

**CITY OF DELAWARE
CITY COUNCIL REGULAR MEETING
COUNCIL CHAMBERS
7:00 P.M. MEETING**

AMENDED AGENDA

7:00 PM

JULY 27, 2026

**MEETINGS WILL BE STREAMED LIVE AT CITY HALL UNDER "EVENTS" AT
www.cityofdelawareoh.gov**

- 1. ROLL CALL**
- 2. INVOCATION by Pastor Kevin Burrows, Vision Worship Center Delaware**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MOTION SUMMARY**

Approval of the Motion Summary from the City Council meeting held on July 13, 2026, as recorded and transcribed.

- 5. APPROVAL OF MOTION SUMMARY**

Approval of the Motion Summary from the Special City Council meeting held on July 20, 2026, as recorded and transcribed.

- 6. LETTERS, PETITIONS, AND PUBLIC COMMENTS**

ATTEND AN OPEN MEETING: Open meetings are held in City Hall Council Chambers. Sign in forms to speak are available at the door. Name and address are required for public comment. Comments are limited to 3 minutes.

EMAIL, LETTER, PETITION: Emails, letters, and petitions received to the Council Clerk by 10 a.m. the date of the meeting will be presented to members and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. Name and address are required. Send to councilclerk@cityofdelawareoh.gov. PLEASE NOTE SUBMISSION TIME.

- 7. CONSENT AGENDA**

- a. Acceptance of the Motion Summary from the Airport Commission meeting held on April 16, 2026, as recorded and transcribed.
- b. Acceptance of the Motion Summary from the Parks and Recreation Advisory Board meeting held on March 17, 2026, as recorded and transcribed.

- 8. COMMITTEE REPORTS**

- 9. 7:15 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-51**

Resolution No. 26-51, a resolution to approve a Development Plan for Lot A on 1.9 acres of an 8.05-acre Commercial Planned Unit Development located along Sunbury Road (US-36/ SR-37) east of Sky View Lane and south of Biltmore Drive. *(Proposed Plan for Development of a New Chick-Fil-A, off of US36/SR37 near Seattle House Apartments.)*

10. 7:20 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-52

Resolution No. 26-52, a resolution to approve a Development Plan for an approximately 40,000 square foot industrial building on 4.62 acres of property located within the Howald Industrial Planned Mixed-Use Overlay. *(Final Plan for the Development of Industrial Complex Allowing Multiple Tenants and/or Users)*

11. 7:25 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-53

Resolution No. 26-53, a resolution to approve a request by Terra Alta LLC for approval of a Development Plan for Terra Alta Section 14 on 13.263 acres containing 80 fee-simple townhome units on property located within the Terra Alta Planned Mixed-Use Overlay just north of Section 13. *(Final Plan for the Development of Owner-Occupied Townhomes to be Located in the Mixed Use Zoned Area of the Terra Alta Neighborhood)*

12. FOURTH READING OF ORDINANCE NO. 26-29 (AS AMENDED)

Ordinance No. 26-29, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with Stephen P Hartman, LLC for investment in real property improvements at 4 N. Sandusky Street (parcel #51943109018000) **AS AMENDED.** *(Proposed Tax Abatement for the Renovation of the Upper Floors at the Historic Downtown Property Located at 4 N. Sandusky to Promote Office or Commercial Use.)*

13. CONSIDERATION OF RESOLUTION NO. 26-57

Resolution No. 26-57, a resolution authorizing the City Manager to execute a Development Incentive Term Sheet with Guild Strategic Properties, LLC for the Curtis Street Development Project; authorizing staff to prepare related legislation and agreements. *(Proposed Economic Development Incentive for a Potential Manufacture Business Relocation of to an Area off of Curtis Street, Near Pittsburgh Drive.)*

14. CONSIDERATION OF RESOLUTION NO. 26-58

Resolution No. 26-58, a resolution canceling the August 10, 2026, regular meeting of the Delaware City Council and declaring an emergency. *(Multiple City Council Members to be Absent August 10th. To Avoid a Lack of Quorum, the Next Meeting is Proposed Canceled.)*

15. FINANCE DIRECTOR'S REPORT

June 2026 Finance Report

16. CITY MANAGER'S REPORT

17. COUNCIL COMMENTS

18. EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G)(1) to consider the appointment or employment of a public official.

19. ADJOURNMENT



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Sarah Dinovo, City Clerk

ITEM TYPE: Motion Summary

AGENDA SECTION: **APPROVAL OF MOTION SUMMARY**

SUBJECT: Approval of the Motion Summary from the City Council meeting held on July 13, 2026, as recorded and transcribed.

SUGGESTED ACTION:

ATTACHMENTS:

[20260713 council motion summary.docx](#)

ITEM 1. ROLL CALL

The meeting was called to order at 6:00 PM with the following City Council members present: Linsey Griffith, First Ward; Adam Haynes, Second Ward; Matt McClellan, Third Ward; Kevin Rider, Fourth Ward; Kyle Bogan, At-Large; Vice-Mayor Catlin Frazier and Mayor Carolyn Kay Riggle.

Motion to Adjourn into Executive Session: Vice-Mayor Frazier motioned to adjourn into executive session pursuant to Ohio Revised Code Section 121.22 (G)(1) to consider the appointment or employment of a public official and (G)(8), to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development seconded by Councilman Bogan. Motion was approved with a 7-0-0 vote.

The meeting was called back to order at 7:00 PM

Staff Present: Sandra Pereira, Planning and Community Development Director; Adam Moore, Police Chief; Alycia Hefner, Finance Director; Bill Ferrigno, Public Works Director; Nic Langford, Economic Development Director; Tim Pyle, Fire Chief; Jonathan Owen, City Engineer; David Moser, City Attorney; Andy Beare, Assistant City Manager; and Paul Brake, City Manager

ITEM 2. INVOCATION

The invocation was led by Sarah Dinovo, Clerk to Council

ITEM 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ITEM 4. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary of the City Council held on June 22, 2026, as recorded and transcribed.

Motion: Councilman Bogan motioned to approve the motion summary from the City Council meeting held on June 22, 2026, as recorded and transcribed, seconded by Vice-Mayor Frazier. Motion was approved with a 6-0-1 vote.

ITEM 5. LETTERS, PETITIONS, AND PUBLIC COMMENTS

Deborah Guebert
265 West Fountain Avenue
Delaware, Ohio

Ms. Guebert shared her thoughts on carbon dioxide and its importance to plant growth.

ITEM 6. CONSENT AGENDA

- a. Acceptance of the Motion Summary of the Historic Preservation Commission meeting held on May 27, 2026, as recorded and transcribed.
- b. Accepting the Motion Summary of the Parking and Safety Committee meeting held on December 30, 2025, as recorded and transcribed.
- c. Accepting the Motion Summary of the Parking and Safety Committee meeting held on February 24, 2026, as recorded and transcribed.
- d. Accepting the Motion Summary of the Parking and Safety Committee meeting held on April 28, 2026, as recorded and transcribed.
- e. Acceptance of the Motion Summary of the Civil Service Commission meeting held on June 3, 2026, as recorded and transcribed.
- f. Acceptance of the Motion Summary of the Planning Commission meeting held on June 3, 2026, as recorded and transcribed.
- g. Acceptance of the Motion Summary from the Board of Zoning Appeals meeting held on June 10, 2026, as recorded and transcribed.
- h. Establish **July 27, 2026 at 7:15 PM** as the date and time for the public hearing and second reading of Resolution No. 26-51, a resolution to approve a request by GTZ Properties for approval of a Development Plan for Chick-fil-A on 1.895 acres of property located within the Trailhead Crossing Planned Unit Development.
- i. Establish **July 27, 2026 at 7:20 PM** as the date and time for the public hearing and consideration of Resolution No. 26-52, a resolution to approve a request by John Howald for approval of a Development Plan for an approximately 40,000 square foot industrial building on 4.62 acres of property located within Howald Industrial Planned Mixed-Use Overlay.
- j. Establish **July 27, 2026 at 7:25 PM** as the date and time for the public hearing and consideration of Resolution No. 26-53, a resolution to approve a request by Terra Alta LLC for approval of a Development Plan for Terra Alta Section 14 on 13.263 acres containing 80 fee-simple townhome units on property located within the Terra Alta Planned Mixed-Use Overlay just north of Section 13.

Motion: Councilman Bogan motioned to approve the consent agenda, seconded by Vice-Mayor Frazier. Motion was approved with a 7-0-0 vote.

ITEM 8. COMMITTEE REPORTS

Councilwoman Griffith reported Parks and Recreation will meet next week.

Councilman Haynes had no reports.

Councilman Bogan reported Parking and Safety met and there is a resolution from that meeting on the agenda tonight.

Vice-Mayor Frazier reported the Airport Commission will meet this Thursday.

Councilman McClellan had no reports.

Councilman Rider reported the Historic Preservation Commission will meet next week.

Mayor Riggle reported the Planning Commission met with some of those items on the agenda tonight.

ITEM 8. STAFF INTRODUCTION

Amanda Acker, Victim Advocate

David Moser, City Attorney, introduced Amanda Acker and shared that while she has not been with the city very long, she has already jumped in with both feet.

Ms. Acker stated she this was a natural fit for her.

ITEM 9. 7: 15 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-33

Ordinance No. 26-33, an ordinance declaring the improvement to certain parcels in the city to be a public purpose and exempt from taxation pursuant to ORC 5709.40(b); requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments; requiring the distribution of a portion of those service payments to the Delaware City School District, Olentangy Local School District and the Delaware Area Career Center; specifying the public infrastructure improvements that benefit the parcels; approving a Tax Increment Financing agreement and declaring an emergency. This ordinance is hereby declared to be an emergency measure to allow the development of the Parcels and the construction of the Public Infrastructure Improvements to commence at the earliest possible date, thereby enhancing housing opportunities within the City and for the immediate preservation of public peace, health, welfare and safety of the City and its residents, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor. *(Create a Payment In Lieu of Taxes to Pay for a Proposed Roundabout at Mill Run Crossing and Glenn Road and Provide a Reimbursement to Local School Districts)*

The clerk read the ordinance for the second time.

Nic Langford, Economic Development Director, gave a presentation that included what council is considering, the location, and designating this as a non-school TIF.

The public hearing opened at 7:15 PM

Scott McVicker
1935 Ashburn Drive
Delaware, Ohio

Mr. McVicker asked what a non-school TIF is and why the funding Kroger's access to their warehouse with a TIF.

Mr. Langford stated Nutter Farm Lane will be a public right of way that will have a couple of parcels in front of the Kroger that will be built out and it will connect to Glenn Road to allow traffic flow from it. Mr. Langford also explained that a non-school TIF was allowing the millage collected for the school district from the property taxes to still go to the schools.

The public hearing closed at 7:18 PM

Discussion from council included non-school TIF explanation and when the Kroger store would be open.

Mr. Langford requested this ordinance to be passed this evening; the next ordinance being tied to this one and there are crews on site at the new Kroger to construct this road.

Motion: Vice-Mayor Frazier motioned to suspend the rule of three readings for Ordinance No. 26-33, seconded by Councilman McClellan. Motion was approved with a 6-1-0 vote.

Motion: Vice-Mayor Frazier motioned to approve the emergency clause for Ordinance No. 26-33, seconded by Councilman McClellan. Motion was approved with a 7-0-0 vote.

Motion: Vice-Mayor Frazier motioned to approve Ordinance No. 26-33, seconded by Councilman McClellan. Motion was approved with a 7-0-0 vote.

ITEM 10. 7:20 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-34

Ordinance No. 26-34, an ordinance approving and authorizing the execution of a Tax Increment Financing agreement for the improvement of Davidson Lane and Nutter Farm Lane and declaring an emergency. 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 to move forward with the referenced public infrastructure improvements. (*Authorize a Tax*

Increment Finance (TIF) Agreement for Road Improvements to Kroger Distribution Center)

The clerk read the ordinance for the second time.

Nic Langford, Economic Development Director, gave a presentation that included where the TIF area would be, what council was considering, how the reimbursements would be vetted and distributed, an overview of the work to be completed, the cost, and asked this request to be approved this evening for the reasons previously stated.

The public hearing opened at 7:20 PM

Scott McVicker
1935 Ashburn Drive
Delaware Ohio

Mr. McVicker stated the comment regarding safety doesn't seem to be met since there is a not an acceleration lane coming out of Kroger and restated this road only seem to serve the Distribution Center.

Mr. Langford clarified the comment he made regarding safety was about people getting flat tires from the potholes going to get groceries and restating the road was a public right of way and would not just connect to the Kroger Distribution Center. Without this mechanism, the city would have needed to bond the money.

Discussion included Kroger not gaining any interest from the TIF, the approval process by which Kroger would be repaid, how long the TIF would last and if there was a chance it would be repaid earlier than the end period, and how the improvements would benefit further development.

Motion: Vice-Mayor Frazier motioned to suspend the rule of three readings for Ordinance No. 26-34, seconded by Councilman McClellan. Motion was approved with a 7-0-0 vote.

Motion: Vice-Mayor Frazier motioned to approve the emergency clause for Ordinance No. 26-34, seconded by Councilman McClellan. Motion was approved with a 7-0-0 vote.

Motion: Vice-Mayor Frazier motioned to approve Ordinance No. 26-34, seconded by Councilman McClellan. Motion was approved with a 7-0-0 vote.

ITEM 21. 7:25 PM PUBLIC HEARING AND SECOND READING OF ORDINANCE NO. 26-35

Ordinance No. 26-35, an ordinance declaring the improvement to certain parcels in the city to be a public purpose and exempt from taxation pursuant to ORC 5709.40(b); requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public

improvement tax increment equivalent fund for the deposit of those service payments; specifying the public infrastructure improvements that benefit the parcels; approving a school compensation agreement with the Delaware City School District; requiring the distribution of a portion of those service payments to the Delaware City School District and the Delaware Area Career Center; and declaring an emergency. This ordinance is hereby declared to be an emergency measure in order to allow the development of the Parcels and the construction of the Public Infrastructure Improvements to commence at the earliest possible date, thereby enhancing housing opportunities within the City and for the immediate preservation of public peace, health, welfare and safety of the City and its residents, this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor. *(Create a Payment in Lieu of Taxes to Pay for Public Road Improvements near the Youth Development Ohio AAA Blue Jackets Ice Arena)*

The clerk read the ordinance for the second time.

Nic Langford, Economic Development Director, gave a presentation that included the location, what council is considering, what is being proposed (3-4 youth ice sheets), how the TIF works, what the TIF can pay for, and how the schools are protected.

A question was asked about the music arena would be located. Mr. Langford stated the location was being reconsidered to allow for better traffic flow and noise to be filtered away from the residential areas.

The public hearing opened at 7:44 PM

Deborah Guebert
265 West Fountain Avenue
Delaware, Ohio

Ms. Guebert stated she thought by bringing in more youth, the city would pay for security, and the school should be more focused on more content in the curriculum and not fancier do-dads.

Paul Brake, City Manager, stated there would not be an extra cost for security by the city, as it would not be any different than the YMCA programming.

The public hearing closed at 7:46 PM

Discussion included the income tax share to the schools and over the years how much it would generate for the schools, how the funding model works, how many jobs are expected to be created, and how this may be a gateway for development in that area.

Motion: Vice-Mayor Frazier motioned to suspend the rule of three readings for Ordinance No. 26-35, seconded by Councilman Haynes. Motion was approved with a 6-1-0 vote.

Motion: Vice-Mayor Frazier motioned to approve the emergency clause for Ordinance No. 26-35, seconded by Councilman Haynes. Motion was approved with a 7-0-0 vote.

Motion: Vice-Mayor Frazier motioned to approve Ordinance No. 26-35, seconded by Councilman Rider. Motion was approved with a 7-0-0 vote.

ITEM 12. 7:30 PM PUBLIC HEARING AND CONSIDERATION OF RESOLUTION NO. 26-50

Resolution No. 26-50, a resolution to approve a Development Plan to allow 83 single-family homes on 35.68 acres on property located south of the intersection of Frank's Field Drive and Marysville Road, further described as parcel #51933002037000 and declaring an emergency. This Resolution is declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City, and for the further reason that such action is necessary to ensure no significant delays to the planned future development of the Property and to ensure that the parties can satisfy all closing timelines and obligations relative to this negotiated real estate transaction, and as such will be in full force and effect immediately upon its passage.

The clerk read the resolution for the first time.

Sandra Pereira, Planning and Community Development Director, gave a presentation that included the location, the 2022 zoning approval, the site plan, and elevation examples.

The public hearing opened at 7:59 PM

There was no public participation.

Discussion included the drainage improvement to the east and southeast of the parcel, what the road improvement on US36 would include and when that would happen, what the light poles would look like, what roads will construction traffic use, the traffic impact study findings regarding traffic signals, the date of the impact study and if the findings were still reliable, and tree preservation.

The public hearing closed at 7:59 PM

Motion: Vice-Mayor Frazier motioned to approve the emergency clause for Resolution No. 26-50, seconded by Councilman Haynes. Motion was approved with a 5-2-0 vote.

Motion: Vice-Mayor Frazier motioned to approve the emergency clause for Resolution No. 26-50, seconded by Councilman Haynes. Motion was approved with a 7-0-0 vote.

ITEM 13. THIRD READING OF ORDINANCE NO. 26-27

Ordinance No. 26-27, an ordinance vacating the public right of way known as Hayes Street, Walnut Street, Harrison Street, and four public alleys within property owned by Ohio Wesleyan University. *(Existing Street on OWU Campus to be declared a private drive)*

The clerk read the ordinance for the third time.

Bill Ferrigno, Public Works Director, stated there was a public hearing held at the last meeting and reviewed why these streets and alleys were requested to be vacated.

Motion: Councilman Bogan motioned to approve Ordinance No. 26-37, seconded by Councilwoman Griffith. Motion failed with a 7-0-0 vote.

ITEM 14. THIRD READING OF ORDINANCE NO. 26-28

Ordinance No. 26-28, an ordinance vacating the undeveloped public right of way known as Jane Road west of Winston Road and North of Cottswold Drive. *(Neighborhood Street that exists on paper to be vacated to adjoining property owners)*

The clerk read the ordinance for the third time.

Bill Ferrigno, Public Works Director, stated this topic was brought before both the Parking and Safety Committee and Planning Commission, which both approved of the vacation and reviewed why this street was being requested to be vacated. The County Auditor will split the vacated property between contiguous owners.

Motion: Councilman Rider motioned to approve Ordinance No. 26-28, seconded by Councilman Bogan. Motion was approved with a 7-0-0 vote.

ITEM 15. THIRD READING OF ORDINANCE NO. 26-29

Ordinance No. 26-29, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with Stephen P Hartman, LLC for investment in real property improvements at 4 N. Sandusky Street (parcel #51943109018000). *(Consider proposed tax abatement for renovations of upper floors of downtown building)*

The clerk read the ordinance for the third time.

Nic Langford, Economic Development Director, stated the public hearing was at the last meeting and reviewed the terms of the CRA and shared his wishes for the use of the second and third floors but the use is still speculative.

Discussion included the apprehension of providing a CRA for apartments, other types of proposed uses, and whether an elevator could be added. Mr. Langford suggested he take out the use of apartment on the application, if that was the wish of council. Discussion picked back

up about a CRA being used for apartment(s) and taxpayer dollars. The CRA could also be stated that the term can be changed and/or a claw-back feature be implemented if the end user was an apartment(s).

Mr. Langford will bring back an amended ordinance and agreement.

This ordinance will go to another reading.

ITEM 16. THIRD READING OF ORDINANCE NO. 26-30

Ordinance No. 26-30, an ordinance accepting the annexation of 15.827 acres of land, more or less, description and map are attached hereto for the annexation known as GTZ annexation by Molly Gwin, agent for the petitioners and declaring an emergency. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and to provide for the usual daily operation of a department or an office of the City; specifically, this Ordinance is required to be immediately effective to align with an accelerated construction schedule. This Ordinance is necessary in order for the City and its departments to continue coordinating with the GTZ; wherefore, this Ordinance shall be in full force and effect immediately upon its passage. *(Proposed annexation of property to be developed as retail centers near east side corridor)*

The clerk read the ordinance for the third time.

Sandra Pereira, Planning and Community Development Director, stated she had further information to add but was available for questions.

Motion: Vice-Mayor Frazier motioned to approve the emergency clause for Ordinance No. 26-30, seconded by Councilman Rider. Motion was approved with a 7-0-0 vote.

Motion: Vice-Mayor Frazier motioned to approve Ordinance No. 26-30, seconded by Councilman Rider. Motion was approved with a 7-0-0 vote.

ITEM 17. CONSIDERATION OF ORDINANCE NO. 26-36

Ordinance No. 26-36, an ordinance amending the Management, Professional, Technical, Confidential, and Supervisory Employees Pay Plan. *(Amendment of Pay Plan to include Grants Administrator Position)*

The clerk read the ordinance for the first time.

Jessica Feller, Human Resources Director, reviewed the reason for the amendment adding that this is a new position of a Grant Administrator due to a retirement in the Planning Department and other clean up positions citywide. The Grant Administrator will be used by all departments for grants and processes.

A question was asked about the cost of the new employee versus the potential savings brought to the city by the approved grants and if the

Development Planner position in the Planning Department would be backfilled.

Motion: Councilman Rider motioned to suspend the rule of three readings for Ordinance No. 26-36, seconded by Councilman Bogan. Motion was approved with a 7-0-0 vote.

Motion: Councilman Rider motioned to suspend the rule of three readings for Ordinance No. 26-36, seconded by Councilwoman Griffith. Motion was approved with a 7-0-0 vote.

ITEM 18. CONSIDERATION OF RESOLUTION NO. 26-54

Resolution No. 26-54, a resolution authorizing and approving a limited automatic mutual aid agreement with the City of Columbus for fire suppression, rescue, and emergency medical services.

Tim Pyle, Fire Chief, stated the City of Columbus reached out after their new Fire Chief realized the former agreement was outside of the three-year renewal window. Chief Pyle stated this does not obligate the city to respond but does allow the use of Columbus' equipment and teams that Delaware does not have like their Bomb Squad.

Motion: Councilman Bogan motioned to approve Resolution No. 26-54, seconded by Councilman Rider. Motion was approved with a 7-0-0 vote.

ITEM 19. CONSIDERATION OF RESOLUTION NO. 26-55

Resolution No. 26-55, a resolution indicating what services the City of Delaware will provide to 0.427 acres of land, more or less, description and map are attached hereto for the annexation known as Vernon Avenue right of way annexation by Jacob Avetisian, agent for the petitioner and declaring an emergency. This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and to provide for the usual daily operation of a department or an office of the City; specifically, this Resolution is required to be immediately effective to satisfy the requirement of Ohio Revised Code Section 709.023(C) requiring adoption of this Resolution of Services within 20 days after the date that the annexation petition has been filed.

Jonathan Owen, City Engineer, stated this piece of road is located on the south side of Vernon Avenue and at the time of annexation it was not required to be annexed (today that language reads differently where it is now required to annex to mid-section of the road). This is a bit of clean up to allow for two things: the first being to get the road up to current annexation requirements, the second is to not create an island of roadway should the northern acreage be annexed into the city later.

A concern of who will maintain the road in the future was brought forward. Mr. Owen stated the developer would be responsible for the roadway and,

in the future, a maintenance agreement would need to be agreed on with the township.

Motion: Councilman Rider motioned to approve the emergency clause for Resolution No. 26-55, seconded by Councilman McClellan. Motion was approved with a 7-0-0 vote.

Motion: Councilman Rider motioned to approve Resolution No. 26-55, seconded by Councilman McClellan. Motion was approved with a 7-0-0 vote.

ITEM 20. CONSIDERATION OF RESOLUTION NO. 26-56

Resolution No. 26-56, a resolution establishing a No Parking zone on the west side of Lake Street from 305 Lake Street to 339 Lake Street and declaring an emergency. This Resolution is declared to be an emergency measure necessary to provide for the preservation of the public peace, property, health, safety, or welfare from an immediate danger, or to provide for the usual daily operation of a department or an office of the City, specifically to authorize funding applications currently available and as such will be in full force and effect immediately upon its passage.

Bill Ferrigno, Public Works Director, gave a brief description of the location of this request and stated the aprons to these driveways at the mentioned addresses have been widened; all the homes have driveway, if not garages to be able to park; and addresses a comment at the Parking and Safety Committee meeting that residents would need to break the law by crossing over the centerline to get into their driveways. The resolution has been reviewed and approved by the Parking and Safety Committee with one change to the stripping, which will be done one time instead of two.

Motion: Councilman Rider motioned to approve the emergency clause for Resolution No. 26-56, seconded by Vice-Mayor Frazier. Motion was approved with a 7-0-0 vote.

Motion: Councilman Rider motioned to approve Resolution No. 26-56, seconded by Vice-Mayor Frazier. Motion was approved with a 7-0-0 vote.

ITEM 21. CITY MANAGER'S REPORT

Paul Brake, City Manager, shared the contract approvals were included in the packet; there has been a booth at the First Friday events for city departments; attended the 4th of July celebration; and the strategic plan follow up will happen on July 20th.

ITEM 22. COUNCIL COMMENTS

Councilwoman Griffith also attended the 4th of July fireworks and symphony; attended the Boardman Arts Park's Princess and Superhero Party; and attended the Young Eagle's Flight at the Delaware Airport.

Councilman Haynes wanted to thanks to everyone who helped with Safety Town; the 4th of July fireworks was amazing; the Boulder Park fitness equipment has been used and looks good; wanted to thank CM Brake and Director Ferrigno who helped out with a constituent request to add a trash can on the north block on Sandusky Street; and applauded council for the approval of Resolution No. 26-49, opposing the closure the Grady Hospital's Labor and Delivery Unit.

Councilman Bogan enjoyed the fireworks and symphony concert and stated he is receiving a lot of questions regarding the e-bikes/motorized scooters and asked if more information could be provided for the public.

Vice-Mayor Frazier stated the fireworks were fantastic; has seen an increase in golf cart usage in the streets and if something could be created to inform the public about legal use on the roads, paths and sidewalks.

Councilman McClellan thanked Director Ferrigno for his time navigating a constituent issue; C-NBC ranked Ohio as the top state to do business; and would like to see better timing for projects coming forward with the need for emergency clauses.

Councilman Rider thanked Councilman Haynes for his recognition and stated there are ongoing conversations with OhioHealth; and stated he would do his best to make the Strategic Planning meeting on Monday but will be out of state testifying that morning.

Mayor Riggle thanked Chief Pyle for the firework display; gave a 250th proclamation for First Friday; appreciated the comments about Grady; gave a proclamation for a lady's 100th birthday last week.

ITEM 25. ADJOURNMENT

Motion: Vice-Mayor Frazier motioned to adjourn the meeting at 9:12 PM.

The meeting adjourned at 9:12 PM.

Mayor Carolyn Kay Riggle

Sarah Dinovo, Council Clerk



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Sarah Dinovo, City Clerk

ITEM TYPE: Motion Summary

AGENDA SECTION: **APPROVAL OF MOTION SUMMARY**

SUBJECT: Approval of the Motion Summary from the Special City Council meeting held on July 20, 2026, as recorded and transcribed.

SUGGESTED ACTION:

ATTACHMENTS:

[20260720 council retreat motion summary.docx](#)

ITEM 1. ROLL CALL

The meeting was called to order at 6:03 PM with the following City Council members present: Linsey Griffith, First Ward; Adam Haynes, Second Ward; Matt McClellan, Third Ward; Kyle Bogan, At-Large; Vice-Mayor Catlin Frazier and Mayor Carolyn Kay Riggle.

Motion to Excuse: Councilman Bogan motioned to excuse Councilman Rider, seconded by Councilwoman Griffith. Motion was approved with a 6-0-0 vote.

Staff Present: Tim Pyle, Fire Chief; Nic Langford, Economic Development Director; Sandra Pereira, Planning and Community Development Director; Alycia Hefner, Finance Director; Juston Herning, Assistant Police Chief; Jonathan Owen, City Engineer; Susie Daily, Chief Information Officer; Bob Hogensen, Community Affairs Director; Emily Meek, Public Utilities Director; David Moser, City Attorney; Andy Beare, Assistant City Manager; and Paul Brake, City Manager

Paul Brake, City Manager, asked since there are new faces for both City Council and Directors that everyone introduce themselves to David Collingsworth.

ITEM 2. OVERVIEW OF STRATEGIC ACTION PLAN- 2025 THROUGH 2027

CM Brake reviewed the goals that were created in 2025 and the progress that was made.

2025-2026 Major Initiatives & Construction Updates

- Completion of the Point Project in the Fall of 2026
- New downtown hotel
 - o in the fundraising and entitlement phase
 - o A 100 to 125-room hotel with rooftop bar/coffee shop/restaurant proposed 280 space parking deck
- Maridel Project (Ohio AAA Blue Jackets)
 - o School compensation agreement signed
 - o Traffic Impact Study was conducted in 2025
 - o Received a 629 Grant for US42 road improvements (\$1.52million)
 - o A TIF for OBJ facility was approved in July 2026
 - o Development Plan for OBJ site going to the Planning Commission in the Fall of 2026 for approval of a minor modification
- Station 305
 - o Building site is 35% complete
 - o Existing demolition is complete
 - o Structural steel and exterior masonry are complete
 - o Underground utilities (stormwater, sanitary, water) are complete
 - o Interior masonry, framing, plumbing, and electrical conduit are ongoing

- East Side Corridor (Kroger Marketplace, Glenn Crossing, etc.)
 - o Kroger Marketplace = 120,000 sf + detached fuel station
 - o 75 FT + 150 PT jobs = 150 FTE jobs at \$6 million payroll
 - o Glenn Crossing Health & Rehabilitation (also known as Foundations Healthcare) is an 86,000-sf facility that includes 120 private rooms and a dedicated Memory Care Unit.
\$25 million investment and will employ approximately 100 new FTE jobs = \$8 million payroll
 - o Commercial Investment at Glennwood Commons is now \$67.3 million, not to mention the \$4.2 million combined investment in 2025 of the Delaware VA Clinic, McDonalds, and Firestone
 - o Mid-Year Housing update includes 1,452 housing units (both single and multi-family) are under construction right now. 2,226 are in the pipeline and 4,181 dwelling units are preliminarily approved
 - o GTZ Byxbe Commercial Development – with the right-of-way, new Byxbe Roadway, recent annexation, the whole development should be about 40-acres; including a big box store (proposed Target), class A multi-family (250 or so units, potentially mixed use, Chick-fil-A, Chipotle, Nothing Bundt Cakes, daycare, etc.)

Updates to Current Plan

- Strengthen Fiscal Sustainability
 - o Advancing long-term fiscal tools and policies
Progress:
 - Establish a Community Taxation Policy
 - Continue to be engaged in evaluation of access of transportation fees
 - Review and recommend expanding New Community Authorities
- Grow and Diversify the Local Economy
 - o Actively advancing employer recruitment, infrastructure readiness and workforce housing
Progress:
 - Three industrial buildings (250k square feet) are under construction, delivering later this year
 - Business Retention & Expansions: PPG building \$280 million expansion, creating 100 new jobs; Sam Dong will generate \$13 million in new investment, creating 30 new jobs
 - \$2.5 million in grant funds for housing provided through Community Land Trust
- Strengthen Regional Partnerships
 - o Strengthening regional, institutional, and state-level partnership, with active progress supporting infrastructure, economic development, and redevelopment initiatives
Progress:

- Worked closely with Delaware County Commissioners and Economic Developers on recent purchase of 141 acres at the intersection of US42 and Sawmill Parkway within the City
 - Coordinated City-County economic development initiative, infrastructure planning in growth areas, and expanded GIS and technical collaboration
 - Evaluated Ohio Wesley campus adjacent redevelopment sites
- Foster Community Connectivity, Vibrancy
 - Advancing corridor planning, trail connectivity, and expanding active transportation networksProgress:
 - OSU students completed the South Sandusky Focus Area Plan, and this is leading to the to a city-initiated Focus Area Plan
 - Trail planning continues for the expanded network and riverfront access from Mingo Park.
- Solve Parking and Mobility Challenges
 - City to advance the implementation of a completed parking study to improve access and user experienceProgress:
 - Study complete with Kimley-Horn; implementation of recommendations underway
 - Reviewing responses to RFP to replace legacy meters

ITEM 3. DEVELOPMENT OF CHANGES OR AMENDMENTS TO PLAN

David Collingsworth, Management Advisory Group, LLC led the discussion about what has changed since the last meeting where the goals were set (good and bad).

- Good Staff
- Upcoming elections can affect local government
- Ongoing growth and public perception around that growth
- Proposed property tax reform
- Cost of business and cost of living increases
- Ability to remain competitive
- Lead time increases for supplies
- Working with legislation to restore local funding
- Growing into additional school districts
- Transportation corridors (US36/SR37, US23, US42, passenger rail)
- Community policing: Flock cameras, e-bikes, golf carts
- Resident expectations/business partners and communication needs
- Hospital or lack thereof/lack of medical facilities
- Mixed residential types of housing with lifestyle amenities
- Workforce that needs to stay within the City of Delaware
- The perception that as the city increases so do the services it provides (service expectations)

- Services that are provided are taken for granted
- Tension between old vs. new

Recessed at 7:00 PM/Reconvened at 7:10 PM

Redefining the Strategic Plan: what is missing, needs revised, or updated?

Goal #1: Strengthen Fiscal Sustainability

- Evaluate need for a city-wide policy for NCA and other incentive policies
- Solidify relationships with State and Federal officials for funding sources
- Complete Comprehensive Incentive Policy*
- Evaluating other options for impact fees
- Increase transparency and education for residents*

Goal #2: Grow and diversify economy

- Keep doing things well; keep current approach (especially BR&E)
- Continue to focus on workforce housing*
- Funding strategies for major transportation improvement projects
- Forming a City CIC or Land Bank
- Adequate staffing for the Economic Development Department
- Building new relationships with State offices

Goal #3: Strengthen Regional Partnerships

- Complete hotel project with OWU*
- Push for collaboration on airport
 - Elevating use and activity
 - Explore different mechanisms for airport
- Separating Delaware from the Columbus region for funding purposes
- Continue partnership with Delaware County
- Strengthen Intergovernmental relations with School Districts*
- Strengthen JOBS OHIO/ONE COLUMBUS relationship

Goal #4: Foster Community Vibrancy

- Expand Citizen's Academy to a virtual academy
- Continue to expand trail network*
- Increasing riverfront access and usage*
- Hosting Ward-centric events
- Support expansion of transit
- Using AI with information recaps; being proactive with information; shifting to giving information; conducting a survey to residents of how they would like to receive information

Goal #5: Solve Parking & Mobility Challenges

- Implementing new parking kiosks
- Increase collaboration with Delaware Transit for more shuttles
- Investment in charging stations
- Public/Private investment in parking lot
- Upgrade service lots and alleys
- Community outreach for education of place to park
- Consistent signage in parking lots
- Public/Private transportation for mobility challenged and/or handicapped

ITEM 4. PRIORITIZATION OF GOALS IN THE STRATEGIC ACTION PLAN

Mr. Collingsworth asked the members of Council to use colored dots to rate what they would prioritize.

Blue dots = 1 point

Yellow dots = 2 points

Green dots = 3 points

Red dots = 4 points

Members of council then rated the items above and came up with these priorities:

- Complete Comprehensive Incentive Policy
- Increase transparency and education for residents
- Continue to focus on workforce housing
- Complete hotel project with OWU
- Strengthen Intergovernmental relations with School Districts
- Continue to expand trail network
- Increasing riverfront access and usage

Also designated with * in the notes above.

Mr. Collingsworth stated that in the next couple of weeks he will have incorporated action items.

ITEM 5. ADJOURNMENT

Motion: Councilman McClellan motioned to adjourn the meeting at 8:29 PM.

The meeting adjourned at 8:29 PM.

Mayor Carolyn Kay Riggle

Sarah Dinovo, Council Clerk



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Sarah Dinovo, City Clerk

ITEM TYPE: Motion Summary

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Acceptance of the Motion Summary from the Airport Commission meeting held on April 16, 2026, as recorded and transcribed.

SUGGESTED ACTION:

ATTACHMENTS:
[20260416 Airport Commission.pdf](#)

**AIRPORT COMMISSION
MOTION SUMMARY
APRIL 16, 2026**

ITEM 1. Roll Call

Chair Everson called the meeting to order at 6:30 p.m.

Members Present: Bill Stevenson, Catlin Frazier, Greg Ratcliff and Eric Everson

Members Absent: Walt Gaub, Chris Acker, Ted Lewis

Staff Present: Shane Harding, Public Works Operation Manager; Kevin Piatt, Airport Operations Manager; and Andy Beare, Assistant City Manager

Motion: Chair Everson motioned to excuse Commissioners Lewis, Gaub and Lewis, seconded by Vice-Mayor Frazier. Motion was approved with a 4-0-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY

Approval of the Motion Summary from the Airport Commission meeting held on October 16, 2025, as recorded and transcribed.

Motion: Commissioner Ratcliff motioned to approve the Motion Summary of the meeting of the Airport Commission held on October 16, 2025, as recorded and transcribed, seconded by Commissioner Stevenson. Motion approved by a 4-0-0 vote.

ITEM 3. PUBLIC COMMENT

There was no public participation.

ITEM 4. DISCUSSION ITEMS

a. 2025 Year End Fuel Sales and Operation Numbers

Kevin Piatt, Airport Operations Manager, reviewed the fuel sales figure for 2025. 2025 ended with \$263,000 in sales compared to \$324,000 in 2024. As with other fuel markets, airplane fuel costs more to get. For comparison, a fuel load recently received cost \$1.08 more than in March. Mr. Piatt shared how the airport sets their fuel price.

b. Update on Hangar J Construction

Hangar J is a 5200 square foot, 4-unit hangar which received its occupancy in March.

A discussion of other hangars and possible locations of them occurred.

A discussion on the hangar rate increase occurred.

c. Above Ground Fuel Farm Project

Shane Harding, Public Works Operation Manager, stated there were grant funds made available for fuel farms and an application was made. Unfortunately, the project was not chosen. The need for more fuel tanks is still there, and the city will be making another application for the ODOT grant.

A discussion of electric charging stations for High-Powered DC aircraft and the possibility of High-Powered aircraft becoming used more occurred.

ITEM 6. STAFF COMMENTS

Kevin Piatt, Airport Operations Manager, shared the airport has switched its fuel supplier as of April 1st. A discussion of what the new supplier could provide occurred.

Shane Harding, Public Works Operation Manager, shared an airfield lighting project that will be needed and staff have reached out to the FAA to see if funding is available to offset the cost. The lighting dates to the 90's and system testing has significant deficiencies. This would replace the lighting with LED lighting to be more energy efficient, and less flammable compared to the current lights. A discussion about regenerative power occurred. The preliminary estimate is \$2million. The hope is that grant funding will cover the full cost.

Mr. Harding reviewed the terminal building improvements, which occurred with staff instead of outside contractors.

ITEM 7. COMMISSIONER MEMBER COMMENTS

Commissioner Ratcliff thought the improvements to the restrooms would make a big difference for first impressions of the city; asked how the covered golf cart was working out; and put a plug in for a vehicle to be ready for use of passengers of the aircraft.

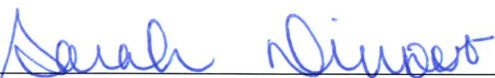
ITEM 8. NEXT MEETING DATE: July 16, 2026

ITEM 9. ADJOURNMENT

Airport Commission meeting adjourned at 7:15 p.m.



Chairperson



Clerk



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Sarah Dinovo, City Clerk

ITEM TYPE: Motion Summary

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Acceptance of the Motion Summary from the Parks and Recreation Advisory Board meeting held on March 17, 2026, as recorded and transcribed.

SUGGESTED ACTION:

ATTACHMENTS:

[20260317 Parks and Recreation Motion Summary.pdf](#)

**PARKS AND RECREATION ADVISORY BOARD
MOTION SUMMARY
MARCH 17, 2026**

ITEM 1. Roll Call

The meeting was called to order at 6:31 p.m. by Chair White.

Members Present: Chandler White, At-Large; Joshua Bricker, Second Ward; Dede Hibinger, First Ward and Zach Katona, At-Large

Members Absent: Linsey Griffith, Council Representative; Corie Thompson; and Vice-Chair Katona

City Staff Present: Ted Miller, Parks and Resource Director and Jessica Hackathorn, Recreation Program Superintendent

YMCA Staff Present: Roger Hanafin, District Vice President of Operations

Motion: Mr. Bricker motioned to excuse Ms. Thompson, Councilwoman Griffith, and Vice-Chair Katona, seconded by Ms. Hibinger. Motion was approved with a 4-0-0 vote.

ITEM 2. APPROVAL of the Motion Summary for the meeting held January 20, 2026, as recorded and transcribed.

Motion: Ms. Hibinger motioned to approve the Motion Summary for the meeting held January 20, 2026, as recorded and transcribed, seconded by Chair White. Motion approved by a 4-0-0 vote.

ITEM 3. PUBLIC COMMENTS

There was no public participation.

ITEM 4. UPDATE OF DELAWARE AREA COMMUNITY CENTER YMCA

Roger Hanafin, District Vice President of Operations, reported some of the attendance rates and programming.

ITEM 5. UPDATE ON PARKS AND RECREATION

Ted Miller, Parks and Recreation Director reviewed the updates that are provided to the City Manager.

a. ParkRun Program

Mr. Miller shared that a resident brought this to his attention. The program is self-sufficient in that people who are interested show up to a park to run and time themselves. Mr. Bricker asked if this would interfere with the other programming at the parks (soccer, base/softball, football, tennis). Mr. Miller stated they would encourage the runners to coordinate times earlier in the day as to not interfere with the other programs.

b. Unity Community Update

Mr. Miller stated there have been a lot of changes to the Splash Pad and restroom additions. Mr. Miller shared the city will be doing a lot of work to cut the cost of the entire project. An Open House will be held on March 31, 2026, at 6:00 PM to discuss the entire Unity Community Park, the South Sandusky Focus Area plan that the Planning Department is coordinating.

Unity Community is talking about starting up a STEAM lab in 2027. Staff are looking for grants to help fund that idea.

A discussion of the garden at Unity Community and other upgrades to the building occurred.

Mr. Miller shared that with the help of Chairman White, a letter of recommendation was sent to apply for funding for a restroom at Mill Run Park in the Capital Improvement Plan for 2027.

Mr. Miller shared that with the departure of Bridgit Kocianic, Jessica Hackathorn has been promoted to Recreation Superintendent.

ITEM 6. MEMBER COMMENTS

Mr. Summers had no further comments.

Ms. Hibinger asked about damage to any of the parks with the recent windstorms. Mr. Miller and Mr. Hanafin responded to the question.

Chairman White congratulated Jessica on the promotion.

Mr. Bricker had no further comments.

ITEM 7. ADJOURNMENT

Mr. Bricker motioned to adjourn the meeting at 6:46 p.m.

The meeting was adjourned at 6:46 p.m.

Chandler White

Chair

Sarah Quinn

Clerk



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Sandra Pereira, Planning Department

ITEM TYPE: Resolutions

AGENDA SECTION: **7:15 PM PUBLIC HEARING AND CONSIDERATION OF
RESOLUTION NO. 26-51**

SUBJECT: Resolution No. 26-51, a resolution to approve a Development Plan for Lot A on 1.9 acres of an 8.05-acre Commercial Planned Unit Development located along Sunbury Road (US-36/ SR-37) east of Sky View Lane and south of Biltmore Drive. *(Proposed Plan for Development of a New Chick-Fil-A, off of US36/SR37 near Seattle House Apartments.)*

SUGGESTED ACTION:

ATTACHMENTS:

- 1) Fact Sheet.docx
- 2) PUD 25-15 DVP #2 Trailhead Crossing Lot A Chick-fil-a City Council Staff Report.docx
- 3) CC Resolution.docx
- 4) Lot A Plan Set.pdf
- 5) Planning Commission Resolution_Signed.pdf



FACT SHEET

AGENDA ITEM NO: 9

DATE: 7/27/2026

ORDINANCE NO:

RESOLUTION NO: 26-51

READING: FIRST

PUBLIC HEARING: YES (**July 27, 2026 at 7:15 PM**)

TO: Mayor and Members of City Council

FROM: Paul J. Brake, City Manager

VIA: Sandra Pereira, Director of Planning and Community Development

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION TO APPROVE A DEVELOPMENT PLAN FOR LOT A ON 1.9 ACRES OF AN 8.05-ACRE COMMERCIAL PLANNED UNIT DEVELOPMENT LOCATED ALONG SUNBURY ROAD (US-36/ SR-37) EAST OF SKY VIEW LANE AND SOUTH OF BILTMORE DRIVE.

BACKGROUND:

See attached staff report. Condition 5(b) of the approved Planning Commission resolution has been removed from the proposed City Council resolution because the applicant revised the site plan to incorporate the required landscaping island and shade trees.

REASON WHY LEGISLATION IS NEEDED:

To approve the Development Plan for lot A of the Trailhead Crossing Development in accordance with Chapter 1105 of the Zoning Code.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 5-0 on July 1, 2026.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Sandra Pereira, Director of Planning and Community Development

RECOMMENDATION:

Staff and Planning Commission recommend approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached.

CITY COUNCIL STAFF REPORT

CASE ID: PUD 25-15 DVP #2
Trailhead Crossing Lot A Development Plan

APPLICANT: GTZ Properties
210 Skokie Valley Road, Suite A
Highland Park, IL 60035



REQUEST

A request by GTZ Properties for approval of a Development Plan for Lot A on 1.9 acres of an 8.05-acre Commercial- Planned Unit Development located along Sunbury Road (US-36/ SR-37), east of Sky View Land and south of Biltmore Drive.

BACKGROUND/CASE HISTORY

In February 2026, City Council approved Ordinance 25-78, establishing C-PUD 25-15 to rezone 10.3 acres for a commercial development. The rezoning proposed dividing the property into six (6) developable lots containing commercial and retail uses to be called Trailhead Crossing West.

In June 2026, City Council approved a Development Plan for Lots B & C (Resolution 26-29) to permit the development of a restaurant and drive-thru (Lot B) and office/ retail building (Lot C).

With this request, the applicant is requesting approval of a Development Plan for the construction of a restaurant (Chik-fil-a) and drive-thru on Lot A (outlined in blue to on the right). Lot A will be the third lot of the six (6) lots proposed for development.

EXISTING CONDITIONS/ CURRENT ZONING

The subject property contains one lot encompassing approximately 1.9 acres of undeveloped land and is zoned C-PUD.

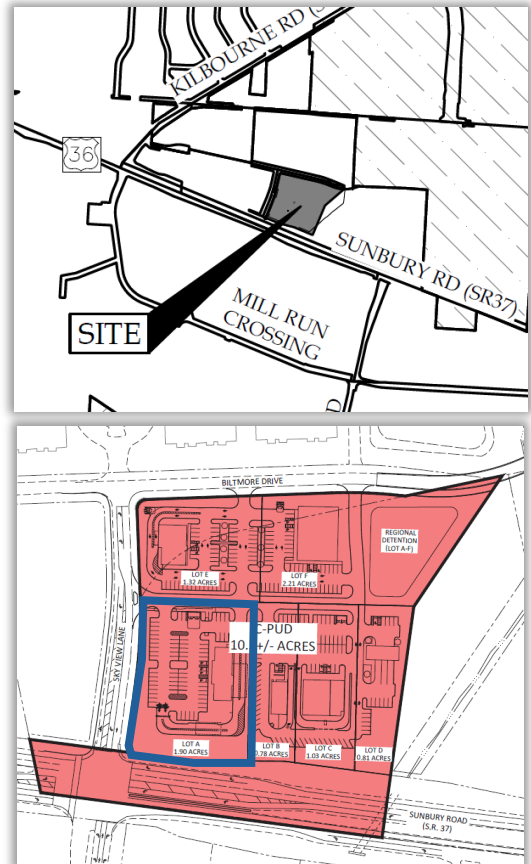


Figure 1 (top): Site Location;
Figure 2 (bottom): Trailhead Crossing West C-PUD; Lot A outlined in blue.

STAFF ANALYSIS

Site Layout:

Per the attached site plan, Lot A will include the construction of a 5,033 square foot Chik-fil-a restaurant and double-lane drive-thru . The restaurant will include 92 interior seats and 20 exterior seats within an outdoor patio. A total of 71 parking spots are proposed. The site will include two points of vehicular access along the north perimeter of the lot. A review of the full site plan can be found in the attachments.

Roads and Traffic

One internal private access road connecting to Sky View Lane from the west and Biltmore Drive from the north will be constructed within the site connecting all the lots within the Trailhead Crossing development. Access from Sky View Lane will be right-in/ right-out only. No direct vehicular access will be provided along Sunbury Road (U.S. 36/ S.R. 37).

Pedestrian Connectivity

Sidewalk will be provided along both sides of the interior street as well as along the east side of Sky View Lane and south side of Biltmore Drive. The applicant will be required to provide pedestrian crosswalk access across Sky View Lane at the intersection of Sunbury Road (U.S. 36/ S.R. 37). Pending final Engineering Department plan approvals and as a condition of the approval for Lot B & C's Development Plan, an 11-foot-wide shared use path will be provided along Sunbury Road connecting to the intersection of Sky View Lane and Sunbury Road (U.S. 36/ S.R. 37).

Landscaping and Screening

Screening shrubs and shade trees will be provided along the southern and western portion of the parking lot. Pending final Engineering Department plan approvals, street trees will be provided along Sunbury Road (U.S. 36/ S.R. 37) per Zoning Code requirements as part of the approvals of Lot B & C's Development Plan. The landscaping plan for Lot A, including tree species mix, will be reviewed by the City's Shade Tree Commission at the discretion of the City Parks Director. The parking lot will also include landscaping islands with shade trees.

Parking

The submitted plans provide 68 total parking spaces. Per Zoning Code requirements, restaurant use parking calculations are defined as "1 space per employee plus 1 space per 250 square feet of *net* floor area." Per the submitted plans, Chick-fil-a will have 40 employees on site during peak hours, and the restaurant's *net* floor area is 1,678 square feet, which equates to 47 required parking spaces. The zoning code also restricts the maximum total number of off-street spaces not to exceed 10% of the required spaces permitted, which provides up to an additional five (5) spaces, allowing a total of 52 total parking spaces permitted by zoning code requirements. Per a strict interpretation of the zoning code, the site is overparked by 16 spaces.

However, given this site is within a C-PUD, flexibility can be granted. Staff will support the total allotment of parking spaces provided above-code requirements given that the applicant will install landscaping islands with shade trees within the parking lot as described in the section above.

Lighting

The submitted lighting plan is being reviewed by Staff for compliance with code and final approval of the photometric plan and proposed fixtures will be provided at the permitting stage.

Signage

The signage plan will be approved as submitted with the conditions outlined in the attached resolution. The final design and location of the Development Identification sign shall be reviewed and approved by the Planning and Development department prior to the release of a sign permit.

Building Design

The architectural elevations will be approved as submitted. Exterior building materials include tan and off-white brick veneer, which meets code requirements. All rooftop mechanical equipment will be screened, and

gutters and downspouts will be internally mounted as a condition of approval. Example renderings for Lot A (Chick-fil-a) are below.



Figure 2: Lot A (Chick-fil-a) Elevations

RECOMMENDATION

Staff recommends approval of the request with the conditions of approval outlined in the attached resolution.

RESOLUTION 26-51

A RESOLUTION TO APPROVE A DEVELOPMENT PLAN FOR LOT A ON 1.9 ACRES OF AN 8.05-ACRE COMMERCIAL PLANNED UNIT DEVELOPMENT LOCATED ALONG SUNBURY ROAD (US-36/ SR-37) EAST OF SKY VIEW LANE AND SOUTH OF BILTMORE DRIVE.

WHEREAS, GTZ PROPERTIES, 210 Skokie Valley Road, Suite A, Highland Park, IL 60035 has filed an application requesting approval of a Development Plan to allow for the construction for Lot A on 1.9 acres of an 8.05-acre Commercial- Planned Unit Development located along Sunbury Road (US-36/ SR-37), east of Sky View Lane and south of Biltmore Drive.

WHEREAS, a public hearing was held on July 1, 2026, by the City of Delaware Planning Commission, and on July 27, 2026 by City Council, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City Council of the City of Delaware finds that the facts submitted with this Development Plan application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan approval as per §1105.10 of the Planning and Zoning Code; and

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

SECTION 1. Approval of a Development Plan for Lot A on 1.9 acres of an 8.05-acre Commercial- Planned Unit Development, except as further modified by the following conditions and requirements:

SECTION 2. Conditions of Approval:

1. The site plan dated 07/09/26 shall be the approved site plan for this development, unless modified herein.
2. All comments and concerns of the City Engineer, Fire Department, Utilities, and the Planning and Community Development Department shall be addressed prior to the release of any permits for the building(s).
3. There shall be no outdoor storage, display, or sales within this PUD at any time unless approved by the Planning Commission. This includes

but is not limited to the storage, display or sale of automobiles, recreational vehicles, material, equipment, machinery or merchandise

4. Engineering:

- a. All comments and concerns of the City Engineer, including any stormwater and utility requirements, must be addressed through the Engineering and Utilities Departments prior to the release of any permits for this development.
- b. The private site roadway connecting Sky View Lane and Biltmore Drive shall be constructed in conjunction with or prior to site construction of Lot A.
- c. A Traffic Impact Study (TIS) dated 12/6/2023 was previously completed and accepted for the western portion of this area (referred to as the Original 2023 TIS).
- d. As this applicant is pursuing development of a larger area, a TIS is required for the full development (referred to as the Trailhead Crossing East & West TIS), which may result in modifications to the improvements required by the Original 2023 TIS.
- e. The applicant shall be responsible for any improvements and/or financial obligations of the Original 2023 TIS and/or the Trailhead Crossing East & West TIS per the City Engineer.
- f. The property shall be required to participate in either a new or existing New Community Authority (NCA) at a millage not to exceed 7.5 mills.
- g. The applicant shall provide an 11-foot-wide shared used path along US-36, including any associated path easement within Lots A, B, C, and D, as deemed required by the City Engineer. Construction of the path shall be either with Lot A construction or by separate plan in a timeframe approved by the City Engineer. At the discretion of the City Engineer, a fee-in-lieu of path construction may be provided, at an amount determined by the City, for use by the City for shared use path construction anywhere in the City.
- h. Application shall provide crosswalk across Sky View Lane at the intersection with US36/SR37, including connections to the existing and proposed sidewalks and paths and any necessary traffic signal modifications for the new crosswalk, to be constructed by the Lot A site construction or by separate plan on a timeframe approved by the City Engineer.

5. Landscaping:

- a. The landscape plan dated 07/09/26 shall be the approved landscape plan for this development, unless modified herein.
- b. At the discretion of the Parks Director, street trees shall be provided along US-36/ SR-37 Sunbury Road.
- c. The Shade Tree Commission will review and approve the submitted Landscaping Plan and may have location and species requirements upon final review.
- d. The Tree Canopy Management Plan dated 07/09/26 shall be the approved tree canopy management plan for this development, unless modified herein.
- e. Perpetual maintenance of landscaping shall be provided, and any dead or diseased plants shall be replaced with similar types, species, and sizes as originally planted within three months, weather permitting.

6. Building Design

- a. The architectural elevations dated 05/15/26 shall be the approved elevations for this development plan unless modified herein.
- b. Gutters and downspouts shall be internally mounted on all buildings. Thru wall scuppers shall be permitted.
- c. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Pad-mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
- d. All buildings within this development shall be designed so there is no apparent rear to any building. Architectural materials and designs shall be incorporated on all sides of all the buildings.
- e. All man, service, loading dock, overhead doors and garage doors shall be painted to match the building.
- f. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Community Development Department or, if required, by City Council and/or Planning Commission.

7. Lighting:

- a. Final cut sheet details and photometric plans for the lighting of the site shall be reviewed and approved by the Planning and Community Development Department, prior to the issuance of a certificate of building and zoning compliance.
- b. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of any permits
- c. Pole height shall be the same height throughout development of all lots in the Trailhead Crossing development.

8. Signage

- a. The sign elevations and locations dated “Received 06/02/2026” shall be the approved sign plan for this development plan unless modified herein.
- b. Signs shall consist of individually mounted channel letters or cabinets. No raceways shall be permitted.
- c. All signs not shown on the sign plan shall be required to meet base code requirements. No freestanding monument sign shall be permitted on the lot.
- d. Outdoor temporary signs of any kind shall not be permitted with this PUD including but not limited to banners, pennants, streamers, balloons, etc.
- e. All signs shall require a separate permit through the Planning and Community Development Department prior to installation.

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.

PASSED: _____, 2026 YEAS _____ NAYS _____ ABSTAIN _____

ATTEST: _____
CITY CLERK MAYOR

APPLICANT INFORMATION: APPLICANT AND BUSINESS OWNER:  5200 BUFFINGTON ROAD ATLANTA, GEORGIA 30349-2998 (678) 952-0729 SHAUN WALKER EMAIL: SHAUN.WALKER@CFACORP.COM TYPE OF USE: COMMERCIAL QUICK SERVICE RESTAURANT WITH DRIVE-THRU	PROPERTY/LAND OWNER: GTZ PROPERTIES 210 SHOKIE VALLEY RD SUITE A HIGHLAND PARK, IL 60035 PHONE: (773) 382-0590 MITCH GOLTZ ENGINEER: WOOLPERT, INC. 4454 IDEA CENTER BOULEVARD DAYTON, OH 45430 PHONE: (937) 531-1206 DAVID TEYBER, PE - ENGINEER
ARCHITECT: GPD GROUP 1117 PERIMETER CENTER WEST, SUITE W306 ATLANTA, GEORGIA, 30338 PHONE: (678) 485-7026 CLAUDIA HAINES	SURVEYOR: WOOLPERT, INC. 1203 WALNUT STREET, SECOND FLOOR CINCINNATI, OH 45202 PHONE: (513) 675-9428 MIKE WILSON, PS
LANDSCAPING CONSULTANT: WOOLPERT, INC. 4454 IDEA CENTER BOULEVARD DAYTON, OH 45430 PHONE: (937) 531-1206 DAVID TEYBER, PE - ENGINEER	LIGHTING CONSULTANT: GPD GROUP 1117 PERIMETER CENTER WEST, SUITE W306 ATLANTA, GEORGIA 30338 PHONE: (678) 485-7026 CLAUDIA HAINES

PROJECT CONTACTS

BUILDING:	CITY OF DELAWARE BUILDING DEPARTMENT
ZONING:	CITY OF DELAWARE ZONING DEPARTMENT (740) 203-1605 JON WHITE, AICP
SANITARY SEWER:	CITY OF DELAWARE PUBLIC WORKS DEPARTMENT (740) 203-1810 BILL FERRIGNO
STORM SEWER:	CITY OF DELAWARE ENGINEERING DEPARTMENT (740) 203-1810 JONATHAN OWEN
WATER SERVICE:	CITY OF DELAWARE PUBLIC WORKS DEPARTMENT (740) 203-1810 BILL FERRIGNO
EROSION CONTROL:	CITY OF DELAWARE ENGINEERING DEPARTMENT (740) 203-1810 JONATHAN OWEN
GAS SERVICE:	SUBURBAN NATURAL GAS GMESSICK@SNGCO.COM GARY MESSICK
ELECTRIC SERVICE:	AEP (614) 208-7373 DANIEL SCHEELER
FIBER/TEL/CABLE SERVICE:	SPECTRUM (315) 883-8069 DIANE RECOR

STANDARD CONSTRUCTION DRAWINGS
CITY OF DELAWARE

SEWD-4.0	ERSD-1.0	WTRD-1.1
SEWD-6.0	ERSD-2.0	WTRD-1.2
SEWD-7.0	ERSD-3.0	WTRD-12.0
SEWD-8.0	ERSD-4.0	WTRD-13.0
SEWD-9.0	ERSD-10.1	WTRD-14.0
SEWD-10.0	ERSD-10.2	WTRD-15.0
SEWD-12.0	ERSD-10.3	WTRD-18.1
SEWD-13.0	ERSD-10.4	WTRD-20.0
SEWD-14.0		

LOT COVERAGE

TOTAL AREA	1.90 AC
IMPERVIOUS AREA	1.35 AC
PERCENT IMPERVIOUS AREA	71.1%

Chick-fil-A

DELAWARE

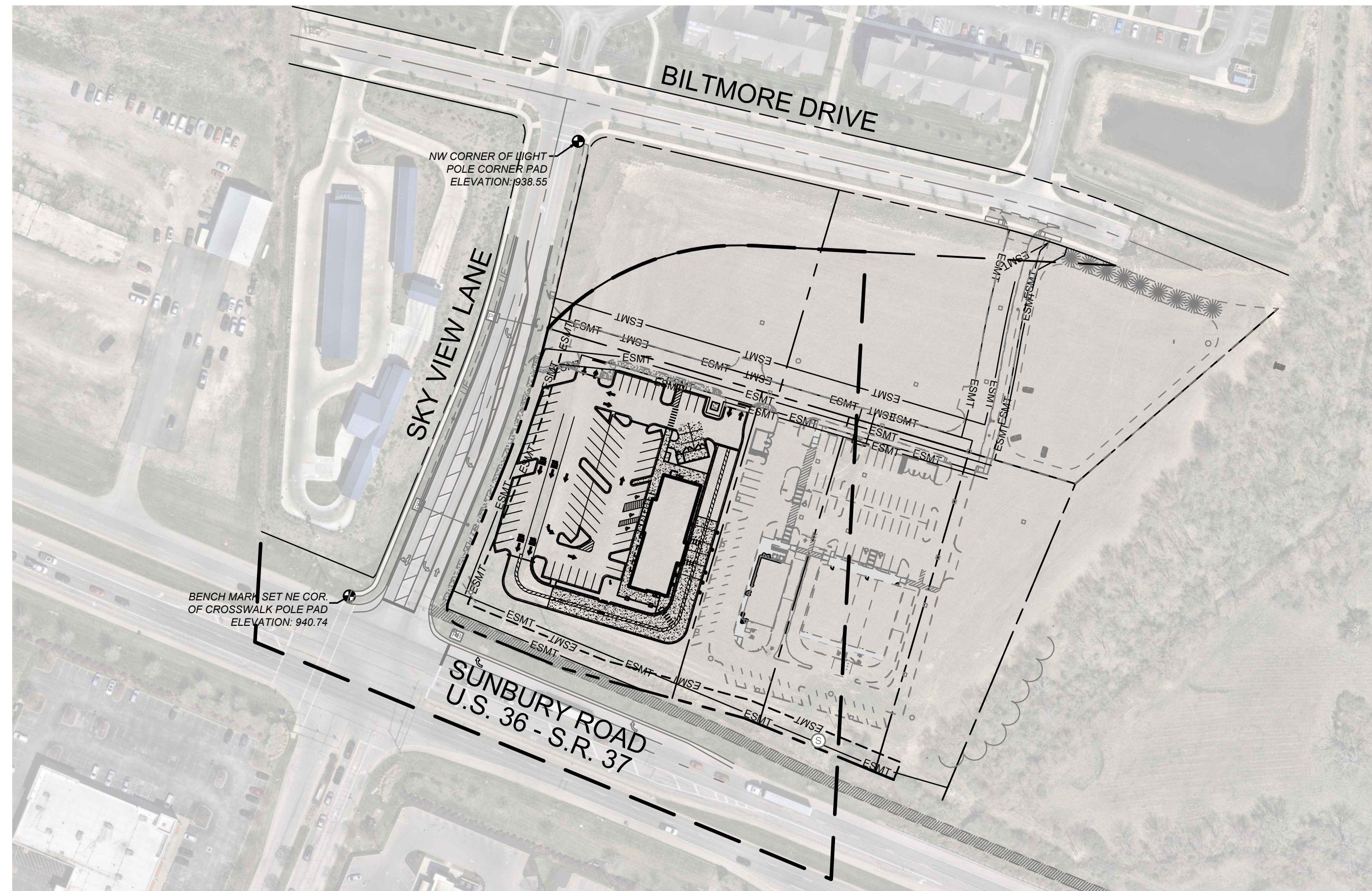
TRAILHEAD CROSSING WEST

SUNBURY ROAD & SKYVIEW LANE

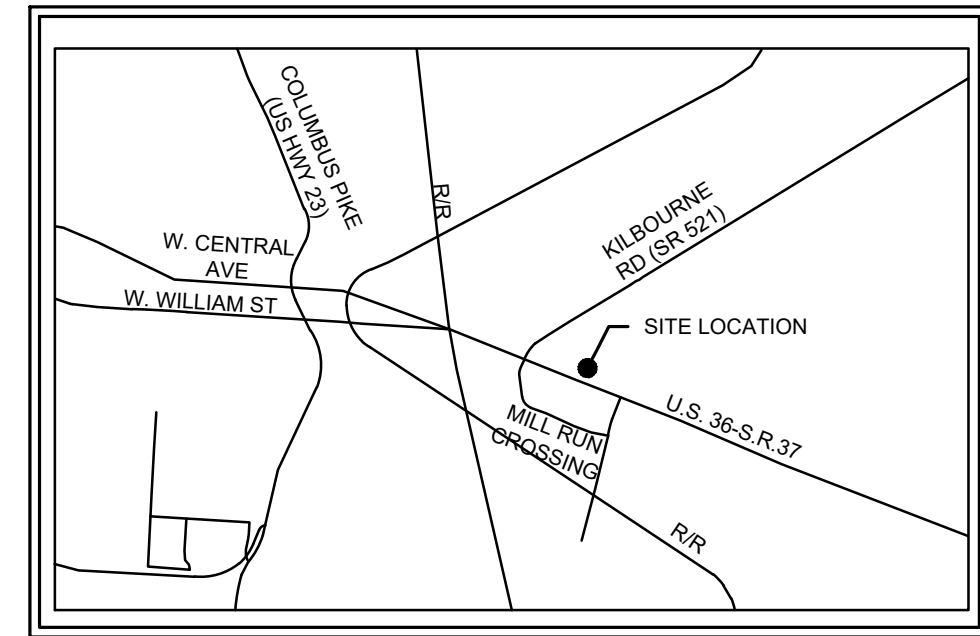
DELAWARE, OHIO 43015

ZONED

COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD)



LOCATION MAP



VICINITY MAP

Sheet Number	Sheet Title
1	COVER SHEET
2	CHICK-FIL-A GENERAL NOTES
3	CITY OF DELAWARE GENERAL NOTES
4	CITY OF DELAWARE UTILITY NOTES
5	EXISTING CONDITIONS PLAN
6	INTERIM CONDITIONS PLAN
7	SITE PLAN
8	GRADING PLAN
9	GRADING DETAILS
10	EROSION CONTROL PLAN
11	UTILITY PLAN
12	UTILITY TAGS
13	CHICK-FIL-A STANDARD CONSTRUCTION DETAILS
14	CHICK-FIL-A STANDARD CONSTRUCTION DETAILS
15	CHICK-FIL-A STANDARD CONSTRUCTION DETAILS
16	CHICK-FIL-A STANDARD CONSTRUCTION DETAILS
17	EROSION CONTROL DETAILS
18	EROSION CONTROL DETAILS
19	STORM SEWER PROFILES
20	SANITARY SEWER PROFILES
21	LANDSCAPE PLAN
22	LANDSCAPE NOTES
23	LANDSCAPE DETAILS
24	SITE PHOTOMETRIC PLAN

SITE BENCHMARKS

DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

SITE BENCHMARK #1:

BENCHMARK SET NE CORNER OF CROSSWALK POLE PAD NEAR NORTHWEST QUADRANT OF SUNBURY ROAD AND SKYVIEW LANE ELEVATION:940.74

SITE BENCHMARK #2:

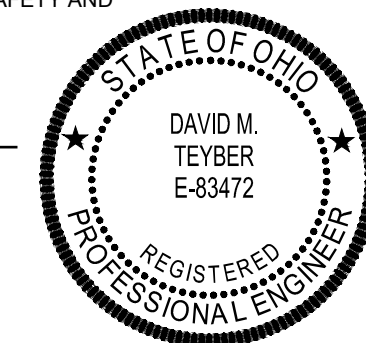
BENCHMARK SET NW CORNER OF LIGHT POLE CORNER PAD ELEVATION:938.55

PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE CITY OF DELAWARE ENGINEERING AND SURVEYING STANDARDS FOR SUBDIVISION DEVELOPMENT HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.

David Teyber

07/09/2026



NOTES

- WOOLPERT, INC. IS TO BE NOTIFIED 3 DAYS PRIOR TO CONSTRUCTION START.
- WOOLPERT, INC. SHALL BE INCLUDED IN ALL PRE-CONSTRUCTION MEETINGS.
- ANY DISCREPANCIES ON THIS PLAN SET MUST BE NOTED AND WOOLPERT, INC. NOTIFIED PRIOR TO ACTUAL CONSTRUCTION SO THAT ANY DISCREPANCIES CAN BE RESOLVED.



Know what's below.
Call before you dig.

COD Engineering Services LDP:

☐ Review

☐ Construction

☐ Revised Construction

☐ Partial

☐ Full

Date Issued

Assigned to

PLAN PREPARED FOR:

CHICK-FIL-A

5200 BUFFINGTON ROAD

ATLANTA, GEORGIA 30349-2998

CONTACT: SHAUN WALKER

PHONE: 678-952-0729

SHAUN.WALKER@CFACORP.COM

CITY OF DELAWARE, DELAWARE COUNTY, OH

PLAN TYPE

FOR

CHICK-FIL-A

DELAWARE (06191)

SUNBURY ROAD & SKYVIEW LANE

DELAWARE, OHIO 43015

PLAN PREPARED BY:

WOOLPERT, INC.

4454 IDEA CENTER BOULEVARD

DAYTON, OHIO 45430

CONTACT: DAVID TEYBER, PE

PHONE: 937-531-1206

EMAIL: David.Teyber@woolpert.com

SCALE:

AS NOTED

SHEET:

1/24

Layout Tab Name: Layout1
Last Saved By: A Pearce, 7/7/2026 11:47:25 AM
W:\Svin\BL\Dayton\10019959 Chick-fil-A\10019959 26 CFA Delaware OH FSU 06191\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\10019959 26-GEN.dwg Plotted: July 9, 2026, 3:54:59 PM

SPECIFICATIONS

ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW:

- A. "LOCATION AND DESIGN MANUAL - VOLUME 2" BY OHIO DEPARTMENT OF TRANSPORTATION.
- B. "OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" ADOPTED BY THE OHIO DEPARTMENT OF TRANSPORTATION OFFICE OF TRAFFIC ENGINEERING (LATEST REVISION).
- C. "TRAFFIC ENGINEERING MANUAL" BY OHIO DEPARTMENT OF TRANSPORTATION.
- D. "CONSTRUCTION AND MATERIAL SPECIFICATIONS" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF OHIO AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION).
- E. "OHIO RAINWATER AND DEVELOPMENT MANUAL" ADOPTED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES DIVISION OF SOIL AND WATER CONSERVATION (LATEST REVISION DATE).
- F. LAND DEVELOPMENT STANDARD DRAWINGS BY CITY OF DELAWARE, OHIO PUBLIC WORKS DEPARTMENT

IN ADDITION THE FOLLOWING SPECIAL PROVISIONS SUPPLEMENT THE SAID SPECIFICATIONS, AND IN CASE OF CONFLICT WITH ANY PART OR PARTS OF SAID SPECIFICATIONS, THESE SPECIAL PROVISIONS SHALL TAKE PRECEDENCE AND SHALL GOVERN.

GENERAL NOTES

- 1. EXISTING SITE INFORMATION AND TOPOGRAPHIC SURVEY WAS PREPARED BY MICHAEL J. WILSON, DATED APRIL 21, 2026. ANY SITE CHANGES/MODIFICATIONS MADE AFTER THIS SURVEY ARE NOT REFLECTED IN THESE PLANS. CONTRACTOR TO NOTIFY WOOLPERT, INC. OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ITEMS INDICATED AS PER RECORDS AND OUTSIDE THE SURVEY LIMITS ARE BASED ON VARIOUS RECORD DRAWINGS PROVIDED BY THE OWNER. WOOLPERT IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- 2. 48 HOURS PRIOR TO COMMENCEMENT OF DIGGING, CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROTECTION SERVICES 811, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION SERVICES.
- 3. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
- 4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- 5. ANY WORK PERFORMED IN THE CITY OF DELAWARE RIGHT OF WAY'S SHALL BE IN ACCORDANCE WITH THE APPLICABLE CITY OF DELAWARE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAY'S.
- 6. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN NPDES PERMIT.
- 7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY THE CITY OF DELAWARE AND THE OHIO EPA.
- 8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH CITY OF DELAWARE SPECIFICATIONS.
- 9. ITEM NUMBERS REFER TO THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF DELAWARE. WHEN IN CONFLICT, THE CITY REQUIREMENTS SHALL PREVAIL.
- 10. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- 11. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- 12. BEFORE INSTALLATION OF STORM SEWER, SANITARY SEWER, ELECTRICAL CONDUIT, WATERLINE OR ANY OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ARCHITECT/ENGINEER/CONSTRUCTION MANAGER OF ANY CONFLICTS. THE DESIGN ENGINEER WILL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- 13. ADJUST OR RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO MEET PROPOSED GRADE AS REQUIRED.
- 14. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- 15. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVED SURFACES.
- 17. ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALK, CURB, LANDSCAPING, UTILITIES, AND ANY OTHER ITEMS TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- 18. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, BUILDING, WALL, EDGE OF PAVEMENT, OR COLUMN LINE UNLESS OTHERWISE NOTED.
- 19. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- 20. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
- 21. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF DELAWARE. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION/DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
- 22. CONTRACTOR MUST VERIFY ALL BUILDING DIMENSIONS AND TOPOGRAPHIC DATA PRIOR TO CONSTRUCTION.
- 23. ALL WORK SHALL COMPLY WITH CURRENT OSHA STANDARDS AND APPLICABLE SAFETY REGULATIONS.
- 24. DO NOT STORE MATERIALS OR EQUIPMENT IN THE PUBLIC RIGHT-OF-WAY.
- 25. CONTRACTOR SHALL CONFINE OPERATIONS WITHIN CONSTRUCTION LIMITS AND EASEMENTS; DAMAGE OUTSIDE THESE LIMITS IS THE CONTRACTOR'S RESPONSIBILITY.
- 26. CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES OR SAFETY FENCING AS DIRECTED.
- 27. PLACE ¼" EXPANSION JOINT BETWEEN PCC PAVEMENT/SIDEWALKS AND BUILDINGS; ½" BETWEEN SIDEWALKS AND PCC PAVEMENT. TRIM JOINTS FLUSH WITH SURFACE.
- 28. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT OR SIDEWALK DAMAGED BY EQUIPMENT.
- 29. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED INSPECTOR BOTH DURING AND AFTER CONSTRUCTION.
- 30. CONTRACTOR SHALL PROVIDE REASONABLE TESTS AND PROOF OF MATERIAL QUALITY AS REQUESTED BY THE INSPECTOR.
- 31. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION."
- 32. CONTRACTOR MUST VERIFY ENGINEER'S LINE AND GRADE STAKES AND REPORT DISCREPANCIES BEFORE PROCEEDING.
- 33. IN CASE OF DISAGREEMENT BETWEEN PLANS, SPECIFICATIONS, OR DETAILS, CONTRACTOR MUST OBTAIN WRITTEN INSTRUCTIONS FROM THE ENGINEER; THE ENGINEER'S DECISION SHALL BE FINAL IN CASE OF DOUBT OR QUESTION.
- 34. ALL ADA PARKING SIGNS MUST INCLUDE A PENALTY SIGN PER STATE AND LOCAL REQUIREMENTS.

DEMOLITION NOTES

- 1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE SPECIFIED WITHIN THIS CONSTRUCTION SET AND/OR PROJECT MANUAL. THIS INCLUDES WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- 2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
- 3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF DELAWARE STANDARDS - OR - IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
- 5. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- 6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. ALL DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- 7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY. LOCAL UTILITY CONTACTS ARE PROVIDED ON THIS SHEET.
- 8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR LEGAL WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- 9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTIONING PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
- 10. ASBESTOS OR HAZARDOUS MATERIAL ARE NOT EXPECTED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- 11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
- 12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- 13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- 14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS, FAA REGULATIONS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- 15. PROVIDE STRAIGHT, FULL DEPTH, AND NEAT SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
- 16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL. WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT NOT LIMITED TO WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEYS. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- 17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA THAT ARE INDICATED TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- 18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.
- 19. SAWCUTTING OF PAVEMENT OR OTHER REMOVAL ITEMS IS INCIDENTAL TO THE COST OF THE ITEM BEING REMOVED UNLESS OTHERWISE SPECIFIED.
- 20. CURB & GUTTER CROSSINGS OVER TRENCH LOCATIONS SHALL BE REINFORCED WITH 2-#4 REBAR EXTENDED 2' BEYOND EACH SIDE OF TRENCH.

SITE EARTHWORK NOTES

- 1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
- 2. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY GEOTECHNICAL CONSULTANTS INC. TITLED SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT-TRAILHEAD CROSSING COMMERCIAL DEVELOPMENT, PROJECT NO. 26-G-30983 AND DATED MARCH 5, 2026. IF THE REPORT IS A DRAFT VERSION, CONTRACTOR SHALL CONTACT THE OWNER TO OBTAIN A FINAL COPY.
- 3. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING AND REMOVAL OF UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACEMENT AND COMPACTION OF BACKFILL MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 4. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 5. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
- 6. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDERCUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- 7. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- 8. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTRIBUTED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (4" MINIMUM).
- 9. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 1.5% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- 10. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
- 11. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- 12. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
- 14. SUBBASE MATERIALS MUST BE FREE OF ORGANICS AND UNSUITABLE MATERIALS; UNSUITABLE SUBBASE SHALL BE REPLACED WITH APPROVED FILL.
- 15. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- 16. SLOPES IN PAVEMENT SHALL BE UNIFORM TO PREVENT PONDING.
- 17. SLOPE REQUIREMENTS: CURB LINES: MIN 0.75%, DRIVE-THRU LANES: MAX 3%, ASPHALT SURFACES: MIN 2.0%, OVERLAND FLOOD ROUTE: MIN 1.5%, PARKING LOT: MAX 5%, DRIVEWAYS: MAX 6%, SIDEWALK CROSS SLOPES: MAX 1.5%, ADA PARKING AREAS: MAX 1.5%.
- 18. MATCH EXISTING GRADES AT PROPERTY LINES AND CONSTRUCTION LIMITS.
- 19. TRENCH EXCAVATION REQUIREMENTS: WHERE ROW PERMITS, TRENCH SIDE SLOPES MAY BE USED ABOVE THE PIPE CROWN; BELOW TOP OF PIPE, EXCAVATIONS SHALL HAVE VERTICAL SIDES WITH WIDTHS PER PIPE SIZE; OPEN-CUT TRENCHES SHALL BE SHEETED/BRACED PER APPLICABLE STATE/FEDERAL LAW; UNSUITABLE SUBGRADE SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
- 20. PROOF-ROLL TESTING OF SUBGRADE MAY BE REQUIRED BY THE ENGINEER.
- 21. IN STREETS/DRIVEWAYS/PAVED AREAS, TRENCH BACKFILL SHALL FOLLOW SLURRY BACKFILL OR ROADWAY RESTORATION STANDARDS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- 22. CONSOLIDATE TRENCH BACKFILL BY MECHANICAL MEANS (E.G., HOE-PAC) TO SPECIFIED DENSITIES.
- 23. RESTORE ORIGINAL DRAINAGE (DITCHING, GRADING, CULVERT REPLACEMENT) PROMPTLY AFTER BACKFILLING.

STORM DRAINAGE NOTES

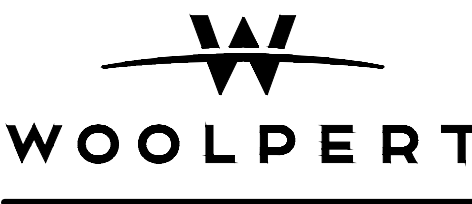
- 1. DISTANCES SHOWN FOR STORM SEWER PIPING ARE HORIZONTAL DISTANCES MEASURED FROM THE CENTER OF THE STRUCTURE(S), CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- 3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- 4. ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF ONE, 4" PERFORATED UNDERDRAIN EXTENDING FROM THE CATCH BASIN OR WEEP HOLES AS SHOWN ON THE CONSTRUCTION DETAILS SHEET.
- 5. ANY FIELD TILE CUT IN EXCAVATION, WHICH DRAINS AN OFFSITE AREA, MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- 6. FOR EXACT LOCATION OF DOWNSPOUTS AND ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
- 7. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- 8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
- 9. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- 10. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4-FEET SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT SPECIFICATIONS.
- 11. STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN ¾" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- 12. FRAMES AND GRATES DESIGNATED ON PLANS: NEENAH R-2504 (OPEN LID) AND R-3235 (CURB & GUTTER), OR APPROVED EQUAL.
- 13. ALL STORM GRATES AND LIDS SHALL BE PAINTED OR CAST IN DARK BRONZE TO MATCH SITE METALS.

UTILITY NOTES

- 1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DELAWARE SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCIES.
- 2. PROVIDE STORZ FIRE DEPARTMENT CONNECTION WITH 30 DEGREE TURN DOWN PER LOCAL FIRE DEPARTMENT REQUIREMENTS. UNDERGROUND PIPING SERVING REMOTE FIRE DEPARTMENT CONNECTION SHALL BE DUCTILE IRON PIPING WITH RUBBER-GASKET PUSH-ON JOINTS. ABOVE GROUND PIPING AT LOCATION OF FIRE DEPARTMENT CONNECTION SHALL BE GALVANIZED, PROVIDE FLANGE ABOVE GRADE AT TRANSITION. PROVIDE CONCRETE THRUST BLOCKING AT ALL CHANGES OF DIRECTION AND MOUNT FIRE DEPARTMENT CONNECTION CONCRETE PAD 4" THICK. PROVIDE BALL DRIP VALVE AT BASE OF VERTICAL PIPING SERVING FIRE DEPARTMENT CONNECTION AND SURROUND WITH PEA GRAVEL.
- 3. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- 4. MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- 6. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.
- 7. SANITARY SEWER SHALL BE PVC-SDR 35 PER ASTM D-3034 OR APPROVED EQUAL INSTALLED AT A MINIMUM SLOPE OF TWO PERCENT (2.08%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- 8. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN ¾" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- 9. DISTANCES SHOWN FOR SANITARY SEWER PIPING ARE HORIZONTAL DISTANCES MEASURED FROM THE CENTER OF THE STRUCTURE(S), CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH.
- 10. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
- 11. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
- 12. MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER/ARCHITECT/ENGINEER/OWNER.
- 13. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
- 14. WATERLINE IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN ¾" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- 15. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR BUILDING UTILITY CONNECTIONS, GREASE TRAP DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. UTILITY SERVICE SIZES TO BE CONFIRMED BY THE ARCHITECT.
- 16. ALL NON-METALLIC UNDERGROUND PIPES SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL BE 7X7/STRANDED COPPER CLAD STEEL (CCS), PVC COATED, LOCATOR WIRE MANUFACTURED BY COPPERHEAD INDUSTRIES. TERMINAL ENDS SHALL BE PLACED IN ALL STRUCTURES OR BROUGHT TO THE SURFACE. LOCATOR WIRE SPLICES SHALL BE MADE WITH SUITABLE WATER TIGHT ELECTRICAL CONNECTION DEVICES OR ELECTRICAL WIRE CONNECTORS SUPPLIED BY DRYCONN DIRECT BURY LUG OR SPLICE BOLT TYPE, OR ILSCO DBK DIRECT BURIAL CABLE SPLICES WITH HEAT SHRINK TUBING. TRACER WIRE SHALL BE TERMINATED IN A VALVCO TRACER WIRE ACCESS BOX PLACED AT LOCATIONS DETERMINED BY THE APPROPRIATE UTILITY AGENCY OR AT LOCATIONS APPROVED BY THE OWNER.



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SHEET

CHICK-FIL-A GENERAL
NOTES

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GENERAL PLAN NOTES

- GEN-1 THE CITY OF DELAWARE "CITY" DETAILED SPECIFICATIONS, STANDARD DRAWINGS, AND INFRASTRUCTURE DESIGN MANUAL, TOGETHER WITH THE CITY OF COLUMBUS (COC) CONSTRUCTION AND MATERIAL SPECIFICATION (CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. ALL PERTINENT STANDARD CONSTRUCTION DRAWINGS ARE AVAILABLE UPON REQUEST OF THE PUBLIC WORKS DEPARTMENT.
- GEN-2 ALL WORK SHALL BE COMPLETELY ACCEPTABLE TO CITY OFFICIALS. NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN COORDINATED WITH THE CITY FOR REQUIRED INSPECTIONS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO COORDINATE THE PROVISION OF INSPECTION SERVICE BY THE CITY FOR THE PROPOSED WORK. COST OF INSPECTION SHALL BE PAID FOR BY THE DEVELOPER THROUGH ENGINEERING INSPECTION FEES CALCULATED BY THE PUBLIC WORKS DEPARTMENT.
- GEN-3 THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE P PUBLIC WORKS DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INITIAL START OF ANY CONSTRUCTION PROJECT AND AFTER A PRECONSTRUCTION MEETING HAS BEEN HELD.
- GEN-4 TWENTY-FOUR HOUR ADVANCE NOTIFICATION IS REQUIRED FOR ALL WORK REQUIRING INSPECTION, TESTING, OR APPROVAL BY THE PUBLIC WORKS DEPARTMENT OR THE BUILDING DEPARTMENT.
- GEN-5 THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE PUBLIC WORKS DEPARTMENT AND REQUEST A FINAL PUNCH-OUT INSPECTION OF THE PROJECT SITE ONCE ALL ITEMS ON THE APPROVED DEVELOPMENT PLANS HAVE BEEN COMPLETED.
- GEN-6 NECESSARY LINE AND GRADE STAKING WILL BE PROVIDED BY THE DEVELOPER. CUT SHEETS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT TWO (2) FULL WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MUST BE APPROVED BY THE CITY PRIOR TO THE BEGINNING OF CONSTRUCTION.
- GEN-7 THE DEVELOPER IS RESPONSIBLE FOR HAVING "AS-BUILT" CONSTRUCTION DRAWINGS DELIVERED TO THE PUBLIC WORKS DEPARTMENT WITHIN 30 DAYS FOLLOWING THE COMPLETION OF THE PROJECT CONSTRUCTION. PLANS SHALL BE SUBMITTED IN BOTH PAPER AND DIGITAL FORMAT. THE PLANS MUST INCLUDE TOP-OF-CASTING AND FLOW-LINE ELEVATIONS FOR ALL SANITARY AND STORM STRUCTURES, FLOOD ROUTING SWALE VERIFICATION, AND IDENTIFY ALL FIELD MODIFICATIONS TO THE APPROVED PLAN SET. THE "AS-BUILT" DRAWINGS MUST ALSO INCLUDE THE STATE PLANE COORDINATE LOCATIONS FOR ALL NEWLY CONSTRUCTED PUBLIC UTILITY STRUCTURES INCLUDING SANITARY/STORM STRUCTURES, MAINLINE WATER VALVES, FIRE HYDRANTS, STREET LIGHTS, PULL BOXES, ETC.
- GEN-8 FOR MODIFICATIONS TO THE WORK AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, A REQUEST MUST BE SUBMITTED IN WRITING FROM THE ENGINEER OF RECORD TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. MODIFICATIONS MUST FOLLOW THE PLAN REVISION PROCESS SET FORTH BY PUBLIC WORKS DEPARTMENT AND ARE SUBJECT TO PLAN REVISION FEES.
- GEN-9 THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
- GEN-10 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY THE EXTENT OF THE WORK TO BE PERFORMED, TO IDENTIFY THE NECESSARY CONSTRUCTION MEANS AND METHODS TO ACCOMPLISH ALL WORK ITEMS, AND TO NOTIFY THE PUBLIC WORKS DEPARTMENT OF ANY IDENTIFIED CONFLICTS, ERRORS, OR OMISSION FROM THE CONSTRUCTION PLANS.
- GEN-11 THE CONTRACTOR OR SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
- GEN-12 THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 SEVENTY-TWO HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY- EIGHT HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
- GEN-13 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE APPROVED CONSTRUCTION PLANS IS BASED ON THE MOST CURRENT AVAILABLE RECORDS, AND AT THE TIMES FROM MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST SEVEN DAYS IN ADVANCE OF ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- GEN-14 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE APPROVED CONSTRUCTION PLAN, OR THAT MAY BE DETERMINED BY ADDITIONAL FIELD INVESTIGATION TO BE IN CONFLICT WITH THE CONSTRUCTION OF NEW INFRASTRUCTURE AS SHOWN ON THE PLANS, AND TO COORDINATE THESE EFFORTS WITH THE OWNER OF THE AFFECTED UTILITY.
- GEN-15 WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES IN ADVANCE OF INSTALLING NEW UTILITIES IN ORDER FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATIONS, AND TO MAKE ANY NECESSARY PLAN ADJUSTMENTS.
- GEN-16 ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, GRAVEL, ETC. UTILIZED FOR THE CONSTRUCTION OF NEW PUBLIC INFRASTRUCTURE MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE INSPECTED BY THE CITY OF COLUMBUS AT THE MANUFACTURING PLANT LOCATION FOR CONFORMANCE TO SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER APPROVAL AS IDENTIFIED BY BEARING THE COC APPROVAL STAMP, SHALL NOT BE PERMITTED FOR INSTALLATION IN THE CITY OF DELAWARE.
- GEN-17 ALL FIELD TILES BROKEN DURING EXCAVATION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE, TO ORIGINAL CONDITION OR SHALL BE CONNECTED TO THE STORM SEWER COLLECTION SYSTEM AS DIRECTED BY THE CITY.
- GEN-18 THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PROPERTY, UTILITY, STRUCTURE, OR OTHER INFRASTRUCTURE AT HIS EXPENSE, DAMAGED DURING THE EXECUTION OF HIS WORK TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE DAMAGE. ALL WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OF RECORD AND THE CITY. ANY DAMAGE TO PRIVATE UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
- GEN-19 CARE SHALL BE EXERCISED WHEN WORKING IN THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- GEN-20 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING AND SCHEDULING OF QUALIFIED PERSONNEL FOR CONCRETE, ASPHALT, AND SOILS TESTING SERVICES AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. TESTING IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED TESTING AGENCY APPROVED BY THE PUBLIC WORKS DEPARTMENT.

- GEN-21 PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED SURVEYOR AT CONTRACTOR'S EXPENSE.
- GEN-22 EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED REQUIRE A "DEMOLITION PERMIT" ISSUED BY THE CITY BUILDING DEPARTMENT.
- GEN-23 THE OPEN BURNING OF SITE CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY.
- GEN-24 THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF A PORTABLE TOILET ON THE SITE DURING ALL PHASES OF CONSTRUCTION.
- GEN-25 ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED BY A REGISTERED SOILS ENGINEER EMPLOYED AND PAID FOR BY THE OWNER. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY THE DEVELOPER'S CONTRACTOR AND/OR SURVEYOR FOR CONFORMANCE TO CONSTRUCTION PLAN GRADES.
- GEN-26 UTILITY TRENCHES WITHIN THE INFLUENCE OF THE ROADWAY ARE TO BE FILLED AND COMPACTED PER ITEM 912 OF THE COC CMS. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL PER ITEM 911 OF COC CMS. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY. THE BACKFILL MATERIAL FOR ANY UTILITY TRENCH SHALL BE FREE OF LARGE BOULDERS, TREE BRANCHES, STUMPS, AND CONSTRUCTION DEBRIS. UTILITY TRENCHES THAT ARE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE REQUIRED TO HAVE BACKFILL TESTED FOR COMPACTION BY AN APPROVED TESTING FIRM.
- GEN-27 STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS SHALL NOT BE CONSTRUCTED UNTIL AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.
- GEN-28 CLEARING AND GRUBBING IS TO BE PERFORMED FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE, WITHIN ALL EASEMENTS, OR AS OTHERWISE NOTED IN THE APPROVED CONSTRUCTION PLANS. TREE CHIPPING EQUIPMENT MAY BE USED HOWEVER CHIP PILES SHALL BE STORED IN SEPARATE LOCATIONS AWAY FROM ANY AREA SUBJECT TO FURTHER CONSTRUCTION ACTIVITIES, AND SHALL NOT BE SPREAD OR DISPERSED OVER EXISTING GROUND.
- GEN-29 TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL WORK AREAS, AND RESPREAD DURING FINAL GRADING OPERATIONS. FOR RESIDENTIAL DEVELOPMENTS, THE TOPSOIL SHALL NOT BE RESPREAD UNTIL SUCH TIME AS ALL BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON INDIVIDUAL PROJECT PHASES.

- GEN-30 SEEDING: ALL AREAS WITHIN THE RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS FROM THE DATE WORK IN THE AREAS IS COMPLETED. SEED SHALL BE SPREAD AT THE RATE OF 14 POUNDS PER 1,000 SF AND MEET THE REQUIREMENTS OF COC CMS ITEM 659.09 CLASS 1 LAWN MIXTURE. A 10-20-10 COMMERCIAL FERTILIZER SHALL BE APPLIED AT A RATE OF 20 POUNDS PER 1,000 SF TO NEWLY SEEDED AREAS. SEEDING PERFORMED BETWEEN OCTOBER 30TH/ AND MARCH 1ST/ SHALL BE APPLIED AS TEMPORARY SEEDING PER COC CMS ITEM 207.

- GEN-31 THE FOLLOWING TURF SEED BLEND IS REQUIRED FOR ALL PARK AREAS. SEED SHALL BE CERTIFIED, FRESH, CLEAN, POA AND BENT GRASS FREE, WITH 98% PURITY AND 85% MINIMUM GERMINATION RATE. SEED SHALL BE APPLIED AT A RATE OF 8 POUNDS PER 1,000 SF (350 POUNDS PER ACRE).

TURF TYPE MIXTURE SHALL BE TALL FESCUE (A MIXTURE OF NO LESS THAN THREE CULTIVARS BY WEIGHT) AND PERENNIAL RYEGRASS (A MIXTURE OF NO LESS THAN TWO CULTIVARS BY WEIGHT).

- SEED CULTIVARS SHALL BE THE FOLLOWING OR AN APPROVED EQUAL:
- 30% GOODEN TURF TYPE TALL FESCUE
 - 20% WOLVERINE TURF TYPE TALL FESCUE
 - 20% COCHISE III TURF TYPE TALL FESCUE
 - 15% NOBILITY PERENNIAL RYEGRASS
 - 15% AMAZING GS PERENNIAL RYEGRASS
 - FERTILIZER SHALL BE 10-20-10, APPLIED AT A RATE OF 20 POUNDS PER 1,000 SF. STRAW MULCH SHALL BE CLEAN OAT OR WHEAT STRAW, WELL-SEASONED BEFORE BAILING, AND FREE FROM MATURE SEED BEARING STALKS OR ROOTS OR PROHIBITIVE OR NOXIOUS WEEDS. THE STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE FOR ALL PERMANENT SEEDING.

THE TOP SIX (6) INCHES OF SOIL MUST CONFORM TO CMS ITEM 659.09 FOR LAWN AREAS. ALL ROCK AND OTHER FOREIGN MATERIAL 1 INCH OR GREATER IN ANY DIMENSION SHALL BE REMOVED.

ALL WORK WITHIN PARK AREAS, INCLUDING CONSTRUCTION OF FILLS, SHALL BE COMPLETED WITH TRACK EQUIPMENT ONLY. ALL OTHER EQUIPMENT USED MUST BE APPROVED BY THE CITY.

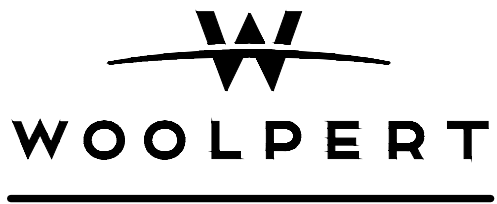
ALL SEEDING AND MULCHING MUST BE COMPLETED BY OCTOBER 1ST/.

- GEN-32 ALL MULCH UNDER PLAY EQUIPMENT SHALL BE CERTIFIED PLAYGROUND MULCH AND SPREAD TO A MINIMUM THICKNESS OF 12 INCHES. PLAYGROUND MULCH SHALL BE CERTIFIED TO THE LATEST STANDARDS, INCLUDING:
- ASTM F1292-04. PLAYGROUND MULCH SHALL MEET HEAD IMPACT CRITERIA (HIC) AND GMAX REQUIREMENTS OF 12" OF COVERAGE.
 - ASTM F2075-04. PLAYGROUND MULCH SHALL MEET TRAMP METAL TEST AND SIEVE ANALYSIS.
 - ASTM F1951. PLAYGROUND MULCH SHALL BE WHEELCHAIR ACCESSIBLE.

- GEN-33 PLASTIC CAUTION TAPE SHALL BE PLACED OVER ALL FIBER OPTIC CONDUITS AT A DEPTH OF 18-INCHES.



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SHEET
CITY OF DELAWARE GENERAL NOTES
SHEET NUMBER

3 OF 24

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STORM SEWER NOTES

- STM-1 ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE MOST RECENT EDITION OF THE COC CMS, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL. THE MINIMUM REQUIREMENTS FOR STORM SEWER PIPE WITHIN THE CITY RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C655 OR ASTM C76, NON-REINFORCED CONCRETE PIPE PER ASTM C14, HIGH-DENSITY POLYETHYLENE (HDPE) PIPE PER AASHTO M294 (ADS N-12 WT OR APPROVED EQUAL), OR HIGH-PERFORMANCE POLYPROPYLENE (PP) PIPE PER ASTM F2881 OR AASHTO M330 (ADS HP STORM OR APPROVED EQUAL). HDPE PIPE SHALL ONLY BE USED IN REAR YARD STORM APPLICATIONS. ALL STORM SEWERS WITHIN PAVEMENT AND RIGHTS-OF-WAY SHALL BE EITHER RCP OR PP PIPE. ALL PIPE MANUFACTURERS' MATERIALS MUST APPEAR ON THE COC LIST OF APPROVED STORM SEWER MATERIALS TO BE USED IN THE CITY OF DELAWARE.
- STM-2 FLEXIBLE STORM SEWERS WITHIN THE RIGHT OF WAY WILL BE DEFLECTION TESTED AND/OR VIDEO INSPECTED AT THE CONTRACTOR'S EXPENSE. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL REQUIRED TESTING AND FOR NOTIFYING THE PUBLIC WORKS DEPARTMENT IN ADVANCE TO WITNESS THE TESTING.
- STM-3 ALL FLEXIBLE PIPE INSTALLATIONS THAT ARE SUBJECT TO CONSTRUCTION LOADING SHALL MAINTAIN A MINIMUM COVER OF 2'-0" AT ALL TIMES DURING THE CONSTRUCTION PROCESS. TESTING SHALL NOT OCCUR UNTIL ALL CONSTRUCTION LOADING ABOVE THE SEWER IS COMPLETE.
- STM-4 LEAKAGE TESTING SHALL BE PERFORMED FOR ALL STORM SEWERS AND STORM SEWER STRUCTURES LOCATED IN FRONT OR SIDE YARDS IN ACCORDANCE WITH COC CMS SECTION 901.20, EXCEPT THAT FOR STORM SEWERS THE ALLOWABLE LEAKAGE SHALL BE AS SPECIFIED THEREIN FOR SANITARY SEWERS.
- STM-5 ALL HDPE AND PP PIPE JOINTS SHALL BE WATERTIGHT PER ASTM D3212 WITH GASKETS PER ASTM F477. RCP PIPE JOINTS SHALL INCLUDE PREFORMED FLEXIBLE JOINT SEALANT PER ASTM C990, UNLESS REQUIRED OTHERWISE BY STM-6.
- STM-6 STORM SEWERS LOCATED ALONG A SIDE YARD SHALL BE RCP WITH NO AGGREGATE BEDDING AND NO AGGREGATE BACKFILL AND SHALL INCLUDE WATERTIGHT RUBBER GASKETS PER ASTM C443 AT THE JOINTS, UNLESS APPROVED OTHERWISE BY THE CITY. THIS MAY ALSO BE A REQUIREMENT FOR FRONT YARD AREAS WHEN REQUIRED BY THE CITY.
- STM-7 STORM SEWER STRUCTURES LOCATED IN FRONT OR SIDE YARDS SHALL INCLUDE A FLEXIBLE WATERTIGHT CONNECTION FOR ALL PIPE PENETRATIONS THAT MEETS THE REQUIREMENTS OF COC CMS 706.16 (Z-LOK STM MANUFACTURED BY A-LOK PRODUCTS, OR APPROVED EQUAL). PIPE PENETRATIONS AT ALL CURB INLETS AND REAR YARD CATCH BASINS SHALL BE NEATLY GROUTED IN PLACE.
- STM-8 STORM SEWER STRUCTURES LOCATED IN FRONT OR SIDE YARDS SHALL BE TESTED WITH AN EXFILTRATION TEST OR VACUUM TEST IN ACCORDANCE WITH COC SECTION 901.
- STM-9 ALL STORM MANHOLES SHALL BE MARKED WITH A 4" X 4" X 10'-0" PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0" PAINTED GREEN ON FOUR SIDES.
- STM-10 STORM SEWER PIPE SHALL NOT BE INSTALLED IN ANY TRENCH HOLDING WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER.
- STM-11 IF ROCK MUST BE EXCAVATED WITHIN A PROPOSED TRENCH AREA, THE CONTRACTOR SHALL REMOVE ENOUGH ROCK BELOW THE BELL AND FLOWLINE OF THE PIPE IN ORDER TO INSTALL THE APPROPRIATE AMOUNT OF BEDDING MATERIAL. EXCAVATED ROCK SHALL NOT BE USED AS BACKFILL MATERIAL.
- STM-12 THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, THEY SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION SATISFACTORY TO THE CITY.
- STM-13 ALL MAJOR FLOOD ROUTES AND STORM WATER BASINS ARE TO BE SURVEYED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLANS. SURVEY RESULTS ARE TO BE INCLUDED ON THE AS-BUILT CONSTRUCTION PLANS.
- STM-14 THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OSPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OSPA APPLICABLE PERMITS.
- STM-15 ALL DRAINAGE FLOOD ROUTES, SWALES, AND DITCHES ARE TO BE DESIGNED AND GRADED WITH A MINIMUM FLOW LINE GRADE OF 2%, AND A MAXIMUM SIDE SLOPE OF 4:1.
- STM-16 ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.
- STM-17 PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE EAST JORDAN IRON WORKS NO. 1661-A1, NEENAH FOUNDRY OR EQUIVALENT, AND EMBOSSED "CITY OF DELAWARE STORM SEWER".
- STM-18 STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN 1/4" OF PLAN ELEVATION USING STEEL SHIMS. CURB INLET HOODS SHALL BE EMBOSSED WITH THE WORDING "DRAINS TO THE RIVER" PER THE CITY STANDARD DRAWING.
- STM-19 PRE-CAST CONCRETE OR HDPE PERFORMED MANHOLE ADJUSTING RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS.
- STM-20 OPENINGS SHALL BE PROVIDED IN CURB INLET DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS GIVEN IN THE PLANS.
- STM-21 SHOP DRAWINGS ARE REQUIRED FOR BE SUBMITTED FOR REVIEW AND APPROVAL PER THE CITY OF COLUMBUS CMS PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS/CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, ALL STORM STRUCTURES, PIPE, FRAMES, GRATES, COVERS, ETC. ADDITIONAL SHOP DRAWINGS SHALL BE PROVIDED AS REQUESTED BY THE CITY OF DELAWARE.

WATER LINE NOTES

- WTR-1 ALL WATER LINES, FITTINGS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE MOST RECENT EDITION OF THE COC CMS, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL.
- WTR-2 ANY ACTIVITY RELATED TO THE MODIFYING, UPGRADING, OR EXPANDING THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL OF THE PUBLIC WORKS DEPARTMENT AND UTILITY DEPARTMENT. WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THESE TWO DEPARTMENTS FORTY-EIGHT HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL EFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF ALL CUSTOMER NOTIFICATION IS REQUIRED IN ADVANCE OF DISTRIBUTION.
- WTR-3 WATER MAINS SHALL BE DUCTILE IRON PIPE (DIP), CLASS 53 FOR SIZES 3" TO 10" AND CLASS 54 FOR SIZES 12" TO 48" (AWWA C151) WITH CEMENT MORTAR LINING AND SEAL COATING (AWWA C104) IN ACCORDANCE WITH CITY SPECIFICATIONS, UNLESS CALLED OUT OTHERWISE BY THESE PLANS. FOR PIPE 12" AND SMALLER, AWWA C909 POLYVINYL CHLORIDE (PVC) PIPE WITH CAST IRON OUTSIDE DIAMETER (CID) DIMENSIONS AND PRESSURE CLASS 235 IS PERMITTED AS AN ALTERNATE TO DUCTILE IRON PIPE. DIP JOINTS MUST BE RUBBER GASKET PUSH-ON OR MECHANICAL (AWWA C111). PVC PIPE JOINTS MUST BE INTEGRAL BELL PUSH ON JOINTS (ASTM D3139). WATER MAIN FITTINGS MUST BE DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH MECHANICAL JOINTS AND MUST CONFORM TO AWWA C153, UNLESS SPECIFIED OTHERWISE BY THESE PLANS. JOINT RESTRAINTS MUST BE PER THE APPROVED PLANS.
- WTR-4 ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT SHALL BE TYPE K, SOFT TEMPERED COPPER TUBING CONFORMING IN ALL RESPECTS TO ASTM B88. FITTINGS SHALL BE FORD OR MUELLER HIGH QUALITY COPPER BRASS WITH AWWA APPROVED COMPRESSION TYPE JOINTS. THERE WILL BE NO FITTINGS PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.
- WTR-5 DEAD-END WATER LINES SHALL TERMINATE WITH A FIRE HYDRANT AND WATCH VALVE FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED PER THE STANDARD DRAWINGS.
- WTR-6 WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 4'-0" OF COVER MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE WATER MAIN, OR AS INDICATED ON THE APPROVED CONSTRUCTION PLANS.
- WTR-7 ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE MARKED WITH A 4" X 4" X 10'-0" PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0" ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED BLUE ON FOUR SIDES. POSTS ARE TO BE MAINTAINED UNTIL THE AREA HAS UNDERGONE FINAL GRADING AND SEEDING.
- WTR-8 IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.
- WTR-9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WATER LINES ARE TO MAINTAIN 1'-6" VERTICAL AND 10'-0" HORIZONTAL CLEARANCE FROM SANITARY SEWERS AND STORM SEWERS.
- WTR-10 A PERMIT FOR EACH NEW WATER SERVICE MUST BE OBTAINED FROM THE CITY PRIOR TO MAKING A CONNECTION TO THE PUBLIC WATER SYSTEM AS PART OF THIS PROJECT. PERMIT APPLICATIONS CAN BE OBTAINED FROM CITY HALL AT 1 SOUTH SANDUSKY STREET.
- WTR-11 THE WATER SERVICE TAPS SHALL CONSIST OF ALL PIPE, VALVES, FITTINGS, AND APPURTENANCES NECESSARY TO CONNECT TO THE PUBLIC WATER MAIN AND COMPLETE THE INSTALLATION ACCORDING TO THE STANDARDS SET FORTH IN THE APPROVED CONSTRUCTION PLANS.
- WTR-12 THE VALVE COVERS AND INSIDE OF ALL MAINLINE WATER VALVE BOXES SHALL BE PAINTED BLUE, AND THE VALVE COVERS AND INSIDE OF ALL FIRE HYDRANT WATCH VALVE BOXES SHALL BE PAINTED RED WITH 2 COATS OF RUST INHIBITIVE PAINT. PUBLIC FIRE HYDRANTS ARE TO BE PAINTED WITH TWO COATS OF FEDERAL SAFETY YELLOW. PRIVATE FIRE HYDRANTS ARE TO BE PAINTED FEDERAL SAFETY RED, WITH WHITE BONNETS AND NOZZLE COVERS.
- WTR-13 ALL MECHANICAL FASTENERS, BOLTS, ARE TO BE PROVIDED WITH A FACTORY-COATED CARBON STEEL BOLTS (BLUE FLOURPOLYMER/FLUOROCARBON TEE HEAD BOLTS AND NUTS) FOR MECHANICAL JOINT FITTINGS; SIGMA, TYLER, OR APPROVED EQUAL. ALL THREAD ROD, ETC., SHALL RECEIVE ONE COAT OF RUST INHIBITIVE PAINT OR COATING.
- WTR-14 IF THE TOP OF THE VALVE OPERATING NUT IS MORE THAN 36" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24" OF FINISHED GRADE ELEVATION. ALL VALVE STEM EXTENSIONS ARE TO BE INSTALLED WITH THE EXTENSION SECURED DIRECTLY TO THE VALVE OPERATING NUT WITH GALVANIZED BOLTS.
- WTR-15 WATER LINE SHALL NOT BE INSTALLED IN ANY TRENCH FILLED WITH WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE WATER LINE.
- WTR-16 ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH SOLID OR POURED IN PLACE CONCRETE BLOCKING PER THE CITY STANDARD DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN PLASTIC SHEETING PRIOR TO PLACING CONCRETE.
- WTR-17 FIRE HYDRANTS SHALL MEET AWWA STANDARDS AND ARE TO BE MUELLER "SUPER CENTURIUM 250" A-423 OR "GLOW MEDALLION" ON TYPE "A" SETTING WITH NATIONAL STANDARD THREADS FOR THE 1/2" HOSE NOZZLES AND WATCH VALVE DIRECTLY MOUNTED TO ANCHOR TEE. TYPE "B" SETTINGS SHALL NOT BE USED UNLESS APPROVED BY THE CITY. ALL PIPING BETWEEN THE WATCH VALVE AND HYDRANT SHALL BE MECHANICAL JOINT FITTINGS. THE CONNECTION TO THE HYDRANT SHALL BE A 5" STORTZ FITTING WITH A QUICK RELEASE LOCKING COUPLING. ALL SAFETY CHAINS ARE TO BE REMOVED FROM HYDRANTS.
- WTR-18 ALL FIRE DEPARTMENT CONNECTIONS (STANDPIPES) SHALL HAVE A 45° DOWNTURN FITTING TO REDUCE KINKING IN THE FIRE HOSE. THE CONNECTION TO THE STANDPIPE SHALL BE A 5" STORTZ FITTING WITH A LOCKING COUPLING.
- WTR-19 ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY BOLTED TO THE ANCHOR TEE WITH ANCHOR TYPE FITTINGS.
- WTR-20 THE INSTALLATION OF 3/4" AND 1" WATER TAPS SHALL BE MADE BY DIRECT TAP ONLY. DIRECT TAPS ARE NOT PERMITTED TO ANY ASBESTOS MAINS. 1/2" AND 2" WATER TAPS SHALL BE MADE WITH A FORD STYLE FC-202. 3" AND 4" WATER TAPS SHALL BE MADE WITH A FORD STYLE FS-202. 6" WATER TAPS AND LARGER SHALL BE MADE WITH A FORD FTSS TAPPING SLEEVE. A JCM 432 IS AN APPROVED EQUAL.
- WTR-21 ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVAL EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C515. CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16", 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.
- WTR-22 VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATER VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES. STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM CODE APPROVED.
- WTR-23 FOR WATER SERVICE TAPS: THE WATER MAIN CONNECTION SHALL BE MADE USING A MUELLER 300 BALL TYPE B-25008 OR FORD FB1000Q BALL CORP CORPORATION STOP. CONTROL VALVES SHALL BE MUELLER 300 BALL CURB VALVE B-25209 OR FORD B44-Q BALL VALVE CURB STOPS (QUARTER TURN ONLY).
- WTR-24 WATER SERVICE BOXES ARE TO BE INSTALLED IN PAIRS ALONG PROPERTY LINES, SET 8'-0" APART AND 1'-0" OUTSIDE OF THE RIGHT OF WAY LINE. A MINIMUM BURY DEPTH OF 48" BELOW TOP OF CURB MUST BE MAINTAINED FOR ALL WATER SERVICES IN THE RIGHT OF WAY.
- WTR-25 ALL WATER LINES SHALL BE TESTED (AWWA C600 FOR DUCTILE IRON PIPE OR AWWA C605 FOR POLYVINYL CHLORIDE PIPE) AND STERILIZED (AWWA C651) BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH THE CITY AND AWWA SPECIFICATIONS. TESTING SHALL BE DONE UNDER THE SUPERVISION OF THE PUBLIC WORKS DEPARTMENT.
- WTR-26 ALL METERS (OTHER THAN STANDARD 5/8" X 3/4" RESIDENTIAL METER) AND ALL BACKFLOW DEVICES SPECIFIED FOR THIS PROJECT MUST BE DELIVERED TO THE CITY PUBLIC UTILITIES DEPARTMENT FOR INSPECTIONS AND APPROVAL PRIOR TO INSTALLATION.
- WTR-27 METER PITS, INCLUDING ALL PIPING, FITTINGS, EQUIPMENT, AND APPURTENANCES, MUST BE APPROVED BY THE CITY THROUGH A SCHEDULED FIELD INSPECTION DURING THE INSTALLATION. THE CITY PUBLIC UTILITIES DEPARTMENT IS RESPONSIBLE FOR INSPECTING THE DOMESTIC WATER METER PIT, DOMESTIC WATER LINE, AND ASSOCIATED APPURTENANCES. THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT IS RESPONSIBLE FOR THE INSPECTION OF: THE FIRE LINE, THRUST BLOCKS FOR THE FIRE LINE, METER PIT-FIRE LINE CONNECTION, FIRE DEPARTMENT CONNECTION, AND VALVE MONITORING. PRIOR TO BURYING THE WATER SERVICE, THE APPROPRIATE DEPARTMENT REPRESENTATIVE SHALL BE CONTACTED BY THE CONTRACTOR TO ARRANGE FOR THE REQUIRED INSPECTION OF EACH PORTION OF THE SERVICE. FAILURE TO HAVING THE INSPECTION PERFORMED WILL RESULT IN HAVING TO UNCOVER THE SERVICE FOR INSPECTIONS.
- WTR-28 THE PRESSURE REQUIRED TO PERFORM HYDROSTATIC TESTING ON WATER LINES IS 150 PSI FOR DOMESTIC LINES AND 200 PSI FOR FIRE SUPPRESSION LINES (PER NFPA 13).
- WTR-29 THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SHALL CLEAN ALL WATER MAINS 12" AND LARGER BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE PER COC 801.11.
- WTR-30 ALL MECHANICAL JOINTS WITHIN THE METER VAULT SHALL INCLUDE FACTOR MANUFACTURED FLANGES. NO UNI-FLANGES ARE PERMITTED. ALL JOINTS AND FITTINGS LOCATED ON THE SUPPLY SIDE WITHIN 20-FEET OF THE METER VAULT SHALL BE RESTRAINED USING APPROVED MECHANICAL JOINT RESTRAINTS.
- WTR-31 ALL WATER MAINS, INCLUDING THOSE NOT DESIGNED TO PROVIDE FIRE PROTECTION, SHALL BE SIZED AFTER A HYDRAULIC ANALYSIS BASED ON FLOW DEMANDS AND PRESSURE REQUIREMENTS. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW. THE NORMAL WORKING PRESSURE IN THE DISTRIBUTION SYSTEM SHALL BE AT LEAST 35 PSI.
- WTR-32 BOOSTER PUMPS ARE NOT PERMITTED ON INDIVIDUAL WATER SERVICES.
- WTR-33 SHOP DRAWINGS ARE REQUIRED FOR BE SUBMITTED FOR REVIEW AND APPROVAL PER THE CITY OF COLUMBUS CMS PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS/CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, ALL WATER PIPE, TRACER WIRE, CONNECTIONS, VALVES BOXES, METER BOX COVERS, CURB STOPS, CORPORATION STOPS, HYDRANTS, FITTINGS, ACCESSORIES (GLANDS, GASKETS, BOLTS, NUTS) COUPLINGS, CLAMPS, RESTRAINTS, SERVICE SADDLES, ETC. ADDITIONAL SHOP DRAWINGS SHALL BE PROVIDED AS REQUESTED BY THE CITY OF DELAWARE.

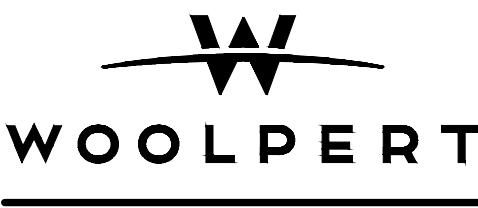
SANITARY SEWER NOTES

- SAS-1 ALL SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE MOST RECENT EDITION OF THE COC CMS, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL. THE CONTRACTOR'S SPECIFIC ATTENTION IS DIRECTED TO THE REQUIREMENTS OF EITHER THE INFILTRATION OR EXFILTRATION AS SPECIFIED BY THE COC CMS SECTION 900. ALL SANITARY SEWERS, MANHOLES AND SERVICES SHALL BE TESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. ALL SANITARY SEWERS SHALL BE SUBJECT TO, AND PASS THE INFILTRATION OR EXFILTRATION TEST RESULT TO ACCEPTANCE, INCLUDING VACUUM TESTING OF MANHOLES. AN AIR TEST IS ACCEPTABLE TO THE CITY. THIS AIR TEST SHALL BE PERFORMED ACCORDING TO THE CURRENT REGULATIONS.
- SAS-2 CLEAN WATER CONNECTIONS INCLUDING ROOF DRAINS, FOUNDATION DRAINS, SUMPS, ETC. ARE PROHIBITED FROM BEING CONNECTED TO THE SANITARY SEWER SYSTEM.
- SAS-3 THE MINIMUM REQUIREMENT FOR SANITARY SEWER PIPE SHALL BE ASTM D3034 POLYVINYL CHLORIDE (PVC) SEWER PIPE, 46 PSI PIPE STIFFNESS (SDR35), ASTM C1784 CELL CLASSIFICATION OF 12454 OR 12364, WITH ASTM D3212 PIPE JOINTS; ASTM F679 PVC SEWER PIPE, 46 PSI PIPE STIFFNESS, ASTM CELL CLASSIFICATION 12454 OR 12364, WITH ASTM D3212 PIPE JOINTS; OR CENTRIFUGALLY CAST FIBERGLASS REINFORCED POLYMER CEMENT (CCFRPM) PIPE, ASTM D3262-TYPE 1, LINER 2, GRADE 3, STIFFNESS 12 PSI, UNLESS OTHERWISE SHOWN ON THE PLANS. PVC PIPE FOR INSTALLATIONS WITH A DEPTH OF COVER OF GREATER THAN 20-FEET SHALL BE THE SAME AS SPECIFIED ABOVE EXCEPT WITH A PIPE STIFFNESS OF 115 PSI (SDR26) FOR ASTM D3034 AND A PIPE STIFFNESS OF 115 PSI FOR ASTM F679. PIPE MANUFACTURERS MUST BE ON THE CURRENT COC APPROVED LIST, AND REQUIRE THE ADDITIONAL APPROVAL OF THE CITY PUBLIC UTILITIES DEPARTMENT DIRECTOR.
- SAS-4 SANITARY SEWER SERVICES SHALL BE PVC PIPE WITH THE SAME SPECIFICATION AS THE SEWER MAIN AND SHALL BE 6-INCH DIAMETER, UNLESS APPROVED OTHERWISE. THE SERVICES ARE SUBJECT TO EITHER THE INFILTRATION OR EXFILTRATION TESTING REQUIREMENTS. ALL SERVICE EXTENSIONS SHALL BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE CITY.
- SAS-5 ALL PVC PIPE SHALL BE DEFLECTION TESTED THIRTY DAYS OR MORE AFTER THE TRENCH HAS BEEN BACKFILLED TO FINISHED GRADE. A RIGID MANDEL SHALL BE USED FOR THE TESTING. NO MECHANICAL PULLING DEVICES SHALL BE USED. PIPE DEFLECTION SHALL NOT EXCEED FIVE 5%.
- SAS-6 CLAY DAMS ARE TO BE INSTALLED ALONG MAIN LINE SEWERS AT HALF THE DISTANCE BETWEEN EACH PAIR OF MANHOLES, BUT NO CLOSER THAN 10'-0" FROM A LATERAL SERVICE. DAMS SHALL BE A MINIMUM OF 6'-0" LONG.
- SAS-7 PUBLIC SANITARY MANHOLE COVERS ARE TO BE EAST JORDAN IRON WORKS NO. 1661-A2, NEENAH FOUNDRY OR EQUIVALENT, WITH ENCLOSED PICK HOLES AND EMBOSSED "CITY OF DELAWARE SANITARY SEWER". PRIVATE MANHOLE COVERS SHALL BE EMBOSSED "PRIVATE SEWER".
- SAS-8 6'-0" LONG CLAY (TRENCH) DAMS ARE TO BE INSTALLED ON ALL SANITARY LATERALS (BOTH LONG AND SHORT LATERALS). DAMS ARE TO BE INSTALLED BY THE CONTRACTOR INITIALLY INSTALLING THE LATERALS. NO PART OF THE CLAY DAM SHALL BE INSTALLED WITHIN THE TRENCH BACKFILL FOR THE SEWER MAIN OR UNDER THE ROADWAY PAVEMENT.
- SAS-9 ALL SANITARY MANHOLES AND LATERAL SERVICES ARE TO BE MARKED WITH A 4"x4"x10'-0" PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0" ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED GREEN ON FOUR SIDES. ADDITIONALLY A 2"x2" HARDWOOD WYE POLE IS TO BE WIRED TO THE BASE OF EACH 4"x4" POLE AND EXTENDED DOWN TO THE END OF EACH LATERAL SERVICE. COST TO BE INCLUDED IN THE VARIOUS ITEMS. INDIVIDUAL LATERAL SERVICE WYE-POLES ARE TO BE INSTALLED AS EACH LATERAL IS CONSTRUCTED.
- SAS-10 WHERE THE COVER TO FINISHED GRADE OVER A SANITARY WYE IS IN EXCESS OF 12'-0", A LENGTH OF RISER PIPE AND A 45° BEND SHALL BE INSTALLED ALONG WITH A MINIMUM OF ONE WHOLE LENGTH OF 6" PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0" BELOW GRADE.
- SAS-11 WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH SHALL BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL ITEM 912, FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE.
- SAS-12 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING TIE-IN MANHOLE FLOWLINE AND TOP-OF-CASTING ELEVATIONS. MANHOLES SHALL BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PLANS. ALL MANHOLE CASTING ADJUSTMENTS SHALL BE ACCOMPLISHED WITH PRE-CAST CONCRETE OR HDPE PREFORMED ADJUSTMENT RINGS.
- SAS-13 ALL SANITARY LINES SHALL BE INSTALLED WITH STONE OR GRAVEL BEDDING AS SHOWN IN THE STANDARD DRAWINGS.
- SAS-14 SANITARY TRENCH DETAILS SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.
- SAS-15 TEMPORARY BULKHEADS SHALL BE PLACED WHERE INDICATED ON THE PLANS AND SHALL REMAIN IN PLACE UNTIL REMOVAL IS DIRECTED BY THE CITY.
- SAS-16 SANITARY LATERALS TO ADJACENT LOTS SHALL BE INSTALLED IN A 4'-0" WIDE COMMON TRENCH, SPACED WITH 2'-0" CENTER TO CENTER SEPARATION, AND WITH 1'-0" MINIMUM BEDDING AROUND PIPES. THE ENDS OF THE SERVICES ARE TO BE FLARED APART TO A MINIMUM 10'-0" CENTER TO CENTER SEPARATION AT 5'-0" OUTSIDE THE RIGHT OF WAY LINE.
- SAS-17 ALL SANITARY SEWER MANHOLES JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C443. ALL MANHOLES SHALL HAVE WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM OR AN APPROVED EQUAL INSTALLED. THE ENCAPSULATION SHALL INCLUDE THE FRAME AND THE TOP OF THE CONE ONLY.
- SAS-18 ALL SANITARY SEWERS ARE TO BE VIDEO INSPECTED 3 MONTHS BEFORE THE EXPIRATION OF THE MAINTENANCE BOND. ALL MUD AND DEBRIS SHALL BE REMOVED PRIOR TO THE MAINTENANCE BOND BEING RETURNED.
- SAS-19 SHOP DRAWINGS ARE REQUIRED FOR BE SUBMITTED FOR REVIEW AND APPROVAL PER THE CITY OF COLUMBUS CMS PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS/CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, ALL SANITARY STRUCTURES, PIPE, FITTINGS, MANHOLE ENCAPSULATION SYSTEM, FRAMES, GRATES, AND COVERS. ADDITIONAL SHOP DRAWINGS SHALL BE PROVIDED AS REQUESTED BY THE CITY OF DELAWARE.

ISSUED FOR PERMIT



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Atlanta, Georgia
30349-2998



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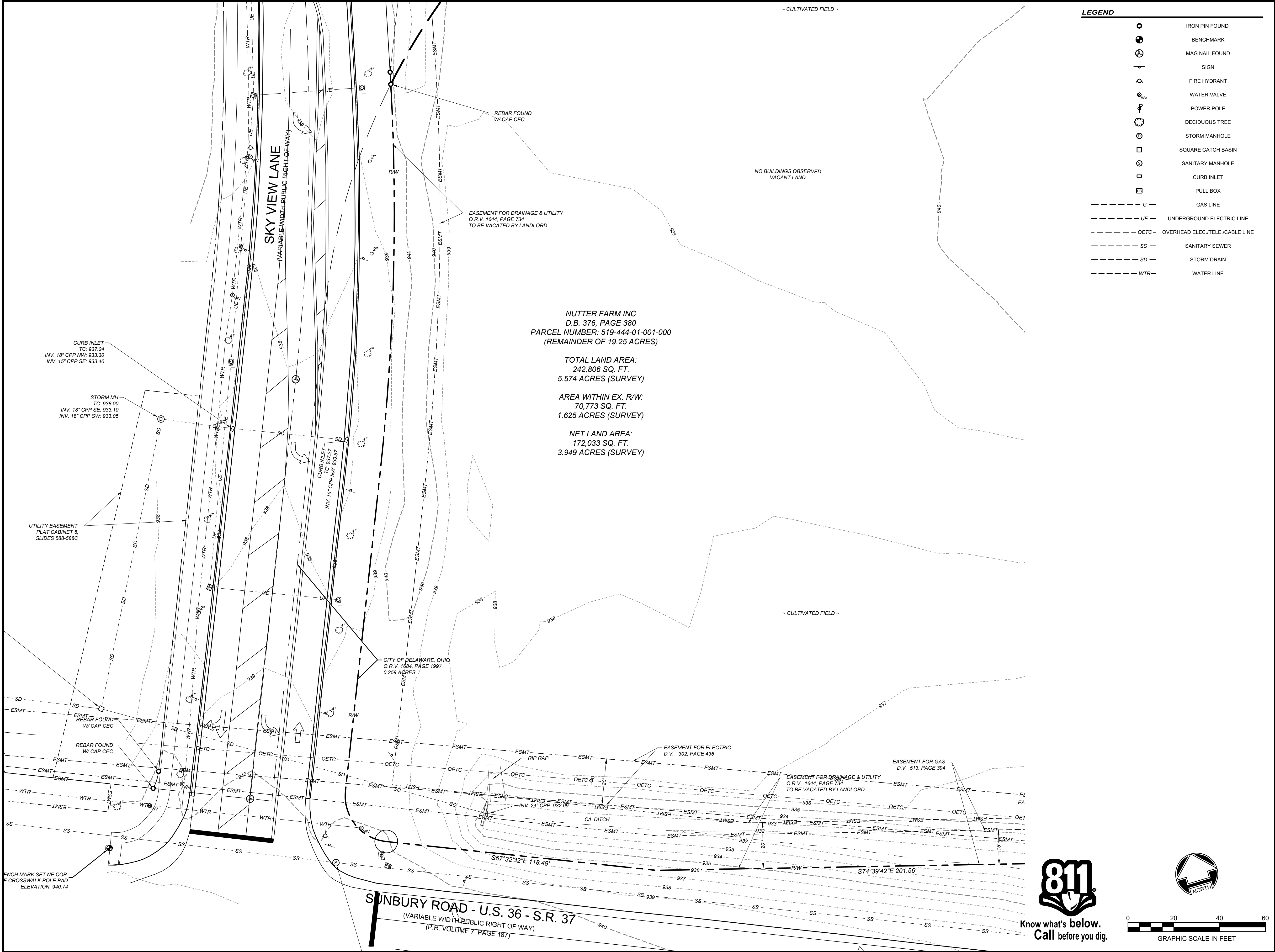
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REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT #	10019959.26
ISSUE FOR	NOT FOR CONSTRUCTION
DATE	06/12/2026
DRAWN BY:	AMK
CHECKED BY:	DMT
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SHEET	
CITY OF DELAWARE UTILITY NOTES	
SHEET NUMBER	

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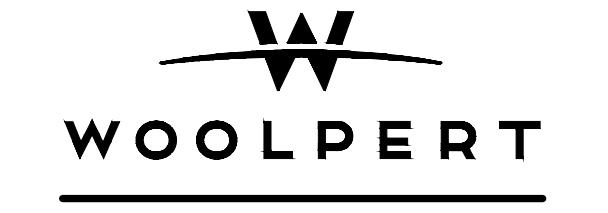
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LEGEND	
	IRON PIN FOUND
	BENCHMARK
	MAG NAIL FOUND
	SIGN
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	DECIDUOUS TREE
	STORM MANHOLE
	SQUARE CATCH BASIN
	SANITARY MANHOLE
	CURB INLET
	PULL BOX
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELEC./TELE./CABLE LINE
	SANITARY SEWER
	STORM DRAIN
	WATER LINE



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FSR# 06191

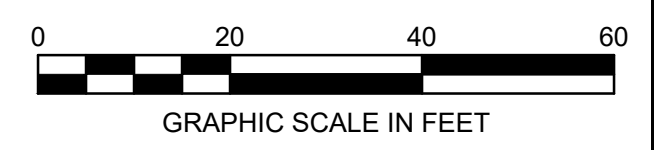
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

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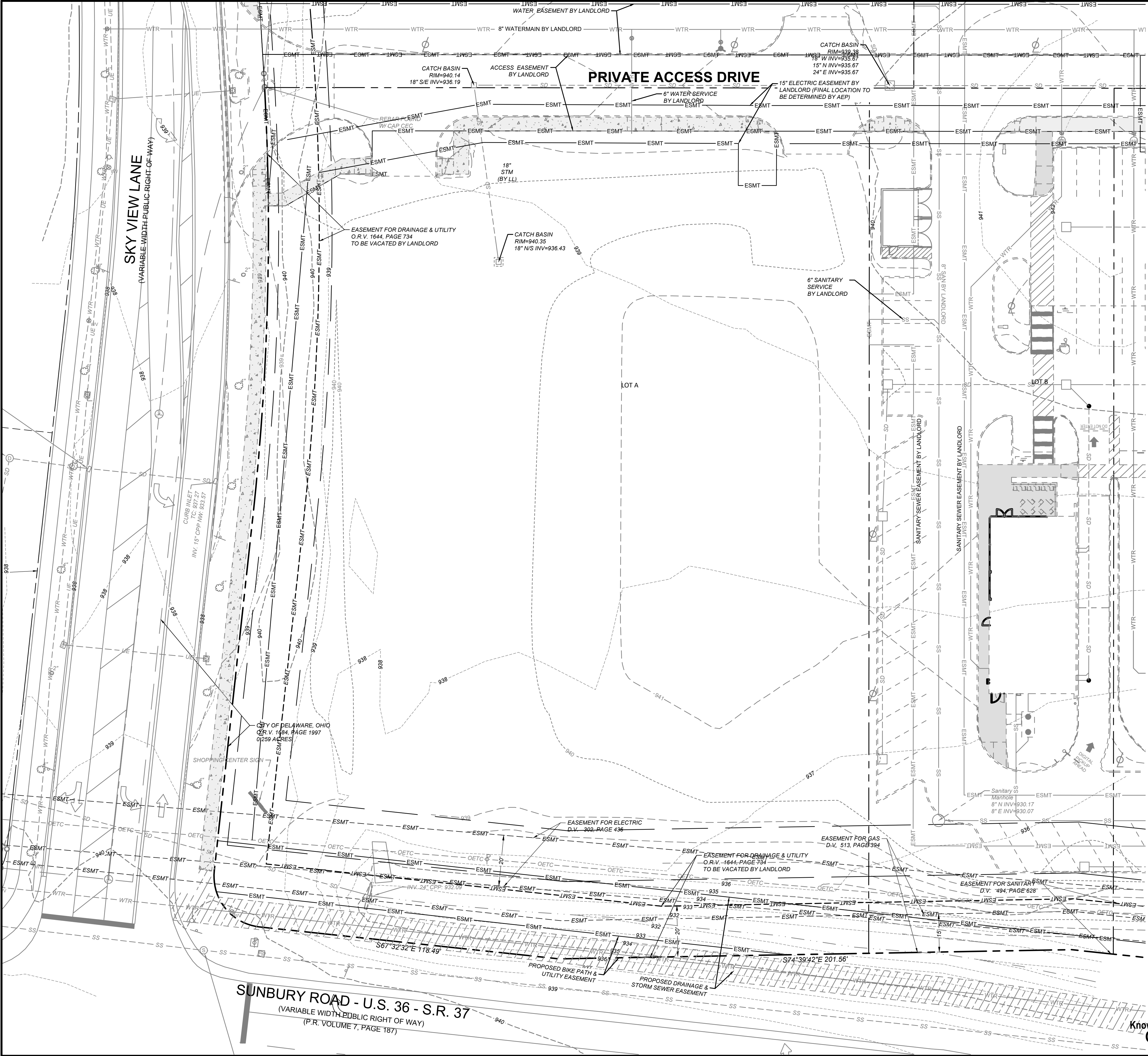
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SHEET	EXISTING CONDITIONS PLAN
SHEET NUMBER	5 OF 24



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Last Saved By: A. Pearce, 7/7/2026 11:38:26 AM
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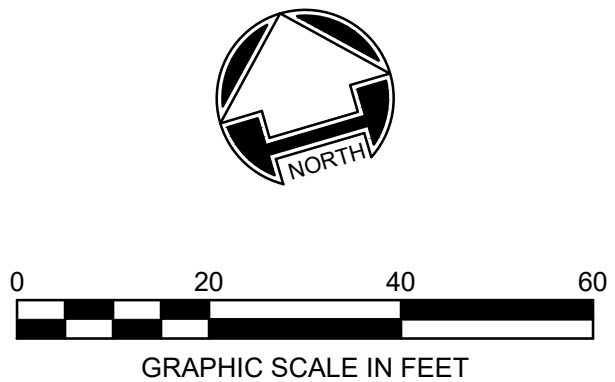


INTERIM CONDITIONS LEGEND

---	PROPERTY BOUNDARY
---	1' EXISTING CONTOUR
---	5' EXISTING CONTOUR
---	1' FUTURE CONTOUR (BY LL)
---	5' FUTURE CONTOUR (BY LL)
---	LANDLORD STORM
---	LANDLORD SANITARY
---	LANDLORD WATER
---	LANDLORD STORM STRUCTURES
---	LANDLORD SANITARY STRUCTURES
---	LANDLORD WATER STRUCTURES

INTERIM CONDITIONS NOTE

A. INTERIM FEATURES SHOWN ON THIS PLAN ARE PROVIDED FROM TEBBE CIVIL ENGINEERING, LLC. DATED MARCH 2026. ACTUAL CONDITIONS MAY VARY AND SHOULD BE VERIFIED PRIOR TO BID AND CONSTRUCTION.



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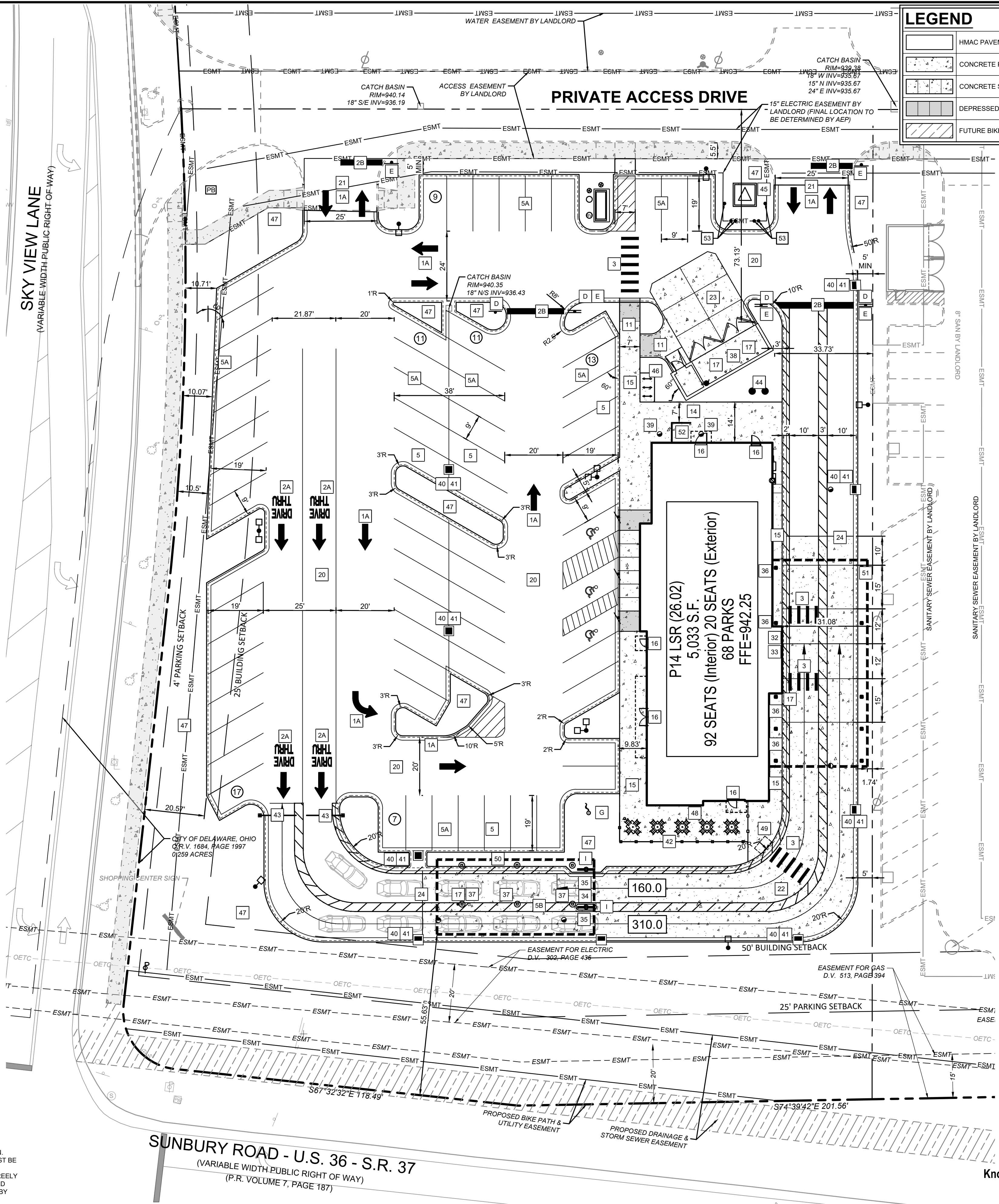
FSR# 06191

Layout Tab Name: SITE PLAN
Last Saved By: A. Pearce, 7/9/2026 3:31:30 PM
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SITE KEYNOTES

- 1A DIRECTIONAL ARROW
- 1B PAINTED ADA PARKING SYMBOL
- 2A DRIVE-THRU GRAPHICS
- 2B STOP BAR GRAPHIC
- 3 CROSSWALK MARKINGS
- 4 MULTILANE DIRECTIONAL GRAPHICS
- 5 ADA PARKING STALL PER CODE
- 5A 4" SOLID WHITE STRIPING
- 5B 4" SOLID YELLOW STRIPING
- 5C 4" SKIP DASH YELLOW STRIPING
- 6 SOLID PLASTIC WHEEL STOP
- 7 BOLLARD MOUNTED SIGN
- 8 CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)
- 9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK)
- 10 RETURNED CURB RAMP
- 11 SIDEWALK ACCESSIBLE RAMP
- 12 DETECTABLE WARNING DEVICE
- 13 TYPICAL ADA RAMP & HANDRAIL
- 14 CONCRETE SIDEWALK
- 15 CONCRETE SIDEWALK w/ CURB & GUTTER
- 16 ENTRY DOOR FROST SLAB DETAIL
- 17 CONCRETE BOLLARD
- 18 CONCRETE CURB & GUTTER
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER
- 19 LANDSCAPE & IRRIGATION PROTECTOR
- 20 TYPICAL HMAC PAVEMENT SECTION
- 21 BUTT JOINT
- 22 CONCRETE PAVEMENT DRIVE-THRU LANE
- 23 CONCRETE APRON AT TRASH ENCLOSURE
- 24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
- 25 CONCRETE PAVEMENT SECTIONS
- 26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 27 TRANSVERSE & LONGITUDINAL DOWIELED CONSTRUCTION JOINT
- 28 CONTRACTION JOINT
- 29 KEVED CONSTRUCTION JOINT
- 30 LONGITUDINAL BUTT JOINT
- 31 EXPANSION JOINT
- 32 DRIVE-THRU PLAN - FLUSH WITH FFE
- 33 DRIVE-THRU ISOMETRIC
- 34 DRIVE-THRU ORDER POINT ISLAND
- 35 MENU BOARD LOOP DETECTION SYSTEM
- 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- 38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
- 39 TWO-WAY CLEAN-OUT
- 40 THICKENED PAVEMENT @ STRUCTURES
- 41 STORM STRUCTURE WEEP HOLE DETAILS
- 42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
- 43 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 44 GREASE TRAP
- 45 PAD MOUNTED TRANSFORMER
- 46 BIKE RACK (3 TOTAL), INVERTED "U" STYLE
- 47 LANDSCAPED AREA
- 48 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
- 49 CONCRETE PAD FOR OPTIONAL CASH STATION
- 50 FREE-STANDING ORDER POINT CANOPY (REFER TO ARCH PLANS)
- 51 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY (REFER TO ARCH PLANS)
- 52 CART CORRAL FOR TRASH CART (REFER TO ARCH PLANS)
- 53 TRANSFORMER PROTECTION BARRIERS (TO BE INSTALLED PER AEP SPECIFICATIONS - 6" MIN. STEEL POSTS FILLED WITH CONCRETE AND SET IN CONCRETE, MINIMUM HEIGHT 4 FEET, MUST BE PROVIDED. LOCATIONS SHALL BE SPECIFIED BY THE AEP ENGINEER TO INSURE ACCESS TO TRANSFORMER. BARRIERS SHALL BE PLACED SO THAT BOTH TRANSFORMER DOORS CAN FREELY SWING OPEN AT LEAST 180°. NO NEW BARRIERS SHALL BE PLACED OR EXISTING ONES MOVED AFTER TRANSFORMER INSTALLATION. ANY EXCEPTIONS TO THIS RULE MUST BE APPROVED BY THE AEP ENGINEER IN WRITING, AFTER CONSULTING THE APPLICABLE LINE DEPARTMENT.

SKY VIEW LANE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



LEGEND

- HMAC PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- DEPRESSED SIDEWALK
- FUTURE BIKE PATH

SITE NOTES

- A. ALL CONCRETE CURB & GUTTER SHALL BE 18" UNLESS OTHERWISE NOTED ON THE PLANS.
- B. ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

SITE DATA

PARCEL ID #: FORTHCOMING WITH REPLAT
ZONING: PUD
PARCEL SIZE: 1.90± ACRES (TO BE FINALIZED WITH REPLAT)

BUILDING DATA

BUILDING FLOOR AREA: 5,033± SF
NUMBER OF EMPLOYEES DURING LARGEST SHIFT = 20 EMPLOYEES
TOTAL NUMBER OF SEATS = 108
INDOOR SEATS = 92
OUTDOOR SEATS = 20

PARKING DATA

NUMBER OF REGULAR PARKING SPACES: 65
NUMBER OF ADA SPACES: 3
TOTAL NUMBER OF SPACES PROVIDED: 65
NUMBER OF SPACES REQUIRED:
1 SPACE PER 250 SQUARE FEET OF NET FLOOR AREA
1,678 SF / 250 SF = 7 SPACES
1 SPACE PER EMPLOYEE
40 EMPLOYEES

47 TOTAL

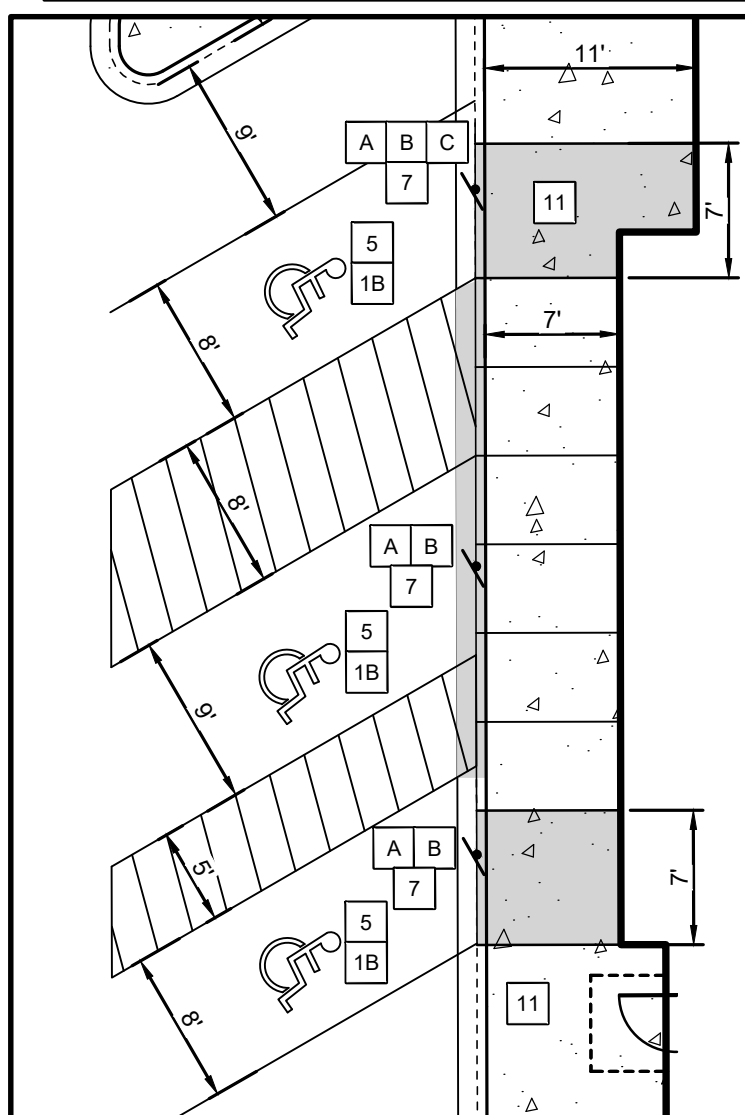
TYPICAL PARKING WIDTH: 9'
TYPICAL PARKING LENGTH: 19'

BICYCLE PARKING

REQUIRED: TWO SPACES PLUS ONE PER ADDITIONAL 2,000 SQUARE FEET OF BUILDING = 2 + 5,033 SF / 2,000 = 6 SPACES
PROVIDED: 6 SPACES

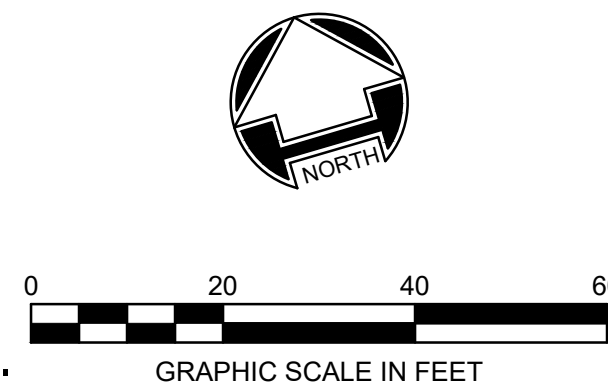
SIGN KEYNOTES

- A ADA PARKING SIGN
 - B ADA PARKING FINE SIGN
 - C "VAN ACCESSIBLE" SIGN
 - D "DO NOT ENTER" SIGN
 - E STOP SIGN
 - F CFA PEDESTRIAN CROSSING SIGN
 - G FLAG POLE (SEE SIGNAGE PACKAGE)
 - H CFA MONUMENT SIGN
 - I DIGITAL DRIVE-THRU MENU BOARDS
- **CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS**



ADA PARKING STALL LAYOUT DETAIL

SCALE: 1"=10'



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SHEET		SITE PLAN
SHEET NUMBER		7 OF 24

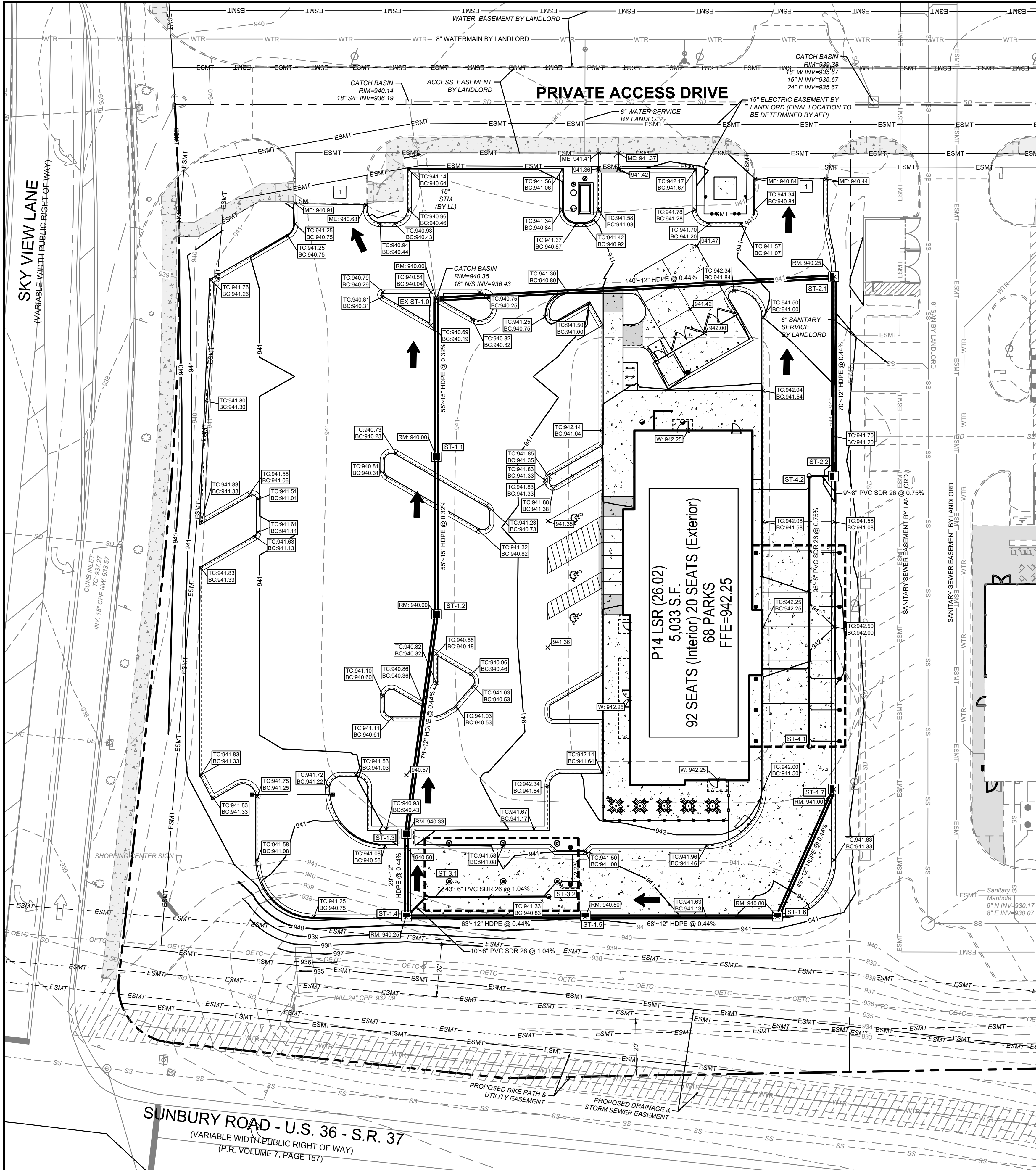


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Layout Tab Name: C-300 GRADING
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EXISTING-LEGEND

---	PROPERTY BOUNDARY
- - - 799 - - -	1' FUTURE CONTOUR (BY LL)
- - - 800 - - -	5' FUTURE CONTOUR (BY LL)
- - - SD - - -	STORM SEWER
⊙ □ □	DRAINAGE STRUCTURE

PROPOSED-LEGEND

799	1' CONTOUR
800	5' CONTOUR
---	STORM SEWER
///	REVERSE (SPILLING) CURB & GUTTER
---	CONCRETE CURB & GUTTER (CATCHING)
///	DEPRESSED SPILLING CURB & GUTTER
---	DEPRESSED CATCHING CURB & GUTTER
---	DEPRESSED SIDEWALK
□	CURB INLET
⊙	CATCH BASIN
⊙	STORM MANHOLE
ST-X	STORM STRUCTURE I.D.
⊙	BENCHMARK
→	OVERFLOW DIRECTION ARROW
XXX.XX	ELEVATION
TC XXX.XX	TOP OF CURB ELEVATION
BC XXX.XX	BOTTOM OF CURB ELEVATION
RM XXX.XX	TOP OF CASTING ELEVATION
TF XXX.XX	TOP OF FOOTING ELEVATION
ME XXX.XX	MATCH EXISTING ELEVATION

GRADING NOTES

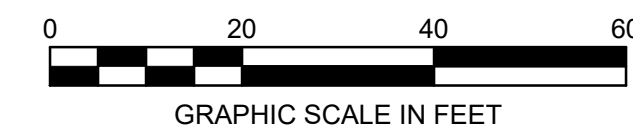
- SEE SHEET 2 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.
- ALL STORM STRUCTURES WITHIN PAVED AREAS REQUIRE WEEP HOLES. SEE DETAIL 10 ON SHEET 16 FOR WEEP HOLE DETAILS.

GRADING KEYNOTE

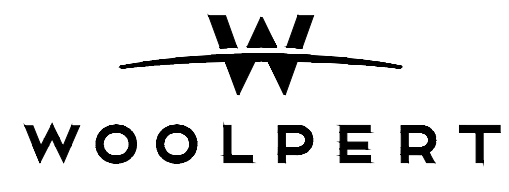
- ELEVATIONS SHOWN FOR DRIVEWAY APRONS ARE SHOWN FROM DESIGN INFORMATION. CONTRACTOR TO FIELD VERIFY PRIOR TO GRADING WORK AND NOTIFY ENGINEER AND OWNER OF ANY CONFLICTS.



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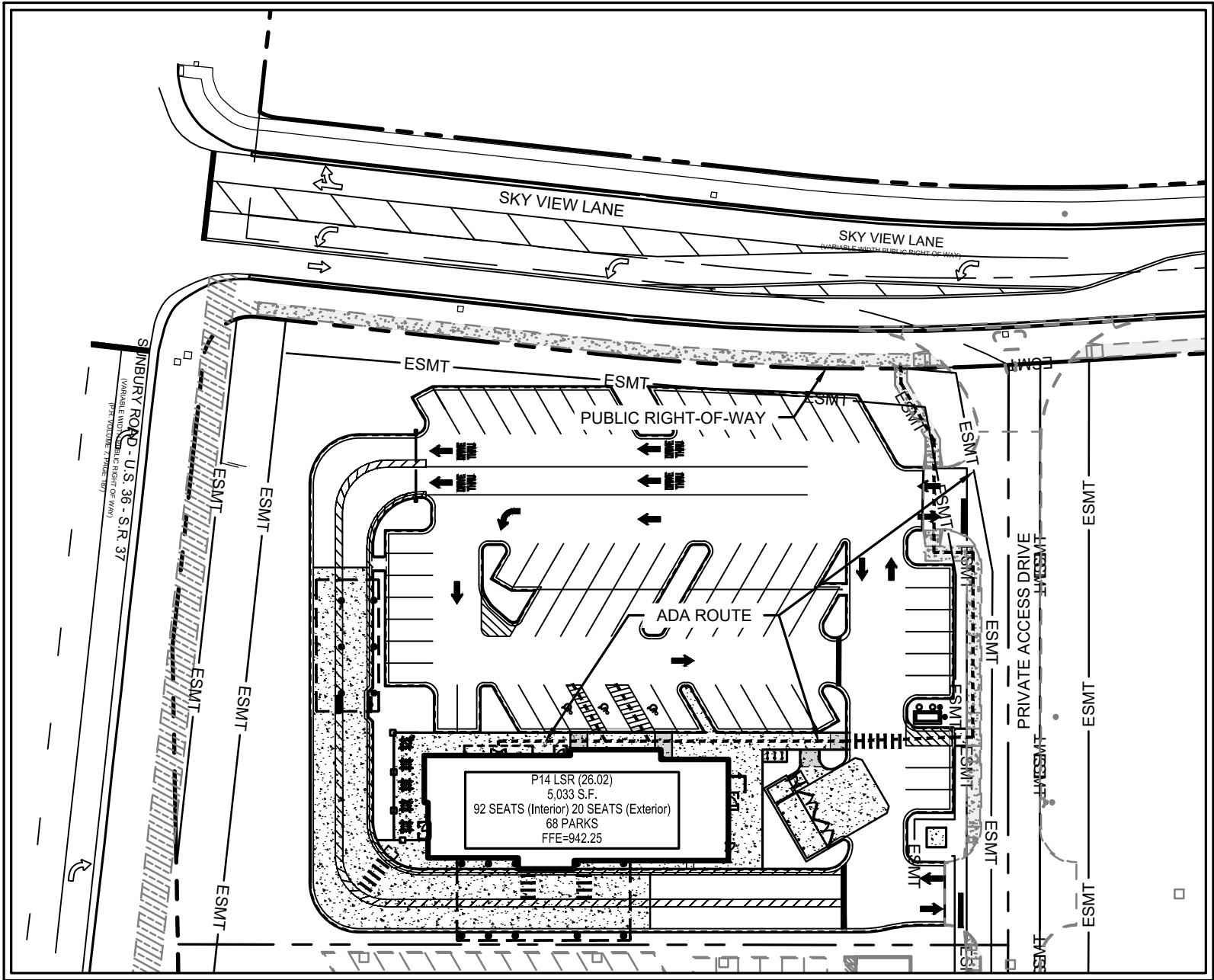
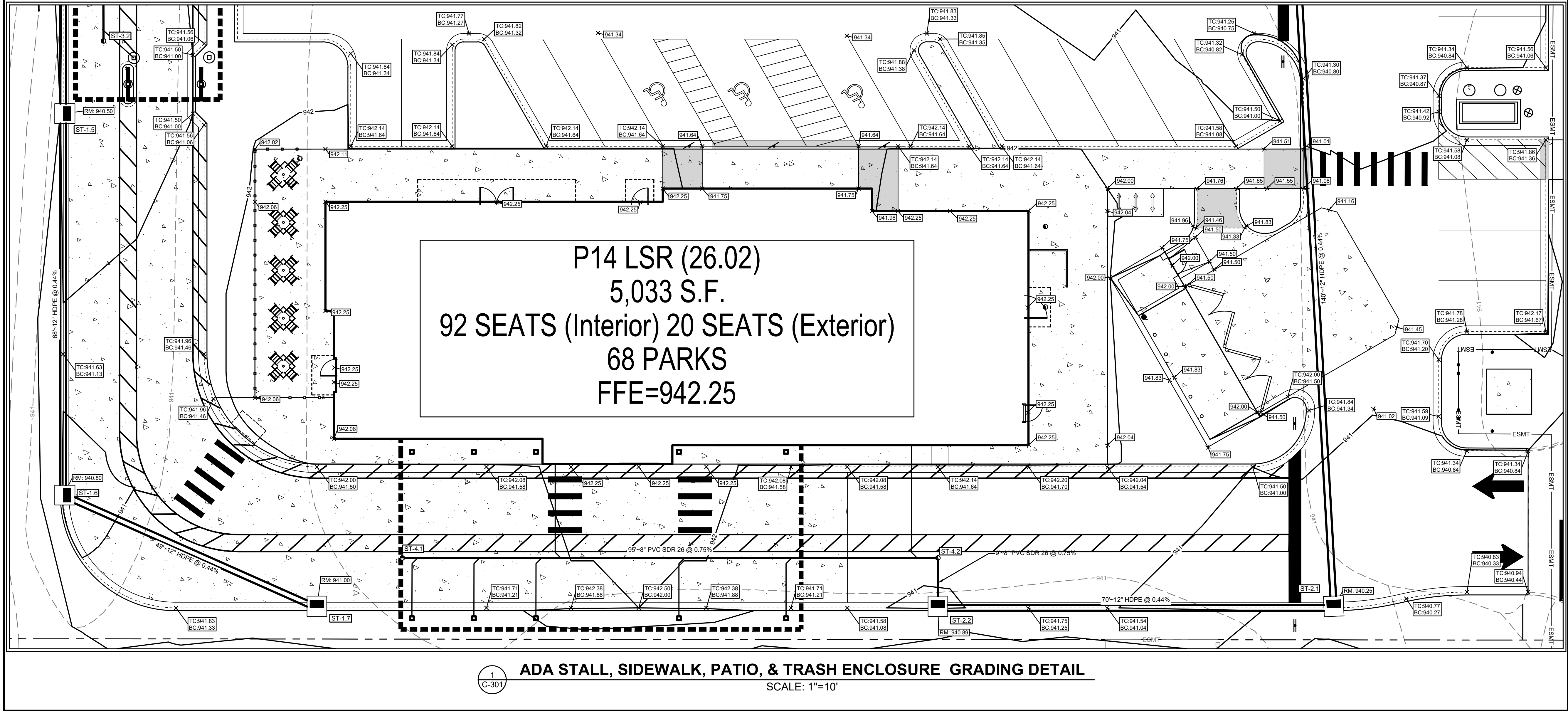
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REVISION SCHEDULE		
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SHEET		GRADING PLAN
SHEET NUMBER		8 OF 24

Layout Tab Name: SITE PLAN
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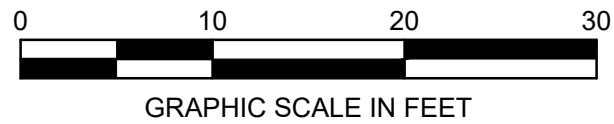


GRADING NOTES

- SEE SHEET 2 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.
- ALL STORM STRUCTURES WITHIN PAVED AREAS REQUIRE WEEP HOLES. SEE DETAIL 10 ON 16 FOR WEEP HOLE DETAILS.



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EXISTING LEGEND

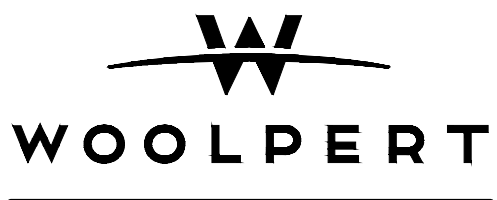
- PROPERTY BOUNDARY
- - - 799 1' CONTOUR
- - - 800 5' CONTOUR
- - - SD STORM SEWER
- □ □ DRAINAGE STRUCTURE

PROPOSED LEGEND

- 799 1' CONTOUR
- 800 5' CONTOUR
- STORM SEWER
- /// REVERSE (SPILLING) CURB & GUTTER
- /// CONCRETE CURB & GUTTER (CATCHING)
- /// DEPRESSED SPILLING CURB & GUTTER
- /// DEPRESSED CATCHING CURB & GUTTER
- /// DEPRESSED SIDEWALK
- CURB INLET
- CATCH BASIN
- STORM MANHOLE
- STORM STRUCTURE I.D.
- ELEVATION
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- RM XXX.XX TOP OF CASTING ELEVATION
- ME XXX.XX MATCH EXISTING ELEVATION



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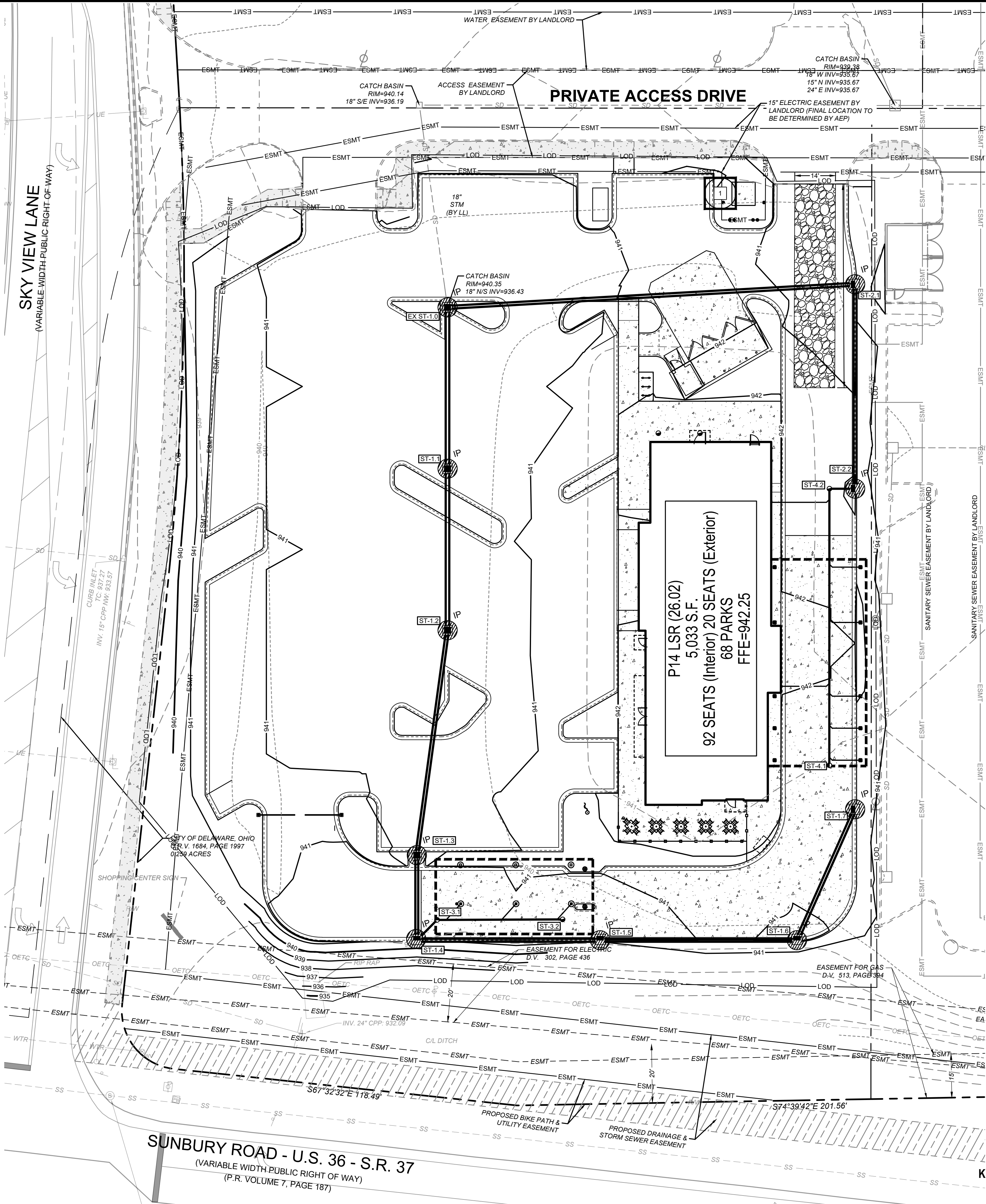
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SHEET GRADING DETAILS

SHEET NUMBER

9 OF 24

Layout Tab Name: EROSION CONTROL PLAN
Last Saved By: A. Pearce, 7/7/2026 11:37:07 AM
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EXISTING LEGEND

- PROPERTY BOUNDARY
- - - 799 - - - 1' FUTURE CONTOUR (BY LL)
- - - 800 - - - 5' FUTURE CONTOUR (BY LL)
- - - SD - - - STORM SEWER
- ⊙ □ □ DRAINAGE STRUCTURE

PROPOSED LEGEND

- - - 799 - - - 1' CONTOUR
- - - 800 - - - 5' CONTOUR
- - - SF - - - STORM SEWER
- - - LOD - - - SILT FENCE
- □ □ CONSTRUCTION LIMITS
- ⊙ □ □ STORM STRUCTURES
- ⊙ □ □ STORM STRUCTURE I.D.
- ⊙ □ □ INLET PROTECTION
- ⊙ □ □ TEMPORARY CONSTRUCTION ENTRANCE/PIR RAP
- ⊙ □ □ EROSION CONTROL BLANKET

EROSION CONTROL KEYNOTES

- 1 CONCRETE WASHOUT

EROSION CONTROL NOTES

- A. SEE SHEET 2 FOR GENERAL NOTES.
- B. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- C. SEE SHEET 17 & 18 FOR EROSION AND SEDIMENT CONTROL DETAILS.
- D. CONSTRUCTION FENCE AND SILT FENCE ARE SHOWN ON PLAN SCHEMATICALLY. ADJUST AS NECESSARY.
- E. THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 1.90 ACRES.

CONSTRUCTION SEQUENCE

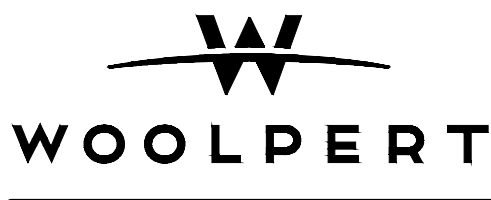
1. FIELD MARK LIMITS OF DISTURBANCE.
2. INSTALL STABILIZED TEMPORARY CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCE.
4. CLEAR AND GRUB THE SITE AND REMOVE TOPSOIL WITHIN THE AREAS OF PROPOSED GRADING ON-SITE AND MOVE TO STOCKPILE.
5. CONTRACTOR TO CREATE A STABILIZED STAGING AREA, TEMPORARY PARKING AREA AND STORAGE AREA INCLUDING DESIGNATED LOCATIONS FOR DUMPSTERS, SANITARY WASTE UNITS, AND CONCRETE WASHOUT AREA.
6. START ROUGH GRADING AND CONSTRUCTION OF PARKING AREA AND BUILDING PAD.
7. CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
8. BEGIN FINAL GRADING OPERATIONS. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
9. INSTALL UTILITIES, STORM SEWERS, AND CURBS.
10. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AS THEY ARE INSTALLED.
11. PREPARE SITE FOR PAVING AND INSTALL PERMANENT PAVEMENT AREAS.
12. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
13. COMPLETE GRADING, REPLACE TOPSOIL, AND INSTALL PERMANENT SEEDING, SLOPE PROTECTION AND PLANTINGS. RESTORE PERIMETER AREAS TO MATCH EXISTING CONDITIONS. SEED AS REQUIRED TO STABILIZE DISTURBED AREAS. VEGETATED AREAS MUST ACHIEVE A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OVER THE ENTIRE DISTURBED AREA TO BE STABILIZED.
14. CONTINUE DAILY MAINTENANCE AND INSPECTIONS UNTIL APPROVED BY OWNER AND/OR ENGINEER TO TERMINATE PERMIT COVERAGE.



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ENGINEER'S PROJECT # 10019959.26

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SHEET

EROSION CONTROL PLAN

SHEET NUMBER

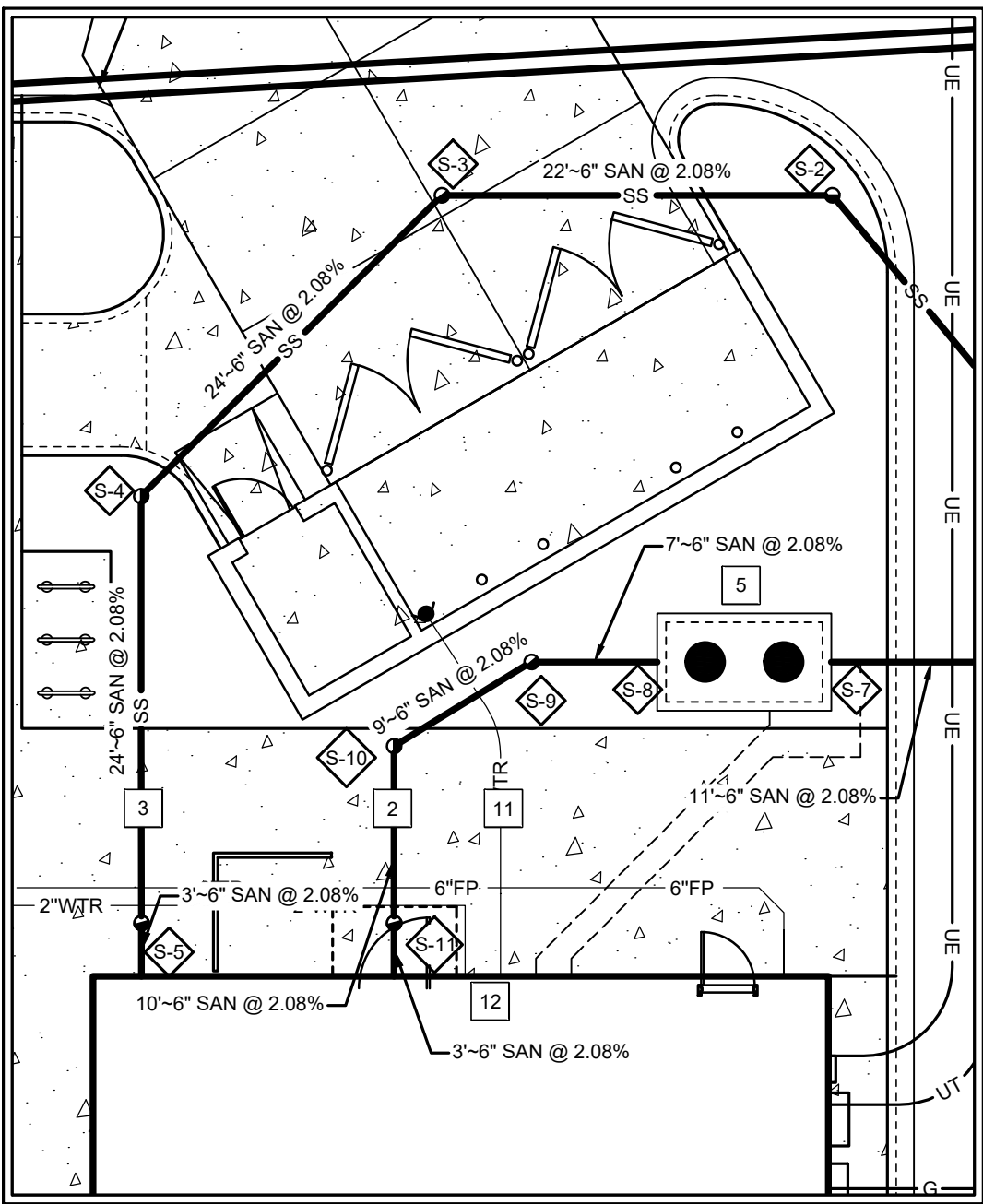
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Layout Tab Name: PS-100 PLUMBING SITE PLAN
Last Saved By: A.Pearce, 7/9/2026 11:50:20 AM
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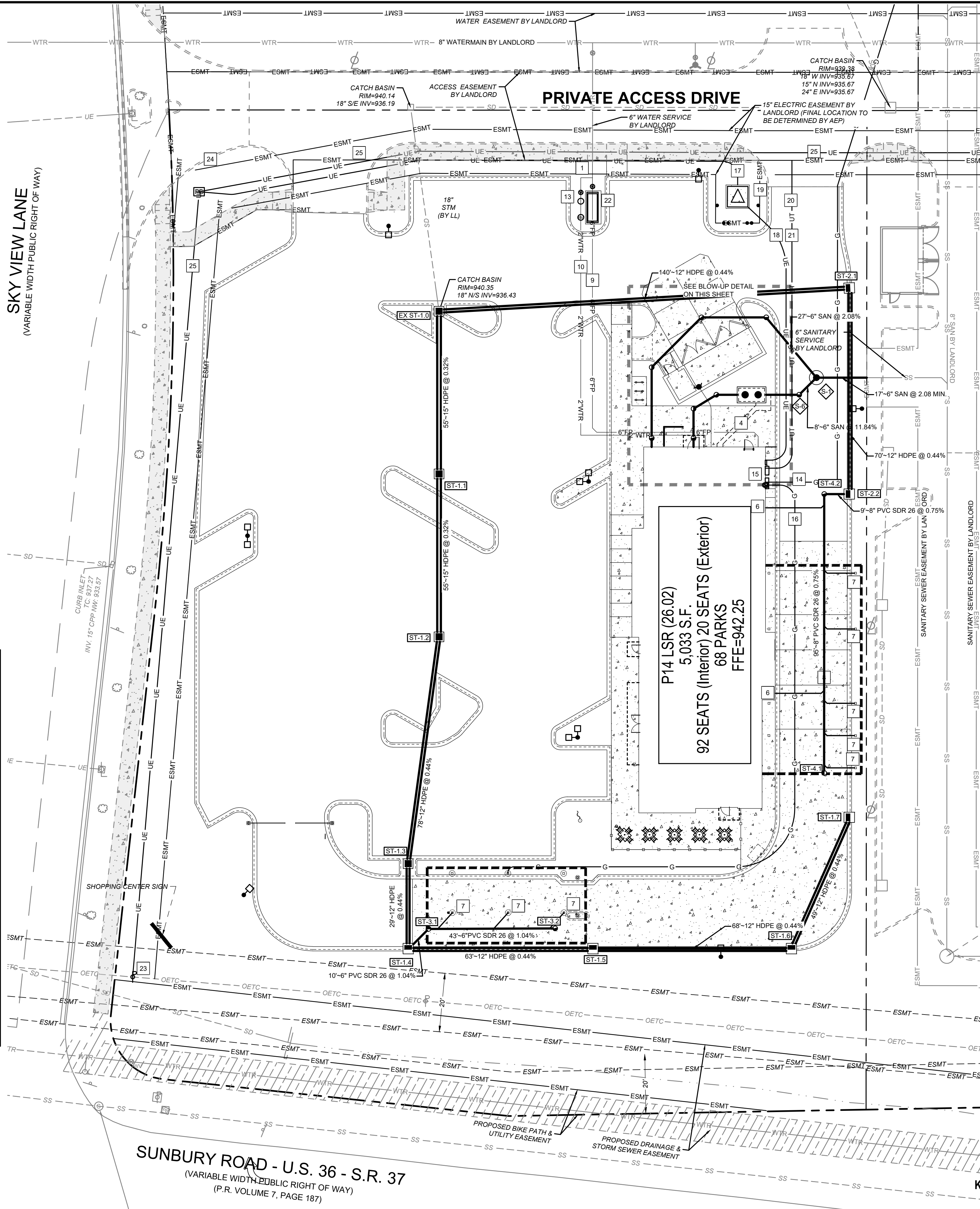
UTILITY KEYNOTES

- CONNECT TO EXISTING UTILITY PER AGENCY REQUIREMENTS. CONTRACTOR TO VERIFY LOCATION, SIZE, AND ELEVATION OF UTILITY AT PROPOSED CONNECTION POINT PRIOR TO CONSTRUCTION
- KITCHEN WASTE LINE
- RESTROOM WASTE LINE
- GREASE TRAP VENT, REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION
1500 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS THE JURISDICTION'S SPECIFICATIONS PRIOR TO INSTALLATION. SEE PLUMBING PLANS FOR ADDITIONAL DETAILS.
- INTERNAL ROOF DRAIN (REFER TO ARCHITECTURAL PLANS)
- CANOPY DRAIN SYSTEM (CONNECT TO SITE STORM DRAIN)
- ROOF DRAIN PIPE SYSTEM (CONNECT TO SITE STORM DRAIN)
- FIRE SERVICE
- DOMESTIC WATER SERVICE
- 2" CW TO DUMPSTER POST HYDRANT
- IRRIGATION TO BE DESIGN / BUILD. IRRIGATION PLAN TO BE PROVIDED BY OWNER.
- 1.5" DOMESTIC WATER METER & VALVE (SEE DETAIL ON SHEET 17)
- 4" OR 6" GAS SERVICE CONDUIT. COORDINATE GAS METER LOCATION AND SERVICE ROUTING WITH GAS SUPPLIER PRIOR TO INSTALLING CONDUIT
- GAS METER. COORDINATE INSTALLATION WITH GAS COMPANY
- 1.5" GAS SERVICE LINE TO DRIVE-THRU CANOPY
- (2) 4" PVC (SCHEDULE 40) UNDERGROUND PRIMARY ELECTRIC CONDUITS
- (4) 4" PVC (SCHEDULE 40) UNDERGROUND SECONDARY ELECTRIC CONDUITS TO BUILDING
- CONCRETE PAD MOUNTED TRANSFORMER, COORDINATE INSTALLATION OF PAD AND TRANSFORMER WITH ELECTRIC COMPANY
- (2) 4" PVC (SCHEDULE 40) UNDERGROUND PRIMARY TELEPHONE CONDUITS
- (1) 3" PVC (SCHEDULE 40) UNDERGROUND ISP CONDUIT
- FIRE LINE VAULT
- PROPOSED POLE TO BE INSTALLED BY AEP
- PROPOSED JUNCTION BOX TO BE INSTALLED BY AEP
- PROPOSED UNDERGROUND PRIMARY ELECTRIC LINE TO BE INSTALLED BY AEP



UTILITY LAYOUT BLOW-UP DETAIL

SCALE: 1"=10'



EXISTING LEGEND

- PROPERTY BOUNDARY
- SD - STORM SEWER
- SS - SANITARY SEWER
- WTR - WATER
- G - GAS
- UE - UNDERGROUND ELECTRIC
- UT - UNDERGROUND TELEPHONE
- TELEPHONE PEDESTAL
- GAS METER
- ELECTRIC PULL BOX
- TRANSFORMER
- SANITARY MANHOLE
- SANITARY CLEANOUT

PROPOSED LEGEND

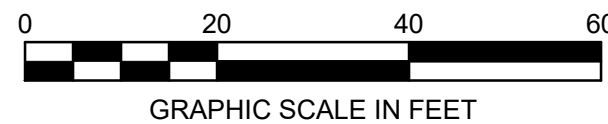
- SS - SANITARY SEWER
- SD - STORM SEWER
- WTR - WATER
- G - GAS
- UE - UNDERGROUND ELECTRIC
- UT - UNDERGROUND TELEPHONE
- UNDERDRAIN
- CURB INLET
- CATCH BASIN
- MANHOLE
- CLEANOUT
- TWO-WAY CLEANOUT
- SANITARY STRUCTURE I.D.
- STORM STRUCTURE I.D.
- FIRE HYDRANT
- VALVE
- LIGHT POLES

UTILITY NOTES

- SEE SHEET 2 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND MEP PLANS FOR CONTINUATION INTO BUILDING.
- CONTRACTOR TO PRACTICE CAUTION WHEN WORKING IN AREA OF EXISTING UTILITIES.
- FIRE & DOMESTIC SERVICE TO SPLIT EXTERNAL OF BUILDING.
- WATER METER TO BE LOCATED EXTERNAL OF BUILDING.
- CONTRACTOR TO PROVIDE AN ADDITIONAL 15' OF 3/4" WATER SERVICE LINE BEYOND THE END OF PIPE AT THE TRASH ENCLOSURE AS INDICATED ON THE PLAN. CONTRACTOR TO ALSO PROVIDE AN ADDITIONAL 10' OF SERVICE LINE JUST OUTSIDE THE BUILDING FOOTPRINT. ADDITIONAL SERVICE LINES TO BE COILED AT THE SURFACE FOR FUTURE CONNECTIONS.
- CONTRACTOR TO MARK UTILITY STUB LOCATIONS AT THE BUILDING WITH ABOVE GRADE MARKERS.

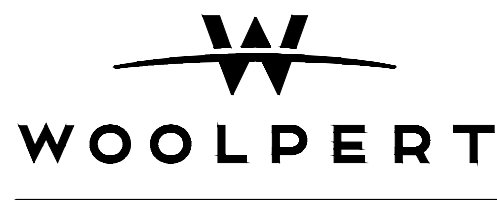


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SUNBURY ROAD & SKYVIEW LANE
DELAWARE, OHIO 43015

FSR# 06191

REVISION SCHEDULE
NO. DATE DESCRIPTION

ISSUED FOR PERMIT

ENGINEER'S PROJECT # 10019959.26

ISSUE FOR NOT FOR CONSTRUCTION

DATE 06/12/2026

DRAWN BY: AMK

CHECKED BY: DMT

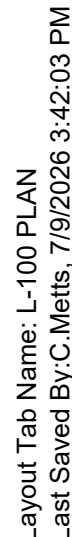
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SHEET

UTILITY PLAN

SHEET NUMBER

11 OF 24



SUNBURY ROAD - U.S. 36 - S.R. 37
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(P.R. VOLUME 7, PAGE 187)

1. LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE SPECIFICATIONS (SHEET L-103) PRIOR TO FINALIZING BIDS. THE LANDSCAPE SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
4. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
5. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
7. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
8. ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDING A MIN OF 4" CLEAN FRIABLE TOPSOIL IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL DEPTH. SEE LANDSCAPE SPECIFICATIONS FOR REQUIRED TOPSOIL CHARACTERISTICS.
10. IN ALL PARKING LOT ISLANDS, THE GENERAL CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEBRIS, FRACTURE/LOOSEN SUBGRADE TO A MIN. 24" DEPTH, ADD TOPSOIL TO A 6"-8" BERM HEIGHT ABOVE ISLAND CURBING; REFER TO LANDSCAPE SPECIFICATIONS AND LANDSCAPE ISLAND DETAIL.
11. PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
12. ANY DEVIATIONS FROM THE APPROVED SET OF PLANS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
13. EXISTING GRASS IN PROPOSED PLANTING AREAS SHALL BE KILLED AND REMOVED. HAND RAKE TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER, PRIOR TO ADDING TOPSOIL AND PLANTING SHRUBS.
14. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS PRIOR TO PLANTING.
15. ANNUAL AND PERENNIAL BEDS: ADD MIN. 4 INCH LAYER OF ORGANIC MATERIAL AND TILL TO A MIN. DEPTH OF 12 INCHES. MULCH ANNUAL AND PERENNIAL BEDS WITH 2-3 INCH DEPTH OF MINI NUGGETS.
16. ALL SHRUBS BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MIN. 3 INCH LAYER OF MULCH (DOUBLE SHREDDED HARDWOOD MULCH).
17. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE ROOT BALL, FOR BOTH SHRUB AND TREE. SET PLANT MATERIAL 2-3" ABOVE FINISH GRADE. BACKFILL PLANTING PIT WITH TOPSOIL AND NATIVE EXCAVATED SOIL. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD AT PLANTING BEDS ARE TO BE "V" TRENCHED; SEE LANDSCAPE DETAILS.
18. ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL TIRE MARKS AND INDENTIONS TO BE REPAIRED.
19. WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
20. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM. SEE LANDSCAPE SPECIFICATIONS FOR WARRANTY REQUIREMENTS/EXPECTATIONS.
21. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY, UNSIGHTLY CONDITION SET ITS SHARP DUE TO DEAD BRANCHES, OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR. SEE LANDSCAPE SPECIFICATIONS FOR WARRANTY REQUIREMENTS/EXPECTATIONS.
22. SITE TO BE 100% IRRIGATED IN ALL PLANTING BEDS AND GRASS AREA BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
23. IF INSTALLATION OF PLANTINGS IS NOT COMPLETED IN A PLANTING SEASON, THEN LANDSCAPING MUST BE INSTALLED DURING THE NEXT PLANTING SEASON.
24. ALL HARDSCAPE PREPARATIONS FOR THE LANDSCAPE MUST BE COMPLETE BEFORE THE BUILDINGS ARE OCCUPIED.
25. ALL EXISTING PLANT MATERIAL TO REMAIN TO BE PRUNED AND BEDS TO BE MULCHED.

STREET TREES

- 1) SKYVIEW LANE

REQUIRED = TREES PLANTED 30, 40, OR 50 LINEAL FEET APART
PROVIDED = STREET TREE REQUIREMENT MET WITH EXISTING TREES PLANTED 35 LF APART

- 2) SUNBURY ROAD

REQUIRED = TREES PLANTED 30, 40, OR 50 LINEAL FEET APART
PROVIDED = STREET TREES TO BE PROVIDED THROUGH A SEPARATE PROJECT

PERIMETER PARKING LOT SCREENING

REQUIREMENT = 1 TREE EVERY 35 LF AND 10 SHRUBS EVERY 35 LF

REQUIRED = 14 TREES AND 145 SHRUBS
PROVIDED = 14 TREES AND 145 SHRUBS

INTERIOR PARKING LOT LANDSCAPING

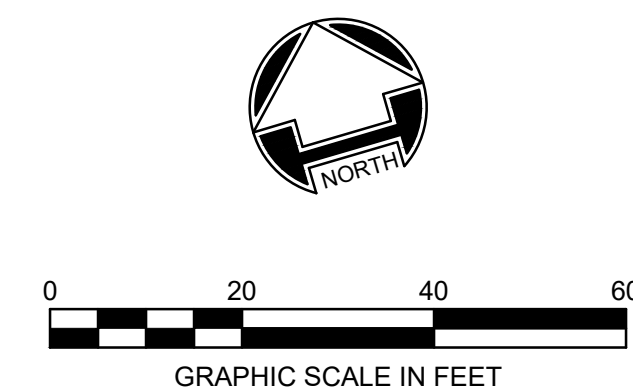
REQUIREMENT = 1 TREE PER 15 PARKING SPACES AND AT LEAST 75% OF EACH ISLAND LANDSCAPED

REQUIRED = 5 TREES AND 75% OF EACH ISLAND LANDSCAPED
PROVIDED = 7 TREES AND GREATER THAN 75% OF EACH ISLAND LANDSCAPED

TRASH RECEPTACLE SCREENING

SCREENING MET WITH SOLID OPAQUE WALL

SOD (18,022 SF)



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5200 Buffington Road
Atlanta, Georgia
30349-2998



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DELAWARE (OH) FSU
SUNBURY ROAD & SKYVIEW LANE
DELAWARE, OHIO 43015

FSR# 06191

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT #	10019959.26
ISSUE FOR	NOT FOR CONSTRUCTION
DATE	06/12/2026

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SHEET NUMBER

21 OF 24

Layout Tab Name: L-101 NOTES
Last Saved By: C Metts, 7/9/2026 3:42:03 PM
W:\Sv\in\BL Day\on\10019959-26 CFA Delaware OH FSU 06191\4.0 Design Disciplines\4.03 CIVIL\Cadd\DWG\10019959-26-LAN.dwg Plotted: July 9, 2026, 3:58:43 PM

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
 - c. Plants planted in rows shall be matched in form.
 - d. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - e. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
 - f. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
 - g. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
 - h. Evergreen trees shall be branched to the ground or as specified in plant list.
3. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

- Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.
1. Sod Areas: Spread a minimum 4" layer of top soil and rake smooth.
 2. Planting bed areas: Spread a minimum 4" layer of top soil and rake smooth.

3. Landscape Islands/Medians: Fracture/loosen existing subgrade to a minimum 24" deep. Remove and replace any debris unsuitable for planting.
4. Annual/Perennial bed areas: Add a minimum of 4" organic matter and till to a minimum 12" depth.

- Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.
1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3".
 2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
 3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" - 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
 4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

- Guying/Staking:
1. Abortive: Green (or white) staking and guying material to be flat, woven, polypropylene material, 3/4" wide 900 lb. break strength. Abortive shall be fastened to stakes in a manner which permits tree movement and supports the tree.
 2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproof tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 - EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" - 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil about the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
3. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
4. Tree wraps are temporary and no longer needed once the trees develop corky bark.
5. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
6. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 1. Ties are attached to the tree as high as practical.
7. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
8. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	> 1.5%	>2.5%
Magnesium (Mg)	100-lbs./acre	100-lbs./acre
Phosphorus (P2O5)	150-lbs./acre	150-lbs./acre
Potassium (K2O)	120-lbs./acre	120-lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
8. Yews, junipers, hemlocks, arbovitae, and false-cypresses may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
9. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
10. Pines may be lightly pruned in early June by reducing candles.
11. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

All landscape shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Eriaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE will be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*; authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sindair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- ☐ Cleaning curbs and parking areas
- ☐ Removing all trash and unwanted debris
- ☐ Turning mulch where necessary
- ☐ Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

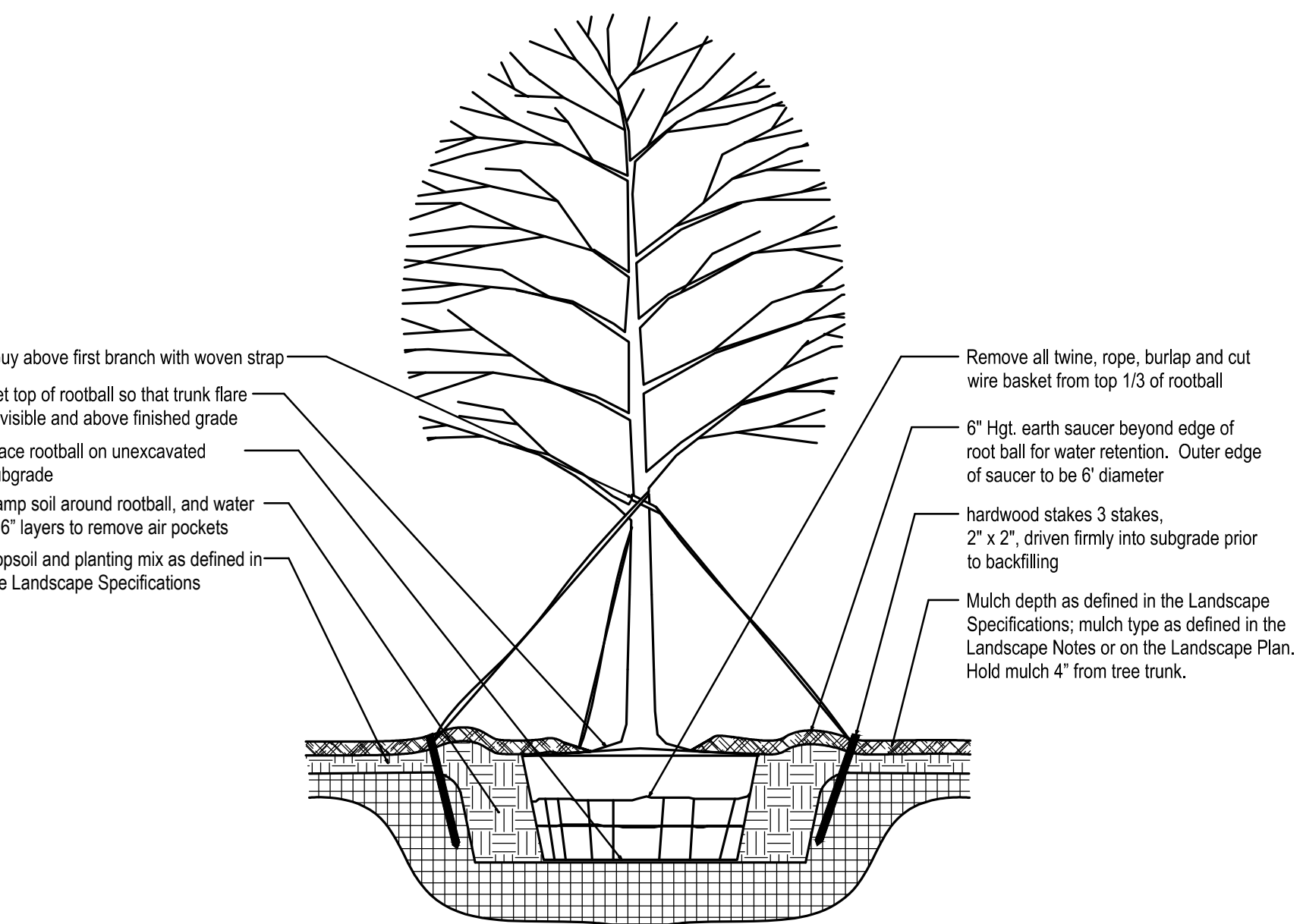
Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

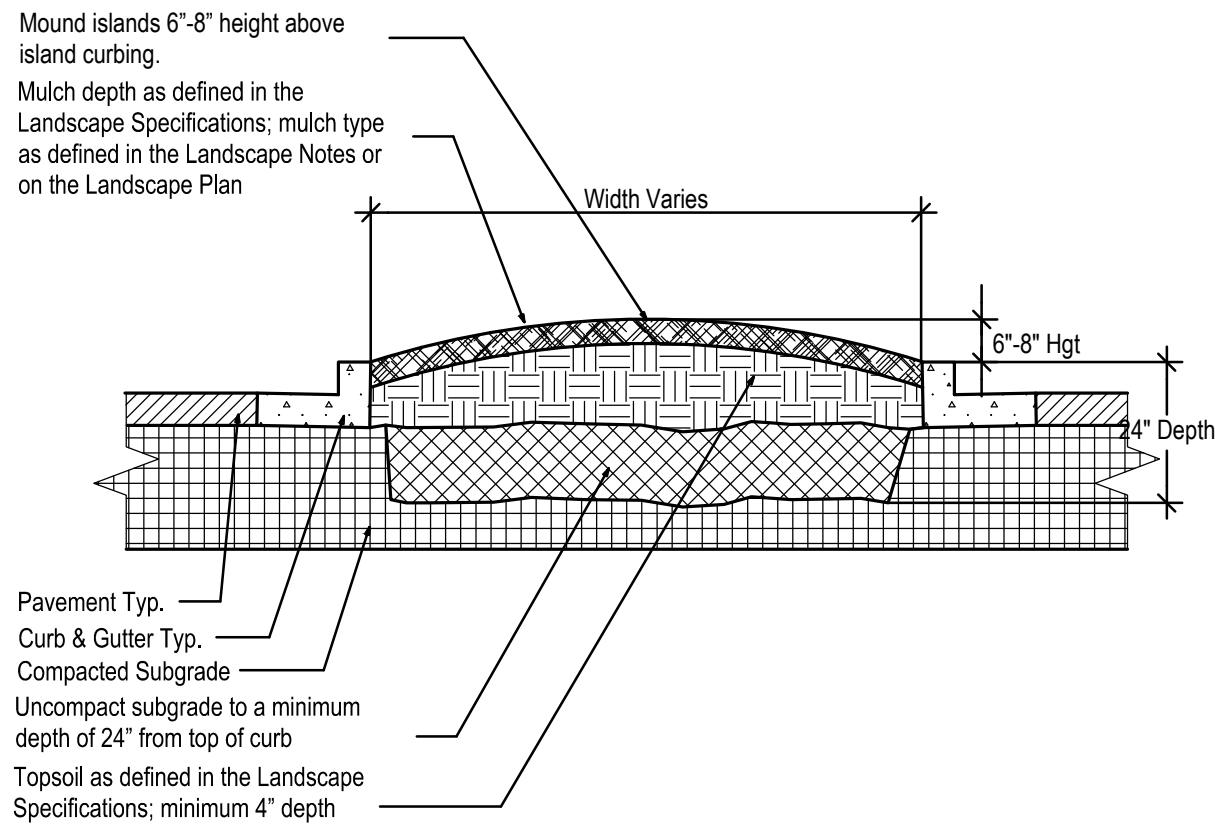
1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
 - a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
 - c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.
3. Perennials:
 1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
 2. The following year:
 - a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
 - b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
 - c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bare in late fall, re-mulch lightly after ground is frozen to protect perennials.
 - d. Inspect for insect or disease problems

Layout Tab Name: L-102 DETAILS
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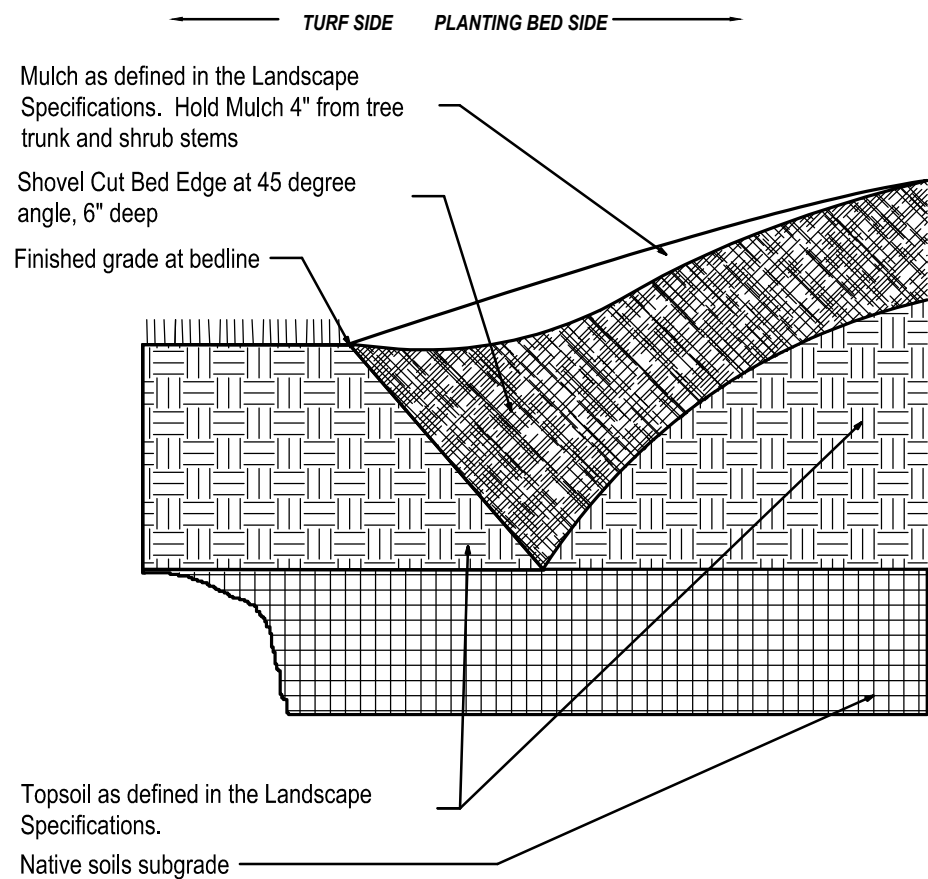
- NOTE**
- Hole to be twice the width of the rootball.
 - Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
 - Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
 - Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING & STAKING DETAIL
SCALE: NTS

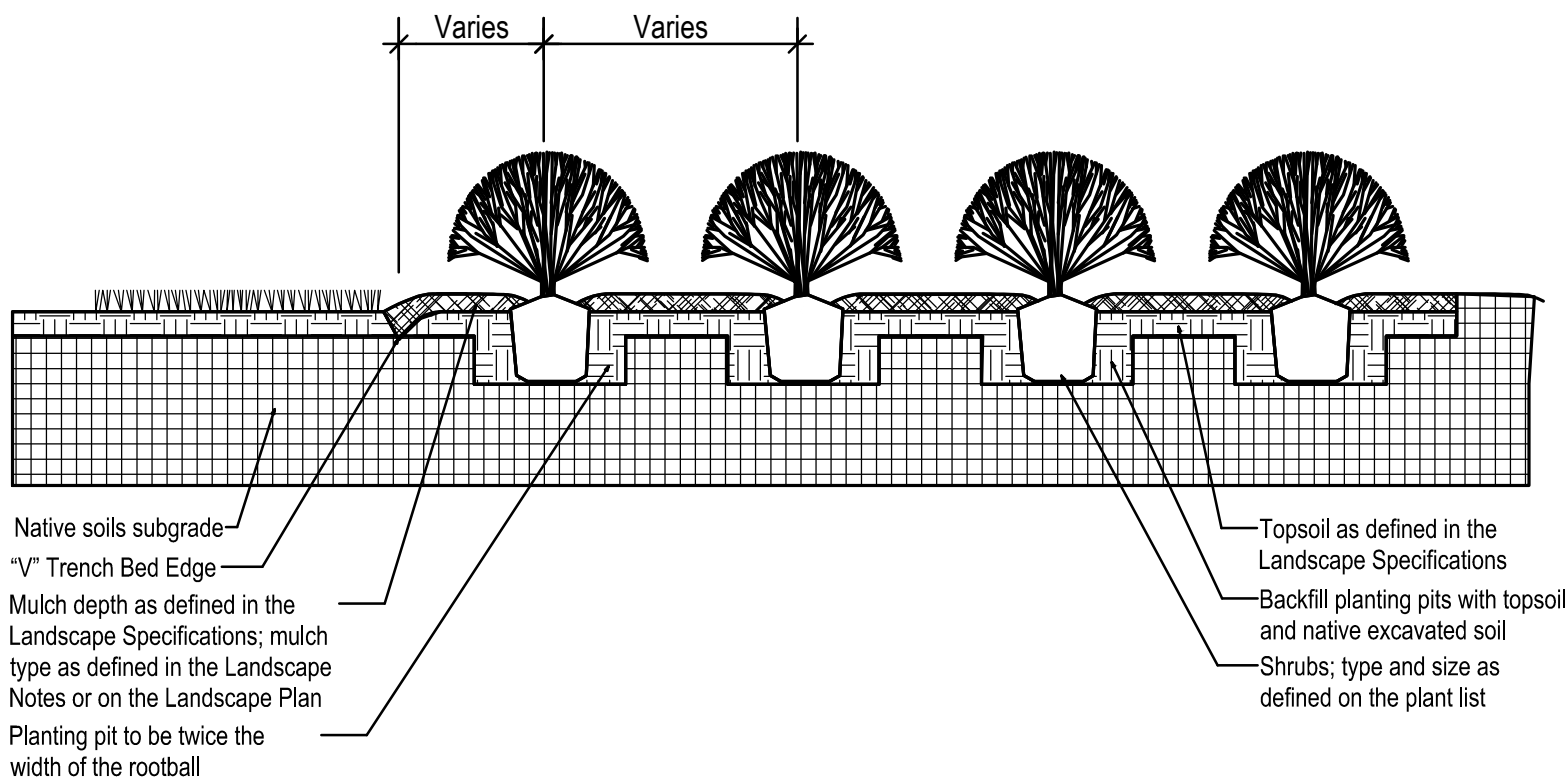


- NOTE**
- Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
 - Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6'-8" height above island curbing.
 - Island plant material as per the Landscape Plan.
 - Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
 - Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

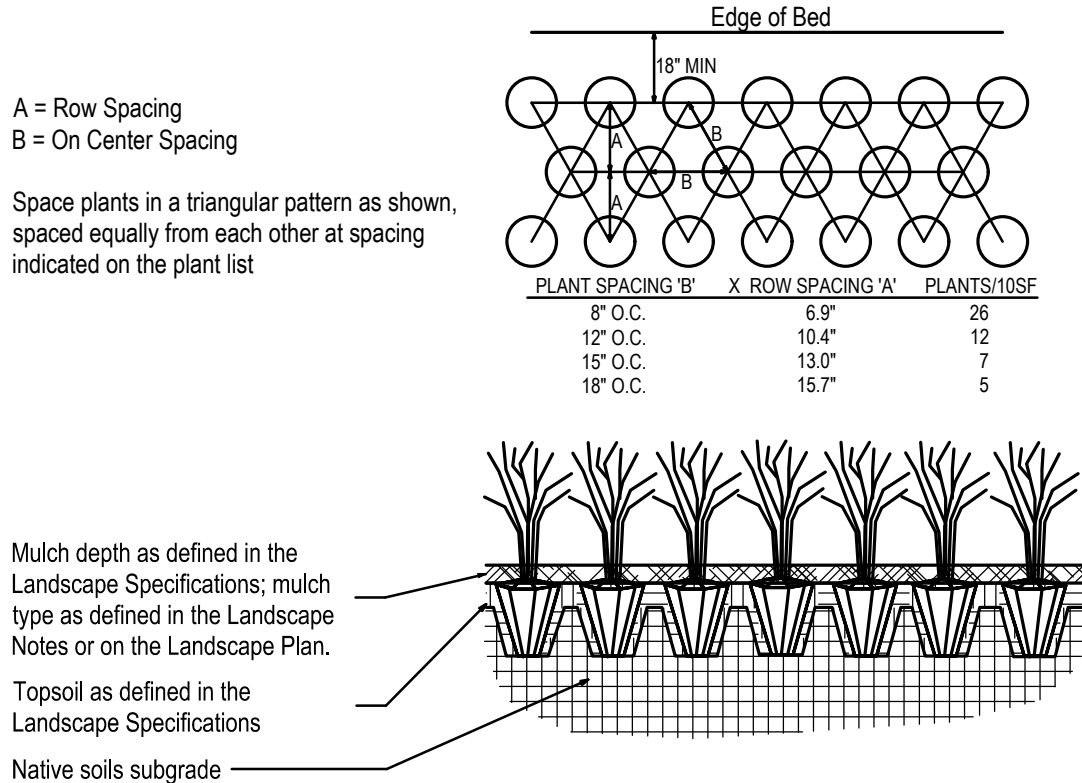
4 LANDSCAPE ISLAND DETAIL
SCALE: NTS



5 "V" TRENCHED BED DETAIL
SCALE: NTS



2 SHRUB BED PLANTING DETAIL
SCALE: NTS



- NOTE**
- Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
 - Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 - Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

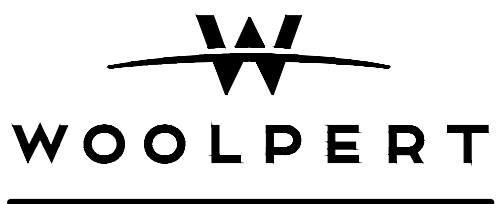
3 GROUND COVER PLANTING DETAIL
SCALE: NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	ROOTBALL	
SHADE TREES							
	AF	5	Acer rubrum 'Frank Jr.'	Redpointe® Maple	3" Cal - 14'ht. x 7'wd.	B&B	
	GA	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3" Cal - 14'ht. x 7'wd.	B&B	
	GI	4	Gleditsia triacanthos inermis 'Skycole'	Skyline® Honey Locust	3" Cal - 14'ht. x 7'wd.	B&B	
	TG	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3" Cal - 14'ht. x 7'wd.	B&B	
	ZG	4	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	3" Cal - 14'ht. x 7'wd.	B&B	
DECIDUOUS SHRUBS							
	SL	19	Spiraea x bumalda 'Little Princess'	Little Princess Spirea	18"ht. x 18"wd.	#3 cont.	
EVERGREEN SHRUBS							
	IS	124	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24"ht. x 24"wd.	#5 cont.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTBALL	SPACING
GROUND COVERS							
	LC	465	Liriope spicata	Creeping Lilyturf	6"ht. x 10"wd.	Plug	15" o.c.
	RG	57	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	12"ht. x 30"wd.	Pot	48" o.c.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



CHICK-FIL-A
DELAWARE (OH) FSU
SUNBURY ROAD & SKYVIEW LANE
DELAWARE, OHIO 43015

FSR# 06191

REVISION SCHEDULE
NO. DATE DESCRIPTION

ISSUED FOR PERMIT

ENGINEER'S PROJECT # 10019959.26

ISSUE FOR NOT FOR CONSTRUCTION

DATE 06/12/2026

DRAWN BY: AMK

CHECKED BY: DMT

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SHEET

LANDSCAPE DETAILS

SHEET NUMBER

23 OF 24

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50-LSR-06191-E-106-SITE PHOTOMETRIC PLAN

PHOTOMETRIC NOTES

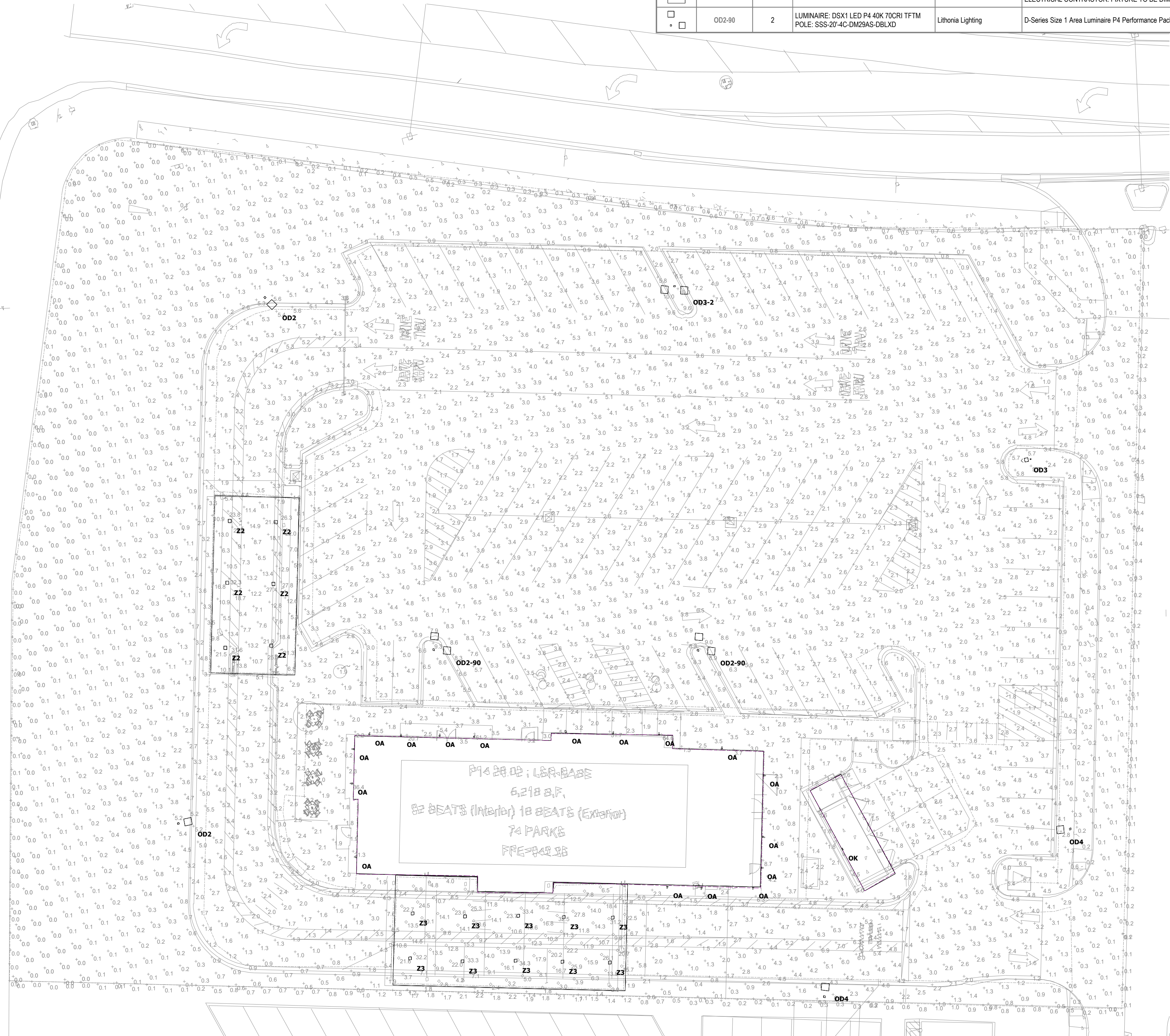
1. ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC ARE FULL CUTOFF.
2. MOUNT AREA LUMINAIRE 'OD' SERIES AT 22'-6" AFG (INCLUDING POLE BASE) UNLESS OTHERWISE NOTED.
3. COLOR TEMPERATURES OF FIXTURES SHALL BE PER LIGHT FIXTURE SCHEDULE.
4. PHOTOMETRIC STATISTICS IN COMPLIANCE WITH CHICK-FIL-A LIGHTING STANDARDS AND DELAWARE CITY LIGHTING REQUIREMENTS OF BLACK POLES AND MOUNTING HEIGHTS.

"This submittal is for informational purposes only and is preliminary in nature. as such, any other use or reliance is strictly prohibited."

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
MLOP CANOPY	+	13.7 fc	32.3 fc	5.1 fc	6.3:1	2.7:1
OMD CANOPY	+	14.4 fc	34.3 fc	1.8 fc	19.1:1	8.0:1
OVERALL SITE		3.0 fc	64.6 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.4 fc	2.2 fc	0.0 fc	N/A	N/A
SIDEWALK	+	4.5 fc	64.6 fc	0.6 fc	107.7:1	7.5:1
CFA HARDSCAPE	+	3.4 fc	10.4 fc	0.6 fc	17.3:1	5.7:1

LIGHTING FIXTURE SCHEDULE

Symbol	Label	QTY	Catalog Number	Manufacturer	Description	Lamp	Input Power	Volts	Mounting
○	OA	17	P5675-31/30K WITH P860038 TOP COVER LENS	PROGRESS	5" DIAMETER, 14" HEIGHT, WET LOCATION, UPDOWN CYLINDER W/ 12 WATT PAR30 3K NFL LED LAMPS	2(GE)LED12P30RW83025	24	120	WALL
□	OK	1	LNC-SLU-3K-3-1	HUBBELL	LED WALLPACK W/ CENTERLINE OF FIXTURE AT 8'-0" ABV 0'-0" (FINISH FLOOR LINE)	FURNISHED WITH FIXTURE	13	120	WALL
□	OD4	2	LUMINAIRE: DSX1 LED P6 40K 70CRI BLC3 POLE: SSS-20'4C-DM19AS-DBLXD	Lithonia Lighting	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 3 Extreme Backlight Control	FURNISHED WITH FIXTURE	165	120	22'-6"
□	OD3-2	1	LUMINAIRE: DSX1 LED P6 40K 70CRI T3M HS POLE: SSS-20'4C-DM28AS-DBLXD	Lithonia Lighting	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield	FURNISHED WITH FIXTURE	330	120	22'-6"
□	OD3	1	LUMINAIRE: DSX1 LED P6 40K 70CRI T3M POLE: SSS-20'4C-DM19AS-DBLXD	Lithonia Lighting	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 3 Medium	FURNISHED WITH FIXTURE	165	120	22'-6"
□	OD2	2	LUMINAIRE: DSX1 LED P6 40K 70CRI TFTM HS POLE: SSS-20'4C-DM19AS-DBLXD	Lithonia Lighting	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Forward Throw Houseside Shield	FURNISHED WITH FIXTURE	165	120	22'-6"
□	Z2	6	CRUS-SC-LW-30	LSI INDUSTRIES, INC.	CEILING LIGHT FIXTURE PROVIDED BY THE CANOPY SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR. FIXTURE TO BE DIMMED TO 80%.	FURNISHED WITH FIXTURE	73	120	9'-6"
□	Z3	10	CRUS-AC-SS-30	LSI INDUSTRIES, INC.	CEILING LIGHT FIXTURE PROVIDED BY THE CANOPY SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR. FIXTURE TO BE DIMMED TO 35%.	FURNISHED WITH FIXTURE	93	120	9'-6"
□	OD2-90	2	LUMINAIRE: DSX1 LED P4 40K 70CRI TFTM POLE: SSS-20'4C-DM28AS-DBLXD	Lithonia Lighting	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Forward Throw	FURNISHED WITH FIXTURE	248	120	22'-6"



A4 LIGHTING PLAN - SITE PHOTOMETRIC
1" = 20'-0"

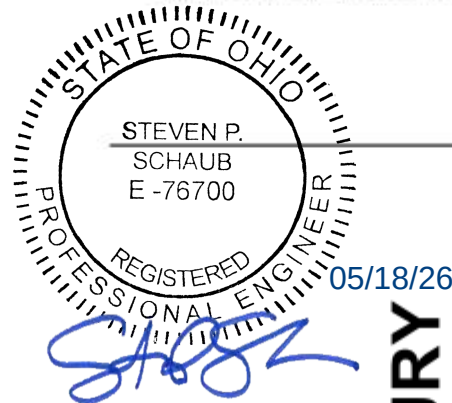


Chick-fil-A

Chick-fil-A
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CHICK-FIL-A
DELAWARE (OH) FSU
NEC STATE ROUTE 37 E. & SUNBURY RD.,
DELAWARE, OH 43015

#06191

BUILDING TYPE / SIZE: P14 LSR BN
RELEASE: 26.02

PRINTED FOR

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REVISION SCHEDULE

NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2025233.42

DATE 05/15/26

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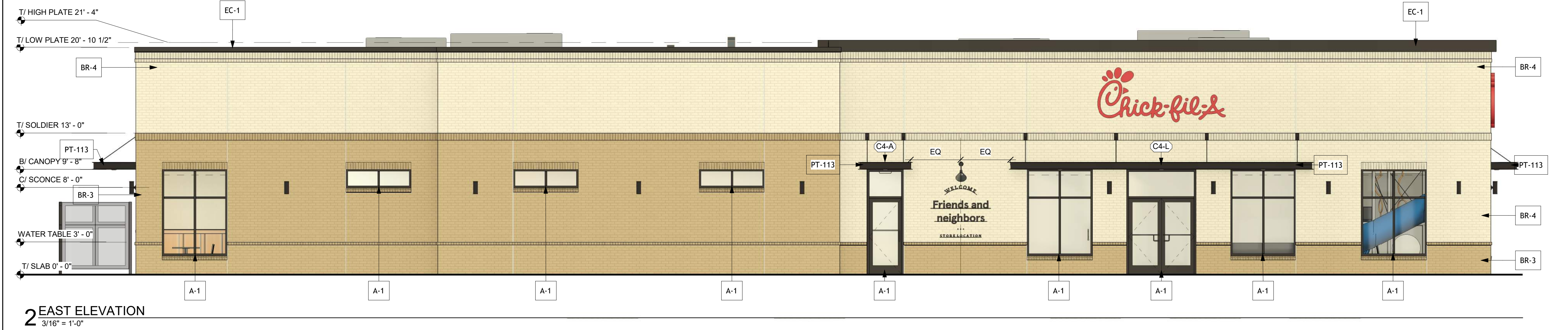
SHEET
SITE PHOTOMETRIC
PLAN

SHEET NUMBER

24 OF 24 (E-106)

5

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XX-LSR-06191-X-901A-EXTERIOR ELEVATIONS (COLOR)



FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	MUTUAL MATERIALS	MODULAR	---	IMPERIAL GRAY	MORTAR COLOR: ARGOS, SAN TAN
BR-B	BRICK VENEER (ACCENT)	MUTUAL MATERIALS	MODULAR	---	DESERT WHITE	MORTAR COLOR: ARGOS, SAN TAN
CM-2	CEMENT SIDING MATERIAL	NICHIHA	VINTAGEWOOD	AWP-1818 OR AWP-3030	POPLAR	INSTALL W/ALL REQUIRED CLIPS AND ACCESSORIES SEE PLANS AND SPECIFICATIONS FOR HEIGHT AND LENGTH - STAGGERED PANEL LAYOUT
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW Bronzestone	DARK BRONZE	FINISH: SEMI-GLOSS EXTERIOR METALS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C4-A	Exterior Canopy	1	5' - 0"	4' - 0"	2' - 4"	Yes
C4-G	Exterior Canopy	2	7' - 0"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 0"	4' - 0"	2' - 4"	Yes
Grand total		4				
GENERAL NOTES 1. ALL SIGNAGE PROVIDED BY OTHERS 2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION						
CANOPY NOTES: BUILDING MOUNTED CANOPIES - 8" THICK CANOPY - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1) COLUMN MOUNTED CANOPIES - 10" THICK CANOPY - FINISH OF STRUCTURE TO BE (CP-1) - FINISH OF DECKING TO BE (CP-2)						

EXTERIOR FINISHES

(BR-A)
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

(EC-1)
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

(BR-B)
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

(PT-113)
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

(ST-1)
STOREFRONT
COLOR: DARK BRONZE

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

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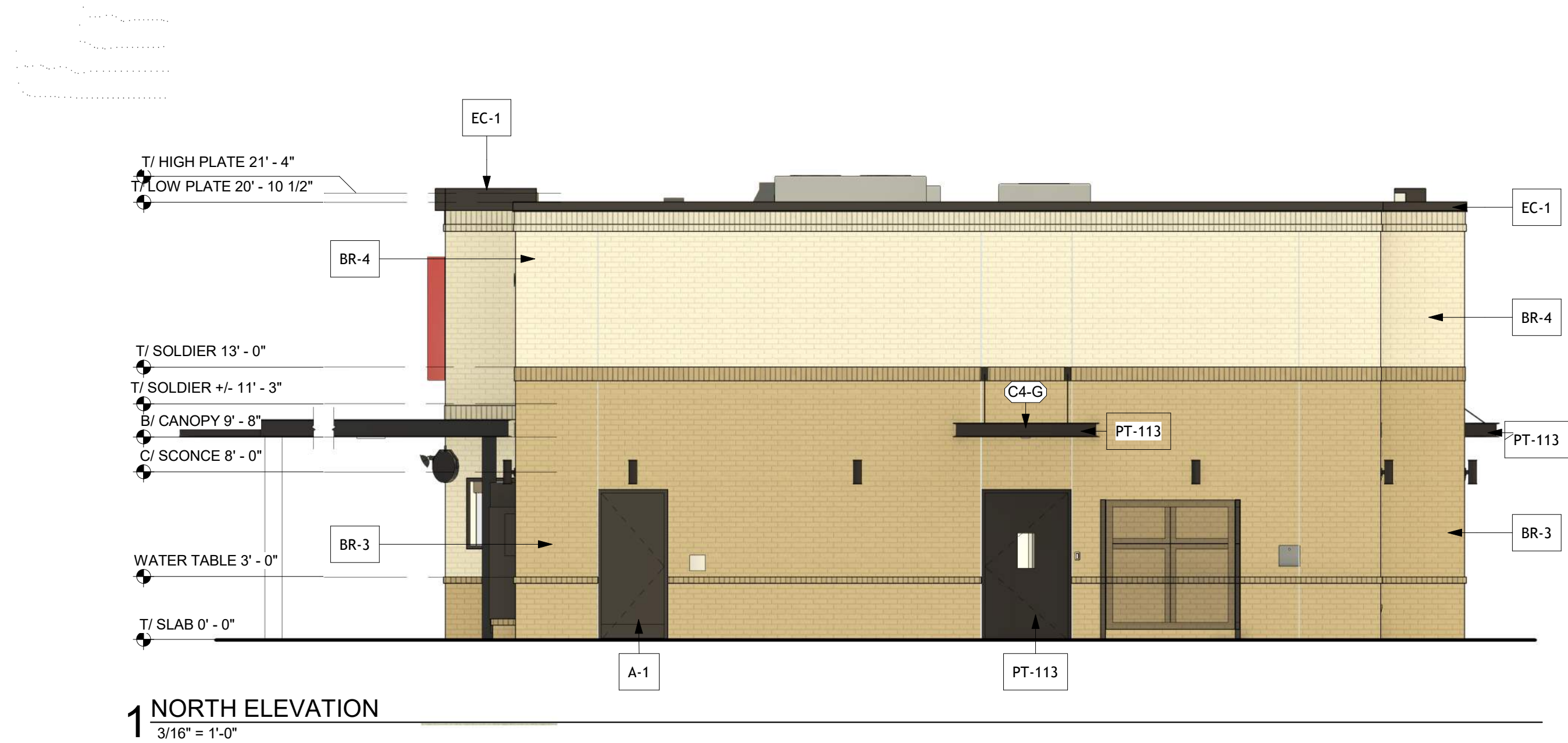
CHICK-FIL-A
DELAWARE (OH) FSU
SUNBURY ROAD & SKYVIEW LANE
DELAWARE, OH 43015

#06191

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 26.02
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ISSUED FOR PERMIT
REVISION SCHEDULE
NO. DATE DESCRIPTION
CONSULTANT PROJECT # 2025233.42
DATE 05/15/26
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SHEET
EXTERIOR ELEVATIONS (COLOR)
SHEET NUMBER X-901A

- Not For Constuction -

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5/14/2026 5:17:26 PM
XX-LSR-06191-X-901B-EXTERIOR ELEVATIONS (COLOR)



FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	MUTUAL MATERIALS	MODULAR	---	IMPERIAL GRAY	MORTAR COLOR: ARGOS,SAN TAN
BR-B	BRICK VENEER (ACCENT)	MUTUAL MATERIALS	MODULAR	---	DESERT WHITE	MORTAR COLOR: ARGOS,SAN TAN
CM-2	CEMENT SIDING MATERIAL	NICHIHA	VINTAGEWOOD	AWP-1818 OR AWP-3030	POPLAR	INSTALL W/ALL REQUIRED CLIPS AND ACCESSORIES SEE PLANS AND SPECIFICATIONS FOR HEIGHT AND LENGTH - STAGGERED PANEL LAYOUT
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW Bronzetone	DARK BRONZE	FINISH: SEMI-GLOSS EXTERIOR METALS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C4-A	Exterior Canopy	1	5' - 0"	4' - 0"	2' - 4"	Yes
C4-G	Exterior Canopy	2	7' - 0"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 0"	4' - 0"	2' - 4"	Yes
Grand total		4				
GENERAL NOTES						
1. ALL SIGNAGE PROVIDED BY OTHERS						
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION						
CANOPY NOTES:						
BUILDING MOUNTED CANOPIES			- 8" THICK CANOPY - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)			
COLUMN MOUNTED CANOPIES			- 10" THICK CANOPY - FINISH OF STRUCTURE TO BE (CP-1) - FINISH OF DECKING TO BE (CP-2)			

EXTERIOR FINISHES



(BR-A)
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



(BR-B)
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



(EC-1)
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



(PT-113)
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



(ST-1)
STOREFRONT
COLOR: DARK BRONZE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



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SUNBURY ROAD & SKYVIEW LANE
DELAWARE, OH 43015

#06191

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 26.02

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CONSULTANT PROJECT # 2025233.42

DATE 05/15/26

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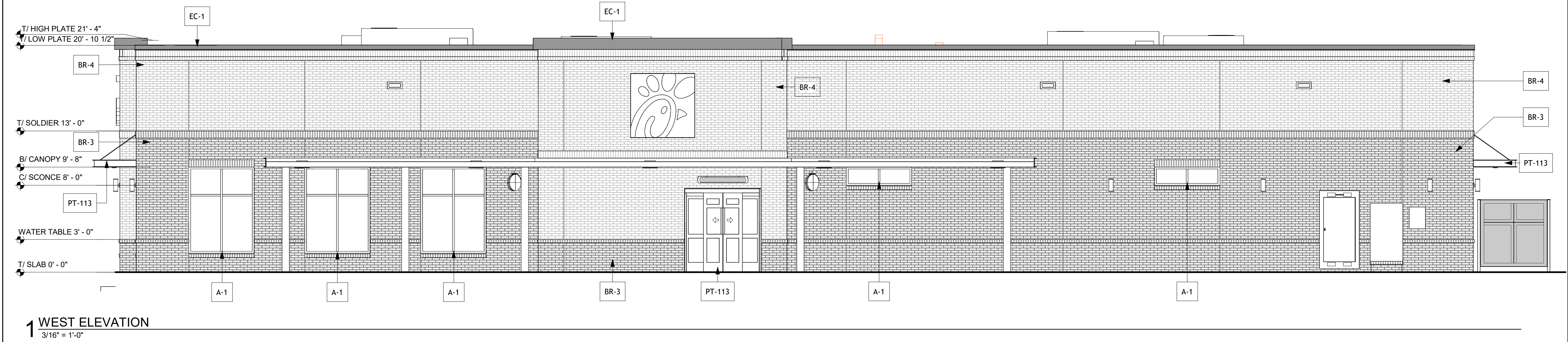
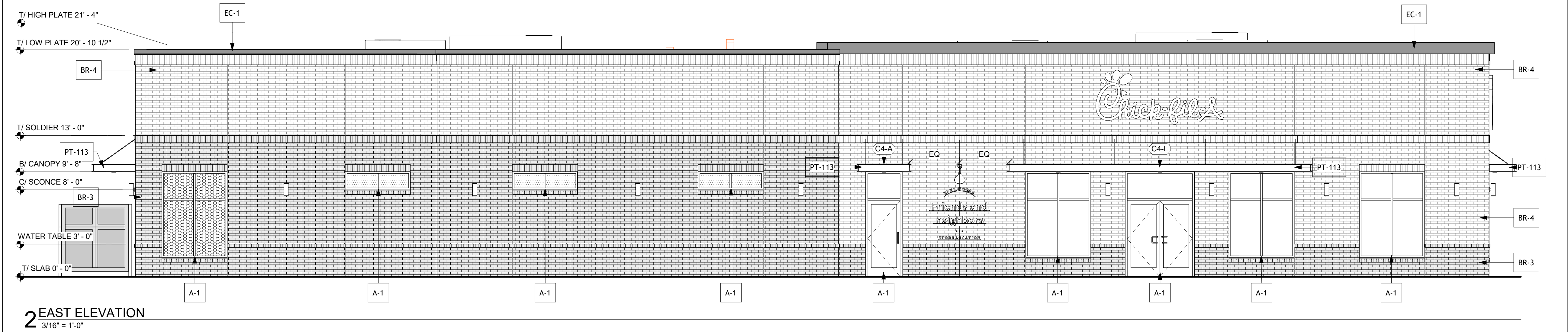
SHEET
EXTERIOR ELEVATIONS
(COLOR)

SHEET NUMBER

X-901B

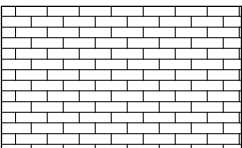
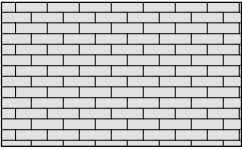
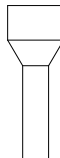
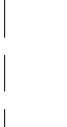
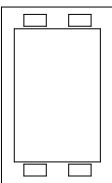
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XX-LSR-06191-X-901C-EXTERIOR ELEVATIONS (B&W)



FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	MUTUAL MATERIALS	MODULAR	---	IMPERIAL GRAY	MORTAR COLOR: ARGOS, SAN TAN
BR-B	BRICK VENEER (ACCENT)	MUTUAL MATERIALS	MODULAR	---	DESERT WHITE	MORTAR COLOR: ARGOS, SAN TAN
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CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW Bronzetone	DARK BRONZE	FINISH: SEMI-GLOSS EXTERIOR METALS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C4-A	Exterior Canopy	1	5' - 0"	4' - 0"	2' - 4"	Yes
C4-G	Exterior Canopy	2	7' - 0"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 0"	4' - 0"	2' - 4"	Yes
Grand total		4				
GENERAL NOTES 1. ALL SIGNAGE PROVIDED BY OTHERS 2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION						
CANOPY NOTES: BUILDING MOUNTED CANOPIES - 8" THICK CANOPY - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1) COLUMN MOUNTED CANOPIES - 10" THICK CANOPY - FINISH OF STRUCTURE TO BE (CP-1) - FINISH OF DECKING TO BE (CP-2)						

LEGEND				
	(BR-B)	EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR, RE: SPECIFICATIONS		OIL EXTRACTION PORT ACCESS BOX
	(BR-A)	CARD READER BY SECURITY VENDOR - RE: ELEC		CO2 FILL BOX - RE: KITCHEN
	(EC-1)	SCUPPER - (PT-113) SEE		LIGHT FIXTURE - RE: ELECTRICAL
				CT CABINET - (PT-113) RE: ELECTRICAL
		DOWNSPOUT - (PT-113) SEE		LIGHT FIXTURE - RE: ELECTRICAL
				KNOX BOX - RE: FIRE PROTECTION
		MDP - (PT-113) RE: ELECTRICAL		HOSE BIB - RE: PLUMBING
				DOOR BELL - RE: ELECTRICAL



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#06191

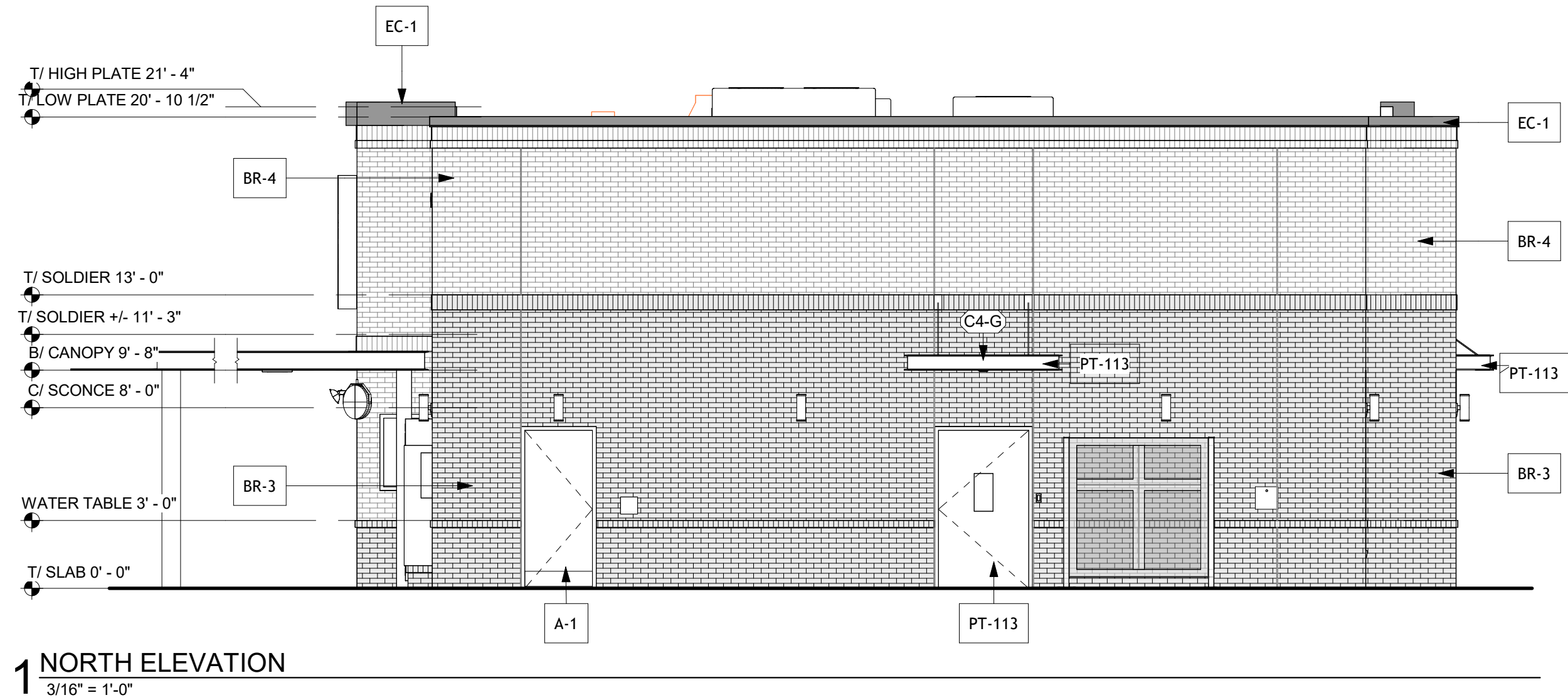
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SHEET
EXTERIOR ELEVATIONS (B&W)
SHEET NUMBER
X-901C

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FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
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CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
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ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
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Grand total		4				
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LEGEND	
	(BR-B)
	(BR-A)
	(EC-1)
	EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR, RE: SPECIFICATIONS
	CARD READER BY SECURITY VENDOR - RE: ELEC
	SCUPPER - (PT-113) SEE
	DOWNSPOUT - (PT-113) SEE
	MDP - (PT-113) RE: ELECTRICAL
	OIL EXTRACTION PORT ACCESS BOX
	CO2 FILL BOX - RE: KITCHEN
	LIGHT FIXTURE - RE: ELECTRICAL
	OT CABINET - (PT-113) RE: ELECTRICAL
	LIGHT FIXTURE - RE: ELECTRICAL
	KNOX BOX - RE: FIRE PROTECTION
	HOSE BIB - RE: PLUMBING
	DOOR BELL - RE: ELECTRICAL

Not For Constuction

#06191

BUILDING TYPE / SIZE: P14 LSR BASE

RELEASE: 26.02

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REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT # 2025233.42

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SHEET EXTERIOR ELEVATIONS (B&W)

SHEET NUMBER X-901D

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XX-LSR-06191-X-902-3-D DESIGN



WEST PERSPECTIVE VIEW



SOUTH PERSPECTIVE VIEW



NORTH PERSPECTIVE VIEW



EAST PERSPECTIVE VIEW



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SUNBURY ROAD & SKYVIEW LANE
DELAWARE, OH 43015

#06191

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 26.02

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REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2025233.42

DATE 05/15/26

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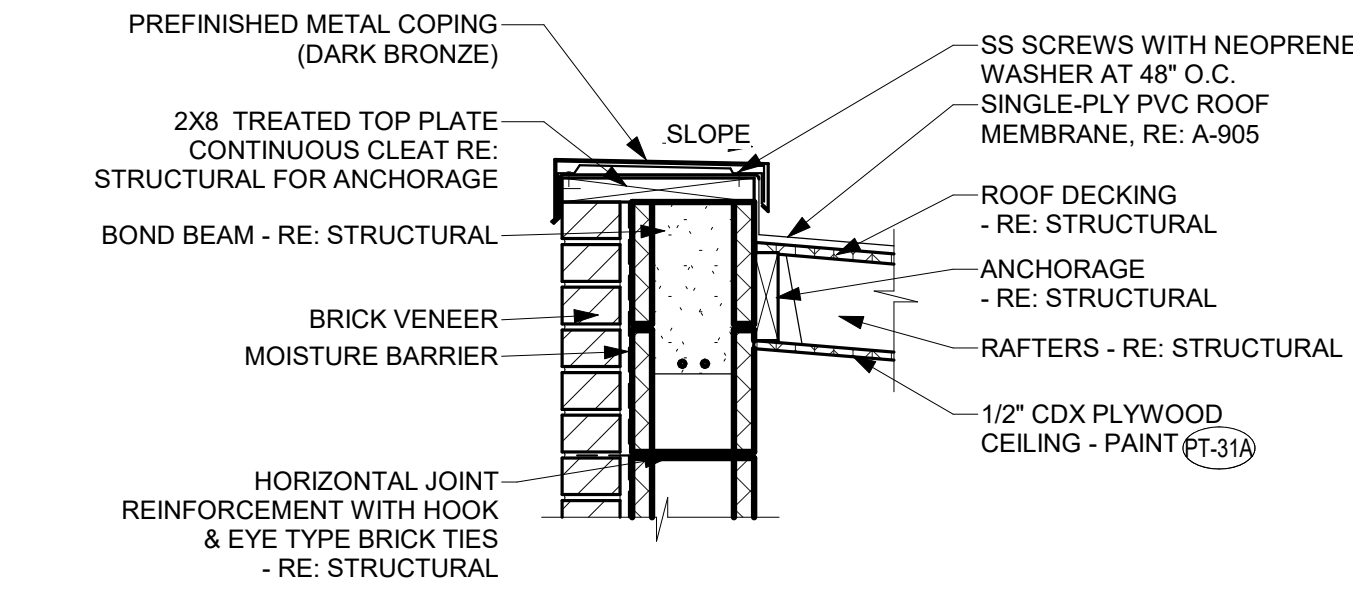
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3-D DESIGN

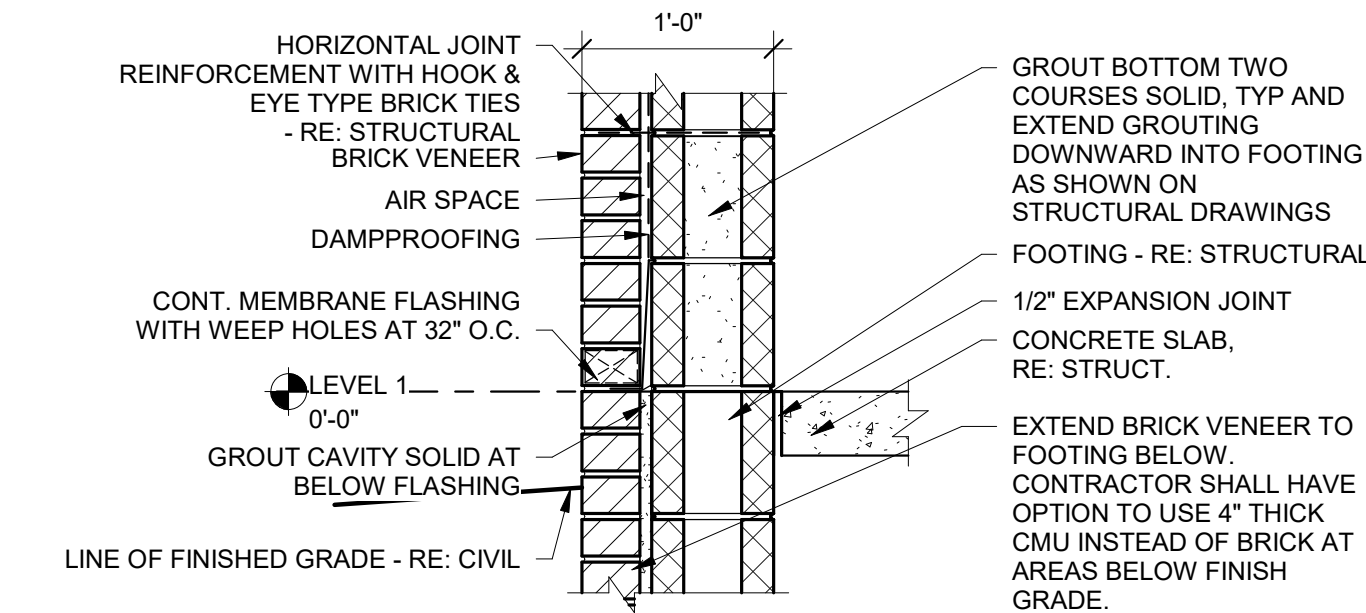
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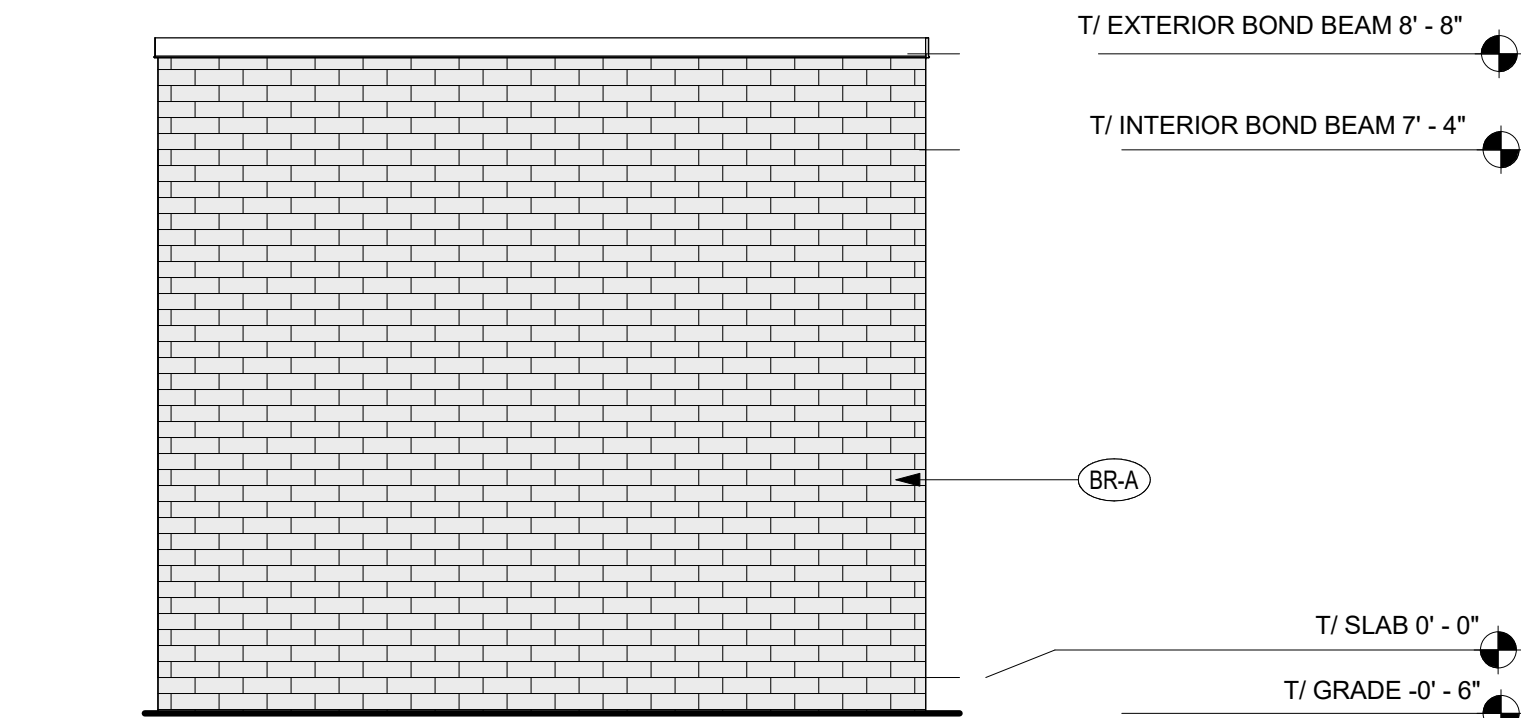
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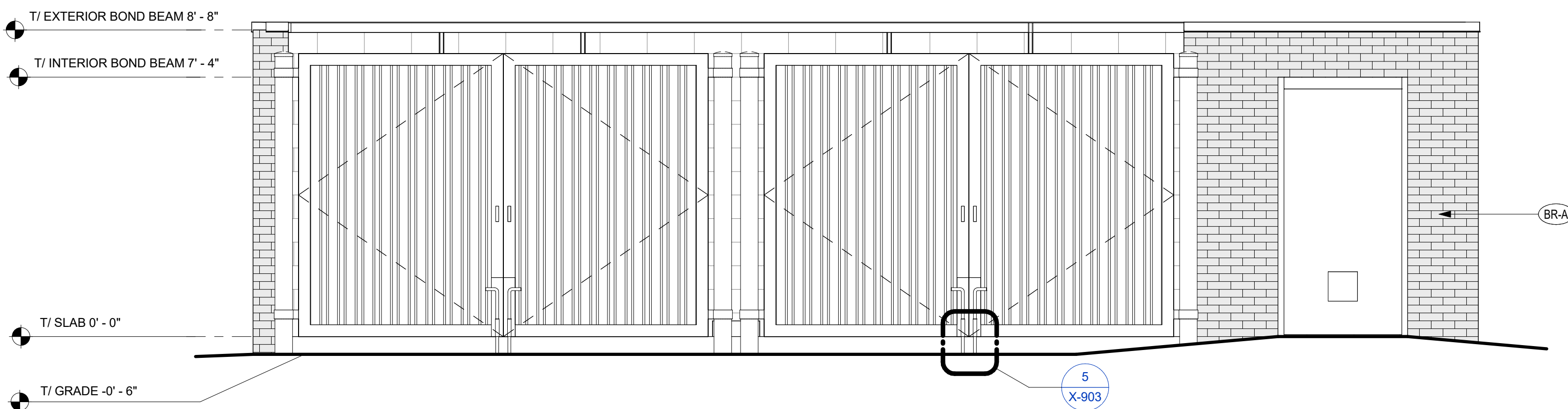
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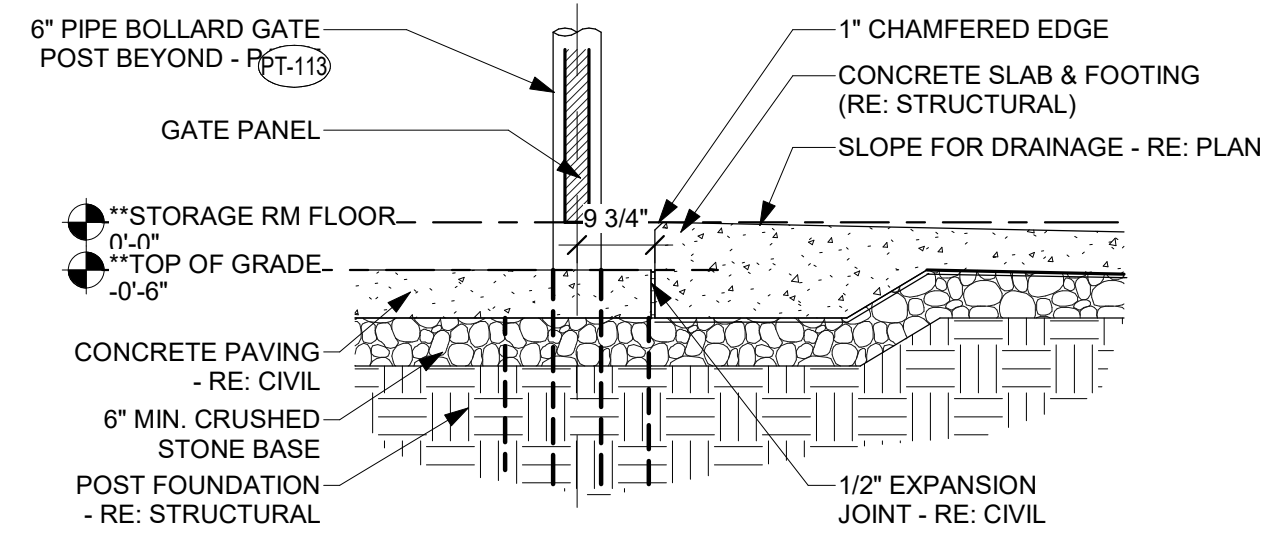
6 REFUSE ENCLOSURE BASE DETAIL
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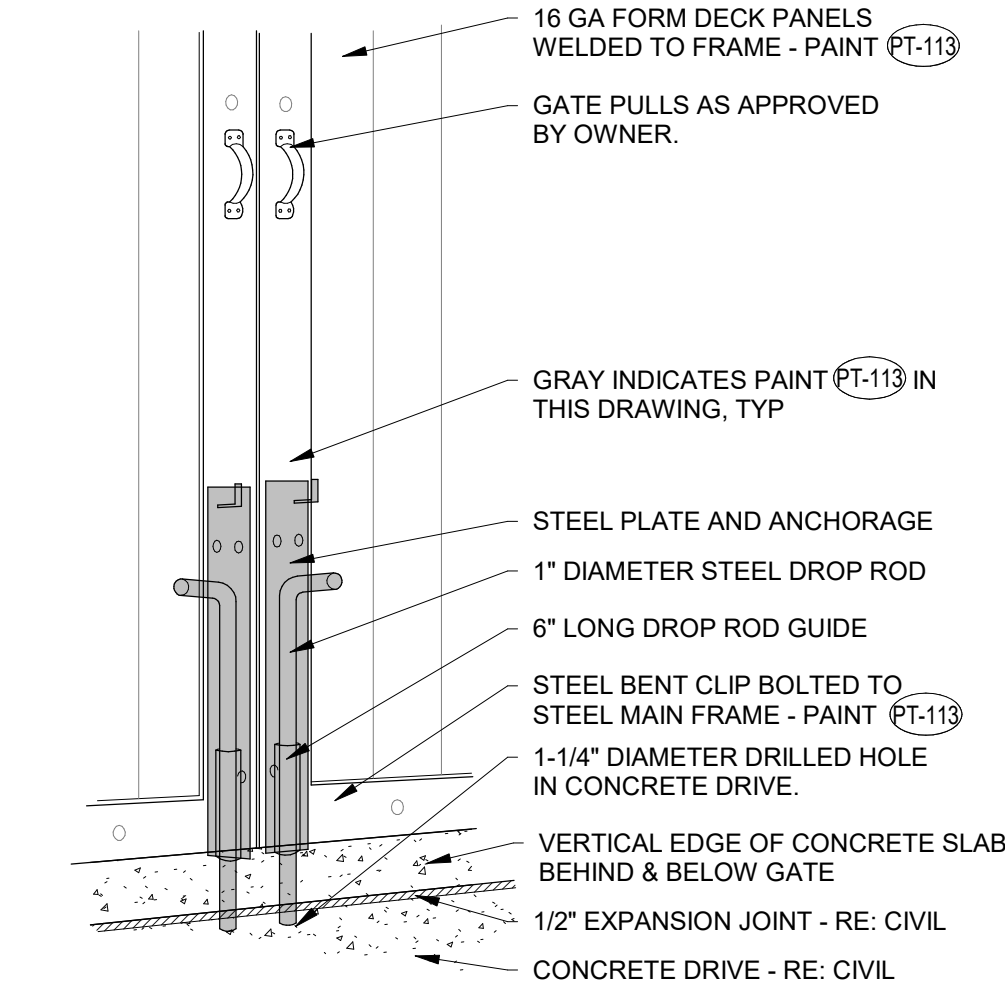
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3/8\"/>



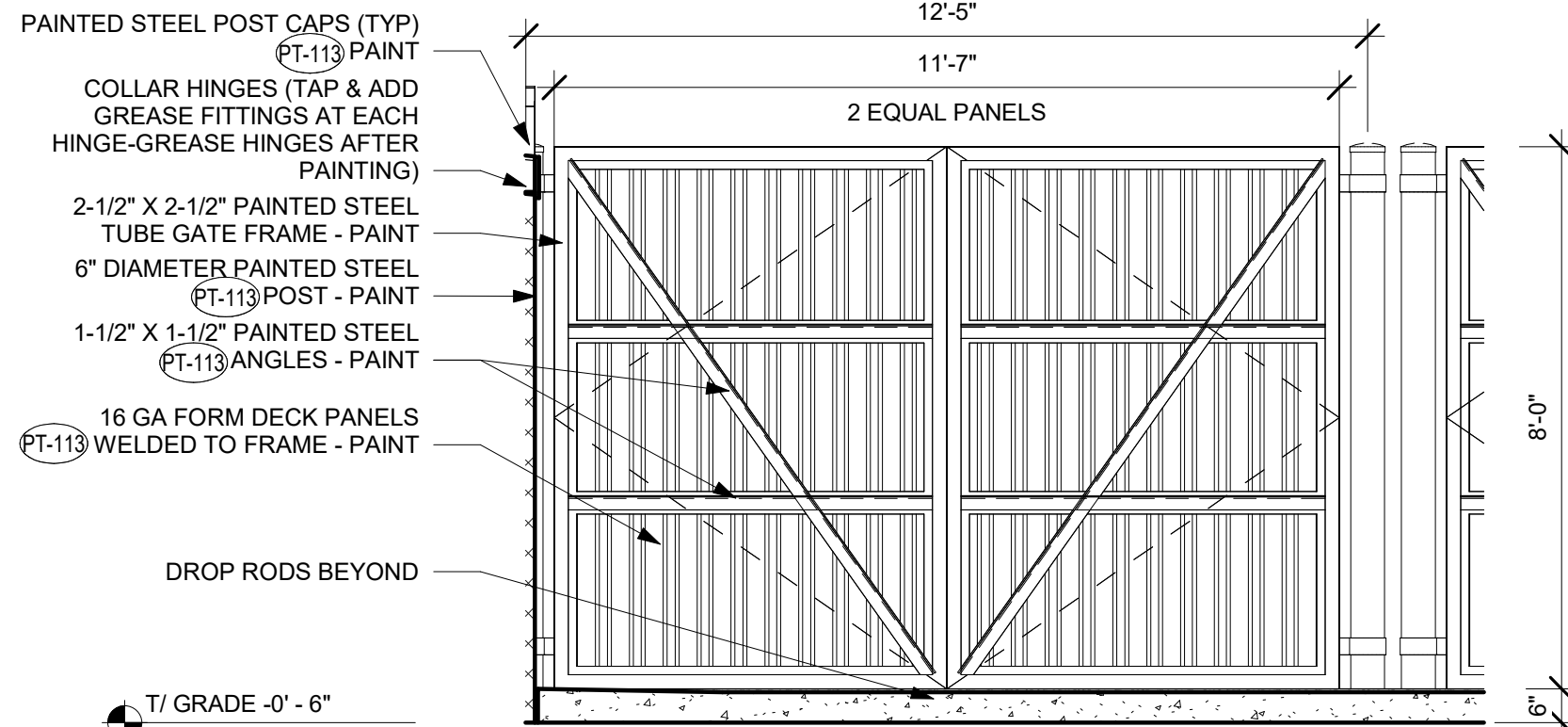
2 REFUSE ENCLOSURE ELEVATION
3/8\"/>



7 REFUSE PAD AT CONCRETE PAVING DETAIL
1/2\"/>



5 REFUSE ENCLOSURE DROP ROD 3-D DECK PANEL DETAIL
3/8\"/>



3 REFUSE ENCLOSURE GATE REAR ELEVATION
3/8\"/>

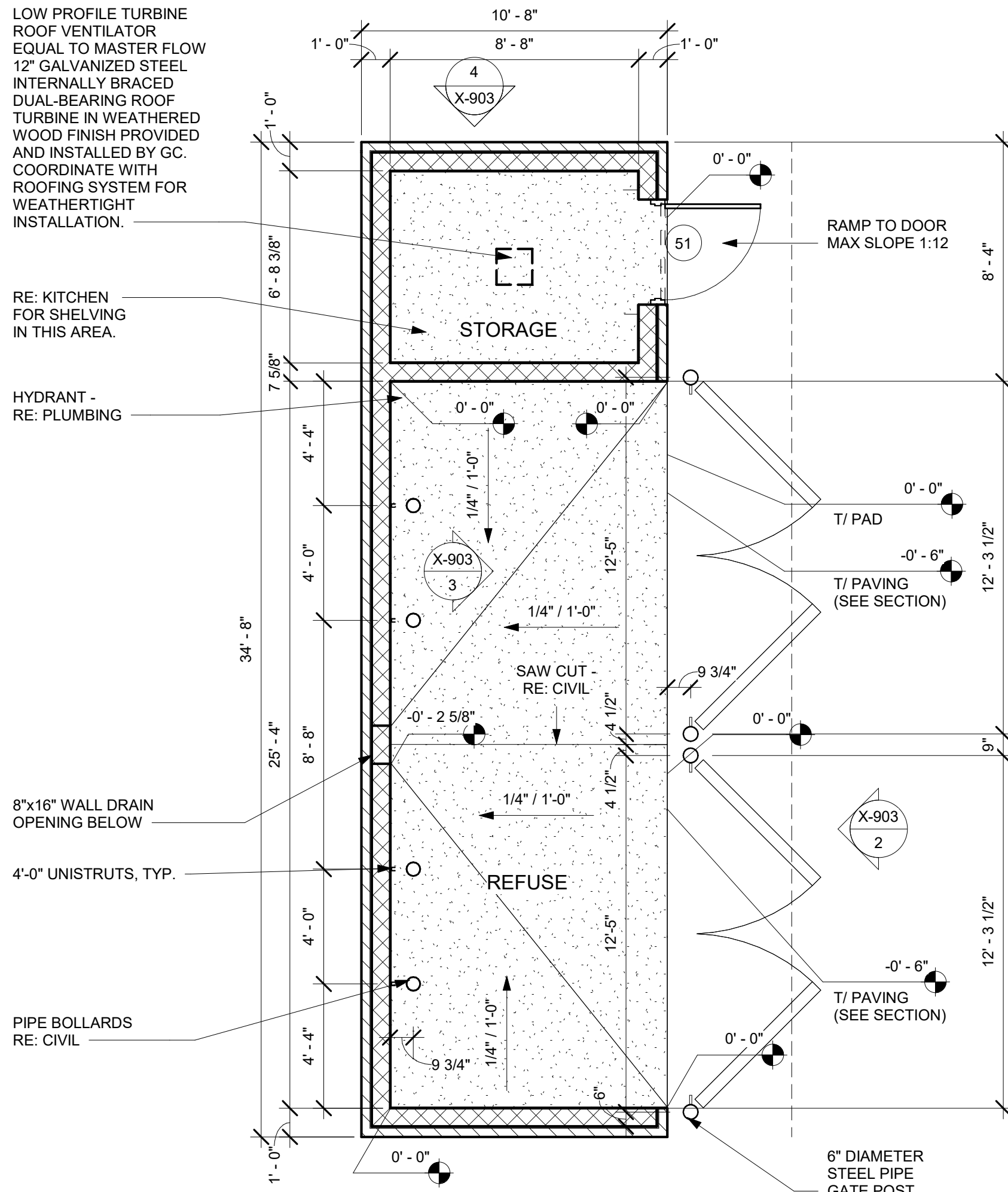


PERSPECTIVE VIEW

REFUSE ENCLOSURE NOTES

- ** IN THE ARCHITECTURAL DRAWINGS, REFUSE ENCLOSURE AND MAIN BUILDING ARE BOTH NOTED WITH FINISH SLAB AT 0'-0". ACTUAL FINISH SLAB HEIGHTS WILL VARY BETWEEN MAIN BUILDING AND REFUSE ENCLOSURE. REFER TO CIVIL FOR ALL FINISH SLAB HEIGHTS.

REF. ENCLOSURE FINISHES



1 REFUSE ENCLOSURE PLAN
1/4\"/>



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SUNBURY ROAD & SKYVIEW LANE
DELAWARE, OH 43015

#06191

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 26.02

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REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2025233.42
DATE 05/15/26

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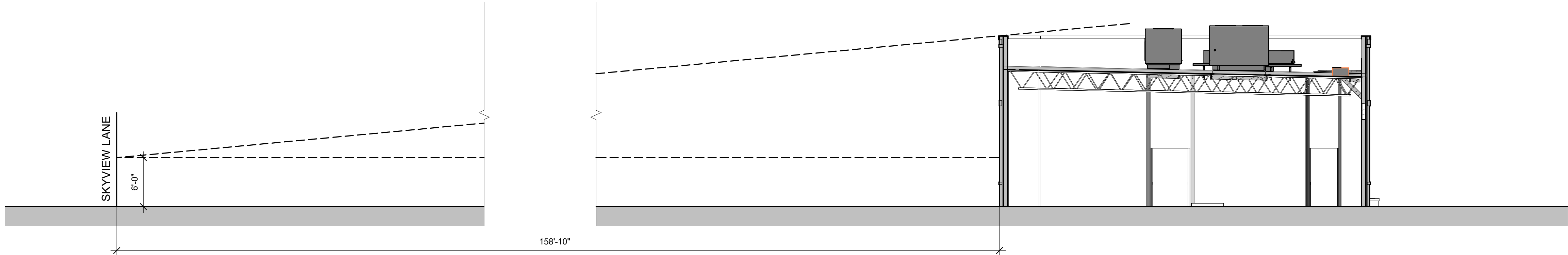
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SHEET NUMBER

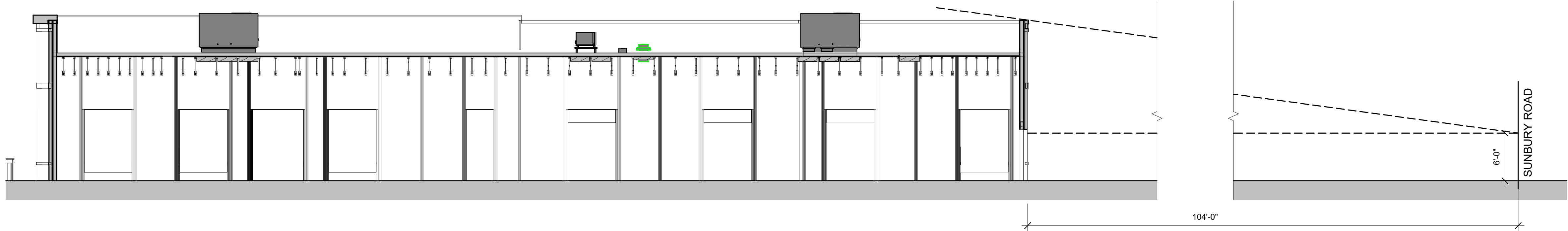
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XX-LSR-06191-X-904-RTU SIGHTLINE SECTIONS - TRANE



2 RTUs SIGHTLINE EAST SECTION (PATIO ENTRANCE)
1/8" = 1'-0"



1 RTUs SIGHTLINE SECTION (MAIN ENTRANCE)
1/8" = 1'-0"



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Atlanta, Georgia
30349-2998



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SUNBURY ROAD & SKYVIEW LANE
DELAWARE, OH 43015

#06191

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 26.02

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REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT #	2025233.42
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DATE	05/15/26
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SHEET
RTU SIGHTLINE
SECTIONS - TRANE

SHEET NUMBER

X-904

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RESOLUTION

CITY OF DELAWARE
PLANNING COMMISSION
July 1, 2026

PC 25-15 , DVP# 2
TRAILHEAD CROSSING
WEST LOT A DEVELOPMENT
PLAN

WHEREAS, GTZ Properties, 210 Skokie Valley Road, Suite A, Highland Park, IL 60035, has filed an application requesting approval of a Development Plan for Lot A on 1.9 acres of an 8.05-acre Commercial- Planned Unit Development located along Sunbury Road (US-36/ SR-37), east of Sky View Land and south of Biltmore Drive.

WHEREAS, a public hearing was held on July 1, 2026, by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this Development Plan application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan approval as per §1105.16 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission recommends to the City of Delaware City Council:

SECTION 1. Approval of a Trailhead Crossing West Lot A Development Plan for a restaurant and drive-thru on 1.9 acres of an 8.05-acres development, except as further modified by the following conditions and requirements:

SECTION 2. Conditions of Approval:

1. The site plan dated 06/12/26 shall be the approved site plan for this development, unless modified herein.
2. All comments and concerns of the City Engineer, Fire Department, Utilities, and the Planning and Community Development Department shall be addressed prior to the release of any permits for the building(s).

3. There shall be no outdoor storage, display, or sales within this PUD at any time unless approved by the Planning Commission. This includes but is not limited to the storage, display or sale of automobiles, recreational vehicles, material, equipment, machinery or merchandise
4. Engineering:
 - a. All comments and concerns of the City Engineer, including any stormwater and utility requirements, must be addressed through the Engineering and Utilities Departments prior to the release of any permits for this development.
 - b. The private site roadway connecting Sky View Lane and Biltmore Drive shall be constructed in conjunction with or prior to site construction of Lot A.
 - c. A Traffic Impact Study (TIS) dated 12/6/2023 was previously completed and accepted for the western portion of this area (referred to as the Original 2023 TIS).
 - d. As this applicant is pursuing development of a larger area, a TIS is required for the full development (referred to as the Trailhead Crossing East & West TIS), which may result in modifications to the improvements required by the Original 2023 TIS.
 - e. The applicant shall be responsible for any improvements and/or financial obligations of the Original 2023 TIS and/or the Trailhead Crossing East & West TIS per the City Engineer.
 - f. The property shall be required to participate in either a new or existing New Community Authority (NCA) at a millage not to exceed 7.5 mills.
 - g. The applicant shall provide an 11-foot-wide shared used path along US-36, including any associated path easement within Lots A, B, C, and D, as deemed required by the City Engineer. Construction of the path shall be either with Lot A construction or by separate plan in a timeframe approved by the City Engineer. At the discretion of the City Engineer, a fee-in-lieu of path construction may be provided, at an amount determined by the City, for use by the City for shared use path construction anywhere in the City.
 - h. Application shall provide crosswalk across Sky View Lane at the intersection with US36/SR37, including connections to the existing and

proposed sidewalks and paths and any necessary traffic signal modifications for the new crosswalk, to be constructed by the Lot A site construction or by separate plan on a timeframe approved by the City Engineer.

5. Landscaping:

- a. The landscape plan dated 06/12/26 shall be the approved landscape plan for this development, unless modified herein.
- b. A landscaping island and shade trees shall be provided within the middle of the central parking row and within the middle of the west parking row.
- c. At the discretion of the Parks Director, street trees shall be provided along US-36/ SR-37 Sunbury Road.
- d. The Shade Tree Commission will review and approve the submitted Landscaping Plan and may have location and species requirements upon final review.
- e. The Tree Canopy Management Plan dated 05/20/26 shall be the approved tree canopy management plan for this development, unless modified herein.
- f. Perpetual maintenance of landscaping shall be provided, and any dead or diseased plants shall be replaced with similar types, species, and sizes as originally planted within three months, weather permitting.

6. Building Design

- a. The architectural elevations dated 06/12/26 shall be the approved elevations for this development plan unless modified herein.
- b. Gutters and downspouts shall be internally mounted on all buildings. Thru wall scuppers shall be permitted.
- c. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Pad-mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
- d. All buildings within this development shall be designed so there is no apparent rear to any building. Architectural materials and designs shall be incorporated on all sides of all the buildings.

- e. All man, service, loading dock, overhead doors and garage doors shall be painted to match the building.
- f. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Community Development Department or, if required, by City Council and/or Planning Commission.

7. Lighting:

- a. Final cut sheet details and photometric plans for the lighting of the site shall be reviewed and approved by the Planning and Community Development Department, prior to the issuance of a certificate of building and zoning compliance.
- b. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be located within any designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of any permits
- c. Pole height shall be the same height throughout development of all lots in the Trailhead Crossing development.

8. Signage

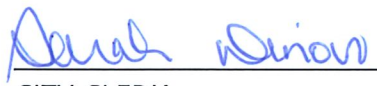
- a. The sign elevations and locations dated "Received 06/12/2026" shall be the approved sign plan for this development plan unless modified herein.
- b. Signs shall consist of individually mounted channel letters or cabinets. No raceways shall be permitted.
- c. All signs not shown on the sign plan shall be required to meet base code requirements. No freestanding monument sign shall be permitted on the lot.
- d. Outdoor temporary signs of any kind shall not be permitted with this PUD including but not limited to banners, pennants, streamers, balloons, etc.

- 9. All signs shall require a separate permit through the Planning and Community Development Department prior to installation.

SECTION 3. These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council

The Clerk is directed to transmit this case to City Council for further determination as required by law.

PASSED: July 1, 2026 YEAS 5 NAYS 0 ABSTAIN 0

ATTEST:  CITY CLERK
 COMMISSION CHAIRMAN



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Sandra Pereira, Planning Department

ITEM TYPE: Resolutions

AGENDA SECTION: **7:20 PM PUBLIC HEARING AND CONSIDERATION OF
RESOLUTION NO. 26-52**

SUBJECT: Resolution No. 26-52, a resolution to approve a Development Plan for an approximately 40,000 square foot industrial building on 4.62 acres of property located within the Howald Industrial Planned Mixed-Use Overlay. *(Final Plan for the Development of Industrial Complex Allowing Multiple Tenants and/or Users)*

SUGGESTED ACTION:

ATTACHMENTS:

[01 PC 26-5 Howald Industrial Fact Sheet.docx](#)

[02 PC 26-5 Howald Ind Staff Report CC.docx](#)

[03 PC 26-5 Howald Ind DVP Resolution for CC.doc](#)

[04 PC 26-5 Howald Development plan.pdf](#)



FACT SHEET

AGENDA ITEM NO: 10

DATE: 7/ 27 /2026

ORDINANCE NO:

RESOLUTION NO: 26-52

READING: FIRST

PUBLIC HEARING: YES (**July 27, 2026
at 7:20 PM**)

TO: Mayor and Members of City Council

FROM: Paul J. Brake, City Manager

VIA: Sandra Pereira, Director of Planning and Community Development

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION TO APPROVE A DEVELOPMENT PLAN FOR AN APPROXIMATELY 40,000 SQUARE FOOT INDUSTRIAL BUILDING ON 4.62 ACRES OF PROPERTY LOCATED WITHIN THE HOWALD INDUSTRIAL PLANNED MIXED-USE OVERLAY.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To approve the Development Plan for Howald Industrial in accordance with Chapter 1105 of the Zoning Code.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 4-0 on June 3, 2026.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Sandra Pereira, Director of Planning and Community Development

RECOMMENDATION:

Staff and Planning Commission recommend approval as submitted with the documented conditions. Please note that condition 18 of the resolution and sheet "29"

have been added after the Planning Commission recommendation. This recommended condition concerns building signage.

ATTACHMENT(S)

See attached.

CITY COUNCIL STAFF REPORT

CASE ID: PC 26-5 Howald Industrial Development Plan

APPLICANT: John Howald
6223 Braddnur Street
Dublin OH 43017



REQUEST

A request by John Howald for approval of a Development Plan for an approximately 40,000 square foot industrial building on 4.62 acres of property located within the Howald Industrial Planned Mixed-Use Overlay.

EXISTING CONDITIONS/ CURRENT ZONING

The subject site is currently a vacant industrial parcel at 378 London Road within the Howald Industrial Planned Mixed-Use Development. The mixed-use overlay was approved in January of 2016 and now the owner would like to add an approximately 40,000 square foot building to the development. This site will require conformance to the Development Text approved with the preliminary development plan.



Figure 1: Site Overview

STAFF ANALYSIS

Zoning

The proposed building will be a multi-tenant building allowing for a mixture of uses and unit sizes. All uses permitted within this building shall be subject to the Development Text from the Mixed-Use Overlay and the allowed uses contained within. The site is currently zoned as I-2 (General Industrial) as is most of the property surrounding this site.

Roads and Traffic

The proposed site does not have direct access from London Road but will be using the main access driveway for the overall development. This site will have a drive entrance on the west side of the main driveway. The driveway will lead to the new building parking and loading areas. There is an access drive around the rear (west side) of the building to provide access to the rear of the building and a portion of the parking spaces.

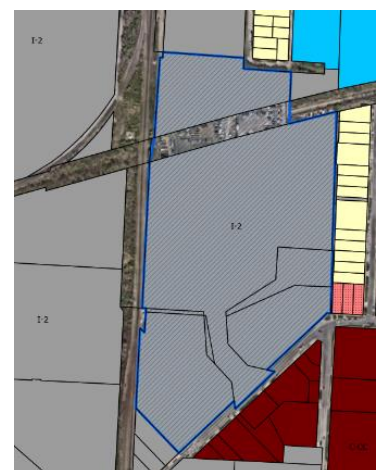


Figure 2: Current Zoning

Parking

The site will have 87 total parking stalls. Four of those stalls will be ADA accessible spaces. The provided parking meets the minimum and maximum requirements outlined within the code?

Building Design

The proposed building will be constructed out of concrete wall panels. Each unit will have an entryway with a canopy and an aluminum entry door with a side window. Insulated overhead doors will also be located adjacent to the unit entry. The building will be approximately 33.5 feet tall. The building elevations meet all requirements of the development text and the zoning code.



Figure 3: Front Building Elevation

Signs

After this plan was heard at Planning Commission the applicant has proposed a sign plan for this development plan. It will allow for each unit to have a sign center over the entrance to each unit no larger than 50 square feet. Additionally, the unit number will be displayed on the canopy face. The south side of the building facing London Rd will also be permitted to have a 105-square-foot wall sign.

Landscaping and Screening

The applicant has submitted an approved landscape plan that meets all the requirements of the code. It should be noted that there are no street trees required as the tree lawn along this section of London Road is too narrow to practicably support the planting of trees. A waterline runs along the front of the site and prevents the planting of trees in the immediate front yard area. The applicant has also submitted an approved Canopy Management Plan that shows that the site will have 31 percent tree canopy coverage, well above the required five percent in industrial districts.

Lighting

The submitted lighting plan has been reviewed and approved by City staff and meets the lighting requirements set forth in the development text and zoning code.

RECOMMENDATION

Staff recommends approval of the request with the conditions outlined in the attached resolution.

RESOLUTION 26-52

A RESOLUTION TO APPROVE A DEVELOPMENT PLAN FOR AN APPROXIMATELY 40,000 SQUARE FOOT INDUSTRIAL BUILDING ON 4.62 ACRES OF PROPERTY LOCATED WITHIN THE HOWALD INDUSTRIAL PLANNED MIXED-USE OVERLAY.

WHEREAS, John Howald has requested approval of a Development Plan for an approximately 40,000 square foot industrial building on 4.62 acres of property located within the Howald Industrial Planned Mixed-Use Overlay.

WHEREAS, a public hearing was held on July 1, 2026, by the City of Delaware Planning Commission, and on July 27, 2026 by City Council, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this Development Plan application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan approval as per §1105.16 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission recommends to the City of Delaware City Council:

SECTION 1. Approval of a Development Plan for an approximately 40,000 square foot industrial building on 4.62 acres of property located within the Howald Industrial Planned Mixed-Use Overlay, except as further modified by the following conditions and requirements:

SECTION 2. Conditions of Approval:

1. All conditions of the previously approved Planned Mixed Use Overlay remain in full force and effect unless modified herein.
2. The landscape plan shall be the landscape plan marked approved and dated June 19, 2026.
3. Perpetual maintenance of landscaping shall be provided, and any dead or diseased plants shall be replaced with similar types, species, and sizes as originally planted, within three months, weather permitting
4. The lighting plan marked approved and dated 6/15/26 shall be the approved lighting plan.
5. All pole-mounted lighting shall be located within a landscaped or concrete island and shall not be permitted to be located within any

designated parking stall for the site. This shall be reflected on the photometric plan prior to the release of any permits.

6. All site lighting shall comply with the requirements of Chapter 1124 of the Planning and Zoning Code
7. The site plan marked approved, "Sheet 3/14" and dated May 2026 shall be the approved site plan for this development plan unless modified herein.
8. The approved elevations shall be the elevations marked approved and dated May 20, 2026, unless modified herein.
9. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Community Development Department or, if required, by City Council and/or Planning Commission.
10. Trash receptacles in all developments shall consist of a solid, opaque enclosure constructed of brick, decorative concrete, integrated color concrete block or other decorative masonry and shall be consistent with the architectural character of the principal structure. The open end of the enclosure shall have a 100% solid opaque metal, vinyl, PVC, or wooden gate with self-closing hinges that includes stop pins to lock the gates open for servicing and which are not readily degradable due to sunlight, moisture, or wind.
11. Screening shrubs, between the detention basin and the parking lot to the west, shall be six feet tall upon planting.
12. There shall be no more than two total monument signs allowed for the entire development in accordance with the development text for the Howald Industrial Planned Mixed-Use Overlay.
13. If this area for development has not been platted, a final subdivision plat must be reviewed and approved by the Planning Commission and recorded at Delaware County prior to the release of any permits for this development. If it is already platted, an administrative replat (lot combination) must be approved by the Planning and Community Development Director and recorded at Delaware County, prior to the issuance of any permits.
14. Final design of the northern drive apron shall be reviewed and approved by the City Engineer prior to the release of permits for this development.
15. The parking lot shall be kept in good condition. The City Engineer reserves the right to determine if the parking lot pavement condition is in disrepair and has not been maintained in a commercially acceptable

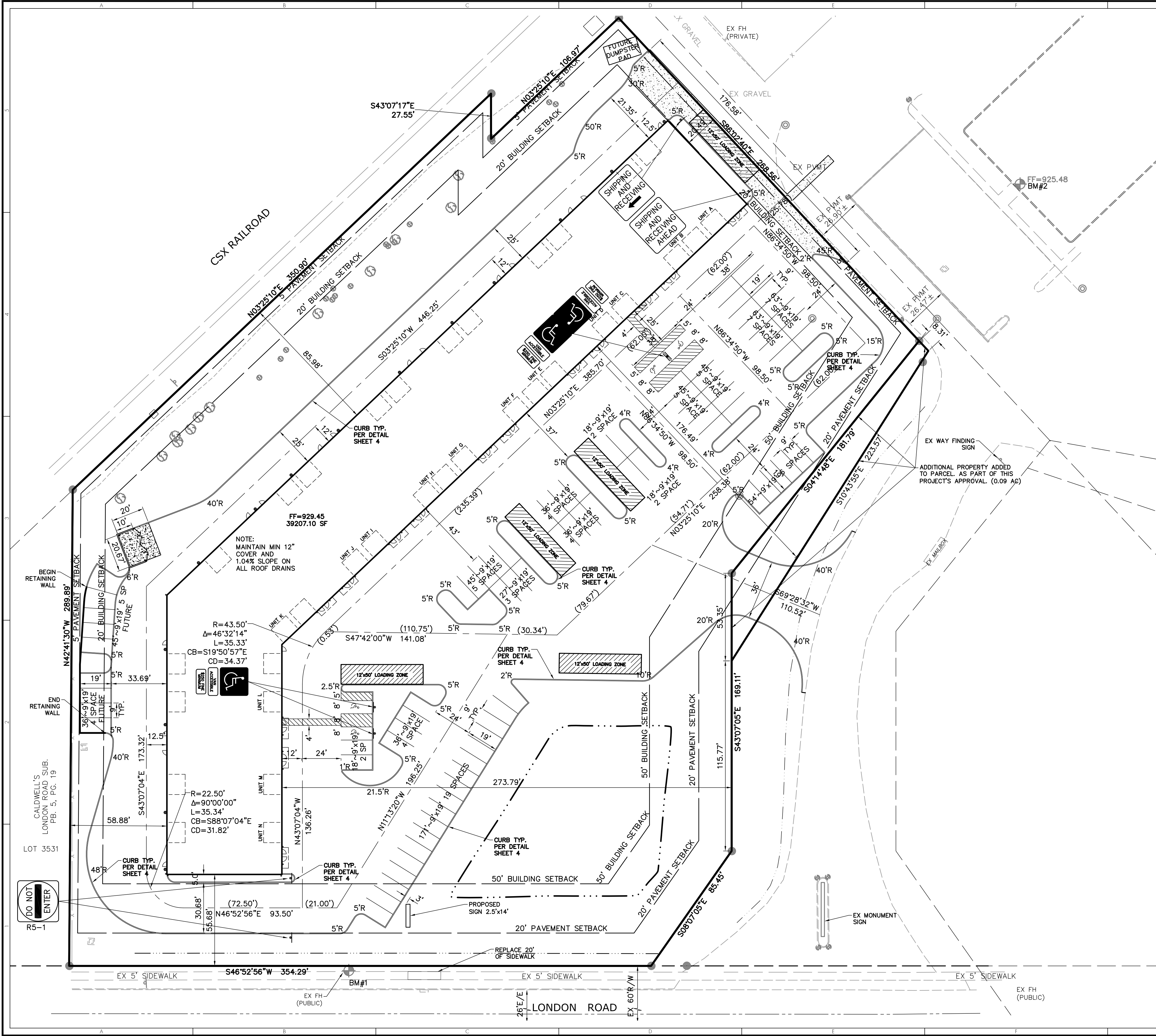
condition, and that improvements are required. Those improvements shall be completed in a timely manner to the City Engineer's satisfaction

16. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Pad-mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
17. All comments and concerns of the City Engineer and Public Utilities Director, including any stormwater and utility requirements, must be addressed through the Engineering and Utilities Departments prior to the release of any permits for this development.
18. Each unit shall be allowed a 50 square foot sign centered above the entrance and unit numbers on the front of each canopy. A 105 Square foot wall sign shall be allowed on the south side of the building facing London Rd.

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.

PASSED: _____, 2026 YEAS _____ NAYS _____
ABSTAIN _____

ATTEST: _____
CITY CLERK MAYOR



LEGEND	
EXISTING:	
EX.XX'R/W	RIGHT-OF-WAY
	ROADWAY CENTERLINE
EX.XX'ESMT	UTILITY EASEMENT
EX.XX"WL	WATERLINE
EX.XX"STM	STORM SEWER
EX.XX"SAN	SANITARY SEWER
E	ELECTRIC
T	TELEPHONE
EX.XX"GAS	GAS
PROPOSED:	
XX'R/W	RIGHT-OF-WAY
	ROADWAY CENTERLINE
XX'ESMT	UTILITY EASEMENT
XX'B/L	BUILDING SETBACK LINE
	EXTRUDED CONCRETE CURB

SITE DATA

BUILDING	39,207.096 SF	0.90 AC	19.47%
PAVEMENT	81,174.782 SF	1.89 AC	40.32%
POND	10,060.145 SF	0.23 AC	5.00%
GREENSPACE	70,882.933 SF	1.63 AC	35.21%
TOTAL	201,324.956 SF	4.62 AC	100.00%

TOTAL LOT COVERAGE 120,381.878 SF 2.76 AC 59.79%

CURRENT ZONING - I-2 GENERAL INDUSTRIAL DISTRICT

PARKING

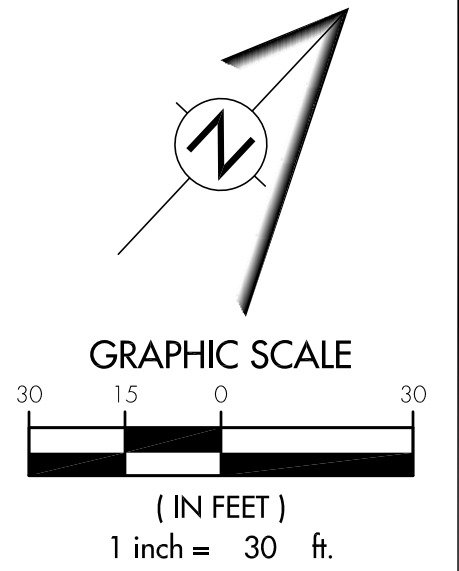
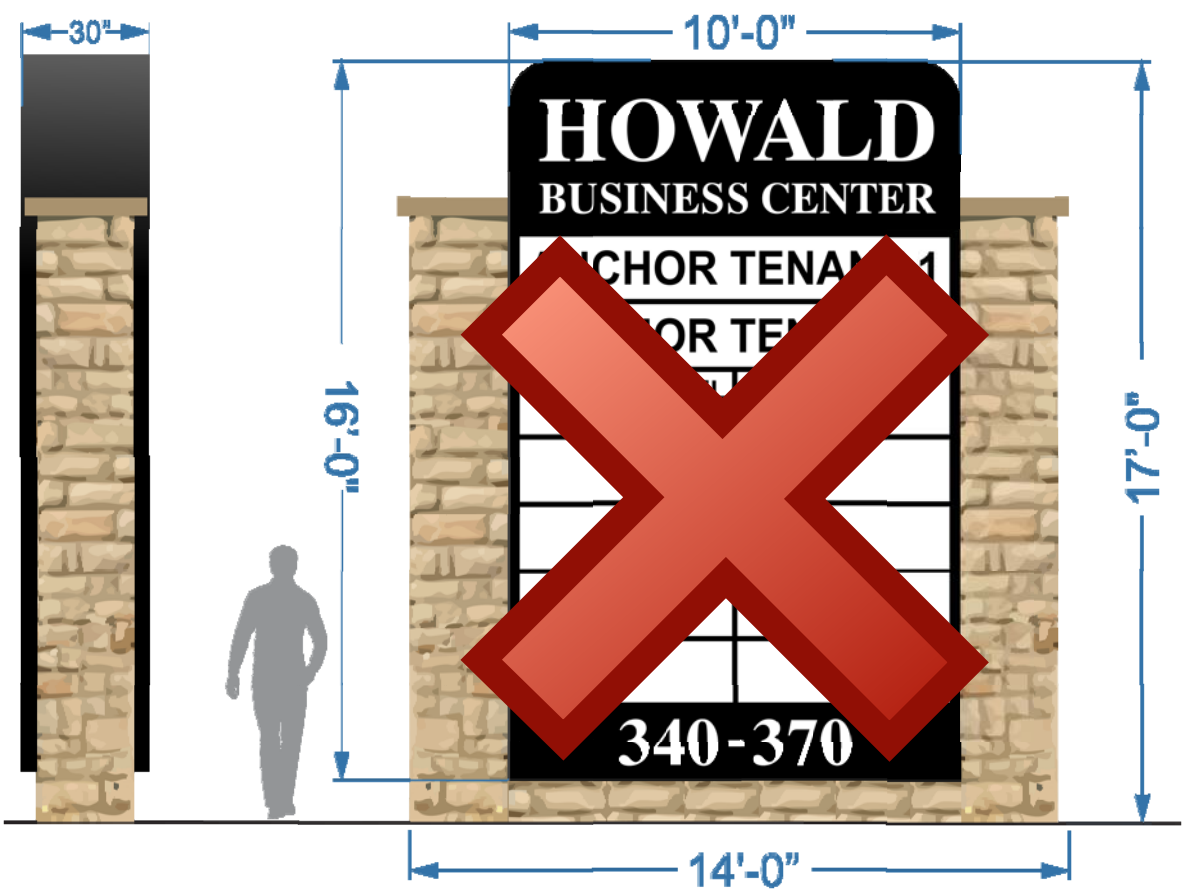
FRONT	74 SPACES
HANDICAP	4 SPACES
REAR	9 SPACES
TOTAL	87 SPACES

REQUIRED PARKING:
1 SPACE PER EMPLOYEE
ASSUME 2 EMPLOYEES PER UNIT WITH 14 UNITS =28 SPACES
AND:
1 SPACE PER 400 sq.ft. OF OFFICE.
WITH 200 sq.ft. PER UNIT=2800 sq.ft. OF OFFICE SPACE=7 SPACES
TOTAL REQUIRED PARKING=35 SPACES.

PROPOSED PARKING:
1 SPACE PER EMPLOYEE
ASSUME 3 EMPLOYEES PER UNIT WITH 14 UNITS =42 SPACES
AND:
1 SPACE PER 900 sq.ft. OF BUILDING. 39,207 OF BUILDING = 45 SPACES
TOTAL PROPOSED PARKING =87 SPACES.

HANDICAP SPACE PROVIDED = 4 SPACES

NOTES:
ALL PAVEMENT MARKINGS SHALL BE WHITE UNLESS OTHERWISE REQUIRED BY ADA.



CHANGE ORDER SCHEDULE		REVISION
#	DESCRIPTION OF CHANGE	BY DATE

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CITY OF DELAWARE, OHIO

HOWARD PROPERTIES, LTD
BUILDING 800

SECTION

SITE DIMENSION PLAN

APPROVED

DRAWING SET STATUS:

☐ PRELIMINARY ENGINEERING SET

☒ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
MSW	CMK	MSW

PROJECT NO.: 25-053

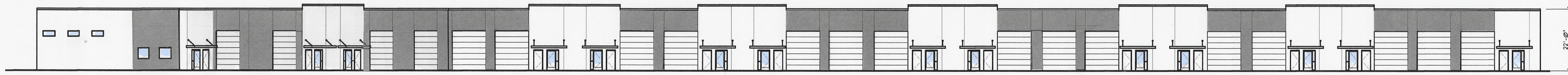
DATE: MAY, 2026

SCALE:

HORIZONTAL: 1" = 30'

VERTICAL: N/A

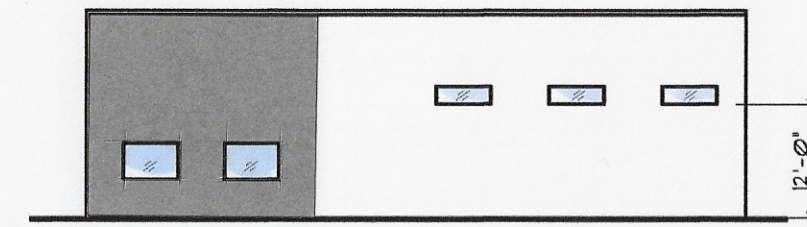
SHEET NO.: 3/14



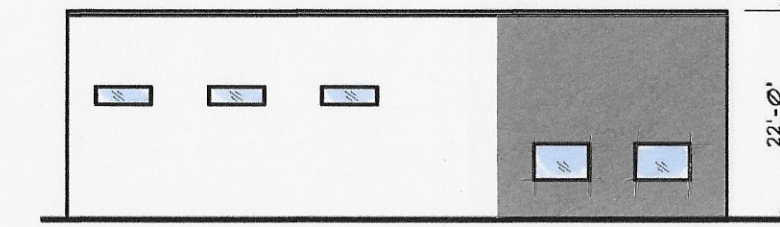
1 WEST ELEVATION
5 1/16" = 1'-0"

ELEVATION NOTES:

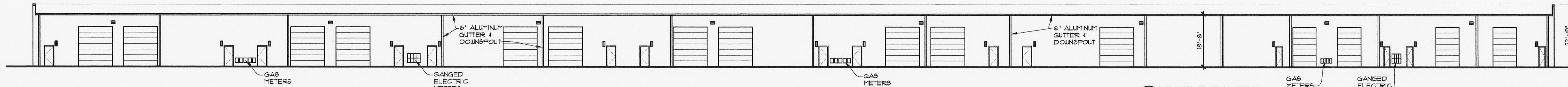
1. CONC. WALL PANEL: COLOR #1, COLOR #2, STYLE 4 TYPE SHALL BE SELECTED BY THE OWNER. CAULK COLOR SHALL MATCH THE WALL COLOR. THE COLOR WAS SELECTED FROM THE MANUFACTURER'S STANDARD COLOR CHART. VERIFY THE EXACT COLOR W/ THE OWNER BEFORE ORDERING.
2. METAL COPING COLOR SHALL BE SELECTED BY THE OWNER.
3. COORDINATE EXACT LOCATION, STYLE & FINISH OF DOWNSPOUTS W/ THE OWNER. DRAIN ONTO UNDERGROUND PIPING AROUND THE BLDG. SEE THE CIVIL DWGS.
4. THE GUTTER SHALL BE 6" W x 6" H GUTTER, 202 ALUM. PREFINISHED W/ 4" x 5" RECTANGULAR CORRUGATED DOWNSPOUT, 2021 ALUM. PREFINISHED DUMPING INTO UNDERGROUND PIPING. PROVIDE MANUFACTURER'S STANDARD FASTENERS & FOLLOW DIRECTIONS. COORD. THE EXACT LOCATION, STYLE, & FINISH OF DOWNSPOUTS W/ THE OWNER BEFORE ORDERING & INSTALLATION.



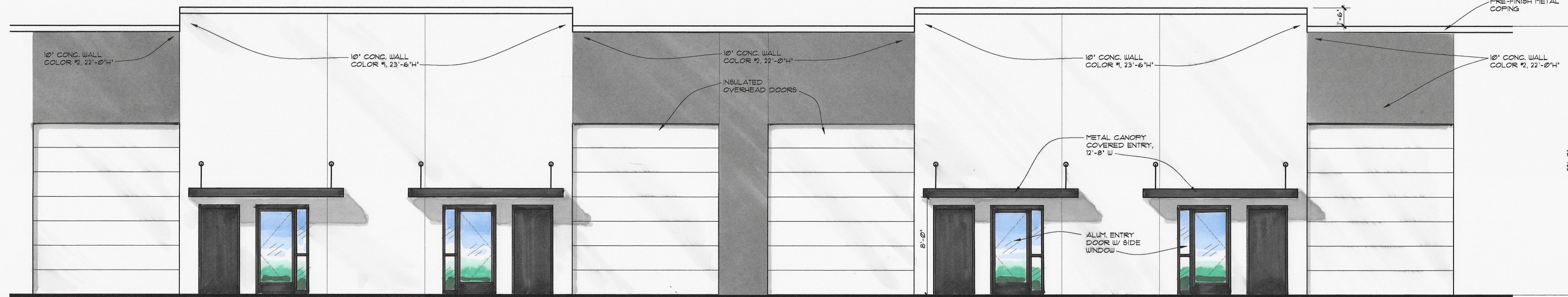
3 NORTH ELEVATION
5 1/16" = 1'-0"



2 SOUTH ELEVATION
5 1/16" = 1'-0"



4 EAST ELEVATION
5 1/16" = 1'-0"



5 ENLARGED ELEVATION
5 1/4" = 1'-0"



6 ENLARGED END ELEVATIONS
5 1/4" = 1'-0"

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DATE: MAY 20, 2026

APPROVED

REVISION DATES:

PROJECT:

HOWALD INDUSTRIAL
BUILDING 800
378 LONDON ROAD
DELAWARE, OHIO 43015

PROJECT NUMBER: CAI202377

SHEET TITLE:

ELEVATIONS

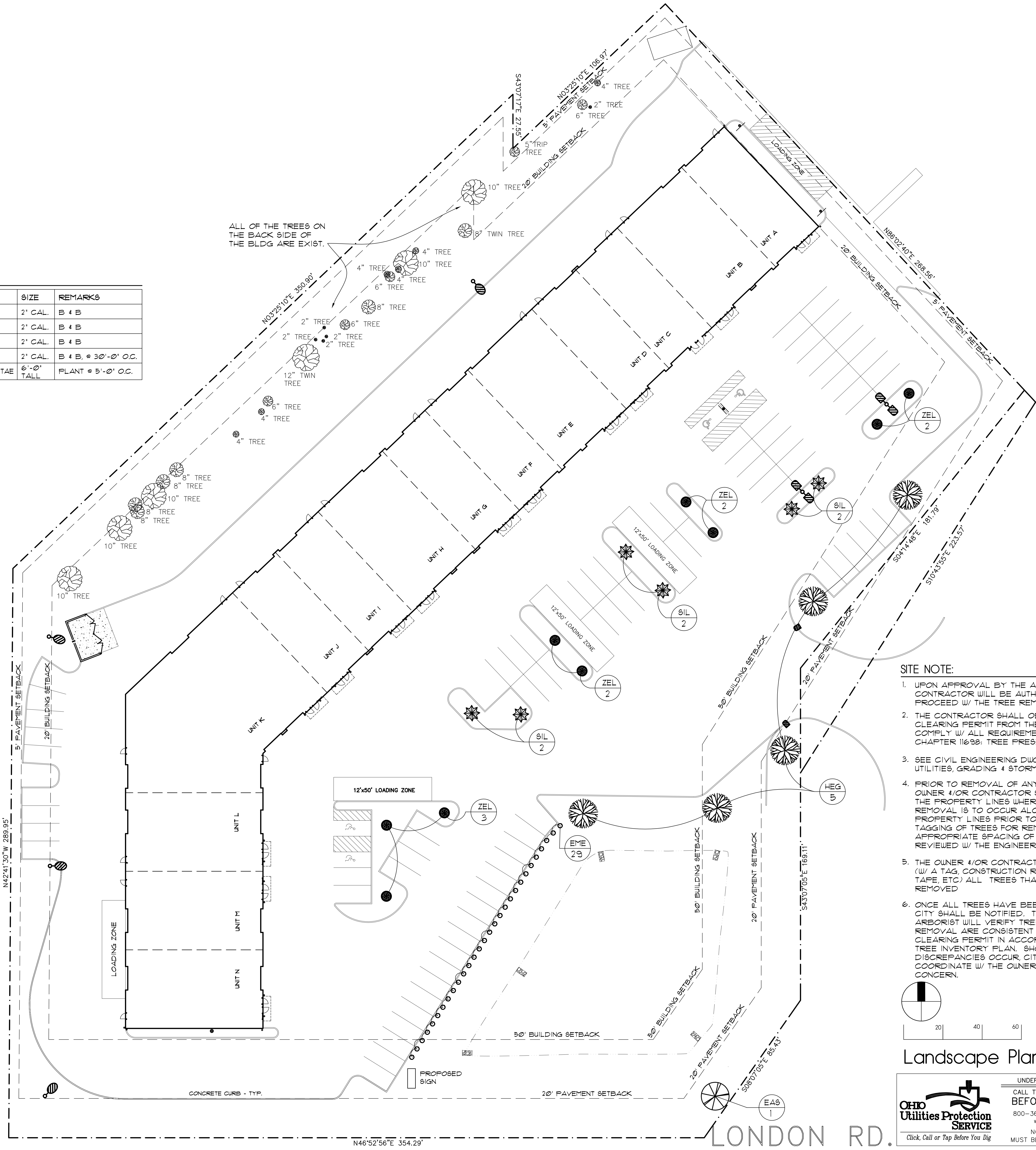
SHEET NUMBER:

5

NAME: CLARKE C:\USERS\JIM CLARKE\CLARKEARCHITECTS\COM\CLARKE ARCHITECTS TEAM SITE - DOCUMENTS\COMMERCIAL\PROJECTS\COMMERCIAL\HOWALD\INDUST BLDG 2\REV 0 - DWGS\03-S2-LANDSCAPE-20DWG DATE: JUN 19, 2026 TIME: 6:31 AM

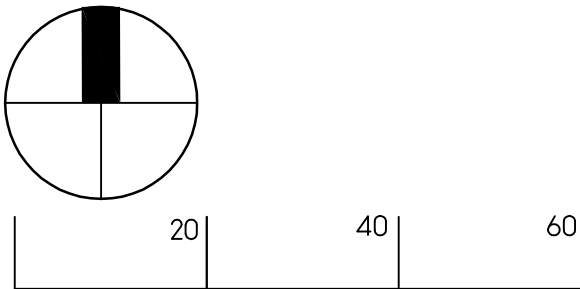
LANDSCAPING SPEC:

QUANTITY	SYMBOL	COMMON NAME	SIZE	REMARKS
5	HEG	HEDGE MAPLE	2" CAL.	B & B
6	SIL	SILVER LINDEN	2" CAL.	B & B
9	ZEL	ZELKOVA GREEN VASE	2" CAL.	B & B
1	EAS	EASTERN REDBUD	2" CAL.	B & B, @ 30'-0" O.C.
29	EME	EMERALD GREEN ABORVITAE	6'-0" TALL	PLANT @ 5'-0" O.C.



SITE NOTE:

- UPON APPROVAL BY THE ARBORIST, THE CONTRACTOR WILL BE AUTHORIZED TO PROCEED W/ THE TREE REMOVAL.
- THE CONTRACTOR SHALL OBTAIN A CLEARING PERMIT FROM THE CITY & COMPLY W/ ALL REQUIREMENTS OF CHAPTER 116.93: TREE PRESERVATION.
- SEE CIVIL ENGINEERING DWGS FOR ALL SITE UTILITIES, GRADING & STORM DRAINAGE.
- PRIOR TO REMOVAL OF ANY TREES: THE OWNER &/OR CONTRACTOR SHALL STAKE THE PROPERTY LINES WHERE THE TREE REMOVAL IS TO OCCUR ALONG ADJACENT PROPERTY LINES PRIOR TO REMOVAL OR TAGGING OF TREES FOR REMOVAL. APPROPRIATE SPACING OF STAKING SHALL REVIEWED W/ THE ENGINEERING STAFF.
- THE OWNER &/OR CONTRACTOR SHALL TAG (W/ A TAG, CONSTRUCTION RIBBON, MARKING TAPE, ETC) ALL TREES THAT ARE TO BE REMOVED
- ONCE ALL TREES HAVE BEEN MARKED, THE CITY SHALL BE NOTIFIED. THE CITY ARBORIST WILL VERIFY TREES TAGGED FOR REMOVAL ARE CONSISTENT W/ THE TREE CLEARING PERMIT IN ACCORDANCE W/ THE TREE INVENTORY PLAN. SHOULD ANY DISCREPANCIES OCCUR, CITY STAFF WILL COORDINATE W/ THE OWNER TO RECTIFY THE CONCERN.



Landscape Plan



UNDERGROUND UTILITIES
CALL TWO WORKING DAYS
BEFORE YOU DIG
800-362-2764 or 8-1-1
www.oups.org
NON-MEMBERS
MUST BE CALLED DIRECTLY

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DATE: JUNE 19, 2026

APPROVED

REVISION DATES:

PROJECT:

HOWALD INDUSTRIAL
BUILDING 800
378 LONDON ROAD
DELAWARE, OHIO 43015

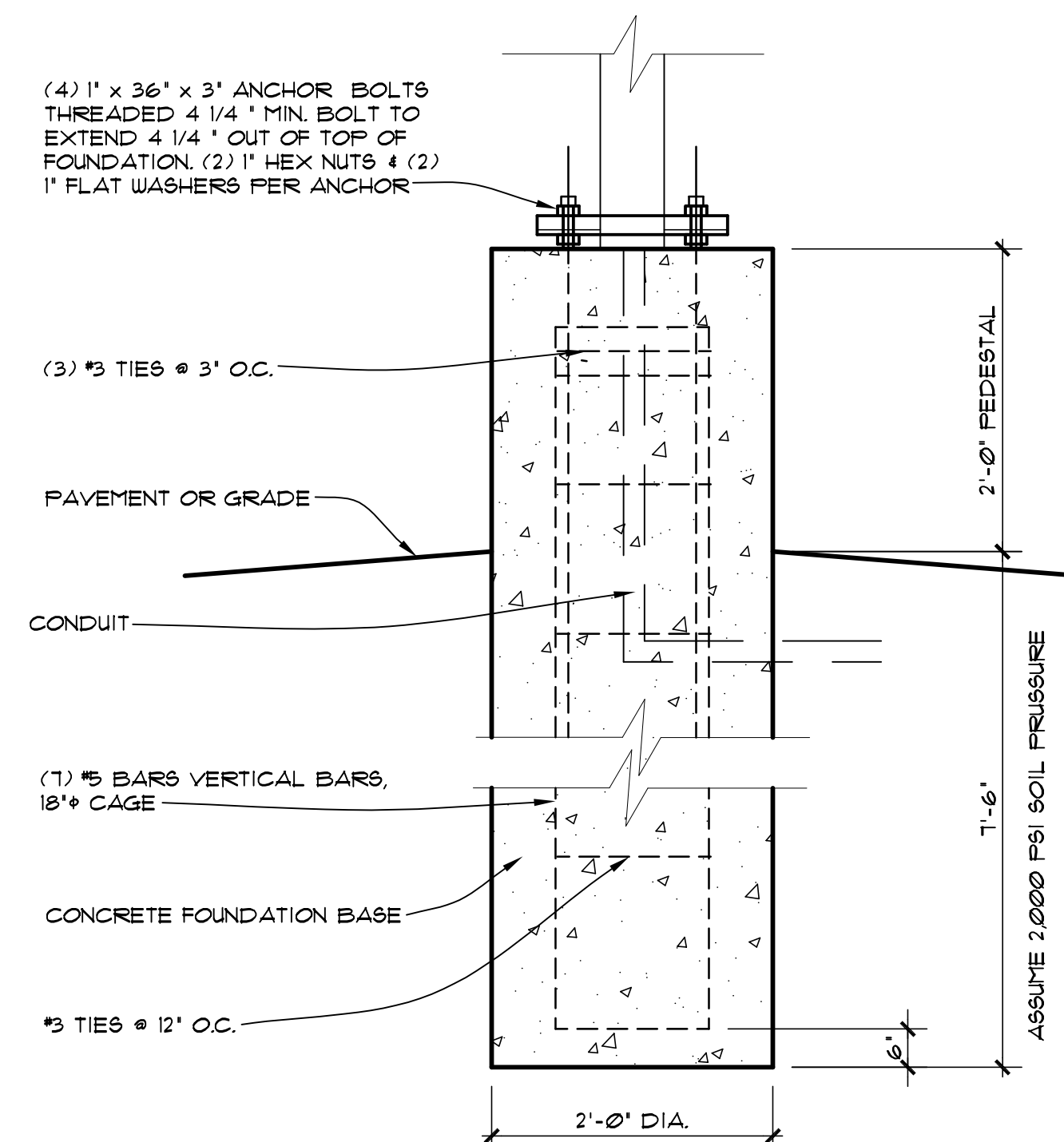
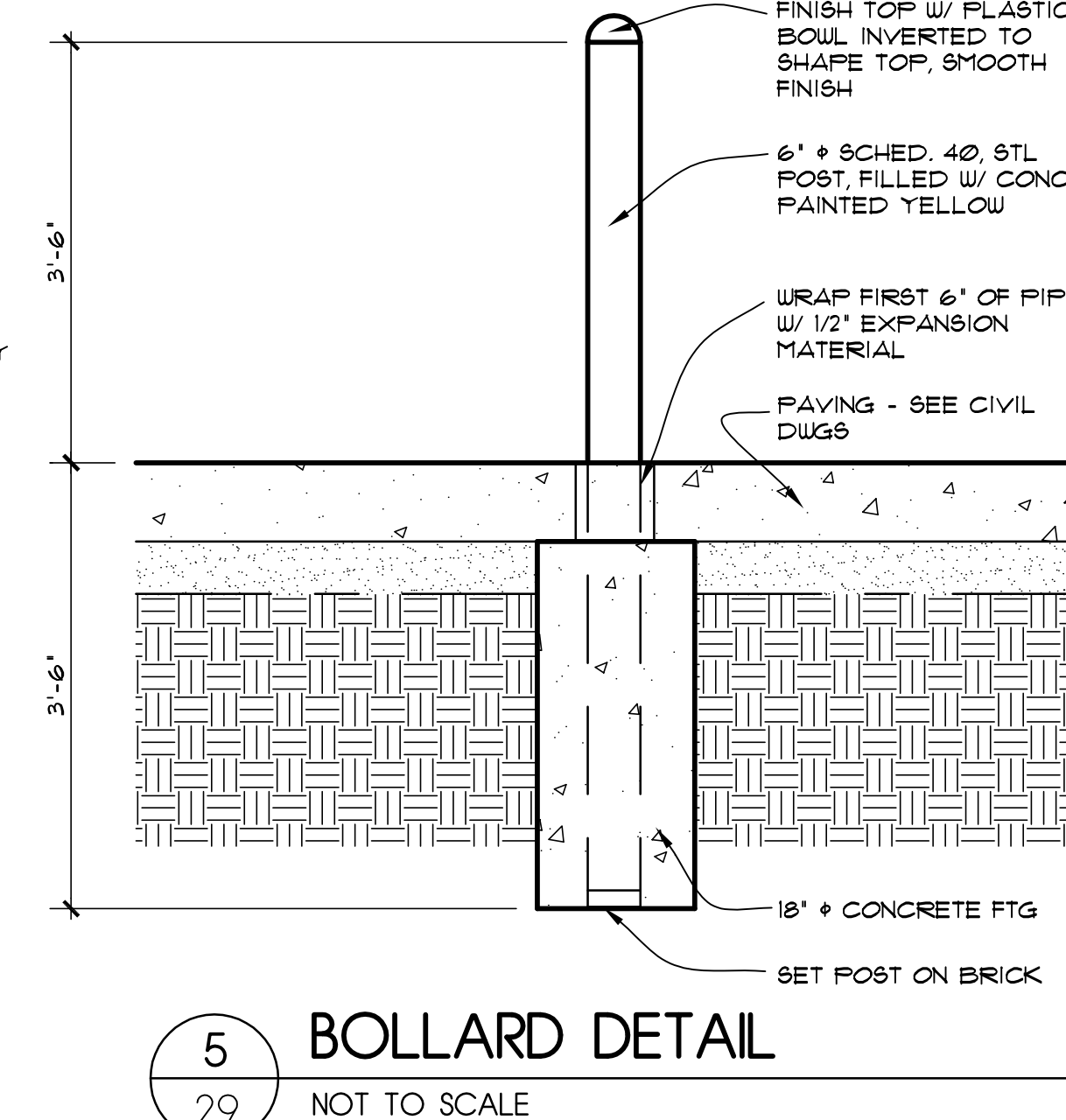
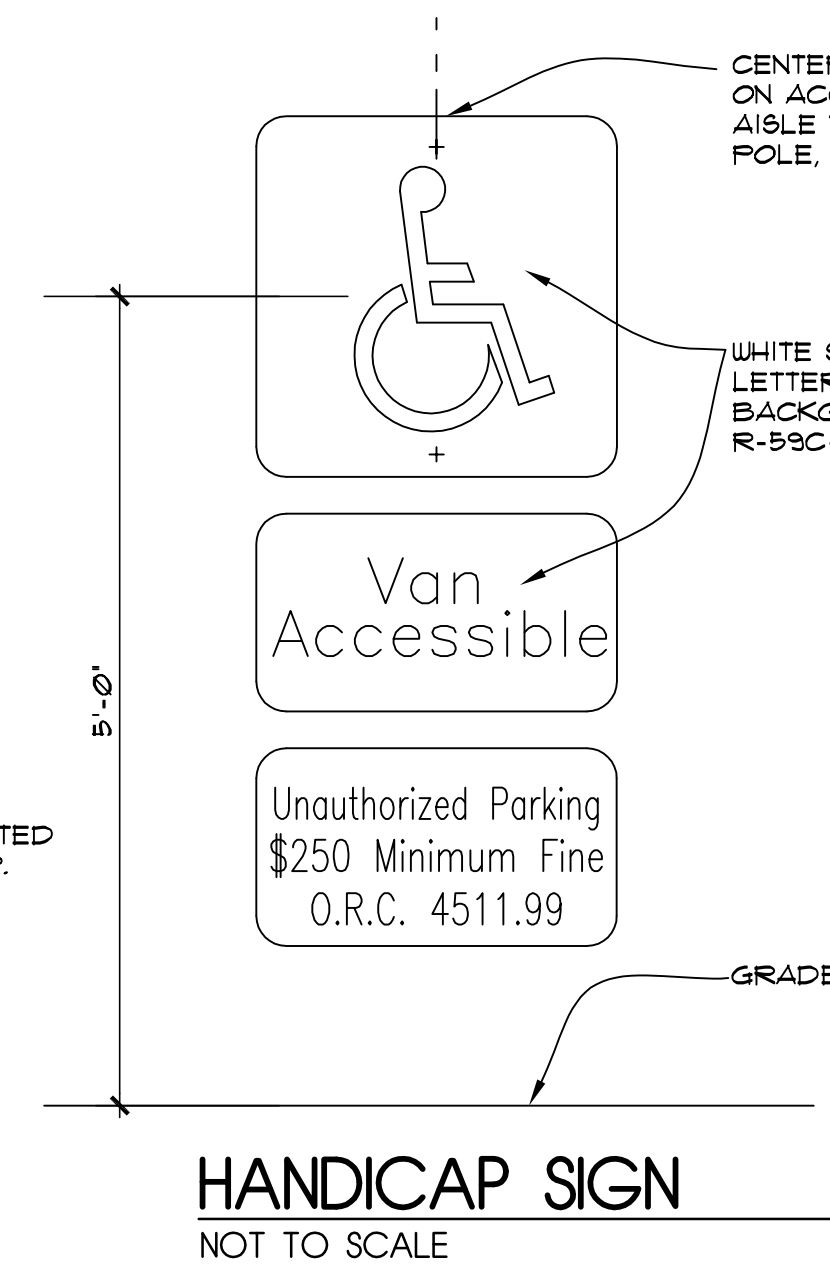
PROJECT NUMBER: CA202377

SHEET TITLE:

LANDSCAPE PLAN/
NOTES

SHEET NUMBER:

12



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DATE: JULY 14, 2020

REVISION DATES:

PROJECT:

**HOWALD INDUSTRIAL
BUILDING 800**

378 LONDON ROAD
DELAWARE, OHIO 43015

PROJECT NUMBER: CAI202377

SHEET TITLE:

SITE DETAILS

SHEET NUMBER: _____

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	3	Lithonia Lighting	RSX2 LED P1 50K R5	RSX Area Fixture Size 2 P1 Lumen Package 5000K CCT Type R5 Distribution	1	11284	0.9	144.12
			Lithonia Lighting	RSX2 LED P1 50K R5	RSX Area Fixture Size 2 P1 Lumen Package 5000K CCT Type R5 Distribution	1	11284	0.9	72.06
			Lithonia Lighting	RSX2 LED P1 50K R5	RSX Area Fixture Size 2 P1 Lumen Package 5000K CCT Type R5 Distribution	1	11284	0.9	72.06
	B	2	Lithonia Lighting	RSX2 LED P1 40K R4	RSX Area Fixture Size 2 P1 Lumen Package 4000K CCT Type R4 Distribution	1	11135	0.9	72.06
	W1	2	Lithonia Lighting	WDGE3 LED P1 40K 70CRI R3	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	1	7523	0.9	51.1717
	W2	18	Lithonia Lighting	WDGE3 LED P4 40K 70CRI RFT	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	1	12277	0.9	87.8914

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
FRONT PARKING LOT	X	2.0 fc	6.7 fc	0.4 fc	16.8:1	5.0:1	0.3:1
SIDE AND REAR DRIVE	X	3.0 fc	6.3 fc	0.5 fc	12.6:1	6.0:1	0.5:1

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

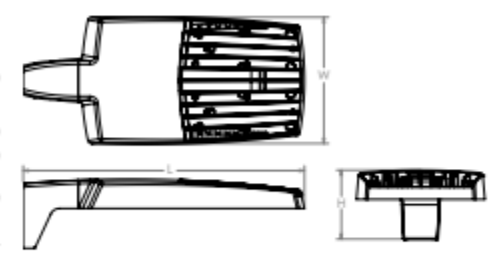


RSX2 LED Area Luminaire



Specifications

EPA (#400°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral splitter and other mounting configurations are available.



Items marked by a **shaded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED	Performance Package	Color Temperature	Distribution	Voltage	Mounting
Series	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R5 Type 5 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide R5S Type 5 Short A2R Automatic Front Row AFRFR Automatic Front Row Right Rotated AFRLR Automatic Front Row Left Rotated	MVOLT (120V-277V) ¹ MVOLT (347V-480V) ¹ MVOLT (277V-480V) ¹ (use specific voltage for options as noted) 120V 277V 240V 347V 240V 480V ¹	SPA Square pole mounting (13.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 90°, 3 at 90°, 4 at 90°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tubes) IS Adjustable splitter (fits 2-3/8" OD tubes) WSA Wall bracket WBSAC Wall bracket with surface conduit box ASAP Adjustable tilt arm square pole mounting ⁴ AARP Adjustable tilt arm round pole mounting ⁴ AARW Adjustable tilt arm with wall bracket ⁴ AMWC Adjustable tilt arm wall bracket and surface conduit box ⁴

Options	Finish
Shipped Installed	DDBXD Dark Bronze
HS House-side shield ¹	DBLXD Black
PE Photocell, button style ¹¹	DNAXD Natural Aluminum
PER7 Seven-wire back box replaceable only (see controls)	DWAXD White
BA Buy American ¹ Act and/or build America Buy America Qualified	DSBTD Textured Dark Bronze
CC Control Centronics ¹¹	DBLXD Dark Bronze
NOTE: NL2AR2 PBRN with Light Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.	DBLXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)	DNATXD Textured Natural Aluminum
FAD Field adjustable output ¹	DWAGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separately)	
DS Dual switching ¹¹	
EGS External glare shield ¹	
EGFV External glare full view (360° around light aperture) ¹	
BS Bird spikes ¹¹	



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Lithonia RSX2 Area LED Rev. 04/01/25 Page 1 of 19



WDGE3 LED Architectural Wall Sconce



Specifications

Depth (D1):	8"
Depth (D2):	1"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with Light@AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, 40°C	Cold EM, -20°C	Sensor	P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	—	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	10W	18W	Standalone / eLight	1,200	2,000	3,000	4,500	6,000	—
WDGE3 LED	15W	18W	Standalone / eLight	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	—	—	Standalone / eLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347V 480V ¹	SRM Surface mounting bracket SRM Surface mounting bracket WBW Wall bracket (left, right, center entry) PBBW Surface-mounted back box (top, left, right, center entry). Use when there is no junction box available.

Options	Finish
E15WH Emergency battery backup, Certified in CA Title 20 MAECBS (150W, 5°C min)	DDBXD Dark Bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAECBS (150W, 5°C min)	DBLXD Black
PE Photocell, Button Type ¹¹	DNAXD Natural Aluminum
DMG 0-10V dimming wires pulled outside fixture for use with an external control, ordered separately ¹	DWAXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSBTD Textured Dark Bronze
SPD10KV 10KV Surge pack ¹	DBLXD Textured Black
BA Buy American ¹ Act Compliant	DNATXD Textured Natural Aluminum
	DWAGXD Textured White
	DSSTD Textured Sandstone

Accessories

WDGE3 DDBXD WDGE3 Architectural Wall Sconce (specify finish)
WDGE3 PBRN WDGE3 Surface-mounted back box (specify finish)

NOTES

1. 247V and 480V not available with E15WH and E20WC.
2. Not qualified for D.C. Not available with emergency battery backup or sensors/controls.
3. PE not available in 480V and with sensors/controls.
4. DMG option not available with sensors/controls.
5. Not available with E20WC option.



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WDGE3 LED Rev. 05/11/23

Plan View Scale - 1" = 30ft



6/15/26

Howard Industrial Bldg 800
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: SPRINT ELECTRIC
WWW.GASSERBUSH.COM

Designer
MC/KB
Date
05/18/2026
Scale
Not to Scale
Drawing No.
#26-58766-V1
14 of 14



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Sandra Pereira, Planning Department

ITEM TYPE: Resolutions

AGENDA SECTION: **7:25 PM PUBLIC HEARING AND CONSIDERATION OF
RESOLUTION NO. 26-53**

SUBJECT: Resolution No. 26-53, a resolution to approve a request by Terra Alta LLC for approval of a Development Plan for Terra Alta Section 14 on 13.263 acres containing 80 fee-simple townhome units on property located within the Terra Alta Planned Mixed-Use Overlay just north of Section 13. *(Final Plan for the Development of Owner-Occupied Townhomes to be Located in the Mixed Use Zoned Area of the Terra Alta Neighborhood)*

SUGGESTED ACTION:

ATTACHMENTS:

- 1) Fact Sheet.docx
- 2 PC 26-6 DVP Staff Report CC.docx
- 3) CC Resolution.docx
- 4) PC 26-6 Terra Alta 14 DVP.pdf
- 5) Signed Resolution.pdf



FACT SHEET

AGENDA ITEM NO: 11

DATE: 7/27/2026

ORDINANCE NO:

RESOLUTION NO: 26-53

READING: FIRST

PUBLIC HEARING: YES (**July 27, 2026 at 7:25 PM**)

TO: Mayor and Members of City Council

FROM: Paul J. Brake, City Manager

VIA: Sandra Pereira, Director of Planning and Community Development

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A REQUEST BY TERRA ALTA LLC. FOR APPROVAL OF A DEVELOPMENT PLAN FOR TERRA ALTA SECTION 14 ON 13.263 ACRES CONTAINING 80 FEE-SIMPLE TOWNHOME UNITS ON PROPERTY LOCATED WITHIN THE TERRA ALTA PLANNED MIXED USE OVERLAY JUST NORTH OF TERRA ALTA SECTION 13.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To approve the Development Plan for Terra Alta Section 14 in accordance with Chapter 1105 of the Zoning Code.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 5-0 on July 1, 2026.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Sandra Pereira, Director of Planning and Community Development

RECOMMENDATION:

Staff and Planning Commission recommend approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached.

CITY COUNCIL STAFF REPORT

CASE ID: PC 26-6: Terra Alta Section 14 Development Plan

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



REQUEST

A request by Terra Alta LLC. for approval of a Development Plan for Terra Alta Section 14 on 13.263 acres containing 80 fee-simple townhome units on property located within the Terra Alta Planned Mixed Use Overlay just north of Terra Alta Section 13.

BACKGROUND/CASE HISTORY

In March 2020, the Applicant received a Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat approval from the Planning Commission and City Council. These approvals officially combined the former Stockdale Farms development with the Terra Alta development. Once completed the entire development will include a total of 869 dwelling units of various types on 472.9 acres.

With this request, the applicant seeks approval of the final section of the Terra Alta development with a request for a Development Plan for Section 14, comprised of 80 fee-simple townhomes in buildings ranging from four to six units.

EXISTING CONDITIONS/CURRENT ZONING

The subject property is located within Sub-Area 12 of the Terra Alta development and the final phase in the subdivision build-out. Section 14 is located directly north Terra Alta Section 13 and east of Section 15, both currently under construction. The subject section is located within the Terra Alta Planned Mixed-Use Overlay, as are all adjoining properties to the west and south. The surrounding zoning designations are listed below:

Location	Zoning	Land Use
North	FR-1 (Farm Residential) – Delaware Township	Single-Family Residential
South	R-SF PMU (Terra Alta Section 13)	Single-Family Residential
East	A-1 (Agricultural)	Single-Family Residential
West	R-SF PMU (Terra Alta Section 15)	Single-Family Residential

STAFF ANALYSIS

Zoning: The subject site is located within the Terra Alta Planned Mixed-Use Overlay, which is governed by the approved Development Text. The proposed plan is required to conform in all respects with the Development Text and previous conditions laid out for the development. Upon review by staff, the plan proposed meets these requirements.

Site Layout: Section 14 would consist of 80 fee-simple townhome units in building configurations of four to six units. The development would be accessed via an extension of Stansted Drive as the eastern spine. Three private stub streets would extend to the west. Two stormwater basins would be located on the west side of the site, and a

drainage channel that currently bisects the site would remain. A secondary emergency access drive would connect the southern private drive to Skipton Loop.

Bike Paths and Pedestrian Routes

The applicant will provide sidewalks throughout the development, which will connect to the robust sidewalk and path network throughout the overall development and surrounding areas.

Open Space and Landscaping

Section 14 includes 7.84 acres of open space, to be used primarily for stormwater management. The existing trees on the north and east sides of the site would be preserved as a buffer to adjacent existing development. Additional buffer landscaping would be added on the west side adjacent to Section 15 and on the southeast side of the site to supplement areas with minimal or no trees. Street trees would be planted on both sides of the private streets, and additional plantings would be provided throughout.

Tree preservation

This subdivision has been developed in a way that maximizes tree preservation on the entire site while allowing for reasonable development. This is regulated via the approved Development Text and approvals and remains in effect. The approved tree replacement plan requires a \$200 fee to be paid at the time of permit issuance for each lot, in addition to the planting of two replacement trees per lot in accordance with the approved Development Text.

Building Design

Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. Not only would the houses have to meet the minimum standards of the multi-family development standards outlined in Chapter 1120 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text.



Some of the required upgrades for the single-family houses include:

- 1) At least 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as defined in the text;
- 2) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material;
- 3) Dimensional shingles on all homes;
- 4) Upgraded garage door standards for doors that face a public street.
- 5) No blank walls.



Lighting

A lighting plan has been submitted and is in review by staff to ensure compliance with the zoning code.

RECOMMENDATION

Staff and Planning Commission recommend approval of the request with the conditions outlined in the attached resolution.

RESOLUTION 26-53

A RESOLUTION TO APPROVE A REQUEST BY TERRA ALTA LLC. FOR APPROVAL OF A DEVELOPMENT PLAN FOR TERRA ALTA SECTION 14 ON 13.263 ACRES CONTAINING 80 FEE-SIMPLE TOWNHOME UNITS ON PROPERTY LOCATED WITHIN THE TERRA ALTA PLANNED MIXED USE OVERLAY JUST NORTH OF TERRA ALTA SECTION 13.

WHEREAS, TERRA ALTA LLC, 148 West Schrock Road, Westerville, Ohio 43081 has filed an application requesting approval of a Development Plan to allow for the construction of 80 townhome units in Terra Alta Section 14 on 13.263 acres located within the Terra Alta Planned Mixed-Use Overlay just north of Terra Alta Section 16.

WHEREAS, a public hearing was held on July 1, 2026, by the City of Delaware Planning Commission, and on July 27, 2026 by City Council, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City Council of the City of Delaware finds that the facts submitted with this Development Plan application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan approval as per §1105.10 of the Planning and Zoning Code; and

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

SECTION 1. Approval of a Development Plan for Lot A on 1.9 acres of an 8.05-acre Commercial- Planned Unit Development, except as further modified by the following conditions and requirements:

SECTION 2. Conditions of Approval:

1. The site plan dated 04/30/26 shall be the approved plan for this development unless modified herein.
2. The development plan shall conform in all respects to the approved Development Text for this development.
3. Engineering

- 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.



April 30, 2026

Anna Kelsey
Planning & Zoning Administrator
City of Delaware
Planning & Community Development
1 South Sandusky Street
Delaware, OH 43015

Ms. Kelsey,

It is the intent of Terra Alta, LLC to develop 13.263 acres of farmland and woods within parcel PN 41914002025000 as Section 14 of the Terra Alta Subdivision. The proposed subdivision will include 80 attached single-family units within 15 buildings. The buildings will range from 4 units to 6 units. The development will also include 3 reserves with 1 reserve used for the purpose of private streets and parking areas. Development will be in accordance with the development text created for the Terra Alta development.

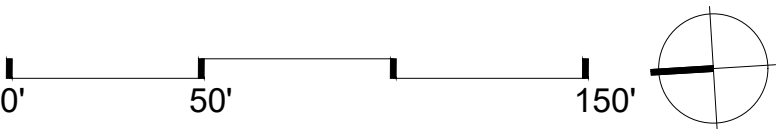
Sincerely,

A handwritten signature in blue ink, appearing to read 'Darrel Miller'.

Darrel Miller

Terra Alta, LLC

148 West Schrock Road, Westerville, OH 43081 (614) 891-2042



PROJECT FOR:



SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer

Advanced Civil Design
781 Science Blvd, Suite 100
Gahanna, OH 43230
614.428.7750

Landscape Architect

G2 Planning and Design
720 E. Broad St, Suite 200
Columbus, Ohio 43215
p 614.583.9230

TERRA ALTA SECTION 14
LANDSCAPE PLAN

REVISIONS

date	issued for
1 XXX.XX.XXXX	NOTES
2	
3	
4	
5	
6	
7	
8	
9	
10	

drawn by:	SF	checked by:	GS
issue date:	04.23.26	PROJECT NO.	26030

SITE ILLUSTRATIVE
PLAN

L1.02



ENTRY RENDER 1



ENTRY RENDER 2



ENTRY RENDER 3

PROJECT FOR:

KHovnanian
Homes

G2 PLANNING
+ DESIGN
730 L. BROAD STREET
COLUMBUS, OH 43215

SEAL

CHECK SET
Not For Construction

DESIGN TEAM

Civil Engineer

Advanced Civil Design
781 Science Blvd, Suite 100
Gahanna, OH 43230
614-428.7750

Landscape Architect

G2 Planning and Design
720 E. Broad St, Suite 200
Columbus, Ohio 43215
p 614.583.9230

TERRA ALTA SECTION 14
LANDSCAPE PLAN

REVISIONS

date	issued for
1 XX.XX.XXXX	NOTES
2	
3	
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6	
7	
8	
9	

drawn by: SF checked by: GS
issue date: 04.23.26 PROJECT NO. 26030

**ENTRY
RENDERS**

L1.03

Bayville

2495 SQFT :: 24' x 40'



BAYVILLE 4-STRING EXAMPLE: FRONTS

NATIONAL PORTFOLIO

24' Market Rate Elevations: 3-Story Townhome

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Corporate Product Development :: NYC Design Studio

Bayville

2495 SQFT :: 24' x 40'



BAYVILLE 4-STRING EXAMPLE: REARS

NATIONAL PORTFOLIO

24' Market Rate Elevations: 3-Story Townhome

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2495 SQFT :: 24' x 40'



BAYVILLE 5-STRING EXAMPLE: FRONTS

NATIONAL PORTFOLIO

24' Market Rate Elevations: 3-Story Townhome

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2495 SQFT :: 24' x 40'



BAYVILLE 5-STRING EXAMPLE: REARS

NATIONAL PORTFOLIO

24' Market Rate Elevations: 3-Story Townhome

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BAYVILLE 6-STRING EXAMPLE: FRONTS

NATIONAL PORTFOLIO

24' Market Rate Elevations: 3-Story Townhome

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Bayville

2495 SQFT :: 24' x 40'



BAYVILLE 6-STRING EXAMPLE: REARS

NATIONAL PORTFOLIO

24' Market Rate Elevations: 3-Story Townhome

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RESOLUTION

CITY OF DELAWARE
PLANNING COMMISSION
July 1, 2026

PC 26-6
TERRA ALTA SEC. 14
DEVELOPMENT PLAN

WHEREAS, Terra Alta LLC, 148 W. Schrock Road, Westerville, OH 43081, has filed an application requesting approval of a Development Plan for 80 townhome units in Terra Alta Section 14 on 13.263 acres on property zoned R-SF PMU (Residential Single-Family Planned Mixed-Use Overlay

WHEREAS, a public hearing was held on July 1, 2026, by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this Development Plan application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for Development Plan approval as per §1105.16 of the Planning and Zoning Code; and

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission recommends to the City of Delaware City Council:

SECTION 1. Approval of a Development Plan for 80 townhome units in Terra Alta Section 14 on 13.263 acres, except as further modified by the following conditions and requirements:

SECTION 2. Conditions of Approval:

1. The site plan dated 04/30/26 shall be the approved plan for this development unless modified herein.
2. The development plan shall conform in all respects to the approved Development Text for this development.
3. Engineering
 - a. The Applicant shall 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.

- b. In accordance with the zoning approval for the site, a \$1,000 transportation fee shall be paid at time of building permit issuance for each unit.

4. Landscaping

- a. The landscaping plan dated 04/23/26 shall be the approved landscape plan for this development unless modified herein.
 - b. For each single-family lot, a \$200 tree fee shall be paid at time of building permit issuance in accordance with the approved Development Text.
 - c. The applicant shall plant two (2) replacement trees for each condominium unit in accordance with the approved Development Text.
 - d. Stormwater basins shall be aerated
 - e. All open space, stormwater basins, and landscaping shall be maintained in perpetuity by the developer or association of owners for the development.
- 5. The lots and dwelling units shall comply with the minimum bulk and setback requirements in the approved development text.
 - 6. The dwelling units shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
 - 7. The street lighting plan shall be submitted, reviewed, and approved by the City prior to construction drawing approval.

SECTION 3. These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council

The Clerk is directed to transmit this case to City Council for further determination as required by law.

PASSED: July 1, 2026 YEAS 5 NAYS 0 ABSTAIN 0

ATTEST: Sarah Union Gayle S. Smith
CITY CLERK COMMISSION CHAIRMAN



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Nicolas Langford, Economic Development

ITEM TYPE: Ordinances

AGENDA SECTION: **FOURTH READING OF ORDINANCE NO. 26-29 (AS AMENDED)**

SUBJECT: Ordinance No. 26-29, an ordinance approving and authorizing the City Manager to execute a Community Reinvestment Area Agreement with Stephen P Hartman, LLC for investment in real property improvements at 4 N. Sandusky Street (parcel #51943109018000) **AS AMENDED.** *(Proposed Tax Abatement for the Renovation of the Upper Floors at the Historic Downtown Property Located at 4 N. Sandusky to Promote Office or Commercial Use.)*

SUGGESTED ACTION:

ATTACHMENTS:

[FS ord 26-29, Hartman CRA.docx](#)

[ord 26-29, Hartman CRA.docx](#)

[CRA Agreement with application.docx](#)



FACT SHEET

AGENDA ITEM NO: 12

DATE: 7/27/2026

ORDINANCE NO: 26-29

RESOLUTION NO:

READING: FOURTH

PUBLIC HEARING: YES (June 22,
22, 2026, at 7:35 PM)

TO: Mayor and Members of City Council

FROM: Paul J. Brake, City Manager

VIA: Logan Brunney, Economic Development Project Manager

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A COMMUNITY REINVESTMENT AREA AGREEMENT WITH STEPHEN P HARTMAN, LLC FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS AT 4 N. SANDUSKY STREET (PARCEL #51943109018000) **AS AMENDED.**

BACKGROUND:

Stephen P. Hartman, LLC desires to enhance our downtown offerings by renovating the upper levels of 4 N. Sandusky Street. Consistent with broader trends affecting historic downtowns, the upper floors of this structure have experienced prolonged vacancy and underutilization. Factors contributing to this condition include functional obsolescence, deferred capital investment, and evolving building and life-safety code requirements that have limited the feasibility of continued occupancy without substantial rehabilitation. As a result, the upper portion of the building has remained inactive, detracting from the property's full economic productivity and limiting its contribution to the surrounding district.

The proposed project involves the rehabilitation and reactivation of the currently vacant upper floors, returning these spaces to productive use in a manner consistent with both historic development patterns and contemporary market

demand. The scope of work is expected to include significant interior improvements, code compliance upgrades, and modernization of building systems necessary to support occupancy.

At Council's direction, the proposed CRA Tax Abatement has been revised so that it may be used only for eligible non-residential business or commercial improvements, subject to the limited temporary-lodging exception described below. Residential apartments, condominiums, dwelling units, and other residential uses will not qualify for the abatement.

Company Project Commitments:

- Redevelopment of the 4 North Sandusky Street building, allowing for activation of the 2nd and 3rd stories of the building.
- **The CRA Tax Abatement is limited solely to improvements used for non-residential business or commercial purposes. Apartments, condominiums, townhouses, dwelling units, dormitories, residential care facilities, boarding houses, and all other residential uses are ineligible.**
- **A boutique hotel or other lawfully operated temporary lodging use, including short-term rental accommodations offered for temporary stays, may qualify. For any mixed-use configuration, the abatement is limited to the assessed value attributable to eligible non-residential business/commercial and temporary-lodging improvements.**

FISCAL IMPACT(S):

The proposed 75% real property tax exemption for 15 years is limited to the increase in assessed value attributable to eligible non-residential business/commercial improvements and eligible temporary lodging improvements. Any residential portion of the property will remain fully taxable.

POLICY CHANGES:

The ordinance expressly excludes apartments, condominiums, dwelling units, and other residential uses from CRA Tax Abatement eligibility, while

permitting a limited exception for boutique hotels and lawfully operated temporary or short-term lodging uses offered for temporary stays.

PRESENTER(S):

Logan Brunney, Economic Development Project Manager

Nicolas Langford, Economic Development Director

RECOMMENDATION:

Approval as amended

ATTACHMENT(S)

Ordinance No. 26-29 **(as amended)**

CRA Agreement

ORDINANCE NO. 26-29

AN ORDINANCE APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A COMMUNITY REINVESTMENT AREA AGREEMENT WITH STEPHEN P HARTMAN, LLC FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS AT 4 N. SANDUSKY STREET (PARCEL #51943109018000) **AS AMENDED.**

WHEREAS, the City has encouraged development of, and investment in, real property located in designated Community Reinvestment Areas (CRAs) pursuant to ORC Chapter 3735; and

WHEREAS, this Council, by Ordinance No. 25-21, authorized real property tax abatements for commercial/industrial new construction for up to 100% of new building value for a maximum term of 15-years, with the percentage of new building value abated and the term of the abatement to be determined on a case-by-case basis; and

WHEREAS, Stephen P. Hartman, LLC (the "Company") proposes to renovate an existing downtown building at 4 N. Sandusky Street (Delaware County Auditor Tax Parcel #51943109018000) (the "Project"); and

WHEREAS, the City desires to authorize a fifteen-year (15-year), seventy-five percent (75%) real property tax exemption (the "CRA Tax Abatement") for the increase in assessed value of the Project's real property improvements to induce the Company to construct the Project, all as set forth in the proposed Community Reinvestment Area Agreement now on file with the Clerk of Council (the "CRA Agreement"); and

WHEREAS, this Council has determined that the Company is qualified by financial responsibility and business experience to construct, own, and operate said Project in a manner that will add to the economic environment in the City; and

WHEREAS, this Council intends that the CRA Tax Abatement be available solely non-residential businesses or commercial uses, with the limited exception of a boutique hotel or other lawfully operated temporary lodging or short-term rental use offered for temporary stays, and not for apartments, condominiums, dwelling units, or any other residential use; and

WHEREAS, the Project is located in the Delaware City School District and the Delaware County Joint Vocational School District, and the Board of Education of the Delaware City School District and the Board of Education of the Delaware County Joint Vocational School District have been notified of the proposed CRA Agreement in accordance with Ohio Revised Code Sections 3735.671 and 5709.83; and

WHEREAS, this Council desires to authorize and approve the CRA Tax Abatement and the CRA Agreement with the Company and authorize the City Manager to execute the CRA Agreement on behalf of the city.

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

SECTION 1. This Council hereby grants the CRA Tax Abatement for the Project, consisting of real property tax exemptions equal to seventy-five percent (75%) of the assessed valuation for each improvement at the Project Site for fifteen (15) years commencing in the first year for which any structure in the Project would first be taxable were structure not exempted from taxation.

Notwithstanding any provision of the CRA Agreement to the contrary, **the CRA Tax Abatement shall apply solely to the portion of the Project used for non-residential business or commercial purposes. No CRA Tax Abatement shall be available for any portion of the Project used or intended to be used as a dwelling or for residential occupancy, including, without limitation, apartments, condominiums, townhouses, single-family or multifamily dwelling units, dormitories, residential care facilities, boarding houses, or any other residential use. This exclusion shall not apply to a boutique hotel or other lawfully operated temporary lodging use, including short-term rental accommodations, provided that such use is offered and operated for temporary stays and not for permanent residential occupancy. In any mixed-use configuration, the CRA Tax Abatement shall be limited to the assessed value attributable to eligible non-residential business or commercial improvements and eligible temporary lodging improvements.** This Council also hereby approves the CRA Agreement in substantially the form on file with the Clerk of Council.

SECTION 2. The City Manager is hereby authorized to: (a) execute and deliver the CRA Agreement on behalf of the City in substantially the form on file with the Clerk of Council, as such form may be modified or amended consistent with this Ordinance and approved by the City Attorney, provided that no modification or amendment may expand eligibility beyond the uses permitted

by Section 1 of this Ordinance, (b) carry out the terms of the CRA Agreement, and (c) take such other actions as may be necessary to implement the Project and the CRA Agreement.

SECTION 3. This Council hereby ratifies the notices given to the Delaware City School (DCS) and Delaware Area Career Center (DACC) School Districts and the estimates therein that the amount of taxes charged and payable on any portion of the assessed valuation of the new structures subject to the exemption from real property taxation approved herein that will not be exempted from such taxation under the CRA Agreement equals or exceeds twenty-five per cent of the amount of total taxes of the new structures subject to the exemption from real property taxation. This Council certifies to each Board of Education of the Delaware City and Delaware County Joint Vocational School Districts that the estimates have been made in good faith.

SECTION 4. This Council hereby authorizes the City Manager, the City Attorney, the Finance Director, and the Director of Economic Development, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance, the terms and conditions of the CRA Agreement, and the requirements and policies of the City of Delaware's Community Reinvestment Area Program.

SECTION 5. Pursuant to Section 3735.671 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of the CRA Agreement to the Director of the Ohio Department of Development within fifteen days after the CRA Agreement is entered into. On or before March 31 of each year that the exemption set forth in Section 1 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Ohio Department of Development a status report required under Section 3735.672 of the Ohio Revised Code.

SECTION 6. 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 of any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with the law including Ohio Revised Code Section 121.22.

SECTION 7. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____, 2026

YEAS _____ NAYS _____

ABSTAIN _____

ATTEST: _____
CITY CLERK

MAYOR

COMMUNITY REINVESTMENT AREA AGREEMENT

THIS COMMUNITY REINVESTMENT AREA AGREEMENT (this “**Agreement**”) is made and entered into as of this [] day of [], 2026 (the “**Effective Date**”), by and between the CITY OF DELAWARE, OHIO, an Ohio municipal corporation with an address at 1 South Sandusky Street, Delaware, Ohio 43015 (the “**City**”) and Stephen P. Hartman, LLC, an Ohio LLC having its principal offices at 9000 Cheshire Rd. Sunbury, OH 43074, together with its permitted successors and assigns (the “**Owner**”). The City and the Owner are collectively referred to herein as the Parties (the “**Parties**”).

WITNESSETH:

WHEREAS, on July 23, 2001, the City Council (the “**Council**”) passed Res. No. 01-52 (the “**First CRA Legislation**”), designating certain real property within the City as a Community Reinvestment Area (“**CRA**”); and,

WHEREAS, the Council amended the First CRA Legislation, including by Res. No. 04-39 passed by the Council on July 12, 2004 (the “**Second CRA Legislation**”), Res. No. 22-07 passed by the Council on February 7, 2022 (the “**Third CRA Legislation**”), Res. No. 24-41 (the “**Fourth CRA Legislation**”), and Ord. 25-21 passed by the Council on May 12, 2025 (the “**Fifth CRA Legislation**” and, collectively with the First CRA Legislation, the Second CRA Legislation, the Third CRA Legislation, the Fourth CRA Legislation, and the Fifth CRA Legislation, the “**CRA Enabling Legislation**”); and,

WHEREAS, the CRA Enabling Legislation declared the remodeling of existing residential, commercial, and industrial structures as well as the construction of new residential, commercial, and industrial structures within CRA to be a public purpose for which the City may grant exemptions from real property taxation pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the “**CRA Act**”); and,

WHEREAS, the Ohio Department of Development determined the CRA contained the characteristics required under Ohio Revised Code Section 3735.66 and subsequently certified the CRA as CRA No. 041-01135-01; and,

WHEREAS, the City has determined to authorize CRA Exemptions (as defined herein) to encourage the redevelopment and development of real property located within the City (as described more particularly in **Exhibit A** attached to and incorporated into this Agreement, the “**Property**” with each parcel comprising the Property being a “**Parcel**”), which Property is entirely within the boundaries of the CRA, all in order to enable economic stability, maintain and augment real property values, and generate new employment opportunities within the City; and,

WHEREAS, the Owner intends to redevelop the upper floors of a downtown building at 4 N. Sandusky Street (the “**Project**”), provided that appropriate development incentives are available to support the economic viability of the Project; and,

WHEREAS, the Housing Officer, or the Housing Officer’s designee, determined that the

Owner is qualified to receive CRA Exemptions (as defined herein), and recommended the Council of the City approve this Agreement in order to provide one or more CRA Exemptions (as defined herein) for the Project with respect to any structure or any portion of any structure to be used for commercial purposes at the Property (with each separately identifiable structure with respect to the Project and applicable appurtenances thereto being known as a “**Building**”), all pursuant to the terms of the CRA Act, the CRA Enabling Legislation, the CRA Agreement Approval Legislation, and this Agreement; and,

WHEREAS, the Property is located within the Delaware City School District (the “**Schools**”) and the Delaware County Joint Vocational School District (the “**JVSD**”, which together with the Schools may be referred to as the “**School Districts**”), and each of the respective boards of education of the School Districts have been notified notice by the City, including a copy of this Agreement, not later than fourteen (14) days prior to the date on which the Council formally approved this Agreement, all in accordance with the CRA Act and Ohio Revised Code Section 5709.83; and,

WHEREAS, pursuant to Ordinance No. 26-29 passed by the Council of the City on [_____] [____], 2026, as may be amended from time-to-time (the “**CRA Agreement Approval Ordinance**”), the Council of the City formally approved this Agreement and authorized the CRA Exemptions with respect to each of the remodeled and newly constructed Buildings at the Property as a result of the Project; and,

WHEREAS, pursuant to Ohio Revised Code Sections 3735.67(A) and 3735.671(A) and in conformance with the terms required by Ohio Revised Code Section 3735.671(B), the City and the Owner now desire to formalize their Agreement with respect to matters hereinafter contained.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the City and the Owner from the execution hereof, the receipt and sufficiency of which are hereby acknowledged, the Parties herein agree as follows:

Section 1. Project. The cost of the investments to be made in connection with the Project by the Owner are estimated to cumulatively exceed four hundred and fifty thousand dollars (\$450,000) (exclusive of any amounts for the acquisition of machinery and equipment, furniture and fixtures and inventory). The Parties agree and acknowledge that the estimates provided in this Section 1 are good faith estimates and shall not be construed in a manner that would limit the amount or term of any CRA Exemptions (as defined herein) granted pursuant to the terms of this Agreement. The Parties recognize that the costs associated with the Project may increase or decrease and that costs do not necessarily equal otherwise taxable value.

Section 2. Project Schedule. The Owner currently estimates that there are 0 employees of the Owner employed at the Property. The Owner currently estimates that the Project will result in approximately 0 full-time equivalent employment opportunities at the Property. The Owner currently estimates that the employment of full-time equivalent employees at the Property will result in approximately \$0.00 of total payroll each calendar year. The Parties agree and acknowledge that the estimates provided in this Section 2 are good faith estimates and shall not be construed in a manner that would limit the amount or term of any CRA Exemption (as defined

herein) granted pursuant to the terms of this Agreement. The Parties recognize that the employment and payroll estimates associated with the Project may increase or decrease and that the Owner presently anticipates that all employees at the Property as a result of the Project will be hired by the Owner, and future Third-Party Transferees and Occupants (each as are further defined herein), or their respective lessees or operators.

Section 3. CRA Exemption. Pursuant to the CRA Act, the CRA Enabling Legislation, the CRA Agreement Approval Ordinance, and subject to the terms and conditions of this Agreement, the Council of the City has authorized: a tax exemption with respect to the Project for a period of fifteen (15) years in an amount equal to seventy-five percent (75%) of the increase in the assessed value attributable to the remodeled or newly constructed Buildings or portions of Buildings to be used for commercial purposes on the Parcels comprising the Property (the “**CRA Exemption**”).

For each separately identifiable Building or portion of any Building used for commercial purposes, the applicable CRA Exemption shall first apply in the year the construction or remodeling of such Building or portion of such Building would first be taxable but for Ohio Revised Code Sections 3735.67, 3735.671, subject to the terms of the CRA Agreement Approval Ordinance and this Agreement. For purposes of clarity, no CRA Exemption shall commence after tax year 2027 for taxes payable in calendar year 2028 (i.e., tax lien date January 1, 2027) nor extend beyond tax year 2042 for taxes payable in calendar year 2043 (i.e., tax lien date January 1, 2042).

The Housing Officer, or the Housing Officer’s designee, shall, upon completion of the Project as evidenced by the issuance of one or more certificates of occupancy issued by the City with respect to the Building or portion of any Building for which a CRA Exemption is sought, forward to the Delaware County Auditor a certification of the eligibility of such commercial remodeling or construction attributable to the Buildings or portions of Buildings at the Property to be placed on the tax list and duplicate by the Delaware County Auditor as exempt property as required by Ohio Revised Code Section 3735.67(C).

Section 4. Payment of Non-Exempt Taxes.

A. The Owner shall pay such taxes and real property taxes as are not exempted under this Agreement and charged against such Owner’s Property (including Buildings if applicable) and shall file all tax reports and returns as required by law in connection therewith. If an Owner fails to pay such taxes or file such returns and reports, and such failure is not corrected within thirty (30) days of written notice thereof to such Owner, all CRA Exemptions granted under this Agreement with respect to that applicable Owner may be rescinded beginning with the tax year for which such unpaid taxes are charged or such unfiled reports or returns are required to be filed and thereafter. Any such rescission, as provided in this Section 4, shall have no effect on CRA Exemptions granted under this Agreement with respect to any other Owner other than that applicable, defaulting Owner. For purposes of this Section 4, “**taxes**” means all real property taxes, service payments in lieu of taxes, general and special assessments, and any other governmental charges validly levied or assessed against a Parcel or any portion of any Parcel

(including as may be levied against any Building or portion of any Building from time to time) at the Property.

B. Each Owner and Occupant (as defined herein) shall pay such respective City municipal income taxes as may be levied against the respective Owner or Occupant (as defined herein) and shall file all tax reports and returns as required by law in connection therewith. **“Occupant”** includes any person or entity having a right to occupy or regularly use any Building or portion of any Building at the Property, whether such right to occupy or regularly use any Building or any portion of any Building at the Property arises under any lease, sub-lease, license, or other agreement, and whether any such right is granted by the Owner or by any other Occupant, including, but not limited to, tenants, but does not include persons or entities that provide limited services to the Owner or an Occupant, such as security guard companies, janitorial service companies and consulting service companies. If an Owner or Occupant fails to pay such taxes or file such returns and reports, and such a failure is not corrected by the Owner or Occupant within thirty (30) days of written notice thereof to such applicable Owner or Occupant (with such notice redacted to the extent necessary to protect confidential information of the Owner or Occupant), such failure shall constitute an event of default hereunder; provided, that such event of default shall have no effect on CRA Exemptions granted under this Agreement with respect to any other Owner or Occupant other than the applicable, defaulting Owner or Occupant.

Section 5. Certification as to No Delinquent Taxes. The Owner hereby certifies that at the time this Agreement is executed, the Owner does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which the Owner is liable under Ohio Revised Code Chapters 5733, 5735, 5739, 5741, 5743, 5747, or 5753, or, if such delinquent taxes are owed, the Owner currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against the Owner. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 6. Cooperation of the City. The City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain the CRA Exemptions granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such CRA Exemptions.

Section 7. Revocation of CRA Exemption. If for any reason the City revokes its designation of the CRA containing the Property, or the Director of the Ohio Department of Development revokes certification of the CRA containing the Property, CRA Exemptions granted under this Agreement shall continue for the number of years specified under this Agreement unless the Owner materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the CRA Exemptions granted pursuant to this Agreement with respect to the Property.

Section 8. Termination, Suspension, or Modification Upon Default. If either the Owner or Occupant does not comply with the terms of this Agreement and such noncompliance is

documented by the proper Tax Incentive Review Council's recommendation to the City to modify or cancel any of the CRA Exemptions granted by this Agreement under Ohio Revised Code Section 5709.85 or if the City determines that the certification as to delinquent taxes required by this Agreement is fraudulent, the City may terminate, suspend, or modify the CRA Exemptions granted under this Agreement with respect to the applicable Owner or Occupant in default. Any such termination, suspension, or modification, as provided in this Section 8, shall have no effect on CRA Exemptions granted under this Agreement with respect to Owners or Occupants other than the defaulting Owner or Occupant. All CRA Exemptions granted under this Agreement with respect to any Building or any portion of any Building at the Property occupied by an applicable Owner or Occupant may be rescinded beginning with the tax year for which such unpaid taxes are charged or such unfiled reports or returns are required to be filed and thereafter, subject to reinstatement as set forth below. Any such rescission, as provided in this Section 8, shall have no effect on CRA Exemptions granted under this Agreement with respect to any Building or any portion of any Building at the Property occupied by the Owner or Occupants other than such applicable, defaulting Owner or Occupant. If any structure or any portion of any structure at the Property is occupied by more than one Owner or Occupant, any CRA Exemption rescinded pursuant to this Section 8 may only be rescinded for that portion of any Building or any portion of any Building at the Property occupied by such applicable, defaulting Owner or Occupant ("**Partial Rescission**"). The remaining portion of any Building or any portion of any Building at the Property occupied by any other Owner or Occupant other than that applicable, defaulting Owner or Occupant, shall continue to receive any such CRA Exemption granted pursuant to this Agreement. This Partial Rescission may be effectuated pursuant to Ohio Revised Code Section 5713.04, which permits Parcels to be split-listed when only a portion is exempt from real property tax (as may be otherwise approved by the City and the Delaware County Auditor from time-to-time) or otherwise as may be implemented by the Delaware County Auditor. Where an applicable Owner or Occupant has defaulted under this Agreement, such applicable, defaulting Owner or Occupant may apply for reinstatement of the CRA Exemption with respect to any Building or any portion of any Building at the Property upon the expiration of the Owner's or Occupant's right to occupy or regularly use that Building or any portion of any Building at the Property, which such reinstatement shall not be unreasonably denied, delayed, or conditioned by the City.

The City may require any defaulting Owner or Occupant, upon any such termination or modification, to reimburse to each taxing authority any already-received benefits of the applicable CRA Exemption as taxes due to each taxing authority. The City may secure repayment of the amount of such already-received CRA Exemption benefits that are to be repaid by a lien on the Building or portion of the Building subject to the applicable CRA Exemption. Such lien may attach, and may be perfected, collected, and enforced, in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as a mortgage lien on real property. In the event that (A) a mortgage lien is unable to be perfected or enforced against the applicable real property, or (B) the Owner or Occupant, as applicable, fails to pay any such installment within sixty (60) days after the due date thereof, the City may either enforce its mortgage lien or may (i) accelerate payment of all of the unpaid installments by giving notice thereof to the Owner or Occupant, as applicable, and, if not already done in accordance with the terms of this Agreement, direct the Delaware County Auditor to strike the Parcel or portion of the Parcel from the exempt list in accordance with Section 5713.08 of the Ohio Revised Code, and (ii) direct the Delaware County Auditor to certify, as an additional charge on the property, the amount

of the unpaid installments to the Delaware County Treasurer as delinquent taxes and the Delaware County Treasurer shall collect such amount in the manner prescribed by law for the collection of delinquent taxes.

Section 9. Provision of Information. The Owner shall provide to the proper Tax Incentive Review Council any information reasonably required by that Tax Incentive Review Council to evaluate the Owner's compliance with this Agreement, including returns filed pursuant to Ohio Revised Code Section 5711.02 if requested by the Tax Incentive Review Council.

In addition, the Owner and each Occupant agree, as follows, in pertinent part:

- (i) Each Occupant of any Building or any portion of any Building at the Property subject to a CRA Exemption shall provide such information, in such content, detail, and format as shall be reasonably determined by the City, that may be required by the City (i) to enforce its municipal income tax laws, including the City's obligations to account for and share income tax revenue with any other entity and (ii) to permit the Department of Economic Development of the City to evaluate compliance with this Agreement. The applicable Owner of any structure or any portion of any structure at the Property subject to a CRA Exemption shall require any Occupant to comply with Section 9(i) hereof pursuant to any lease, sub-lease, license, or other agreement by which an Occupant acquires a right to use any portion of any structure from the applicable Owner.
- (ii) Each Owner of any portion of any structure or any portion of any structure at the Property subject to CRA Exemption shall provide such information, in such content, detail, and format as shall be reasonably determined by the City, that may be required by the City (i) to enforce its municipal income tax laws, including the City's obligations to account for and share income tax revenue with any other entity and (ii) to permit the Department of Community Planning & Economic Development of the City to evaluate compliance with this Agreement.

Section 10. Transfer or Assignment; Release from Liability. Ohio Revised Code Section 3735.671(B)(6) requires, among other things, that this Agreement include a statement that this Agreement is not transferable or assignable without the express written approval of the City. The City shall retain the right to consider the approval of the transfer or assignment of this Agreement and the benefits and obligations hereof, which approval shall not be unreasonably withheld or delayed, to any person or entity other than the Owner, which is a transferee by sale or other means of transfer of all or any portion of the Property (a "**Third-Party Transferee**" and such transferred property, the "**Transferred Property**"). Provided, that as a condition to the right to receive CRA Exemptions as set forth in this Agreement, each Third-Party Transferee shall execute and deliver to the City a Partial Assignment and Assumption Agreement in substantially the form attached hereto as Exhibit B, as may be amended from time-to-time (the "**Partial Assignment and Assumption Agreement**"). Pursuant to the applicable Partial Assignment and Assumption Agreement, the applicable Third-Party Transferee shall (a) assume all obligations of the Owner under this Agreement with respect to the Transferred Property and (b) certify as to the validity, as to the Third-Party Transferee, of the representations, warranties, and covenants

contained herein and in the applicable Partial Assignment and Assumption Agreement as to such Third-Party Transferee. The City agrees to consider approval of each Partial Assignment and Assumption Agreement properly executed by a Third-Party Transferee and the City agrees to execute and deliver an original thereof to the Third-Party Transferee if the City has approved the applicable Partial Assignment and Assumption Agreement. The Owner or the applicable Third-Party Transferee shall pay to the City's designated legal counsel, its reasonable fees and expenses for costs incurred with respect to the preparation and authorization of any such Partial Assignment and Assumption Agreement. The payment shall be due within thirty (30) business days after complete execution and delivery by the City of any such Partial Assignment and Assumption Agreement. Upon execution by the City of any such Partial Assignment and Assumption Agreement with respect to the Transferred Property, the Third-Party Transferee shall have all entitlements and rights to the CRA Exemptions and obligations with like effect as if the Third-Party Transferee had been the original Owner and a Party to this Agreement.

Section 11. Revocation of CRA Exemptions. CRA Exemptions from taxation granted under this Agreement shall be revoked with respect to the Property if it is determined that the Owner, any successor to the Owner or any related member (as those terms are defined in Ohio Revised Code Section 3735.671(C) have violated the prohibition against entering into this Agreement under Ohio Revised Code Sections 3735.671(C), 5709.62 or 5709.63 prior to the time prescribed by those sections.

Section 12. Approval of the City. The City and the Owner acknowledge that this Agreement must be approved by formal action of the Council of the City as a condition for the Agreement to take effect and that the Council of the City has approved this Agreement pursuant to the CRA Agreement Approval Ordinance. This Agreement shall take effect upon the expiration of any applicable waiting period with respect to the CRA Agreement Approval Ordinance and the City's execution of this Agreement thereafter.

Section 13. Fees. The Owner shall pay to the City an initial fee of Two Thousand Five-Hundred Dollars (\$2,500.00) upon execution of this Agreement. In addition, and on each anniversary of the date of the execution of this Agreement, the Owner shall pay to the City a local annual monitoring fee, which such local annual monitoring fee shall equal the greater of (i) one percent (1%) of the amount of real property taxes exempted pursuant to the CRA Exemptions and this Agreement, subject to a minimum of Five Hundred Dollars (\$500.00) and a maximum of Two Thousand Five-Hundred Dollars (\$2,500.00) annually. The Owner further agrees that it shall pay to the City's designated legal counsel, its reasonable fees and expenses for costs incurred with respect to the preparation and authorization of the CRA Exemptions with respect to the Project, including but not limited to, the preparation and authorization of the CRA Agreement Approval Ordinance and this Agreement within thirty (30) days of receipt.

Section 14. Non-Discriminatory Hiring. The Owner agrees to follow non-discriminating hiring practices and acknowledges that no individual may be denied employment solely based on race, religion, sex, disability, color, national origin, or ancestry or any other classification that is now or may become a classification protected by generally applicable law.

Section 15. No False Statements. The Owner affirmatively represents and agrees it has made no false statements to the State of Ohio or the City or any other local political subdivisions in the process of obtaining approval of the CRA Exemptions applicable to the Project under this Agreement. If any representative of the Owner has knowingly made a false statement to the State of Ohio or a local political subdivision to obtain the CRA Exemptions contemplated hereunder, the Owner shall be required to immediately return all benefits received under this Agreement pursuant to Ohio Revised Code Section 9.66(C)(2) and shall be ineligible for any future economic development assistance from the State of Ohio, any State of Ohio agency or a political subdivision pursuant to Ohio Revised Code Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(F)(1), which is punishable by a fine of not more than one thousand dollars (\$1,000) or a term of imprisonment of not more than six (6) months.

Section 16. Counterparts. This Agreement may be signed in one or more counterparts or duplicate signature pages with the same force and effect as if all required signatures were contained in a single, original instrument. Any one or more of such counterparts or duplicate signature pages may be removed from any one or more original copies of this Agreement and annexed to other counterparts or duplicate signature pages to form a completely executed, original instrument.

Section 17. Severability; Construction; Headings. If any provision of this Agreement or the application of any such provision to any such person or any circumstance is determined to be invalid or unenforceable, then such determination shall not affect any other provision of this Agreement or the application of such provision to any other person or circumstance, all of which other provisions shall remain in full force and effect. If any provision of this Agreement is capable of two (2) constructions one (1) of which would render the provision valid, then such provision shall have the meaning which renders it valid. The captions and headings in this Agreement are for convenience only and in no way define, limit, prescribe or modify the meaning, scope or intent of any provisions hereof.

Section 18. Validity. The Owner covenants and agrees that they are prohibited from challenging the validity of this Agreement, the CRA, and any CRA Exemptions authorized by the CRA Enabling Legislation and the CRA Agreement Approval Ordinance. In that regard, the Owner waives any defects in any proceedings related to the CRA, this Agreement, and any CRA Exemptions authorized by the CRA Enabling Legislation and the CRA Agreement Approval Ordinance.

Section 19. Modification. If, notwithstanding Section 10 of this Agreement, it becomes necessary to modify the terms of this Agreement to reflect the exact legal and financing structure utilized by the Owner in developing, equipping, and operating the Project, the Owner shall request an amendment to this Agreement. Any modification shall only be effective if in a writing agreed to by the City, in its sole discretion.

Section 22. Notices. Any notices, statements, acknowledgements, consents, approvals, certificates or requests required to be given on behalf of any Party to this Agreement

shall be made in writing addressed as follows and sent by (i) registered or certified mail, return receipt requested, and shall be deemed delivered when the return receipt is signed, refused or unclaimed, (ii) by nationally recognized overnight delivery courier service and shall be deemed delivered the next business day after acceptance by the courier service with instructions for next-business-day delivery, or (iii) by facsimile transmission and shall be deemed delivered upon receipt of confirmation of transmission, or to any such other addresses as may be specified by any Party, from time to time, by prior written notification, as follows:

If to the City:	City of Delaware Attn: Economic Development Director 18 East William St. Delaware, OH 43015 nlangford@delawareohio.net
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with a copy to:

Delaware City Attorney
1 S. Sandusky Street
Delaware, OH 43015

If to the Owner:	Stephen P. Hartman Owner 9000 Cheshire Rd. Sunbury, OH 43074 Stevehartman9000@gmail.com
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Section 23. Ohio Revised Code Sections. All references to provisions of the Ohio Revised Code include those provisions as may be amended or supplemented from time-to-time by the Ohio General Assembly; provided, that no amendment, modification, revision, supplement, or superseding section, provision, or chapter shall be applicable solely by reason of this paragraph if it constitutes in any way an impairment of the rights or obligations of the Parties hereunder.

Section 24. Governing Law and Choice of Forum. This Agreement is governed by, and construed in accordance with, the laws of the State of Ohio. All claims, counterclaims, disputes, and other matters in question among the City and the Owner, and the Owner's employees, contractors, subcontractors, and agents arising out of or relating to this Agreement or its breach will be decided in a court of competent jurisdiction within Delaware County, Ohio.

[Signature page follows.]

IN WITNESS WHEREOF, each the City of Delaware, Ohio, pursuant to Ordinance No. 26-29, passed [_____], 2026, and the Owner has caused this Agreement to be executed as of the Effective Date.

CITY OF DELAWARE
an Ohio municipal corporation

By: _____

Its: _____

Approved as to Form:

By: _____
David Moser, City Attorney

[_____]
an Ohio [_____]

By: _____

Its: _____

CITY OF DELAWARE
FISCAL OFFICER’S CERTIFICATE

The undersigned, fiscal officer of the City of Delaware, hereby certifies that the moneys required to meet the obligations of the City during the year 2025 under the foregoing Community Reinvestment Area Agreement have been lawfully appropriated by the legislative authority of the City of Delaware for such purposes and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Sections 5705.40 and 5705.44 of the Ohio Revised Code.

[], []

Dated: _____, 2026

EXHIBIT A

DESCRIPTION OF THE PROPERTY

The Property consists of those Parcels of real property identified in the records of the Delaware County Auditor as having the permanent parcel identification number(s) 51943109018000 as of the date of the passage of the CRA Agreement Approval Ordinance, as the same may be subdivided, combined, re-combined, re-numbered, or re-platted from time-to-time by the Owner, the City, or the Delaware County Auditor.

[See Legal Descriptions Attached]

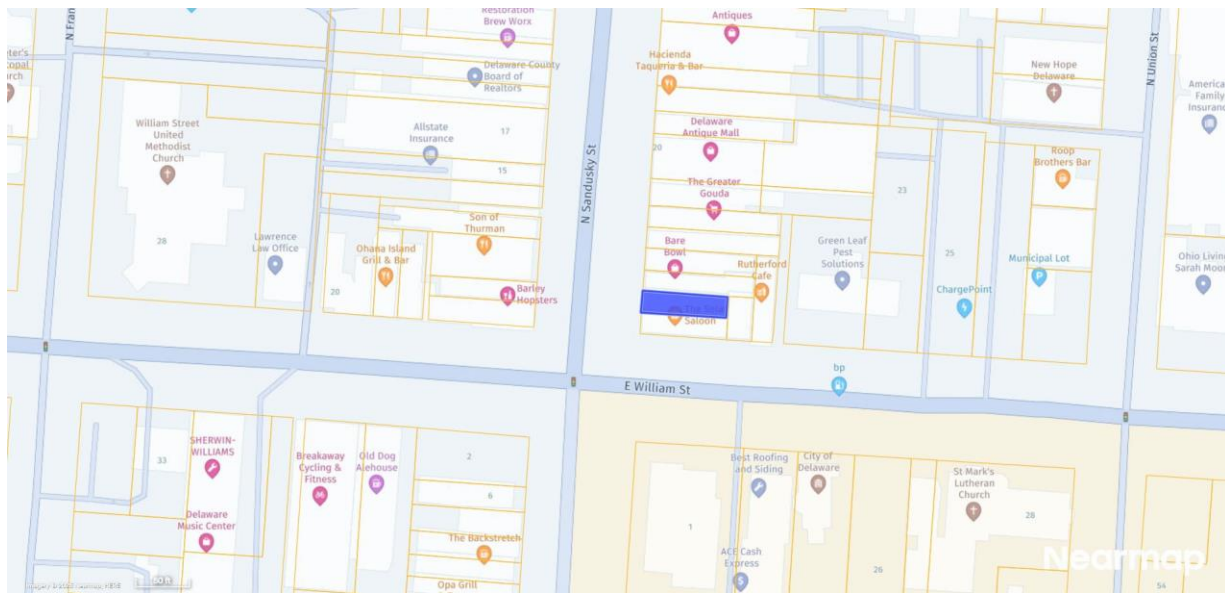


EXHIBIT B

FORM OF PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT

This PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT (the “Agreement”) is made and entered into by and between the City of Delaware (the “City”), a political subdivision of the State of Ohio, through the City of Delaware City Council (the “Council”); Stephen P Hartman, LLC an Ohio, LLC (the “Company”) and _____, a _____ (the “Successor”). Except as otherwise provided herein, capitalized terms used herein shall have the same meanings as in the Community Reinvestment Area Agreement between [____], a [____] (“Developer”) and the City, made effective _____ (the “CRA Agreement,”) a copy of which is attached hereto as Exhibit A and incorporated herein.

WITNESSETH:

WHEREAS, the City desires to pursue all reasonable and legitimate incentive measures to assist, encourage and stimulate development in specific areas of Delaware County (the “County”) that have not enjoyed sufficient reinvestment from remodeling or new construction; and

WHEREAS, on July 23, 2001, the City Council (the “**Council**”) passed Res. No. 01-52 (the “**First CRA Legislation**”), designating certain real property within the City as a Community Reinvestment Area (“**CRA**”); and,

WHEREAS, the Council amended the First CRA Legislation, including by Res. No. 04-39 passed by the Council on July 12, 2004 (the “**Second CRA Legislation**”), Res. No. 22-07 passed by the Council on February 7, 2022 (the “**Third CRA Legislation**”), Res. No. 24-41 (the “**Fourth CRA Legislation**”), and Ord. 25-21 passed by the Council on May 12, 2025 (the “**Fifth CRA Legislation**”) and, collectively with the First CRA Legislation, the Second CRA Legislation, the Third CRA Legislation, the Fourth CRA Legislation, and the Fifth CRA Legislation, the “**CRA Enabling Legislation**”); and,

WHEREAS, by virtue of that certain _____ dated as of _____, 20__ (the “Transfer Instrument”), a copy of which is attached hereto as Exhibit C and incorporated herein, the Successor has succeeded on _____, 20__ (the “Transfer Date”) to the interest of the Company (or a successor to the Company) in all or part of the Project or a Building at the Property (such transferred property may be referred to hereinafter as the “Transferred Property”); the Transferred Property acquired by the Successor is identified in the Transfer Instrument; and

WHEREAS, the Successor wishes to obtain the benefits of the CRA Agreement, and, as agreed in the CRA Agreement, the City is willing to make these benefits available to the Successor on the terms set forth in the CRA Agreement as long as the Successor executes this Agreement and the Developer acknowledges its continued obligations under the CRA Agreement.

NOW, THEREFORE, in consideration of the circumstances described above, the covenants contained in the CRA Agreement, and the benefit to be derived by the Successor from the execution hereof, the parties hereto agree as follows:

1. From and after the Transfer Date, the Company hereby assigns (a) all of the obligations, agreements, covenants and restrictions set forth in the CRA Agreement to be performed and observed by the Owners with respect to the Transferred Property, and (b) all of the benefits of the CRA Agreement with respect to the Transferred Property. From and after the Transfer Date, the Successor hereby (i) agrees to be bound by, assume and perform, or ensure the performance of, all of the obligations, agreements, covenants and restrictions set forth in the CRA Agreement to be performed and observed by the Owners with respect to the Transferred Property; and (ii) certifies to the validity, as to the Successor as of the date of this Agreement, of all of the representations, warranties and covenants made by or required of the Owners that are contained in the CRA Agreement.

2. The City acknowledges through the Transfer Date that the CRA Agreement is in full force and effect [the following portion will be included if the facts support it][, confirms that the Company has complied with the CRA Agreement with regard to the Transferred Property,] and releases the Company from liability for any defaults occurring after the Transfer Date with regard to the Transferred Property.

3. The Successor further certifies that, as required by R.C. Section 3735.671(E), (i) the Successor is not a party to a prior agreement granting an exemption from taxation for a structure in Ohio, at which structure the Successor has discontinued operations prior to the expiration of the term of that prior agreement and within the five (5) years immediately prior to the date of this Agreement, (ii) nor is Successor a “successor” to, nor “related member” of, a party as described in the foregoing clause (i). As used in this paragraph, the terms “successor” and “related member” have the meaning as prescribed in R.C. Section 3735.671(E).

4. The City agrees that as to the Transferred Property the Successor has and shall have all entitlements and rights to tax exemptions, and obligations, as both (a) an “Owner” under the CRA Agreement, and (b) in the same manner and with like effect as if the Successor had been an original signatory (i.e., the Developer) to the CRA Agreement.

5. Notices to the Successor with respect to the CRA Agreement shall be given as stated in Section 21 thereof, addressed as follows:

Phone: _____
Fax: _____

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives to be effective as of _____.

THE CITY OF DELAWARE, OHIO

By:_____

Print Name: _____

Title:_____

APPROVED AS TO FORM:

David Moser
City Attorney

COMPANY

Stephen P Hartman, LLC an Ohio LLC

By:_____

Print Name: Stephen P. Hartman

Title: Owner

SUCCESSOR

_____ [name of Successor]

By:_____

Print Name: _____

Title:_____

PROJECT INCENTIVES APPLICATION

In order to stimulate economic growth, the City of Delaware as well as many state resource providers may provide incentive support to companies creating new job opportunities and investing in within the State. Most incentive programs require a need be demonstrated (i.e. another State/location being considered for the same project.) All City incentives MUST be passed by City Council after a negotiation with the Incentives Negotiation Committee that includes the schools.

1. GENERAL	
Company Name	Legal Name: Stephen P. Hartman
	Dbas: Stephen P. Hartman, LLC
Legal structure (LLC, S-Corp, etc)	LLC
Parent Company (if applicable)	n/a
Is parent company domestic or foreign?	n/a
HQ Address	9000 Cheshire Rd. Sunbury, OH 43074
Subsidiaries	n/a
Description of products/services	n/a
Year founded	2019
NAICS Code	n/a
Other relevant SIC numbers	n/a
Company website	n/a
Company revenue from year prior:	Total Companywide: n/a
	Total in Ohio: n/a
Key Customers	n/a
Ohio Commercial Activity Tax Liability (prior year)	n/a
Does the company Export, if so which markets	n/a
Form of business of enterprise (corporation, partnership, proprietorship, or other).	n/a
Name of principal owner(s) or officers of the business.	Steven P. Hartman
Company Project Lead	Name: Steven P. Hartman
	Title: Owner
	Address: 9000 Cheshire Rd. Sunbury, OH 43074
	Phone: 740.965.1965
	Email: stevehartman9000@gmail.com
Other Project related contacts	Name: n/a
	Title: n/a
	Address: n/a
	Phone: n/a
	Email: n/a



2. PROJECT SPECIFIC		
Project will begin (MM/DD/YYYY) and be completed by (MM/DD/YYYY) provided incentives are provided.	Project start (02/2026) Project Completion (01/2027)	
If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred:	n/a	
Project description and primary functions of the proposed operation: - Sales & marketing, manufacturing, assembly, HQ, back office, distribution, etc. - New location, expansion, relocation, consolidation, etc. - Primary project drivers	Purpose:	Redevelopment of existing historical vacant structure
	New Building Location:	n/a
	New Building Type:	Potential event center, short term rental, or apartment
	New Building Size:	2500 sq ft
	Power:	n/a
Does the company currently have operations in Ohio? If so, please list municipality(ies) and all current FTEs and any active incentive agreements you have with that community.	n/a	
What non-Ohio locations being considered for this project? Are there advantages to other locations?	n/a	
Project site address (if available) or parcel number.	Parcel Number:	51943109018000
	Street Address:	4 N Sandusky St – second floor
	City:	Delaware
	County:	Delaware
	State:	OH
	Zip:	43015
3. JOBS & PAYROLL		
<i>*Note: "Jobs" - both retained and created - are calculated on a full time equivalent (FTE) basis, obtained by dividing the total number of hours for which employees were compensated for employment in the Project by two-thousand eighty.</i>		
State the enterprise's current employment level at the proposed project site:	0 – space is vacant	
State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees): <i>- FTE is calculated by taking total hours worked/paid over most recent 12-month lookback (i.e. November 1, 2020-October 31, 2021) and divide by 2,080 (40-hour work week)</i>	0	
State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:	0	



3. JOBS & PAYROLL (CONTINUED)

**Note: "Jobs" - both retained and created - are calculated on a full time equivalent (FTE) basis, obtained by dividing the total number of hours for which employees were compensated for employment in the Project by two-thousand eighty.*

Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):	0
State the time frame of this projected hiring:	n/a
State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):	n/a
Will the project involve the relocation of employment positions or assets from one Ohio location to another?	n/a
If yes, state the locations, number of employees and type of employees from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:	n/a
Total associated payroll exclusive of benefits for the existing retained employees at the local facility/site for the previous 12 months.	n/a
Total associated payroll for the relocated employees above for the previous 12 months exclusive of benefits.	n/a
Number of jobs (FTE) company will conservatively commit to creating within a three-year period - Please segment into occupations/titles so job type is established - Positions must work at the project location	n/a
Please indicate when hiring at the project site is expected to begin.	n/a
Estimate the amount of annual payroll such new employees will add \$ (new annual payroll must be itemized by full- and part-time and permanent and temporary new employees.). Figure is exclusive of bonus pay, benefits, etc.	n/a
Are benefits offered to employees? If so, please list:	n/a
Will employee training be required?	n/a
If yes, how many employees will be trained? Please specify job type requiring training	n/a



3. JOBS & PAYROLL (CONTINUED)

**Note: "Jobs" - both retained and created - are calculated on a full time equivalent (FTE) basis, obtained by dividing the total number of hours for which employees were compensated for employment in the Project by two-thousand eighty.*

Does the Property Owner owe:	
a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?	no
b. Any monies to the State or a state agency for the administration or enforcement of any environmental laws of the State?	no
c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?	no
d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).	no

4. CAPITAL INVESTMENT TO ESTABLISH, EXPAND, RENOVATE OR OCCUPY A FACILITY

What is the total investment required for this project?	\$450,000
Real Estate Investment	
Site/Facility requirements	Historical downtown building
Lease or Purchase	Purchase
Lease rate/ Purchase rate	\$307,500
Lease term	n/a
Land cost	n/a
New Construction costs	n/a
Tenant improvement costs (if TI paid for out of pocket by company, please indicate)	n/a
Other Costs	\$450,000 – renovation of existing building
Machinery and Equipment Investment (M&E)	
Describe type of equipment needed and associated cost (if applicable)	n/a
Other Investment	
Technology	n/a
Furniture & Fixtures (F&E)	\$50,000
Other? Explain	n/a
TOTAL NEW PROJECT INVESTMENT	\$500,000

5. OTHER	
Important Dates	Target company decision date: 02/2026
	Target project completion date: 01/2027
Business requests the following incentives:	15 year 75% CRA agreement to reduce property taxes
Business's reasons for requesting incentives (be quantitatively specific as possible):	This project will be an asset for the area; however, it will produce negative cash flow as an investment. A goodwill tax abatement will be important contributing factor in our decision to go forward with the project. Without incentives the second and third floors of this space, central to the area, will set vacant during my ownership for at least the next 5 - 10+ years. This finished 2,500+ single unit space will be versatile as a potential Event Center. Repurposing this space will revitalize the building/area and create revenue for everyone involved for the next 30 years.
Other Notes:	

Submission of this application expressly authorizes the City of Delaware to contact the Ohio Department of Taxation or other taxing entities to confirm statements contained within this application and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request. (The Applicant agrees to supply additional information upon request.)

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

Name of Property Owner or Business Owner	Stephen Hartman
Date	10/10/2025
Signature	
Typed Name and Title	Stephen P. Hartman, Owner



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Nicolas Langford, Economic Development

ITEM TYPE: Resolutions

AGENDA SECTION: **CONSIDERATION OF RESOLUTION NO. 26-57**

SUBJECT: Resolution No. 26-57, a resolution authorizing the City Manager to execute a Development Incentive Term Sheet with Guild Strategic Properties, LLC for the Curtis Street Development Project; authorizing staff to prepare related legislation and agreements. *(Proposed Economic Development Incentive for a Potential Manufacture Business Relocation of to an Area off of Curtis Street, Near Pittsburgh Drive.)*

SUGGESTED ACTION:

ATTACHMENTS:

[Project_Rainbow_Fact_Sheet.docx](#)

[Guild_Term_Sheet_Resolution.docx](#)

[Curtis_Street_Development_Incentive_Term_Sheet_Final_2026-07-02.pdf](#)



FACT SHEET

AGENDA ITEM NO: 13

DATE: 7/27/2026

ORDINANCE NO:

RESOLUTION NO: 26-57

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: Paul J. Brake, ICMA-CM, CECD, City Manager
VIA: Nic Langford, Director of Economic Development

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPMENT INCENTIVE TERM SHEET WITH GUILD STRATEGIC PROPERTIES, LLC FOR THE CURTIS STREET DEVELOPMENT PROJECT; AUTHORIZING STAFF TO PREPARE RELATED LEGISLATION AND AGREEMENTS.

BACKGROUND:

Guild Strategic Properties, LLC (GSP) proposes to develop an approximately 70-acre site on or adjacent to Curtis Street as a phased corporate, manufacturing, distribution, and industrial campus. The annexed Project Site is adjacent to the existing Pittsburgh Drive Industrial Park. The conceptual plan includes a new internal public roadway and utility extensions, the initial Guild Associates development, and up to seven additional industrial lots generally ranging from approximately three to seven acres.

The First Development is currently proposed as an approximately 169,000-square-foot headquarters and manufacturing facility on approximately 20 acres, with approximately 125,000 square feet of production, warehousing, logistics, and distribution space and approximately 44,000 square feet of corporate office space. A potential future 50,000-square-foot expansion is contemplated. Current estimates include approximately \$48 million in aggregate investment. Guild Associates reports approximately 110 employees, including approximately 100 current Ohio employees, with possible growth of approximately 15 employees over three years. These figures are planning estimates and not binding job-creation commitments under the Term Sheet.

The First Development is located toward the rear of the Project Site, so the public roadway and utility extensions needed to serve it will also unlock the remaining industrial parcels. Because the Project requires several interdependent incentives and public approvals, the City and GSP negotiated a Development Incentive Term Sheet to establish a common framework before individual ordinances and definitive agreements are prepared.

Principal Project and Developer Commitments:

- Prepare a City-compliant traffic impact study; construct the approximately 2,800-linear-foot public access roadway and related utility improvements shown on City-approved plans; document eligible costs, grants, investment, employment, and compliance; and pay otherwise-applicable development fees unless Council separately approves an exception.
- Pay the City a \$500,000 transportation contribution before issuance of the first vertical building permit. The contribution will be non-refundable, will not accrue interest, and will be restricted to a future roundabout or other transportation improvement identified through the City-approved traffic impact study.

Principal City Negotiating Framework:

- Prepare legislation to expand the City Community Reinvestment Area to include the Project Site and, after the expansion is effective, pursue the highest legally available abatement for the First Development. If a greater exemption is unavailable or unsupported by the affected school district(s), the default City position is a 75% exemption for 15 years. Each future phase would require separate consideration.
- Negotiate a 15-year incentive payment equal to 50% of Net Project Income Tax Receipts actually received and retained by the City from the First Development, subject to a separate agreement, annual verification, true-up, and appropriation.
- Prepare a sitewide, 100% non-school TIF for up to 30 years, subordinate to any CRA exemption and structured to hold the school district and joint vocational school district harmless. Infrastructure reimbursement would be capped at the lesser of 60% of final documented costs or 100% of final documented costs less public or quasi-public grants for the same improvements.
- Provide reasonable grant, workforce, and development-review coordination without guaranteeing an award, City cash match, fee waiver, permit, land acquisition, or other commitment not separately approved by Council.
- In general, City Staff will use best efforts to cooperate with Developer on engineering matters for onsite and offsite improvements with the site. Staff anticipates the execution of a Development Agreement to effectuate this term sheet agreement.

REASON WHY LEGISLATION IS NEEDED:

The proposed resolution authorizes the City Manager to execute the non-binding Term Sheet and authorizes staff and legal counsel to continue negotiations and prepare implementing documents for later Council consideration. The Project Parties face a site-control and closing timeline, and early alignment is needed before the parties incur additional development, engineering, acquisition, and legal costs.

The resolution does not approve the CRA expansion, grant an exemption, establish the TIF, appropriate funds, authorize reimbursement or income-tax sharing, acquire property, waive fees, approve a development plan, or issue a permit. Each binding action must return to Council separately, preserving Council's final legislative discretion.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

The resolution makes no appropriation and creates no present City payment obligation. Before the first vertical building permit, GSP would pay the City a \$500,000 non-refundable transportation contribution restricted to a future roundabout or other transportation improvement identified through the City-approved traffic impact study. The contribution does not obligate the City to complete an improvement by a date certain because the improvement will be largely contingent upon the speed of development/traffic generation on the site.

Any future income-tax incentive would be limited to 50% of Net Project Income Tax Receipts actually received and retained by the City from the First Development for 15 years. Net receipts would be calculated after refunds, credits, audit adjustments, collection charges, and any Project-related school compensation payable by the City. Each annual payment would remain subject to verification and appropriation.

Any future infrastructure reimbursement would be payable solely from Project TIF revenues actually received, available, appropriated, and lawfully usable, subject to the stated cap and grant reconciliation. The framework does not pledge the General Fund, income taxes, utility revenues, a tax levy, City debt, or City credit. No interest would accrue unless separately authorized by Council.

POLICY CHANGES:

This resolution establishes a project-specific, non-binding negotiating framework and authorizes preparation of subsequent legislation and definitive agreements. It does not modify generally applicable incentive or development-review requirements, create an entitlement to incentives for future buildings or end users, or grant any development approval. Future CRA requests remain subject to then-applicable law, City policy, school processes, and separate Council approval.

PRESENTER(S):

Nic Langford, Director of Economic Development

RECOMMENDATION:

Approval

ATTACHMENT(S)

Resolution No. 26-____

Exhibit A - Development Incentive Term Sheet

RESOLUTION NO. 26-57

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE
A DEVELOPMENT INCENTIVE TERM SHEET WITH GUILD
STRATEGIC PROPERTIES, LLC FOR THE CURTIS STREET
DEVELOPMENT PROJECT; AUTHORIZING STAFF TO PREPARE
RELATED LEGISLATION AND AGREEMENTS.

WHEREAS, the City of Delaware, Ohio (the "City") seeks to encourage responsible industrial development, job retention and creation, capital investment, and timely public-infrastructure planning that advance the public health, safety, and welfare of the City and its residents; and

WHEREAS, Guild Strategic Properties, LLC, an Ohio limited liability company with offices in Dublin, Ohio ("GSP"), proposes to develop an approximately sixty (60)-acre site located on or adjacent to Curtis Street in the City (the "Project Site") as a phased industrial campus, including a proposed approximately 169,000-square-foot headquarters and manufacturing facility and related roadway and public utility improvements (collectively, the "Project"); and

WHEREAS, GSP and its anticipated Project participants currently estimate approximately \$56,000,000 in aggregate Project investment, including approximately \$4,500,000 in anticipated public roadway and utility infrastructure costs, and the City recognizes the Project's potential to consolidate and retain existing Ohio operations and support additional employment growth; and

WHEREAS, the Project Site was annexed into the City in 2025 and is not currently included in the City's existing Community Reinvestment Area ("CRA"), such that a CRA expansion or amendment must be separately considered and completed before a CRA agreement for Project improvements may be approved; and

WHEREAS, the City and GSP have negotiated a proposed Development Incentive Term Sheet, attached hereto as Exhibit A (the "Term Sheet"), which establishes the principal framework for a developer transportation contribution, potential CRA abatements, a sitewide non-school TIF, potential municipal income-tax revenue sharing, grant and program coordination, and development-review coordination; and

WHEREAS, Council desires to authorize execution of the Term Sheet and continuation of negotiations, while reserving for separate Council consideration each ordinance, appropriation, incentive agreement, CRA agreement, school compensation agreement, TIF ordinance, TIF agreement, development agreement, and other binding action that may be required by law;

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

SECTION 1. Authorization to Execute Term Sheet. The City Manager is hereby authorized to execute, on behalf of the City, the Development Incentive Term Sheet with Guild Strategic Properties, LLC, substantially in the form attached as Exhibit A, together with any non-material revisions that the City Manager and City Attorney determine are necessary or appropriate and not materially adverse to the City. The City Manager may execute ancillary acknowledgments or administrative instruments consistent with the Term Sheet and this Resolution.

SECTION 2. Principal Negotiation Parameters. Council authorizes the City Manager and City staff to use the following principal terms as the City's negotiation parameters for the Term Sheet and subsequent definitive agreements:

- (A) **Transportation Contribution.** GSP shall pay the City Five Hundred Thousand Dollars (\$500,000.00) before issuance of the first building permit for vertical construction of the First Development. The City shall separately account for and use that contribution only for a future roundabout or other intersection or off-site transportation improvement identified in, recommended by, or reasonably determined to be appropriate under the City-approved traffic impact study, including associated planning, engineering, right-of-way, easement, property-acquisition, permitting, and construction costs. City will use best efforts to cooperate with Developer on engineering matters for both onsite and offsite improvements.
- (B) **Municipal Income-Tax Revenue Sharing.** Subject to a definitive agreement and applicable law, the City intends to provide GSP an annual incentive payment for fifteen (15) consecutive calendar years equal to fifty percent (50%) of Net Project Income Tax Receipts actually received and retained by the City from the First Development. Net Project Income Tax Receipts shall be determined after deductions for refunds, credits, offsets, audit adjustments, legally required collection charges, and Project-related school district or joint vocational school district compensation payable by the City under Ohio Revised Code Section 5709.82 or a separate Council-approved agreement.
- (C) **CRA Expansion and First Development CRA Abatement.** The City shall prepare and present for separate Council consideration the legislation and materials needed to expand or amend the existing CRA to include the Project Site. Only after the CRA Expansion is effective, the City will work in good faith with GSP and the affected school district(s) to pursue the highest legally available CRA abatement for the First Development. If a greater abatement is not obtained, is not legally available, or is not supported by the school district(s), the City's default incentive position shall be a seventy-five-percent (75%) CRA exemption for fifteen (15) years, subject to the statutory requirements applicable to commercial and industrial CRA agreements, including the applicable Ohio Revised Code Section 3735.671(A)(2) threshold, required notices, a written agreement executed before construction begins, and separate Council approval.
- (D) **Future Development Phases.** The City shall consider additional CRA abatements or other lawful incentives for future Project Site buildings on a rolling, building-by-building basis. Each request remains subject to the effective CRA Expansion, current City policy, then-applicable law, Project-specific performance, school district processes, and separate Council approval.
- (E) **Sitewide Non-School TIF.** The City intends to pursue a sitewide non-school TIF covering the Project Site, including successor parcels, for a term of up to thirty (30) years. The proposed TIF will be structured to preserve school district and joint vocational school district revenues in the amounts otherwise payable absent the TIF and to capture only the non-school portion of eligible service payments. The proposed TIF will be coordinated with any CRA exemption and may reimburse GSP for documented, City-approved public-roadway, intersection, public-utility, right-of-way, and related eligible infrastructure costs from TIF proceeds actually received, available, appropriated, and lawfully usable for that purpose.
- (F) **Grant, Program, and Workforce Support.** The City shall provide reasonable assistance and support for the Project's pursuit of federal, state, regional, county, and local grants, loans, tax credits, financing programs, and workforce initiatives, subject to separate approval of any City cash commitment, local match, application, guarantee, or other obligation required by law.

SECTION 3. Preparation and Negotiation of Definitive Documents. The City Manager, City Attorney, Finance Director, Economic Development Director, and other appropriate City staff and consultants are hereby authorized to continue negotiations with GSP and to prepare, as appropriate, CRA expansion legislation, one or more CRA agreements, school compensation agreements, TIF

ordinance(s), TIF agreement(s), development or reimbursement agreement(s), an income-tax revenue-sharing agreement, grant-related documents, and related legislation for future Council consideration.

SECTION 4. No Present Grant of Incentive or Appropriation. This Resolution and the Term Sheet do not establish a CRA, grant a tax exemption, establish a TIF, approve a school compensation agreement, make an appropriation, obligate the City to reimburse GSP, obligate the City to make an income-tax revenue-sharing payment, waive or rebate any fee, authorize a property acquisition, or require the City to issue a permit. Any such action must be separately considered and approved in the manner required by applicable law.

SECTION 5. Open Meetings. This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council that resulted in such formal actions were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

PASSED: _____, 2026

YEAS _____ NAYS _____

ABSTAIN _____

ATTEST: _____

CITY CLERK

MAYOR

EXHIBIT A
DEVELOPMENT INCENTIVE TERM SHEET

The Development Incentive Term Sheet between the City of Delaware, Ohio and Guild Strategic Properties, LLC is attached separately to the Council packet and incorporated by reference herein upon execution by the parties.

**DEVELOPMENT INCENTIVE TERM SHEET
CURTIS STREET DEVELOPMENT PROJECT
CITY OF DELAWARE, OHIO AND GUILD STRATEGIC PROPERTIES, LLC**

This Development Incentive Term Sheet (this "Term Sheet") is made as of _____, 2026, by and between the City of Delaware, Ohio, an Ohio municipal corporation (the "City"), and Guild Strategic Properties, LLC, an Ohio limited liability company with offices at 5750 Shier Rings Road, Dublin, Ohio 43016 ("GSP" or "Developer").

Guild Associates, Inc. (the "Company") and Fed One Dublin, LLC ("FedOne") are anticipated Curtis Street Development Project ("Project") participants. Unless and until they become parties to a definitive agreement, neither the Company nor FedOne is a party to this Term Sheet and neither is bound by it. GSP, the Company, FedOne, and any City-approved affiliate, owner, tenant, or end user participating in the Project are referred to collectively in this Term Sheet as the "Project Parties."

Project Summary

Project Site

Approximately seventy (70) acres located on or adjacent to Curtis Street in the City of Delaware, Delaware County, Ohio, including any successor parcels created by subdivision, replat, consolidation, or lot split (the "Project Site"). Final legal descriptions and parcel numbers will be attached to definitive agreements.

Project Scope

Developer anticipates constructing the internal public roadway and public utility extensions serving a phased corporate, manufacturing, distribution, and industrial campus, with the potential for up to seven (7) additional lots generally ranging from approximately three (3) to seven (7) acres.

First Development

A proposed approximately 169,000-square-foot headquarters and manufacturing facility on approximately twenty (20) acres, including approximately 125,000 square feet of manufacturing, warehousing, logistics, and distribution space and approximately 44,000 square feet of corporate office space, designed for a potential future approximately 50,000-square-foot expansion.

Current Estimates

The Project Parties currently estimate approximately \$8,000,000 in site acquisition, roadway, and utility costs; approximately \$4,000,000 of that estimate is attributable to public roadway and utility infrastructure; approximately \$30,000,000 for the First Development building; and approximately \$10,000,000 for equipment, fixtures, furniture, and relocation costs, for an aggregate anticipated investment of approximately \$48,000,000.

Employment Representation

The Company reports approximately 110 employees, including approximately 100 current Ohio employees, and presently anticipates possible growth of approximately 15 additional employees over the next three (3) years. These figures are planning estimates only and do not constitute a binding job creation commitment under this Term Sheet.

Purpose

The parties desire to establish the principal framework for the Project, including transportation, Community Reinvestment Area ("CRA"), non-school tax increment financing ("TIF"), municipal income-tax revenue sharing, grant coordination, and development-review coordination.

1. Project Site and Project Scope

The Project Site is the approximately seventy (70)-acre Curtis Street site described in the Project Summary. The Project Site may be owned, acquired, developed, subdivided, conveyed, or leased in one or more phases by GSP, the Company, FedOne, or other Project Parties, subject to City approval where required by law or contract.

The Project is anticipated to include: (a) a new public access roadway of approximately 2,800 linear feet, or such other length as shown on City-approved construction plans; (b) public water and sanitary infrastructure, including, but not limited to, extensions, looping, pump or lift-station alternatives, easements, and related improvements as approved by the City; and (c) the First Development and future industrial buildings. No final

site configuration, land use approval, subdivision approval, utility approval, or building permit is granted by this Term Sheet.

2. Traffic Impact Study and Transportation Contribution

Developer shall prepare and submit, at its expense, a traffic impact study (the "TIS") in the form and scope required by the City. The TIS and all associated roadway, access, safety, and operational improvements remain subject to City Engineering approval and all other applicable public approvals.

As a condition precedent to the issuance of the first building permit for vertical construction of the First Development, Developer shall pay to the City Five Hundred Thousand Dollars (\$500,000.00) (the "Transportation Contribution"). The Transportation Contribution shall be paid in immediately available funds and shall not be credited against any impact fee, utility fee, permit fee, dedication obligation, or separate improvement obligation of Developer.

The City shall separately account for the Transportation Contribution and shall use it only for the planning, design, engineering, environmental work, right-of-way or easement acquisition, property acquisition, permitting, construction, reconstruction, signalization, turn-lane, roundabout, intersection, or other transportation costs associated with a future roundabout or other intersection improvement that is identified in, recommended by, or reasonably determined to be appropriate under the City-approved TIS (collectively, the "Transportation Improvements").

The City may apply the Transportation Contribution to an intersection improvement at or near the London Road and Curtis Street area, including the acquisition of real property, rights-of-way, or easements necessary for an approved Transportation Improvement. The Transportation Contribution shall be non-refundable once paid, shall not accrue interest, and shall not obligate the City to acquire any property or construct any Transportation Improvement by a date certain.

3. Municipal Income-Tax Revenue Sharing

Subject to a definitive municipal income-tax revenue-sharing agreement approved by City Council, the City intends to make an annual incentive payment to Developer equal to fifty percent (50%) of Net Project Income Tax Receipts for a period of fifteen (15) consecutive calendar years (the "Income Tax Grant Term") to run concurrently with a 15-yr CRA (tax abatement). The Income Tax Grant Term shall commence on January 1 of the first calendar year in which the City actually receives Project Income Tax Receipts and shall end on December 31 of the fifteenth such calendar year.

For purposes of this Term Sheet, "Project Income Tax Receipts" means municipal income-tax revenues actually received by the City and attributable to the operations of Guild Associates, Inc. or another City-approved operating affiliate at the First Development, including: (a) employee withholding generated by employees principally assigned to or working from the First Development after operations commence; and (b) business net-profits income tax, if any, paid to the City by the Company or a City-approved operating affiliate that can be reasonably allocated to operations at the First Development. Project Income Tax Receipts exclude construction-period payroll taxes, income taxes attributable solely to future third-party tenants or purchasers, and income taxes that cannot be reasonably identified as Project-related.

"Net Project Income Tax Receipts" means Project Income Tax Receipts less: (a) refunds, credits, offsets, audit adjustments, and legally required collection charges; and (b) any Project-related school district or joint vocational school district compensation payment that the City is required to make from municipal income-tax revenue pursuant to Ohio Revised Code Section 5709.82 or a City Council-approved school compensation agreement. Any direct payment made by a Project Party to a school district is not a City deduction unless expressly identified as a City reimbursement obligation in the definitive revenue-sharing agreement.

The definitive revenue-sharing agreement will establish annual reporting, verification, audit, and true-up procedures acceptable to the City Tax Administrator. The City shall have no obligation to make a revenue-sharing payment from income taxes not actually received and retained by the City, from revenues not reasonably attributable to the First Development, or for any period during which Developer or the applicable operating affiliate is in material uncured default under a definitive agreement with the City. The City will make any annual payment only after appropriation in accordance with law.

4. CRA Expansion and First Development CRA Abatement

The parties acknowledge that the Project Site was annexed into the City in 2025 and is not currently within the boundaries of the City's existing CRA. The City will use reasonable efforts to prepare and present for Council consideration the legislation, map, notices, and supporting materials needed to expand or amend the existing CRA to include the Project Site (the "CRA Expansion"). The CRA Expansion must be adopted and all statutory and administrative procedures must be completed before the City may approve a CRA agreement for any building on the Project Site.

After the CRA Expansion becomes effective, the City will work in good faith with Developer and the affected school district(s) to pursue the highest CRA abatement percentage available for the First Development under then-applicable law and an agreed school compensation framework. The parties recognize that a greater exemption, including a potential one-hundred-percent (100%) exemption for fifteen (15) years, would require school district cooperation, a compensation arrangement acceptable to all parties (if applicable), and separate City Council approval.

If a greater CRA abatement is not obtained, is not legally available, or is not supported by the affected school district(s), the City's default CRA incentive position for the First Development shall be an exemption of seventy-five percent (75%) of the eligible increase in assessed value for fifteen (15) years. This default position is subject to the statutory requirements applicable to commercial and industrial CRA agreements, including the requirement that the agreement be executed before commencement of construction and the applicable twenty-five-percent threshold under Ohio Revised Code Section 3735.671(A)(2), required notices, and separate City Council approval.

A definitive CRA agreement for the First Development will include the project description, description of real property to be exempted, investment and employment estimates, exemption percentage and term, compliance and reporting provisions, tax-payment and delinquency provisions, assignment restrictions, transfer provisions, remedies, and any school compensation obligations required by law or agreed by the parties.

5. Future Development Phases and CRA Abatement

The City will consider CRA abatements for future development phases, buildings, or end-user facilities located within the Project Site as those developments are proposed. The parties intend for this consideration to occur on a rolling, building-by-building basis and not as a blanket tax abatement for the full Project Site.

No future Project Site building, parcel, tenant, purchaser, or end user is entitled to an abatement merely because it is within the Project Site or is related to the First Development. Each future incentive request must be separately documented and shall remain subject to the effective CRA Expansion, current City policy, applicable law, school district processes, Project-specific performance, and separate City Council approval.

6. Sitewide Non-School TIF

Subject to a separate ordinance and definitive TIF agreement, the City intends to establish a sitewide non-school TIF covering the Project Site, including the initial parcels and any successor parcels created by subdivision, replatting, lot split, consolidation, conveyance, or other parcel reconfiguration (the "Project TIF"). The Project TIF is intended to apply on a parcel-by-parcel basis to eligible increases in assessed value from improvements not otherwise exempt under a CRA agreement or another exemption.

The Project TIF is intended to be structured as a one-hundred-percent (100%) TIF for a term of up to thirty (30) years, with the school district and joint vocational school district held harmless through the payment of the full amount of service payments otherwise attributable to school taxes, as authorized by Ohio Revised Code Section 5709.40(D)(1). Accordingly, the Project TIF is intended to capture only the non-school portion of the service payments available after the school district and joint vocational school district receive the amounts they would have received absent the TIF exemption.

The Project TIF will run concurrently with, and be subordinate to, any CRA exemption. During the term of a CRA exemption, the Project TIF may apply only to the portion of the increase in assessed value not exempted by the CRA agreement. After a CRA exemption expires, the Project TIF may apply to otherwise eligible improvements for the balance of the Project TIF term, subject to the final TIF ordinance and applicable law.

The parties intend that Project TIF proceeds will be available to reimburse Developer for documented, City-approved, eligible costs of public infrastructure improvements that directly benefit the Project Site. Eligible categories are those “public infrastructure improvements” set forth in Section 5709.40(A)(8) of the Ohio Revised Code, such as the new public road into the site (including the intersection improvements), related engineering and design, environmental work, utility, and other public infrastructure that the City determines is eligible under Ohio law. The maximum aggregate reimbursement from Project TIF proceeds for the foregoing public infrastructure improvements shall not exceed the lesser of: (a) sixty percent (60%) of the final, documented construction costs for such improvements, as established by the finalized construction close-out documentation approved by the City; or (b) one hundred percent (100%) of such final, documented construction costs, less the aggregate amount of grants actually received by, or for the benefit of, Developer or any Project Party from federal, state, county, regional, or other public or quasi-public entities for the same improvements. The definitive TIF agreement will provide for reconciliation and any required adjustment attributable to grants received after the final construction close-out. The City intends to pledge Project TIF proceeds to reimburse eligible costs up to that maximum over the thirty (30)-year Project TIF term.

The City's reimbursement obligation shall be limited solely to Project TIF revenues actually received, available, appropriated, and lawfully usable for that purpose. No City general fund, income-tax revenue, utility revenue, debt obligation, tax levy, or credit pledge is created by this Term Sheet. The definitive TIF agreement will specify requisition procedures, inspection and acceptance requirements, reimbursement priorities, maximum reimbursement amount, permitted cost categories, treatment of retainage, remedies, and any interest only if expressly approved by City Council. Absent a separate Council authorization, no interest shall accrue on unreimbursed infrastructure costs.

7. Grant, Program, and Workforce Support

The City will provide reasonable coordination and support for Developer's pursuit of federal, state, regional, county, and local grants, loans, tax credits, financing programs, workforce initiatives, and other economic development assistance that may support the Project or the Transportation Improvements. This may include letters of support, project and utility data, infrastructure cost estimates, attendance at project meetings, coordination with the Ohio Department of Transportation, Ohio Department of Development, JobsOhio, Delaware County, the Delaware County Finance Authority, regional partners, and other appropriate public or quasi-public entities.

When appropriate, the City will also help convene workforce partners, including the Delaware County Workforce Alliance, Delaware Area Career Center, Columbus State Community College, Ohio Wesleyan University, and area secondary schools, to discuss recruitment, technical training, incumbent-worker training, internships, work-based learning, and career awareness needs connected to the Project.

The City does not guarantee the award of any grant or program assistance and does not commit to provide a City cash contribution, a local match, a guarantee, a grant application, or a separate incentive not expressly approved by City Council. Any public sponsorship or grant-administration role must be separately approved if required by law, policy, or grant conditions.

8. Development Coordination and Staff-Supported Parameters

The parties acknowledge the City staff letter dated November 19, 2025, concerning development-review parameters for the Curtis Street Project. Consistent with that letter, and subject at all times to final Engineering, Public Utilities, Fire, Planning, building-code, and other required approvals, City staff is prepared to support the following planning framework:

- (a) Gravel outdoor storage may be considered where it complies with dust-control requirements, stormwater management and grading requirements, and appropriate location, screening, and buffering standards.
- (b) City-standard extruded curbing may be accepted on the private site in lieu of traditional straight curb if final plans satisfy City standards for durability, drainage, and circulation.
- (c) If required off-site easements for a gravity sanitary connection cannot be secured, a private sanitary lift station designed and maintained to City standards may be considered as an alternative.

- (d) Developer will make a good-faith effort to secure an emergency fire access connection to the west through the adjacent Red Built property. If that effort is unsuccessful, the City may allow the Project to proceed with a single primary access and defer the full secondary connection to a later date as adjacent sites develop, secondary access approval shall be subject to final Fire and Engineering review.
- (e) The City does not presently anticipate requiring a public waterline extension beyond the length of the new public road serving the Project, except for private service lines necessary to serve the Project. Developer will provide a public easement suitable for future waterline installation beyond that point, as requested by the City.
- (f) The City does not presently anticipate requiring a material reduction in the conceptual cul-de-sac length. Final design may include a roundabout or a cul-de-sac with a center island, subject to final design review, turning movements, emergency access, and stormwater requirements.
- (g) In general, City staff will use best efforts to cooperate with Developer on engineering matters for both onsite and offsite improvements.

The provisions in this Section 8 are statements of the City's current development-review posture and do not constitute a site-plan approval, subdivision approval, zoning approval, variance, building permit, utility permit, access approval, or waiver of any applicable law, ordinance, code, rule, standard, or review process. The parties will continue to work in good faith to complete all permitting and related City staff approvals needed for the Project.

9. No Other City Financial Commitments

Except for the framework expressly described in this Term Sheet and only as later approved in definitive agreements, the City is not committing to provide an economic development grant, land-acquisition subsidy, right-of-way reimbursement, utility-tap fee rebate, impact-fee rebate, fee waiver, guarantee, or other cash subsidy. Developer shall pay all applicable impact fees, utility tap fees, permit fees, and other charges in accordance with applicable law and City policy unless a separate Council action provides otherwise.

The parties acknowledge that the Transportation Contribution is a Developer payment to the City and is not a City grant or reimbursement to Developer. The anticipated Project TIF reimbursement is limited to the public-infrastructure costs and funding source described in Section 6 and does not include private building costs, manufacturing equipment, relocation costs, or other private costs unless expressly authorized by a later Council-approved agreement and permitted by law.

10. Conditions to Definitive Agreements

The negotiation and approval of definitive agreements are conditioned upon, among other matters: (a) confirmation of GSP's legal authority and sufficient site control; (b) final Project Site legal descriptions, parcel identification numbers, boundaries, and ownership structure; (c) completion and acceptance of the TIS and identification of Transportation Improvements; (d) completion of all site planning, engineering, utility, fire, and permitting reviews; (e) adoption and completion of the CRA Expansion before any CRA agreement is considered; (f) completion of applicable school district and joint vocational school district notice, approval, waiver, compensation, or other statutory processes; (g) Council approval of any definitive development agreement, CRA agreement, school compensation agreement, TIF ordinance, TIF agreement, reimbursement agreement, income-tax revenue-sharing agreement, grant authorization, or other required legislation; and (h) compliance with all applicable federal, state, and local laws.

11. Public Records and Confidential Information

The parties acknowledge that the City is subject to Ohio public-records and open-meetings laws. The City will maintain confidentiality for information properly identified and qualifying as confidential under Ohio law, including Ohio Revised Code Section 9.66 where applicable, but the City cannot guarantee confidential treatment of information that is not exempt from disclosure. The Term Sheet, any Council legislation, and related public documents may be subject to public disclosure.

12. Non-Binding Status; Expiration

This Term Sheet is a non-binding statement of the parties' current business terms and negotiating parameters. Except for Section 11 (Public Records and Confidential Information) and this Section 12, which are intended to be binding, no provision of this Term Sheet creates an enforceable obligation of either party to provide an incentive, pay a grant, approve a tax exemption, establish a TIF, reimburse a cost, issue a permit, approve a development plan, purchase property, or enter into any further agreement.

Any binding City obligation must be contained in a separate, definitive agreement or ordinance approved by City Council in accordance with law. The City's statutory and legislative discretion is expressly reserved. This Term Sheet expires on December 31, 2026, unless extended by a written instrument signed by the City and Developer.

IN WITNESS WHEREOF, the parties have caused this Term Sheet to be executed by their duly authorized representatives as of the date first written above.

CITY OF DELAWARE, OHIO (Paul signs)

By: _____

Name: _____

Title: _____

Date: _____

GUILD STRATEGIC PROPERTIES, LLC

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form for the City of Delaware:

City Attorney

EXHIBIT A PROJECT SITE DESCRIPTION

The Project Site consists of approximately seventy (70) acres located on or adjacent to Curtis Street in the City of Delaware, Delaware County, Ohio. A legal description, parcel identification number(s), and map depicting the final Project Site will be added to this Exhibit before execution of any definitive incentive agreement or Project TIF ordinance.



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Paul Brake, City Manager Office

ITEM TYPE: Resolutions

AGENDA SECTION: **CONSIDERATION OF RESOLUTION NO. 26-58**

SUBJECT: Resolution No. 26-58, a resolution canceling the August 10, 2026, regular meeting of the Delaware City Council and declaring an emergency. *(Multiple City Council Members to be Absent August 10th. To Avoid a Lack of Quorum, the Next Meeting is Proposed Canceled.)*

SUGGESTED ACTION:

ATTACHMENTS:

[res 26-58, fact sheet - Canceling 20260810 Council Meeting.docx](#)

[res 26-58, canceling August 10 26.docx](#)



FACT SHEET

AGENDA ITEM NO: 14

DATE: 7/27/2026

ORDINANCE NO:

RESOLUTION NO: 26-58

READING: FIRST

PUBLIC HEARING: NO

PRESENTER: Paul J. Brake, City Manager

TO: Mayor and Members of City Council

FROM: Paul J. Brake, City Manager

VIA:

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION CANCELING THE AUGUST 10, 2026, REGULAR MEETING OF THE DELAWARE CITY COUNCIL AND DECLARING AN EMERGENCY.

BACKGROUND:

There are several anticipated absences for the August 10, 2026 meeting. Regular business for City Council will resume on August 24, 2026.

REASON WHY LEGISLATION IS NEEDED:

The Delaware Codified Ordinances require a vote from four or more Council members to cancel a regularly scheduled City Council meeting and twenty-four hours written notice to all elected members of Council absent when the vote is taken

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

RECOMMENDATION:

Staff recommends approval.

ATTACHMENT(S)

RESOLUTION 26-58

A RESOLUTION CANCELING THE AUGUST 10, 2026,
REGULAR MEETING OF THE DELAWARE CITY
COUNCIL AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to the Delaware City Charter and Delaware Codified Ordinances, City Council regularly meets the second and fourth Monday of each month; and

WHEREAS, pursuant to the Delaware City Charter and Delaware Codified Ordinances, City Council may cancel any regularly scheduled meeting upon a vote of at least four (4) members; and

WHEREAS, this Council desires to cancel the first regular meeting of August 2026 given anticipated low attendance of members.

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

SECTION 1. That the August 10, 2026, regular meeting is hereby canceled. Council shall subsequently meet at the next regularly scheduled meeting on August 24, 2026.

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 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 3. This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and to provide for the usual daily operation of a department or an office of the City; specifically, this Resolution is required to be immediately effective due to the anticipated absences of several council members and the next meeting is in less than thirty (30) days.

VOTE ON EMERGENCY CLAUSE:

YEAS___ NAYS___
ABSTAIN ___

PASSED: _____, 2026

YEAS___ NAYS___
ABSTAIN ___

ATTEST:

CITY CLERK

MAYOR



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: July 27, 2026

SUBMITTED BY: Alycia Hefner, Finance

ITEM TYPE: Finance Report

AGENDA SECTION: **FINANCE DIRECTOR'S REPORT**

SUBJECT: June 2026 Finance Report

SUGGESTED ACTION:

ATTACHMENTS:

[2026 JUNE FINANCIAL REPORT.pdf](#)



TO: PAUL J. BRAKE, CITY MANAGER
FROM: ALYCIA K. HEFNER, FINANCE DIRECTOR
SUBJECT: JUNE 2026 FINANCIAL REPORT
DATE: July 2, 2026

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, Recreation Center 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 the previous 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 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 June 30, 2026, and ties to the amount listed in Appendix B.

Appendix B is the Financial Statement for the City as of June 30, 2026. This statement provides a listing of the City's funds held at various financial institutions. Also presented is a chart of the various instrument types held earning interest. Finally, a chart showing an estimate of interest to be earned in the next year.

Appendix C is the Debt Schedule for the City through June 30, 2026. 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 consumption and wastewater treatment in terms of units billed.

Appendix E is a graphical representation of 2 growth-related revenues; Impact and Capacity Fees charged to new buildings and developments. These fees can only be used towards what their titles imply; to purchase or construct assets needed to provide for the

impact or increase in capacity of City services as they relate to the growth, and not for maintenance or replacement of current assets.

Appendix F, which represented the Health Insurance costs vs premiums has been removed. Since joining Jefferson Health Plan (a consortium for stop-loss) the City no longer receives stop-loss reimbursements directly.

HIGHLIGHTS

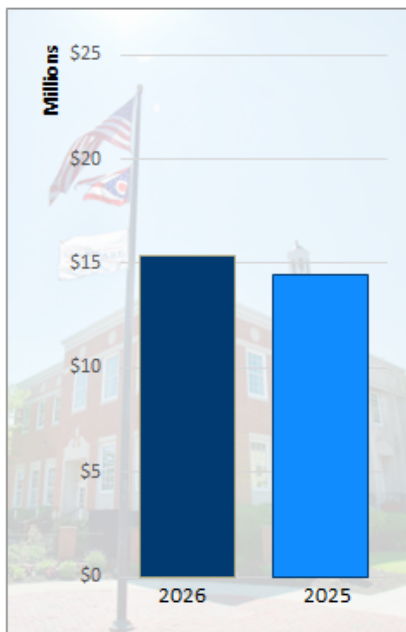
- City income tax revenue is the largest source of discretionary income and supports the most operations and capital purchases. Through May, the City is 5.36% above last year. The following graph shows our current standing with the budget and over last year's YTD collections. For 2026, Parks & Recreation 'replacement' levy collections are in light green and 'old' levy collections are in dark green.

MONTHLY FINANCE DIRECTOR'S REPORT -- HIGHLIGHTS

June 30, 2026

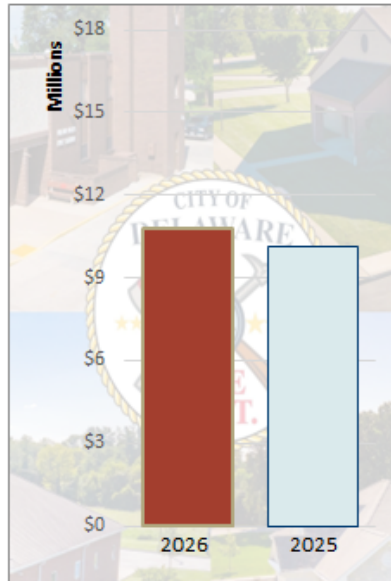
Income Taxes

General Fund



Fire/EMS

YTD Income Taxes are 06.11% above 2025.



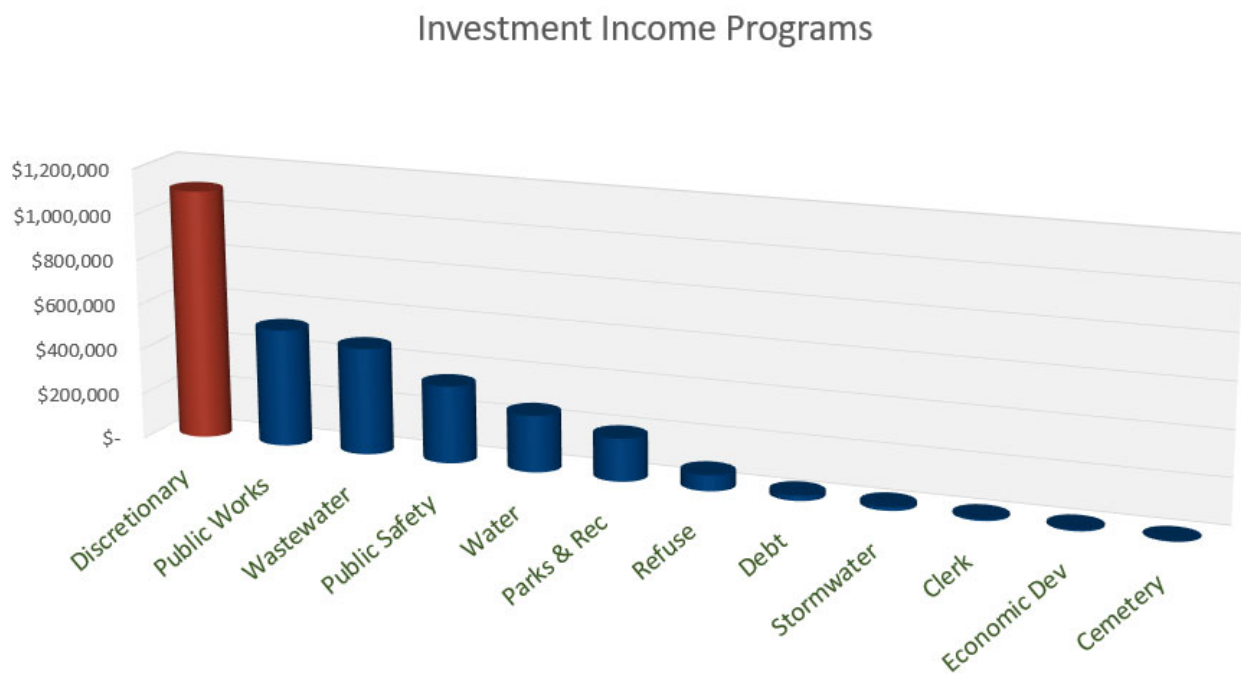
Parks & Recreation



- Interest rates on investments continue to be very strong.

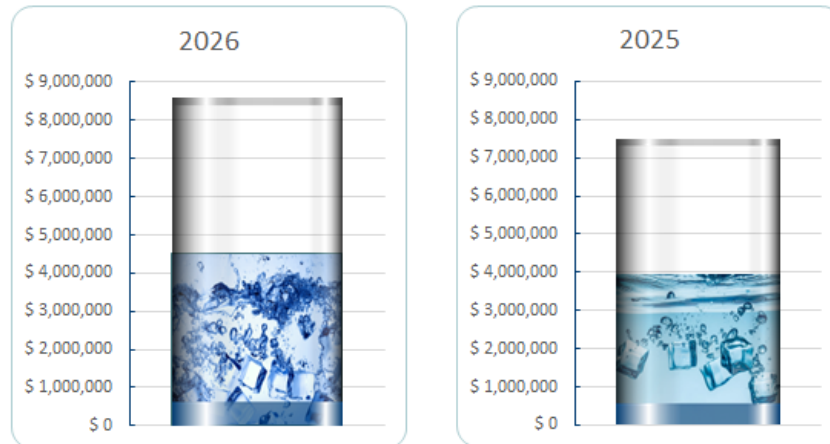


- Below shows to which City programs the interest is allocated.

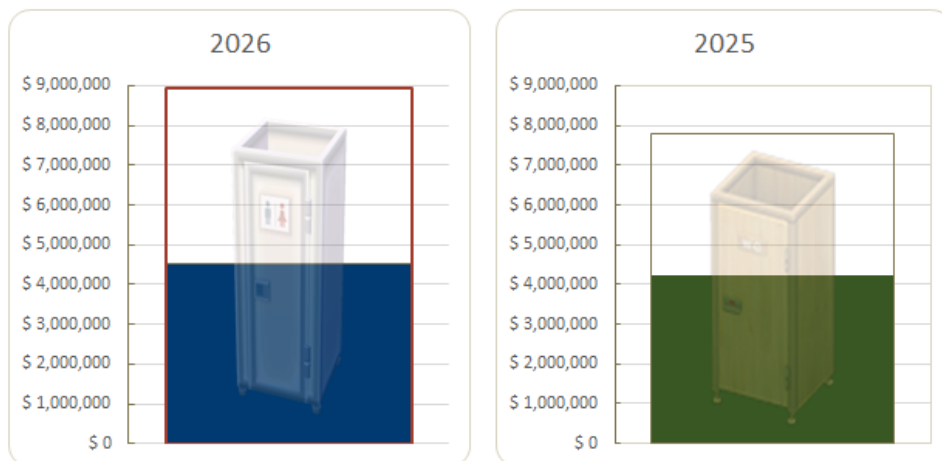


- Water, wastewater, and stormwater revenues are up 13.4%, 6.7%, and 16.8%, respectively from June 2025. Refuse revenues are down 0.7% for the same period.

Water Fees



Wastewater Fees

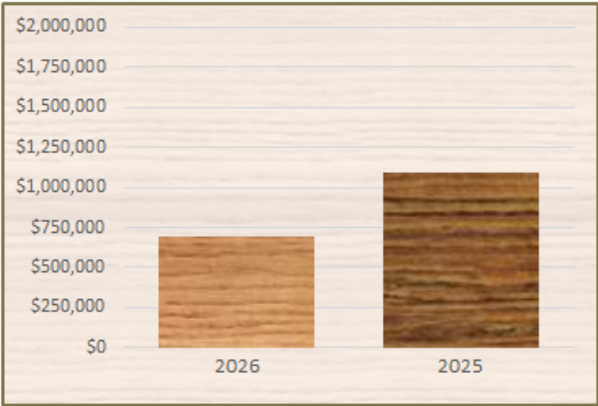


Refuse and Stormwater Fees



- Planning fees are 35.83% below June 2025. This is approximately \$390k below this time last year.

Planning Permits & Licenses



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 7 for a breakdown of the revenues and expenditures through June 30, 2026.

Revenues

The General Fund revenues are performing aligned with expectations. Below are some notable revenue highlights:

- Income Tax – June 2026 income tax receipts came in 6.11% above May 2025.
- Property Tax – Property tax revenues are up 36.23% from this time last year. Pension obligations were paid off for police and fire, freeing up inside millage that could be returned to the General Fund in 2026.
- Fees, Licenses & Permits – Fees, licenses, and permits revenues remain below 2025 numbers, coming in approximately \$390k below June 2025. This is largely due to a very strong March 2025.
- Investment Interest – As mentioned, Interest revenue remains strong and was up \$162k or 17.30% above June 2025.

Expenditures

The General Fund expenditures performed as expected through June 30, 2026.

GENERAL FUND
STATEMENT OF REVENUE AND EXPENDITURES
June 30, 2026

	2025 Actual YTD	2026 Actual YTD	2026 Total Budget	2026 % of Budget
REVENUES				
Income Taxes	\$ 14,491,325	\$ 15,376,794	\$ 27,535,490	55.84%
Property Taxes	1,440,474	1,962,384	2,830,000	69.34%
Department Chargeback	1,485,414	873,688	3,494,745	25.00%
Fees, Licenses, & Permits	1,087,843	698,042	1,967,000	35.49%
Charges for Services	842,827	835,145	1,593,000	52.43%
Intergovernmental Receipts	741,862	1,088,272	1,366,410	79.64%
Miscellaneous	112,103	198,526	245,000	81.03%
Fines & Forfeitures	3,799	2,037	-	0.00%
Special Assessments	18,832	15,621	55,000	28.40%
Investment Interest	935,961	1,097,857	1,500,000	73.19%
Advances in	1,500,000	-	15,000	0.00%
Transfers in	236,578	-	1,090,520	0.00%
Total Revenues	\$ 22,897,018	\$ 22,148,368	\$ 41,692,165	53.12%
EXPENDITURES				
Council	\$ 139,244	\$ 162,205	\$ 326,662	49.66%
City Manager	516,878	621,305	1,183,041	52.52%
Admin Services	311,862	372,405	860,350	43.29%
Econ Development	249,904	386,092	780,985	49.44%
Risk Management	7,168	1,510	473,000	0.32%
Legal Affairs	544,693	655,141	1,457,952	44.94%
Mgmt, Budget, & Proc	246,173	152,796	340,714	44.85%
Finance	1,108,241	1,295,429	2,669,930	48.52%
Income Tax Refunds	614,286	504,341	1,100,000	45.85%
General Admin	526,184	615,415	1,547,388	39.77%
Transfer to Gen Bond Ret	35,000	-	35,000	0.00%
Transfer to Capital Imp	2,178,000	993,474	3,973,895	25.00%
Transfer to SMR	1,400,000	737,500	2,950,000	25.00%
Transfer to Airport	150,000	50,000	200,000	25.00%
Transfer to Cemetery	50,000	157,500	315,000	50.00%
Transfer to Muni Court	250,000	387,500	775,000	50.00%
Transfer to Clerk of Court	450,000	212,500	850,000	25.00%
Transfer to IT Rotary	-	6,091	24,362	25.00%
Transfer to Fac Maint Rotary	150,000	30,334	121,335	25.00%
Transfer to Dev Reserve	35,450	62,500	250,000	25.00%
Transfer to Budg Reserve	-	37,500	75,000	50.00%
Advances to other funds	-	-	-	0.00%
Planning & Comm Dev.	1,105,761	1,127,863	2,332,553	48.35%
Police	5,912,482	6,498,694	14,167,158	45.87%
Engineering	1,096,557	1,420,292	3,480,335	40.81%
Facility Maintenance [residu	37,083	-	-	-
Total Expenditures	\$ 17,114,966	\$ 16,488,388	\$ 40,289,659	40.92%
Beginning Balance		\$ 16,786,471		
Ending Balance		\$ 22,446,451		
Encumbrances		\$ 1,309,462		

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 9 for a breakdown of the revenues and expenditures through June 30, 2026.

Revenues

Several sources of revenue support this fund, including intergovernmental as well as income tax collections. Revenues to date are performing under expectations as described below:

- Income Tax – June receipts are up 6.11% from this time last year.
- EMS Service Agreement [Charges for Services] – The City contracts with Delaware County to provide EMS services to certain unincorporated portions of the County. Charges for services are currently down 49.16% or \$247,478 from this time last year.
- SAFER Grant – Due to the government shutdown, receipts for the SAFER grant were not processed for several months. Since the timing of this report, additional funds have been received and will be reflected in the July report.

Expenditures

Fire/EMS Income Tax Fund expenditures performed as expected through June 30, 2026.

FIRE/EMS INCOME TAX FUND
STATEMENT OF REVENUE AND EXPENDITURES
June 30, 2026

	2025 Actual YTD	2026 Actual YTD	2026 Total Budget	2026 % of Budget
REVENUES				
Income Taxes	\$ 10,143,927	\$ 10,763,756	\$ 19,461,977	55.31%
Charges for Services	503,365	255,887	1,073,589	23.83%
Miscellaneous	656	729	15,000	4.86%
Intergovernmental Receipts	-	4,474	4,000	111.84%
Other Financing	76,862	-	-	0.00%
Transfer In	579,826	-	780,000	0.00%
Total Revenues	\$ 11,304,636	\$ 11,024,846	\$ 21,334,566	51.68%
EXPENDITURES				
Personal Services	\$ 6,244,684	\$ 6,801,247	\$ 15,834,586	42.95%
Services & Charges	1,265,830	1,175,518	2,687,177	43.75%
Materials & Supplies	288,292	250,445	560,419	44.69%
Capital Outlay	481,841	83,658	1,021,010	8.19%
Refunds	430,000	353,039	680,000	51.92%
Transfer	-	2,747,462	3,650,000	75.27%
Total Fire Expenditures	\$ 8,710,647	\$ 11,411,369	\$ 24,433,192	46.70%
SAFER Grant Reimbursemen	343,317	-	[in Transfers In]	
Beginning Balance		\$ 15,065,364		
Ending Balance		\$ 14,678,841		
Encumbrances		\$ 1,139,114		

RECREATION CENTER INCOME TAX FUND

Other than income tax receipts, interest income, debt service payments, sign purchases, and refunds, no other activity is occurring in the fund. At the end of 2024, we had collected enough tax revenue to pay off the original bonds issued for the YMCA construction. These bonds will be paid off this year. No 'new' taxes are being collected for 2026, only those due to the City for 2024 and prior. With the current fund balance [circled in GREEN], we have enough to continue to pay off the debt associated with the YMCA construction [circled in RED] and grounds improvements completed after 2015 [circled in ORANGE]. Those bonds will be paid off in 2034. The surplus amount at the bottom of the 2026 Actual column is what remains after the debt payments subtracted from the current fund balance.

There is a graph on page 2 showing the collections for the replacement levy that is being collected in the Parks & Recreation fund.

REC CENTER INCOME TAX FUND RECREATION LEVY SUMMARY June 30, 2026

Description	2025 YTD Actual	2026 Actual Fund 233	2026 Budget Fund 233	2027+ Projected
Income Tax Revenue	\$ 815,120	\$ 142,439	\$ 514,725	\$ 0
Investment Interest	149,808	89,373	130,000	50,000
Total Revenues	\$ 964,928	\$ 231,812	\$ 644,725	\$ 50,000
Refunds	\$ 92,143	\$ 75,651	\$ 75,000	\$ 0
Transfer to Capital	0	0	0	0
Debt Principal	0	0	2,373,000	3,790,000
Debt Interest	140,000	83,165	203,330	404,125
Total Expenditures	\$ 232,143	\$ 158,816	\$ 2,651,330	\$ 4,194,125
Excess Revenues	\$ 732,785	\$ 72,996	\$ (2,006,605)	\$ (4,144,125)
Balance January 1		\$ 5,072,821	\$ 5,145,817	\$ 3,139,212
Current Fund Balance		\$ 5,145,817	\$ 3,139,212	\$ (1,004,913)
2010 Debt Obligations [P&I]		2,316,500		
2015 Debt Obligations [P&I]		1,794,460		
Surplus [2034]		\$ 1,034,857		

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 expenses of this fund. Please refer to page 12 for a breakdown of the revenues and expenses through June 30, 2026.

Revenues

Overall revenues through June are up 16.8% from June 2025:

- Charges for Services – Receipts were above June 2025 by a little over \$157k or 16.6%.

Expenses

The Stormwater Fund expenses are coming in below budget.

STORMWATER FUND
STATEMENT OF REVENUE AND EXPENSES
June 30, 2026

	2025 Actual YTD	2026 Actual YTD	2026 Total Budget	2026 % of Budget
REVENUES				
Charges for Services	\$ 944,992	\$ 1,102,135	\$ 2,014,014	54.72%
Miscellaneous	4,731	1,266	3,000	42.19%
Intergovernmental Revenue	-	-	-	0.00%
Investment Interest	8,799	16,018	21,000	76.28%
Total Revenues	\$ 958,522	\$ 1,119,418	\$ 2,038,014	54.93%
EXPENSES				
STORMWATER OPERATIONS				
Personal Services	\$ 298,929	\$ 147,438	\$ 628,101	23.47%
Services & Charges	86,983	93,215	416,890	22.36%
Materials & Supplies	11,399	25,889	111,547	23.21%
Capital Outlay	34,655	-	40,000	0.00%
Refunds	-	6	-	0.00%
Debt	74,108	74,108	74,108	100.00%
Transfer	-	-	1,000,000	0.00%
Total Ops Expenses	\$ 506,074	\$ 340,656	\$ 2,270,646	15.00%
 Beginning Balance				
		\$ 494,758		
Ending Balance				
		\$ 1,273,520		
Encumbrances				
		\$ 66,137		

WATER FUND

The Water Fund was established to account for the treatment and distribution of water to residential and commercial users. This fund is also an Enterprise Fund, with user fees financing the expenses. Please refer to page 14 for a breakdown of the revenues and expenses through June 30, 2026.

Revenues

Total Water Fund revenues came in over 2025 by 13.4%:

- Charges for Services – Receipts were up 13.9% or \$552k from June 2025.
- Investment Interest – Interest income is up just over \$15k or 6.5% from June 2025.

Expenses

The Water Fund expenses performed as expected through June 30, 2026.

WATER FUND
STATEMENT OF REVENUE AND EXPENSES
June 30, 2026

	2025 Actual YTD	2026 Actual YTD	2026 Total Budget	2026 % of Budget
REVENUES				
Charges for Services	\$ 3,960,287	\$ 4,511,911	\$ 8,606,470	52.42%
Miscellaneous	13,070	11,789	25,000	47.16%
Investment Interest	233,559	248,798	350,000	71.09%
Total Revenues	\$ 4,206,916	\$ 4,772,498	\$ 8,981,470	53.14%
EXPENSES				
WATER ADMINISTRATION				
Personal Services	\$ 203,314	\$ 204,044	\$ 427,497	47.73%
Services & Charges	781,015	472,531	1,723,761	27.41%
Materials & Supplies	-	14	500	2.89%
Refunds	16,882	9,417	20,000	47.09%
Transfers	500,000	642,864	1,285,727	50.00%
Total Admin Expenses	\$ 1,501,211	\$ 1,328,871	\$ 3,457,485	38.43%
WATER TREATMENT				
Personal Services	\$ 554,216	\$ 662,235	\$ 1,184,512	55.91%
Services & Charges	625,223	672,932	1,555,596	43.26%
Materials & Supplies	314,838	418,757	935,286	44.77%
Capital Outlay	104,624	49,041	163,741	29.95%
Total Trmt Expenses	\$ 1,598,901	\$ 1,802,965	\$ 3,839,134	46.96%
WATER DISTRIBUTION				
Personal Services	\$ 343,262	\$ 398,629	\$ 916,228	43.51%
Services & Charges	72,292	90,115	242,913	37.10%
Materials & Supplies	174,163	225,527	510,697	44.16%
Capital Outlay	12,350	28,125	63,125	44.55%
Total Dist Expenses	\$ 602,067	\$ 742,397	\$ 1,732,962	42.84%
Total Expenses	\$ 3,702,179	\$ 3,874,233	\$ 9,029,582	42.91%
Beginning Balance				
		\$ 2,503,711		
Ending Balance				
		\$ 3,401,976		
Encumbrances				
		\$ 851,280		

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 expenses. Please refer to page 16 for a breakdown of the revenues and expenses through June 30, 2026.

Revenues

Total Wastewater revenues are up 6.7% versus June 2025.

- Charges for Services – Revenues through June from user rates are up 6.9% or \$293k from last year.
- Investment Income – Investment income was up \$19k or 4.2% from June 2025.

Expenses

The Wastewater Fund expenses are performing under budget through June 30, 2026.

WASTEWATER FUND
STATEMENT OF REVENUE AND EXPENSES
June 30, 2026

	2025 Actual YTD	2026 Actual YTD	2026 Total Budget	2026 % of Budget
REVENUES				
Charges for Services	\$ 4,224,857	\$ 4,518,083	\$ 8,925,914	50.62%
Miscellaneous	550	448	1,000	44.76%
Investment Interest	449,634	468,505	700,000	66.93%
Total Revenues	\$ 4,675,041	\$ 4,987,035	\$ 9,626,914	51.80%
EXPENSES				
WASTEWATER ADMINISTRATION				
Personal Services	\$ 202,266	\$ 204,044	\$ 427,275	47.75%
Services & Charges	749,963	506,332	1,911,862	26.48%
Materials & Supplies	-	-	200	0.00%
Refunds	-	11	-	0.00%
Transfers	2,000,000	-	2,000,000	0.00%
Total Admin Expenses	\$ 2,952,229	\$ 710,387	\$ 4,339,337	16.37%
WASTEWATER TREATMENT				
Personal Services	\$ 597,942	\$ 569,267	\$ 1,261,899	45.11%
Services & Charges	733,159	683,475	1,785,754	38.27%
Materials & Supplies	181,973	194,368	448,809	43.31%
Capital Outlay	-	-	-	0.00%
Total Treat Expenses	\$ 1,513,074	\$ 1,447,110	\$ 3,496,462	41.39%
WASTEWATER COLLECTION				
Personal Services	\$ 107,131	\$ 273,627	\$ 365,330	74.90%
Services & Charges	69,227	127,065	348,260	36.49%
Materials & Supplies	144,344	136,939	270,712	50.58%
Capital Outlay	21,884	-	32,000	0.00%
Total Coll Expenses	\$ 342,586	\$ 537,631	\$ 1,016,302	52.90%
Total Expenses	\$ 4,807,889	\$ 2,695,128	\$ 8,852,101	30.45%
Beginning Balance				
		\$ 9,101,974		
Ending Balance				
		\$ 11,393,881		
Encumbrances				
		\$ 478,361		

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 18 for a breakdown of the revenues and expenses through June 30, 2026.

Revenues

The Refuse Fund total revenues are on par with last year, down 0.7% from June 2025.

- **Charges for Services** – Revenues from user fees exceeded prior year by just over \$164k or 6.0%.
- **Grants** – The reason for overall revenue being slightly down despite increased charges for services is due to \$202k in grants we received by this time last year.

Expenses

The Refuse Fund expenses performed as expected through June 30, 2026.

REFUSE FUND
STATEMENT OF REVENUE AND EXPENSES
June 30, 2026

	2025 Actual YTD	2026 Actual YTD	2026 Total Budget	2026 % of Budget
REVENUES				
Charges for Services	\$ 2,742,846	\$ 2,907,404	\$ 5,632,000	51.62%
Miscellaneous	5,040	2,870	-	100.00%
Other Financing	202,000	-	-	0.00%
Investment Interest	49,682	68,981	70,000	98.54%
Total Revenues	\$ 2,999,568	\$ 2,979,255	\$ 5,702,000	52.25%
EXPENSES				
REFUSE ADMINISTRATION				
Services & Charges	\$ 196,063	\$ 164,777	\$ 489,759	33.64%
Refunds	543	86	1,000	8.56%
Total Admin Expenses	\$ 196,606	\$ 164,863	\$ 490,759	33.59%
REFUSE COLLECTION				
Personal Services	\$ 802,740	\$ 817,289	\$ 1,823,190	44.83%
Services & Charges	947,263	1,012,554	2,409,043	42.03%
Materials & Supplies	327,422	129,286	269,563	47.96%
Capital Outlay	247,159	405,000	1,486,383	27.25%
Total Collect Expenses	\$ 2,324,584	\$ 2,364,129	\$ 5,988,179	39.48%
Total Expenses	\$ 2,521,190	\$ 2,528,992	\$ 6,478,938	39.03%
 Beginning Balance				
		\$ 3,522,408		
Ending Balance				
		\$ 3,972,671		
Encumbrances				
		\$ 1,052,065		

APPENDIX A

YEAR TO DATE FUND REPORT

June 30, 2026

Fund #	FUND	BEGINNING BALANCE	YTD REVENUES	YTD EXPEND	ENDING BALANCE	ENCUMB	UNENCUMB BALANCE
101	General Fund	16,786,471	(22,148,368)	16,488,388	22,446,451	1,309,462	21,136,988
200	Street Maintenance	2,004,374	(1,946,334)	2,279,609	1,671,099	980,627	690,472
201	State Highway Fund	189,151	(102,104)	-	291,255	-	291,255
202	License Fee Fund	1,760,475	(408,298)	-	2,168,774	94,383	2,074,390
204	Performance Bond Fu	72,875	-	-	72,875	-	72,875
210	Parks & Recreation	1,553,907	(2,461,858)	1,528,160	2,487,605	80,907	2,406,698
212	Cemetery Fund	31,638	(312,081)	222,134	121,584	32,713	88,871
215	Tree Replacement Fu	862,298	(67,055)	62,193	867,161	35,793	831,368
222	Airport Fund	650,228	(751,690)	817,861	584,057	138,001	446,056
223	T-Hangar Fund	277,490	(59,487)	13,809	323,168	-	323,168
231	Fire/EMS Income Tax	15,065,364	(11,024,846)	11,411,369	14,678,841	1,139,114	13,539,727
233	Rec. Center Income	5,072,821	(231,812)	1,262,151	4,042,482	-	4,042,482
235	Airport TIF Fund	220,061	(12,497)	112,800	119,758	10,406	109,352
236	Glenn Road Bridge T	10,711,889	(1,372,456)	10,822	12,073,524	49,837	12,023,687
237	Sky Climber/V&P TIF	-	(68,987)	68,987	-	-	-
238	Mill Run TIF Fund	-	(84,771)	84,771	-	-	-
239	Winterbourne TIF Fu	-	(363,220)	327,353	35,867	-	35,867
240	Municipal Court Fun	340,627	(1,112,799)	1,244,372	209,054	10,084	198,970
241	Court-IDIAM Fund	52,389	(4,882)	28,613	28,659	-	28,659
242	Clerk of Court	955,214	(669,888)	816,408	808,694	20,654	788,040
250	Drug Enforcement Fu	60,132	(294)	-	60,426	-	60,426
251	Court-Alcohol Treat	721,326	(27,475)	-	748,801	7,225	741,576
252	OMVI Enforcement/Ed	5,922	(509)	-	6,431	-	6,431
253	Police Judgment Fun	70,404	(9,407)	13,195	66,616	1,745	64,871
254	Police Federal Judg	4,806	(92)	-	4,899	-	4,899
255	Park Exaction Fee F	62,579	-	39,025	23,554	23,554	0
256	Comp Legal Res Fund	116,743	(19,970)	6,164	130,549	19	130,530
257	Court Special Proje	1,081,353	(176,722)	15,107	1,242,968	76,728	1,166,240

APPENDIX A

YEAR TO DATE FUND REPORT

June 30, 2026

Fund #	FUND	BEGINNING BALANCE	YTD REVENUES	YTD EXPEND	ENDING BALANCE	ENCUMB	UNENCUMB BALANCE
258	Comp Legal Res Fund	796,600	(130,803)	28,828	898,575	50,000	848,575
259	Probation Services	637,890	(132,054)	14,344	755,600	7,244	748,356
261	Police Disability P	-	-	-	-	-	-
262	Fire Disability Pen	-	(16)	-	16	-	16
265	Opioid Recovery Fun	159,214	(10,674)	-	169,888	-	169,888
272	Community Promotion	114,079	(50,520)	62,500	102,099	17,500	84,599
275	Commercial TIFs	20,608	(5,561)	-	26,169	-	26,169
276	Residential TIFs	-	-	-	-	-	-
277	Sawmill Pkwy TIF	-	-	-	-	-	-
278	Sawmill Pointe TIF	559,410	(45,545)	-	604,955	-	604,955
279	Northwest TIFs	156,434	-	-	156,434	55,725	100,709
280	Parkview/Lucy Ridge	7,800,000	(7,213,475)	8,308,843	6,704,631	4,631,721	2,072,911
282	FEMA Grant Fund	9,040	(285,165)	-	294,206	-	294,206
291	Comm. Development B	367,815	-	1,023	366,792	360,073	6,720
292	Police Fed Treasury	12,623	(232)	5,000	7,855	-	7,855
295	Revolving Loan Fund	307,889	(13,933)	500	321,321	34,834	286,488
300	General Bond Retire	327,784	(965,546)	611,279	682,051	-	682,051
301	Park Improvement Bo	45,796	(1,195,959)	56,500	1,185,256	-	1,185,256
302	SE Highland Bond Fu	6,276	(417,783)	165,350	258,709	-	258,709
410	Capital Improvement	4,808,826	(5,353,333)	6,438,074	3,724,086	2,268,216	1,455,870
412	Ohio Public Works C	174,761	-	-	174,761	88,455	86,307
415	Point Project Fund	489,851	(4,874,848)	4,928,554	436,146	54,158	381,988
420	Parks & Rec Capital	1,000,000	(123,500)	517,010	606,490	333,587	272,903
430	FAA Airport Grant F	10,767	(35,448)	32,243	13,972	166,674	(152,702)
440	Equipment Replaceme	1,110,739	(1,151,958)	1,570,687	692,010	360,601	331,410
445	Fire/EMS Capital Fu	19,234,378	(18,551,695)	22,693,669	15,092,403	14,675,598	416,805
460	Northwest NCA Fund	718,403	(713,594)	803,551	628,446	507,653	120,793
465	Transportation Fees	142,950	(241,000)	-	383,950	-	383,950

APPENDIX A

YEAR TO DATE FUND REPORT

June 30, 2026

Fund #	FUND	BEGINNING BALANCE	YTD REVENUES	YTD EXPEND	ENDING BALANCE	ENCUMB	UNENCUMB BALANCE
491	Parks Impact Fee Fu	4,972,627	(447,669)	221,345	5,198,951	49,791	5,149,160
492	Police Impact Fee F	451,065	(117,201)	96	568,170	192	567,978
493	Fire Impact Fee Fun	707,757	(213,419)	205	920,971	411	920,560
494	Municipal Impact Fe	992,418	(222,809)	156	1,215,071	312	1,214,758
496	Glenn Road South Co	2,801,018	(758,356)	29,500	3,529,874	-	3,529,874
498	Glenn Road North Co	233,155	(129,957)	30,960	332,152	-	332,152
499	Terra Alta NCA Fund	47,740	(19,460)	-	67,200	-	67,200
501	Golf Course Fund	268,687	(197,664)	244,658	221,693	4,593	217,100
520	Parking Lots Fund	161,919	(121,727)	98,273	185,372	20,060	165,312
523	Stormwater Fund	494,758	(1,119,418)	340,656	1,273,520	66,137	1,207,383
524	Stormwater Capital	1,576,216	-	174,250	1,401,966	19,565	1,382,401
530	Water Fund	2,503,711	(4,772,498)	3,874,233	3,401,976	851,280	2,550,696
531	Water Construction	2,915,138	(642,864)	1,099,493	2,458,508	2,078,891	379,617
533	Water Utility Reser	-	-	-	-	-	-
535	Water Deposit Fund	79,478	(5,535)	9,301	75,711	-	75,711
536	Water Capacity Fee	8,704,256	(1,838,778)	3,500,203	7,042,831	2,146,351	4,896,481
540	Wastewater Fund	9,101,974	(4,987,035)	2,695,128	11,393,881	478,361	10,915,520
541	Wastewater Construc	5,021,890	-	1,441,812	3,580,078	490,717	3,089,361
543	Wastewater Utility	-	-	-	-	-	-
546	Wastewater Capacity	10,823,673	(1,473,848)	5,008,358	7,289,163	3,200,297	4,088,865
548	SE Highland Sewer F	1,098,135	(223,945)	415,350	906,730	-	906,730
550	Refuse Fund	3,522,408	(2,979,255)	2,528,992	3,972,671	1,052,065	2,920,606
601	Garage Rotary Fund	906,647	(1,073,651)	1,302,636	677,661	319,620	358,041
602	Information Technol	100,244	(1,990,353)	1,935,852	154,745	84,672	70,073
603	Facility Maint Rota	256,843	(1,035,837)	714,962	577,718	264,881	312,837
610	Self-Insurance Fund	2,000,097	(6,018,018)	6,622,777	1,395,339	49,240	1,346,099
620	Workers Compensatio	2,281,709	(9,687)	168,373	2,123,023	93,482	2,029,541
701	Fire Donations Fund	1,833	-	-	1,833	-	1,833

APPENDIX A

YEAR TO DATE FUND REPORT

June 30, 2026

Fund #	FUND	BEGINNING BALANCE	YTD REVENUES	YTD EXPEND	ENDING BALANCE	ENCUMB	UNENCUMB BALANCE
702	Park Donations Fund	5,810	(1,750)	-	7,560	1,750	5,810
703	Police Donations Fu	9,881	-	-	9,881	-	9,881
704	Mayor's Donations F	2,450	(150)	1,098	1,502	-	1,502
705	Project Trust Fund	1,458,911	(114,483)	24,121	1,549,273	113,303	1,435,970
707	Unclaimed Funds Tru	59,182	-	-	59,182	-	59,182
708	Muni Court Unclaime	192,957	(22,968)	-	215,925	-	215,925
709	Development Reserve	537,441	(62,500)	5,000	594,941	1,500	593,441
710	Budget Reserve Acco	1,978,864	(37,500)	-	2,016,364	-	2,016,364
750	Cemetery Perpetual	42,317	(807)	850	42,273	-	42,273
801	State Highway Patro	1,269	(18,203)	19,473	-	-	-
803	State Building Perm	6,176	(8,920)	8,349	6,746	-	6,746
811	Berkshire JEDD Fund	135,020	(227,438)	250,815	111,642	-	111,642
812	Berkshire JEDD2 Fun	39,186	(189,734)	78,052	150,868	-	150,868
Total All Funds		<u>\$ 164,237,531</u>	<u>\$ (116,033,983)</u>	<u>\$ 115,936,574</u>	<u>\$ 164,334,940</u>	<u>\$ 39,010,760</u>	<u>\$ 125,324,181</u>

CITY OF DELAWARE, OHIO
FINANCIAL STATEMENT
June 30, 2026

	Weighted Average Interest Rate	YTD Interest Earned	Ending Balance
<u>Checking/Depository</u>			
Checking (Operating & Payroll)*		\$ 0	\$ 11,472,253
Deposits in Transit			619,021
Outstanding Checks			(1,646,717)
			-
<u>Corrections/Adjustments</u>			
Chase Certificates of Deposit	2.81 - 2.82%	31,177	1,699,825
Total Bank Deposits		\$ 31,177	\$ 12,144,382
<u>Investments</u>			
Redtree	various	\$ 1,473,598	\$ 72,997,540
STAR Ohio	4.14%	1,449,198	79,199,329
Total Investments		\$ 2,922,797	\$ 152,196,868
TOTAL BANK DEPOSITS & INVESTMENTS		\$ 2,953,973	\$ 164,341,251

* The city participates in an Earning Credit Allowance program. The City maintains a minimum balance in the checking account so that a credit is earned that then offsets the monthly service charge.

I certify that the balances stated above are true to the best of my knowledge.

Aljoia K. Hefner
Finance Director

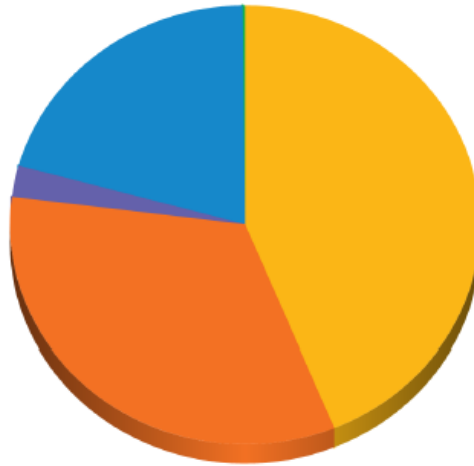
7/1/2026
Date

Paul J. Brake
City Manager

7/1/2026
Date

APPENDIX B

Portfolio Allocation as of 6/30/2026



Allocation Information

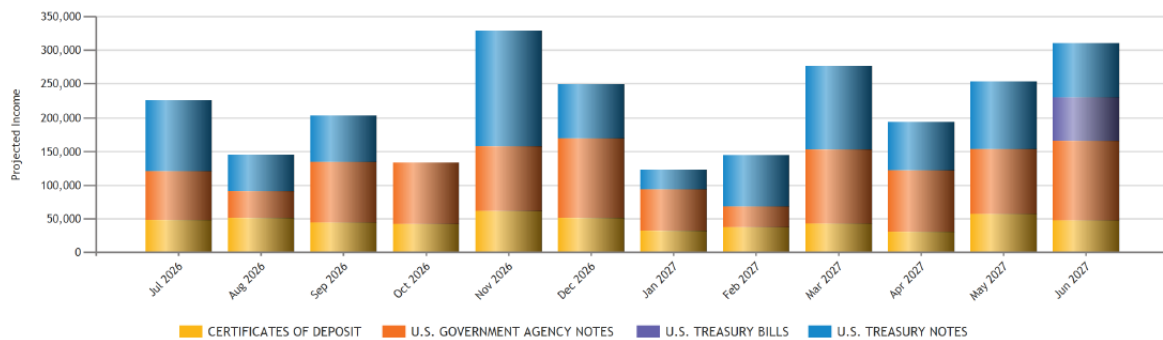
Security Type	Market Value	% Assets	Yield	WAM
U.S. GOVERNMENT AGENCY NOTES	32,175,064.73	43.8	4.10	3.29
U.S. TREASURY NOTES	24,385,874.15	33.2	4.15	3.16
U.S. TREASURY BILLS	1,705,580.50	2.3	3.96	0.92
CERTIFICATES OF DEPOSIT	15,052,682.34	20.5	4.25	1.85
MONEY MARKET FUNDS	134,422.27	0.2	3.54	0.00
Total	73,453,623.98	100.0	4.14	2.89



City of Delaware - General Funds
US Bank Custodian Acct Ending x08753
Attn: Alycia Ballone

Estimated Gross Income Projection

7/1/2026 - 6/30/2027



	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027
CERTIFICATES OF DEPOSIT	48,178	51,236	44,778	42,017	61,580	51,190	31,878	37,338	42,590	30,922	57,231	47,785
U.S. GOVERNMENT AGENCY NOTES	72,975	40,295	89,970	91,353	96,653	118,571	61,725	30,920	110,595	91,353	96,653	118,571
U.S. TREASURY BILLS	0	0	0	0	0	0	0	0	0	0	0	64,761
U.S. TREASURY NOTES	105,900	53,750	69,063	170,775	79,006	29,063	76,838	122,813	71,838	98,938	252,821	310,124
Total	227,053	145,281	203,810	133,370	329,008	248,768	122,665	145,096	275,997	194,112	252,821	310,124
Grand Total	2,588,106											

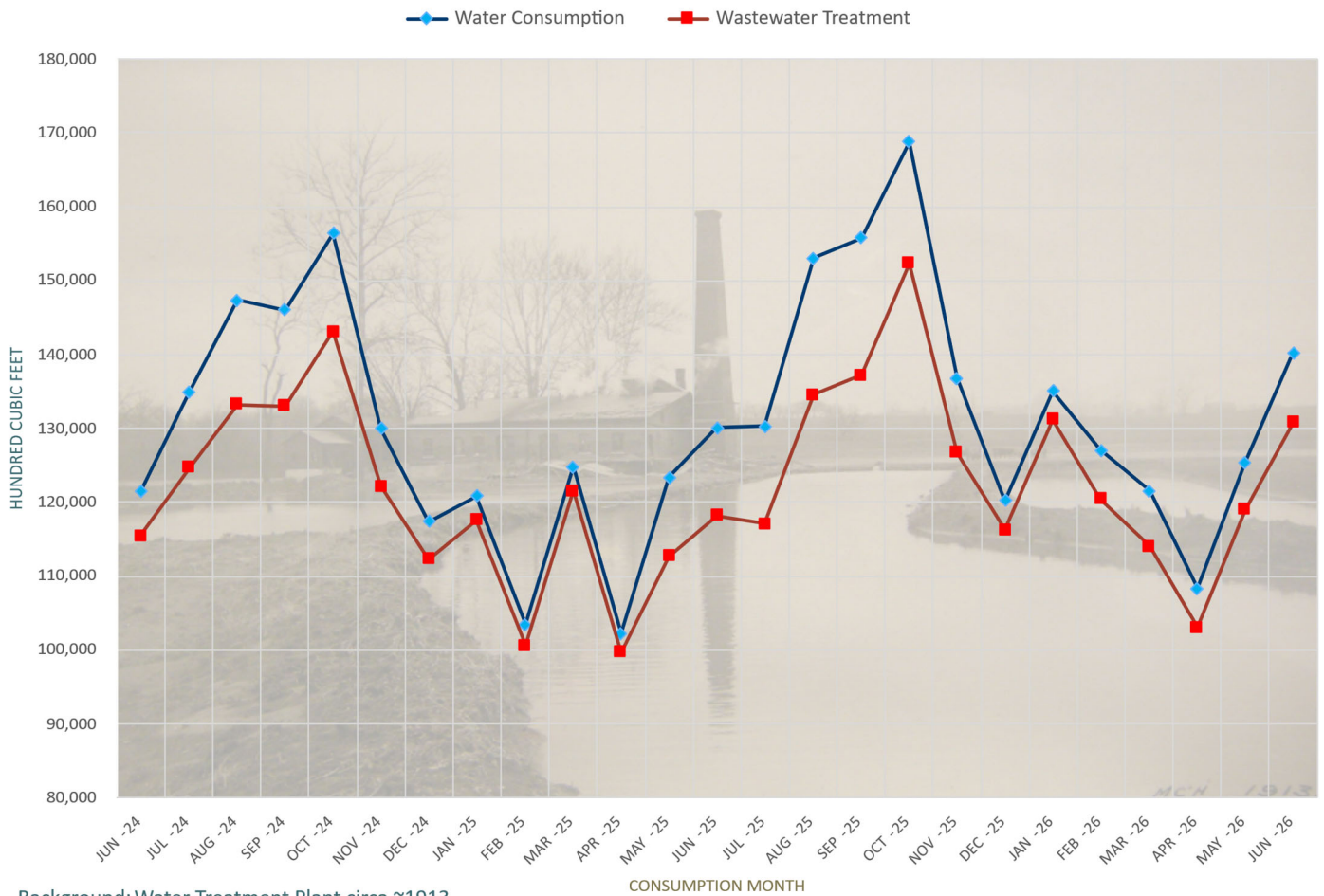
APPENDIX C

CITY OF DELAWARE DEBT SCHEDULE [Principal only] June 30, 2026

Type of Debt	Outstanding Balance	General	Airport T-Hangars	Fire/EMS	Rec Levy	Point	Police Impact Fee	Fire Impact Fee	Municipal Impact Fee	Glenn Rd. TIF/NCA	Water Operations	Water Capacity Fee	Wastewater Operations	Wastewater Capacity Fee
Bonds														
2026 GO Bonds	20,250,000	\$ -	\$ -	\$ 1,094,568	\$ -	\$ 335,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021 GO Bonds	2,150,000	-	-	752,500	-	-	494,500	-	301,000	602,000	-	-	-	-
2020 Rec Levy Bonds	2,260,000	-	-	-	2,260,000	-	-	-	-	-	-	-	-	-
2019 GO Bonds	12,195,000	615,000	-	-	-	-	-	-	1,025,000	2,825,000	-	-	-	7,730,000
2017 GO Bonds	3,195,000	-	345,118	-	-	-	-	1,480,000	-	-	-	1,069,228	-	300,654
2015 GO Bonds	3,315,000	-	-	-	1,530,000	-	-	-	-	1,785,000	-	-	-	-
OWDA WW Projects	1,795,954	-	-	-	-	-	-	-	-	-	-	-	154,811	1,641,143
OWDA Water Projects	22,362,287	-	-	-	-	-	-	-	-	-	14,397,991	7,964,296	-	-
Total Long Term Debt	\$ 67,523,241	\$ 615,000	\$ 345,118	\$ 1,847,068	\$ 3,790,000	\$ 335,432	\$ 494,500	\$ 1,480,000	\$ 1,326,000	\$ 5,212,000	\$ 14,397,991	\$ 9,033,524	\$ 154,811	\$ 9,671,797
Fund Balance Reserves		\$ 22,031,841	\$ 304,983	\$ 15,682,758	\$ 4,020,446	\$ 4,927,955	\$ 510,794	\$ 824,636	\$ 1,118,245	\$ 11,994,940	\$ 3,254,553	\$ 8,061,854	\$ 10,397,766	\$ 8,917,463
Notes														
2025A BAN	\$ 15,500,000	\$ -	\$ -	\$ 15,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025B BAN	8,950,000	3,200,000	-	1,000,000	-	4,750,000								
2025C BAN	9,500,000	9,500,000		-										
2026 BAN	11,700,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Short Term Debt	\$ 33,950,000	\$ 12,700,000	\$ -	\$ 16,500,000	\$ -	\$ 4,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Debt Service	\$ 82,653,241	\$ 13,315,000	\$ 345,118	\$ 18,347,068	\$ 3,790,000	\$ 5,085,432	\$ 494,500	\$ 1,480,000	\$ 1,326,000	\$ 5,212,000	\$ 14,397,991	\$ 9,033,524	\$ 154,811	\$ 9,671,797
2026 Revenue [estimated]		\$ 41,692,165	\$ 109,609	\$ 21,334,566	\$ 644,725	\$ 4,861,426	\$ 155,000	\$ 302,500	\$ 335,000	\$ 4,006,757	\$ 8,981,470	\$ 4,720,000	\$ 9,626,914	\$ 4,494,500

APPENDIX D

WATER CONSUMPTION AND WASTEWATER TREATMENT



Growth Related Revenues through June 30, 2026

