ast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and
- Weight: See Dimension and Weight Chart on pages 1 and 4

#### **ELECTRICAL SYSTEM**

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load at 120V
- Total Harmonic Distortion: < 20% at full load at 120V
- · Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

#### **REGULATORY & VOLUNTARY QUALIFICATIONS**

- · cULus Listed
- · Suitable for wet locations
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- . Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant, Consult factory for additional details
- A CA RESIDENTS WARNING: Cancer and Reproductive Harm www.p65warnings.ca.gov

Electrica	al Data*							
L MA	1200	2015.1	Total C	urrent (A	1			
LED Count (x9)	System Walts 120-277V	System Watts 347-480V	120V	2087	240V	277V	347V	480V
350mA								
02	22	28	0.18	0,12	0.10	0.10	0.09	0.13
525mA								
02	34	40	0,29	0.19	0.17	0,15	0,12	0.13

<sup>\*</sup> Electrical data at 25°C 177°Fl. Actual wattage may differ by +/- 10% when operating between 120-680V +/- 10%

Cree Edge™ S	Series Ambier	nt Adjusted Lum	en Maintenand	e¹	
Ambient	Initial LMF	25K hr Projected <sup>†</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Calculated <sup>1</sup> LMF	100K hr Calculated LMF
5°C  41°F	1.04	1,01	0.99	0.98	0.96
10°C (50°F)	1.03	1,00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0,97	0.95	0.94	0,92

Lumen maintenance values at 25°C 177°F | are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors ILATF have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Seternce Decument for outdoor average nightline ambient conditions.

3°In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing ([DUT] i.e. the packaged LEO chip]

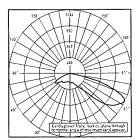
1°In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT] i.e. the packaged LED chip)

#### Cree Edge™ LED Pathway Luminaire

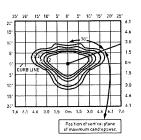
#### **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/bollards-and-pathway/cree-edge-pathway

#### 2M



RESTL Test Report #: PL5758-001 PWY-EDG-2M-\*\*-02-E-UL-350-40K Initial Delivered Lumens: 1,549

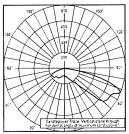


PWY-EDG-2M-\*\*-02-E-UL-350-40K Mounting Height: 3' [0,9m] A.F.G. Initial Delivered Lumens: 1,565 Initial FC at grade

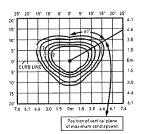
	4000K		5700K	
LED Count (x9)	Initial Delivered Lumens	BUG Ratings'' Per TM-15-11	Initial Delivered Lumens	BUG Ratings'' Per TM-15-11
350mA				
02	1,565	B1 U0 G1	1,625	B1 U0 G1
525mA				and the second s
02	2,191	B1 U0 G1	2.276	B1 U0 G1

<sup>•</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

#### 3M



RESTL Test Report #: PL5698-001 PWY-EDG-3M-\*\*-02-E-UL-350-40K Initial Delivered Lumens: 1,470

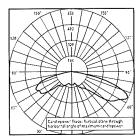


PWY-EDG-3M-\*\*-02-E-UL-350-40K Mounting Height: 3' (0.9m) A.F.G. Initial Delivered Lumens: 1,389 Initial FC at grade

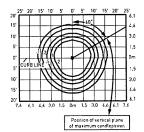
Type III Med	lium Distributio			
	4000K		5700K	
LED Count [x9]	Initial Delivered Lumens	BUG Ratings'' Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11
350mA		, , , , , , , , , , , , , , , , , , ,		
02	1,389	B1 U0 G1	1,442	B1 U0 G1
525mA			au - 1 1 1 1 1 1 1 1	
02	1,944	B1 U0 G1	2,019	B1 U0 G1

<sup>•</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

#### 5M



RESTL Test Report #: PL5798-001 PWY-EDG-5M-\*\*-02-E-UL-350-40K Initial Delivered Lumens: 1,780



PWY-EDG-5M-\*\*-02-E-UL-350-40K Mounting Height: 3' (0.9m) A.F.G. Initial Delivered Lumens: 1,666 Initial FC at grade

Type V Med	ium Distribution	n		
	4000K		5700K	
LED Count (x9)	Initial Delivered Lumens	BUG Ratings'' Per TM-15-11	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11
350mA	A > 1.5			
02	1,666	B1 U2 G1	1,730	B1 U2 G1
525mA			a management of the second	
02	2,333	B2 U2 G2	2,422	B2 U2 G2

<sup>\*</sup> Initial delivered lumens at 25°C (77°F), Actual production yield may vary between -10 and +10% of initial delivered lumens

lumens
For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

lumens
\*\* For more information on the IES BUG [Backlight-Uptight-Glare] Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

<sup>!!</sup> Ulumens

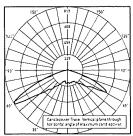
\*\* For more information on the IES BUG [Backlight-Uplight-Glare] Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

## Cree Edge™ LED Pathway Luminaire

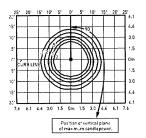
#### **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/bollards-and-pathway/cree-edge-pathway

#### 5S



RESTL Test Report #: PL57S9-001 PWY-EDG-5S-\*\*-02-E-UL-350-40K Initial Delivered Lumens: 1,897

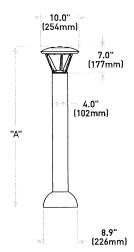


PWY-EDG-55-\*\*-02-E-UL-350-40K Mounting Height: 3' [0.9m] A.F.G. Initial Delivered Lumens: 1,868 Initial FC at grade

Type V Shor	t Distribution			
	4000K		5700K	
LED Count (x9)	Initial Delivered Lumens*	BUG Ratings'' Per TM-15-11	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11
350mA				
02	1,868	B1 U2 G1	1,940	B1 U2 G1
525mA				
02	2,615	B1 U2 G1	2,716	B1 U2 G1

<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

#### with Welded Base



Model	Dim. "A"	Weight*
Pathway (P3)	36" [914mm]	17.9 lbs. (8.1kg)
Pathway (P4)	42" (1068mm)	18,6 lbs. (8,4kg)
Pedestrian (P8)	96" (2438mm)	28.4 lbs (12.9kg)

<sup>\*</sup> Add 4.5 lbs. (2,0kg) for 347-480V



Tumens

Tor more information on the IES BUG [Backlight-Uplight-Glare] Rating visit: https://www.ies.org/vp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

#### **Product Description**

The Cree Edge® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring, Includes leaf/debris guard.

Applications: General area and security lighting

## **Performance Summary**

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

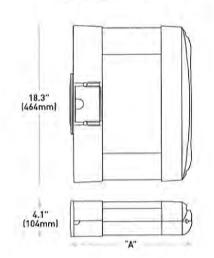
Limited Warranty<sup>†</sup>: 10 years on luminaire/10 years on Colorfast DeltaGuard<sup>©</sup> finish

#### Accessories

Field-Installed		
Bird Spikes XA-BRDSPK	Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent walt packs	Hand-Held Remote  XA-SENSREM  - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required



Rev. Date: V6 08/29/2019



LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. [10,0kg]
06	13,9" [353mm]	25 lbs. [11,3kg]
08	15.9" (404mm)	27 lbs. [12.2kg]
10	17.9" [455mm]	31 lbs. [14.1kg]
12	19.9" [505mm]	32 lbs. (14,5kg)

#### Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM	100	E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	2M Type II Medium 2MB Type II Medium w/BLS 2S Type II Short 2SB Type II Short w/BLS 3M Type III Medium 3MB Type III Medium 4MB Type IV Medium 4MB Type IV Medium	WM Wall Mount	02 04 06 08 10 12	E	UL Universat 120-277V UH Universat 347-480V 34 347V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA -Available with 20-80 LEDs 700 700mA -Available with 20-60 LEDs	DIM 0-10V Dimming  - Control by others  - Refer to <u>Dimming specished</u> for details  - Can't exceed specified drive current  - Not available with PML option  Photocelt  - Must specify UL or 34 voltage  PML Programmable Multi-Level  - Refer to <u>PML specished</u> for details  - Intended for downlight applications with 0° tilt  40K 4000K Color Temperature  - Minimum 70 CRI  - Color temperature per luminaire



<sup>\*</sup>See http://creetighting.com/warrantly for warranty terms

#### **Product Specifications**

#### **CONSTRUCTION & MATERIALS**

- · Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- · Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- . Luminaire can also be direct mounted to a wall and surface wired
- . Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- · Designed and approved for easy through-wiring
- · Includes leaf/debris quard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- Weight: See Dimensions and Weight Chart on page 1

#### **ELECTRICAL SYSTEM**

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- . Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- · Integral weathertight J-Box with leads (wire nuts) for easy power hook
- . Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- . Consult factory if in-luminaire fusing is required
- Maximum 10V Source Current: 20 LED [350mA]: 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

#### **REGULATORY & VOLUNTARY QUALIFICATIONS**

- · cULus Listed
- · Suitable for wet locations
- · Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- . Enclosure rated IP66 per IEC 60529 when ordered without P or PML options
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- · DLC qualified with select SKUs, Refer to https://www.designlights.org/search/ for most current information
- Meets Buy American requirements within ARRA
- CA RESIDENTS WARNING: Cancer and Reproductive Harm -

Electrical D	ata*						
	System	Total Cu	rrent (A)			-	480V
LED Count (x10)	Watts 120-480V	120V	208V	240V	277V	347V	
350mA	1						
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
D6	66	0.52	0.31	0.28	0,26	0.20	0.15
08	90	0.75	0.44	0.38	0,34	0.26	0,20
10	110	0.92	0.53	0.47	0.41	0,32	0.24
12	130	1.10	0,63	0.55	0.48	0.38	0.28
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0,43	0,38	0.30	0.22
08	133	1,13	0.66	0,58	0,51	0.39	0.28
700mA							
02	50	0,41	0.25	0.22	0,20	0.15	0.12
04	93	0,78	0.46	0,40	0,36	0.27	0.20
06	134	1.14	0.65	0,57	0.50	0,39	0.29

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V

Ambient	Initiat LMF	25K hr Reported <sup>a</sup> LMF	50K hr Reported <sup>2</sup> LMF	75K hr Estimated <sup>3</sup> LMF	100K hr Estimated LMF
5°C (41°F)	1.04	1,01	0.99	0.98	0.96
10°C (50°F)	1,03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C [68°F]	1,01	0.98	0.96	0.95	0.93
25°C [77°F]	1,00	0.97	0.95	0.94	0.92

Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-silu luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all luminaire ambient temperature factors (LATF) have been applied to all luminaire and the laminateriance factors. Please refer to the Temperature for the Reference Decument for outdoor average nightlime and for outdoor average nighttime ambien

constitutions,

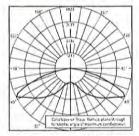
In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED

\* Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED

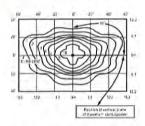
#### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: <a href="http://creelighting.com/products/outdoor/wall-mount/cree-edge-series-5">http://creelighting.com/products/outdoor/wall-mount/cree-edge-series-5</a>

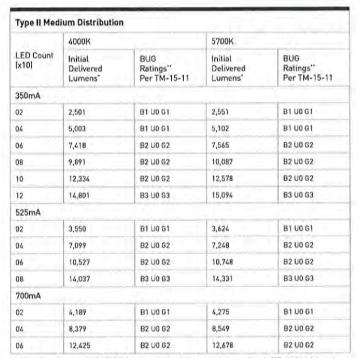
#### 2M



RESTL Test Report #: PL10270-004B ARE-EDG-2M-\*\*-06-E-UL-525-40K Initial Delivered Lumens: 10,053



SEC-EDG-2M-\*\*-06-E-UL-700-40K Mounting Height: 10' (3.0m) A.F.G. Initial Delivered Lumens: 12,425 Initial FC at grade



<sup>\*</sup> Initial delivered lumens at 25°C [77°F]. Actual production yield may vary between -10 and +10% of initial delivered lumens

tumens
\*\* For more information on the IES BUQ (Backlight-Uplight-Olare) Rating visit:
https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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RESTL Test Report #: PL10023-003B ARE-EDG-2MB-\*\*-06-E-UL-525-40K Initial Delivered Lumens: 7,784

2MB

SEC-EDG-2MB-\*\*-04-E-UL-700-40K Mounting Height: 10' (3.0m) A.F.G. Initial Delivered Lumens: 9,359 Initial FC at grade

	4000K		5700K		
LED Count (x10)	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	
350mA					
02	1,884	B0 U0 G1	1,921	B0 U0 G1	
04	3,768	B1 U0 G1	3,843	B1 U0 G1	
06	5,588	B1 U0 G1	5,698	B1 U0 G1	
08	7,450	B1 U0 G2	7,598	B1 U0 G2	
10	9,291	B1 U0 G2	9,475	B1 U0 G2	
12	11,149	B1 U0 G2	11,370	B1 U0 G2	
525mA					
02	2,674	B0 U0 G1	2,730	B0 U0 G1	
04	5,348	B1 U0 G1	5,460	B1 U0 G1	
06	7,930	B1 U0 G2	8,096	B1 U0 G2	
08	10,573	B1 U0 G2	10,794	B1 U0 G2	
700mA					
02	3,156	B0 U0 G1	3,220	B0 U0 G1	
04	6,311	B1 U0 G1	6,440	B1 U0 G1	
06	9,359	B1 U0 G2	9,549	B1 U0 G2	

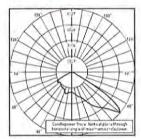
<sup>\*</sup> Initial delivered (umens at 25°C |77°F). Actual production yield may vary between -10 and +10% of initial delivered

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\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.les.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

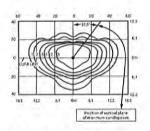
#### Photometry

All published turninaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: <a href="http://creelighting.com/products/outdoor/wall-mount/cree-edge-series-5">http://creelighting.com/products/outdoor/wall-mount/cree-edge-series-5</a>

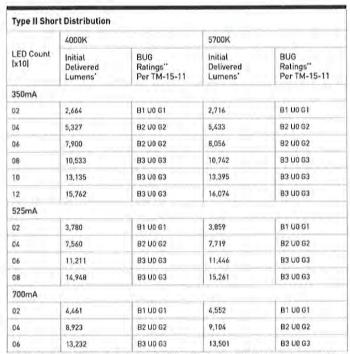
2



ITL Test Report #: 79175 SEC-EDG-2S-\*\*-06-E-UL-700-40K Initial Delivered Lumens: 11,704



SEC-EDG-25-\*\*-06-E-UL-700-40K Mounting Height: 10' [3,0m] A.F.G. Initial Delivered Lumens: 13,232 Initial FC at grade

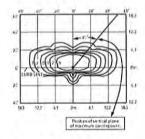


<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered

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2SB

CSA Test Report #: 6454 ARE-EDG-25B-\*\*-06-E-UL-700-40K Initial Delivered Lumens: 9,202



SEC-EDG-25B-\*\*-06-E-UL-700-40K Mounting Height: 10' (3.0m) A.F.G. Initial Delivered Lumens: 10,166 Initial FC at grade

	4000K		5700K		
LED Count (x10)	Initial Delivered Lumens'	BUG Ratings** Per TM-15-11	Initial Delivered Lumens'	BUG Ratings** Per TM-15-11	
350mA					
02	2,046	B0 U0 G1	2,087	B0 U0 G1	
04	4,093	B1 U0 G1	4,174	B1 U0 G1	
06	6,069	B1 U0 G1	6,190	B1 U0 G1	
08	8,093	B1 U0 G1	8,253	B1 U0 G1	
10	10,091	B2 U0 G2	10,291	B2 U0 G2	
12	12,110	B2 U0 G2	12,350	B2 U0 G2	
525mA					
02	2,904	B1 U0 G1	2,965	B1 U0 G1	
04	5,809	B1 U0 G1	5,930	B1 U0 G1	
06	8,613	B1 U0 G1	8,794	B1 U0 G1	
08	11,484	B2 U0 G2	11,725	B2 U0 G2	
700mA					
02	3,428	B1 U0 G1	3,497	B1 U0 G1	
04	6,855	B1 U0 G1	6,995	B1 U0 G1	
06	10,166	B2 U0 G2	10,373	B2 U0 G2	

<sup>\*</sup> Initial delivered tumens at 25°C 177°Fl. Actual production yield may vary between -10 and +10% of initial delivered

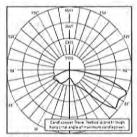
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\*\* For more information on the IES BUG (Backtight-Uplight-Glare) Rating visit:
https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pd/

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\*\* For more information on the IES BUG IBacklight-Uplight-Glare/ Rating visit:
https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

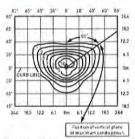
#### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: <a href="http://creelighting.com/products/outdoor/wall-mount/cree-edge-series-5">http://creelighting.com/products/outdoor/wall-mount/cree-edge-series-5</a>

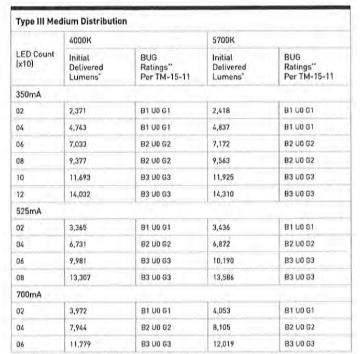
3M



RESTL Test Report #1 PL09405-001A ARE-EDG-3M-\*\*-06-E-UL-525-40K Initial Delivered Lumens; 9,460



SEC-EDG-3M-\*\*-04-E-UL-700-40K Mounting Height: 10' (3,0m) A,F,G, Initial Delivered Lumens: 11,779 Initial FC at grade

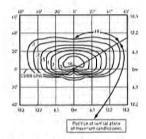


<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered

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**3MB** 

RESTL Test Report #: PL10023-001B ARE-EDG-3MB-\*\*-06-E-UL-525-40K Initial Delivered Lumens: 7,602



SEC-EDG-3MB-\*\*-06-E-UL-700-40K Mounting Height: 10' [3.0m] A.F.G. Initial Delivered Lumens: 8,714 Initial FC at grade

	4000K		5700K		
LED Count (x10)	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11	
350mA					
02	1,754	B0 U0 G1	1,789	B0 U0 G1	
04	3,508	B1 U0 G1	3,578	B1 U0 G1	
06	5,202	B1 U0 G2	5,305	B1 U0 G2	
08	6,936	B1 U0 G2	7,074	B1 U0 G2	
10	8,650	B1 U0 G2	8,821	B1 U0 G2	
12	10,380	B1 U0 G3	10,585	B1 U0 G3	
525mA					
02	2,489	B0 U0 G1	2,542	B0 U0 G1	
04	4,979	B1 U0 G2	5,083	B1 U0 G2	
06	7,383	B1 U0 G2	7,538	B1 U0 G2	
08	9,844	B1 U0 G2	10,050	B1 U0 G3	
700mA					
02	2,938	B1 U0 G1	2,998	B1 U0 G1	
04	5,876	B1 U0 G2	5,996	B1 00 G2	
06	8,714	B1 U0 G2	8,891	B1 U0 G2	

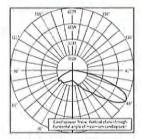
<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered

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\*\* For more information on the IES BUG | Backlight-Uptight-Otare| Rating visit:
https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

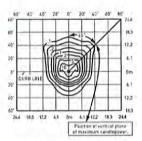
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\*\* For more information on the IES BUG IBacklight-Uplight-Glare) Rating visits
https://www.ies.org/vip-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

## **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/ products/outdoor/wall-mount/cree-edge-series-5



RESTL Test Report #: PL10270-001B ARE-EDG-4M-\*\*-06-E-UL-525-40K Initial Delivered Lumens: 10,483



SEC-EDG-4M-\*\*-06-E-UL-700-40K Mounting Height: 10'(3,0m) A.F.G. Initial Delivered Lumens: 12,425 Initial FC at grade

	4000K		5700K		
LED Count (x10)	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11	
350mA					
02	2,501	B1 U0 G1	2,551	B1 U0 G1	
04	5,003	B2 U0 G1	5,102	B2 U0 G1	
06	7,418	B2 U0 G2	7,565	B2 ∪0 G2	
08	9,891	B2 U0 G2	10,087	B2 ∪0 G2	
10	12,334	B3 U0 G3	12,578	B3 U0 G3	
12	14,801	B3 U0 G3	15,094	B3 U0 G3	
525mA					
02	3,550	B1 U0 G1	3,624	B1 U0 G1	
04	7,099	B2 U0 G2	7,248	B2 U0 G2	
06	10,527	B2 U0 G2	10,748	B2 U0 G2	
08	14,037	B3 U0 G3	14,331	B3 U0 G3	
700mA					
02	4,189	B1 U0 G1	4,275	B1 U0 G1	
04	8,379	B2 U0 B2	8,549	B2 U0 G2	
06	12,425	B3 U0 G3	12,678	B3 U0 G3	

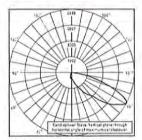
<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uptight-Glare) Rating visit: https://www.ies.org/wp-content/uptoads/2017/03/FM-15-11BUGRatingsAddendum.pdf

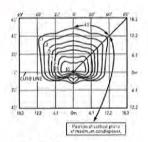
## **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: <a href="http://creelighting.com/products/outdoor/wall-mount/cree-edge-series-5">http://creelighting.com/products/outdoor/wall-mount/cree-edge-series-5</a>

#### 4MB



RESTL Test Report #: PL01023-002B ARE-EDG-4MB-\*\*-06-E-UL-525-40K Initial Delivered Lumens: 7,985



SEC-EDG-4MB-\*\*-06-E-UL-700-40K Mounting Height: 10' (3.0ml A.F.G. Initial Delivered Lumens: 9,359 Initial FC at grade

	4000K		5700K		
LED Count (x10)	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11	
350mA					
02	1,884	B0 U0 G1	1,921	B0 U0 G1	
04	3,768	B1 U0 G1	3,843	B1 U0 G1	
06	5,588	B1 U0 G1	5,698	B1 U0 G2	
08	7,450	B1 U0 G2	7,598	B1 U0 G2	
10	9,291	B1 U0 G2	9,475	B1 U0 G2	
12	11,149	B1 U0 G2	11,370	B1 U0 G2	
525mA					
02	2,674	B0 U0 G1	2,730	80 U0 G1	
04	5,348	B1 U0 G1	5,460	B1 U0 G1	
06	7,930	B1 U0 G2	8,096	B1 U0 G2	
08	10,573	B1 U0 G2	10,794	B1 U0 G2	
700mA				7 1.0	
02	3,156	B1 U0 G1	3,220	B1 U0 G1	
04	6,311	B1 U0 G2	6,440	B1 U0 G2	
06	9,359	B1 U0 G2	9,549	B1 U0 G2	

<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered

CREE & LIGHTING

Lumens
\* For more information on the IES BUG [Backlight-Uplight-Glare] Rating visit.
https://www.ies.org/wp-content/uploads/2017/03/7/M-15-11BUGRatingsAddendum.pdf

#### **Product Description**

The OSQ $^{TH}$  Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

#### Performance Summary

NanoOptic<sup>®</sup> Precision Delivery Grid<sup>™</sup> optic

Assembled in the U.S.A. of U.S. and imported parts

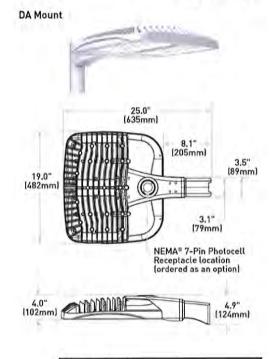
Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty\*: 10 years on luminaire/10 years on Colorfast DeltaGuard<sup>®</sup> finish/5 years on Synapse wireless control accessories/1 year on luminaire accessories



Weight 28.9 lbs. [13.1kg]

## Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately: Example: Mount: OSQ-B-AASV + Luminaire: OSQ-A-NM-2ME-B-40K-UL-SV

Mount (Luminaire must be ordered separately)*			
050-			
090-B-AA Adjustable Arm 090-BA Direct Arm 090-MTSP Transportation Mount (stainless steel; do not specify color) 090-TM Trunion Mount	Color Options:	SV Silver BK Black	BZ Bronze WH White

<sup>\*</sup> Reference EPA and pole configuration suitability data beginning on page 9

050	A	NM								
Product	Version	Mounting	Optic	Input Power Designator	сст	Voltage	Color Options	Options		
050	A	NM No Mount	Asymmetric  2ME*	1	30K 3000K, 70 CRI 40K 4000K, 70 CRI 500K 5000K, 70 CRI 57K 5700K, 70 CRI	UL Universal 120-277V UH Universal 347-480V - Available with B & K Input Power Designators only	BK Black BZ Bronze SV Silver WH White	PML Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0' till PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0' till 09/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 11-12 for power and lumen values - Available with B & K. Input Power Designators only - Not available with PML or PML2 options	R	NEMA® 7-Pin Photocell Receptacle 7-pin receptacle per ANSI C136.41 Intended for downlight applications with maximum 45° till Factory connected 0-10V dim leads -18° (457mm) seven-conductor cord exits luminaire Photocell or shorting cap by others Rotate Left -LED and optic are rotated to the lef -Refer to RR/RL configuration diagram on page 13 for optic directionality Rotate Right -LED and optic are rotated to the right -Refer to RR/RL configuration diagram on page 13 for optic directionality

Available with Backlight Shield when ordered with field-installed accessory (see table above)













<sup>\*</sup>See http://creetighting.com/warr.not/ for warranty terms

#### **Product Specifications**

#### **CONSTRUCTION & MATERIALS**

- · Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral. weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" [76-152mm] square or round pole, secured by two 5/16-18 UNC bolls spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180" in 15" degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- Weight: OSQ-DA: 28.9 lbs. [13.1kg]; OSQ-B-AA: 28.4 lbs. [12.9kg]; OSQ-M-TSP: 42 lbs. [19.1kg]; OSQ-TM: 32.6 lbs. [14.8kg]

#### **ELECTRICAL SYSTEM**

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Consult factory if in-luminaire fusing is required
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- Maximum 10V Source Current: 1.0mA

#### **REGULATORY & VOLUNTARY QUALIFICATIONS**

- · cUl us Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136,31-2001, 3G bridge and overpass vibration standards with AA, DA, TM, and TSP mounts
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available with 70 CRI. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky. org/our-work/lighting/lighting-for-industry/Isa/Isa-products/ for most current information
- CA RESIDENTS WARNING: Cancer and Reproductive Harm -

## **Product Specifications**

#### SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau. providing extreme energy productivity, code compliance and a better light experience.

Electrical Da	ta.									
	System Walts 120-480V	Total Current  A								
Input Power Designator		120V	208V	240V	277V	347V	480V			
В	86	0.73	0.43	0.37	0.32	0.25	0.19			
к	130	1.09	0.65	0.56	0.49	0.38	0,28			
Z	53**	0.46	0.26	0.22	0.19	N/A	N/A			

<sup>\*</sup> Electrical data at 25°C 177°F). Actual wattage may differ by #/- 10% when operating between 120-277V or 347-486V

<sup>4/-10%
\*\*</sup> Available with UL voltage only

Ambient	Optic	Initial LMF	25K hr Reported <sup>7</sup> LMF	50K hr Reported <sup>2</sup> LMF	75K hr Reported <sup>3</sup> / Estimated <sup>3</sup> LMF	100K hr Reported <sup>3</sup> / Estimated <sup>3</sup> LMF
	Asymmetric	1.04	1.02	1.01	1.001	0.993
5°C (41°F)	Symmetric	1.05	1.04	1.03	1.03/	1.024
10°C	Asymmetric	1.03	1.01	1,00	0,999	0.981
(50°F)	Symmetric	1.04	1.03	1,02	1,012	1.00
15°C	Asymmetric	1.02	1.00	0.99	0.989	0.97*
(59*FI	Symmetric	1.02	1.02	1.01	1,002	0,997
20°C	Asymmetric	1.01	0.99	0,98	0.972	0,96*
(68°F)	Symmetric	1.01	1.01	1.00	0.997	0.98)
25°C	Asymmetric	1,00	0,98	0.97	0.963	0.95)
[77°F]	Symmetric	1.00	0.99	0.98	0.984	0.972

Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ juminaire testing. Luminaire ambient temperature factors ILATFI have been applied to all lumen maintenance factors. Please refer to the <u>Temperature Zere Reference Document</u> for autdoor average nighttime am ment for outdoor average nighttime ambient

## Accessories

Field-Installed		
Backlight Shield OSQ-BLSMF - Front facing optics OSQ-BLSMR - Rolated optics	Hand-Held Remote  XA-SENSREM  - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	Bird Spikes OSQ-MED-BROSPK

#### Synapse Wireless Control Accessories

## Twist-Lock Lighting Controller

- TL7-B2
- Suitable for 120-277V IULJ voltage only Requires NEMA/ANSI C136,41 7-Pin Dimming Receptacte Not for use with PML or Q options

- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaires

#### SimplySNAP On-Site Controller \$\$450-002

- Verizon<sup>e</sup> LTE-enabled Designed for indoor applications Building Management System (BMS) Gateway BMS-GW
- Required for BACNET integration Outdoor Antennas
- (Optional, for increased range, 8dB gain) KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket KIT-ANT360
- Kit includes antenna, 30' cable and bracket
- Kit includes antenna, 50' cable and bracket

Conditions.

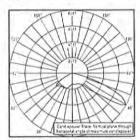
2' in accordance with IES TM-21, Reported values represent interpolated values based on sime durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

2 Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

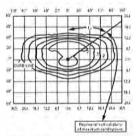
#### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

#### 2ME



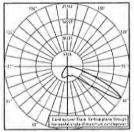
RESTL Test Report #: PL08877-001A OSQ-A-\*\*-2ME-B-30K-UL Initial Delivered Lumens: 10,381



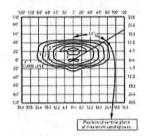
OSQ-A-\*\*-2ME-B-40K-UL Mounting Height 25\* (7.6m) A.F.G. Initial Delivered Lumens: 11,424 Initial FC at grade

. ype ii medidi	m Distribution							
	3000K [70 CRI]		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
Input Power Designator	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11
В	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
к	16,022	83 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G2	17,291	B3 U0 G3
7	6,481	B2 U0 G1	6,896	B2 U0 G1	5,750	B1 U0 G1	7,031	B2 U0 G1

<sup>\*</sup> Initial delivered tumens at 25°C (77°F). Actual production yield may vary between +10 and +10% of initial delivered tumens
\*\* For more information on the IES BUB (Backlight-Uplight-Glaref Rating visit- https://www.les.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no lift



CESTL Test Report II: PL07700-001A 05Q-A-\*\*-2ME-U-57K-UL w/05Q-BLSLF Initial Delivered Lumens: 22,822



OSQ-A-\*\*-2ME-B-40K-UL vv/OSQ-BLSMF Mounting Height: 25' (7.6m) A.F.G. Initial Delivered Lumens: 8,779 Initial FC at grade

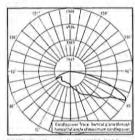
Type II Mediu	m w/BLS Distribution	on						
	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K [70 CRI]	
Input Power Designator	Initial Delivered Lumens'	BUG Ratings" Per TM 15 11	Initial Delivered Lumens	BUG Ratings" Per TM 15 11	Initial Delivered Lumens	BUG Ratings" Per TM 15 11	Initial Delivered Lumens'	BUG Ratings" Per TM 15 11
В	8,251	B2 U0 G2	8,779	B2 U0 G2	7,200	B1 U0 G1	8,950	B2 U0 G2
к	12,312	B2 U0 G2	13,032	B2 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
z	6,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1

<sup>\*</sup>Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and -10% of initial delivered lumens
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/upleads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Yalid with no litt

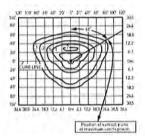
#### **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

#### 3ME



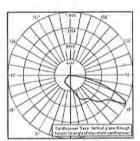
RESTL Test Report #: PL08876-001A OSQ-A-\*\*-3ME-B-30K-UL Initial Delivered Lumens: 10,421



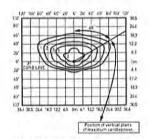
OSQ-A-\*\*-3ME-B-40K-UL Mounting Height: 25' (7,6m) A.F.G. Initial Delivered Lumens: 11,424 Initial FC at grade

Type III Mediu	m Distribution							
	3000K (70 CRI)	3000K (70 CRI)		4000K (70 CRI)			5700K (70 CRI)	
Input Power Designator	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11
В	10,738	B3 U0 G3	11,424	B3 U0 G3	9,350	B2 U0 G2	11,648	B3 U0 G3
К	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G2	7,031	B2 U0 G2

<sup>\*</sup> Initial delivered lumens at 25°C (72°F). Actual production yield may vary between +10 and +10% of Initial delivered lumens
\*\* For more information on the IES BUG (Backlight-Uptight-Glare) Rating visit- https://www.jos.org/wp-content/uptoads/2017/03/TM-15-11BUGRatingsAddendum.pdl. Valid with no till



CESTL Test Report #: PL07699-001A OSQ-A-\*\*-3ME-U-57K-UL w/OSQ-BLSLF Initial Delivered Lumens: 23,601



OSQ-A-\*\*-3ME-B-40K-UL w/OSQ-BLSMF Mounting Height: 25' (7,6m) A.F.G. Initial Delivered Lumens: 9,019 Initial FC at grade

Type III Mediu	m w/BLS Distributi	ion						
	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
Input Power Designator	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11
В	8,477	B1 U0 G2	9,019	B1 U0 G2	7,400	B1 U0 G2	9,196	B1 U0 G2
к	12,649	B2 U0 G2	13,389	B2 U0 G2	11,050	B2 U0 G2	13,650	B2 U0 G2
Z	5,117	B1 U0 G1	5,444	B1 U0 G1	4,540	B1 U0 G1	5,551	B1 U0 G1

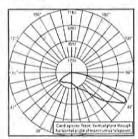


Initial delivered lumens at 25°C (77°F), Actual production yield may vary between -10 and +10% of initial delivered lumens
For mare information on the IES BUG (Backlight-Uptight-Glarel Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf, Valid with no till

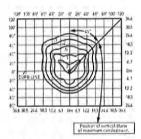
#### **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

#### 4ME



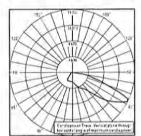
RESTL Test Report #: PL08878-001A 05Q-A-\*\*-4ME-B-30K-UL Initial Delivered Lumens: 10,230



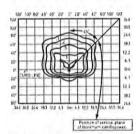
OSQ-A-\*\*-4ME-B-40K-UL Mounting Height: 25' [7.6m] A.F.G. Initial Delivered Lumens: 11,424 Initial FC at grade

Type IV Mediu	m Distribution							
		(70 CRI) 4000K (70 CRI)		5000K (90 CRI)			5700K (70 CRI)	
Input Power Designator		BUG Ratings" Per TM-15-11	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11
В	10,738	B2 U0 G2	11,424	B2 U0 G2	9,350	B2 U0 G2	11,648	B2 U0 G2
ĸ	16,022	B3 U0 G3	16,959	B3 U0 G3	14,000	B3 U0 G3	17,291	B3 U0 G3
Z	6,481	B2 U0 G2	6,896	B2 U0 G2	5,750	B2 U0 G1	7,031	B2 U0 G2

<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
\*\* For more information on the IES BUG | Backlight-Uplight-Glarel Rating visit: https://www.ies.org/wp-content/upleads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Yalid with no titl



CESTL Test Report #: PL07692-001A 05Q-A-\*\*-4ME-U-57K-UL w/05Q-BL5LF Initial Delivered Lumens: 22,793



OSQ-A-\*\*-4ME-B-40K-UL w/OSQ-BLSMF Mounting Height: 25' [7.6m] A.F.G. Initial Delivered Lumens: 8,779 Initial FC at grade

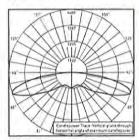
Type IV Mediu	m w/BLS Distributi	on						
	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
Input Power Designator	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11
В	8,251	B1 U0 G2	8,779	B1 U0 G2	7,200	B1 U0 G2	8,950	B1 U0 G2
к	12,312	B2 U0 G2	13,032	82 U0 G2	10,750	B2 U0 G2	13,286	B2 U0 G2
Z	4,980	B1 U0 G1	5,299	B1 U0 G1	4,420	B1 U0 G1	5,402	B1 U0 G1

<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and -10% of Initial delivered lumens
\*\* For more information on the IES BUG (Backlight-Uptight-Glare) Rating visit: https://www.ies.org/vp-content/upteads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Yalid with no till

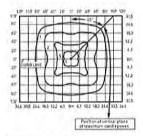
#### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osg-series

#### 5ME



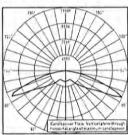
RESTL Test Report #: PL08534-001B OSQ-A-\*\*-5ME-B-40K-UL Initial Delivered Lumens: 10,519



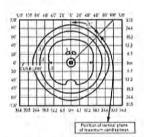
OSG-A-\*\*-5ME-8-40K-UL Mounting Height: 25' (7.6m) A.F.G. Initial Delivered Lumens: 10,867 Initial FC at grade

Type V Mediu	n Distribution							
	3000K (70 CRI)	3000K (70 CRI)		4000K (70 CRI)		ų	5700K (70 CRI)	
Input Power Designator	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11
В	10,232	B4 U0 G3	10,867	B4 U0 G3	10,000	B4 U0 G3	11,056	B4 U0 G3
К	15,063	B4 U0 G4	15,999	B4 U0 G4	14,925	B4 U0 G4	16,277	B4 U0 G4
Z	5,257	B3 U0 G3	6,086	B3 U0 G3	6,175	B3 U0 G3	6,192	B3 U0 G3

#### 5SH



CESTL Test Report #: PL10754-001A 05Q-A-\*\*-5SH-U-40K-UL Initial Delivered Lumens: 25,679



05Q-A-\*\*-55H-B-40K-UL Mounting Height: 25' (7.6m) A.F.G. Initial Delivered Lumens: 11,478 Initial FC at grade

Type V Short	Distribution							
	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
Input Power Designator	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11	Initial Delivered Lumens'	BUG Ratings" Per TM-15-11	Initial Delivered Lumens*	BUG Ratings" Per TM-15-11	Initial Delivered Lumens	BUG Ratings" Per TM-15-11
В	10,806	B4 U0 G2	11,478	B4 U0 G2	10,575	B4 U0 G2	11,678	B4 U0 G2
к	15,909	B4 U0 G3	16,897	B4 U0 G3	15,800	84 U0 G3	17,191	B4 U0 G3
z	5,552	B3 U0 G1	6,428	B3 U0 G2	6,525	B3 U0 G2	6,539	B3 U0 G2

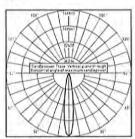
<sup>\*</sup> Initial delivered tumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of Initial delivered tumens
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdl, Valid with no titt

<sup>\*</sup> Initial delivered lumens at 25°C 177°F). Actual production yield may vary between +10 and +10% of initial delivered lumens
\*\* For more information on the IES BUG (Backlight-Uptight-Glare) Rating visit; https://www.ies.org/vip-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no title

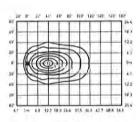
#### **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osg-series

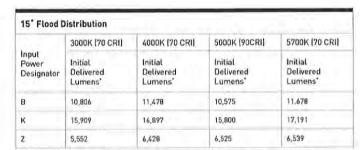
#### 15D



CESTL Test Report #: PL07689-001A DSG-A-\*\*-15D-U-30K-UL Initial Delivered Lumens: 23,254

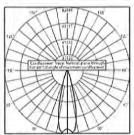


05Q-A-\*\*-15D-B-40K-UL Mounting Height: 25' [7.6m] A.F.G., 60° Titi Initial Delivered Lumens: 11,478 Initial FC at grade

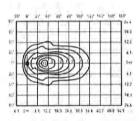


<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered

#### 25D



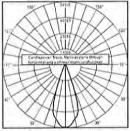
CESTL Test Report #: PL07696-001A 05Q-A-\*\*-25D-U-30K-UL Initial Delivered Lumens: 23,265



OSQ-A-\*\*-25D-B-40K-UL Mounting Height: 25' [7.6m] A.F.G., 60" Tilt Initial Delivered Lumens: 11,478 Initial FC at grade

#### 25° Flood Distribution 5700K (70 CRI) 3000K [70 CRI] 4000K (70 CRI) 5000K (90CRI) Input Initial Initial Initial Initial Power Designator Delivered Delivered Delivered Delivered Lumens Lumens Lumens' Lumens 10,806 11,478 10,575 11,678 B 17.191 K 15,909 16,897 15,800 6.525 6,539 z 5,552 6,428

#### 40D



CESTL Test Report #: PL07697-001A OSQ-A-\*\*-40D-U-30K-UL Initial Delivered Lumens: 22,943

4	-	+	-	-	-		-	-
1					1			-
1	-6	1	5	1	1	1		
	To	1	1	7	1	1	T	
		×	K					
-		-						

OSQ-A-\*\*-40D-B-40K-UL Mounting Height: 25' (7.6ml A.F.G., 60" Titl Initial Delivered Lumens: 11,478 Initial FC at grade

	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
Input Power Designator	Initial Delivered Lumens*	Initial Delivered Lumens'	Initial Delivered Lumens'	Initial Delivered Lumens'
В	10,806	11,478	10,575	11,678
к	15,909	16,897	15,800	17,191
Z	5,552	6,428	6,525	6,539

Initial delivered lumens at 25°C (177°F). Actual production yield may vary between -10 and +10% of initial delivered.

tumens
\*\* For more information on the IES BUG (Backlight-Uplight-Glarel Rating visit:
https://www.les.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf, Valid with no tilt

<sup>\*</sup> Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered

tumens

For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
https://www.iss.org/wp-content/uplcads/2817/03/TM-15-11BUGRatingsAddendum.pdf, Valid with no titt

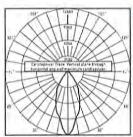
lumens

For more information on the IES BUG Backlight-Uplight-Glarel Rating visit:
https://www.cisc.org/vp-content/uploads/2017/03/TM-15-11BUGRatings/Addendum.pdl, Valid with no titt

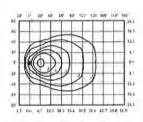
#### **Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards. To obtain an IES file specific to your project consult: https://crealighting.com/products/outdoor/area/osq-series

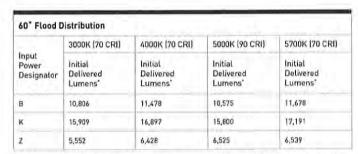
#### 60D



CESTL Test Report #: PL08100-001B 05Q-A-\*\*-60D-B-30K-UL Initial Delivered Lumens: 10,079

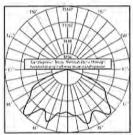


GSQ-A-\*\*-60D-8-40K-UL Mounting Height: 25' [7.6m] A.F.G., 60" Tilt Initial Delivered Lumens: 11,478 Initial FC at grade

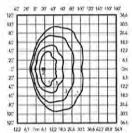


Initial delivered lumens at 25°C (77°F), Actual production yield may vary between -10 and +10% of initial delivered lumens

#### WSN



CESTL Test Report #: PL07695-001A OSQ-A-\*\*-WSN-U-30K-UL Initial Delivered Lumens: 23,116



OSG-A-\*\*-WSN-B-40K-UL Mounting Height: 25' (7.6m) A.F.G., 60" Titt Initial Delivered Lumens: 11,478 Initial FC at grade

Wide Sign [	Distribution			
	3000K (70 CRI)	4000K [70 CRI]	5000K [90 CRI]	5700K (70 CRI)
Input Power Designator	Initial Delivered Lumens'	Initial Delivered Lumens	Initial Delivered Lumens'	Initial Delivered Lumens
В	10,806	11,478	10,575	11,678
к	15,909	16,897	15,800	17.191
Z	5,552	6,428	6,525	6,539

<sup>\*</sup> Initial delivered lumens at 25°C (177°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.

tumens
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
https://www.les.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no titl

turnens
\*\* For more information on the IES BUG [Backlight-Uplight-Glarel Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf, Vatid with no Litt

#### Luminaire EPA

Adjustable Arm M	ount - OSQ-B-AA Weig	ht: 28.4 lbs. [12.9kg]					
Single	2 @ 180°	2 @ 90*	3 @ 90*	3 @ 120*	3 @ 180*	4 @ 180*	4 @ 90°
Tenon Configuration	on (0*-80* Tilt); If used v	with Cree Lighting tenons	, please add tenon EPA w	ith Luminaire EPA			
PB-1A*; PT-1; PW-	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4[90]; PT-2[90]	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90
O* Tilt							
0.74	1.49	1.19	1.93	1,63	3.33	4,66	2,38
10° Tilt							
0.75	1.48	1.49	2.23	2.15	4.22	5,84	2.98
20° Tilt							
1.12	1.48	1.86	2.60	2.85	5,31	7.32	3.72
30° Tilt							
1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
45° Tilt							
1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
60° Tilt							
2,33	2.33	3,07	3.81	5,11	8.94	12.16	6.14
70° Tilt							
2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
80° Tilt							
2,58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
Tenon Configurati	on (90° Tilt); If used with	Cree Lighting tenons, pla	ease add tenon EPA with I	Luminaire EPA			
PB-1A*; PT-1; PW- 1A3**	PB-2A*; PB-2R2.375; PD-2A4[180]; PT-2(180]; PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3[120]	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90* Tilt							
2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39

<sup>\*</sup> Specify pole size: 3 [3\*], 4 (4\*1, 5 [5\*], or 6 [6\*] for single, double or triple luminaire orientation or 4 [4\*], 5 [5\*], or 6 [6\*] for quad luminaire orientation
\*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3\*], 4 [4\*], 5 [5\*], or 6 [6\*]

## **Tenon EPA**

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.3 <b>7</b> 5	1.62
PB-4R2.375	2,32
PO Series Tenons	0,09
PT Series Tenons	0,10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0,25
WM-DM	None

<sup>\*</sup> Specify pole size: 3 [3\*], 4 [4\*], 5 [5\*], or 6 [6\*] for single, doubte or triple luminaire orientation or 4 [6\*], 5 [5\*], or 6 [6\*] for quad luminaire orientation \*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3\*], 4 [4\*], 5 [5\*], or 6 [6\*]

#### Tenons and Brackets! (must specify color)

Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel

poles

PB-1A\* - Single PB-2A\* - 180\* Twin PB-3A\* - 180\* Triple

PB-4A\*(180) - 180\* Quad

Square Internal Mount Horizontal Tenons (Aluminum)

- Mounts to 4" [102mm] square aluminum or steel poles PD-2A4[90] - 90" Twin PD-3A4[90] - 90" Triple PD-2A4(180) - 180\* Twin PD-4A4(90) - 90\* Quad

**Wall Mount Brackets** 

- Mounts to wall or roof

WM-2 - Horizontal for OSQ-B-AA mount WM-4 - L-Shape for OSQ-B-AA mount WM-DM - Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)

Mounts to 2,375" (60mm) 0,D. round aluminum or steel poles or tenons

PB-2R2,375 - Twin

PB-3R2.375 - Triple

PB-4R2.375 - Quad

Round External Mount Horizontal Tenons (Aluminum)

Mounts to 2.375" [60mm] O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A\* tenon

PT-1 - Single (Vertical) PT-2(90) - 90° Twin PT-2[180] - 180\* Twin

PT-3(90] - 90° Triple PT-3(120) - 120° Triple PT-4(90) - 90° Quad

Mid-Pole Bracket

- Mounts to square pole PW-1A3\*\* - Single

PW-2A3\*\* - Double

- For ground-mounted flood luminaires PGM-1 - for OSQ-B-AA mount

<sup>1</sup> Refer to the Bracket and Tenons spec sheet for more details

## Luminaire EPA

Direct Arm Mount	- OSQ-DA Weight: 28.9 lbs. (13.1	kgl			
Single	2 @ 180*	2 @ 90*	3 @ 90"	3 @ 120*	4 @ 90°
	8-8	T.		***	
0.74	1.48	1.19	1.93	1.63	2.38

## **Direct Mount Configurations**

Compatibility with OSQ-I	DA Direct Mount Brac	ket			
Input Power Designator	2 @ 90*	2 (0 180*	3 ta 90°	3 @ 120*	4 @ 90*
3" Square					
B, K & Z	N/A	~	N/A	N/A	N/A
3" Round					
B, K & Z	N/A	¥	N/A	N/A	N/A
4" Square					
B, K & Z	·	~	/	N/A	·
4" Round					
B, K & Z	4	<b>✓</b>	·	/	·
5" Square					
B, K & Z	4	*	/	N/A	·
5" Round					
B, K & Z	4	1	·	V	<b>✓</b>
6" Square					
B, K & Z	4	~	4	N/A	· ·
6" Round					
B, K & Z	1	V	V	V	¥

## Luminaire EPA

Trunnion Mount - OSQ-TM Weigh	t: 32.6 lbs. (14.8kg
Single	
O' Tilt	
0.75	
15° Tilt	
0.99	
30° Tilt	
1.57	
45* Tilt	
2.07	
60° Tilt	
2.46	
75° Tilt	
2.67	
90° Tilt	
2.33	

## Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data - Designator B

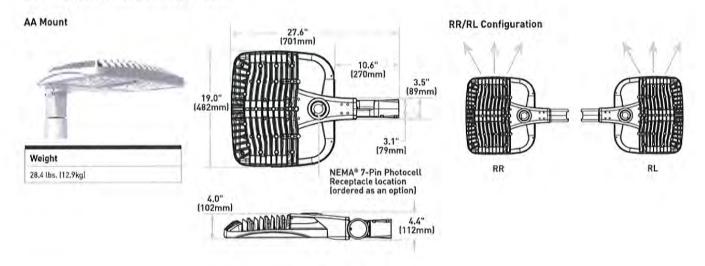
Q Option	207/201	System Watts	Lumen Value	S					Optics Qualified o	on DLC QPL	
Setting	CCT/CRI	120-480V	Asymmetric	5ME	5SH & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium	
	30K (70 CRI)		10,738	10,232	10,806	8,251	8,477	8,251	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN	
Q9	40K (70 CRI)	40K (70 CRI)	45	11,424	10,867	11,478	8,779	9,019	8,779	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
(Full Power)	50K (90 CRI)	86	9,350	10,000	10,575	7,200	7,400	7,200	TBD	TBD	
	57K (70 CRI)		11,648	11,056	11,678	8,950	9,196	8,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS1	
	30K (70 CRI)		9,449	9,004	9,509	7,261	7,460	7,261	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN	
	40K [70 CRI]	5	10,053	9,563	10,101	7,726	7,937	7,726	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	
Q6	50K (90 CRI)	77	8,350	8,950	9,450	6,425	6,600	6,425	TBD	TBD	
	57K (70 CRI)		10,250	9,729	10,277	7,876	8,092	7,876	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSh	
	30K (70 CRI)		8,913	8,492	8,969	6,848	7,036	6,848	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN	
52	40K (70 CRI)	Ea.	9,482	9,020	9,527	7,287	7,486	7,287	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS	
Ω5	50K (90 CRI)	72	7,525	8,050	8,525	5,775	5,950	5,775	TÉD	TBD	
	57K (70 CRI)		9,668	9,176	9,693	7,429	7,633	7,429	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSI	
	30K (70 CRI)		7,731	7,367	7,780	5,941	6,103	5,941	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN	
04	40K (70 CRI)	120	8,225	7,824	8,264	6,321	6,494	6,321	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSI	
	50K (90 CRI)	62	6,575	7,025	7,425	5,050	5,175	5,050	TBD	TBD	
	57K (70 CRI)		8,387	7,960	8,408	6,444	6,621	6,444	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS	
	30K (70 CRI)		6,550	6,241	6,592	5,033	5,171	5,033	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN	
20	40K (70 CRI)		6,969	6,629	7,002	5,355	5,502	5,355	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSI	
Q3	50K (90 CRI)	53	5,575	5,975	6,325	4,290	4,410	4,290	TBD	TB0	
	57K [70 CRI]		7,105	6,744	7,124	5,460	5,610	5,460	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSI	
	30K (70 CRI)		5,476	5,218	5,511	4,208	4,323	4,208	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, W5N	
-	40K [70 CRI]	15	5,826	5,542	5,854	4,477	4,600	4,477	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS	
Q2	50K (90 CRI)	45	4,550	4,890	5,175	3,500	3,590	3,500	TBD	TBD	
	57K (70 CRI)		5,940	5,639	5,956	4,565	4,690	4,565	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS	
	30K [70 CRI]		4,188	3,990	4,214	3,218	3,306	3,218	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN	
49	40K [70 CRI]		4,455	4,238	4,476	3,424	3,517	3,424	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS	
01	50K (90 CRI)	34	3,500	3,770	3,980	2,690	2,760	2,690	TBD	TBD	
	57K [70 CRI]	1	4,543	4,312	4,554	3,491	3,586	3,491	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS	

## Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

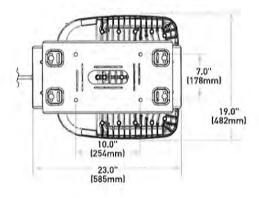
Q Option Power & Lumen Data - Designator K

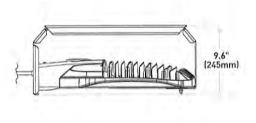
Q Option	CCT/CRI	System Watts	Lumen Value	5					Optics Qualific	ed on DLC QPL
Setting	CCI/CRI	120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	Standard	Premium
	30K [70 CRI]		16,022	15,063	15,909	12,312	12,649	12,312	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q9	40K (70 CRI)	11.	16,959	15,999	16,897	13,032	13,389	13,032	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSA
(Full Power)	50K (90 CRI)	130	14,000	14,925	15,800	10,750	11,050	10,750	TBD	TBD
	57K [70 CRI]		17,291	16,277	17,191	13,286	13,650	13,286	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
	30K [70 CRI]		14,099	13,255	14,000	10,835	11,131	10,835	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K [70 CRI]	262	14,924	14,079	14,869	11,468	11,782	11,468	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
Q6	50K (90 CRI)	117	12,500	13,350	14,100	9,600	9,875	9,600	TBD	TBD
	57K (70 CRI)		15,216	14,324	15,128	11,692	12,012	11,692	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSI
	30K (70 CRI)		13,298	12,502	13,204	10,219	10,499	10,219	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
Do	40K (70 CRI) 50K (90 CRI)	0.0	14,076	13,279	14,025	10,817	11,113	10,817	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
Q5		110	11,250	12,050	12,725	8,650	8,900	8,650	TBD	TBD
	57K (70 CRI)		14,352	13,510	14,269	11,027	11,330	11,027	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
	30K (70 CRI)		11,536	10,845	11,454	8,865	9,107	8,865	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
	40K (70 CRI)		12,210	11,519	12,166	9,383	9,640	9,383	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
Q4	50K (90 CRI)	93	9,825	10,525	11,100	7,550	7,750	7,550	TBD	TBD
	57K (70 CRI)		12,450	11,719	12,378	9,566	9,828	9,566	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
	30K (70 CRI)		9,773	9,188	9,704	7,510	7,716	7,510	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
0	40K [70 CRI]		10,345	9,759	10,307	7,950	8,167	7,950	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 40D, WS
Q3	50K (90 CRI)	80	8,350	8,950	9,475	6,425	6,600	6,425	TBD	TBD
	57K (70 CRI)		10,548	9,929	10,487	8,104	8,327	8,104	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
	30K (70 CRI)		8,171	7,682	8,114	6,279	6,451	6,279	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
00	40K (70 CRI)	17	8,649	8,159	8,617	6,646	6,828	6,646	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
Q2	50K (90 CRI)	67	6,825	7,325	7,725	5,250	5,375	5,250	TBD	TBD
	57K (70 CRI)		8,818	8,301	8,767	6,776	6,962	6,776	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
	30K (70 CRI)		6,249	5,875	6,205	4,802	4,933	4,802	5ME	2ME, 3ME, 4ME, 5SH, 15D, 25D, 40D, 60D, WSN
01	40K [70 CRI]	61	6,614	6,240	6,590	5,082	5,222	5,082	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS
Q1	50K (90 CRI)	51	5,250	5,450	5,975	4,030	4,150	4,030	TBD	TBD
	57K (70 CRI)		6,743	6,348	6,704	5,182	5,324	5,182	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WS



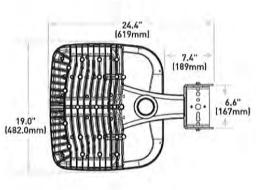


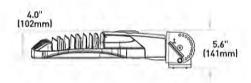
OSQ Large luminaire shown.











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US: creelighting.com [800] 236-6800

Canada: creelighting-canada.com (800) 473-1234



Aluminum Shade with Glass and Guard Options

#### Catalog #:

Project:

Type:

Date:

Notes:

#### Electrical

- · 120V input (277V available in arm and post option only)
- Integrated power supply allows the fixture to be connected directly into line voltage
- · Pre-wired and ready for install
- · LED is dimmable with Incandescent/Triac dimmers

#### Mounting

 1/2" or 3/4" IP for arms. Flush mount and post available only in 1/2"

#### **Finishes**

- · Shade and mounting finish options
- Available in 21 standard and 2 specialty finishes with optional coastal coating to protect finish in coastal environments (add "-C" to the finish)
- · Inner shade is painted gloss white
- · Consult factory for custom finish options

#### **Optional Accessories**

Glass, Cast Guard, Wire Cage or Wire Guard options available

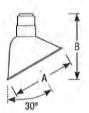
#### Listing

UL listed to US and Canadian standards for wet locations









	Α	В
RA8	8"	9"
RA10	10"	11"
RA12	12"	12-1/2"

#### Angle Reflector Order Matrix (Example: RA10MGA-2)

Diameter	Lamp / LED	Finish	Coastal Coating Option	Accessories	Mounting Type
□ RAB (8") □ RA10 (10") □ RA12 (12")		MB	C-C4 (Coating)	Ulank) (No Accessories) C-GG (Clear Glass) C-GG (Opal Glass) C-GGG (Clear Glass w/ Cast Guard) C-FGG (Frosted Glass w/ Cast Guard) C-GGG (Opal Glass w/ Cast Guard) C-CGWC (Clear Glass w/ Wire Cage) C-GWC (Opal Glass w/ Wire Cage) C-GWG (Wire Guard)	

1. Lamp/LED included

Revised 06 01/2018

- 2. Not for use in glass/cast guard/wire cage
- 3. Glass enclosure must be specified

4. Satin aluminum cannot be coated

**KEY: Standard Finishes** Specialty Finishes TNG (Tangerine) (Galvanized) (Lime Green) SGR (Sage Green) ABL (Aegean Blue) LG SGW (Semi Gloss White) (Tahilian Teal) (Satin Aluminum) (Burnished Bronze) (Matte Black) (Gloss White) BK (Gloss Black) (Midnight Blue) SND (Sand) (Painted Natural Aluminum) (Satin Silver) BLU (Blue) SS (Painted Natural Copper) TBZ (Textured Bronze) PNC DVG (Dove Gray) FLG (Flannel Gray) RD (Red) (Textured Graphite)



Aluminum Shade with Glass and Guard Options

Catalog #:

Project:

Type:

Date:

Notes:



## Glass Enclosure

. Glass is available in clear (-CG), frosted (-FG) or opal (-OG)



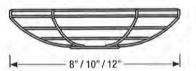
#### Wire Cage with Glass Enclosure

- Wire cage can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified (Note: For galvanized shade finishes, wire cage is finished in Painted Natural Aluminum)
- · Glass is available in clear (-CGWC), frosted (-FGWC) or opal (-OGWC)



## Cast Guard with Glass Enclosure

- Cast guard can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified (Note: For galvanized shade finishes, cast guard is unfinished Raw Aluminum)
- · Glass is available in clear (-CGG), frosted (-FGG) or opal (-OGG)



## Wire Guard (-WG)

 Wire cage can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified (Note: For galvanized shade finishes, wire guard is finished in Painted Natural Aluminum)



Aluminum Shade with Glass and Guard Options

Catalog #:

Project:

Type:

Date:

Notes:

2 (1/2" IP)	Arm Type	Finish	Coastal Coating Option	Input Voltage	
3 (3/4" IP)	SL23 (Small Loop- 23")   SL30 (Small Loop- 30")   LL23 (Large Loop - 23")   LC18 (Curve Arm - 18")   LC24 (Curve Arm - 24")   LC30 (Curve Arm - 30")   LM18 (Miter Arm - 18")   LM30 (Miter Arm - 30")   SA18 (Sign Arm - 18")   SA23 (Sign Arm - 23")   LSA32 (Large Loop Sign Arm - 30")   SA18 (Straight Arm - 18")   A12 (Straight Arm - 18")   A13 (Straight Arm - 18")   A24 (Straight Arm - 18")   A24 (Straight Arm - 18")   A30 (Straight Arm - 18")   A30 (Straight Arm - 18")   A41 (Modern Arm - 18")   A31 (Modern Arm - 18")   MA24 (Modern Arm - 18")   MA24 (Modern Arm - 24")   MA30 (Modern Arm - 30")   MA30 (Modern Arm - 30")	SGR (Sage Green) SGW (Semi Gloss White) SND (Sand) SS (Satin Silver) TBZ (Textured Bronze) TGP (Textured Graphite) TNG (Tangerine) TTL (Tahitian Teal)	(blank) (No coating)	(blank) (120V)	ABL (Aegean Blue)  BB (Burnished Bronze)  BK (Gloss Black)  BLU (Blue)  DVG (Dove Gray)  FLG (Lime Green)  MB (Matte Black)  MBL (Midnight Blue)  PNA (Painted Natural Aluminum)  Specialty Finishes  GA (Galvantzed)  PNC (Painted Natural Natural Aluminum)  PNA (Sarii Aluminum)  PNA (Sarii Aluminum)  SS (Satin Aluminum)  TGP (Textured Graphile Title (Tanitian Teal)  WT (Gloss White)
		WT (Gloss White)	4. Satin aluminum		
ote: All arn	n mounts include canopy		cannot be coaled		
1200	Canopy	277V Canopy			
12" 4	5-7/8" Small Loop Arm	4" 4 6-1/2"  Large Loop Arm	LC18	Curve A	
¥ = =	- 22-1/2"	10-1/2" LL23 22-1/2" 10-1/2" LL20	12" LC24	24"	LM18
-3/8" SL2	- 22-1/2" — I	LL23/ 	LC24	24"	4"  18"  18"  1-2-5/8"



Reymon 05 01/2018

Aluminum Shade with Glass and Guard Options

Ca	ta	log	#

Project:

Type:

Date:

Notes:

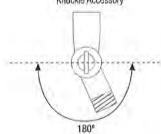
## Knuckle Accessory Order Matrix (Example: 2KNLRD)

Pipe	Finish	Finish	Coastal Coating Option		
□ 2 (1/2" IP) □ 3 (3/4" IP)	KNL (Adjustable 180° Knuckle for Arm Mounts)	ABL (Aegean Blue) BB (Burnished Bronze) BK (Gloss Black) BLU (Blue) DVG (Dove Gray) FLG (Flannel Gray) GA (Galvanized) LG (Lime Green) (Matte Black) MBL (Midnight Blue) PNA (Painted Natural Aluminum) PNC (Painted Natural Copper) RD (Red) SA (Satin Aluminum) SGR (Sage Green) SGW (Semi Gloss White) SND (Sand) SS (Satin Silver) TBZ (Textured Bronze) TGP (Textured Bronze) TIGN (Tangerine) TTIL (Tahittan Teal) WT (Gloss White)	(blank) (No coating)		

Description

Adjustable knuckle for arm mounts that allow luminaire to be rotated up to 180°.





Satin aluminum cannot be coated

## **Standard Finishes**

	ABL	(Aegean Blue)	PN	1C	(Painted Natural Copper)
	ВВ	(Burnished Bronze)	RE	)	(Red)
	вк	(Gloss Black)	so	iR	(Sage Green)
	BLU	(Blue)	so	w	(Semi Gloss White)
	DVG	(Dove Gray)	SM	1D	(Sand)
	FLG	(Flannel Gray)	SS	6	(Satin Silver)
	LG	(Lime Green)	TE	37	(Textured Bronze)
	МВ	(Matte Black)	TO	P	(Textured Graphite)
	MBL	(Midnight Blue)	Th.	IG	(Tangerine)
	PNA	(Painted Natural Aluminum)	TI TI	L	(Tahitian Teal)
			W	T	(Gloss White)
Spe	cialty	Finishes			
101	GA	(Galvanized)	SA	V	(Satin Aluminum)

Aluminum Shade

Project: Type: with Glass and Guard Options Date: Notes: Single Post Mount Double Post Mount Post / Wall Mount Order Matrix (Example: 2W1RD) Pipe Mount Type Input Voltage 2 (1/2" IP) P1 (Single Post Mount) ABL (Aegean Blue) (blank) (120V) P2 (Double Post Mount) (Burnished Bronze) BB (277V) W1 (Traditional Wall Mount) BK (Gloss Black) 23 BLU (Blue) DVG (Dove Gray) 12-7/8 (Flannel Gray) FLG (Galvanized) GA LG (Lime Green) MB (Matte Black) <- 14-3/4" → MBL (Midnight Blue) (Painted Natural Aluminum) PNA PNC (Painted Natural Copper) Traditional Wall Mount (Red) SA (Satin Aluminum) SGR (Sage Green) SGW (Semi Gloss White) SND (Sand) - 2-3/4 (Satin Silver) SS TBZ (Textured Bronze) (Textured Graphite) TGP TNG (Tangerine) (Tahillian Teal) TIL WT (Gloss White) 5. Post mount only 4-2-3/4° 5-3/4 14-5/8" Post Type Order Matrix (Example: P8683-96RD) Finish Post Type P8683 P8684 PM4946 ABL (Aegean Blue) (Cast Aluminum Post) (Burnished Bronze) (Cast Aluminum Base w/ 96" Aluminum Post) P8683-96 BB (Cast Aluminum Base w/ 120" Aluminum Post) (Gloss Black) P8683-120 BK (96" Straight Aluminum Post) (Blue) PR684-96 BLU P8684-120 (120" Straight Aluminum Post) DVG (Dove Gray) (Cast Aluminum Pier Mount - must be used (Flannel Gray) PM8685 FLG with straight aluminum post, P8683) GA (Galvanized) LG (Lime Green) PM4946 P8685 MB (Matte Black) MBL (Midnight Blue) (Painted Natural Aluminum) PNC (Painted Natural Copper) RD (Red) SA (Satin Aluminum) SGR (Sage Green) (Semi Gloss White) SGW SND (Sand) 96 96" SS (Satin Silver) (Textured Bronze) or 10 TBZ 120" (Textured Graphite) 120" TGP (Tangerine) TNG (Tahitian Teal) TTL 68-3/4" WT (Gloss White) Standard Finishes (Painted Natural Copper) (Aegean Blue) PNC (Burnished Bronze) RD (Red) BK (Gloss Black) SGR (Sage Green) Note: Must be used with BLU SGW (Semi Gloss White) aluminum post (P8684) SND (Sand) DVG (Dove Gray) (Satin Silver) FLG (Flannel Gray) SS -9-1/4" \ \-6-3/4" (Textured Bronze) LG (Lime Green) TBZ (Matte Black) TGP (Textured Graphite) MBL (Midnight Blue) TNG (Tangerine) PNA (Painted Natural Aluminum) (Tahitian Teal)

6-3/4

Catalog #:



**Specialty Finishes** GA

Remot 06 01/2018

(Galvanized)

(Gloss White)

(Satin Aluminum)



# **FACT SHEET**

AGENDA ITEM NO: 15 DATE: 06/08/2020

ORDINANCE NO: 20-39 RESOLUTION NO:

READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Sean Hughes, Economic Development Director

## TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE DIRECTING THE CITY MANAGER TO ESTABLISH A REVOLVING LOAN FUND PROGRAM, AUTHORIZE APPROPRIATIONS AND DECLARING AN EMERGENCY.

#### **BACKGROUND:**

As a result of the COVID-19 health crisis and the May 19, 2020 flood event, local businesses are suffering from closing operations, employee furlough or lay-off, and economic losses. To support Delaware's business community, City staff is proposing the creation of a Small Business Revolving Loan Fund Program. This program will provide access to capital for those businesses that were impacted by this year's events, but, also, will continue to be an economic development tool to provide important capital access for businesses that want to start and grow in the City of Delaware in the future.

## REASON WHY LEGISLATION IS NEEDED:

It is an urgent time for Delaware's business community as a result of both COVID-19 and the recent flood. This Revolving Loan Fund Program is a well needed level of assistance that would be another great resource to small businesses that are currently struggling. The program also will serve as a continual and important economic development tool for businesses that wish to start and expand in the City of Delaware.

## **COMMITTEE RECOMMENDATION:**

FISCAL II	MPACT(S):				
POLICY C	HANGES:				
PRESENT	<u>'ER(S):</u>				
Sean Hug	hes, Econom	ic Developm	ent Director		
RECOMM	ENDATION:				
<u>ATTACHI</u>	MENT(S)				

## ORDINANCE NO. 20-39

AN ORDINANCE DIRECTING THE CITY MANAGER TO ESTABLISH A REVOLVING LOAN FUND PROGRAM, AUTHORIZE APPROPRIATIONS AND DECLARING AN EMERGENCY.

WHEREAS, the COVID19 pandemic has resulted in one of the worst economic downturns in American history; and

WHEREAS, the pandemic and stay-at-home orders have resulted in a number of Delaware businesses having to close, having to significantly curtail operations and having to layoff or furlough employees; and

WHEREAS, the City of Delaware is committed to doing everything it can to assist its businesses in the arduous task of reopening, including getting access to working capital; and

WHEREAS, Delaware is equally committed to the goal of new business formation; and

WHEREAS, City Council intends to set aside \$300,000 to be made available in an Economic Development Microenterprise Revolving Loan Program for these purposes; and

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

SECTION 1: The City Manager is directed to establish a Revolving Loan Fund program to provide loans to Delaware businesses.

SECTION 2: That the City Manager is authorized to enter into an agreement with the Economic & Community Development Institute (ECDI) under terms substantially similar to those contained in their proposal and the attached draft agreement.

SECTION 3: As time is of the essence, the City Manager is directed to take action to make these funds available as soon as possible.

SECTION 4: That there is hereby appropriated from the unencumbered balance of the Development Reserve Fund increasing the following accounts:

Professional Services (709.0709.5230) \$50,000 Revolving Loan Program (709.0709.5867) \$300,000 SECTION 5. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 6. EMERGENCY CLAUSE: 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 make much needed economic assistance available as quickly as possible to help struggling businesses recover from the COVID-19 emergency.

VOTE ON F	RULE SUSPENSION:		YEASNAYS ABSTAIN
VOTE ON E	EMERGENCY CLAUSE:		YEASNAYS ABSTAIN
PASSED:		, 2020	YEAS NAYS ABSTAIN
ATTEST:			_
	CITY CLERK		MAYOR



## **MEMORANDUM**

TO: Mayor and Members of City Council FROM: R. Thomas Homan, City Manager VIA: Kyle Kridler, Assistant City Manager;

Sean Hughes, Economic Development Director

DATE: June 5, 2020

RE: ECDI City Revolving Loan Fund Proposal Update Memo

## **Background**

As a result of City Council's Work Session this past Monday, staff followed up with ECDI to talk through the agreement which has been updated as of this morning (see attached). Please note that this is a DRAFT agreement, which can be changed if needed/directed. Staff believes that this agreement meets the needs of the community, our businesses and the wishes of Council. As you'll find in the attached proposal the draft agreement provides the following:

#### Agreement

- City to provide ECDI with a grant to create and administer the Revolving Loan Fund
- ECDI agrees to the following:
  - o Screening of eligible clients,
  - o Taking of applications from potential applicants,
  - Completing due diligence, credit analysis and underwriting of Loans according to ECDI Loan Policies,
  - Executing Loan Closing,
  - Servicing of Loans during repayment period,
  - o Client counseling and monitoring of business plan during repayment period, and
  - Management of revolving loan fund account under applicable regulatory standards
- ECDI to loan a minimum of \$300,000 to 12 businesses by June 30, 2021
- Initial Contract period from July 1, 2020 June 30, 2021 (One Year)
- City annual administrative fee to be \$50,000, first year to come from separate payment, future
  years (if chosen to continue agreement) will come out of the fund itself unless otherwise
  directed by City Council
- City to grant ECDI \$350,000 to begin program. \$300,000 toward the fund itself to be loaned and \$50,000 as an administrative fee, as described above.

## Scope of Work - City Revolving Loan Fund (RLF)

- Loans up to \$25,000 for Businesses
- Loans from City RLF will not have an interest rate above 3%
- Loans leveraging additional sources of capital will have a blended interest rate of no more than
- ECDI to loan a minimum of \$300,000 to 12 businesses in first year. Additional loans can be
  made based on additional principle and interest. City and ECDI to evaluate the program
  throughout the year with the ability to make changes for future years
- ECDI to administer the RLF portfolio on behalf of the City with ongoing communication, statements, and coordination with borrowers
- ECDI to provide training and guidance to prospective borrowers to help ensure success
- Ongoing support will be provided to borrowers throughout the life of the loan by ECDI
- ECDI to provide quarterly reports to the City (at minimum) on business names, loan amounts, delinquency status, quantitative and performance narrative reports

#### Recommendation

For the upcoming City Council Meeting on Monday, June 8, we are seeking the approval from Council for the ability for the City Manager to negotiate an agreement with ECDI to establish the City's Revolving Loan Fund. Staff will be prepared to respond to questions regarding the proposal at Monday's Council meeting. Please contact Kyle Kridler with any immediate questions.

#### FUNDING AGREEMENT

#### BETWEEN THE

#### CITY OF DELAWARE

#### AND THE

#### ECONOMIC & COMMUNITY DEVELOPMENT INSTITUTE

#### FOR AN ECONOMIC DEVELOPMENT MICROENTERPRISE LOAN PROGRAM

#### [FUNDING SOURCE]

This Grant	Agreement	("Agreement"	) is made a	as of th	ne	
day of		, 2	020 between	n FUNDEF	R("City")	with
ECONOMIC &	COMMUNITY	DEVELOPMENT	INSTITUTE	("ECDI"	or "Grant	ee")
located at	1655 Old L	eonard Avenu	e, Columbus	s, Ohio	43219.	

# Background Information

WHEREAS, the City received funds DESCRIBE FUNDING SOURCE; and

WHEREAS, ECDI has been allocated grant funds pursuant to and under the authority of Ordinance No. \_\_\_\_\_, passed \_\_\_\_\_ by the Council of the City of Delaware and approved by the mayor of said City to provide a micro-enterprise and small business loan program described in Exhibit A attached hereto and incorporated herein and in accordance with the terms of this Agreement; and

WHEREAS, the City and ECDI desire to set forth the terms under which the County will grant funds to the ECDI

# Provisions

NOW, THEREFORE, in consideration of the mutual representations, warranties, and covenants set forth in this Agreement and other valuable consideration, the parties hereby agree as follows:

WHEREAS, the City wishes to engage ECDI to assist the City in utilizing such funds;

NOW THEREFORE, it is agreed between the parties hereto that;

1. GRANT TO ECDI: The City hereby agrees to provide a grant to ECDI to establish and operate a Revolving Loan Fund ("RLF")for a micro-enterprise and small business loan program. In

addition to the grant for Loan Funds the City will provide a grant to ECDI to administer the Revolving Loan Fund.

- 2. SCOPE OF WORK: ECDI hereby agrees to use the funds granted under this agreement for the purpose of implementing the activity described in Exhibit A, Scope of Work, which is attached hereto and made a part hereof as if fully written. Changes to the Scope of Work may be requested from time to time by either the City or ECDI and shall be incorporated in written amendments to this Agreement.
- 3. PROJECT ACTIVITIES: The project activities are as follows:
  - Screening of eligible clients,
  - Taking of applications from potential applicants,
  - Completing due diligence, credit analysis and underwriting of Loans according to ECDI Loan Policies,
  - Executing Loan Closing,
  - Servicing of Loans during repayment period,
  - Client counseling and monitoring of business plan during repayment period, and
  - Management of revolving loan fund account under applicable regulatory standards
- 4. PERFORMANCE STANDARDS: The performance standard for this contract is that ECDI will loan a minimum of \$300,000 prior to June 30, 2021), aiding a minimum of 12 businesses and meeting the performance standards referenced in Exhibit A Scope of Services.
- 5. TIME OF PERFORMANCE: The contract period is from July 1, 2020 through June 30, 2021. It is noted that the RLF will continue beyond this period and will continue to exist with administration fees being paid from the fund, unless the City provides funds separately. Reporting responsibilities will also extend beyond this period. Any extension of this Agreement must be agreed to by both parties in writing, prior to the expiration of this contract.
- 6. <u>COMPENSATION</u>: The City shall compensate the Subrecipient for all expenditures made in accordance with Section 7, Budget, in an amount not to exceed \$350,000.00 and authorizes ECDI to use payments of principal and interest to make additional loans to eligible businesses in accordance with the terms of this Agreement.

## 7. BUDGET:

Activity Total

Direct Loan Costs \$ 300,000

ECDI Administration \$ 50,000

TOTAL CONTRACT AMOUNT: \$ 350,000

- 8. <u>METHOD OF PAYMENT</u>: The City will advance the total grant award of \$350,000 to ECDI upon execution of this Agreement.
- 9. ACKNOWLEDGEMENT OF THE CITY OF DELAWARE: The Grantee will acknowledge the City in all program-related meetings and in publicity settings through any of the news media, newsletters and flyers or in lecture or information speeches by Grantee officers or program staff.
- 12. <u>NOTICES</u>: Communication and details concerning this contract shall be directed to the following contract representatives:

City Name, Title Department Address phone fax email

#### Grantee

Inna Kinney, Founder & CEO
Economic & Community Development Institute
1655 Old Leonard Ave.
Columbus, OH 43219
614-559-0106
614-732-0986
ikinney@ecdi.org

13. COMPLIANCE: Insert City's Compliance Standards

(The remainder of this page has been intentionally kept blank.)





#### EXHIBIT "A"

#### SCOPE OF WORK

Purpose: The purpose of this program is to assist start up and existing businesses which are located in the City of Delaware.

Activities to be conducted:

- (1) Establishment of the City of Delaware Revolving Loan Fund (RLF)
  - a) Characteristics of the City RLF
    - Loans up to \$25,000 to eligible businesses;
    - Loans disbursed from City RLF will carry an interest rate of no more than 3%;
    - Loans disbursed from the RLF will be leveraged with additional sources of capital as appropriate to achieve an overall blended interest rate charged to borrowers of no more than 5%;
  - b) Timing and Goals
    - ECDI will disburse the initial \$300,000 RLF investment to at least 12 eligible businesses within the 12-month period covered by this agreement;
    - ECDI will disburse additional loans from revolved funds (payments of principal and interest) as available;
    - ECDI and the City will evaluate the program to determine the most beneficial use of the City RLF beyond the 12-month period covered by this agreement (loan terms to borrowers, administrative fees, etc.)
  - c) Loan Fund Administration
    - Servicing and Collections: ECDI will manage the City of Delaware Revolving Loan Fund portfolio through regular distribution of statements and other communications with borrowers and collection of payments.
- (2) Small Business Development Services
  - a) Pre-loan Technical Assistance and Training
    - ECDI will provide prospective borrowers with access to ECDI training on topics including financial literacy, business plan development, marketing human resources, loan packaging, small business legal requirements, etc.' as well as individualized technical assistance

businesses as appropriate to ensure they are loan-ready and set-up for success.

- b) Post-loan Technical Assistance and Training
  - ECDI will provide ongoing training and technical assistance to City borrowers throughout the life of each loan. Post-loan technical assistance includes access to ECDI's network of professional advisors, ECDI's incubation services, and one-on-one assistance from ECDI staff as challenges arise.
- (3) Reporting on Program Activities

ECDI will provide the City on a quarterly basis and from time to time as requested reports on clients served and loans disbursed with City funds. Reports will include:

- Business name, address and dollar amount of loans disbursed
- Delinquency/Aging status of City RLF loans
- Qualitative reports/performance narrative reports detailing businesses served



**TO:** TOM HOMAN, CITY MANAGER

**FROM:** JUSTIN NAHVI, FINANCE DIRECTOR

**SUBJECT:** MAY 2020 FINANCIAL REPORT

**DATE:** 6/4/2020

#### **BACKGROUND**

The purpose of this report is to provide a brief review of the revenues and expenditures for the following funds: General Fund, Fire/EMS Income Tax Fund, Stormwater Fund, Water Fund, Wastewater Fund, and Refuse Fund.

Actual revenues and expenditures are compared to the budget to assess potential overages/shortages in budgeted categories. Comparisons with figures from last fiscal year are also included to indicate the differences by year, since budgeting techniques remain relatively uniform from one year to the next.

Appendix A details the year-to-date activity for all of the city's active funds. It is important to note the ending balance, encumbrances, and unencumbered balance. The unencumbered balance is the amount remaining in the fund if the city were to expend all the monies listed as encumbrances. The ending balance is the amount of funds available to the city as of May 31, 2020, and ties to the amount listed in Appendix B.

Appendix B is the Financial Statement for the city as of May 31, 2020. This statement provides a listing of the city's funds held at various financial institutions. Also presented are the interest earned to date, weighted average interest rate, and the weighted average maturity (days).

Appendix C is the Debt Schedule for the city through May 31, 2020. All principal and interest payments that have been paid to date are included in the schedule.

Appendix D is a graphical representation of the water and sewer utility consumption billed on a monthly basis in terms of units billed as well as dollars.

## **GENERAL FUND**

The General Fund is the main operating fund for the city and is used to account for all financial transactions which are not reported in other funds. Major sources of revenue include income tax and property tax. Please refer to page three for a breakdown of the revenues and expenditures through May 31, 2020.

#### Revenues

The General Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

- <u>Property Taxes</u> Settlement revenue is received after the 1<sup>st</sup> and 2<sup>nd</sup> half real estate collection periods in March and August respectively. 1<sup>st</sup> half real estate collections were \$786,031 reflecting a decrease of \$69,393 or 8.1% from the same period in the prior year. The decline is attributed to State distributions of real estate reimbursements for the homestead exemption and owner occupancy that were not yet received through May 2020.
- Income Tax Year-to-date receipts total \$6,227,223 which is \$1,134,812 or 15.4%, less than amount the City received during the same period in the prior year. The decline is attributed to both the shifting of the income tax filing due date to July 15, 2020 as well as the rise in the unemployment rate which began in March 2020. Based on flat revenue collections for the enterprise funds, it can be inferred that most of the decline in income tax collections is primarily linked to the revised filing deadline. Based on the current unemployment rate of 11% for Delaware County, the current projected decline for income tax collections is \$871,280 or 5.3% of the total estimated revenue from this source in 2020. This projection will be updated monthly based on the County unemployment rate and will be modified after the filing deadline in July.
- <u>Charges for Services</u> Chargebacks for the General Fund related services attributed to special revenue and enterprise funds for the 1<sup>st</sup> and 2<sup>nd</sup> quarters of 2020 equaled \$857,830.

#### **Expenditures**

The General Fund expenditures are performing as expected. However, the following expenditures require additional explanations:

• <u>Transfers</u> – Transfers to the following funds have been made to the Capital Improvement Fund (\$770,833), Street Maintenance & Repair Fund (\$745,643), Recreation Fund (\$507,141), Cemetery Fund (\$53,750) and the Airport Fund (\$10,000).

# GENERAL FUND STATEMENT OF REVENUE AND EXPENDITURES MAY 2020

	2019 ACTUAL YTD MAY 31	2020 ACTUAL YTD MAY 31	2020 TOTAL	2020 % of
REVENUES	TIDIMATSI	TIDWATSI	BUDGET	BUDGET
Property Taxes	855,424	786,031	1,548,000	50.78%
Intergovernmental Receipts	280,445	388,408	1,013,726	38.31%
Income Taxes	7,362,035	6,227,223	16,510,750	37.72%
Fines & Forfeitures	41,855	22,157	140,000	15.83%
Fees, Licenses, & Permits	1,002,704	1,055,535	2,998,000	35.21%
Miscellaneous	182,389	78,803	380,000	20.74%
Other Financing	-	5,013	-	0.00%
Earnings on Investments	329,410	204,692	950,000	21.55%
Charges for Services	852,866	857,831	2,299,603	37.30%
Charges for Cornect	302,000	301,001	2,200,000	07.0070
Total Revenues	10,907,128	9,625,692	25,840,079	37.25%
EXPENDITURES				
Council	62,737	68,865	187,299	36.77%
City Manager	261,795	334,291	927,910	36.03%
Admin Services	174,684	133,170	425,183	31.32%
Economic Development	206,132	96,854	528,655	18.32%
Legal Affairs	289,931	309,943	882,940	35.10%
Finance	803,186	1,004,584	2,353,870	42.68%
General Admin	2,696,895	2,372,295	6,508,792	36.45%
Risk Management	11,904	7,005	349,100	2.01%
Police	3,102,900	3,585,689	9,739,704	36.82%
Planning	402,172	484,385	1,551,146	31.23%
Engineering	529,644	600,442	2,349,511	25.56%
Building Maintenance	211,686	204,673	589,467	34.72%
-	-			
Total Expenditures	8,753,668	9,202,195	26,393,576	34.87%

## FIRE/EMS INCOME TAX FUND

The Fire/EMS Income Tax Fund is a Special Revenue Fund which means that the resources are restricted to only funding expenditures that support the Fire Department. Please refer to page five for a breakdown of the revenues and expenditures through May 31, 2020.

## Revenues

Several sources of revenue support this fund, including intergovernmental as well as income tax collections.

- <u>EMS Service Agreement</u> The city contracts with Delaware County to provide EMS services to certain unincorporated portions of the County. To date, the City has received \$171,931.
  - o For the 2020 fiscal year, the per unit reimbursement rate will be \$220 for EMS transport and \$110 per non-transport runs.
- Income Tax Year-to-date receipts total \$4,356,972 which is \$794,501, or 15.4%, less than amount the City received during the same period in the prior year. Based on the current module used to forecast the decline in income tax collections for the General Fund, it is estimated that a similar decline for the Fire/EMS Income Tax Fund would be \$609,500 or 5.3% of the current revenue estimate for this line item.

## **Expenditures**

Fire/EMIS Income Tax Fund expenditures are performing as expected through May 31, 2020.

# FIRE/EMS INCOME TAX FUND STATEMENT OF REVENUE AND EXPENDITURES MAY 2020

	2019 ACTUAL	2020 ACTUAL	2020 TOTAL	2020 % of
	YTD MAY 31	YTD MAY 31	BUDGET	BUDGET
REVENUES				
Intergovernmental Receipts	192,293	174,696	752,765	23.21%
Income Taxes	5,151,473	4,356,972	11,500,000	37.89%
Miscellaneous	1,500	883	39,195	2.25%
Other Financing	-	1,175	-	0.00%
Transfer In	131,122	122,310	240,717	50.81%
Total Revenues	5,476,389	4,656,035	12,532,677	37.15%
EXPENDITURES				
Personal Services	3,011,604	3,602,311	9,501,589	37.91%
Charges & Services	246,209	328,891	1,138,934	28.88%
Materials & Supplies	92,479	167,913	447,354	37.53%
Capital Outlay	1,040,838	58,893	1,463,030	4.03%
Refunds	197,829	187,807	500,000	37.56%
Transfer	5,375	4,575	848,044	0.54%
Debt	42,087	-	514	0.00%
Total Fire Expenditures	4,636,422	4,350,391	13,899,465	31.30%

## **STORMWATER FUND**

The Stormwater Fund is an Enterprise Fund that was established to account for the costs of repairing, replacing, and improving the city's storm drainage system. User fees sustain the expenditures of this fund. Please refer to page thirteen for a breakdown of the revenues and expenditures through May 31, 2020.

#### Revenues

The Stormwater Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

• <u>Charges for Services</u> – Year-to-date service charges totaled \$359,457, which is \$5,617 (1.5%) less than the amount collected during the same period in the prior year.

## **Expenditures**

The Stormwater Fund expenditures are performing as expected through May 31, 2020.

# STORMWATER FUND STATEMENT OF REVENUE AND EXPENDITURES MAY 2020

	2019 ACTUAL	2020 ACTUAL	2020 TOTAL	2020 % of
	YTD MAY 31	YTD MAY 31	BUDGET	BUDGET
REVENUES				
Miscellaneous	875	1,395	500	279.02%
Charges for Services	365,074	359,457	900,200	39.93%
Total Revenues	365,949	360,852	900,700	40.06%
EXPENDITURES				
Stormwater Operations				
Personal Services	77,730	107,344	257,186	41.74%
Charges & Services	25,931	23,113	223,891	10.32%
Materials & Supplies	15,255	11,472	100,340	11.43%
Capital Outlay	8,524	-	20,000	0.00%
Refunds	13	22	2,000	1.09%
Total Ops Expenditures	127,453	141,951	603,416	23.52%
Stormwater Capital				
Capital Outlay	125,551	207,707	1,716,338	12.10%
Total Cap Expenditures	125,551	207,707	1,716,338	12.10%
	050 004	0.40.050	0.040.754	45.030
Total Expenditures	253,004	349,658	2,319,754	15.07%

#### WATER FUND

The Water Fund was established to account for the treatment and distribution of water to resident and commercial users. This fund is also an Enterprise Fund, with user fees financing the expenditures. Please refer to page eleven for a breakdown of the revenues and expenditures through May 31, 2020.

#### Revenues

The Water Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

- <u>Charges for Services</u> Included in this category are Services Charges & Collections.
  - Meter Charges Year-to-date meter charges for water consumption totaled \$2,173,850 which is \$19,918 or 0.9% less than the amount collected same period from the prior year.
  - o <u>Capacity Fees</u> Year-to-date receipts total \$752,806 and these fees are deposited into the Water Capacity Fee Fund (Fund 536).

## **Expenditures**

The Water Fund expenditures are performing as expected through May 31, 2020.

# WATER FUND STATEMENT OF REVENUE AND EXPENDITURES MAY 2020

	2019 ACTUAL	2020 ACTUAL	2020 TOTAL	2020 % of
	YTD MAY 31	YTD MAY 31	BUDGET	BUDGET
REVENUES				
Miscellaneous	16,941	12,019	25,000	48.08%
Other Financing	-	6,549	11,000	59.54%
Earnings on Investments	106,966	81,388	300,000	27.13%
Charges for Services	2,248,519	2,217,022	6,220,000	35.64%
Total Revenues	2,372,426	2,316,978	6,556,000	35.34%
EXPENDITURES				
Water Administration				
Personal Services	122,309	119,300	325,759	0.00%
Charges & Services	76,847	59,685	276,520	21.58%
Materials & Supplies	304	269	775	0.00%
Capital Outlay	-	203	-	0.00%
Refunds	4,340	3,373	27,750	12.15%
Transfers	298,271	304,167	2,659,783	11.44%
	,	, -	, ,	
Total Admin Expenditures	502,070	486,792	3,290,587	14.79%
Water Treatment				
Personal Services	291,679	348,282	930,138	37.44%
Charges & Services	331,675	337,451	812,894	41.51%
Materials & Supplies	139,976	136,962	448,903	30.51%
Capital Outlay	29,664	24,715	87,045	28.39%
Refunds	-	,	-	0.00%
Total Treat Expenditures	792,994	847,410	2,278,981	37.18%
Mater Dietrikutien				
Water Distribution	100 FF1	222 FG2	647 000	27 640/
Personal Services	196,554	232,563	617,833	37.64%
Charges & Services	27,463	26,602	121,283	21.93%
Materials & Supplies Capital Outlay	105,715 10,148	102,337	300,470 15,000	34.06% 0.00%
Refunds	10, 146	-	15,000	0.00%
ROMINO		_	<del>_</del> _	0.0070
Total Dist Expenditures	339,880	361,502	1,054,586	34.28%
Total Expenditures	1,634,945	1,695,704	6,624,154	25.60%
		, , -	, , -	

## **WASTEWATER FUND**

The purpose of the Wastewater Fund is to provide wastewater collection and treatment service to resident and commercial users. This fund is also an Enterprise Fund, with user fees financing the expenditures. Please refer to page nine for a breakdown of the revenues and expenditures through May 31, 2020.

#### Revenues

The Sewer Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

- <u>Charges for Services</u> Included in this category are Services Charges & Collections.
  - o <u>Meter Charges</u> Year-to-date meter charges for wastewater treatment totaled \$2,624,947 which is \$18,330 or 0.7% less than the same period from the prior year.
    - <u>Capacity Fees</u> Year-to-date receipts total \$716,205 and these fees are deposited into the Wastewater Capacity Fee Fund (Fund 546).

## **Expenditures**

The Wastewater Fund expenditures are performing as expected through May 31, 2020.

# WASTEWATER FUND STATEMENT OF REVENUE AND EXPENDITURES MAY 2020

	2019 ACTUAL	2020 ACTUAL	2020 TOTAL	2020 % of
	YTD MAY 31	YTD MAY 31	BUDGET	BUDGET
REVENUES				
Miscellaneous	239	18,585	10,000	185.85%
Other Financing	-	7,423	-	0.00%
Earnings on Investments	95,278	78,575	275,000	28.57%
Charges for Services	2,756,060	2,739,146	7,426,500	36.88%
Total Revenues	2,851,578	2,843,729	7,711,500	36.88%
EXPENDITURES				
Sewer Administration				
Personal Services	64,404	112,836	323,556	0.00%
Charges & Services	47,127	24,021	247,743	9.70%
Materials & Supplies	435	297	1,000	0.00%
Capital Outlay	-			0.00%
Refunds	168	24,010	7,500	320.14%
Transfers	336,806	342,917	3,996,618	8.58%
Total Admin Expenditures	448,941	504,081	4,576,417	11.01%
Sewer Treatment				
Personal Services	314,808	364,663	975,531	37.38%
Charges & Services	404,449	418,588	1,004,447	41.67%
Materials & Supplies	85,062	86,411	238,770	36.19%
Capital Outlay	-	-	25,000	0.00%
Refunds	-	-	-	0.00%
				1
Total Treat Expenditures	804,319	869,661	2,243,747	38.76%
Sewer Collection				
Personal Services	134,495	105,844	291,090	36.36%
Charges & Services	32,301	66,855	253,935	26.33%
Materials & Supplies	51,418	45,902	187,702	24.45%
Capital Outlay	17,863	10,002	16,100	0.00%
Refunds		-		0.00%
Total Col Expenditures	236,076	218,602	748,826	29.19%
Total Expenditures	1,489,336	1,592,344	7,568,991	21.04%

## REFUSE FUND

The Refuse Fund accounts for the costs of providing refuse services. This fund is an Enterprise Fund which means that the main source of revenue is the monthly fees charged to residents for this service. Please refer to page seven for a breakdown of the revenues and expenditures through May 31, 2020.

## Revenues

The Refuse Fund revenues are performing as expected. However, the following revenue sources require additional explanations:

• <u>Charges for Services</u> – Year-to-date receipts total \$1,480,280 which is \$16,701 or 1.1% less than the City received from the same period in the prior year.

## **Expenditures**

The Refuse Fund expenditures are performing as expected through May 31, 2020.

# REFUSE FUND STATEMENT OF REVENUE AND EXPENDITURES MAY 2020

	2019 ACTUAL YTD MAY 31	2020 ACTUAL YTD MAY 31	2020 TOTAL BUDGET	2020 % of BUDGET
REVENUES	TIDIMATSI	TIDWATSI	BUDGET	BUDGET
Miscellaneous	_	_	260,000	0.00%
Other Financing	1,558	-	200,000	0.00%
Earnings on Investments	8,393	6,041	12,000	50.34%
Charges for Services	1,496,981	1,480,280	3,793,350	39.02%
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1, 100,000	2,122,222	
Total Revenues	1,506,931	1,486,321	4,065,350	36.56%
EXPENDITURES				
Refuse Administration				
Personal Services	-	-	-	0.00%
Charges & Services	21,993	11,088	92,834	11.94%
Materials & Supplies	-	-	-	0.00%
Capital Outlay	19,680	5,985	9,287	64.44%
Refunds	342	175	1,000	17.52%
Transfers	150,958	154,658	371,180	41.67%
Total Admin Expenditures	192,974	171,907	474,301	36.24%
D (				
Refuse Collection	050 000		704050	00.400/
Personal Services	252,932	307,058	784,850	39.12%
Charges & Services	395,547	442,105	1,332,353	33.18%
Materials & Supplies	70,957	73,389	203,514	36.06%
Capital Outlay Refunds	-		731,207	0.00%
Relatios				0.00%
Total Collect Expenditures	719,436	822,552	3,051,924	26.95%
Refuse Recycling				
Personal Services	163,437	182,173	474,996	38.35%
Charges & Services	67,736	103,198	300,209	34.38%
Materials & Supplies	17,129	11,871	86,650	13.70%
Capital Outlay	-	-	513,447	0.00%
Refunds	-	-	-	0.00%
Total Recycle Expenditures	248,302	297,242	1,375,302	21.61%
Total Expenditures	1,160,712	1,291,701	4,901,528	26.35%

# APPENDIX A

# YEAR TO DATE FUND REPORT May 31, 2020

		BEGINNING	YTD	YTD	ENDING		UNENCUMB
Fund #	FUND	BALANCE	REVENUES	EXPEND	BALANCE	ENCUMB	BALANCE
101	General Fund	6,801,606.03	9,625,692.21	9,202,195.34	7,225,102.90	693,939.43	6,531,163.47
200	Street Maintenance & Repair	603,206.35	1,563,281.86	1,155,090.26	1,011,397.95	279,733.51	731,664.44
201	State Highway Improvement	353,397.37	66,456.32	339,121.21	80,732.48	133,258.79	(52,526.31)
202	License Fee	426,903.67	158,302.87	452,606.51	132,600.03	81,551.10	51,048.93
203	Stormwater	2,113,380.23	360,852.22	349,658.32	2,124,574.13	530,378.96	1,594,195.17
210	Recreation	266,459.06	510,589.41	469,099.40	307,949.07	65,878.39	242,070.68
212	Oak Grove Cemetery	276,700.20	107,027.60	96,272.08	287,455.72	143,209.83	144,245.89
215	Tree Replacement	119,237.10	40,600.00	0.00	159,837.10	0.00	159,837.10
222	Airport	184,988.85	255,154.54	305,291.52	134,851.87	41,032.26	93,819.61
223	Hangars	180,442.96	39,389.50	23,508.36	196,324.10	0.00	196,324.10
231	Fire/EMS Income Tax	9,399,949.67	4,656,035.39	4,350,390.67	9,705,594.39	1,339,402.12	8,366,192.27
233	Rec Center Income Tax	5,065,048.57	959,555.95	442,849.39	5,581,755.13	37,543.00	5,544,212.13
235	Airport TIF	136,735.75	13,326.15	0.00	150,061.90	0.00	150,061.90
236	Glenn Road TIF	2,011,525.35	2,502,285.16	350,150.79	4,163,659.72	3,039,412.35	1,124,247.37
237	Sky Climber TIF	0.00	23,619.40	0.00	23,619.40	0.00	23,619.40
238	Mill Run TIF	0.00	51,477.73	51,477.73	0.00	0.00	0.00
240	Municipal Court	2,861,453.86	917,549.39	1,132,744.98	2,646,258.27	15,606.54	2,630,651.73
241	Court IDIAM	14,674.86	13,286.23	6,055.67	21,905.42	941.33	20,964.09
250	Drug Enforcement	51,218.50	1,068.70	0.00	52,287.20	0.00	52,287.20
251	Court Alcohol Treatment	592,279.16	11,799.30	1,736.57	602,341.89	0.00	602,341.89
252	OMVI Enforcement/Education	4,520.65	361.00	0.00	4,881.65	0.00	4,881.65
253	Police Judgement	40,138.50	0.00	17,044.00	23,094.50	0.00	23,094.50
254	Police Fed Judgement	0.00	17,068.92	4,700.00	12,368.92	0.00	12,368.92
255	Park Exaction Fee	184,116.07	0.00	26,998.98	157,117.09	13,001.02	144,116.07
256	Court Computer Legal Research	757,780.68	86,680.90	38,157.77	806,303.81	76,212.50	730,091.31
257	Court Special Projects	749,712.50	87,039.41	86,377.18	750,374.73	20,486.24	729,888.49
259	Court Probation Services	614,641.81	119,127.89	11,979.41	721,790.29	2,532.00	719,258.29
261	Police Disability Pension	0.00	136,035.06	122,310.00	13,725.06	0.00	13,725.06
262	Fire Disability Pension	0.00	136,035.18	122,310.10	13,725.08	0.00	13,725.08
272	Community Promotion	84,603.77	20,838.31	73,369.25	32,072.83	40,550.00	(8,477.17)
291	CDBG	0.00	0.00	275.00	(275.00)	3,000.00	(3,275.00)
292	Police Fed Treasury Seizures	0.00	3,537.40	0.00	3,537.40	0.00	3,537.40
295	ED Revolving Loan	240,333.27	45,765.89	10,712.80	275,386.36	1,647.20	273,739.16
296	Housing Program Income	8,150.00	0.00	0.00	8,150.00	0.00	8,150.00

# APPENDIX A

# YEAR TO DATE FUND REPORT May 31, 2020

		BEGINNING	YTD	YTD	ENDING		UNENCUMB
Fund #	FUND	BALANCE	REVENUES	EXPEND	BALANCE	ENCUMB	BALANCE
300	General Bond Retirement	621,579.51	256,627.08	253,580.23	624,626.36	0.00	624,626.36
301	Park Improvement Bond	111,104.83	15,728,955.45	15,836,058.44	4,001.84	4,000.00	1.84
302	SE Highland Bond	0.00	345,502.32	327,519.99	17,982.33	0.00	17,982.33
410	Capital Improvement	4,666,224.39	2,445,463.87	3,374,020.62	3,737,667.64	3,620,926.46	116,741.18
415	Point Project	933,691.72	351,945.56	712,787.61	572,849.67	1,502,937.85	(930,088.18)
431	FAA Alloc/Improvement Grant	95,193.38	34,627.14	38,474.61	91,345.91	31,206.04	60,139.87
440	Equipment Replacement	217,510.22	416,508.00	320,238.75	313,779.47	221,095.50	92,683.97
491	Parks Impact Fee	2,067,688.56	172,224.35	16,481.00	2,223,431.91	57,154.50	2,166,277.41
492	Police Impact Fee	429,784.34	48,703.59	7,022.79	471,465.14	164.93	471,300.21
493	Fire Impact Fee	544,494.17	66,422.52	74,796.16	536,120.53	168.79	535,951.74
494	Municipal Impact Fee	444,342.10	70,583.00	15,530.22	499,394.88	7,168.78	492,226.10
496	Glenn Rd S Construction	926,595.96	593,287.39	118,025.00	1,401,858.35	0.00	1,401,858.35
498	Glenn Rd N	330,020.80	50,712.25	39,147.50	341,585.55	0.00	341,585.55
501	Golf Course	81,056.66	26,624.91	15,171.96	92,509.61	6,076.66	86,432.95
520	Parking Lots	52,087.14	12,467.67	14,776.20	49,778.61	479.35	49,299.26
530	Water	1,504,060.97	2,316,977.99	1,695,704.09	2,125,334.87	200,853.62	1,924,481.25
531	Water Construction	2,479,462.37	0.00	687,412.63	1,792,049.74	773,137.36	1,018,912.38
533	Water Reserve	2,000,000.00	0.00	0.00	2,000,000.00	0.00	2,000,000.00
536	Water Capacity Fee	10,619,956.63	752,806.30	419,105.75	10,953,657.18	585,560.30	10,368,096.88
540	Wastewater	3,724,670.38	2,843,729.47	1,592,344.07	4,976,055.78	231,071.83	4,744,983.95
541	Wastewater Construction	3,088,062.39	0.00	255,324.51	2,832,737.88	361,189.74	2,471,548.14
543	Wastewater Reserve	2,000,000.00	0.00	0.00	2,000,000.00	0.00	2,000,000.00
545	Water Customer Deposit	228,317.60	(6,010.00)	1,489.21	220,818.39	0.00	220,818.39
546	Wastewater Capacity Fee	6,796,915.87	716,205.00	836,693.58	6,676,427.29	0.00	6,676,427.29
548	SE Highland Wastewater	268,389.54	140,800.00	345,133.30	64,056.24	0.00	64,056.24
550	Refuse	1,159,867.16	1,486,321.16	1,291,701.10	1,354,487.22	689,281.41	665,205.81
601	Garage Rotary	504,994.89	199,164.00	299,315.69	404,843.20	81,323.09	323,520.11
602	IT Rotary	655,372.98	376,444.20	804,895.12	226,922.06	215,358.29	11,563.77
610	Health Insurance	522,534.62	4,328,785.12	2,192,863.87	2,658,455.87	10,861.38	2,647,594.49
620	Workers Compensation	2,626,777.89	9,515.16	18,253.84	2,618,039.21	5,667.55	2,612,371.66
701	Fire Donation	1,083.36	200.00	0.00	1,283.36	0.00	1,283.36
702	Parks/Rec Donation	13,214.03	6,500.00	9,115.00	10,599.03	3,500.00	7,099.03
703	Police Donation	10,836.60	0.00	2,000.00	8,836.60	0.00	8,836.60
704	Mayors Donation	898.15	250.00	50.00	1,098.15	0.00	1,098.15
705	Project Trust	1,129,526.94	88,316.91	18,700.00	1,199,143.85	97,538.72	1,101,605.13

# APPENDIX A

# YEAR TO DATE FUND REPORT May 31, 2020

		88,121,216.74	56,650,017.26	51,232,145.07	93,539,088.93	15,564,561.06	77,974,527.87
804	Performance Bond	694,227.73	50,800.00	122,615.24	622,412.49	0.00	622,412.49
803	State Building Permit	1,296.92	4,089.11	4,673.26	712.77	0.00	712.77
801	State Highway Patrol	4,866.99	19,995.80	24,862.80	(0.01)	0.00	(0.01)
750	Cemetery Perpetual Care	33,839.98	165.87	0.00	34,005.85	360.00	33,645.85
711	Berkshire JEDD	84,717.65	156,131.73	203,777.64	37,071.74	298,162.34	(261,090.60)
710	Reserve Account	1,188,864.04	0.00	0.00	1,188,864.04	0.00	1,188,864.04
709	Development Reserve	1,008,885.74	0.00	0.00	1,008,885.74	0.00	1,008,885.74
708	Municipal Court Unclaimed Funds	86,376.18	8,334.45	0.00	94,710.63	0.00	94,710.63
707	Unclaimed Funds	18,620.57	0.00	0.00	18,620.57	0.00	18,620.57

# APPENDIX B

# CITY OF DELAWARE, OHIO FINANCIAL STATEMENT MAY 31, 2020

	Weighted	YTD	Weighted		
	Average	Interest	Average		Ending
	Interest Rate	Earned	Maturity (Days)		Balance
Checking/Depository					
Checking (Operating & Payroll)*		-	_		24,491,626
Total Bank Deposits	8	\$ -		\$	24,491,626
<u>Investments</u>					
Star Ohio	0.65%	426,807	<u>-</u>		69,047,463
Total Investments	5	\$426,807		\$	69,047,463
TOTAL BANK DEPOSITS & INVESTMENTS		¢ 406 007		\$	02 520 000
TOTAL BANK DEPOSITS & INVESTIMENTS	•	\$426,807		Ф	93,539,089
* The city participates in an Earning Credit Allow and	ce program. The Cit	v maintains a	minimum halance in th	ne chec	king account so
that a credit is earned that then offsets the monthly	· -	y maintaino a	Transmittati Dalamoo ii ta	10 011001	iang account co
and a croam is carried and allow on colo and morning	co.v.cc c.ia.gc.				
I certify that the balances stated above are true to	the best of my know	ledge.			
·	·	•			
Justin Nahvi	_			MAY 3	1, 2020
Finance Director				Date	
Tom Homan	<u>_</u>			MAY 3	1, 2020
City Manager				Date	

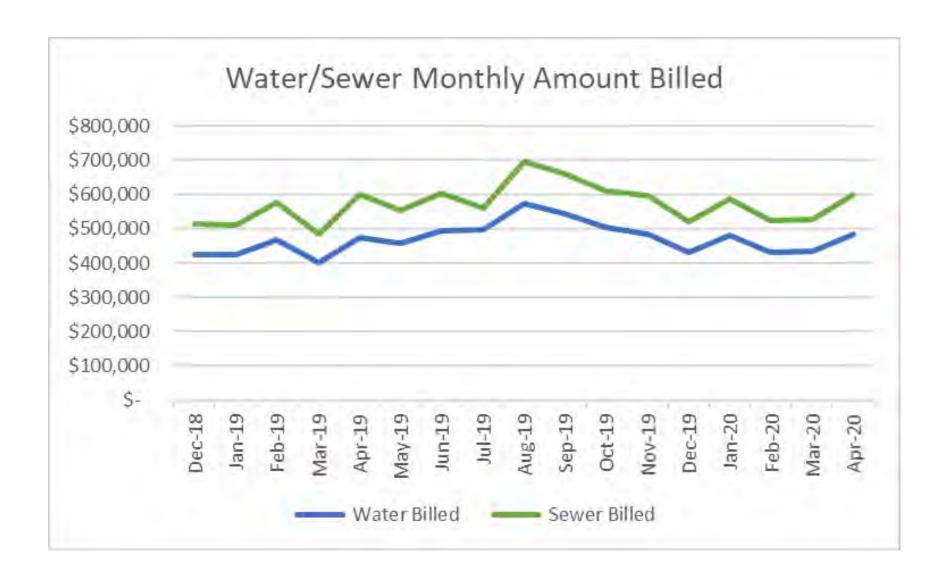
# APPENDIX C

## CITY OF DELAWARE DEBT SCHEDULE MAY 2020

	Outstanding Balance				Police Impact	Municipal	Glenn Rd.	Water	Water	Sewer	Sewer
	3/31/2020	General	Fire/EMS	Rec Levy	Impact Fee	Impact Fee	TIF/NCA	User Fee	Capacity Fee	User Fee	Capacity Fee
2019 GO Bonds	\$20 E0E 000	\$ 3,491,250				\$ 508,750	\$ 6,710,000				¢ 0.895.000
	\$20,595,000		<b>^</b>			\$ 506,750	\$ 6,710,000		<b>*</b>		\$ 9,885,000
2017 General Obligation Bonds	\$ 5,805,000	\$ 631,877	\$ 2,665,000						\$ 1,957,654		\$ 550,469
2015 General Obligation Bonds	\$ 5,205,000		\$ 435,000	\$ 2,345,000	1		\$ 2,425,000				
2013 General Obligation Bonds	\$ 5,190,000		\$ 1,855,000		\$ 587,500	\$ 1,282,500	\$ 1,465,000				
2012 General Obligation Bonds	\$ 1,890,000	\$ 847,722	\$ 172,278								\$ 870,000
OWDA Water Projects	\$29,449,933							\$18,855,372	\$10,594,561		
OWDA Sewer Projects	\$11,327,491									\$ 976,430	\$10,351,061
2020 Recreation Levy Bonds	\$13,690,000			\$13,690,000	1						
Total Long Term Debt	\$93,152,424	\$ 4,970,849	\$ 5,127,278	\$16,035,000	\$ 587,500	\$ 1,791,250	\$10,600,000	\$18,855,372	\$12,552,215	\$ 976,430	\$21,656,530
Fund Balance Reserves 3/31/20		\$ 5,846,062	\$ 8,239,744	\$ 5,354,930	\$ 447,344	\$ 475,112	\$ 1,806,453	\$ 4,666,539	\$10,642,030	\$ 8,813,290	\$ 6,521,891
Annual Debt Service		\$ 767,721	\$ 702,262	\$ 2,431,580	\$ 136,700	\$ 353,500	\$ 999,126	\$ 1,285,727	\$ 964,722	\$ 152,695	\$ 3,003,987
2020 Revenue		\$25,840,079	\$12,532,677	\$ 2,521,500	\$ 80,000	\$ 222,500	\$ 3,051,300	\$ 6,205,500	\$ 4,050,000	\$ 7,430,300	\$ 4,080,000

# APPENDIX D

Billing	Consumption	Water	Water			Sewer	Sewer			Refuse	Refuse		Stormwater		
Month	Period	Customers	Consumption	Wa	iter Billed	Customers	Consumption	Se	wer Billed	Customers		Billed	ERU		Billed
Jan-19	Dec-18	12,928	91,066	\$	425,547	12,691	89,468	\$	515,265	14,235	\$	293,242	36,466	\$	91,166
Feb-19	Jan-19	12,951	88,253	\$	423,755	12,711	86,832	\$	511,264	14,247	\$	293,493	27,873	\$	69,681
Mar-19	Feb-19	12,957	113,997	\$	469,192	12,716	111,840	\$	576,244	14,316	\$	294,918	27,908	\$	69,771
Apr-19	Mar-19	12,983	84,044	\$	403,182	12,742	82,418	\$	485,058	14,294	\$	294,455	27,947	\$	69,868
May-19	Apr-19	13,050	106,911	\$	474,402	12,810	104,035	\$	601,199	14,349	\$	295,593	27,949	\$	69,873
Jun-19	May-19	13,096	99,139	\$	456,613	12,854	95,180	\$	553,500	14,395	\$	296,542	28,008	\$	70,020
Jul-19	Jun-19	13,134	113,613	\$	494,816	12,890	104,409	\$	604,106	14,464	\$	297,966	27,991	\$	69,978
Aug-19	Jul-19	13,151	115,139	\$	499,167	12,914	105,412	\$	559,491	14,495	\$	298,591	28,039	\$	70,097
Sep-19	Aug-19	13,172	134,924	\$	575,052	12,930	122,650	\$	697,696	14,519	\$	299,099	28,052	\$	70,129
Oct-19	Sep-19	13,207	125,047	\$	544,381	12,965	116,228	\$	661,645	14,573	\$	300,203	28,083	\$	70,208
Nov-19	Oct-19	13,243	111,664	\$	504,206	13,000	106,141	\$	608,906	14,599	\$	300,738	28,011	\$	70,028
Dec-19	Nov-19	13,211	100,944	\$	483,479	12,966	103,133	\$	596,428	14,595	\$	300,649	27,976	\$	69,941
Jan-20	Dec-19	13,270	87,728	\$	431,208	13,024	87,642	\$	522,014	14,631	\$	301,390	36,363	\$	90,907
Feb-20	Jan-20	13,219	102,900	\$	480,375	12,975	101,172	\$	587,089	14,382	\$	296,269	28,119	\$	70,297
Mar-20	Feb-20	13,240	90,393	\$	431,582	12,994	88,700	\$	522,680	14,651	\$	301,820	28,156	\$	70,390
Apr-20	Mar-20	13,278	90,392	\$	433,859	13,031	89,541	\$	527,488	14,707	\$	302,973	28,156	\$	70,390
May-20	Apr-20	13,333	104,347	\$	483,078	13,086	102,909	\$	601,266	14,681	\$	302,426	28,247	\$	70,616



## APPENDIX D

