

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

November 18, 2019

6:00 PM

Council Work Session

Mike Walker – Chair

Jill Amos

Will Bennett

Bob Clark

Mike Coolman

Bruce Jarvis

Patrick Lynch

A. Call To Order**B. Roll Call****C. Also In Attendance**

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Dick Miller, Steve Smith, Shawn Starcher, Rick Brown, Joe Taylor, Sargent Hendershot, Shane Spencer

D. Reports

Bill Sims -

Dick Miller -

Steve Smith -

Shawn Starcher -

Rick Brown -

Joe Taylor -

Sargent Hendershot -

Shane Spencer -

E. Request for Council Action**ORD-19-063**

Development

An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester Section 13, Phase 2 ([Ordinance, Exhibit A, Exhibit B](#))

- Request to move to full Council

ORD-19-064

Development

An Ordinance Approving the Final Development Plan for Outlot 4 Identified in the Meijer Outparcel Development Pattern Book ([Ordinance, Exhibit A, Exhibit B, Exhibit C, Exhibit D](#))

- Request to move to full Council

ORD 19-065

Finance

An Ordinance to Authorize the Mayor to Enter into an Agreement with the Canal Winchester Historical Society for the Period January 1, 2020 Through December 31, 2022 ([Ordinance, Exhibit A](#))

- Request to move to full Council

ORD 19-066

Finance

An Ordinance to Authorize the Mayor to Enter into a Health Services Contract with Franklin County Public Health ([Ordinance, Exhibit A](#))

- Request to move to full Council

[ORD 19-067](#)

Finance

An Ordinance to Authorize the Mayor to Enter into an Agreement for Legal Services with Frost Brown Todd LLC for the Period January 1, 2020 Through December 31, 2021 ([Ordinance, Exhibit A](#))

- Request to move to full Council

[ORD 19-068](#)

Finance

An Ordinance to Amend the 2019 Appropriation Ordinance #18-040, Amendment #7 ([Ordinance, Exhibit A](#))

- Request to move to full Council

[ORD-19-069](#)

Finance

An Ordinance for the 2020 Appropriations ([Ordinance](#))

- Request to move to full Council

[ORD-19-070](#)

Finance

An Ordinance to Establish City Employee Salary Ranges ([Ordinance, Exhibit A](#))

- Request to move to full Council

F. Items for Discussion

G. Old/New Business

H. Adjournment

ORDINANCE NO. 19-063

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR VILLAGES AT WESTCHESTER SECTION 13, PHASE 2

WHEREAS, pursuant to Section 1117.04 (f) is provided that Council shall be presented final plats for final approval of subdivisions; and

WHEREAS, a final plat for Villages at Westchester Section 13, Phase 2, has been presented to the Planning Commission with a recommendation to City Council for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor and Clerk be and hereby are authorized to execute and accept the final plat of Villages at Westchester Section 13, Phase 2.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL



To: Audra DiOrio, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: November 13, 2019
RE: Application FS-19-005

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **November 12, 2019**

Motion by Donahue, seconded by Wildenthaler, to recommend to City Council approval of FS-19-005; to consider a Final Subdivision Plat for Villages at Westchester Section 13 Phase 2; for property located at PID: 184-001008. Applicant Keith Smith – Civil & Environmental Consultants, Inc., Owner Grand Communities, Ltd. Voting yes: Bill Christensen; Brad Richey; Mike Vasko; Joe Donahue; Kevin Serna; Joe Wildenthaler. **Motion Carried 6-0.**

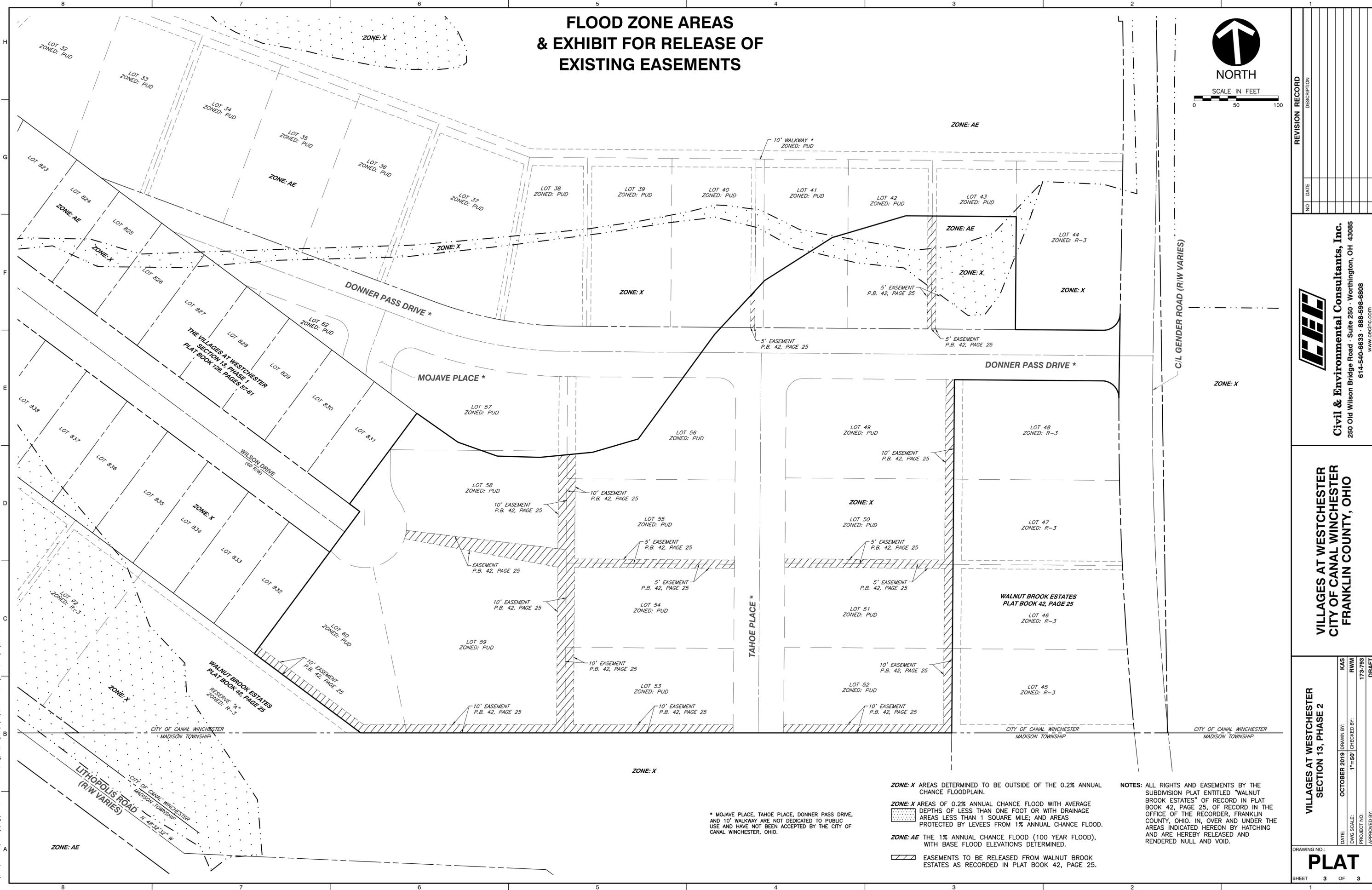
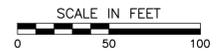
A handwritten signature in blue ink, appearing to read "Andrew Moore", is written over a horizontal line.

Andrew Moore
Planning and Zoning Administrator

FLOOD ZONE AREAS & EXHIBIT FOR RELEASE OF EXISTING EASEMENTS



NORTH



ZONE: X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE: X AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE: AE THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), WITH BASE FLOOD ELEVATIONS DETERMINED.

EASEMENTS TO BE RELEASED FROM WALNUT BROOK ESTATES AS RECORDED IN PLAT BOOK 42, PAGE 25.

NOTES: ALL RIGHTS AND EASEMENTS BY THE SUBDIVISION PLAT ENTITLED "WALNUT BROOK ESTATES" OF RECORD IN PLAT BOOK 42, PAGE 25, OF RECORD IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO, IN, OVER AND UNDER THE AREAS INDICATED HEREON BY HATCHING AND ARE HEREBY RELEASED AND RENDERED NULL AND VOID.

* MOJAVE PLACE, TAHOE PLACE, DONNER PASS DRIVE, AND 10' WALKWAY ARE NOT DEDICATED TO PUBLIC USE AND HAVE NOT BEEN ACCEPTED BY THE CITY OF CANAL WINCHESTER, OHIO.

NO.	DATE	DESCRIPTION

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

**VILLAGES AT WESTCHESTER
 CITY OF CANAL WINCHESTER
 FRANKLIN COUNTY, OHIO**

**VILLAGES AT WESTCHESTER
 SECTION 13, PHASE 2**

DATE: OCTOBER 2019 | DRAWN BY: KAS
 DWG SCALE: 1"=50' | CHECKED BY: RWM
 PROJECT NO: 173-793
 APPROVED BY: DRAFT

DRAWING NO.: **PLAT**
 SHEET 3 OF 3

P:\2017\173-793\Survey\Draw\173793-301-Plat 13-2.dwg/150821-31 LS(10/17/2019 - 10:49 AM) - LP: 10/17/2019 8:49 AM

ORDINANCE NO. 19-064

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR OUTLOT 4 IDENTIFIED IN THE MEIJER OUTPARCEL DEVELOPMENT PATTERN BOOK

WHEREAS, the final development plan for Outlot 4 of the Meijer Development has been approved with conditions by the Planning and Zoning Commission; and

WHEREAS, Council approved the Meijer Store and Outparcel Development Pattern Book with Ordinance 74-06; and

WHEREAS, per Ordinance No. 52-01, all final development plans of the Pifer property are also to be approved by the Council of the City of Canal Winchester.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the City Council hereby approves the Final Development Plan for Outlot 4 of the Meijer Development which is attached hereto as Exhibit A, subject to and conditioned upon, with the following conditions:

1. The applicant incorporates a dumpster gate to the plans to meet the outparcel development text.
2. The applicant constructs a sidewalk along Road 'B' to match the approved engineering plans for Meijer.
3. The applicant replaces the tree species "Freeman Armstrong Maple" with another tree that is not on the Urban Forester unapproved tree species list.
4. The applicant incorporates a serviceberry type species into the building perimeter landscaping to comply with the outparcel development text.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL



To: Audra DiOrio, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: November 13, 2019
RE: Application FDP-19-002

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **November 12, 2019**

Motion by Donahue, seconded by Wildenthaler, to recommend to Council approval of FDP-19-002; to consider Final Development Plan Approval for Outlot 4 of the Meijer Outparcel Development; for property located at PID 042-0389000 (proposed 1.384 acre split on the east side of Diley Road). Applicant Brexton Construction, Owner Meijer Stores Limited Partnership. Voting yes: Bill Christensen, Brad Richey, Kevin Serna, Mike Vasko, Joe Wildenthaler, Joe Donahue. **Motion Carried with Conditions. 6-0**

Conditions of Approval:

1. The applicant incorporates a dumpster gate to the plans to meet the outparcel development text.
2. The applicant constructs a sidewalk along Road 'B' to match the approved engineering plans for Meijer.
3. The applicant replaces the tree species "Freeman Armstrong Maple" with another tree that is not on the Urban Forester unapproved tree species list.
4. The applicant incorporates a Serviceberry type species into the building perimeter landscaping to comply with the outparcel development text.

Andrew Moore
Planning and Zoning Administrator



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

DEVELOPMENT PLAN APPLICATION

_____ Preliminary Final

rev. 09/24/2013

PROPERTY OWNER

Name Meyer

Address 2350 3 Mile Rd, Grand Rapids MI 49544

Daytime Phone (616) 721-3209 Email matt.levitt@meyer.com

APPLICANT

Name Brexton Construction

Address 1123 Goodale Blvd Suite 500 Columbus OH 43212

Daytime Phone 614 441-4110 Email craig.abbott@brextonllc.com
614 402-0876 cell

Address/Location of Subject Property outlot C in front of Meyer (Diley Rd)

Tax Parcel ID 0420382000 Current Zoning P1D Acreage 1.384

Attach a current survey (within 2 years) of the subject property and all supporting materials as required by Chapter 1141 and Chapter 1173 as applicable (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Melanie Wallenberg Forbes 10/21/19
Property Owner's or Authorize Agent's Signature Date

DO NOT WRITE BELOW THIS LINE

Date Received: ___/___/___ Fee: \$ ___ Paid Historic District: ___ Yes ___ No
Preservation District: ___ Yes ___ No
Date of Action: ___/___/___ Application ___ No
Expiration Date: ___/___/___ Approved: ___ Yes
___ Yes, with conditions
Tracking Number: PDP - _____

October 11, 2019

Description of 1.384 acres

Situated in the State of Ohio, County of Fairfield, Village of Canal Winchester, and being a part of Section 28 Township 15, Range 20, Congress Lands, and being 1.384 acres out of 24.769 acre tract as described in a deed to Meijer Stores Limited Partnership as recorded in O.R. 1451, Pg. 's 3330-3334, Fairfield County Recorder's Office, said 1.384 acre tract being more particularly described as follows:

Beginning for reference at a found monument box with a 3/4" iron pin with aluminum cap stamped "Trucco Construction ODOT C/L P.S. 7961", said monument box being located in the centerline of Diley Rd at the common corner of Sections 20, 21, 28, & 29;

Thence S 04°33'10" W, 503.61', along the centerline of said Diley Rd., being the common line between said Section 29 & 28, and along a west line of a 0.879 acre tract as conveyed to Board of Fairfield County Commissioners 40-WDV as recorded in O.R. 1324, Pg. 81, to a point:

Thence S 85°26'50" E, 69.86', crossing said Diley Rd and crossing said 0.879 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 1.384 acre tract;

Thence crossing said 24.769 acre tract, along a new division line, the following 3 courses and distances:

S 85°23'55"E, 336.68', to an iron pin set;

S 04°36'05"W, 180.00', to an iron pin set;

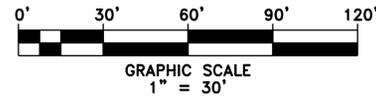
N 85°23'55"W, 333.00', to an iron pin set in the east line of said Diley Rd., being the east line of said 0.879 acre tract;

Thence N 03°25'47"E, 180.04', along the east line of said Diley Rd., being the east line of said 0.879 acre tract, to the True Place of Beginning, having an area of 60271 Square Feet, or 1.384 Acres, more or less, subject to all legal easements and right of ways of record.

Bearings are based on the centerline of said Diley Rd, as being S 04°33'10" W, based on GPS observations using the State of Ohio Department of Transportation VRS System, the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment). All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Fairfield County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in October 2019.

John W. Wetherill P.S. 7811 Date

TOPOGRAPHIC SURVEY OF A PART OF OUTLOT 4 MEIJER DR., CANAL WINCHESTER, OHIO



SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, VILLAGE OF CANAL WINCHESTER, BEING A PART OF SECTION 28 TOWNSHIP 15, RANGE 20, CONGRESS LANDS, AND BEING A PART OF 24.769 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP AS RECORDED IN OFFICIAL RECORD BOOK 1451, PAGE 330-334, FAIRFIELD COUNTY RECORDER'S OFFICE.

LEGEND

- 1 Lot Numbers
- Lot Lines
- Property Lines
- Centerline
- SAN Sanitary Sewer
- ST Storm Sewer
- W Water Main
- G Gas Main
- UGE Underground Lines
- OH Overhead Lines
- Electric Lines
- UGT Telephone Lines
- UGC Cable TV Lines
- A All Overhead Utilities
- FO Fiber Optic Line
- MH Man Hole
- CI Storm Inlet
- DI Curb Inlet
- DI Drop Inlet
- DI Diameter
- CO Clean Out
- DSD Downspout Drain
- Fire Hydrant
- VB Valve Box
- GM Gas Meter
- GV Gas Valve
- WM Water Meter
- WV Water Valve
- EM Electric Meter
- UP Utility Pole
- GW Guy Wire
- # Pole Numbers
- G Line Marker
- Light Pole
- YF Yard or Flood Light
- Telephone Closure
- EC Electric Closure
- CC Cable Television Closure
- Traffic Signal Pole
- Bollard
- UPB Utility Pull Box
- Handicap
- Fence
- Sign
- CONC Concrete
- Evergreen Tree
- Deciduous Tree
- SF Stone Found
- Monument Box
- IPF Iron Pin Found
- IPF Iron Pin Found
- IPF Iron Pipe Found
- MAG MAG Nail Set
- RSF Railroad Spike Found
- DV Deed Volume
- OR Official Record
- INST# Instrument Number
- IPF Iron Pin Found
- IPF Iron Pipe Found
- RSF Railroad Spike Found
- MNS Mog Nail Set
- MNF Mog Nail Found
- DHS Drill Hole Set
- Deed Calls
- (M) Measured Calls
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE.
- ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED J & J SURVEYING

TREE	LEGEND
CAT	CATAWPA
CDR	CEDAR
COT	COTTONWOOD
CRAB	CRABAPPLE
HACK	HACKBERRY
HCK	HICKORY
LOC	LOCUST
MPL	MAPLE
MUL	MULBERRY
ORN	ORNAMENTAL
POP	POPULAR
SPR	SPRUCE
WAL	WALNUT
WC	WILD CHERRY
WIL	WILLOW

NOTES:

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DILEY ROAD AS BEING S 4° 33' 10" W. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

FLOOD ZONE:

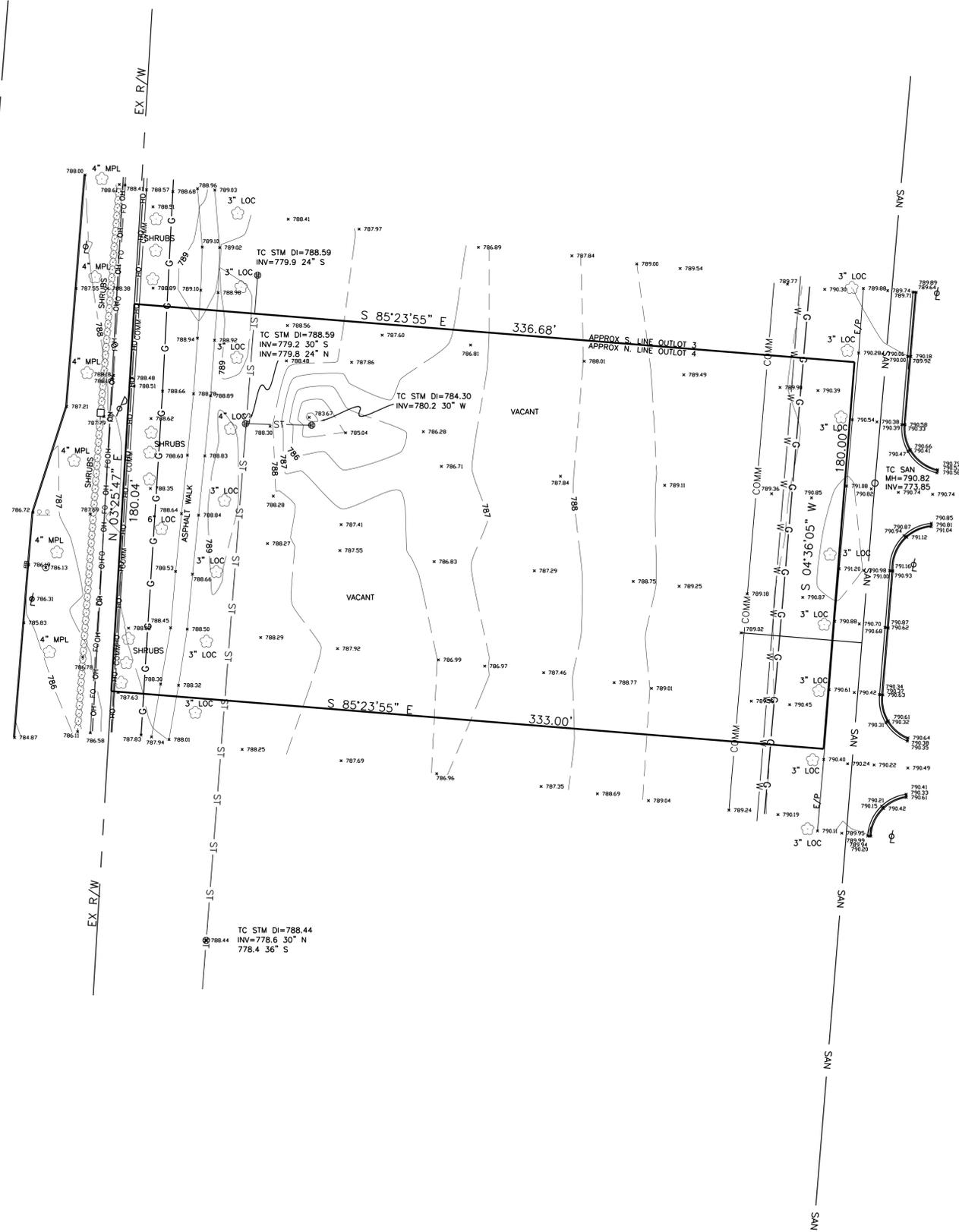
THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS:

ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM.

SITE BENCHMARK #1CHSLED "X" ON SOUTH RIM OF SANITARY SEWER MAN HOLE LOCATED IN THE CENTERLINE OF THE ACCESS DRIVE ALONG THE EAST LINE OF THE SUBJECT TRACT, AS SHOWN ON SURVEY. ELEV=790.80

DILEY RD.
WIDTH VARIES

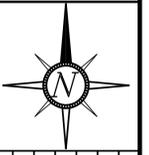


THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 10/09/2019, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

JOHN W. WETHERILL REG. SURV. 7811 DATE

TC SAN
MH=789.13
INV=775.2

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

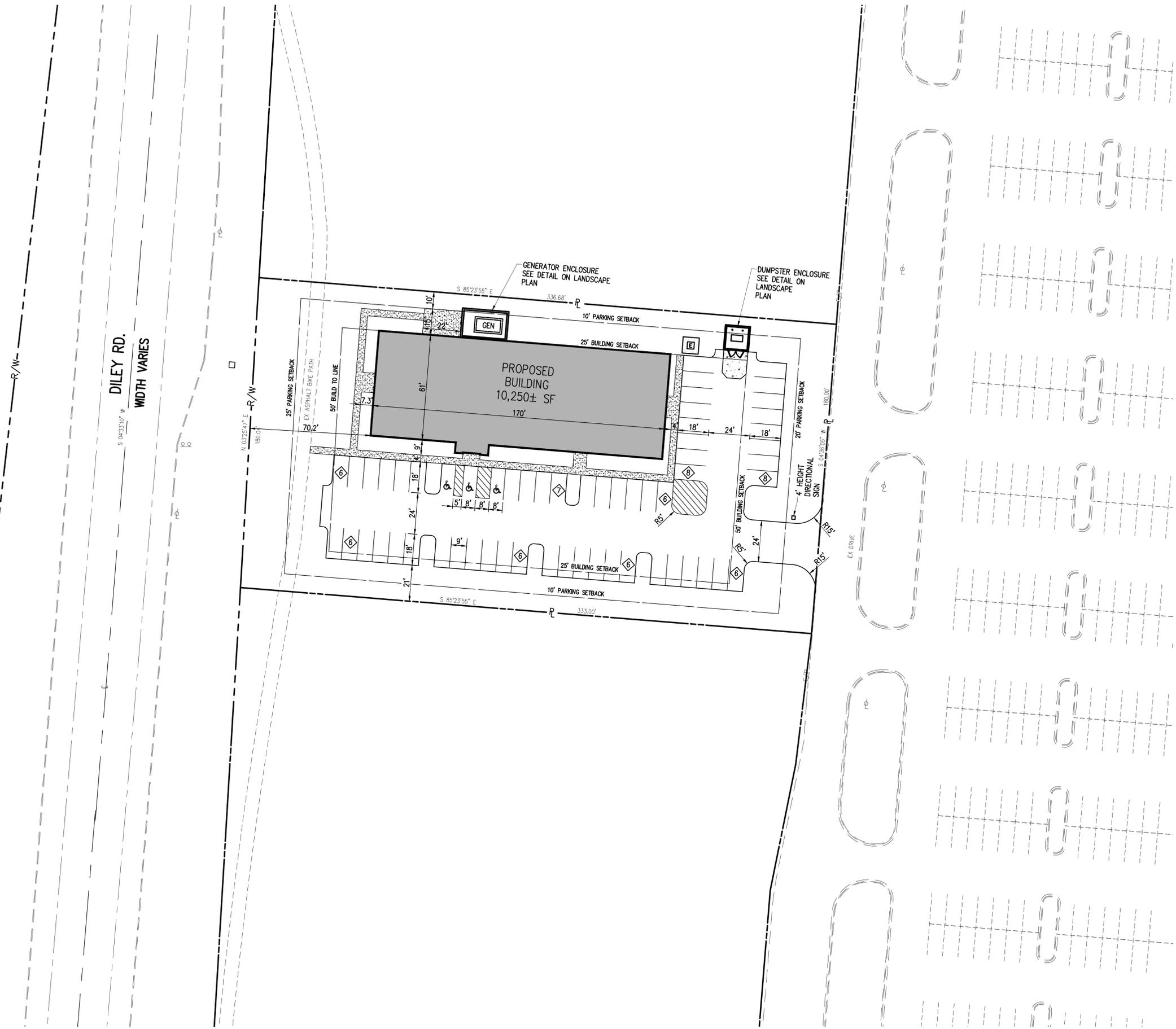


DATE	BY	REVISIONS	SCALE	DATE	BY	APP'D
10/10/19	JWW		1" = 30'			
	JWW					
	JWW					
	JWW					

TOPOGRAPHIC SURVEY OF A PART OF OUTLOT 4 MEIJER DR., CANAL WINCHESTER, OHIO

J. & J. SURVEYING SERVICES, INC.
7509 EAST MAIN ST. SUITE 104
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
JOHN7811@AMERITECH.NET
JOHN.W.WETHERILL@JJSURVEYINGOHIO.COM
© 2019 J. & J. SURVEYING SERVICES, INC.

L:\projects\Project_A\1822022\02\ZONING PLAN\01\1817_ZONING SITE PLAN.dwg, printed 10/2/2019 11:19 AM



LOCATION MAP
NOT TO SCALE

MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215
CONTACT: STEVEN E. FOX
PHONE: 614-452-4628
EMAIL: SFOX@MANNIKSMITHGROUP.COM

BREXTON, LLC
1123 GOODALE BLVD
GRANDVIEW HEIGHTS, OHIO 43212
CONTACT: CRAIG ABBOTT
PHONE: 614-441-4110
EMAIL: CRAIG.ABBOTT@BREXTONLLC.COM

SITE DATA TABLE

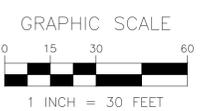
TOTAL SITE AREA:	1.38± AC.
TOTAL DISTURBED AREA (incl. R/W):	1.24± AC.
PRE-DEVELOPED IMPERVIOUS AREA:	0.03 AC.
POST-DEVELOPED IMPERVIOUS AREA:	0.76± AC.

SITE DATA

ADDRESS: DILEY ROAD
 PID: 042039000
 SITE AREA: 1.38± ACRES
 ZONING: PCD - PLANNED COMMERCIAL DISTRICT
 LAND USE:
 EXISTING: OPEN SPACE
 PROPOSED: MEDICAL OFFICE
 BUILDING AREA: 10,250 SF
 PARKING:
 REQUIRED SPACES:
 MEDICAL OFFICE BUILDING: 1/200 SF (10,350 SF) = 52 SPACES
 PARKING PROVIDED:
 TOTAL SPACES: = 59 SPACES
 (HANDICAP SPACES: 3 INCLUDED IN ABOVE TOTAL)
 LOT COVERAGE: 17.05%
 GREEN SPACE: 44.93%
 IMPERVIOUS SPACE: 55.07%

SITE PAVEMENT NOTES

- ALL PAVEMENT MARKINGS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE OF 50° MINIMUM. APPLY TWO (2) COATS.



NO.	DATE	BY	DESCRIPTION
1			

1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614-441-4222 FAX: 888-488-7340	PROJECT NO.: 1014119 OP: 01/01/07	MS SEF
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MANNIK & SMITH GROUP
CREATIVE SPIRIT.
www.MannikSmithGroup.com

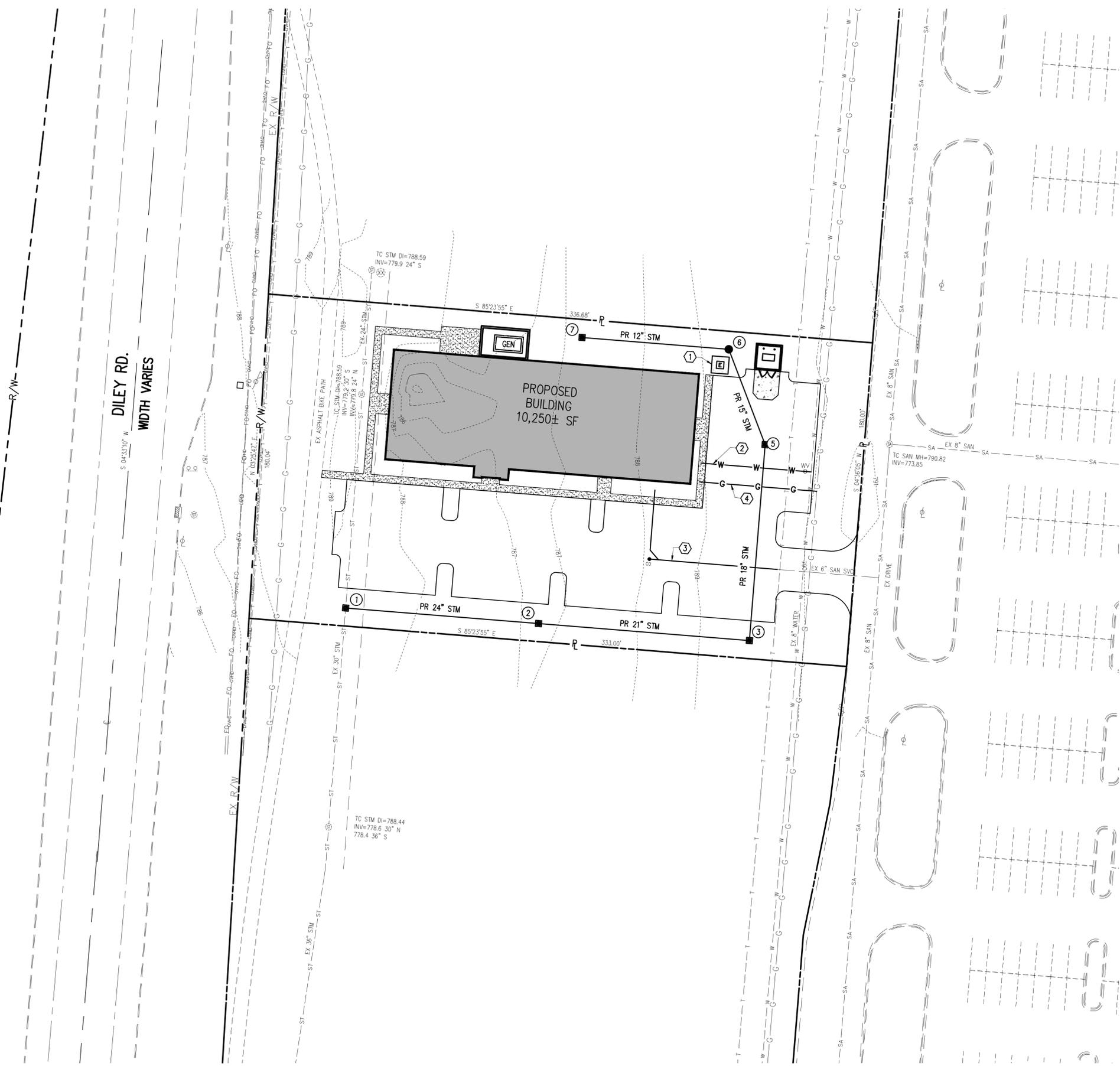
PREPARED FOR:
BREXTON, LLC
1123 GOODALE BLVD
GRANDVIEW HEIGHTS, OHIO 43212

SITE IMPROVEMENTS PLAN
MEIJER OUTPARCEL
CANAL WINCHESTER, OHIO

PROJ: 1014119
SIT: PCD

1

L:\Projects\Projects\A\182\2022\402\ZONING PLAN\071917.ZONING UTILITY PLAN.dwg, last printed: 01/16/2019 9:58 AM



DILEY RD.
WIDTH VARIES

LEGEND

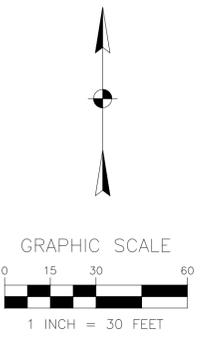
--- T ---	EX TELEPHONE LINE		EX CATCH BASIN
--- UE ---	EX UNDERGROUND ELECTRIC		EX CURB INLET
--- G ---	EX GAS LINE		EX SANITARY MANHOLE
--- SA ---	EX SANITARY LINE		PR CATCH BASIN
--- ST ---	EX STORM LINE		PR STORM STRUCTURE #
--- W ---	EX WATER LINE		PR MANHOLE
--- FO ---	EX COMMUNICATION LINE		CO CLEAN OUT
--- OVHD ---	EX OVERHEAD ELECTRIC		

- KEYED NOTES**
- ① PROPOSED TRANSFORMER.
 - ② PROPOSED 2" DOMESTIC WATER SERVICE.
 - ③ PROPOSED 6" SANITARY SEWER SERVICE.
 - ④ PROPOSED GAS SERVICE.

ABBREVIATIONS

EX	EXISTING	STM	STORM
PR	PROPOSED	ESMT	EASEMENT
R/W	RIGHT-OF-WAY	INV	INVERT
TC	TOP OF CASTING	FF	FINISHED FLOOR
SAN	SANITARY		

- NOTES**
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
 - INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN ALL UNDERGROUND UTILITIES. WATER, SANITARY AND STORM UTILITIES REQUIRE MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE OTHER FACILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF POWELL ENGINEERING OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
 - THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MSG OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
 - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRIC CIRCUITRY.

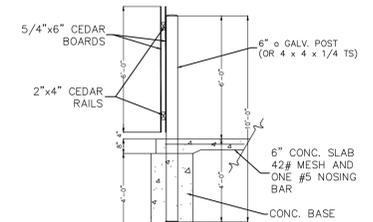
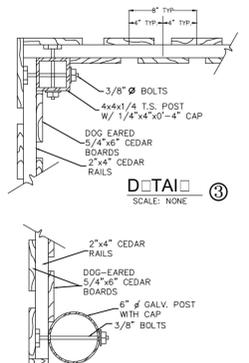
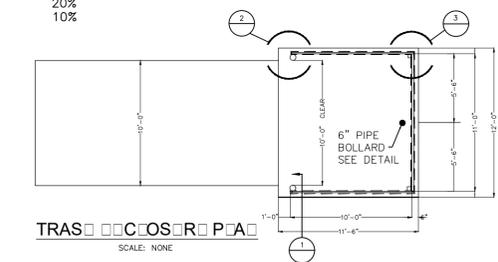
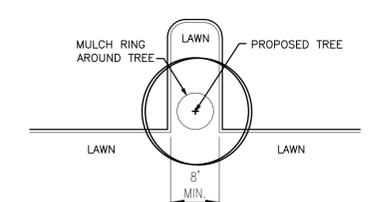
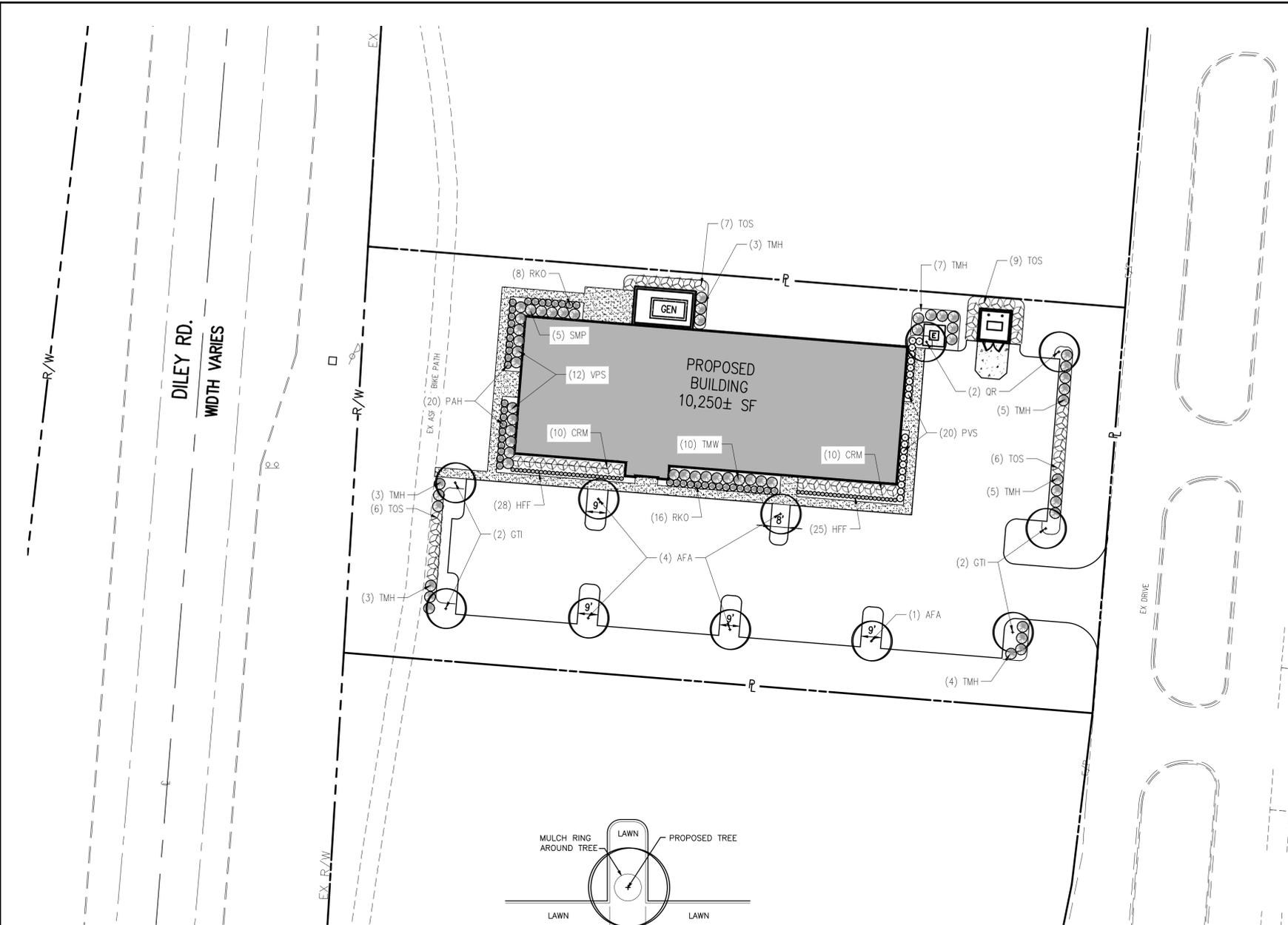


1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340		PROJECT DATE: 10/14/19		PROJECT NO.: OP190187		DRAWN BY: MS		CHECKED BY: SEF	
Mannik Smith Group www.MannikSmithGroup.com									
PREPARED FOR: BREXTON, LLC 1123 GOODALE BLVD GRANDVIEW HEIGHTS, OHIO 43122									
SITE IMPROVEMENTS PLAN MEIJER OUTPARCEL CANAL WINCHESTER, OHIO									
<input type="checkbox"/> AR <input type="checkbox"/> TI <input type="checkbox"/> JT <input type="checkbox"/> P <input type="checkbox"/> CA									
1									

PRIMAR DSCAP PATI NOTES

- THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPE PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
- REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION.
- ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
- PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
- BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
 - A. ONE PART EXCAVATED SOIL.
 - B. ONE PART EPA RATED CLASS IV COMPOST.
 - C. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
 - D. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
 NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
- MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
- PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
- RESTORATION OF DISTURBED AREAS: ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS.
- LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
- TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING): ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%



DSCAP PATI

TREES

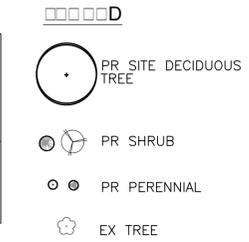
ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
AFA	5	ACER FREEMANII 'ARMSTRONG'	FREEMAN ARMSTRONG MAPLE	2" CAL.	B&B
GTI	4	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CAL.	B&B
QR	2	QUERCUS RUBRA	RED OAK	3" CAL.	B&B

SHRUBS AND PERENNIALS

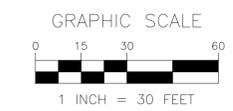
ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
CRM	20	CORNUS SERICEA	RED OSIER DOGWOOD	3 GALLON	CONTAINER, DECIDUOUS
HFF	53	HOSTA FURTUNELII 'FRANCEE'	FRANCEE HOSTA	2 GALLON	CONTAINER, PERENNIAL
PAH	20	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER, ORN. GRASS
PVS	20	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GALLON	CONTAINER, ORN. GRASS
RKO	24	ROSA X SPECIES 'KNOCK OUT'	KNOCK OUT ROSE	3 GALLON	CONTAINER, DECIDUOUS
SMP	5	SYRINGS MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	30" HT.	B&B, DECIDUOUS
TMH	30	TAXUS MEDIA 'HICKSII'	HICKS JAPANESE YEW	30"-36" HT.	B&B, EVERGREEN
TMW	10	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	18" SPRD.	B&B, EVERGREEN
TOS	28	THUJA OCCIDENTALIS 'SMRAGD'	AMERICAN ARBORVITAE	5 GALLON	CONTAINER, EVERGREEN
VPS	12	VIBURNUM PLICATUM 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	5 GALLON	CONTAINER, DECIDUOUS

DSCAP ROR PATI

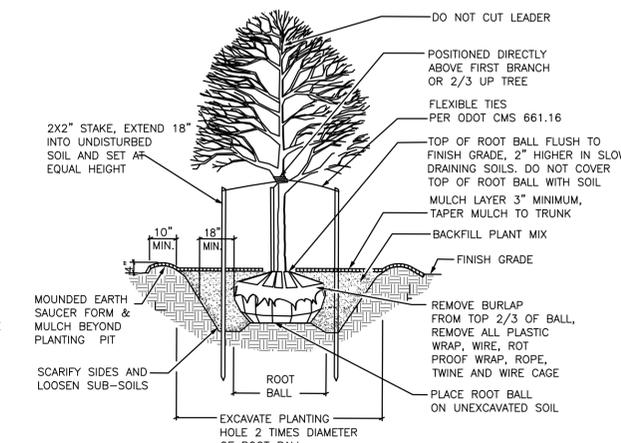
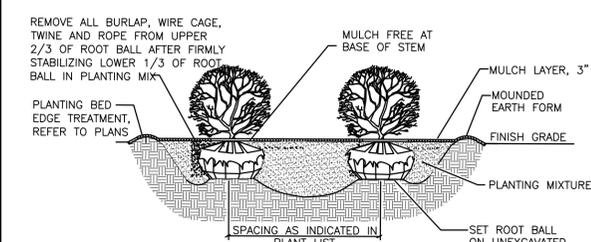
CODE	REQUIRED	PROVIDED
CHAPTER 1191.02 DEVELOPMENT STANDARDS, PARAGRAPH (A) (2)	30 SF OF LANDSCAPE AREA AND ONE TREE FOR EVERY 1,000 SF OF BUILDING AREA GROUNDPRINT	2,210 SF LANDSCAPE AREA 11 TREES
CHAPTER 1191.02 DEVELOPMENT STANDARDS, PARAGRAPH (C) (2)	1 SPACE FOR EVERY 6 PARKING SPACES 59 PARKING SPACES = 10 TREES	11 TREES



TRAS ROR PATI



Michael D. Lentz, License #921
Expiration Date 12/31/2020



NOTES:
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.
MASS S R O R PATI D TAI OR CO TAI
NO SCALE

DSCAP PATI

1600 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 10/14/19
PROJECT NO: OP190187
DRAWN BY: MS
CHECKED BY: SEF

TECHNICAL SKILL
CREATIVE SPIRIT.

Mannik Smith Group
www.MannikSmithGroup.com

PREPARED FOR:
BREXTON, LLC
1123 GOODALE BLVD
GRANDVIEW HEIGHTS, OHIO 43124

SITE IMPROVEMENTS PLAN
MEIJER OUTPARCEL
CANAL WINCHESTER, OHIO

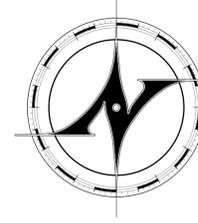
PRIMAR DSCAP PATI

1

Z:\Production\Clients\Developers\Brexton\Pediatrics Office Building\CAD\Sheets\A Sheets - Exterior Elevations.dwg, 10/21/2019 11:44:57 AM

ELEVATION DATA

ELEVATION:	TOTAL ELEVATION AREA:	MASONRY AREA / PERCENTAGE	GLASS AREA / PERCENTAGE
FRONT ELEVATION:	3,096 SF	1,865 SF / 60.2%	312 SF / 27.4% (BETWEEN 2' AND 10')
REAR ELEVATION:	2,911 SF	1,789 SF / 61.5%	260 SF / 19.1% (BETWEEN 2' AND 10')
DILEY ROAD SIDE ELEVATION:	1,084 SF	699 SF / 64.5%	191 SF / 40.4% (BETWEEN 2' AND 10')
MEIJER SIDE ELEVATION:	1,140 SF	754 SF / 66.1%	113 SF / 35.5% (BETWEEN 2' AND 10')



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UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

CLIENT REVIEW SET

DATE	REVISIONS
10/17/2019	

Winchester Office Park
Mixed-Use Building

6355 Winchester Blvd.
Canal Winchester, Ohio 43110

DEVELOPER/BUILDER:

Brexton, LLC
1123 Goodale Blvd.
Columbus, Ohio 43212

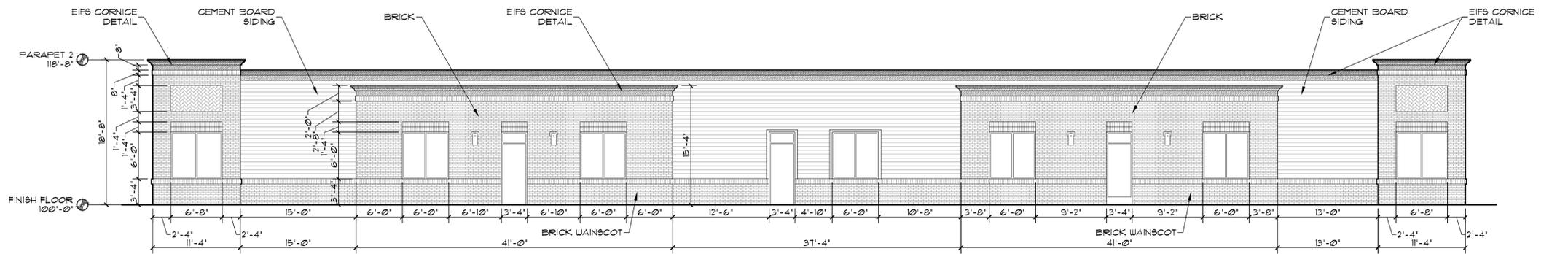
Project No: 19-0152

NOT FOR
CONSTRUCTION

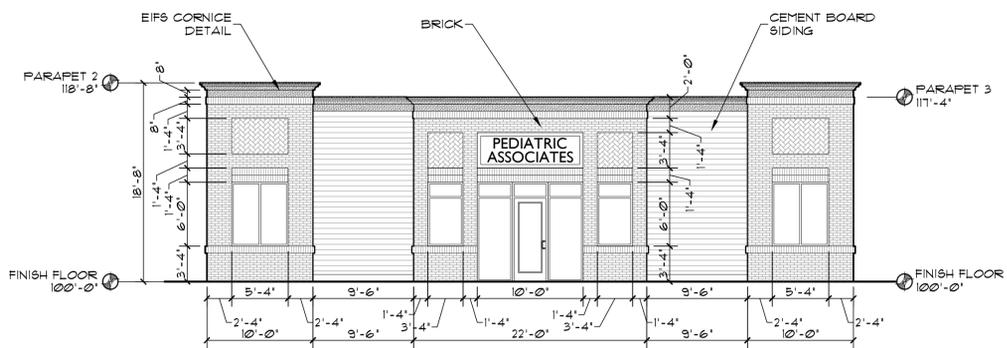
EXTERIOR
ELEVATIONS

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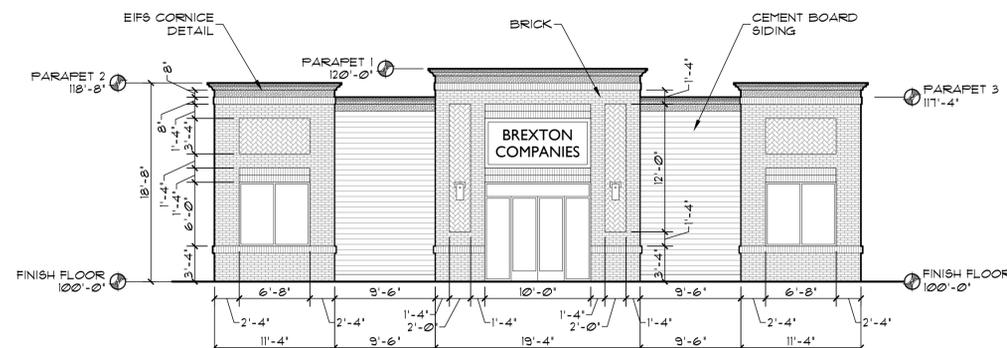
A6.1



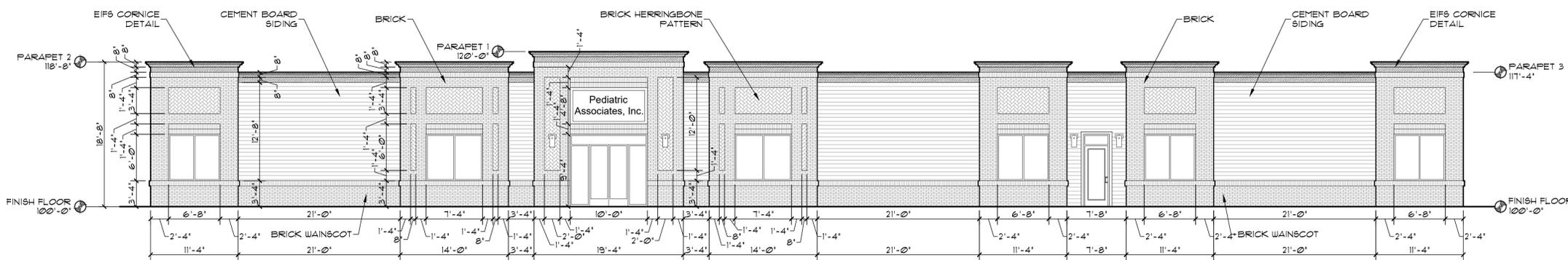
D EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"



C EXTERIOR ELEVATION - DILEY ROAD SIDE
SCALE: 1/8" = 1'-0"



B EXTERIOR ELEVATION - MEIJER SIDE
SCALE: 1/8" = 1'-0"



A EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

South Elevation

Exterior Elevation - Reverse-Channel, Halo Illuminated Letters & Logo Cloud on Fabricated Panel

REVERSE CHANNEL ALUMINUM LETTERS AND LOGO CLOUD, APPROX 4" DEEP MOUNTED TO 2" DEEP FABRICATED PANEL WITH 1/4" x 1-1/2" BOLTS AND 1" STAND-OFF SPACERS TO ALLOW LIGHT TO EMIT FROM BACK OF ELEMENTS.

PANEL IS MOUNTED TO EXTERIOR WALL WITH CONCEALED MOUNTING BRACKETS AND (8) 1/4" x 4" TOGGLE BOLT FASTENERS, 4 ACROSS EACH TOP & BOTTOM ANGLE BRACKET, EVENLY SPACED.

HIGH OUTPUT LIGHT EMITTING DIODES (LED) CLUSTERS ARE HOUSED INSIDE EACH LETTER & EMIT LIGHT AROUND PERIMETER OF LETTERS CREATING SOFT, HALO GLOW.

CLEAR PROTECTIVE POLYCARBONATE ON BACKS OF EACH SHAPE.

REMOTE ELECTRIC & POWER UNITS. **UL LISTED #E153594**

LED'S ARE POWERED BY 120 AC FEED BROUGHT TO SIGHT BY OTHERS.

COLORS: VERIFY

FABRICATED PANEL - WHITE, MAP #42202SP

LETTER FACES & RETURNS - BLUE, PMS #2383

BOY LOGO ELEMENT - BLUE, PMS #2383 AND LIGHT BLUE, PMS #658

HEARTS & GIRL LOGO ELEMENT - PINK, PMS #2031

LOGO CLOUD RETURNS - BLUE, PMS #2383

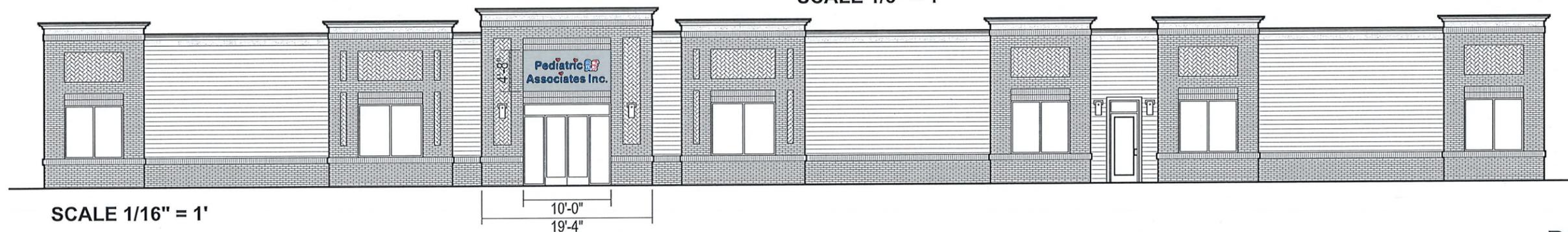
HALO ILLUMINATION - SOFT WHITE



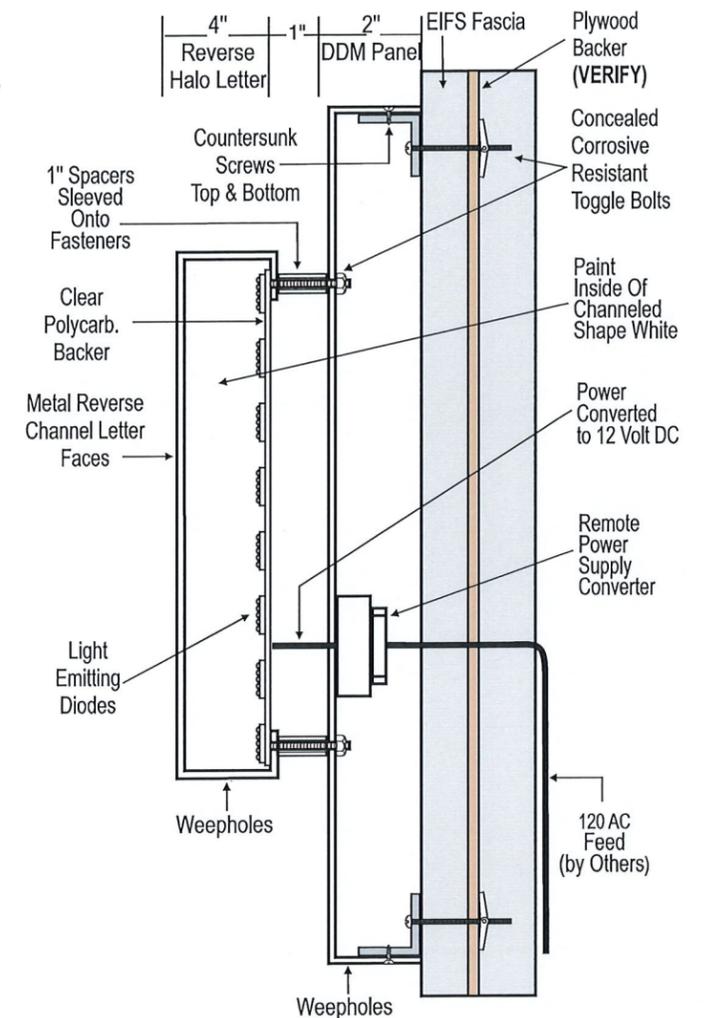
Sign Area not to Exceed 100sqft



SCALE 1/8" = 1'



SCALE 1/16" = 1'



VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

PAGE 2 - OPTION 1

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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME PEDIATRIC ASSOCIATES
LOCATION 6355 WINCHESTER BLVD.
CITY CANAL WINCHESTER STATE OHIO

REVISION _____

SALES BMS
DESIGN RAF
SIZE 14

DATE 10-21-19
SCALE Noted
PROJECT# 196

Diley Road Elevation

Exterior Elevation Reverse-Channel, Halo Illuminated Letters & Logo Cloud on Fabricated Panel

REVERSE CHANNEL ALUMINUM LETTERS AND LOGO CLOUD, APPROX 4" DEEP MOUNTED TO 2" DEEP FABRICATED PANEL WITH 1/4" x 1-1/2" BOLTS AND 1" STAND-OFF SPACERS TO ALLOW LIGHT TO EMIT FROM BACK OF ELEMENTS.

PANEL IS MOUNTED TO EXTERIOR WALL WITH CONCEALED MOUNTING BRACKETS AND (8) 1/4" x 4" TOGGLE BOLT FASTENERS, 4 ACROSS EACH TOP & BOTTOM ANGLE BRACKET, EVENLY SPACED.

HIGH OUTPUT LIGHT EMITTING DIODES (LED) CLUSTERS ARE HOUSED INSIDE EACH LETTER & EMIT LIGHT AROUND PERIMETER OF LETTERS CREATING SOFT, HALO GLOW.

CLEAR PROTECTIVE POLYCARBONATE ON BACKS OF EACH SHAPE.

REMOTE ELECTRIC & POWER UNITS. **UL LISTED #E153594**

LED'S ARE POWERED BY 120 AC FEED BROUGHT TO SIGHT BY OTHERS.

COLORS: VERIFY

FABRICATED PANEL - WHITE, MAP #42202SP

LETTER FACES & RETURNS - BLUE, PMS #2383

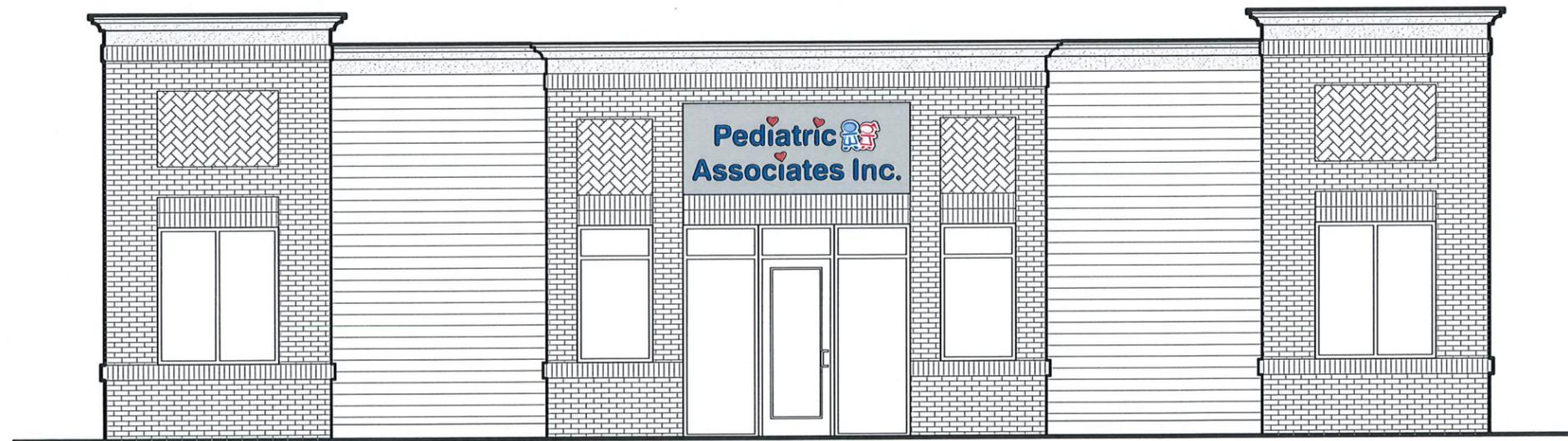
BOY LOGO ELEMENT - BLUE, PMS #2383 AND LIGHT BLUE, PMS #658

HEARTS & GIRL LOGO ELEMENT - PINK, PMS #2031

LOGO CLOUD RETURNS - BLUE, PMS #2383



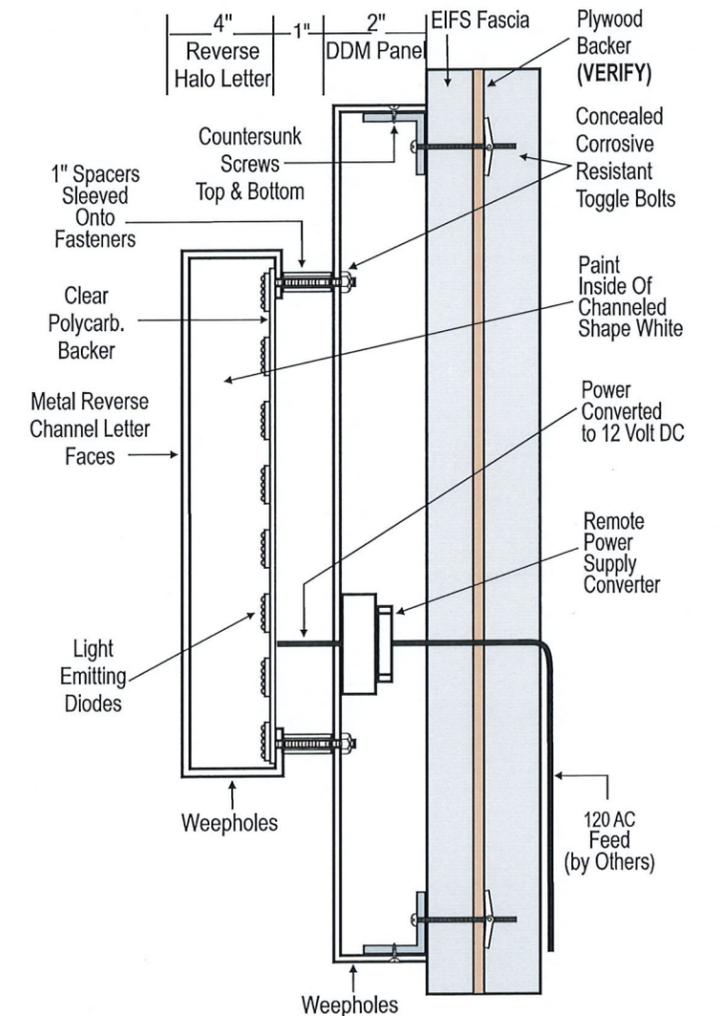
Sign Area not to Exceed 60sqft



SCALE 1/8" = 1'

10'-0"
22'-0"

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION



PAGE 1 - OPTION 1

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PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME PEDIATRIC ASSOCIATES
LOCATION 6355 WINCHESTER BLVD.
CITY CANAL WINCHESTER STATE OHIO

REVISION _____

SALES BMS
DESIGN RAF
SIZE 14

DATE 10-21-19
SCALE Noted
PROJECT# 196



**Final Development Plan #FDP-19-002
Pediatric Associates**

Owner: Meijer Stores Limited Partnership
Applicant: Craig Abbott - Brexton Construction
Location: Outlot C of Meijer Outparcels (PID 042-389000)
Existing Zoning: PID (Planned Industrial District)
Proposed Use: 10,250 sq. ft. multi-tenant office building on Outlot 4.

Location and Surrounding Land Uses

The subject property is zoned PID (Planned Industrial District) and consists 1.384 acres (Outlot 4) in front of the Meijer store located at 8300 Diley Road. Outparcels to the north and south are part of the Meijer Planned District zoned PID. Property to the east is the Meijer Store, zoned PID. Property to the west is the Diley Medical Center zoned PCD (Planned Commercial District).

Setbacks

Building Setback

- Diley Road: 50' Build-to line
- Side Yard: 25'
- Rear Yard 25'

The applicant received a variance from the Planning and Zoning Commission (#VA-19-017) to allow for the building to be constructed 70.5 feet away from Diley Road right-of-way. The outparcel development pattern book requires outlots 3, 4, & 5 to be constructed on the 50 foot build-to line facing Diley Road.

Parking Setback

- Diley Road: 50'
- North Setback: 10'
- South Setback: 10'
- East Setback: 20'

Analysis

The subject property is zoned PID (Planned Industrial District) and is subject to the Meijer Outparcel Development Pattern Book that was approved by City Council with ORD-74-06 on September 5, 2006. The outparcel development pattern book set a standard for building orientation and design, site layout, landscaping standards and signage regulations. The development was designed with the intent of all buildings to face outwardly and not internally to the development with a cohesive architectural design and enhanced landscape requirements.

The building being proposed for outlot 4 is a multi-tenant commercial building consisting of approximately 10,250 sq. ft. The multi-tenant building broken into two (2) separate tenant spaces. Pediatric Associates is taking approximately 7,200 sq. ft. on the west end. The remaining 3,050 sq. ft. will be available for lease.

Access and parking

The subject site is accessed from Road 'B' of the Meijer development with a single curb cut internal to the development. The site plan shows a total of 59 parking spaces to be provided on the east and south ends of the proposed building. The Meijer development text prohibits any pavement between the building and Diley Road and only permits 15% of the parking to be between the public streets and buildings. The applicant is showing 4 spaces in front of the building (14.75% of 59 spaces) meeting this requirement.

The Meijer outparcel development pattern book indicates that building entries shall be convenient for parking but also acknowledge the importance of the public realm. The subject site has an entry facing both Diley Road and the parking areas to the south and east, meeting this requirement.

Additionally, the development standards require the site design to accommodate vehicular and pedestrian circulation that minimizes conflict and each structure must create a pedestrian connection to the circulation systems of the surrounding development. The applicant is showing a 4 foot concrete walk connecting the building to the existing asphalt multi-use path along Diley Road. Staff is recommending that the applicant construct a sidewalk on the eastern end of the building along Road 'B' to match the approved construction plans for the site.

Utilities

- Sanitary sewer service to the site is provided to the east with an 8" main that serves the development.
- Water service can be provided by extending the 8" public water main from the north to the south, completing the loop for the outparcels 3-5.
- Storm Water is provided from an existing 30" pipe to the west of the site that will connect the storm water for outparcels 3-5 to the detention basin to the south. The applicant is showing connecting their internal stormwater with a series of pipes to the development main storm line.

The outparcel development pattern book discusses that all service areas, storage areas and refuse enclosures shall be screened from public view (all roads), and screened from adjacent sites and be constructed with decorative construction materials on all four sides. All utilities are to be screened by landscape or buildings to the extent allowable.

- The dumpster enclosure is proposed to be a 6 foot cedar shadow-box fence surrounded on three sides by arborvitae. The plan does not accurately detail if the dumpster enclosure is to have a gate or not. Staff recommends that the applicant incorporate a dumpster gate to the plans to meet the outparcel development text.
- The generator on the north side of the building is proposed to be screened the same 6 foot cedar shadow box fence that is screened on to the north and east.
- The electric transformer is proposed adjacent to the dumpster enclosure and is to be screened entirely by a Wards Japanese Yew.

Landscaping and Lighting

The Meijer outparcel development pattern book discusses that the landscaping shall blend with the area and shall be provided at the base of buildings to anchor them to the surrounding environment. Trees

shall be used through paved areas to reduce heat build-up and glare and dense landscaping and architectural treatments shall be used to screen storage areas, trash enclosures, utility cabinets, and other similar elements.

The development pattern book requires the interior landscaping area shall be a minimum of 10% of the total area of the parking lot pavement and shall be used to visually break up the pavement, provide runoff filtration and provide landscaping walking paths between parking lots and the building. All parking areas are to be screened from all roads with evergreen or deciduous hedge with a minimum 18" installation and maintained at a 4 foot height. The hedges can be staggered or broken up by masonry columns or trees to prevent monotony.

Parking lots shall incorporate 1 tree island per 6 parking spaces with a minimum of 1 shade tree per island. Islands must be a minimum of 8 feet curb-face to curb-face and no less than 100 square feet. Each tree within the island must be able to mature to a canopy of 20 feet minimum. The applicant is showing 11 trees around the parking lot meeting this requirement. The Urban Forester recommends that the five (5) "Freeman Armstrong Maple" trees be replaced with another tree that is not on the unapproved tree species list.

The building is required to provide a minimum planting width of 3 feet adjacent to the building with multi-stemmed ornamental trees, shrubs, perennial flowers and ground cover, consisting of no less than 40% of the building perimeter. The Urban Forester recommends that the applicant incorporate a Serviceberry type species into the building perimeter landscaping to provide a multi-stemmed ornamental tree to meet the development text.

The proposed lighting plan features six (6) parking lot lights that are proposed to be a max 16 foot tall with a decorative bell shaped fixture. The proposed lighting meets the specs of the outparcel development book.

Architecture

The Meijer outparcel development pattern book requires that similar colors, materials and textures of the buildings need to match that of the Meijer store. Details and features on the Meijer building should be incorporated to the smaller scale of the outparcel developments. All sides of the buildings shall express a consistent architectural detail and character.

The outparcel development pattern book states that buildings shall be designed to reduce their visual impact and provide a human scale by installing elements such as planters and site walls, architectural wainscot treatments, pronounced eaves and cornices, subtle changes in color and texture and breaking down buildings into distinct masses while providing covered pedestrian frontages and recessed entries. The development pattern book prohibits gradation in paint color, extended bands of vibrant or contrasting colors/logos, long uninterrupted expanses of glass and floor to ceiling glass storefront treatments.

Buildings with flat roofs are required to have the integration of strong cornice lines. All flat rooms shall be required to have a parapet and or means of screening all rooftop mechanical equipment. The proposed building has a flat roof and the applicant indicates that it will meet the screening requirements.

All buildings are required to be traditional and natural in appearance such as brick, precast stone, wood and glass. No less than 60% of each façade shall be brick or stone. The proposed building is comprised of brick and cement board siding and meets the 60% brick requirement.

The street frontage of the building walls shall be no less than 40% window glass. The applicant is proposing 40.4% window glass on the Diley Road elevation.

Signage

The Meijer Outparcel Development Text has the following signage regulations:

1. When multiple corporations share one site, signs shall be integrated as one (1) unit to create shared identity for the property to the extent permitted by the ordinance or be located and or designed as a package.
2. Wall signs shall be composed of individual letters.
 - a. Back lit or indirectly lit individual letters are generally desirable.
 - b. Internally illuminated signs are prohibited.
 - c. Visible raceways and transformers for individual letters are not permitted.
 - d. Wall sign character height is max 24 inches.
 - e. Wall signs shall not exceed 1 square foot per linear foot of building frontage of the individual business. No individual sign shall exceed 200 sq. ft.
3. One wall sign per individual tenant frontage. Corner lots shall be allowed two (2) wall signs, one facing each roadway.
4. No roof signs. No signs with animation. No banners as permanent signs.
5. Each tenant may have a projecting sign not to exceed 4 sq. ft.
6. No monument signs permitted for the outlots.

Based on the outparcel development pattern book, outlot 4 is only allowed to have wall signage on the west elevation (facing Diley Road). The applicant requested a variance to allow for wall signage to be on with west, east and south elevation.

The applicant applied for a variance (#VA-19-018) to allow for the building to exceed the maximum number of wall signs permitted by the outparcel development pattern book. Planning and Zoning Commission approved the variance request with the following condition:

1. *The applicant remove the wall sign facing the southern parking lot and utilize the approve method for a projecting sign or window signage for the internal tenant identification.*

Staff Recommendation

Staff recommends that Final Development Plan application FDP-19-002 be approved with the following conditions:

1. The applicant incorporates a dumpster gate to the plans to meet the outparcel development text.
2. The applicant constructs a sidewalk along Road 'B' to match the approved engineering plans for Meijer.
3. The applicant replaces the tree species "Freeman Armstrong Maple" with another tree that is not on the Urban Forester unapproved tree species list.
4. The applicant incorporates a Serviceberry type species into the building perimeter landscaping to comply with the outparcel development text.

ORDINANCE NO. 24-06

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR THE MEIJER DEVELOPMENT AND OUTPARCEL DEVELOPMENT PATTERN BOOK

WHEREAS, the final development plan for the Meijer Store and Outparcel Development Pattern Book have been approved with conditions by the Planning and Zoning Commission; and

WHEREAS, per Ordinance No. 52-01, all final development plans of the Pifer property are also to be approved by the Council of the Village of Canal Winchester.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Village Council hereby approves the Final Development Plan for the Meijer Store and Outparcel Development Pattern Book, which are attached hereto as Exhibits A and B, subject to and conditioned upon incorporation of the window treatment for the entryway areas set forth on the front elevation attached hereto as Scheme C and incorporated by reference, with the following conditions:

1. Final engineering construction plans shall be submitted for review and approval by the Technical Review Group and ODOT.
2. The traffic study dated July 6, 2006 and recommended site-related improvements are to be reviewed and approved by the Technical Review Group and ODOT.
3. All build-to lines on the out-lots shall be shown on the Final Site Plan.
4. Fountains shall be required in Ponds #1 and #2. Details on these fountains are to be submitted to the Technical Review Group for review and approval.
5. The access to Kings Crossing from Road "B" shall be a right-in / right-out only with the final design to be reviewed and approved by the Technical Review Group.
6. The June 9, 2006 Out-parcel Development Pattern Book shall be revised per comments from MSI.
7. The sidewalk in front of the Meijer store needs to be larger with curb and benches, trees, flower beds etc.
8. Separate sign permit applications for the Meijer Store and each Outparcel shall be filed for review and approval in accordance with Chapter 1189 of the village's Zoning Code.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED 9-5-06

J. E. B. B.
PRESIDENT OF COUNCIL

ATTEST J. P. Nelson
Acting CLERK OF COUNCIL

[Signature]
MAYOR

DATE APPROVED 9-6-6

APPROVED AS TO FORM:

[Signature]
LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

[Signature]
CLERK-TREASURER

O u t p a r c e l D e v e l o p m e n t
P a t t e r n B o o k

C a n a l W i n c h e s t e r ,
O h i o

D e c e m b e r 5 , 2 0 0 6

Prepared For: **Meijer Store Limited Partnership**

Site Name: Diley Road

Prepared By:



6375 riverside dr.
suite 100
dublin, ohio 43017

Table of Contents:

- 1) SITE DESIGN
 - Building Type:
 - Building Materials:
 - Height of Structure:
- 2) ARCHITECTURE
 - Front, Side, and Rear Yards:
 - Zero Side or Rear Yard:
 - Build to Lines:
- 3) LANDSCAPE DESIGN
- 4) LIGHTING
- 5) SIGNAGE/CORPORATE IDENTIFICATION

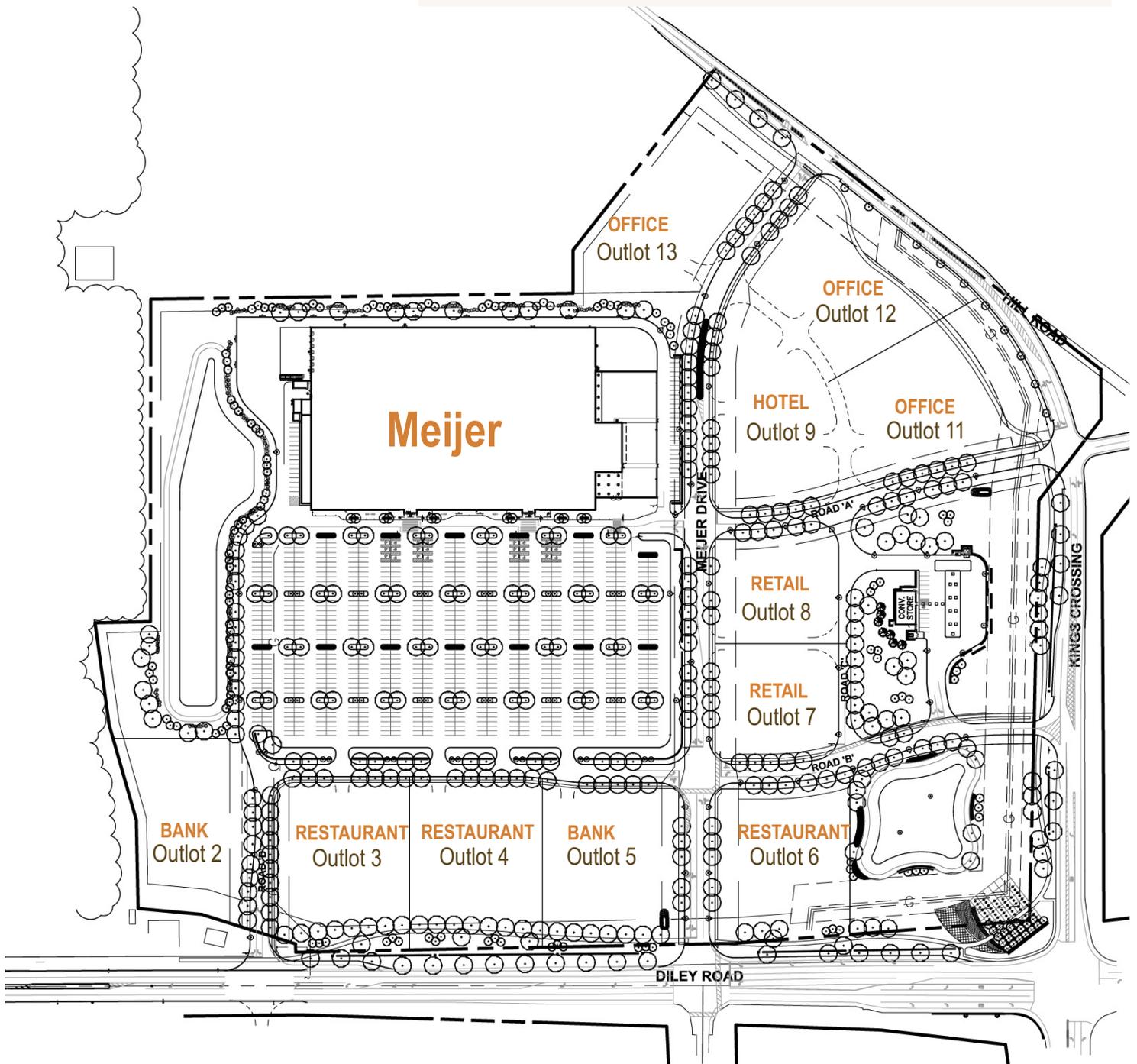


Goals and Objectives

- Protect and enhance the character and quality of the Meijer Development and maintain and strengthen a recognizable identity and character unique to Canal Winchester and the Violet CEDA plan.
- Strengthen the pedestrian environment and provide options for safe pedestrian access throughout the development.
- Create a high level of quality architecture.
- Provide needed flexibility to respond to unique conditions and constraints inherent to outlot development.
- Promote a balance between the community concerns over aesthetics with business requirements of potential owners/tenants.



Site Plan



Site Design

General Guidelines:

The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of an outparcel development to be considered in site design include, but are not limited to:

- Primary structure
- Outdoor Dining
- Entry and associated outdoor waiting area
- Service , utility infrastructure , refuse and storage area
- Pedestrian and vehicular circulation systems, parking and valet areas
- View and context from street. Building addresses street.
- Drive through windows and associated equipment and stacking lanes

1. All development proposals shall show evidence of coordination with the site plan elements and other contextual influences of neighboring properties. Proposals shall respond to local development patterns and the streetscape through the use of building build-to-line, orientation, relationship of structures to the street and to each other. The layout of the site shall respect and build upon the arrangement of buildings that address the street, open spaces and landscape elements as a cohesive pattern of urban development.

- Building entries shall be convenient to parking but shall also acknowledge the importance of the public realm.
- Seek and develop pedestrian linkages between adjacent properties.
- Seek and develop shared vehicular access points and parking with adjoining sites where feasible.

2. Service areas, storage areas and refuse enclosures shall be screened from public view (all roads), screened from adjacent sites and be constructed with decorative construction materials. All refuse enclosures are to be 4 sided.

3. The clustering of service and refuse areas is mandatory where adjacency of similar uses allows.

4. Drive-through windows or self-service drive-throughs are discouraged, however, when allowed they must conform to the following standards.

- Drive-through's not to be located in Front of building.
- Drive-through facilities, drive-through windows, menu boards and associated stacking lanes shall be carefully located to minimize the visual impacts and shall be adequately screened from public view and the view of adjacent sites.
- Circulation shall allow for adequate length of stacking for drive through facilities that does not interfere with the movement of traffic or pedestrians on or off-site.

5. Site design shall accommodate a logical and safe vehicular and pedestrian circulation pattern throughout the site that minimizes conflicts. Linkages for pedestrians shall be direct avoiding circuitous routes that are not easily understood. Each primary structure must create a pedestrian connection to pedestrian circulation systems of development.

6. Parking fields and expansive areas of paved surfaces shall be broken up with landscape planting. See Landscape Design section within pattern book for specific



Site Design (con't)

7. Outdoor dining areas are encouraged. The flow of indoor to outdoor spaces is desirable and can be facilitated by operable windows and doors.

8. Identify the location of above ground utility infrastructure facilities early in the design process. When possible, locate utility cabinets, switching cabinets, transformers, cable boxes, communications infrastructure, backflow preventors, irrigation control boxes and other similar above ground utilities in locations that do not conflict with featured views, outdoor dining areas and circulation patterns. Utility cabinets shall not be located within parking lot landscape islands or in highly visible locations within the right-of-way. Utilities should be screened by landscape or buildings to the extent allowable by operation requirements.

DESIGN STANDARDS

a. Build to line along Diley Road shall be 50' from property line, Parking setback along Diley Road shall be 50' from property line.

b. Build to line along Meijer Drive shall be 40' from property line, parking setback along Meijer Drive shall be 40' from property line.

c. Building setback along Hill Road and Kings Crossing shall be 75 feet from the right of way line. Parking setback along Hill Road and Kings Crossing shall be 75 feet from the right of way line.

d. Side yard building setbacks shall 25 feet. as required per the pifer zoning text.

e. Parking sideyard setback shall be zero (0) feet to encourage shared parking between outlots. When shared parking is not feasible, parking setback shall be (10) feet, except adjacent to roads A,B and D where parking setback is 20'

f. Total lot coverage shall not exceed 80% of the total lot area.

g. A five foot concrete sidewalk shall be constructed in the right of way along sides of all roads where pedestrian access is needed, except in locations where a multi-use trail is present.

h. Parking shall be located behind and adjacent (along side) the building. No more than 15% of each parcels parking and/or drive aisles may be located between public streets and buildings.

i. All parking areas, loading areas, trash/dumpster receptacles and ground/roof mounted mechanical equipment shall be screened from view of public roads. See Landscape Design for specific requirements and recommendations.

j. All buildings must 'face' outwardly (not interanally) to the development. The main entrance can be located on a corner that faces major public roads such as Diley Road, Hill Road and Kings Crossing. A main entrance of any outlot building along Meijer Drive must face Meijer Drive.



k. Outlots along Diley Road shall be restricted to one (1) curb-cut per lot, this curb-cut shall be located off of 'Road B'. There shall not be a curb-cut for direct parcel access off of Diley Road. There shall be no pavement between buildings fronting Diley Road and Diley Road itself. Shared curb-cuts are encouraged. Outlots along Meijer Drive are permitted two (2) curb-cuts per lot, but only shared curb cuts are allowed on Meijer Drive ie. between outlots 7 and 8.

l. Vehicular access to outlots 7, 8, 9, 11, 12, 13 shall be made from the secondary street. See Site Plan for specific outparcel locations.

Architecture



These buildings illustrate desirable architectural features including: sloped roofs, cornice line, vertical piers, window header treatments, and cupolas.

General Guidelines:

The intent of the following architectural guidelines is to encourage creative architecture that is responsive to local and regional context and contributes to the aesthetic identity of the community and the Meijer development.

1. Aesthetic compatibility is required within characteristics and design vocabulary. Precise replication is not necessary or desirable. Use similar color, material and texture found within the architecture of the primary building (Meijer). The proportion and massing as well as the use of details and special features as found on the primary structure shall be incorporated to the smaller scale of the proposal.

4. All sides of a building shall express consistent architectural detail and character. All site and screen walls shall be architecturally integrated with the building.

5. Buildings shall reduce their perceived height by dividing the building mass into several smaller-scaled components to reduce their visual impact and provide a more human scale. Possible treatments to avoid excessive height include:

- Low-scale planters and site walls
- Architectural wainscot treatment
- Clearly pronounced eaves or cornices
- Subtle changes in material color and texture
- Breakdown of the building into distinct masses.
- Covered pedestrian frontages and recessed entries
- Extended Architectural spaces.

6. Buildings shall reduce their apparent bulk by dividing the building mass into several smaller-scaled components. Possible treatments to avoid excessive bulk include:

- Low planter walls and site walls
- Variation in roof forms and heights, including variations in parapet height allowed when mechanical units can be clustered
- Areas of shadow created by the division of horizontal planes with recesses and projections
- Covered pedestrian frontages and recessed entries
- Deeply set windows with mullions
- Extended Architectural spaces.

7. The following architectural treatments are not permitted:

- Gradation in paint color applied to one surface or the use of large graphics
- Extended bands of vibrant and/or highly contrasting corporate colors/logos.
- Long uninterrupted expanses of glass
- Floor to ceiling glass storefront treatments



Architecture (con't)



These buildings illustrate desirable architectural features including: sloped roofs, cornice line, vertical piers, window header treatments, and cupolas.

8. Building colors shall emphasize muted earth tones. The use of highly reflective or glossy materials shall be limited.

9. Drive through elements shall be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building. Vertical supporting columns for drive throughs must have a physical mass/size visually appropriate for the canopy.

DESIGN STANDARDS:

a. Buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/elevations. Building additions, whether attached or detached, shall be of similar design, materials, and construction.

b. Earth tones, muted hues, and natural tones are permitted as structures basic color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors, and trim.

c. Pitched roofs are encouraged. Sloped roofs are required on all buildings under 2 stories (twenty feet high). Minimum slope is 5/12, maximum slope is 18/12. Maximum roof height shall not exceed 1.5 times the building facade. Flat roofs shall be permitted only with the integration of strong cornice lines. All flat roofs shall be required to have a parapet and/or means of screening all rooftop mechanical equipment.

d. Building materials shall be traditional and natural in appearance such as brick, pre-cast stone, wood (including fibercement board) and glass. No less than 60% of each facade shall be brick, stone or faux stone. Window areas are not included in facade calculation.

e. Street Frontage building walls shall be no less than 40% glass.

f. Building materials shall be traditional and natural in appearance such as brick, pre-cast stone, wood and glass. E.I.F.S. and other manufactured synthetic materials are permitted as long as they are natural in appearance. Tinted glass is permitted; reflective, mirrored glass is prohibited. Prefabricated metal buildings, treated or untreated masonry block structures and buildings featuring an exterior finish entirely of glass are not permitted. Poured concrete exterior walls are not permitted.

g. Drive-thru windows are permitted provided that they are not located along a building elevation that is parallel to a public road or Meijer drive.

h. Building Massing: All building and portions thereof shall retain traditional building massing, and shall incorporate elements and forms to reduce the scale of the buildings.

i. Flat roofs are permitted but must utilize decorative cornices that are proportional to the building.

ii. Building designs and massings shall incorporate appropriate screening of rooftop mechanical systems. The methods for screening shall be consistent with the architecture and shall be of consistent materials.

i. All buildings and portions thereof shall retain traditional building massing and shall incorporate elements and forms to reduce the scale of the buildings.

j. "Buildings on corner lots must emphasize building massing and architecture on both corner elevations.



Landscape Design



Landscape treatment should be concentrated around building entrances to provide an aesthetically pleasing entrance.



Hedges and/or landscape walls are to be used to screen parking lots.



Landscaping around buildings and in plaza areas is required.



Decorative masonry walls screening dumpsters, ground mounted mechanical equipment and utility boxes is required.

General Guidelines:

Landscaping shall be integral to the overall design concept and shall be carefully planned to serve more than one purpose. The intent of these guidelines is to ensure that landscape design contributes to the overall appearance and function of the site and streetscape.

1. Landscaping shall blend with the dominant existing or planned streetscape and character of the area.
2. Landscaping shall be provided at the base of buildings to anchor them to the surrounding environment and soften the structure. In-ground landscaping shall comprise the majority of the landscaping requirement. Raised planters are acceptable when designed to accentuate the architecture, sidewalk and/or create pedestrian seating areas.
3. Trees shall be used throughout paved areas and along pedestrian pathways to provide shade, to reduce heat build-up and glare.
4. A landscape buffer shall be provided to screen uses from adjacent residential uses.
5. Dense landscaping and architectural treatments used in combination shall be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets, and other similar elements.
6. The site design for projects located at street corners shall provide special landscape treatment at street intersection to anchor the corner and provide an attractive amenity.
7. The use of mature trees and shrubs are encouraged to provide an immediate impact especially when used in buffering adjacent uses.
8. Proper maintenance and timely replacement of plant material is expected and required.

DESIGN STANDARDS

- a. The required amount of interior landscaping area shall be a minimum of ten percent (10%) of the total area of the parking lot pavement. The landscaped areas shall be arranged in such a manner so as
 - (i) to visually break up the large expanses of pavement;
 - (ii) to provide for some runoff filtration; and
 - (iii) to provide landscaped walking paths between parking lots and the main buildings.

b. Minimum Tree Size:

- Shade Tree: 2 inch caliper
- Ornamental Tree: 1.5 inch caliper
- Evergreen Tree: 5-7 foot tall

- c. All parking shall be screened from view (from all roads) with an evergreen or deciduous hedge with a minimum installation size of 18" and maintained to a height of 4 feet. The hedge shall achieve opacity of 80% within 3 full growing seasons of installation. Hedges can be staggered or broken up by masonry columns or trees to prevent monotony.



Landscape Design (con't)



All parking shall be screened from view of public streets by methods of plant material or masonry walls, and/or a combination.



Parking lot islands are to be used to break up parking fields and provide areas to plant shade trees and additional hedge type plant materials for additional screening.



Masonry walls coupled with plant material make an effective screen for dumpsters and other unsightly views.

d. All service areas including loading docks, exterior storage of materials, supplies, equipment or products, and trash containers shall be screened from all roads and or adjacent properties at ground level with ornamental wood or masonry walls. All walls shall be complimented with landscaping.

e. Parking lots shall incorporate one (1) tree island per six (6) parking spaces with a minimum of one (1) shade tree in each island. Tree islands widths shall be no less than 8 feet wide face of curb to face of curb.

f. No landscaped area within a parking lot shall be less than 100 square feet.

g. Provide a minimum of 1 canopy shade tree in each island with a minimum mature canopy of 20 feet upon maturity.

h. Intensify landscaping at building entrances.

i. Provide a minimum planting width of 3 feet adjacent to the building and plant no less than 40% of the building perimeter with multi-stemmed ornamental trees, shrubs, perennial flowers, and ground cover. Emphasis shall be given to landscaping along the front building elevation.



Lighting



General Guidelines:

Site lighting and architectural lighting of buildings shall provide the user with illumination levels appropriate for the designed activity (i.e. parking, walking, outdoor dining). Illumination levels shall also be reasonably uniform throughout the site and absent of glare.

1. A lighting design, iso-candella plan, and light fixture cutsheets/specs must accompany all applications for new development or redevelopment. The lighting plan must include, but not limited to: type of lighting equipment, the lamp source and wattage, fixture locations, mounting height, shielding, mounting details, and photometric data, including point-by-point horizontal illuminance at ground level and uniformity ratio, etc. (per consultant). All illumination of the site, even that from architectural lighting, shall be taken into account in the lighting plan.

2. Avoid competing light levels and maintain balanced light levels on-site and between adjacent properties.

3. Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IESNA Lighting Handbook (current edition) shall be considered and incorporated where appropriate for lighting designs.

4. Light glare or excess brightness shall be minimized. Cut-off fixtures, mounting heights, and the elevation of potential viewers must all be considered for effectively controlling glare by directing light below the horizontal.

5. Restrict light trespass beyond property lines or from sites to roads by shielding or aiming fixtures away from adjacent properties or public roads.

DESIGN STANDARDS

a. Parking lot lighting shall be of a standard light source type and style and shall not exceed 16 feet in height. High pressure sodium fixtures are not permitted.

b. All external lighting shall be ornamental light fixtures. Full cut-off type fixtures are to be used to down cast and reduce light trespass and spillage.

c. All light poles and standards shall be black in color and constructed of metal.

d. Landscape uplighting from a concealed source shall be permitted provided that it is on a timer, and turned off by midnight. All uplight fixtures must be screened by landscaping and cut-off in design.

e. No permanent colored lights or neon lights shall be used on the exterior of buildings.

f. Light fixture foundations shall be integrally colored concrete (color: Dark Buff/ Tan).



"Oden" Ornamental Light Fixture by Visionscapes is the Standard light fixture for the Meijer Development (including outparcels)



Signage/Corporate Identification

The architecture of the building shall be viable and appropriate for its location and use regardless of the business identity. Signage plans shall reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of the streetscape.

1. Applied treatments used to achieve business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details, decorative roof details or materials shall not be the dominant architectural feature. Accent colors shall be used judiciously.

2. All signage shall be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they do not visually compete with architecture of the building and design of the site. Signs shall be integrated such that they become a natural part of the building façade.

3. When multiple corporations share one site, signs shall be integrated as one unit to create shared identity for the property to the extent permitted by the ordinance or be located and/or designed as a package.

4. Repetitious signage information on the same building facade shall not be permitted.

5. Signs shall be composed of individual letters. Back lit or indirectly lit individual letters are generally desirable.

6. Visible raceways and transformers for individual letters are not permitted.



DESIGN STANDARDS

a. The maximum number of flush-mounted signs allowed for freestanding buildings is one per individual tenant frontage. Corner lots shall be allowed two (2) flush-mounted signs, one facing each roadway.

b. The only permitted free standing signs are the two comprehensive development / monument style signs approved by the Planning and Zoning Commission at the September 11, 2006 meeting. No other free standing or monument signs are permitted.

c. Monument signs shall not exceed 32 square feet per face and 6 feet in height.

d. Monument signage shall have a masonry base with a minimum height of 12 inches.

e. Maximum area of Commercial / Retail flushmounted signs shall be 1 square foot of sign area per linear foot of building frontage of the individual business. No individual sign shall exceed 200 square feet.

f. Projecting signs may not exceed 4 square feet in area.

g. Character heights for commercial retail and office signs shall be limited to a maximum height of 24 inches.

h. Back lighting of individual letters on wall mounted signage shall be permitted.



Signage/Corporate Identification (con't)

- i. No roof signs or parapet signs shall be permitted nor shall a sign extend higher than the building.
- j. No flashing, traveling, animated or intermittently illuminated signs shall be used. No banners tethered balloons or pennants shall be used.
- k. Internally illuminated wall mounted signage shall be prohibited.
- l. No changeable copy signs except for gas prices
- m. No outdoor storage allowed on outparcels.

ORDINANCE NO. 19-065

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE CANAL WINCHESTER HISTORICAL SOCIETY FOR THE PERIOD JANUARY 1, 2020 THROUGH DECEMBER 31, 2022

WHEREAS, Council hereby finds and determines that it is in the best interest of the City of Canal Winchester to enter into an agreement with the Canal Winchester Historical Society to establish the financial assistance the City of Canal Winchester shall provide and appropriate participation by the City and reporting by the Historical Society; and

WHEREAS, the City recognizes the unique services provided by the Historical Society to the City and desires to provide assistance to the Historical Society to support its efforts;

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor be authorized to enter into an agreement with the Canal Winchester Historical Society from the period January 1, 2020 through December 31, 2022 as detailed in Exhibit A and incorporated herein by reference.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

AGREEMENT WITH THE CANAL WINCHESTER AREA HISTORICAL SOCIETY

This Agreement between Canal Winchester Area Historical Society (“Historical Society”) and the City of Canal Winchester (“City”) is made and entered into this ___ day of _____, 201_.

WITNESSETH:

WHEREAS, the Historical Society agrees to continue to collect, preserve, maintain, promote, educate, and inventory historical records, data, real and personal property for the Canal Winchester Area to benefit the citizens of Canal Winchester;

WHEREAS, the City recognizes the unique services provided by the Historical Society to the City and desires to provide assistance to the Historical Society to support its efforts;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Section 1. In consideration of the services the Historical Society provides to the City, the City agrees to provide financial assistance to the Historical Society up to \$10,000.00 for 2020, 2021, and 2022, in four equal quarterly installments. Said funds to include support for the following (“Permitted Uses”):

- (1) Gas and electric for the Historical Society’s historical complex of \$2,800.00;
- (2) Security and telephone costs for the Historical Society’s historical complex of \$1,200.00;
- (3) Insurance for the Historical Society’s historical complex and museum contents of \$6,000.

The Historical Society agrees funds not used for the Permitted Uses listed in (1) through (3) above, shall be returned to the City’s Finance Director by January 31st of the subsequent year unless expenses are used for other uses that are approved by City Council.

The Historical Society agrees to provide quarterly financial statements to the City detailing the use of the funds including, but not limited to, all accounts, revenue sources, including private donations and monies earmarked for specific uses; and proof of payments for Permitted Uses such as invoices and proof of payment.

In order to determine financial assistance the City may provide in future years, the Historical Society shall submit a budget request to Council no later than September 15 before the next fiscal year begins. The budget request shall include such supporting documents from the prior year’s expenses to justify the financial assistance for the requested years. Council, in its discretion, may request additional documentation from the Historical Society to assist in its appropriation amount determined.

IN WITNESS WHEREOF, the parties have executed this Agreement effective the date first set forth above.

CANAL WINCHESTER AREA HISTORICAL SOCIETY

By: _____

CITY OF CANAL WINCHESTER

By: _____
Michael Ebert, Mayor

APPROVED AS TO FORM:

By: _____
Legal Counsel

Fiscal Officer's Certificate

I hereby certify that at the time this Agreement was executed, sufficient funds were appropriated for the purpose of such contract and in the treasury or in the process of collection to the credit of the appropriation fund free of any previous encumbrances.

Finance Director, City of Canal Winchester

ORDINANCE NO. 19-066

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A HEALTH SERVICES CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH

WHEREAS, Council hereby finds and determines that it is in the best interest of Canal Winchester to enter into a contract with Franklin County Public Health to provide health services to the municipality as required of a City; and,

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor be authorized to enter into a contract on behalf of Canal Winchester with Franklin County Public Health for health services to the municipality for the period beginning January 1, 2020 through December 31, 2020 as detailed in Exhibit A and incorporated herein by reference.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

CONTRACT
Between
FRANKLIN COUNTY BOARD OF HEALTH
And
CITY OF CANAL WINCHESTER

This contract entered into by and between the City of Canal Winchester (hereafter referred to as "City"), with its principal address being 36 South High Street, Canal Winchester, Ohio 43110, and the Board of Health of the Franklin County General Health District (hereafter referred to as "Board" or "Franklin County Public Health") for 2020 Public Health Services under the approval of Resolution No. 19-096, dated September 10, 2019.

The Board is a general health district as defined under Ohio Revised Code (ORC) Section 3709.01.

ORC Section 3709.08 authorizes cities in Franklin County to contract with the Board to provide public health services to and within the City.

The District Advisory Council (hereafter referred to as "Council") of the Franklin County General Health District, created by ORC 3709.03, after giving due notice by publication as required by law, held a public meeting on March 21, 2019, at which by a majority vote of members representing the Council voted affirmatively to provide public health services to the cities in Franklin County, and did authorize the Chairman of the Council to enter into a contract with the Mayor of each city to provide public health services therein.

The Board is engaged in the governance of providing public health services as described in this contract and the Scope of Work, attached hereto and incorporated herein as Exhibit A, and has the knowledge, skills and resources to provide such services in accordance with the terms and conditions of Ohio law and this contract.

Pursuant to Revised Code 3709.08(C), the contract was submitted to the State of Ohio's director of health. The Board is organized and equipped to provide the services and shall have the powers and shall perform all the duties required of the board of health or the authority having the duties of a board of health within the City.

The City is willing to contract with the Board for such services in accordance with the terms and condition of Ohio law and this Contract.

SECTION 1 – SERVICES

The Board shall, for the consideration hereinafter stated, furnish to the City, and inhabitants thereof, all such public health services as are furnished to all villages and townships and the inhabitants thereof, of Franklin County, Ohio. Said services shall include all services as allowed by law according to the most current version of the Ohio Revised Code and as listed in Exhibit A. Said services shall include the minimum standards and optimal achievable standards for boards of health and local health departments pursuant to Ohio Revised Code Section 3701.342. Said services shall include enforcement

of all rules and regulations as allowed by law according to the most current version of the Ohio Administrative Code and the enforcement of the following Franklin County Public Health Regulations:

- (100) Definitions
- (101) Collection Vehicle Registration, Inspection and Operation for Prevention of Nuisances
- (102) Property Health and Sanitation
- (103) Plumbing for Commercial, Public and Residential Buildings and Places
- (104) Rabies Control
- (105) Approval of Building Plans
- (106) Sewage Treatment Systems
- (199) Administration and Enforcement

And, the current version of the above-described regulations of Franklin County Public Health shall apply to and be enforceable within the jurisdiction of the Franklin County General Health District and the City.

The City Attorney shall be responsible for any litigation involving enforcement of Health Regulations within the corporate limits of said political subdivision.

This contract and any claims arising in any way out of this contract shall be governed by the laws of the State of Ohio. Any litigation arising out of or relating in any way to this contract or the performance hereunder shall be brought only in an Ohio court of competent jurisdiction in Franklin County, Ohio, and the City hereby irrevocably consents to such jurisdiction.

SECTION 2 – TERM

Said public health services shall be furnished beginning January 1, 2020 and ending December 31, 2020 provided, however, that either party to this agreement shall have the right to cancel the same upon four (4) months written notice and the parties hereto may, by mutual written agreement, modify the terms of this agreement.

SECTION 3 – COMMUNICATION

The Board will provide ongoing communication with the Mayor/City Manager and his or her designees through notification at least quarterly. This communication will provide information on timely public health topics, upcoming events and featured services. Reports and other information about direct services that are being provided to the City will be provided upon request.

SECTION 4 – PUBLIC HEALTH PAYMENT, FEES & CHARGES

The City, Ohio shall pay the Board for said public health services furnished to the City and the inhabitants thereof, such sum or sums of money based on a per capita rate as would be charged against municipal corporations composing the Franklin County General Health District at a per capita rate of \$8.87.

Said sums of money shall be paid to the Board in installments of 50% of the total contract amount in January 2020 and 50% of the total contract amount in June 2020 through the

process of withholding the installment amounts from the semi-annual real estate tax settlement distribution to be received by the City and transferred to the Board by the Settlement Officer of the Franklin County Auditor. The sum for 2020 shall not exceed \$78,304.36, notwithstanding any fee established pursuant to the sections set forth below.

In any instance where the Board expends funds to abate a nuisance pursuant to Section 1, above, within the City, the Board may invoice the City for the costs of such nuisance abatement. Further, the City shall pay, in addition to those sums set forth in Section 5, above, to the Board the cost to abate the nuisance.

The Board agrees to certify such nuisance abatement costs to the Franklin County Auditor to be recorded as a lien upon the property and shall reimburse all funds recovered under such a lien to the City.

SECTION 5 - PLUMBING INSPECTION SERVICES AND FEES

The Board shall, for the consideration hereinafter stated, furnish to the City, all plumbing and medical gas inspections as are furnished to all inhabitants within the general health district of Franklin County. Inspectors are to be state certified by the Ohio Department of Commerce.

The City, through its Building Department, shall issue permits and collect fees for such plumbing inspections. The fee to be charged shall be the most current fee charged by the Board. The City shall forward sixty (60) percent of all plumbing inspection fees collected by them to the Board upon receiving monthly statements of the amount due from the Board. The City shall pay said amount, within thirty (30) days after receipt of said statement.

SECTION 6 - APPROVAL

This contract is approved by a majority of the members of the legislative authority of the City, pursuant to the provisions of Ordinance _____ dated _____.

The City has determined that Franklin County Public Health is organized and equipped to adequately provide the service that is the subject of this contract.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals and have executed this agreement the day and year written below.

DISTRICT ADVISORY COUNCIL OF THE
FRANKLIN COUNTY GENERAL HEALTH DISTRICT

Chairperson Date

FRANKLIN COUNTY PUBLIC HEALTH

Joe Mazzola, MPA Date
Health Commissioner

THE CITY OF CANAL WINCHESTER, OHIO

Mayor Michael Ebert Date

APPROVED AS TO FORM:

Ron O'Brien
Prosecuting Attorney
Franklin County, Ohio

Assistant Prosecuting Attorney Date
Attorney for the District Advisory
Council of the Franklin County General Health District

City Attorney Date
City of Canal Winchester, Ohio

FINANCIAL CERTIFICATE

It is hereby certified that the amount required to meet the contract agreement, obligation, payment of expenditure for the above has been lawfully appropriated, authorized or directed for such purpose and is in the treasury or in the process of collection to the credit of the proper fund and is free from any obligation or certificated now outstanding.

Fiscal Officer
City of Canal Winchester, Ohio

Date

**EXHIBIT A
SCOPE OF WORK**

Franklin County Public Health ("Board"), hereby agrees to provide health services for the City for the calendar year 2020 as set forth below ("Services").

- The Board shall have full authority to be and act as the public health authority for the City
- The Services described in the schedule listed below in this Exhibit will be provided by the Board to the City.
- The Services will include all necessary medical, nursing, sanitary, laboratory and such other health services as are required by the Statutes of the State of Ohio.

The followings specific services shall be a part of the Services provided under this Contract:

List of Functions, Programs and Services
Administrative Services:
Administration
Budget, Accounts Payable, Accounts Receivable
Communication & Marketing
Grant Writing & Management
Records Management
Reports - Financial & Statistical
Data Services:
Community Health Assessment
Health Data
Environmental Health:
Food Service Operation Licensing, Inspection & Education
Healthy Homes (Lead, Radon) Inspection & Education
Mosquito Control Services & Education
Nuisance & Vector Control Enforcement & Education
Plumbing & Medical Gas Inspections
Public Swimming Pool & Spa Licensing, Inspection & Education
Rabies Surveillance - Animal bite investigation and follow up
Retail Food Establishment Licensing, Inspection & Education
School Facilities Inspection & Education
Sewage Treatment System Permitting, Inspection & Education
Smoke Free Workplace Enforcement & Education
Solid Waste, Construction and Demolition Facility, Transfer Station Inspection & Enforcement
Tattoo & Body Piercing Permitting, Enforcement & Inspection
Temporary Park Camp Licensing, Enforcement & Inspection
Water Quality Permitting, Testing & Education
Emergency Preparedness:
Community Outreach and Education
Injury Prevention/Opiate Crisis Programs & Education

Public Health Emergency Preparedness
Planning and Cities' Readiness Initiative activities
Epidemiology, Surveillance, Investigation Services:
Reportable Infectious Disease investigation and follow-up(excluding HIV/AIDS; STD; TB)
Disease Outbreak Management
Health Promotion:
Community Health Action Teams
Farm to School Program
Nutrition & Physical Activity Education Programs
Safe Routes to Schools
Tobacco Use Prevention, Education & Cessation Program
Health Systems & Planning:
Community Health Improvement Plan
Data & Information Technology
Public Health Accreditation
Immunization Services:
Childhood and Adult Vaccine Administration Services
Occupational Health:
Immunizations and screenings - Fee for Service
Maternal & Child Health:
Bureau for Children with Medical Handicaps (BCMh) Public Health Nursing Services
Safe Sleep & Infant Mortality Prevention Initiatives & Education

The Board maintains a range of grant funded programs for citizens throughout the County who are income qualified.

THE BOARD RESERVES THE RIGHT TO AMEND THIS EXHIBIT AT ANYTIME PRIOR TO AUTHORIZATION OF THE CITY COUNCIL AND THE BOARD OF HEALTH ANNUALLY.

ORDINANCE NO. 19-067

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT FOR LEGAL SERVICES WITH FROST BROWN TODD LLC FOR THE PERIOD JANUARY 1, 2020 THROUGH DECEMBER 31, 2021

WHEREAS, Council hereby finds and determines that it is in the best interest of the City of Canal Winchester to enter into a contract with the law firm Frost Brown Todd LLC to provide legal counsel services to the city;

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor be authorized to enter into a contract on behalf of the City of Canal Winchester with Frost Brown Todd LLC in the amount \$15,000.00 per month for the period January 1, 2020 through December 31, 2021 for routine services, as detailed in Exhibit "A" attached and incorporated herein by reference.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

**AGREEMENT BETWEEN THE CITY OF CANAL WINCHESTER
AND FROST BROWN TODD LLC
FOR LEGAL SERVICES**

This contract for the services between the City of Canal Winchester, an Ohio Municipal Corporation, ("Canal Winchester") and Frost Brown Todd LLC, ("FBT") effective the 1st day of January, 2020.

WITNESSETH:

WHEREAS, Canal Winchester wishes to engage FBT to perform general legal services for a two (2) year term (calendar years 2020 and 2021).

NOW, THEREFORE, intending to be bound by this Agreement, the parties agree as follows:

1. **Routine Services.** Except as otherwise provided herein, Canal Winchester agrees to pay Fifteen Thousand Dollars (\$15,000.00) per month for calendar years 2020 and 2021 and FBT agrees to provide the following Routine Services:
 - a. Attending all regular and special Council meetings.
 - b. Attend other board and commission meetings upon the request of the Mayor.
 - c. Draft and/or revise ordinances and resolutions upon request of the Clerk of Council or Mayor.
 - d. Draft routine legal memoranda as requested by the Mayor, staff and/or Council.
 - e. Provide legal advice to City officials as necessary.
 - f. Respond to Mayor and staff inquiries.
 - g. Attend meetings and discussions with City, County, State and Federal officials and other governmental officials.
 - h. Attend meetings with the development community and staff.
 - i. Review and approve all contracts, ordinances, resolutions and any other written documents.
 - j. Prosecution of traffic and criminal matters in Canal Winchester Mayor's Court.
 - k. Attend weekly staff meetings.

Canal Winchester hereby designates Eugene L. Hollins, a Member with FBT the Law Director, who shall be the primarily responsible attorney and contact person for Canal Winchester.

Canal Winchester shall reimburse FBT for any and all reasonable costs and expenses incurred by FBT on behalf of Canal Winchester.

- 2. Complex Litigation.** Complex litigation is defined as major litigation that involves, for example purposes only, significant written or oral discovery, significant motion practice, and attendance at evidentiary hearings before a judge and/or a jury. Complex litigation shall also include Ohio Revised Code Chapter 2506 appeals. The Mayor shall pre-approve rates for complex litigation prior to FBT commencing work on any individual matter. The fee arrangement set for the below in “Additional Projects” shall also apply to “Complex Litigation.”
- 3. Term.** This Agreement shall take effect and be in force from January 1, 2020 through December 31, 2021. However, either Party may terminate this Agreement upon providing thirty (30) days' prior notice of its intent to terminate to the other Party. Subject to the appropriation of funds by City Council, this Agreement shall be automatically renewed for a one (1) year period, unless thirty (30) days' prior notice is provided prior to the date of expiration. If the Agreement is automatically renewed, all rates set forth in this Agreement shall be increased by five percent (5%).
- 4. Miscellaneous Provisions.**

 - a. Additional Projects.** Subject to agreement of both Parties, FBT may undertake Additional Projects which are outside of the scope of Routine Services on a flat fee or hourly basis as agreed upon by the Law Director and the Mayor. For projects that are billed hourly, FBT will offer a discounted hourly rate as negotiated and agreed upon between the Mayor. Fee arrangements for Additional Projects will be negotiated and agreed upon by FBT and the Mayor.
 - b. Applicable Laws.** FBT shall comply with all applicable foreign, federal, state, and local laws, rules, regulations, orders, ordinances and government requirements in the performance of this Agreement.
 - c. Notices.** All notices and other communications hereunder must be in writing and will be deemed to have been duly given if delivered by hand, or on the next business day if delivered by a recognized overnight courier, or on the third business day if mailed (by certified mail, return receipt requested, first class postage prepaid), to the Parties with written confirmation of receipt at the following address:

If to Canal Winchester:
Ms. Amanda Jackson
Finance Director
City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110-1213

If to FBT:
Eugene L. Hollins, Esq.
Frost Brown Todd, LLC
One Columbus, Suite 2300
10 West Broad
Columbus, OH 43215

- d. **Waiver.** No delay or failure on the part of any Party hereto in exercising any right, power, or privilege under this Agreement or under any other instruments given in connection with or pursuant to this Agreement shall impair any such right, power, or privilege or be construed as a waiver of any default or any acquiescence therein. No single or partial exercise of any such right, power, or privilege shall preclude the further exercise of such right, power, or privilege, or the exercise of any other right, power or privilege.
- e. **Severability.** If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable to any extent, such provision shall be enforced to the greatest extent permitted by law and the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- f. **Parties in Interest.** This Agreement is enforceable only by FBT and Canal Winchester. The terms of this Agreement are not a contract or assurance regarding compensation, continued employment, or benefit of any kind to any of FBT's personnel assigned to Canal Winchester's work, or any beneficiary of any such personnel, and no such personnel, or any beneficiary thereof, shall be a third-party beneficiary under or pursuant to the terms of this Agreement.
- g. **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Ohio without regard to its conflict of law principles.
- h. **Entire Agreement.** This Agreement constitutes the entire understanding of the Parties hereto with respect to the subject matter hereof and supersedes all prior negotiations, discussions, undertakings and agreements between the Parties. This Agreement may be amended or modified only by a writing executed by the duly authorized officers of the Parties hereto.
- i. **Assignment.** This Agreement may not be assigned or transferred in whole or in part by either Party without the written consent of the other. Any

purported assignment without the express written consent of the other is void.

- j. **Independent Contractor Status.** The Parties agree that services hereunder are provided by an independent contractor, and that no contributions will be made to the public employees retirement system for the services, as addressed in Section 145.038, Ohio Revised Code. This Agreement is, and is intended to be, a formal bilateral written contract between the parties as required by Section 145-1-42 (B).

IN WITNESS WHEREOF, the Parties have executed this Agreement.

FROST BROWN TODD LLC

CITY OF CANAL WINCHESTER

Eugene L. Hollins, Member

Michael Ebert, Mayor

0128850.0615530 4810-9690-2317v1

ORDINANCE NO. 19-068

**AN ORDINANCE TO AMEND THE 2019 APPROPRIATION
ORDINANCE #18-040, AMENDMENT #7**

WHEREAS, the City Council desires to proceed with activities of the City which require changes in the appropriations to accommodate those activities;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That the 2019 Annual Appropriations Ordinance be amended by appropriating from the unappropriated monies of the General Fund \$5,800 to the Council – Personal Services line item.

Section 2. That the 2019 Annual Appropriations Ordinance be amended by appropriating from the unappropriated monies of the Water Fund \$10,000 to the Plant – Operating Expenses line item.

Section 3. That the 2019 Annual Appropriations Ordinance be amended by appropriating from the unappropriated monies of the Sewer Fund \$39,000 to the Plant - Operating Expenses line item.

Section 4. That this ordinance take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council



To: Members of City Council

From: Amanda Jackson, Finance Director

Date: November 15, 2019

RE: Appropriation Amendment #7

MEMORANDUM

Appropriation Amendment #7 for the 2019 Appropriations serves to accomplish the following:

General Fund – Appropriate \$5,800.00 from the unappropriated fund balance of \$9,017,802 to the Council – Personal Services for salaries and benefits associated with the hiring of a part-time Clerk of Council mid-year.

Water Fund – Appropriate \$10,000.00 from the unappropriated fund balance of \$1,357,446 to the Plant – Operating Expenses line item for the purchase of chemicals. This is due to an increase in the prices of the chemicals as well as an increase in water usage.

Sewer Fund – Appropriate \$39,000.00 from the unappropriated fund balance of \$2,161,205 to the Plant – Operating Expenses line item. Of this amount, \$25,000.00 is for sludge removal and \$14,000.00 is for utilities. The plant has had a busy year resulting in higher than typical costs in each category.

Please let me know if you have any questions.

ORDINANCE No. 19-069

2020 APPROPRIATIONS ORDINANCE

City of Canal Winchester

(Revised Code Sec. 5705.38)

An ORDINANCE to make final appropriations for Current Expenses and other Expenditures of the City of Canal Winchester State of Ohio, during the fiscal year ending December 31, 2020.

SECTION 1. BE IT RESOLVED by the Council of the City of Canal Winchester, State of Ohio, that, to provide for the current expenses and other expenditures of the said City of Canal Winchester, during the fiscal year ending December 31, 2020, the following sums be and they are hereby set aside and appropriated as follows, viz:

SECTION 2. That there be appropriated from the GENERAL FUND:

Sheriff	100-100		
Operating Expenses		\$ 1,351,000.00	
Capital Outlay		\$ 47,000.00	
Total Sheriff			\$ 1,398,000.00
County Health Department	100-200		
Operating Expenses		\$ 90,000.00	
Total County Health Department			\$ 90,000.00
Human Services	100-201		
Operating Expenses		\$ 63,100.00	
Total Human Services			\$ 63,100.00
Cemetery:	100-202		
Operating Expenses		\$ 2,000.00	
Total Cemetery			\$ 2,000.00
Community Center	100-300		
Personal Services		\$ 88,375.00	
Operating Expenses		\$ 16,400.00	
Capital Outlay		\$ 3,000.00	
Total Community Center			\$ 107,775.00
Parks	100-301		
Personal Services		\$ 238,150.00	
Operating Expenses		\$ 43,500.00	
Capital Outlay		\$ 50,000.00	
Total Parks			\$ 331,650.00
Swimming Pool	100-302		
Operating Expenses		\$ 173,000.00	
Capital Outlay		\$ 42,000.00	
Total Swimming Pool			\$ 215,000.00
Development	100-400		
Personal Services		\$ 342,150.00	
Operating Expenses		\$ 286,200.00	
Capital Outlay		\$ 3,000.00	
Total Development			\$ 631,350.00
Urban Forester	100-410		
Personal Services		\$ 218,100.00	
Operating Expenses		\$ 40,700.00	
Capital Outlay		\$ 45,000.00	
Total Urban Forester			\$ 303,800.00
Mayor	100-500		
Personal Services		\$ 205,650.00	
Operating Expenses		\$ 109,500.00	

Capital Outlay		\$	1,500.00		
Total Mayor				\$	316,650.00
Council	100-501				
Personal Services		\$	169,300.00		
Operating Expenses		\$	39,300.00		
Capital Outlay		\$	3,000.00		
Total Council				\$	211,600.00
Mayor's Court	100-510				
Personal Services		\$	94,150.00		
Operating Expenses		\$	18,400.00		
Capital Outlay		\$	1,500.00		
Total Mayor's Court				\$	114,050.00
Finance	100-520				
Personal Services		\$	245,600.00		
Operating Expenses		\$	44,500.00		
Capital Outlay		\$	1,400.00		
Total Finance				\$	291,500.00
Human Resources	100-521				
Personal Services		\$	58,150.00		
Operating Expenses		\$	12,500.00		
Capital Outlay		\$	1,200.00		
Total Human Resources				\$	71,850.00
Public Service	100-530				
Personal Services		\$	102,150.00		
Operating Expenses		\$	22,000.00		
Capital Outlay		\$	25,000.00		
Total Public Service				\$	149,150.00
Public Service - Fleet	100-531				
Operating Expenses		\$	35,000.00		
Capital Outlay		\$	8,000.00		
Total Public Service - Fleet				\$	43,000.00
Lands and Buildings	100-540				
Personal Services		\$	157,300.00		
Operating Expenses		\$	156,500.00		
Utilities		\$	280,000.00		
Capital Outlay		\$	105,000.00		
Total Lands and Building				\$	698,800.00
Community Affairs	100-550				
Personal Services		\$	90,700.00		
Operating Expenses		\$	10,500.00		
Capital Outlay		\$	1,200.00		
Total Community Affairs				\$	102,400.00
Community Affairs - Events	100-551				
Operating Expenses		\$	21,000.00		
Capital Outlay		\$	1,300.00		
Total Community Affairs - Events				\$	22,300.00
Information Technology	100-560				
Personal Services		\$	145,200.00		
Operating Expenses		\$	30,000.00		
Capital Outlay		\$	3,000.00		
Total Information Technolgy				\$	178,200.00
Administration	100-570				
Operating Expenses		\$	1,338,100.00		
Transfers/Advances		\$	1,688,000.00		
Total Administration				\$	3,026,100.00

Construction Services	100-600		
Personal Services		\$	206,100.00
Operating Expenses		\$	453,000.00
Capital Outlay		\$	1,001,000.00
Total Construction Services			\$ 1,660,100.00
Streets - Maintenance	100-603		
Operating Expenses		\$	30,000.00
Capital Outlay		\$	40,000.00
Total Streets - Maintenance			\$ 70,000.00

GRAND TOTAL GENERAL FUND APPROPRIATION: \$ 10,098,375.00

SECTION 3. That there be appropriated from the following SPECIAL REVENUE FUNDS:

STREET CONSTRUCTION, MAINTENANCE AND REPAIR FUND			
Office	200-601		
Personal Services		\$	312,800.00
Operating Expenses		\$	7,500.00
Capital Outlay		\$	4,000.00
Total Office			\$ 324,300.00
Fleet	200-602		
Operating Expenses		\$	220,150.00
Capital Outlay		\$	7,000.00
Total Fleet			\$ 227,150.00
Streets - Maintenance	200-603		
Operating Expenses		\$	34,500.00
Capital Outlay		\$	15,000.00
Total Streets - Maintenance			\$ 49,500.00
Snow and Ice Removal	200-604		
Operating Expenses		\$	35,000.00
Capital Outlay		\$	8,000.00
Total Snow and Ice Removal			\$ 43,000.00
Total for Street Construction, Maintenance and Repair Fund			\$ 643,950.00
STATE HIGHWAY IMPROVEMENT FUND			
Streets - Maintenance	201-603		
Operating Expenses		\$	31,250.00
Capital Outlay		\$	5,000.00
Total for State Highway Improvement Fund			\$ 36,250.00
MAYOR'S COURT TECHNOLOGICAL FUND A			
Mayor's Court	202-510		
Operating Expenses		\$	2,000.00
Capital Outlay		\$	1,500.00
Total Mayor's Court Technological Fund A			\$ 3,500.00
MAYOR'S COURT TECHNOLOGICAL FUND B			
Mayor's Court	203-510		
Operating Expenses		\$	2,000.00
Capital Outlay		\$	1,500.00
Total Mayor's Court Technological Fund B			\$ 3,500.00
PERMISSIVE TAX FUND			
Streets - Maintenance	204-603		
Operating Expenses		\$	65,000.00

Total Permissive Tax Fund \$ **65,000.00**

BED TAX GRANT FUND

Council 205-501
Operating Expenses \$ 75,000.00
Total Council \$ 75,000.00

Administration 205-570
Operating Expenses \$ 75,000.00
Total Administration \$ 75,000.00

Total Bed Tax Grant Fund \$ **150,000.00**

BWC GRANT FUND

Human Resources 207-521
Operating Expenses \$ -
Total BWC Grant Fund \$ -

DILEY RD PITIE FUND

Administration 209-570
Operating Expenses \$ 4,500.00
Total Diley Rd PITIE Fund \$ **4,500.00**

GENDER RD TIF FUND

Administration 210-570
Operating Expenses \$ 85,500.00
Total Gender Rd TIF Fund \$ **85,500.00**

CEMETERY FUND

Public Health 211-200
Operating Expenses \$ -
Total Cemetery Fund \$ -

GRAND TOTAL SPECIAL REVENUE FUND APPROPRIATION \$ **992,200.00**

SECTION 4. That there be appropriated from the following DEBT SERVICE FUNDS:

General Obligation Bond Fund 300-571
Principal \$ 765,000.00
Interest \$ 120,000.00
Total General Obligation Bond Fund \$ **885,000.00**

GRAND TOTAL DEBT SERVICE FUND APPROPRIATIONS \$ **885,000.00**

SECTION 5. That there be appropriated from the following CAPITAL PROJECT FUNDS:

CAPITAL IMPROVEMENTS FUND

Capital Improvements 400-700
Capital Outlay \$ 150,000.00
Total Capital Improvements Fund \$ **150,000.00**

ISSUE 2/CDBG GRANTS FUND

Construction Services 401-600
Capital Outlay \$ -
Total Capital Project Fund \$ -

STATE GRANT CAPITAL PROJECTS

Construction Services	402-600		
Capital Outlay		\$ 1,100,000.00	
Advance Out		\$ 500,000.00	
Total State Grant Capital Projects Fund			\$ 1,600,000.00

GRAND TOTAL CAPITAL PROJECT FUND APPROPRIATIONS \$ 1,750,000.00

SECTION 6. That there be appropriated from the following ENTERPRISE FUNDS:

WATER FUND			
Administration	500-800		
Personal Services		\$ 610,500.00	
Operating Expenses		\$ 321,500.00	
Capital Outlay		\$ 9,000.00	
Total Administration			\$ 941,000.00
Plant	500-801		
Operating Expenses		\$ 375,000.00	
Capital Outlay		\$ 60,000.00	
Total Plant			\$ 435,000.00
Distribution	500-802		
Operating Expenses		\$ 310,000.00	
Capital Outlay		\$ 110,000.00	
Total Distribution			\$ 420,000.00
Total Water Fund			\$ 1,796,000.00

WATER CONNECTION FUND			
Administration	501-800		
Operating Expenses		\$ 55,600.00	
Total Administration			\$ 55,600.00
Connections	501-803		
Operating Expenses		\$ 210,000.00	
Capital Outlay		\$ 150,000.00	
Total Connections			\$ 360,000.00
Total Water Connection Fund			\$ 415,600.00

SANITARY SEWER FUND			
Administration	510-810		
Personal Services		\$ 600,350.00	
Operating Expenses		\$ 495,000.00	
Capital Outlay		\$ -	
Total Administration			\$ 1,095,350.00
Plant	510-811		
Operating Expenses		\$ 484,500.00	
Capital Outlay		\$ 200,000.00	
Total Plant			\$ 684,500.00
Collection	510-812		
Operating Expenses		\$ 164,000.00	
Capital Outlay		\$ 240,000.00	
Total Collection			\$ 404,000.00
Total Sanitary Sewer Fund			\$ 2,183,850.00

SEWER CONNECTION FUND

required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing Final Appropriation Ordinance is taken and copied from the original Ordinance now on file with said City, that the forgoing Ordinance has be compared by me with the said original and that the same is true and correct copy thereof.

Witness my signature, this _____ day of _____, _____

Clerk of the City of Canal Winchester

Franklin County, Ohio

ORDINANCE NO. 19-070

AN ORDINANCE TO ESTABLISH CITY EMPLOYEE SALARY RANGES

WHEREAS, Council hereby finds and determines that it is in the best interest of the City of Canal Winchester to establish by ordinance the salary ranges for City employees, and

WHEREAS, Council has reviewed the salary survey completed by the Mid-Ohio Regional Planning Commission of surrounding communities and believes the ranges as set forth are appropriate for City positions;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the salary ranges for positions at the City of Canal Winchester be established as attached in Exhibit A, to be effective beginning January 1, 2020.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

2020 Salary Schedule

	2016				2020			
	Hourly		Yearly		Hourly		Yearly	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
					4%	6%		
Public Works Director	\$36.18	\$52.27	\$75,250.24	\$108,721.60	\$37.63	\$55.41	\$78,260.25	\$115,244.90
Construction Services Administrator	\$36.18	\$52.27	\$75,250.24	\$108,721.60	\$37.63	\$55.41	\$78,260.25	\$115,244.90
Finance Director	\$36.18	\$52.27	\$75,250.24	\$108,721.60	\$37.63	\$55.41	\$78,260.25	\$115,244.90
Development Director	\$36.18	\$52.27	\$75,250.24	\$108,721.60	\$37.63	\$55.41	\$78,260.25	\$115,244.90
					6%	8%		
Street Superintendent	\$26.46	\$38.53	\$55,036.80	\$80,142.40	\$28.05	\$41.61	\$58,339.01	\$86,553.79
Water Superintendent	\$26.46	\$38.53	\$55,036.80	\$80,142.40	\$28.05	\$41.61	\$58,339.01	\$86,553.79
Wastewater Superintendent	\$26.46	\$38.53	\$55,036.80	\$80,142.40	\$28.05	\$41.61	\$58,339.01	\$86,553.79
IT Coordinator	\$28.33	\$44.34	\$58,926.40	\$92,227.20	\$30.03	\$47.89	\$62,461.98	\$99,605.38
Urban Forester	\$21.70	\$30.82	\$45,136.00	\$64,105.60	\$23.00	\$33.29	\$47,844.16	\$69,234.05
					17%	17%		
Maintenance Tech III/ Water III	\$21.70	\$30.45	\$45,136.00	\$63,336.00	\$25.39	\$35.63	\$52,809.12	\$74,103.12
Maintenance Tech II/Wastewater/Water II	\$19.47	\$28.30	\$40,497.60	\$58,864.00	\$22.78	\$33.11	\$47,382.19	\$68,870.88
Maintenance Tech I/Wastewater/Water I	\$17.12	\$23.65	\$35,609.60	\$49,192.00	\$20.03	\$27.67	\$41,663.23	\$57,554.64
Clerk of Council	\$17.12	\$23.65	\$35,609.60	\$49,192.00	\$20.03	\$27.67	\$41,663.23	\$57,554.64
Administrative Assistant	\$17.12	\$23.65	\$35,609.60	\$49,192.00	\$20.03	\$27.67	\$41,663.23	\$57,554.64
Utilities Billing Clerk	\$17.12	\$23.65	\$35,609.60	\$49,192.00	\$20.03	\$27.67	\$41,663.23	\$57,554.64
Finance Specialist	\$19.47	\$28.30	\$40,497.60	\$58,864.00	\$22.78	\$33.11	\$47,382.19	\$68,870.88
Clerk of Courts	\$19.47	\$28.30	\$40,497.60	\$58,864.00	\$22.78	\$33.11	\$47,382.19	\$68,870.88
Human Resources Coordinator	\$19.47	\$28.30	\$40,497.60	\$58,864.00	\$22.78	\$33.11	\$47,382.19	\$68,870.88
Events and Communications Coordinator	\$18.20	\$25.73	\$37,856.00	\$53,518.40	\$21.29	\$30.10	\$44,291.52	\$62,616.53
Community Center Coordinator	\$18.20	\$25.73	\$37,856.00	\$53,518.40	\$21.29	\$30.10	\$44,291.52	\$62,616.53
Planning and Zoning Administrator	\$25.19	\$35.72	\$52,395.20	\$74,297.60	\$29.47	\$41.79	\$61,302.38	\$86,928.19
Seasonal	\$12.00	\$15.84			\$13.00			