

Canal Winchester

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



Meeting Agenda

September 5, 2017

7:00 PM

City Council

*Steve Donahue- President
Will Bennett-Vice President
Bob Clark
Bruce Jarvis
Bobbie Mershon
Mike Walker*

A. Call To Order

B. Pledge of Allegiance - *Clark*

C. Roll Call

D. Approval of Minutes

[MIN-17-042](#) 8-21-17 Council Work Session Meeting Minutes

Attachments: [8-21-17 Work Session Minutes](#)

[MIN-17-043](#) 8-21-17 Council Meeting Minutes

Attachments: [8-21-17 Council Meeting Minutes](#)

E. Communications & Petitions - **NONE**

F. Public Comments - Five Minute Limit Per Person

G. RESOLUTIONS

[RES-17-018](#) A RESOLUTION TO ADOPT THE SOLID WASTE
MANAGEMENT PLAN FOR THE SOLID WASTE AUTHORITY
OF CENTRAL OHIO

H. ORDINANCES

Third Reading

[ORD-17-030](#) AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED
ORDINANCES AND THE ZONING MAP OF THE CITY OF
CANAL WINCHESTER, REZONING APPROXIMATELY .25
ACRE TRACT OF LAND FROM OLD TOWN SINGLE FAMILY
(OT-SF) TO OLD TOWN COMMERCIAL (OT-C), OWNED BY A
CPA TEPEE, LLC., LOCATED AT 18 EAST COLUMBUS STREET
(PID 184-000328)

Sponsor: *Mershon*

Second Reading

[ORD-17-038](#) AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER
INTO A PRE- ANNEXATION AGREEMENT WITH JORDAN C.

AND ERIN A MILLS FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY 1.39 ACRES LOCATED SOUTH OF HILL RD. ALSO KNOWN AS 6416 HILL RD, FAIRFIELD COUNTY, OHIO

Attachments: [6416 Hill Rd Pre-Annexation Agreement](#)

Sponsor: Clark

- *Requesting wavier of third reading and declaration of emergency*

First Reading

[ORD-17-041](#)

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING A TOTAL OF 17.554 ACRES CONSISTING OF PARCELS (184-002764, 184-000748, 184-000749, 184-000738, AND 184-000739) ZONED PLANNED RESIDENTIAL DEVELOPEMNT (PRD), A PARCEL (184-000747) ZONED OLD TOWN SINGLE FAMILY RESIDENTIAL (OTSFR), AND A PARCEL (184-001616) ZONED LOW DENSISTY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD), OWNED BY DAMON A. PFEIFER AND TIGER CONSTRUCTION, INC., LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH HIGH STREET AND US 33

Attachments: [N High St and US 33 Rezoning Exhibit A – Legal Desc](#)
[N High St and US 33 Rezoning Exhibit B – App Part 1](#)
[N High St and US 33 Rezoning Exhibit C – App Part 2](#)

I. REPORTS

Mayor's Report

[17-218](#)

Mayor's Report

Attachments: [Mayor's Report September 5, 2017](#)

Fairfield County Sheriff

Law Director

Finance Director[17-221](#)

Finance Director's Report

Attachments: [Finance Director Project Update 9-5-17](#)Public Service Director[17-219](#)

Director of Public Service Project Update

Attachments: [Director of Public Service Project Update – PW](#)[17-224](#)

Construction Services Administrator Report

Attachments: [Construction Services Admin Project Update-Sep 1](#)Development Director[17-220](#)

Development Director's Report

Attachments: [Development Director Council Update 8-30-17](#)J. COUNCIL REPORTS*Work Session/Council**Monday, September 18, 2017 at 6:00 p.m.**Public Hearing – Certified Oil Appeal**Monday, September 18, 2017 at 6:30 p.m.**Work Session/Council**Monday, October 2, 2017 at 6:00 p.m.**CW Human Services Representation – Clark**Destination: Canal Winchester Representative – Mershon**Canal Winchester Industry and Commerce Corporation Representative – Clark**CWJRD - Bennett*Old/New BusinessAdjourn to Executive SessionAdjournment

Canal Winchester

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



Meeting Minutes - Draft

August 21, 2017

6:00 PM

Council Work Session

*Will Bennett-Chair
Bob Clark
Steve Donahue
Bruce Jarvis
Bobbie Mershon
Mike Walker*

Call To Order

Bennett called the meeting to order at 6:01pm

Roll Call

Yes: 5 – Bennett, Clark, Donahue, Mershon, Walker

Not present: 1- Jarvis

A motion was made by Mershon, seconded by Clark to excuse council member from meeting. The motion carried by the following vote:

Yes: 5 – Mershon, Clark, Bennett, Donahue, Walker

Also In Attendance

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Dick Miller, Shawn Starcher, Joe Taylor, Sargent Cassel, Shane Spencer

Reports

Bill Sims – curbs installed section 10 Connor Avenue; in a couple week should have asphalt down; canal cove trying to finishing section 4; new roads are in; be in this week cleaning out pond to get to seeding on site; had preconstruction meeting for canal cove section 5; expect to see work start on that closer to the end of the month; working on wrapping up w waterloo main street project; street program second to last section done; force main project line contract was in to start cleaning the main; that went well; some of it looked like it was pretty packed with growth but came up pretty decent; precise boring will be on Monday to start graphing on their part of Groveport rd; gender4 engineering continuing on that project; had some staking down for the edge of the pavement; to see for ourselves and the homeowners on how that will look; shares presentation of pictures taken; Donahue; what was that yellow line; Sims: ride away line; It goes back a ways; Clark: all those homeowners were compensated on

that; Sims: yes they were; Walker; what will we do when we come back will we pay for a new flare?; Sims; yes; They will all have new flares; We will gain all that back on the other side;

Dick Miller - fall street tree planting bids will start; Oct 25 and December 5th; 5 disease trees have been removed in the past month; South central power will remove 5 trees to the entry of McGill in October at no cost to the city;

Shawn Starcher – crews have been busy in two areas of the McGill property; completed concrete work today; replaced about 6 curb gutter inlets along Waterloo; getting ready for labor day week and weekend; no u-turn city wide have been installed; will be enforced; thanks seasonal guys; Archie has announced his retirement; began in November of 1990; Bennett: clearing out at Groveport what does that have to do with ; Starcher: the bike path; Peoples: for the bike path that is going in for phase iv;

Joe Taylor – : busy fixing some fire hydrants; 3 were hit by vehicles; still have one left; replaced the air release on filter; do some repairs to brine tank; it broke inside; crews busy with meter replacements; 400 of the new MIU's in; last week Steve has a crew doing installations as well with our crew; doing 8 to 10 a day the last two weeks; valve replacements on water mains; deteriorating bolts; done 18 so far with what we have budgeted for this year; should have enough left to do 5 or 6; Fall flushing coming up; Begin December 18th; Walker: any complaints; Joe: 1 someone had a faulty hot water tank; Everything is going good; meter replacements please call us to get them done;

Sargent Cassel – after last meeting had staff patrol areas of Columbus and Waterloo; concentrating around the school; been making progress; the escape; on that day in questions deputy Romine and Augustine come in early because of man power issues; Cassel: gives a report to the accounts of what happened with the escape; Donahue: did this gentlemen break into any houses; Cassel; he broke into a shed of 17 Mound; Donahue: what

is the emergency protocol? Cassel: dispatch contacts all the schools; Cassel: we are going to use it as a learning process; There wasn't a whole lot that could be done because we are short staffed; Walker: at this time in transporting are any of them under any type of device; Cassel: no; Cassel reports Stats; Mershon: some of the residents on Waterloo have noticed a difference; some of the speeding has come down; Average speed on is 32mph; Mershon: have you ever used devices called Stealth; Cassel: no; Mershon: I contacted Dublin and that is what they utilize; give specification on how many cars; this is a radar that mounts on a pole and its portable; all comes out on a window program so that its graphed so you can see; Cassel: what is the price and type of training required: Mershon: I would like Mr. Peoples to do that: Peoples: we already have the tubes that do that: Mershon: I'd like to purchase one of this with next year's budget because they are portable: Mershon: do these surveys on all these sheets when you see by that graph when you see all these speeders; when you know in advance what time and where they are usually speeding; Peoples: based on what I see there is not given time it's all the time; Except around the schools which is before and after school; Mershon: I think it would be helpful if we shared that information with the deputies; Donahue: I know there is speeding all the time; only way to get it down is to write tickets and to have the capacity of the personal to write them; to Mershon you asked for a study; I went to my archives and we did one in 2006 and one was done and we have the same about deputies; we have grown since then; we need to add a deputy; Mershon: I think that is a possibility; but I would also like to think we can put in a policy that will help the deputies; Walker: they are writing more tickets; they are slowing down; moving forward we can use this tool to tell us what times of the day; we can have an extra officer that we hope to have in January to focus on that; this tool can be good to slow down; never going to stop everyone; Bennett: sounds like we already have some in place; if we can maybe capture some data that helps Sgt Cassel to help support

the sheriff's department would be great; Clark: when is the last time you used the strips; Peoples: 2016; Mershon: other thins Dublin does is prints the stealth reports online n their website; they have it in black and white for their residents to look at; Bennett: I think you can do the same thing; it can become a part of our packets; Donahue: are these reports self-generating; Mershon: yes; Starcher: our street guys are out all the time; we take pictures mostly of students speeding; we send it to the school and they call those kids down; after so many complaints they revoke those kids parking passes; Bennett: if I wanted to try and find the number for your statics not just by the month but in the past; Cassel: no it's not public record; Donahue: what you gave us we get a monthly report; is that not put into a yearly report; Donahue: we want the past 5 years stats; Cassel: not sure I can go that far; Bennett: last two would be great;

Shane Spencer – Gender rd phase IV; started utility coordination process; met with SC power; regarding relocation of their poles; starting to advance their design; towing path parking lot; matter of SCC power; met with them they have plans to do reworking in the areas; going to reroute circuits underground; with that we today received confirmation that they will be able to drill; haven't given a definitive timeline; think they can do their work without impacting the parking lot; looking to start design updates on Winchester ridge; ODOT sent out states replans for the sounds wall along 33; did incorporation CW logos into the design; look like they have addresses everything we have asked to this date; Walker: when will that start; Sims: 2021 they have some easements to purchase;

Request for Council Action

[RES-17-015](#)

A RESOLUTION APPROVING THE RECOMMENDATION OF THE TAX INCENTIVE REVIEW BOARD FOR THE FRANKLIN COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

Attachments: [Franklin County TIRC #1.1 Exhibit A](#)
[Franklin County TIRC #1.2 Exhibit B](#)

Sponsors: Donahue

A motion was made by Donahue, seconded by Clark that this Resolution be recommended to council. The motion carried by the following vote:

Yes: 5 – Donahue, Clark, Bennett, Mershon, Walker

[RES-17-016](#)

A RESOLUTION APPROVING THE RECOMMENDATION OF THE TAX INCENTIVE REVIEW BOARD FOR THE FAIRFIELD COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

Attachments: [Fairfield County TIRC #2 Exhibit A](#)

Sponsors: Clark

A motion was made by Clark, seconded by Mershon that this Resolution be recommended to council. The motion carried by the following vote:

Yes: 5 – Clark, Mershon, Bennett, Donahue, Walker

[RES-17-017](#)

A RESOLUTION TO APPROVE THE TRADE-IN OF A 2002 INTERNATIONAL 4900 DUMP/PLOW TRUCK

Sponsors: Walker

A motion was made by Walker, seconded by Mershon that this Resolution be recommended to council. The motion carried by the following vote:

Yes: 5 – Walker, Mershon, Bennett, Clark, Donahue

[ORD-17-035](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 26 WEST

WATERLOO RD, CANAL WINCHESTER, OHIO OWNED BY
TWO ELK, LLC AND DECLARING AN EMERGENCY

Attachments: [26 W. Waterloo Property Purchase Contract](#)

Sponsors: Mershon

A motion was made by Mershon, seconded by Clark that this Ordinance be recommended to council. The motion carried by the following vote:

Yes: 5 – Mershon, Clark, Bennett, Donahue, Walker

[ORD-17-036](#)

AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS
ORDINANCE 16-033, AMENDMENT #6

Haire: property across the parking lots; put that property in contract as part of old town plan; have agreement to acquire low gravel parking lot; were able to do some environmental testing; found no contamination above level permitted; Bennett: there was a typo in the ordinance states the purchase price at 145, actual purchase price was 144k;

Sponsors: Bennett

A motion was made by Bennett, seconded by Donahue that this Ordinance be recommended to council. The motion carried by the following vote:

Yes: 5 –Bennett, Donahue, Clark, Mershon, Walker

[ORD-17-037](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR AND FINANCE
DIRECTOR TO ENTER INTO AN AGREEMENT FOR THE
LEASE/PURCHASE OF A FORD F-750 DUMP/PLOW TRUCK
AND ACCESSORIES AND DECLARING AN EMERGENCY

Sponsors: Mershon

A motion was made by Mershon, seconded by Donahue that this Ordinance be recommended to council. The motion carried by the following vote:

Yes: 5 – Mershon, Donahue, Bennett, Clark, Walker

[ORD-17-038](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE- ANNEXATION AGREEMENT WITH JORDAN C. AND ERIN A MILLS FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY 1.39 ACRES LOCATED SOUTH OF HILL RD. ALSO KNOWN AS 6416 HILL RD, FAIRFIELD COUNTY, OHIO

Attachments: [6416 Hill Rd Pre-Annexation Agreement](#)

Sponsors: Clark

A motion was made by Clark, seconded by Mershon that this Ordinance be recommended to council. The motion carried by the following vote:

Yes: 5 – Clark, Mershon, Bennett, Donahue, Walker

[ORD-17-039](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR TO GRANT TEMPORARY WORK EASEMENTS TO COLUMBIA GAS TRANSMISSION, LLC FOR THE B-111 PIPELINE REPLACEMENT PROJECT AND TO AMEND THE 1996 PARTIAL RELEASE OF RIGHTS OF WAY AND DECLARING AN EMERGENCY.

Attachments: [ColGasEasement.PID0420376300.ExhibitA](#)
[ColGasEasement.PID0420376000.ExhibitB](#)
[ColGasEasement.RightOfWayAmendment.ExhibitC](#)

Sponsors: Walker

A motion was made by Walker, seconded by Mershon that this Ordinance be recommended to council. The motion carried by the following vote:

Yes: 5 – Walker, Mershon, Clark, Bennett, Donahue

Items for Discussion

[17-214](#)

Solid Waste Management Plan for SWACO

Attachments: [Solid Waste Management Plan Ratification Letter](#)

Peoples: swayco: they have approve as a board to adopt the plan; has to be ratified; attached letter with the management plan; just what they plan to go; needs to be ratified by the communities;
Bennett: how does this effect CW: Peoples I don't think it does; jus their internal operations on how they plan to move on that; Peoples: this was a discuss item I will need time to digest the 380 pages: this will come up to council for vote; Gene: before the second reading we can go over specific information;

Old/New Business

Adjournment

Meeting adjourned at 7:14pm

A motion was made by Donahue, seconded by Walker, that this meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Donahue, Walker, Bennett, Clark, Mershon

Canal Winchester

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



Meeting Minutes - Draft

August 21, 2017

7:00 PM

City Council

*Steve Donahue- President
Will Bennett-Vice President
Bob Clark
Bruce Jarvis
Bobbie Mershon
Mike Walker*

A. Call To Order

Donahue called the meeting to order at 7:20pm

B. Pledge of Allegiance - **Bennett**C. Roll Call

Yes: 5 – Bennett, Clark, Donahue, Mershon, Walker

Not present: 1- Jarvis

A motion was made by Bennett, seconded by Clark to excuse council member from meeting. The motion carried by the following vote:

Yes: 5 – Bennett, Clark, Donahue, Mershon, Walker

D. Approval of Minutes

[MIN-17-038](#) 8-7-17 Council Work Session Meeting Minutes

Attachments: [8-7-17 Work Session Minutes](#)

[MIN-17-039](#) 8-7-17 Council Public Hearing Meeting Minutes (6:30 p.m.)

Attachments: [8-7-17 Public Hearing Minutes \(6:30 p.m.\)](#)

[MIN-17-040](#) 8-7-17 Council Public Hearing Meeting Minutes (6:45 p.m.)

Attachments: [8-7-17 Council Special Meeting Minutes](#)

[MIN-17-041](#) 8-7-17 Council Meeting Minutes

Attachments: [8-7-17 Council Minutes](#)

A motion was made by Bennett, seconded by Walker to approve minutes. The motion carried by the following vote:

Yes: 5 – Bennett, Walker, Clark, Donahue, Mershon

E. Communications & PetitionsF. Public Comments - Five Minute Limit Per Person

Joe Messerly 255 E. Waterloo street: Speeding in town; thanks the sheriff's department; we have noticed their presence; want to try to curve the speeding; heard from other that people are watching their speed;

G. RESOLUTIONS

[RES-17-015](#)

A RESOLUTION APPROVING THE RECOMMENDATION OF THE TAX INCENTIVE REVIEW BOARD FOR THE FRANKLIN COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

Attachments: [Franklin County TIRC #1.1 Exhibit A](#)

[Franklin County TIRC #1.2 Exhibit B](#)

Sponsors: Donahue

A motion was made by Donahue, seconded by Bennett that this Resolution be adopted. The motion carried by the following vote:

Yes: 5 – Donahue, Bennett, Clark, Mershon, Walker

[RES-17-016](#)

A RESOLUTION APPROVING THE RECOMMENDATION OF THE TAX INCENTIVE REVIEW BOARD FOR THE FAIRFIELD COUNTY TAX ABATEMENT AREAS WITHIN THE CITY OF CANAL WINCHESTER

Attachments: [Fairfield County TIRC #2 Exhibit A](#)

Sponsors: Clark

A motion was made by Clark, seconded by Bennett that this Resolution be adopted. The motion carried by the following vote:

Yes: 5 – Clark, Bennett, Donahue, Mershon, Walker

[RES-17-017](#)

A RESOLUTION TO APPROVE THE TRADE-IN OF A 2002 INTERNATIONAL 4900 DUMP/PLOW TRUCK

Sponsors: Walker

A motion was made by Walker, seconded by Bennett that this Resolution be adopted. The motion carried by the following vote:

Yes: 5 – Walker, Bennett, Clark, Donahue, Mershon

H. ORDINANCES

Third Reading - **NONE**

Second Reading

[ORD-17-030](#)

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING APPROXIMATELY .25 ACRE TRACT OF LAND FROM OLD TOWN SINGLE FAMILY (OT-SF) TO OLD TOWN COMMERCIAL (OT-C), OWNED BY A CPA TEPEE, LLC., LOCATED AT 18 EAST COLUMBUS STREET (PID 184-000328)

Sponsor: Mershon

Read for 2nd reading

[ORD-17-033](#)

AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS ORDINANCE 16-033, AMENDMENT #5

- *Requesting waiver of third reading*

Sponsor: Bennett

A motion was made by Bennett, seconded by Clark, that the third reading of this ordinance be waived. Motion carried by the following vote:

Yes: 5, Bennett, Clark, Donahue, Mershon, Walker

A motion was made by Clark, seconded by Bennett, that this ordinance be adopted. The motion carried by the following vote:

Yes: 5, Bennett, Clark, Donahue, Mershon, Walker

First ReadingORD-17-035

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 26 WEST WATERLOO RD, CANAL WINCHESTER, OHIO OWNED BY TWO ELK, LLC AND DECLARING AN EMERGENCY

Attachments: [26 W. Waterloo Property Purchase Contract](#)

- *Requesting wavier of second and third reading*

A motion was made by Mershon, seconded by Walker, that the second and third reading of this ordinance be waived. Motion carried by the following vote:

Yes: 5, Mershon, Walker, Bennett, Clark, Donahue

A motion was made by Mershon, seconded by Walker, that this ordinance be adopted. The motion carried by the following vote:

Yes: 5, Mershon, Walker, Bennett, Clark, Donahue

ORD-17-036

AN ORDINANCE TO AMEND THE 2017 APPROPRIATIONS ORDINANCE 16-033, AMENDMENT #6

- *Requesting wavier of second and third reading*

Sponsor: Bennett

A motion was made by Bennett, seconded by Mershon, that the second and third reading of this ordinance be waived. Motion carried by the following vote:

Yes: 5, Bennett, Mershon, Clark, Donahue, Walker

A motion was made by Bennett, seconded by Mershon that this ordinance be adopted. The motion carried by the following vote:

Yes: 5, Bennett, Mershon, Clark, Donahue, Walker

[ORD-17-037](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO AN AGREEMENT FOR THE LEASE/PURCHASE OF A FORD F-750 DUMP/PLOW TRUCK AND ACCESSORIES AND DECLARING AN EMERGENCY

- *Requesting wavier of second and third reading*

Sponsors: Mershon

A motion was made by Mershon seconded by Walker, that the second and third reading of this ordinance be waived. Motion carried by the following vote:

Yes: 5, Mershon, Walker, Bennett, Clark, Donahue

A motion was made by Mershon, seconded by Bennett that this ordinance be adopted. The motion carried by the following vote:

Yes: 5, Mershon, Bennett, Clark, Donahue, Walker

[ORD-17-038](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE- ANNEXATION AGREEMENT WITH JORDAN C. AND ERIN A MILLS FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY 1.39 ACRES LOCATED SOUTH OF HILL RD. ALSO KNOWN AS 6416 HILL RD, FAIRFIELD COUNTY, OHIO

Attachments: [6416 Hill Rd Pre-Annexation Agreement](#)

Sponsors: Clark

Read for 1st reading

[ORD-17-039](#)

AN ORDINANCE TO AUTHORIZE THE MAYOR TO GRANT TEMPORARY WORK EASEMENTS TO COLUMBIA GAS TRANSMISSION, LLC FOR THE B-111 PIPELINE REPLACEMENT PROJECT AND TO AMEND THE 1996 PARTIAL RELEASE OF RIGHTS OF WAY AND DECLARING AN EMERGENCY.

Attachments: [ColGasEasement.PID0420376300.ExhibitA](#)
[ColGasEasement.PID0420376000.ExhibitB](#)
[ColGasEasement.RightOfWayAmendment.ExhibitC](#)

Sponsors: Walker

- *Requesting wavier of second and third reading*

A motion was made by Walker seconded by Mershon, that the second and third reading of this ordinance be waived. Motion carried by the following vote:

Yes: 5, Walker, Mershon, Bennett, Clark, Donahue

A motion was made by Walker, seconded by Mershon that this ordinance be adopted. The motion carried by the following vote:

Yes: 5, Walker, Mershon, Bennett, Clark, Donahue

I. REPORTS

Mayor's Report

[17-216](#)

Mayor's Report

Attachments: [Mayor's Report August 21, 2017](#)

Received and filed

Fairfield County Sheriff

Dispatched calls 345; Pick-up runs 536; Multiple calls 143; reports 81; Addendums 32; Civil Papers attempted 9; Served 8; Building checks July 5418; vacation check47; traffic stops 104; citation 86; Warnings July 48; Felony arrest 8; misdemeanor arrest 12; warrant arrests 18; OVI arrests 1; Pink slips 1; misdemeanor charges 22; Felony charges filed 11; total down time in July 35942;

Public Hearing

Monday, September 18, 2017 at 6:30 p.m.

Certified Oil Appeal

CW Human Services Representation – Clark – board meeting Wednesday 23rd, 2017.

Destination: Canal Winchester Representative – Mershon

Canal Winchester Industry and Commerce Corporation Representative – Clark – meeting August 30th 11:30 am Interurban building.

CWJRD – Bennett – Meeting September 21st at 7:00pm

Old/New Business

[APL-17-001](#)

NOTICE OF APPEAL REGARDING THE DENIAL OF
CONDITIONAL USE APPLICATION CU-17-003 BY PLANNING
AND ZONING COMMISSION TO ALLOW AUTOZONE AT
6348 GENDER ROAD (PID 184-002664)

Appellants: Casto Gender Road, LLC and AutoZone
Development, LLC

Attachments: [CU-17-003 AutoZone Appeal Letter](#)

[CU-17-003 Findings of Fact](#)

[CU-17-003 Staff Report](#)

[CU-17-003 AutoZone Application](#)

A motion was made by Donahue, seconded by Bennett that this meeting move to executive session. The motion carried by the following vote:

Yes: 5- Donahue, Bennett, Clark, Mershon, Walker

Adjourn to executive session at 7:37 pm

Meeting out of executive session at 7:49pm

Donahue: I'd like to say think you have your ducks in a row to put in place an AutoZone; but distended that our mayor and development director met with you and had ideas and not one idea in discussion was an AutoZone; not many people in the community will be please;

Mershon: when you come to a community and the mayor and development director tell you we don't need another automotive development; tells us you don't care; it will be another automobile that will go out of use; it is very disappointing; Walker; citizens have cried out and taken time to meet with mayor hoping for retail or food; you came and asked us; we have to work together in the future; we are here for the citizen to feedback for them;

Bennett: echoes disappointment of follow council members; Clark: we put in to acquire a liquor license and we asked to promote that; I would hope you would go back and see what efforts you made now that we have that in place; that was the big hold up we were told why they weren't coming here;

A motion was made by Donahue, seconded by Clark that this ordinance be adopted. The motion carried by the following vote:

Yes: 5, Donahue, Clark, Bennett, Mershon, Walker

Adjourn to Executive Session

A motion was made by Bennett seconded by Walker that this meeting move to executive session. The motion carried by the following vote:

Yes: 5- Bennett, Walker, Clark, Donahue, Mershon

Adjourn to executive session at 8:00 pm

Meeting out of executive session at 8:50 pm

Adjournment

Meeting adjourned at 8:50 pm

A motion was made by Bennett, seconded by Walker that this meeting be adjourned. The motion carried by the following vote:

Yes: 5 – Bennett, Walker, Clark, Donahue, Mershon

RESOLUTION NO. 17-018

**A RESOLUTION TO ADOPT THE SOLID WASTE MANAGEMENT PLAN
FOR THE SOLID WASTE AUTHORITY OF CENTRAL OHIO**

WHEREAS, the City of Canal Winchester is located within the jurisdiction of the Solid Waste Authority of Central Ohio (SWACO); and,

WHEREAS, the SWACO Board of Trustees prepared and adopted a final draft of the Solid Waste Management Plan in accordance with Ohio Revised Code Sections 3734.53 3734.54 and 3734.55; and,

WHEREAS, SWACO has provided a copy of the Draft Final Solid Waste Management Plan for ratification to each of the legislative authorities of the District; and,

WHEREAS, the City of Canal Winchester must decide whether it approves of said Solid Waste Management Plan within ninety days of receipt of the Final Draft Plan.

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

Section 1. The City of Canal Winchester approves the SWACO Solid Waste Management Plan.

Section 2. The Clerk of Council is hereby directed to send SWACO a copy of this resolution to the attention of Kyle O’Keefe, SWACO, 4239 London Groveport Rd., Grove City, OH 43123.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution/ordinance were adopted in an open meeting of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including Sections 121.22 of the Ohio Revised Code.

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/Finance Director

ORDINANCE NO. 17-030

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING APPROXIMATELY .25 ACRE TRACT OF LAND FROM OLD TOWN SINGLE FAMILY (OT-SF) TO OLD TOWN COMMERCIAL (OT-C), OWNED BY A CPA TEPEE, LLC., LOCATED AT 18 EAST COLUMBUS STREET (PID 184-000328).

WHEREAS, the rezoning of the area hereinafter described has been proposed to the Council of the City of Canal Winchester; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before 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 Part 11 of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Ohio, which is a part thereof, be and hereby is amended as follows:

That approximately .25 acre parcel, located at 18 East Columbus Street (PID 184-000328), owned by A CPA Tepee LLC., as fully set forth in the description attached hereto as Exhibit A and incorporated herein by reference, is rezoned from Old Town Single Family (OT-SF) to Old Town Commercial (OT-C).

SECTION 2. That all other provisions of Part 11 of the Codified Ordinances and the accompanying zoning map shall remain in full force and effect.

SECTION 3. 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

ORDINANCE NO. 17-038

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH JORDAN C. AND ERIN A MILLS FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY 1.39 ACRES LOCATED SOUTH OF HILL RD. ALSO KNOWN AS 6416 HILL RD, FAIRFIELD COUNTY, OHIO

WHEREAS, the Mayor and Council of the City of Canal Winchester have determined that a Pre-Annexation Agreement with Jordan C. and Erin A. Mills for a tract of land consisting of approximately 1.39 acres located south of Hill Rd. known as 6416 Hill Rd. in Violet Township, Fairfield County is in the best interests of the City of Canal Winchester;

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

SECTION 1: That the Mayor is hereby authorized to enter into a Pre-Annexation Agreement with Jordan C. and Erin A. Mills as detailed in a form substantially similar to the attached 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:

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.

Finance Director/Clerk of Council

PRE-ANNEXATION AGREEMENT

This Agreement is entered into, by and between the City of Canal Winchester, Ohio, an Ohio charter municipal corporation (hereinafter "City"), and Jordan C. and Erin A. Mills (hereinafter referred to as "Mills").

PURPOSE

Mills' are the owners of a tract of land consisting of approximately 1.39 acres located south of Hill Rd near the intersection with Cannon Dr.

Mills' desire to continue to occupy the property as a residence. In order to continue residential of the property, water and sewer service is essential. The property would benefit from City services including municipal water and sewer services. As described in more detail in the following sections of this Agreement, the City can offer its municipal services to the area if the area is annexed to the City.

Therefore, in order to gain mutual benefits, the City and Mills' agree as follows:

1. Annexation Petition. The City will prepare and provide to Mills' an annexation petition. Mills' will sign the annexation petition agreeing to annex the property described in this Agreement to the City and appointing Eugene L. Hollins as the petitioner's agent. The petition will be filed with the Fairfield County Commissioners. The City agrees that all costs and expenses in prosecuting the annexation will be borne by the City. Should Mills', or either of them, desire their own attorney to represent their interests with regard to the annexation petition, those costs will be borne by Mills'. Once this Agreement is signed and accepted by the City, Mills' agree that they will not take their name off the petition and will continue to support the annexation to the City throughout the entire annexation process, including any appeal or court action. Mills' will provide affidavits to the City for presentation to the Fairfield County Board of County

Commissioners in support of annexation and, if necessary, Mills' or their agents or assigns will testify at the request of the City regarding the merits of the annexation at the hearing held before the Fairfield County Board of Commissioners or subsequent court hearings.

2. Service Resolution. Pursuant to R.C. Section 709.03(0), the City agrees to enact the appropriate City Service Resolution stating the services that will be provided to the area sought to be annexed. If necessary, the City agrees to provide witnesses for the hearing before the County Commissioners and to provide affidavits in support of its Service Resolution.

3. Water and Sewer. In consideration of the Mills' commitment to pursue annexation of the property to Canal Winchester, the City agrees to allow service lines to connect to public water and sewer lines in the vicinity of the Hill Rd. and Cannon Dr. to serve Mills' property. All service lines will be installed at the sole cost of Mills'. To induce the City to allow water and sewer lines to be connected before annexation has been completed, Mills' agree as follows:

A. Mills' agree the water and sanitary sewer service line connection plans will be reviewed and approved by the City prior to installation. Mills' further agree water and sewer connections will be constructed in compliance with the construction and material specifications of the City and all construction shall be inspected by the City.

B. Mills' agree to abide by all current and subsequent City ordinances regarding water and sanitary sewer services and to timely pay all applicable charges and fees for services. Upon failure to do so, Mill's agree that water and/or sanitary sewer water may be terminated without notice.

C. The City agrees that the applicable connection and user charges shall be

the "in- town" connection charges without the surcharge customarily charged to users outside the corporate boundaries of the City. If for any reason the property is not ultimately annexed to the City, the City reserves the right to charge the Mills' the cost differential between the "in-town" connection charges and user fees and the "out-of-town" connection charges and user fees and Mills' agree to pay the same.

D. Mills' agree the cost of the water and sewer connection charges plus any fees charged by Fairfield County Auditor associated with the filing will be assessed to the property tax in equal payments with no interest over a 5-year period, provided that Mills' will first provide an initial 25% down payment towards both the water and sewer connection fees. Mills' further agree that, should the property transfer within the assessment period, remainder of the payments must be paid in full.

E. Mills' acknowledge and agree that the City has no legal obligation to provide sanitary sewer and/or water service to the property and that the City is executing this Agreement solely as an accommodation to the Mills' to remedy water and sanitary sewer problems and thereby provide for the health and safety of the Mills'.

4. Zoning. Pursuant to Section 1151.04 of the Codified Ordinances of the City of Canal Winchester, the property will be automatically zoned to the Limited Density Residential (R-1) District contemporaneously upon acceptance of the annexation.

5. Miscellaneous.

(a) This Agreement and the rights and obligations of the parties hereunder shall be subject to the terms and conditions hereof and shall inure to the benefit of and be binding on the respective successors and assigns.

(b) This Agreement supersedes any and all prior agreements, arrangements,

negotiations, letters of understandings and acknowledgments between the City and Mills' or any related party, relative to matters contained herein whether oral or written. No amendment, modification or alteration of this Agreement shall be valid unless in writing and signed by the parties hereto.

(c) If for any reason any one or more articles, sections, sentences, clauses or parts of this Agreement are held invalid by any court of law or duly authorized public body such determination shall not affect, impair or invalidate the remaining provisions of this Agreement but shall be confined in its operation to the specific articles, sections, sentences, clauses or parts of this Agreement held invalid and the invalidity of any article, section, sentence, clause or part of the Agreement in any one or more instance shall not prejudice in any way the validity of the Agreement in any other instance nor shall such finding alter the understandings of both parties as to the intent of this Agreement and both parties agree to use their best efforts to bring to fruition the results contemplated in this agreement regardless of the findings of any court of law or other duly authorized public body.

This Agreement shall be effective on the date last signed below.

Signed this ___ day of _____, 2017.

THE CITY OF CANAL WINCHESTER

By: _____
Michael Ebert, Mayor

Jordan C. Mills

Erin A. Mills

ORDINANCE NO. 17-041

AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING A TOTAL OF 17.554 ACRES CONSISTING OF PARCELS (184-002764, 184-000748, 184-000749, 184-000738, AND 184-000739) ZONED PLANNED RESIDENTIAL DEVELOPEMNT (PRD), A PARCEL (184-000747) ZONED OLD TOWN SINGLE FAMILY RESIDENTIAL (OTSFR), AND A PARCEL (184-001616) ZONED LOW DENSISTY RESIDENTIAL (R-3) TO PLANNED UNIT DEVELOPMENT (PUD), OWNED BY DAMON A. PFEIFER AND TIGER CONSTRUCTION, INC., LOCATED SOUTHWEST OF THE INTERSECTION OF NORTH HIGH STREET AND US 33

WHEREAS, the rezoning of the area hereinafter described has been proposed to the Council of the City of Canal Winchester; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before the Council of the City of Canal Winchester;

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

Section 1. That Part 11 of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Ohio, which is a part thereof, be and hereby is amended as follows:

That parcels consisting of 17.554 acres, located southwest of the intersection of US 33 and High Street, owned by Damon Pfeifer and Tiger Construction, Inc, as fully set forth in the description attached hereto as Exhibit A and incorporated herein by reference, is rezoned from Planned Residential District (PRD), Old Town Single Family Residential (OTSFR) and Low Density Residential (R-3) to Planned Unit Development (PUD).

Section 2. That the City Council hereby approves the preliminary plan and development standards text for such 17.554 acres which are attached hereto as Exhibits B and C and incorporated herein by reference with the following conditions:

1. Revise the Residential Development Standards item #7 to reflect that the exterior designs will alternate between Exterior Designs 'A' through 'F'. In no instance two identical façades or color schemes will be placed next to each other in the development.
2. The street lights erected on the private drives within the development be substantially similar to the street lights required on the public streets as per the Canal Winchester Standards.
3. Reserve "A" be dedicated as a public park with the final plat approval.
4. The developer equip and install within Reserve "A" usable playground equipment that is mutually agreeable to the developer and the technical review group prior to the final development plan approval. A cash donation to the city shall be an acceptable alternative with the amount determined by the technical review group.
5. School Facilities dedication is required per Section 1153.21, and the value of the fee in lieu of school dedication shall be determined as per 1153.21(e).

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/Finance Director

DESCRIPTION OF 17.554 ACRES FOR ZONING PURPOSES

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, Section 30, Township 16, Range 20, Congress Lands, being all of Baby Farm No. 7 (Parcel 184-000738) and 8 (Parcel 184-000739) of Lombardy Heights, of record in Plat Book 10, Page 282 and as described in deed to Damon A. Pfeifer, of record in Instrument 201104200051504, all of Baby Farm No. 9 (Parcel 184-000749) and 10 (Parcel 184-000748) of said Lombardy Heights, and the adjacent alley as vacated in Ordinance 634, and all of that 7.123 acres (Parcel 184-002767), all of which being described in deed to Damon A. Pfeifer, of record in Instrument 201104200051505, and all of Baby Farm No. 1, (Parcel 184-000747) of said Lombardy Heights and described in deed to Damon A. Pfeifer, of record in Instrument 201104200051506 and all of Lot 173 (Parcel 184-001616) of Winchester Village Section 2, of record in Plat Book 77, Page 71 and described in deed to Tiger Construction, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING, at the common corner of said Winchester Village Section 2 and said 7.123 acres, also being in the south limited access right of way line of U.S. Route 33;

Thence South 68°29'51" East, a distance of 1103.95 feet, with the common line of said 7.123 acres and said U.S. Route 33, to a point;

Thence South 69°35'04" East, a distance of 386.02 feet, with the common line of said 7.123 acres and said U.S. Route 33, to a point;

Thence South 13°59'30" West, a distance of 0.62 feet, to a point in the north line of said Baby Farm No. 1;

Thence South 85°56'33" East, a distance of 5.17 feet, with the north line of said Baby Farm No. 1, to a point;

Thence South 08°52'37" West, a distance of 153.00 feet, with the east line of said Baby Farm No. 1, to a point;

Thence North 85°09'54" West, a distance of 455.29 feet, with the south line of said Baby Farm No. 1 and the north line of Highland Avenue, to a point in the west line of an existing alley and the east line of said Baby Farm No. 9;

Thence South 07°12'57" West, a distance of 230.09 feet, with the common line of said Baby Farm No. 7, 8, and 9 and said existing alley, to a point at the southeast corner of said Lot 173 of said Winchester Village Section 2;

Thence with the perimeter of said Lot 173, the following courses:

North 85°54'28" West, a distance of 145.00 feet, to a point;

South 52°03'34" West, a distance of 25.00 feet, to a point on a curve;

With the arc of a curve to the left having a radius of 50.00 feet, delta angle of 89°23'20", an arc length of 78.01 feet, a chord bearing of North 82°38'17" West, and a chord distance of 70.33 feet, to a point;

North 04°04'26" East, a distance of 112.50 feet, to a point on the south line of said Baby Farm No. 7;

Thence North 85°55'34" West, a distance of 712.94 feet, with the south line of said Baby Farm No. 7 and the north line of said Winchester Village Section 2, to a point;

Thence North 04°21'59" East, a distance of 816.03 feet, with the common line of said Lombardy Heights and said Winchester Village Section 2, to the **POINT OF TRUE BEGINNING**, and containing 17.554 acres, more or less.

The bearings shown hereon are an assumed bearing of South 68°29'51" East for the south right of way line of U.S. Route 33 as established from linework obtained from the Franklin County Auditor's GIS.

The above description was prepared from record information and intended to be used for zoning purposes only.

PLANNED UNIT DISTRICT- PUD

TURNING STONE

CITY OF CANAL WINCHESTER, OHIO

Applicant:

**Grand Communities, Ltd.
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
(859) 344-3136
Jason M. Wisniewski**

Engineer/ Planner:

**Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, Ohio 43085
(614) 540-6633
Brian Burkhart, PE**

CEC Project 171-424

**May 19, 2017
Rev. June 30, 2017**



Civil & Environmental Consultants, Inc.

**Application for
Planned Unit District - PUD**

**TURNING STONE DEVELOPMENT TEXT
CITY OF CANAL WINCHESTER, OHIO
May 19, 2017
Revised June 30, 2017**

I. General

Applicant: Grand Communities, Ltd.
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
(859) 344-3136
Jason M. Wisniewski

Property Owners: Damon Pfeifer
650 Winchester Pike
Canal Winchester, Ohio 43110

Property: High Street Canal Winchester, Ohio 43110

Approx. Site Total: 17.55± acres

Residential: 15.80 acres (0.48 ac- Public R/W, 4.16 ac.-Reserve)
Commercial: 1.75 acres

Tax Parcel Numbers: 184-002764-00 (PRD)
184-000748-00 (PRD)
184-000749-00 (PRD)
184-000739-00 (PRD)
184-000738-00 (PRD)
184-000747-00 (OTSFR)
184-001616-00 (R-3)

Project Engineer/Planner: Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, Ohio 43085
(614) 540-6633
Brian Burkhart, PE

Project Developer: Grand Communities, Ltd.
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
Phone: (859) 344-3136
Contact: Jason M. Wisniewski
Email: jwisniewski@fischerhomes.com

Proposed Application: PUD-Planned Unit District development plan and text for single-family and commercial uses

Existing Zoning: PRD (Planned Residential District), R-3 and OTSFR (Old Town Single Family Residential)

Project Narrative:

The project site consists of approximately 17.55 acres located on the west side of High Street, north of Carriage Place. It is currently zoned PRD, R-3, and OTSFR. The site is comprised of farm field and woods.

Currently located around the proposed development to the:

- north of the property is US 33
- south of the property is Winchester Village Section 2 Subdivision
- east of the property is Lombardy Heights Subdivision
- west of the property is Winchester Village Section 2 Subdivision

The applicant is requesting to rezone the property to Planned Unit District (PUD). The proposed development will consist of a single-family development (84 lots) and a 1.75 acre commercial tract. Under a planned unit district, the site will be able to accommodate both single-family units and commercial buildings. The residential area will take on similar characteristics to the adjacent neighborhoods, while the commercial space will act as an extension to the commercial parcels that line High Street, unifying the community.

Utilities/Public Services:

A. All utilities shall be underground, whenever possible, except for telephone and cable pedestals and electric transformers.

1. Waterline: For the residential development, an eight inch (8”) waterline extension will come off the existing eight inch (8”) waterline located on Carriage Place. Waterline service throughout the development will be public. For the commercial development, the waterline service will come from the existing six inch (6”) waterline located on the south side of the proposed Turning Stone Drive.
2. Sanitary: For the residential development, an eight inch (8”) sanitary line extension will come from the manhole located on Lot 152/173 of Winchester Village Section 2. For the

commercial development, the sanitary sewer service will connect into the existing manhole near the intersection of Highland Avenue and proposed Turning Stone Drive. All sanitary service throughout the development will be public.

3. Drainage: Existing drainage flows south to north. A retention pond is being proposed at the northeast corner of the residential development and will serve both of the residential and commercial areas. Maintenance of the retention pond will be shared by the residential and commercial based on a proportionate share of storage volume.

Traffic

- A. Traffic improvements are not required as a result of this proposed development as identified in the Smart Services, Inc. traffic study dated May 2017. However, the Applicant agrees to restripe High Street between the proposed entrance (Turning Stone Drive) to US33 to help facilitate left-hand turns from southbound High Street into the existing commercial/office uses on the west side of High Street. A final striping plan will be included and approved with the Final Development Plan.

II. Residential Development Standards

The following are Development Standards for the Subdivision, provided however, in the event a standard, provision, or requirement is not provided, the standards, provisions and requirements set forth in the City of Canal Winchester Planning and Zoning Code shall apply.

A. General Standards

Site Acreage:	17.55 Acres
Residential Acreage:	15.80 Acres (0.48 Ac.- Public R/W)
Number of Lots:	84
Typical Lot Size:	34'x124' (Min)
Building Setbacks:	25' Front/ 0' Side & 5' Side/ 25' Rear
Open Space Percentage:	4.16 Acres/ 24% (4.16 Ac. / 17.55 Ac.-0.48 Ac.)
Net Density:	5.48 Lots Per Acre (84 Lots / 15.80 Ac - 0.48 Ac.)

1. All proposed roads are private and twenty-six feet (26') wide, unless otherwise noted on the Preliminary Plan.
2. All public roads are to be thirty feet (30') wide within a sixty foot (60') right-of-way per city standards.

B. Building, Setback and Height Restrictions

1. The maximum number of homes shall not exceed eighty-four (84); provided, however, the Subdivision may contain fewer lots subject to final engineering or in order to meet other technical requirements (including but not limited to wetland avoidance/mitigation,

road relocation for connectivity purposes, utility requirements, etc.) without additional amendment to the Preliminary Plan.

2. Driveways may encroach into the side yards, but must be a minimum of one foot (1') off the property line. Side yards for corner lots shall be thirty feet (30') on the side of the lot adjacent to the street.
3. No structure may be constructed within the rear yard setback area, provided, however, patios, pergolas, and other non-structural (no foundation) assemblage may be erected in such area and shall further comply with the requirements of the City of Canal Winchester Planning and Zoning Resolution. Decks shall not be permitted.
4. Dwelling Units shall be single-family, duplex-style residences on slabs and the option to select a loft. The maximum building height shall not exceed thirty feet (30') in height from top of foundation to ridge of roof line.
5. There shall be no maximum lot coverage requirement.
6. House square footages (which shall be defined as habitable, heated, above-ground living space) shall be not less than twelve hundred (1,200) square feet for a ranch and not less than two thousand (2,000) square feet for a ranch with a loft.
7. The Applicant has included six (6) exterior designs (see Appendix F) and in no instance will the same exterior design be allowed on adjacent buildings and/or directly across the street.

C. Architectural and Design Standards:

1. Each house shall have an attached garage which can accommodate not less than two (2) cars. All homes shall have a minimum of four (4) parking spaces on each lot, which includes two (2) enclosed by the garage and two (2) spaces in front of the garage located between the garage and the street.
2. Each home will have a driveway apron that will be constructed to accommodate a maximum eighteen foot (18') wide driveway.
3. Utility meters may not be located on the front of any lot but shall be located on the side or rear of the structure.
4. Wall finish materials: Brick, stone, stucco, wood siding, cement fiber siding and upgraded vinyl siding (defined as siding with a nominal thickness of 0.42 gauge) are approved exterior wall finish materials.
5. The main roof pitch of single-story units shall have a 4:12 pitch, with all turned gables having a 5:12 pitch. The front roof pitch of loft units shall have a minimum 7¼:12 pitch, and will be equipped with dormer windows. Roofs may be fiberglass asphalt shingles or

dimensional shingles. Roof pitches shall be appropriate to the architecture of the house.

6. Traditional single- or double-hung and casement windows are allowed. Common window fenestration shall be used on all elevations.
7. Extruded aluminum gutters with downspouts may be used. All downspouts shall be tied into the curb drains.
8. All garage doors shall have glass inserts.

D. Pedestrian Requirements

1. A minimum three foot (3') wide concrete sidewalk shall be constructed from the driveway of the house to the front door/stoop of each house/lot.
2. A five foot (5') wide concrete sidewalk(s) shall be installed along one side of the street, with curb ramps at all corners.

III. Residential HOA Responsibilities

1. Homeowners Association: All residential property owners located within Turning Stone will be required to join and maintain membership in a forced and funded homeowners association (the "Association"), which will be formed prior to any lots being sold.
2. Association shall be responsible for all lawn maintenance for individual lots and all common areas. Association shall also maintain front yard landscaping on individual lots.
3. Reserve areas and landscaping of those reserve areas are to be maintained by The Association.
4. The Association shall manage and provide snow pushing services for private roads, driveways, sidewalks along street, and sidewalks leading from the driveway to the front door of the Dwelling Unit. Snow pushing shall be provided in accordance with requirements and rules established by the Board of Directors. De-icers and de-icing service is not part of this service. Home Lot Owners bear all risks and are responsible for any damage to pavement surfaces caused by their use of de-icers on their own driveways and sidewalks.
5. Select exterior maintenance of Dwelling Units shall be provided to homeowners on behalf of The Association, which may include, but shall not be limited to roofs, gutters, paint, siding, garage doors, and exterior light fixtures. The Association shall not be responsible for repairs or damages that were insured or should have been insured at the time damages occurred.

6. The Board will be turned over at the expiration of the Development Period. Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board.

Development Period. "Development Period" means the period commencing on the date on which this Declaration is recorded and terminating on the earlier to occur of: (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.

IV. Residential Accessory Structures

In order to promote the health, safety, and welfare of all Lot Owners, Members, and Occupants, and to preserve, beautify, and maintain the Property and all Structures thereon as a subdivision of high-quality and to preserve and promote a good environmental quality, the following covenants, restrictions and limitations as to use and occupancy are hereby adopted, declared and established. These covenants and restrictions shall hereinafter burden and benefit all Lots on the Property, shall run with the land, be binding on current and successor Lot Owners, for the benefit of all Lot Owners and all Lots on the Property.

A. Ancillary Structures

1. No Improvements or Structures of a temporary character, trailer, shack, garage, barn, or other temporary outbuilding shall be used or erected on any Lot after the permanent residence on each Lot has been completed.

B. Parking

1. All Lots shall provide a minimum of two (2) off-street parking spaces, exclusive of garages. No parking spaces, streets, or driveways nor any other part of the Common Elements nor any Lot upon which a Dwelling Unit is constructed shall be used for parking of any trailer, truck, boat, or anything other than operative automobiles, motorcycles, or scooters, except while loading, unloading, or cleaning which shall not exceed forty-eight (48) hours. Any of such vehicles may, however, be stored or parked in an enclosed garage provided such garage door is completely closed at all times when such a vehicle is parked therein.
2. All Dwelling Units shall contain a garage; carports shall not be permitted. Garage doors should be kept closed at all times, except during times of ingress and egress from the garage. Garages shall be used primarily for the parking of vehicles and shall not be used

primarily for storage or other purposes. Garages shall not be converted to additional living space.

C. Swimming Pools/ Spas

1. No above-ground or in-ground swimming pools, hot tubs or spas shall be constructed, erected, placed, or permitted to remain upon any Lot.

D. Garbage Refuse and Disposal

1. All trash, garbage, or other rubbish shall be kept at all times in each Owner's garage, except on the days which the trash, garbage, or other rubbish is collected by the local waste removal authorities or as otherwise directed and instructed by the Association. Any trash containers placed outside by the Dwelling Unit Owners to be collected by the local waste removal authorities shall only remain outside for a period not to exceed twenty-four (24) hours and may not be placed at the curb any earlier than 6:00 p.m. the day before the trash is scheduled to be removed. Trash removal and/or recycling shall be subject to such other rules and regulations as the Board may adopt from time to time.

E. Signs

1. No permanent sign shall be permitted on any Lot or building in the Subdivision. An Owner of a Dwelling Unit is permitted to place and maintain a standard "For Sale" or "For Rent" sign on his Lot; provided, however it is of a typical size within the industry. An Owner must obtain the prior written consent of the Board in the event said Owner desires to install and maintain a "For Sale" or "For Rent" sign which is not of a typical size within the industry.

F. Fencing

1. No fences shall be erected or built on any part of any Lot. Entrance designations, Recreational Facilities, fences and any other Structure erected by Declarant, Builder and/or the Association are exempt from this Restriction.

G. Patios, Decks and Pergolas

1. Patios and pergolas are permitted, but shall be professionally designed and may not be constructed or installed without consent of the Board. Decks shall not be permitted.

H. Mailboxes/ Addresses

1. The Builder shall be responsible for the installation of individual mailboxes, cluster mailboxes, or a community mailbox facility. The Association shall be responsible for maintenance of the established mailboxes.

I. House Numbering

1. Each home shall be required to install house numbers in a common location on each home.

J. Lighting

1. Street lighting shall comply with the Zoning Code of The City of Canal Winchester and follow specifications from American Electric Lighting.
2. Landscape lighting for Dwelling Units shall be low-voltage. Outdoor lighting fixtures for safety, security and ingress and egress purposes and shall be fixtures with the light source shielded from off lot visibility (cut off fixtures only).

V. Commercial Development Standards

The following are Development Standards for the commercial subarea of the PUD, provided however, in the event a standard, use, provision, or requirement is not provided, the standards, uses, provisions and requirements set forth in the City of Canal Winchester Planning and Zoning Code shall apply.

A. General Standards

Total Site Acreage:	17.55 Acres
Commercial Acreage:	1.75 Acres (Phase 2 of Development)
Number of Buildings:	To be Determined in Final Development Plan
Building Square Footage:	To be Determined in Final Development Plan
Building Setbacks:	20' from U.S. Rt. 33 / Build to 30' from N. High St. / 50' from Turning Stone Drive / 20' from Residential Lot / 20' from Residential Reserve Area / 20' Between Commercial Buildings
Parking Setbacks:	10' from ROW to Parking / 10' from Parking Stall to Commercial Building(s)
Parking Spaces:	Not to Exceed 1 Space per 200 Square Feet of Building Area

1. As final plans are developed, special attention shall be given to the fact that this subarea is located within the Old Town Overlay District per Section 1175.01.

B. Permitted Uses

Uses permitted in Section 1167.02(b) - Business and Professional Offices:

Business offices engaged in providing tangible and intangible services to the public, involving both persons and their possessions, including:

- (1) Administrative, Business and Professional Offices: Administrative offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions, and professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions, including financial services, real estate and insurance.
- (2) Professional: Offices of physicians and surgeons, dentists and dental surgeons, chiropractors, medical and dental laboratories, health and allied sciences not elsewhere classified, legal services, design services including engineering, architecture, landscape architecture, urban planning, graphic arts, and interior design, and accounting, auditing and bookkeeping services.
- (3) Health care maintenance and emergency services.

C. Building, Setback and Height Restrictions

1. Multiple buildings may be constructed.
2. The width, height, surrounding setbacks and style shall be considered in relationship to adjacent structures. If the new buildings cannot align with adjacent structures due to site constraints, the buildings shall be placed farther back rather than in front of adjacent buildings. The proportion of the buildings shall be compatible with adjacent buildings and the relationship between buildings within the commercial subarea should allow for consistency of style, size and density.
3. The height of all buildings shall not exceed forty (40') feet per Section 1173.03(b).
4. The buildings may be placed toward the northern property line adjacent to U.S. Rt. 33 in order to create adequate space and separation from the homes to the south, to provide a visual barrier from U.S. Rt. 33, and to create better visibility for the businesses along U.S. Rt. 33.
5. All commercial lots shall front on a public right-of-way.
6. There shall be no maximum lot coverage requirement.
7. The commercial and residential development will coordinate and/or share signage in order to minimize visual clutter and will be made out of material as allowed in the Old Town District guidelines. The Entry Monument shall be a maximum of twelve feet (12') in height and eight feet (8') wide. The Sub-Entry Monument(s) shall be a maximum of seven feet (7') in height and five feet (5') in width.

D. Architectural and Design Standards:

1. Each building shall be in an architectural style which is appropriate in the Old Town Overlay District, and final designs shall be reviewed by the Canal Winchester Landmarks Commission per Section 1175.01.
2. All exterior walls shall be comprised of eighty (80) percent natural material with brick or stone as the predominant material. Other natural materials may also be incorporated into the building's exterior design. Use of "newer" materials is subject to approval by the Planning and Zoning Commission. Stucco, drivit and like materials may be used as accents provided the total square footage of accent material does not exceed twenty (20) percent of the gross exterior building wall square footage. Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as siding products.
3. Roof and building façade colors shall be coordinated to complement each other and a historical color palette may be utilized to create consistency with neighboring parcels in the Old Town District. Roof materials shall be shingles, slate or synthetic slate, and metal standing seam. Asphalt shingles shall have an "architectural" or "dimensional" appearance and performance.
4. All structures within the commercial subarea shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details and be constructed of compatible exterior building materials. All buildings and portions thereof shall retain traditional building massing. A building frontage that exceeds a width of fifty (50) feet shall incorporate articulation and offset of the wall plane to inhibit a large expanse of blank wall and add interest to the façade.
5. The façade of the portion of the building facing North High Street shall be designed to have its front entry, or the architectural appearance of a front entry, facing North High Street. For the other buildings, if any, the orientation shall be towards the primary street right of way and an entryway shall be located on the front of the building. Corner entrances are acceptable to meet this requirement if one side of the corner entrance faces the primary street right of way.
6. Special attention shall be given to minimize any "blank walls" without windows facing North High Street and U.S. Rt. 33. Specifically, elevations facing the primary street shall be a minimum of forty (40) percent glass between the height of two (2) feet and ten (10) feet and have an unobstructed view of the building interior to a depth of four (4) feet. The use of black, gold, green, silver, or any other reflective colored glass on a building is prohibited. The use of spandrel glass is also prohibited. Frosted glass may be permitted in some cases, subject to approval of the Planning and zoning Commission.
7. For every one hundred (100) feet of elevation width, each side and rear elevation must

contain at least two (2) design elements and each front elevation must contain at least three (3) design elements. For multi-story buildings, each story on a single elevation shall contain at least two (2) design elements. Typical design elements can include:

- a) A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Planning and Zoning Commission.
 - b) A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered as one element.
 - c) A chimney.
 - d) An articulated gable vent of at least four (4) square feet in area.
 - e) Porches, decks or similar structures.
 - f) A similar significant permanent architectural feature consistent with the style of the building upon approval by the Planning and Zoning Commission.
8. All external and rooftop mechanical equipment, including satellite antennas, and trash dumpsters shall be screened from view at all property lines on which the building is located. Screening materials shall be complimentary to those used on the majority of the building. For ground mounted equipment, landscaping shall be the preferred method of screening. If two or more buildings are located on the same property, rooftop equipment shall not be visible at ground level within fifty (50) feet from any building.

E. Parking Requirements

1. There shall be a maximum of one parking space for every 200 square feet of commercial building space.
2. The parking areas shall be broken up where possible so not to create a single large unbroken paved lot for off-street parking, and smaller defined parking areas are encouraged.
3. Due to the irregular shape of the site and resulting constraints with building layouts, parking may be located on the portion of the site fronting Turning Stone Drive.

VI. Landscaping, and/or Screening Commitments

The proposed development shall comply with all landscape regulations set forth in part eleven Chapter 1191 of the codified ordinances of Canal Winchester.

A. Residential

1. A total of two hundred fifty-two (242) trees are anticipated to be removed within the project limits, and two hundred twenty-eight (218) trees will be replaced by one (1) tree from the list of Approved Urban Forest Trees and Plants for Canal Winchester. Any tree that is determined to be “dying,” “dead,” and/or any species not listed in the Approved Urban Forest Trees and Plants for Canal Winchester at the time of removal shall not require replacements. The final quantity of trees to be removed and replaced shall be determined during final technical review. Please see the Conceptual Landscape Plan for preliminary tree removal and replacement quantities and locations
2. An eight foot (8’) wide recreational asphalt path shall be provided within the Development; a preliminary routing is shown on the Conceptual Landscape Plan, along the northern boundary. The path will tie into the commercial parcel to allow access for future employees. The final alignment and routing of the recreational asphalt path is subject to final technical review.
3. Chapter 1191, Section 1191.07, pertaining to the City’s Street Tree Fund, shall not apply due to the use of private streets within the Development.

B. Commercial

1. 30 sq. ft. for every 1,000 sq. ft. of building ground coverage
2. 1 tree for every 1,000 sq. ft. of building ground coverage.
3. Off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which abuts a residential zoning district or public right-of-way by a masonry wall or solid wood fence. Such wall or fence shall be no higher than four (4) feet and shall be maintained in good condition. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than fifteen (15) feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height.
4. All off-street parking areas shall provide one (1) tree of no less than two (2) inches DBH, for every six (6) parking spaces. These trees shall be planted in a parking island and located uniformly within the interior of the parking area. All trees shall be balled and burlapped or containerized/potted when planted. The top eighteen (18) inches of the burlap bag and cage shall be removed when planting. Planting beds for parking lot trees shall be constructed so as to minimize damage to trunks and roots of the trees from vehicles, pedestrians and parking lot maintenance through the use of adequate soil planting area and curbing or parking blocks. Planting soil area per tree shall be a minimum of sixteen (16) square feet. The minimum dimension for the planting areas shall be four (4) feet on one side. Additionally, any parking landscape island shall be designed to be comprehensive and larger in size rather than many smaller islands.

5. A landscaped area totaling a minimum of fifty (50) square feet shall be provided centered on the base of all freestanding signs and should be comprised of a variety of natural materials, such as, ground cover, perennials, shrubs, and hedges. Turf grass shall not be used in this sign landscaping area.
6. For all non-single family residential uses requiring trash container receptacles, such as dumpsters, all such containers or receptacles shall be enclosed on all sides by walls or fences with an opacity of one hundred (100) percent and a minimum height of six (6) feet. Such containers or receptacles when located adjacent to or abutting a residential zoning district shall in addition be landscaped on all sides visible from such districts by shrubs and hedges with an opacity of seventy-five (75) percent. Trash containers and receptacles shall be located behind the building line and shall be located to the rear of non-residential uses. Trash containers and receptacles shall conform to side and rear yard setback requirements and for non-residential uses adjacent to a residential zoning district, such containers and receptacles shall be located no closer than twenty-five (25) feet to any property line.
7. The landscaping shall be designed to be comprehensive in large pockets located between and around the commercial buildings to promote larger usable landscape areas rather than small islands.

VII. Divergence Request

1. The applicant is requesting a divergence from 1173.03 (b) "Minimum Lot Requirements" which requires a minimum lot area for a PUD twenty (20) acres or more. The site is owned by a single owner/entity, and therefore, it makes sense to plan the site together. The applicant believes rezoning the site to PUD and planning it comprehensively allows the commercial and residential uses to better complement one another and encourages the uses to work together to create the best overall design.
2. The applicant is requesting a divergence from 1173.03 (c) "Site Development Standards" which requires a maximum density of four (4) units per acre. There are four (4) major reasons the applicant is requesting this divergence:
 - a. Additional density increases the number of residents to support and promote commercial growth within downtown Canal-Winchester/Old Town District. Additional residents within walking distance of downtown/Old Town District promotes activity along the streetscape, especially high street.
 - b. Additional density increases the city's tax base through increased property tax and through additional commercial/sales tax from increased residents/users. In addition, the proposed street network is private (i.e. not maintained by the city) and duplex residents tend to have fewer/older children, which limits the impact on local schools.

- c. Provides another housing type/diversifies housing stock with an option that tends to attract young professionals and active adults/"baby boomers".
- d. Additional density makes the ownership and maintenance of private streets more economical for future residents; i.e. more residents to bear the cost. This in turn increases the disposable income available to future residents, which can be used to support local businesses.

In summary, the applicant believes the above points support additional density and result in the highest and best use of the site; especially given the site's location next to a major highway (US 33) and downtown Canal-Winchester/Old Town District.

3. The applicant is requesting a divergence from 1173.03 (c) (10) b "Site Development Standards" which allows private roads as a common easement as long as the easement does not serve an area larger than two (2) acres, except that such area will contain six (6) dwellings or less. The applicant, during its pre-application meeting with city staff, showed a plan with public streets/rights-of-way, and city staff requested all streets to be private.
4. The applicant is requesting a divergence from Chapter 1181.04, which states 25% of site acreage be set aside as a public space. These public spaces "shall be used as sites for public parks, open space, and recreational areas." The current amount of open space on the site is 24% and includes two large recreational areas, and four smaller common areas used for open space and screening of nearby residences. The 24% open space does not include any open space that may be dedicated by the commercial parcel in final development plans.
5. The applicant is requesting a divergence from Chapter 1173.03(b)(4), which states that "adjacent residential homes shall not have identical facades relative to style and color, and all residential building front yard setbacks shall meet the applicable district requirements and be staggered." The applicant is committed to creating a high-quality community that minimizes monotony through variations in architecture, color schemes for buildings, slight variations in front-yard setbacks, and landscaping. The applicant is working with City Staff to define the implementation of these variations to create an aesthetically-pleasing community within the City of Canal Winchester.

Appendices

- Appendix A- Zoning Code and Map Amendment/
Preliminary Plan Applications
- Appendix B- Preliminary Plan
- Appendix C- Traffic Study
- Appendix D- Capacity Letter
- Appendix E- Evidence of Control
- Appendix F- Duplex Design Study
- Appendix G- Duplex Elevations



NORTH

SCALE IN FEET
0 60 120

DEVELOPER
GRAND COMMUNITIES, LTD.
3840 OLYMPIC BOULEVARD, SUITE 100
ERLANGER, KENTUCKY 41019
PHONE: (859) 344-3136
CONTACT: JASON WISNIEWSKI
EMAIL: JWISNIEWSKI@FISCHERHOMES.COM

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
ENGINEER: BRIAN BURKHART, PE 74701, BBURKHART@CECINC.COM
SURVEYOR: MARK SMITH, PS S-8232, MSMTTH@CECINC.COM

PRELIMINARY PLAN TURNING STONE

SECTION 30, TOWNSHIP 16, RANGE 20; CONGRESS LANDS
CITY OF CANAL WINCHESTER, COUNTY OF FRANKLIN, STATE OF OHIO

JUNE 2017

SITE DATA

SITE ACREAGE: 17.55 ACRES +/-
OPEN SPACE: 4.16 ACRES (4.16/17.55=0.48)
24%

PHASE 1:
RESIDENTIAL ACREAGE: 15.80 ACRES
PUBLIC R/W=0.48 ACRES

RESERVE "A"-0.83 ACRES
RESERVE "B"-0.16 ACRES
RESERVE "C"-0.11 ACRES
RESERVE "D"-0.17 ACRES
RESERVE "E"-0.05 ACRES
RESERVE "F"-2.84 ACRES

PHASE 2:
COMMERCIAL ACREAGE: 1.75 ACRES



LOCATION MAP
N.T.S.

ORD-17-041
Exhibit C

NO	DATE	DESCRIPTION

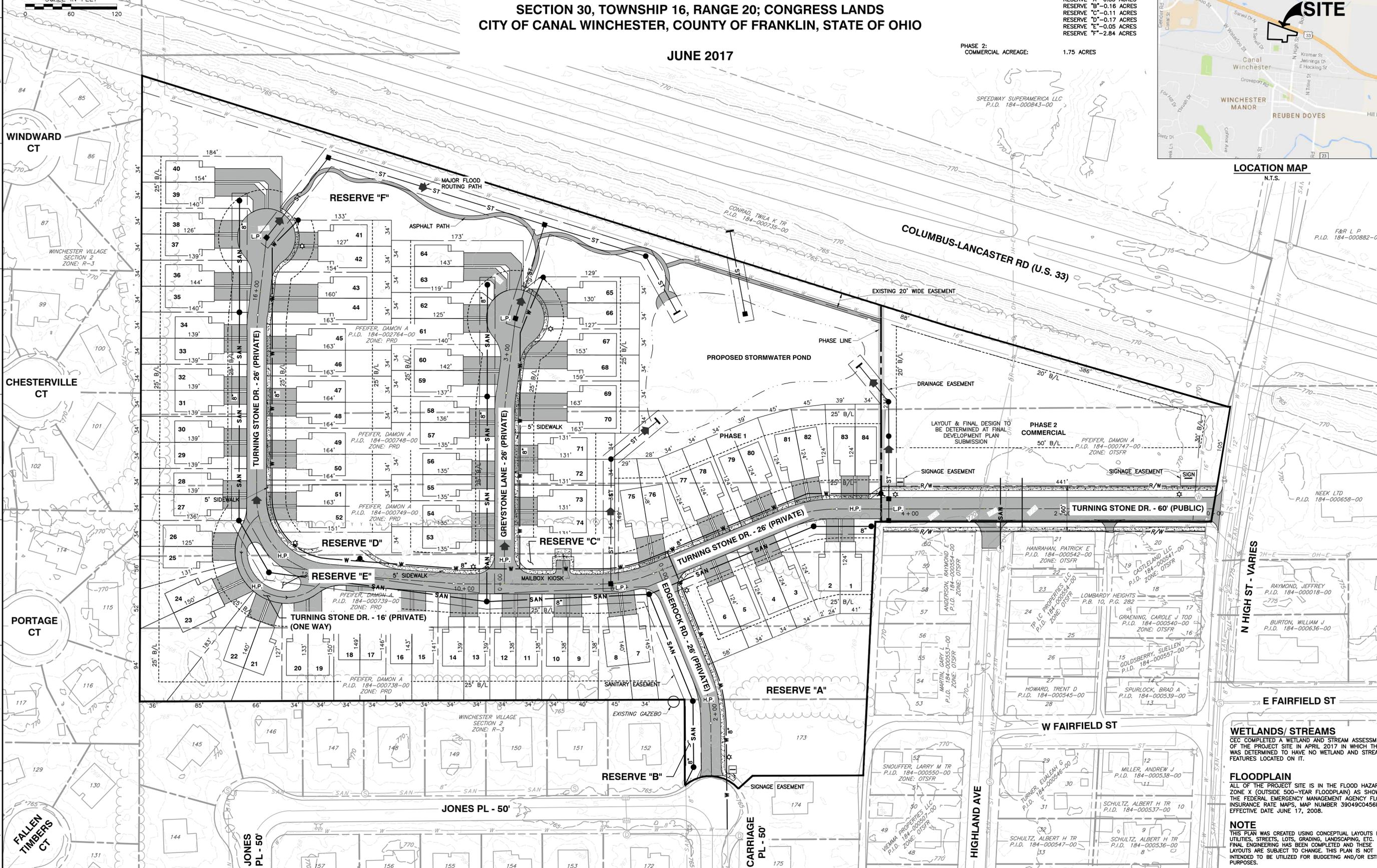
CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

GRAND COMMUNITIES, LTD.
TURNING STONE
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

PRELIMINARY PLAN

DRAWING NO.:
C200
SHEET 1 OF 7

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WETLANDS/ STREAMS
CEC COMPLETED A WETLAND AND STREAM ASSESSMENT OF THE PROJECT SITE IN APRIL 2017 IN WHICH THE SITE WAS DETERMINED TO HAVE NO WETLAND AND STREAM FEATURES LOCATED ON IT.

FLOODPLAIN
ALL OF THE PROJECT SITE IS IN THE FLOOD HAZARD ZONE X (OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0456K, EFFECTIVE DATE JUNE 17, 2008.

NOTE
THIS PLAN WAS CREATED USING CONCEPTUAL LAYOUTS FOR UTILITIES, STREETS, LOTS, GRADING, LANDSCAPING, ETC. NO FINAL ENGINEERING HAS BEEN COMPLETED AND THESE LAYOUTS ARE SUBJECT TO CHANGE. THIS PLAN IS NOT INTENDED TO BE UTILIZED FOR BUDGETING AND/OR ESTIMATING PURPOSES.

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DESCRIPTION OF 17.554 ACRES FOR ZONING PURPOSES

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, Section 30, Township 16, Range 20, Congress Lands, being all of Baby Farm No. 7 (Parcel 184-000738) and 8 (Parcel 184-000739) of Lombardy Heights, of record in Plat Book 10, Page 282 and as described in deed to Damon A. Pfeifer, of record in Instrument 201104200051504, all of Baby Farm No. 9 (Parcel 184-000749) and 10 (Parcel 184-000748) of said Lombardy Heights, and the adjacent alley as vacated in Ordinance 634, and all of that 7.123 acres (Parcel 184-002767), all of which being described in deed to Damon A. Pfeifer, of record in Instrument 201104200051505, and all of Baby Farm No. 1, (Parcel 184-000747) of said Lombardy Heights and described in deed to Damon A. Pfeifer, of record in Instrument 201104200051506 and all of Lot 173 (Parcel 184-001616) of Winchester Village Section 2, of record in Plat Book 77, Page 71 and described in deed to Tiger Construction, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING, at the common corner of said Winchester Village Section 2 and said 7.123 acres, also being in the south limited access right of way line of U.S. Route 33;

Thence South 68°29'51" East, a distance of 1103.95 feet, with the common line of said 7.123 acres and said U.S. Route 33, to a point;

Thence South 69°35'04" East, a distance of 386.02 feet, with the common line of said 7.123 acres and said U.S. Route 33, to a point;

Thence South 13°59'30" West, a distance of 0.62 feet, to a point in the north line of said Baby Farm No. 1;

Thence South 85°56'33" East, a distance of 5.17 feet, with the north line of said Baby Farm No. 1, to a point;

Thence South 08°52'37" West, a distance of 153.00 feet, with the east line of said Baby Farm No. 1, to a point;

Thence North 85°09'54" West, a distance of 455.29 feet, with the south line of said Baby Farm No. 1 and the north line of Highland Avenue, to a point in the west line of an existing alley and the east line of said Baby Farm No. 9;

Thence South 07°12'57" West, a distance of 230.09 feet, with the common line of said Baby Farm No. 7, 8, and 9 and said existing alley, to a point at the southeast corner of said Lot 173 of said Winchester Village Section 2;

Thence with the perimeter of said Lot 173, the following courses:

North 85°54'28" West, a distance of 145.00 feet, to a point;

South 52°03'34" West, a distance of 25.00 feet, to a point on a curve;

With the arc of a curve to the left having a radius of 50.00 feet, delta angle of 89°23'20", an arc length of 78.01 feet, a chord bearing of North 82°38'17" West, and a chord distance of 70.33 feet, to a point;

North 04°04'26" East, a distance of 112.50 feet, to a point on the south line of said Baby Farm No. 7;

Thence North 85°55'34" West, a distance of 712.94 feet, with the south line of said Baby Farm No. 7 and the north line of said Winchester Village Section 2, to a point;

Thence North 04°21'59" East, a distance of 816.03 feet, with the common line of said Lombardy Heights and said Winchester Village Section 2, to the **POINT OF TRUE BEGINNING**, and containing 17.554 acres, more or less.

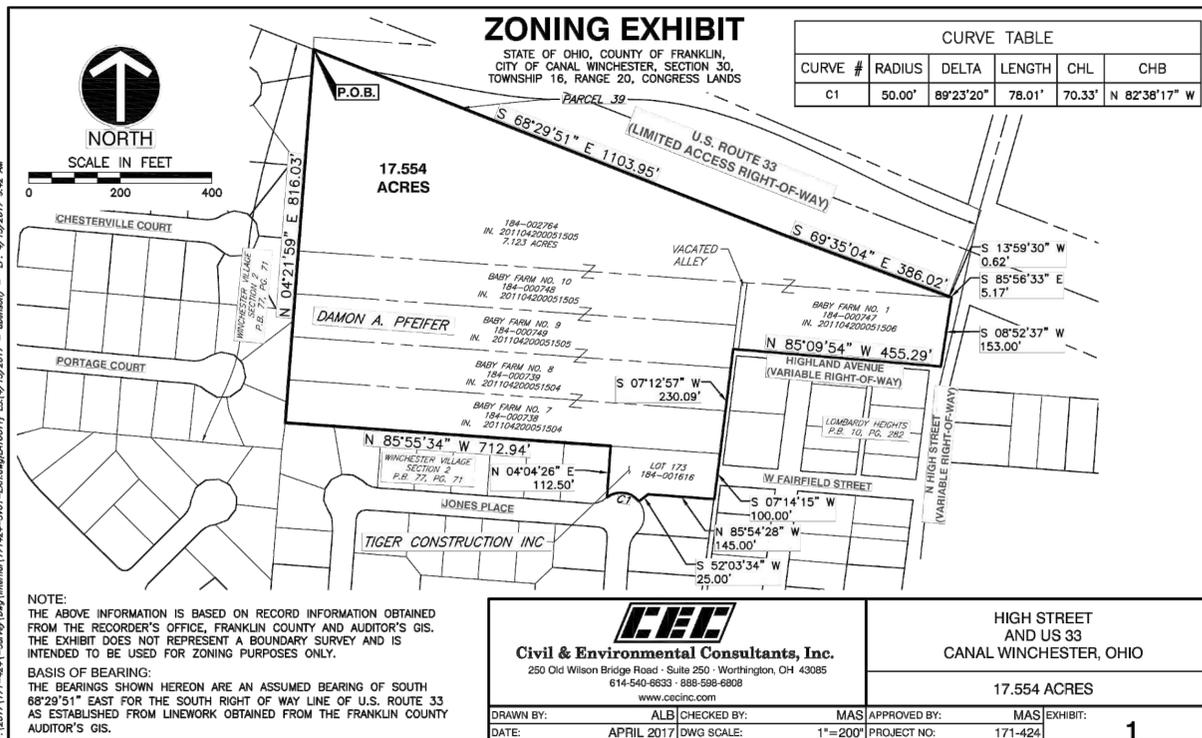
The bearings shown hereon are an assumed bearing of South 68°29'51" East for the south right of way line of U.S. Route 33 as established from linework obtained from the Franklin County Auditor's GIS.

The above description was prepared from record information and intended to be used for zoning purposes only.

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Page 1 of 1

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NO.	DATE	DESCRIPTION

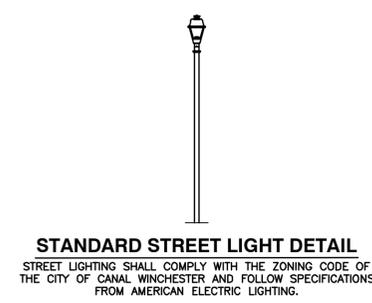
CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

GRAND COMMUNITIES, LTD.
TURNING STONE
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

ZONING EXHIBIT & DETAILS

DATE: JUNE 2017 | DRAWN BY: MDC
DWG SCALE: AS NOTED | CHECKED BY: CLL
PROJECT NO: 171-424
APPROVED BY: *[Signature]*

DRAWING NO.: **C201**
SHEET 2 OF 7





NORTH

SCALE IN FEET
0 60 120

WINDWARD CT

CHESTERVILLE CT

PORTAGE CT

FALLEN TIMBERS CT

TURNING STONE DR. - 26' (PRIVATE)

GREYSTONE LANE - 26' (PRIVATE)

TURNING STONE DR. - 26' (PRIVATE)

EDGEROCK RD. - 26' (PRIVATE)

TURNING STONE DR. - 16' (PRIVATE)
(ONE WAY)

JONES PL - 50'

CARRIAGE PL - 50'

COLUMBUS-LANCASTER RD (U.S. 33)

TURNING STONE DR. - 60' (PUBLIC)

N HIGH ST - VARIES

E FAIRFIELD ST

W FAIRFIELD ST

HIGHLAND AVE

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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www.cecinc.com

GRAND COMMUNITIES, LTD.
TURNING STONE
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

TREE SURVEY

DATE: JUNE 2017 DRAWN BY: MDC
 DWG SCALE: 1"=60' CHECKED BY: CLL
 PROJECT NO: 171-424
 APPROVED BY: [Signature]

DRAWING NO: **C700**

SHEET 3 OF 7

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ID	Common Name	Scientific Name	Condition	DBH (IN)
204	Hackberry	Celtis occidentalis	Good	6
205	Cherry, Black	Prunus serotina	Good	9
206	Cherry, Black	Prunus serotina	Good	7
207	Cherry, Black	Prunus serotina	Good	9
208	Hackberry	Celtis occidentalis	Good	20
209	Cherry, Black	Prunus serotina	Poor	13
209	Cherry, Black	Prunus serotina	Poor	8
210	Hackberry	Celtis occidentalis	Good	9
211	Hackberry	Celtis occidentalis	Good	10
212	Hackberry	Celtis occidentalis	Good	14
212	Hackberry	Celtis occidentalis	Good	12
213	Cherry, Black	Prunus serotina	Good	14
214	Osage-Orange	Maclura pomifera	Good	16
214	Osage-Orange	Maclura pomifera	Good	13
215	Hackberry	Celtis occidentalis	Good	6
216	Hackberry	Celtis occidentalis	Good	6
217	Hackberry	Celtis occidentalis	Good	15
217	Hackberry	Celtis occidentalis	Good	11
218	Hackberry	Celtis occidentalis	Good	13
219	Hackberry	Celtis occidentalis	Good	12
220	Hackberry	Celtis occidentalis	Good	12
220	Hackberry	Celtis occidentalis	Good	9
220	Hackberry	Celtis occidentalis	Good	9
221	Hackberry	Celtis occidentalis	Good	11
221	Hackberry	Celtis occidentalis	Good	7
221	Hackberry	Celtis occidentalis	Good	6
222	Hackberry	Celtis occidentalis	Good	19
223	Cherry, Black	Prunus serotina	Good	12
224	Hackberry	Celtis occidentalis	Good	21
225	Hackberry	Celtis occidentalis	Good	14
226	Hackberry	Celtis occidentalis	Good	12
226	Hackberry	Celtis occidentalis	Good	10
226	Hackberry	Celtis occidentalis	Good	10
226	Hackberry	Celtis occidentalis	Good	8
227	Hackberry	Celtis occidentalis	Good	11
228	Hackberry	Celtis occidentalis	Good	9
229	Cherry, Black	Prunus serotina	Good	12
230	Boxelder	Acer negundo	Good	15
231	Hackberry	Celtis occidentalis	Good	13
232	Hackberry	Celtis occidentalis	Good	8
233	Hackberry	Celtis occidentalis	Good	11
234	Hackberry	Celtis occidentalis	Good	12
235	Hackberry	Celtis occidentalis	Good	14
236	Cherry, Black	Prunus serotina	Good	16
237	Maple, Red	Acer rubra	Good	11
238	Walnut, Black	Juglans nigra	Good	9
239	Boxelder	Acer negundo	Good	10

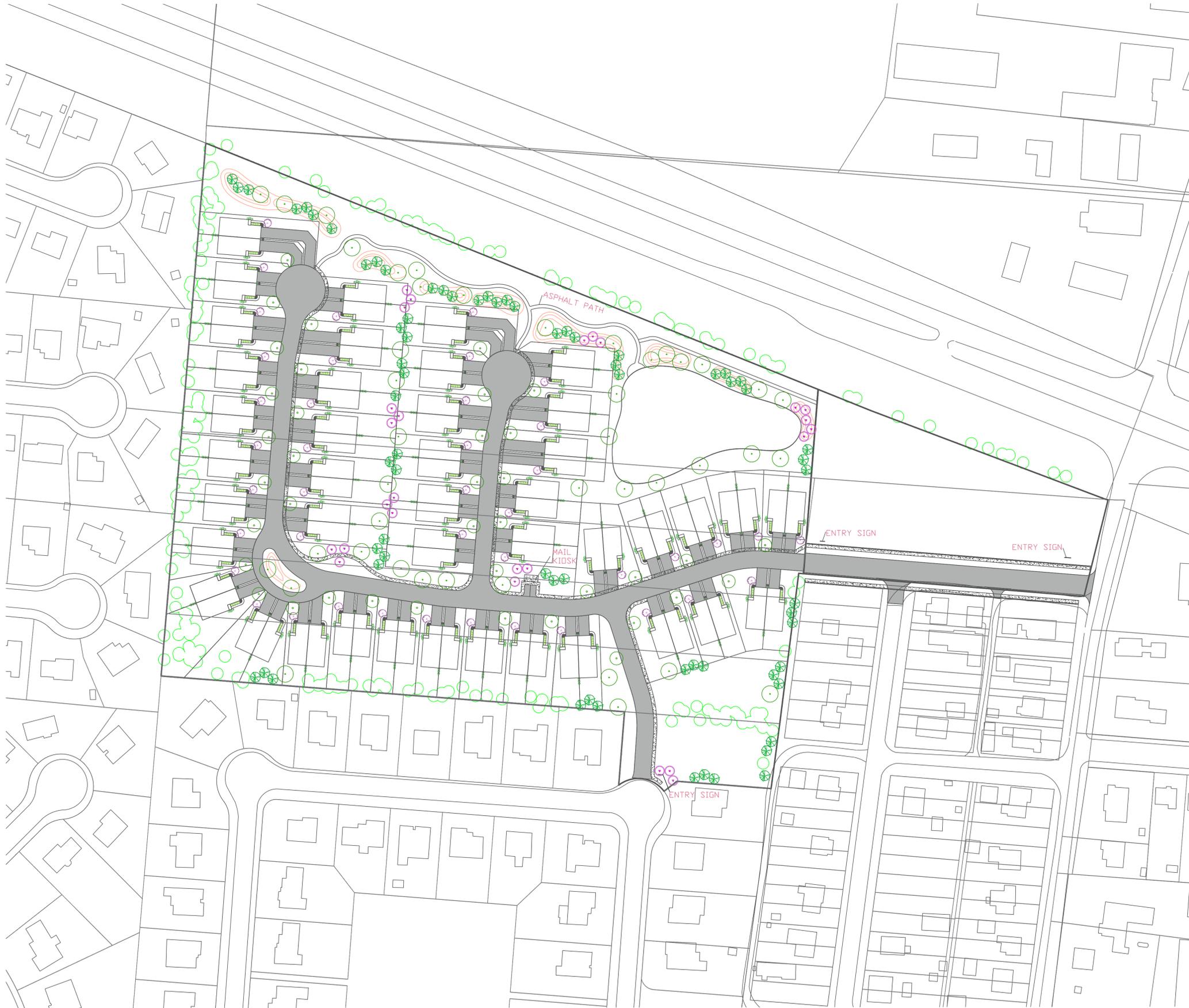
ID	Common Name	Scientific Name	Condition	DBH (IN)
240	Boxelder	Acer negundo	Good	12
241	Maple, Sugar	Acer saccharum	Good	16
241	Maple, Sugar	Acer saccharum	Good	9
241	Maple, Sugar	Acer saccharum	Good	6
242	Elm, Slippery	Ulmus rubra	Good	10
242	Elm, Slippery	Ulmus rubra	Good	7
242	Elm, Slippery	Ulmus rubra	Good	6
243	Hackberry	Celtis occidentalis	Good	9
244	Hackberry	Celtis occidentalis	Good	8
245	Cherry, Black	Prunus serotina	Poor	18
246	Boxelder	Acer negundo	Good	6
247	Osage-Orange	Maclura pomifera	Poor	9
248	Maple, Red	Acer rubra	Good	8
249	Cherry, Black	Prunus serotina	Poor	6
250	Oak, Pin	Quercus palustris	Good	11
251	Boxelder	Acer negundo	Poor	13
252	Cherry, Black	Prunus serotina	Good	28
252	Cherry, Black	Prunus serotina	Good	12
253	Osage-Orange	Maclura pomifera	Good	9
254	Osage-Orange	Maclura pomifera	Good	11
255	Boxelder	Acer negundo	Poor	17
256	Boxelder	Acer negundo	Good	10
257	Boxelder	Acer negundo	Good	12
258	Oak, Black	Quercus nigra	Good	11
259	Walnut, Black	Juglans nigra	Good	9
260	Hackberry	Celtis occidentalis	Good	13
260	Hackberry	Celtis occidentalis	Good	9
260	Hackberry	Celtis occidentalis	Good	6
261	Cherry, Black	Prunus serotina	Good	13
262	Cherry, Black	Prunus serotina	Good	8
263	Hackberry	Celtis occidentalis	Good	11
264	Hackberry	Celtis occidentalis	Good	7
265	Ash, White	Fraxinus americana	Good	12
266	Elm, American	Ulmus americana	Good	6
267	Elm, American	Ulmus americana	Good	6
268	Ash, Green	Fraxinus pennsylvanica	Good	7
269	Boxelder	Acer negundo	Good	9
270	Boxelder	Acer negundo	Good	6
271	Hackberry	Celtis occidentalis	Good	11
271	Hackberry	Celtis occidentalis	Good	7
272	Hackberry	Celtis occidentalis	Good	10
273	Boxelder	Acer negundo	Poor	8
274	Hackberry	Celtis occidentalis	Poor	9
275	Boxelder	Acer negundo	Good	6
276	Cherry, Black	Prunus serotina	Good	18
277	Hackberry	Celtis occidentalis	Good	15
278	Cherry, Black	Prunus serotina	Good	18
279	Hackberry	Celtis occidentalis	Good	15

ID	Common Name	Scientific Name	Condition	DBH (IN)
279	Hackberry	Celtis occidentalis	Good	12
280	Hackberry	Celtis occidentalis	Good	13
280	Hackberry	Celtis occidentalis	Good	10
280	Hackberry	Celtis occidentalis	Good	7
280	Hackberry	Celtis occidentalis	Good	7
280	Hackberry	Celtis occidentalis	Good	6
281	Cherry, Black	Prunus serotina	Good	18
282	Cherry, Black	Prunus serotina	Good	14
283	Hackberry	Celtis occidentalis	Good	14
283	Hackberry	Celtis occidentalis	Good	13
283	Hackberry	Celtis occidentalis	Good	10
284	Hackberry	Celtis occidentalis	Good	17
284	Hackberry	Celtis occidentalis	Good	15
284	Hackberry	Celtis occidentalis	Good	13
285	Maple, Red	Acer rubra	Good	6
286	Maple, Red	Acer rubra	Good	8
286	Maple, Red	Acer rubra	Good	7
287	Maple, Red	Acer rubra	Good	6
287	Maple, Red	Acer rubra	Good	6
287	Maple, Red	Acer rubra	Good	6
288	Maple, Red	Acer rubra	Good	10
288	Maple, Red	Acer rubra	Good	6
289	Maple, Red	Acer rubra	Good	6
290	Cherry, Black	Prunus serotina	Good	6
291	Cherry, Black	Prunus serotina	Good	6
292	Maple, Red	Acer rubra	Good	6
293	Cherry, Black	Prunus serotina	Good	6
294	Hackberry	Celtis occidentalis	Good	11
294	Hackberry	Celtis occidentalis	Good	8
294	Hackberry	Celtis occidentalis	Good	8
294	Hackberry	Celtis occidentalis	Good	6
294	Hackberry	Celtis occidentalis	Good	6
295	Hackberry	Celtis occidentalis	Good	7
295	Hackberry	Celtis occidentalis	Good	6
296	Boxelder	Acer negundo	Good	8
297	Cherry, Black	Prunus serotina	Good	6
298	Hackberry	Celtis occidentalis	Good	6
299	Osage-Orange	Maclura pomifera	Good	11
299	Osage-Orange	Maclura pomifera	Good	7
300	Osage-Orange	Maclura pomifera	Good	11
300	Osage-Orange	Maclura pomifera	Good	9
300	Osage-Orange	Maclura pomifera	Good	8
301	Maple, Red	Acer rubra	Good	7
302	Cherry, Black	Prunus serotina	Good	6
303	Hackberry	Celtis occidentalis	Good	6
304	Hackberry	Celtis occidentalis	Good	8
305	Ash, Green	Fraxinus pennsylvanica	Good	7
306	Osage-Orange	Maclura pomifera	Good	28

ID	Common Name	Scientific Name	Condition	DBH (IN)
306	Osage-Orange	Maclura pomifera	Good	8
306	Osage-Orange	Maclura pomifera	Good	6
307	Maple, Red	Acer rubra	Good	6
308	Maple, Red	Acer rubra	Good	9
309	Maple, Red	Acer rubra	Good	6
310	Maple, Red	Acer rubra	Good	8
311	Cherry, Black	Prunus serotina	Good	8
312	Maple, Silver	Acer saccharinum	Good	18
313	Maple, Red	Acer rubra	Good	8
314	Cherry, Black	Prunus serotina	Good	8
315	Cherry, Black	Prunus serotina	Good	25
316	Cherry, Black	Prunus serotina	Good	10
316	Cherry, Black	Prunus serotina	Good	9
317	Cherry, Black	Prunus serotina	Good	9
318	Cherry, Black	Prunus serotina	Good	10
319	Cherry, Black	Prunus serotina	Good	9
320	Cherry, Black	Prunus serotina	Good	8
321	Osage-Orange	Maclura pomifera	Good	7
322	Cherry, Black	Prunus serotina	Good	8
322	Cherry, Black	Prunus serotina	Good	7
323	Hackberry	Celtis occidentalis	Good	10
324	Cherry, Black	Prunus serotina	Good	11
324	Cherry, Black	Prunus serotina	Good	7
325	Cherry, Black	Prunus serotina	Poor	11
326	Cherry, Black	Prunus serotina	Poor	16
327	Cherry, Black	Prunus serotina	Good	12
327	Cherry, Black	Prunus serotina	Good	8
328	Osage-Orange	Maclura pomifera	Good	9
329	Cherry, Black	Prunus serotina	Good	6
330	Cherry, Black	Prunus serotina	Good	6
331	Boxelder	Acer negundo	Good	6
332	Boxelder	Acer negundo	Good	6
333	Cherry, Black	Prunus serotina	Good	8
333	Cherry, Black	Prunus serotina	Good	6
334	Cherry, Black	Prunus serotina	Good	8
334	Cherry, Black	Prunus serotina	Good	7
335	Hackberry	Celtis occidentalis	Good	10
336	Hackberry	Celtis occidentalis	Good	11
337	Boxelder	Acer negundo	Good	10
338	Boxelder	Acer negundo	Poor	10
338	Boxelder	Acer negundo	Poor	6
339	Cherry, Black	Prunus serotina	Good	9
340	Cherry, Black	Prunus serotina	Good	7
340	Cherry, Black	Prunus serotina	Good	6
341	Cherry, Black	Prunus serotina	Poor	21
342	Hackberry	Celtis occidentalis	Poor	11
343	Hackberry	Celtis occidentalis	Good	27
344	Cherry, Black	Prunus serotina	Good	6

ID	Common Name	Scientific Name	Condition	DBH (IN)
345	Osage-Orange	Maclura pomifera	Good	15
346	Osage-Orange	Maclura pomifera	Good	12
347	Osage-Orange	Maclura pomifera	Good	10
348	Cherry, Black	Prunus serotina	Good	7
349	Boxelder	Acer negundo	Good	6
350	Boxelder	Acer negundo	Good	6
351	Boxelder	Acer negundo	Good	8
352	Elm, American	Ulmus americana	Good	9
353	Osage-Orange	Maclura pomifera	Good	10
354	Cherry, Black	Prunus serotina	Poor	11
355	Cherry, Black	Prunus serotina	Poor	10
356	Osage-Orange	Maclura pomifera	Good	8
357	Osage-Orange	Maclura pomifera	Good	6
358	Hackberry	Celtis occidentalis	Good	6
359	Osage-Orange	Maclura pomifera	Poor	7
360	Osage-Orange	Maclura pomifera	Poor	11
361	Osage-Orange	Maclura pomifera	Poor	6
362	Osage-Orange	Maclura pomifera	Good	8
363	Maple, Silver	Acer saccharinum	Good	11
363	Maple, Silver	Acer saccharinum	Good	9
363	Maple, Silver	Acer saccharinum	Good	8
364	Hackberry	Celtis occidentalis	Good	6
365	Cherry, Black	Prunus serotina	Poor	9
366	Hackberry	Celtis occidentalis	Good	9
367	Osage-Orange	Maclura pomifera	Good	7
367	Osage-Orange	Maclura pomifera	Good	6
368	Osage-Orange	Maclura pomifera	Good	6
369	Oak, Pin	Quercus palustris	Good	8
370	Cherry, Black	Prunus serotina	Good	11
371	Hackberry	Celtis occidentalis	Good	7
372	Hackberry	Celtis occidentalis	Good	20
373	Hackberry	Celtis occidentalis	Good	18
374	Cherry, Black	Prunus serotina	Good	15
375	Hackberry	Celtis occidentalis	Good	7
376	Osage-Orange	Maclura pomifera	Good	20
376	Osage-Orange	Maclura pomifera	Good	13
377	Hackberry	Celtis occidentalis	Good	8
377	Hackberry	Celtis occidentalis	Good	7
378	Cherry, Black	Prunus serotina	Good	7
379	Hackberry	Celtis occidentalis	Good	6
380	Hackberry	Celtis occidentalis	Good	8
381	Hackberry	Celtis occidentalis	Good	21
382	Hackberry	Celtis occidentalis	Good	6
383	Cherry, Black	Prunus serotina	Good	19
384	Hackberry	Celtis occidentalis	Good	23
384	Hackberry	Celtis occidentalis	Good	10
385	Cherry, Black	Prunus serotina	Good	6
386	Osage-Orange	Maclura pomifera	Good	11

ID	Common Name	Scientific Name	Condition	DBH (IN)
387	Cherry, Black	Prunus serotina	Good	6
388	Hackberry	Celtis occidentalis	Good	8
388	Hackberry	Celtis occidentalis	Good	7
389	Cherry, Black	Prunus serotina	Good	6
390	Osage-Orange	Maclura pomifera	Good	15
390	Osage-Orange	Maclura pomifera	Good	13
391	Cherry, Black	Prunus serotina	Good	13
392	Cherry, Black	Prunus serotina	Good	9
392	Cherry, Black	Prunus serotina	Good	7
393	Cherry, Black	Prunus serotina	Good	6
394	Cherry, Black	Prunus serotina	Good	6
395	Cherry, Black	Prunus serotina	Good	12
396	Osage-Orange	Maclura pomifera	Good	7
397	Cherry, Black	Prunus serotina	Good	14
398	Cherry, Black	Prunus serotina	Good	14
399	Osage-Orange	Maclura pomifera	Good	26
400	Cherry, Black	Prunus serotina	Good	12
401	Cherry, Black	Prunus serotina	Good	8
402	Osage-Orange	Maclura pomifera	Good	45
403	Boxelder	Acer negundo	Good	6
404	Osage-Orange	Maclura pomifera	Good	9
405	Osage-Orange	Maclura pomifera	Good	8
406	Boxelder	Acer negundo	Good	7
407	Cherry, Black	Prunus serotina	Good	7
408	Cherry, Black	Prunus serotina	Good	6
409	Cherry, Black	Prunus serotina	Good	8
410	Cherry, Black	Prunus serotina	Poor	9
411	Cherry, Black	Prunus serotina	Good	9
412	Bradford Pear	Pyrus calleryana	Good	9
413	Hackberry	Celtis occidentalis	Good	24
413	Hackberry	Celtis occidentalis	Good	20
413	Hackberry	Celtis occidentalis	Good	23
413	Hackberry	Celtis occidentalis	Good	17</



Turning Stone - Preliminary Plant List

Typical Large Deciduous Shade Trees (On Lot Trees and Buffer Trees)		
Common Name	Botanical Name	Size
Sugar Maple	<i>Acer saccharum</i>	8' height / 2" caliper
Maidenhair/ Ginkgo	<i>Ginkgo biloba</i>	8' height / 2" caliper
White Oak	<i>Quercus alba</i>	8' height / 2" caliper
Bur Oak	<i>Quercus macrocarpa</i>	8' height / 2" caliper
Silver Linden	<i>Tilia tomentosa</i>	8' height / 2" caliper
American Elm	<i>Ulmus americana</i>	8' height / 2" caliper
Northern Catalpa	<i>Catalpa speciosa</i>	8' height / 2" caliper

Typical Medium Deciduous Shade Tree (Buffer Trees)		
Common Name	Botanical Name	Size
Red Horsechestnut	<i>Aesculus x carnea</i>	8' height / 2" caliper
American Hornbeam	<i>Carpinus caroliniana</i>	8' height / 2" caliper
Sargent Cherry	<i>Prunus sargentii</i>	8' height / 2" caliper

Typical Small Deciduous/ Ornamental Tree (Front Yard and Buffer Trees)		
Common Name	Botanical Name	Size
Paperbark Maple	<i>Acer griseum</i>	6' height
Serviceberry	<i>Amelanchier sp.</i>	6' height
Eastern Redbud	<i>Cercis canadensis</i>	6' height
Corneliancherry Dogwood	<i>Cornus mas</i>	6' height
Japanese Tree Lilac	<i>Syringa reticulata</i>	6' height
Blackhaw Viburnum	<i>Viburnum prunifolium</i>	6' height

Typical Large and Medium Evergreen Trees (Buffer Trees)		
Common Name	Botanical Name	Size
White Pine	<i>Pinus strobus</i>	8' height / 2" caliper
Norway Spruce	<i>Picea abies</i>	8' height / 2" caliper
Colorado Blue Spruce	<i>Picea pungens</i>	8' height / 2" caliper
Canadian Hemlock	<i>Tsuga canadensis</i>	8' height / 2" caliper

*NOTES: Final species and quantities will be determined at the time of final landscape plan approval, and will be based on nursery availability and seasonal planting requirements.

Turning Stone - Landscape Requirement Summary

Number of Trees to be Removed	242 trees
Number of Trees to be Replaced	218 trees
Number of Trees Not To Be Replaced (Dying, Diseased & Poor Condition)	24 trees
Trees in Buffer	
Large/Medium Deciduous Trees in Buffers	42 trees
Large/Medium Evergreen Trees in Buffers	69 trees
Small Deciduous Trees in Buffers	26 trees
Trees on Lot	
Large/Medium Deciduous Trees on Lot	39 trees
Small Deciduous/ Ornamental Trees on Lot	42 trees
Total	218 Total Tree

Turning Stone - Landscape Key

-  Large/Medium Deciduous Tree
-  Large/Medium Evergreen Tree
-  Small Deciduous
-  Ornamental Tree

Appendix C- Traffic Study

Turning Stone Traffic Study

Prepared For:

Wilcox Communities

Prepared By:



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

May 2017

SSI Project #: 693301

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Turning Stone Traffic Study

Prepared For:

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Under the direction of:



Registered Engineer No. E-64507, Ohio

05-03-2017
Date



May 2017

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APPENDIX

Correspondence
Traffic Counts
Referenced Exhibits
Turn Lane Warrant Graphs
Capacity Analysis Reports
Storage Length Calculations

BACKGROUND

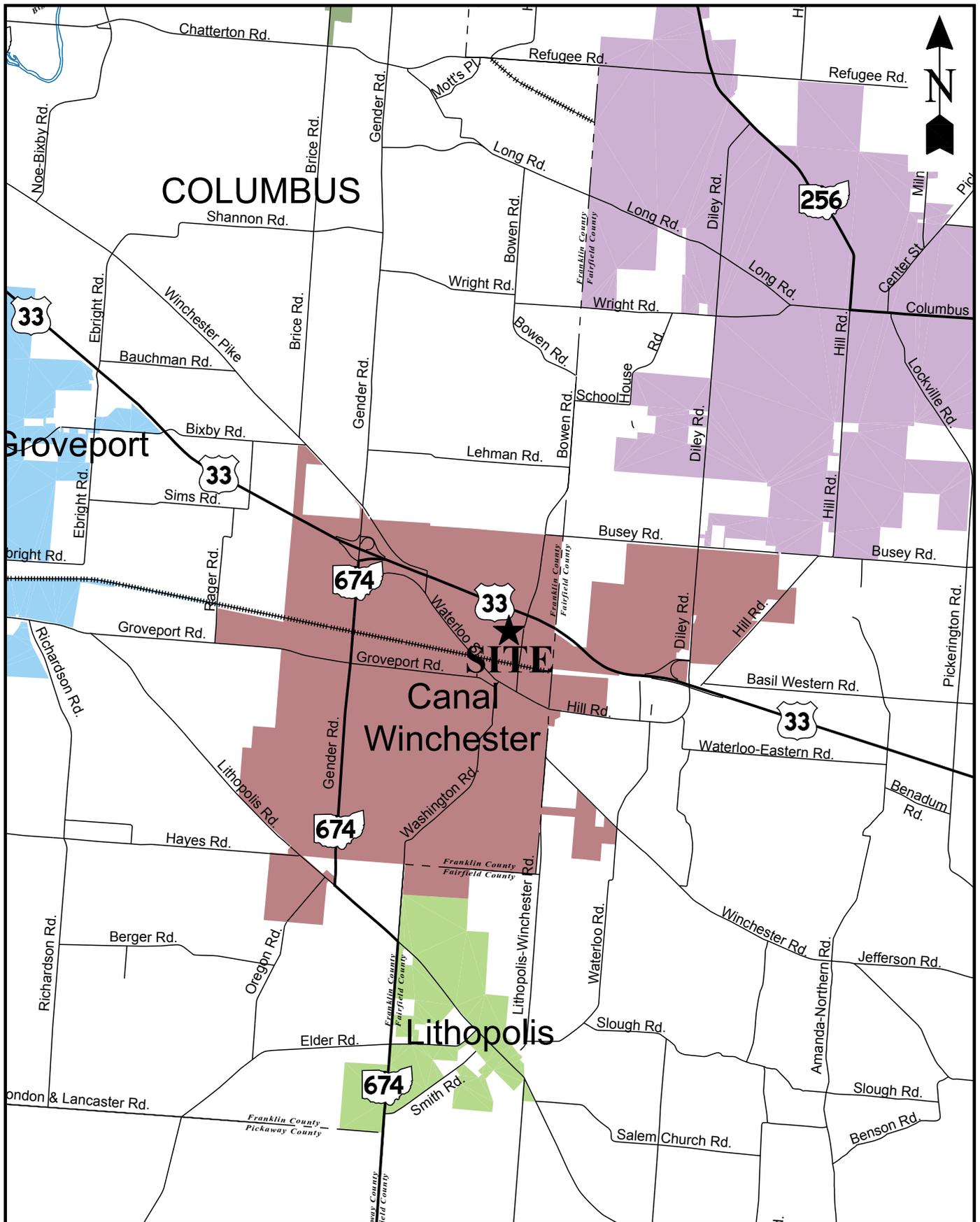
Wilcox Communities is proposing to develop a site with 88 single family homes and 1.75 acres of commercial land use. The site is located in the southwest quadrant of the US 33 & High Street intersection in the City of Canal Winchester. Figure 1 shows the location of the site. There is a full access proposed on High Street. There is also an access to Carriage Place to the south. Figure 2 shows a site layout. The traffic study is focused on the High Street intersection so for purposes of the study, all traffic was assumed to utilize the High Street access. The City of Canal Winchester is the permitting agency for the access and they are requiring a traffic study for the site.

Based on an initial conversation with the City of Canal Winchester, a memo of understanding (MOU) dated January 25, 2017 was produced and submitted to the City. The MOU is in the Appendix.

EXISTING CONDITIONS

The intersection of US 33 & High Street/Bowen Road is restricted to Right-In/Right-Out movements as there is a median between the eastbound and westbound lanes of US 33. The intersection is controlled by “Stop” signs on the High Street and Bowen Road approaches. Since there is no direct interaction between the site and US 33 WB & Bowen Road, the volumes on those legs are unrelated to the study. High Street is two lanes at the site access and has a speed limit of 25 MPH.

As part of the project, peak hour (7-9 AM & 4-6 PM) turning movement counts were taken at the intersection of US 33 EB & High Street. The count reports are in the Appendix. The basis of the AM Peak volumes in the study was 7:15-8:15 AM. The basis of the PM Peak volumes was 4:30-5:30 PM.



COLUMBUS

Groveport

Canal Winchester

Lithopolis

SITE

**TURNING STONE
TRAFFIC STUDY**

PREPARED BY: **SMART SERVICES, INC.**

FIGURE 1

SITE LOCATION



FIGURE 2

SITE LAYOUT

TURNING STONE TRAFFIC STUDY

5/2017

PREPARED BY:



PROJECTED SITE TRAFFIC

Trip Generation

The accepted method for computing trip generation in the traffic engineering profession is utilizing the *Trip Generation Manual, 9th Edition* published by the Institute of Transportation Engineers (ITE). This manual provides trip rates for different land uses based on data from sample sites in each category. To represent the single-family homes, the land use “Single-Family Detached Housing” (ITE Code #210) was used. To represent the commercial development, the land use “Shopping Center” (ITE Code #820) was used.

Trip Distribution

The distribution for the single family homes was based on the traffic entering the freeway at the adjacent interchanges which is as follows:

Single-Family Entering

- From the west on US 33 – 74%
- From the south on High Street – 26%
 - From the east on US 33 – 21%
 - From the south on High Street – 5%

Single-Family Exiting

- To the east on US 33 – 21%
- To the south on High Street – 79%
 - To the west on US 33 – 74%
 - To the south on High Street – 5%

The distribution for the proposed commercial was assumed to be equally split from each direction which results as follows:

Commercial Entering

- From the west on US 33 – 33%
- From the south on High Street – 67%
 - From the east on US 33 – 33%
 - From the south on High Street – 34%

Commercial Exiting

- To the east on US 33 – 33%
- To the south on High Street – 67%
 - To the west on US 33 – 33%
 - To the south on High Street – 34%

Pass-by trips were also considered in the analysis. Pass-by trips are trips to commercial developments that are already on the adjacent street. For example, someone may stop at a store on the way home from work. This reduces the impact of traffic on the adjacent street. It also changes the distribution of traffic since traffic enters the site from one direction and continues in the same direction after leaving the site. The traffic volume entering and exiting the site is not changed. The percentage of pass-by trips are found in the *Trip Generation Handbook-An ITE Recommended Practice, 3rd Edition* published by ITE. Table 1 also shows the pass-by percentage. The pass-by traffic was assumed to all come from US 33 EB.

Traffic Study Subarea	Land Use	Time of Day	Data Set from: Trip Generation Manual, 9th Edition (Unless noted Otherwise)	Override with Average	Regression Equation from: Trip Generation Manual 9th Edition	Pass-By % From Trip Generation Handbook 9th Edition unless noted otherwise	Total Trips	Entering				Exiting			
								%	Total Trips	Pass-By Trips	Primary Trips	%	Total Trips	Pass-By Trips	Primary Trips
1	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 88 Dwelling Units	Daily	Weekday	<input type="checkbox"/>	$\ln(T) = 0.92 \ln(X) + 2.72$	NA	934	50%	467	0	467	50%	467	0	467
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input type="checkbox"/>	$T = 0.70(X) + 9.74$	NA	71	25%	18	0	18	75%	53	0	53
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	$\ln(T) = 0.90 \ln(X) + 0.51$	NA	94	63%	59	0	59	37%	35	0	35
2	Shopping Center (ITE Code #820) Ind. Variable (X) = 17.5 1000 SF Gross Leasable Area	Daily	Weekday	<input type="checkbox"/>	$\ln(T) = 0.65 \ln(X) + 5.83$	NA	2187	50%	1094	0	1094	50%	1093	0	1093
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input type="checkbox"/>	$\ln(T) = 0.61 \ln(X) + 2.24$	No Data	54	62%	33	0	33	38%	21	0	21
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	$\ln(T) = 0.67 \ln(X) + 3.31$	34.0%	186	48%	89	30	59	52%	97	33	64
TOTALS				<input type="checkbox"/>			3121		1561	0	1561		1560	0	1560
			Daily				125		51	0	51		74	0	74
			AM Peak				280		148	30	118		132	33	99
			PM Peak												

Turning Stone Traffic Study - 5/2017

TABLE 1 - SITE TRIP GENERATION SUMMARY

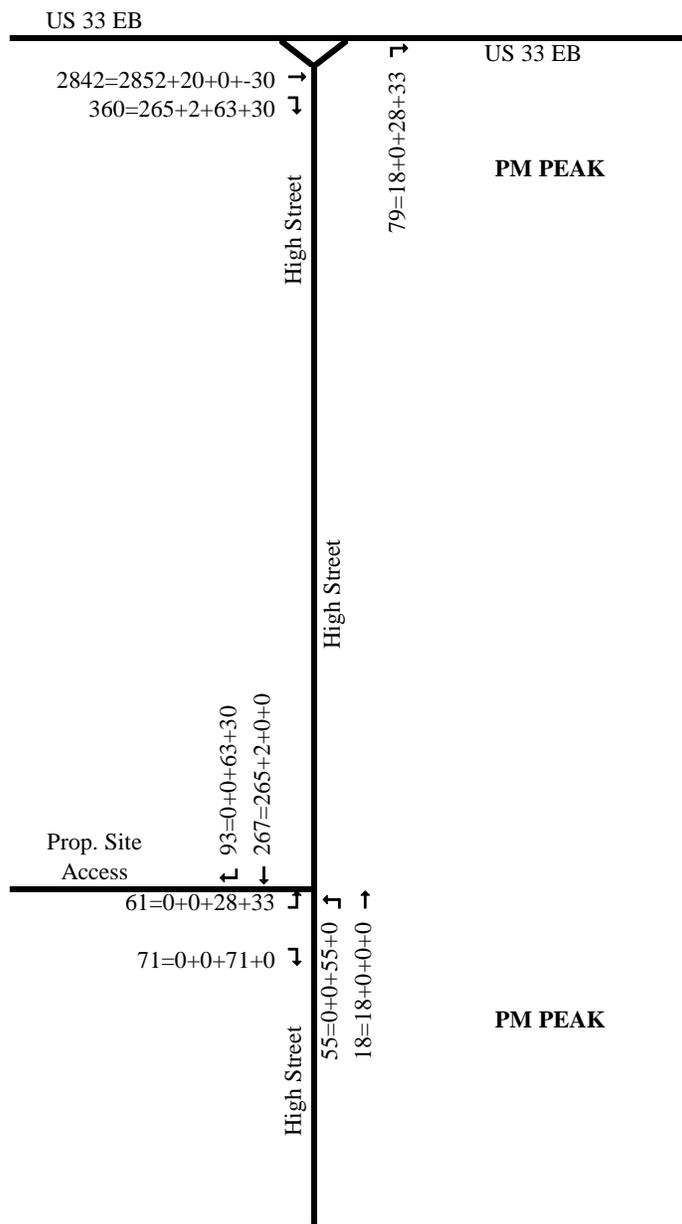
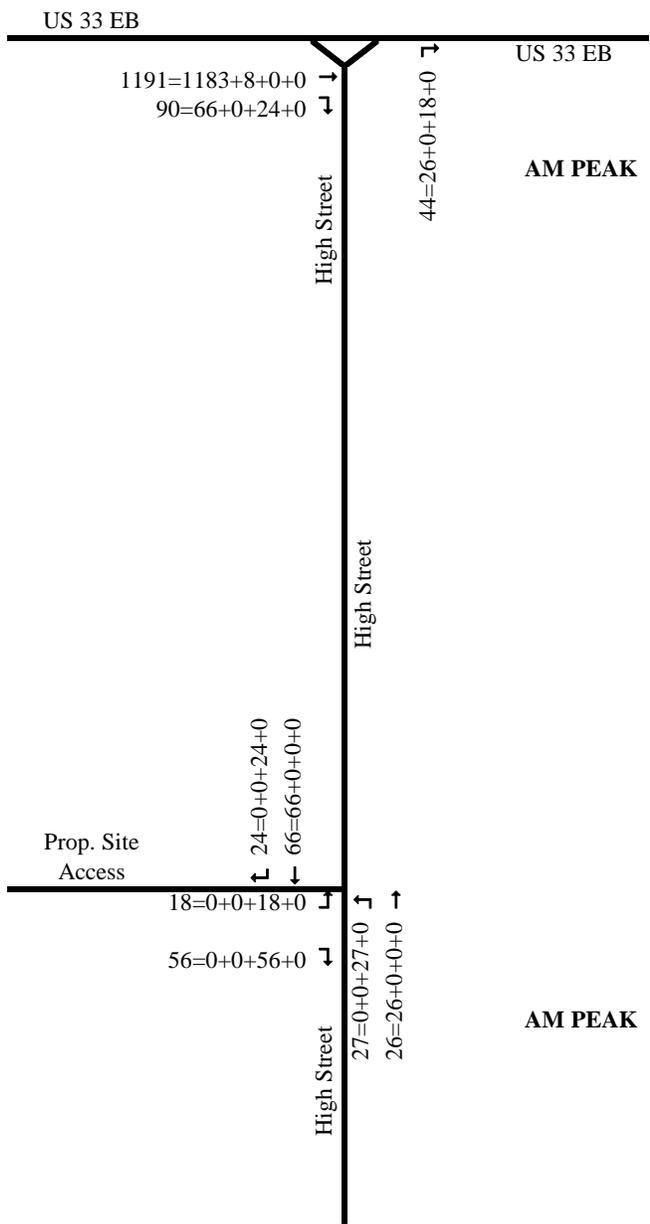
2018 AND 2038 TRAFFIC

Per the MOU, a 20-year design horizon is required. Opening Day is assumed to be in 2018 therefore the design year will be 2038. The Mid-Ohio Regional Planning Commission (MORPC) provided linear annual growth rates for use in the study. The correspondence from MORPC is in the Appendix. Table 2 shows the growth factors applied to the 2017 counts.

Segment	Linear Annual Growth Rate	2017 to 2018 Factor	2017 to 2038 Factor
US 33 EB w/o High St	0.70%	1.007	1.147
High St w/o US 33 EB	0.60%	1.006	1.126

TABLE 2 – Growth Factor Summary

Figure 3 shows the components of the 2018 ‘Build’ traffic. Figure 4 shows the components of the 2038 ‘Build’ traffic. To assist with review, exhibits showing the 2018 and 2038 ‘No Build’ traffic are in the Appendix.



LEGEND

A=B+C+D+E

A = 2018 'BUILD'

C = GROWTH

E = SITE PASS-BY

B = EXISTING (2017)

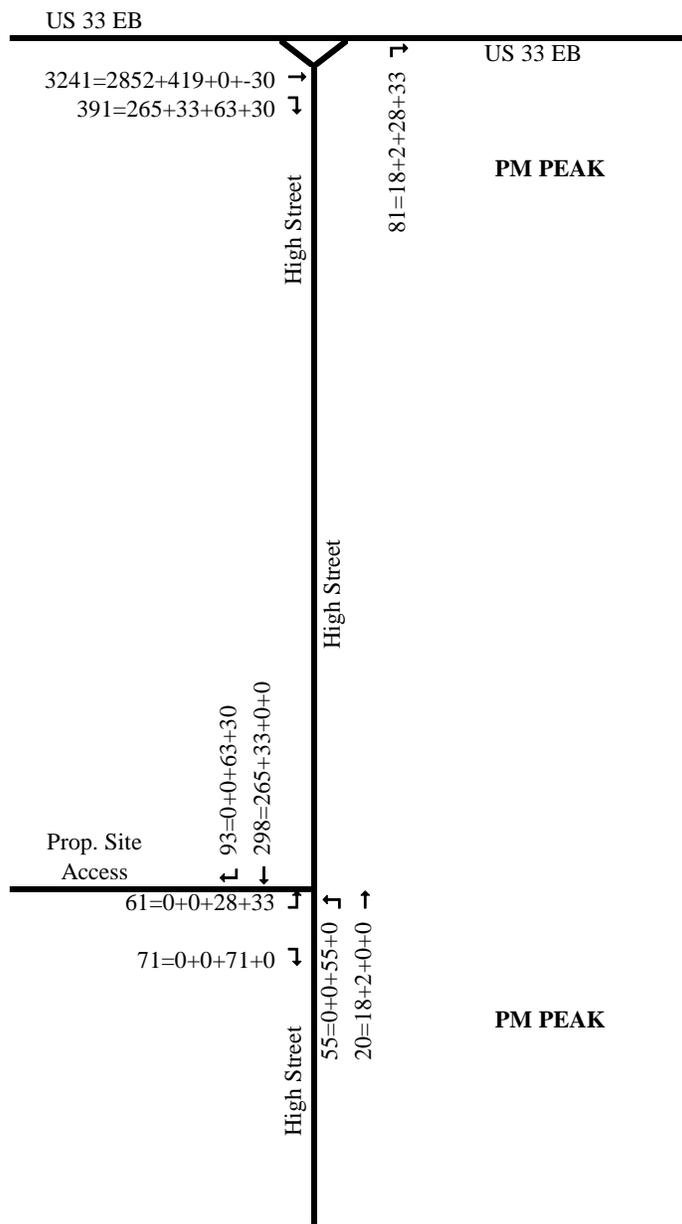
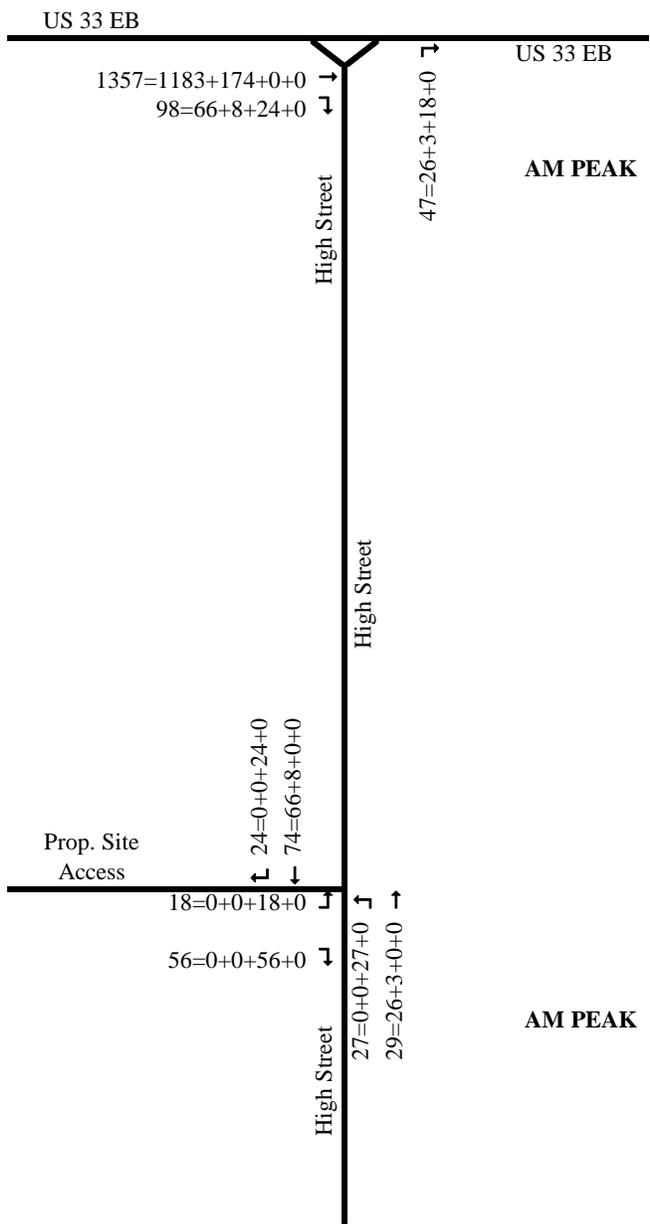
D = SITE PRIMARY

**TURNING STONE
TRAFFIC STUDY**

PREPARED BY: 5/2017

FIGURE 3

2018 'BUILD'



LEGEND

A=B+C+D+E

A = 2038 'BUILD'

C = GROWTH

E = SITE PASS-BY

B = EXISTING (2017)

D = SITE PRIMARY

**TURNING STONE
TRAFFIC STUDY**

PREPARED BY:  5/2017

FIGURE 4

2038 'BUILD'

TRAFFIC ANALYSES

Turn Lane Warrant Analyses

The procedure for determining whether turn lanes are warranted is according to the *State Highway Access Management Manual (AMM)*. Left and right turn lane warrant analyses were performed on High Street & the Prop. Site Access. It is noted that because of the low northbound through volumes, the percentage of left turns falls into the outlying area of the left turn warrant chart. Per engineering judgement, the left turn lane warrant would not be met. Table 3 shows a summary of the results of the turn lane warrant analyses. The graphs from the *AMM* are in the Appendix.

Intersection	Direction	Peak Hour	2018 'Build'	2038 'Build'
High Street & the Prop. Site Access	SB RT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met
	NB LT	AM Peak	Warrant Not Met	Warrant Not Met
		PM Peak	Warrant Not Met	Warrant Not Met

TABLE 3 – Summary of Turn Lane Warrant Analyses

Unsignalized Capacity Analyses

Per the MOU, unsignalized capacity analyses were performed at the intersection of High Street & the Prop. Site Access. In the analyses, delays are computed which correspond to a Level of Service (LOS) “A” through “F”. Typically, Level of Service (LOS) “D” or above is considered an acceptable LOS. For a Two-Way Stop condition, the unsignalized capacity analysis gives LOS results for vehicles that must wait for gaps to make their maneuver. In this case, it would be only the minor street right turn movement. All other movements are free flowing so they don’t encounter delay. Since driver expectations are different for various types of traffic control, there are different LOS criteria for unsignalized intersections versus signalized intersections. The LOS criteria for two-way stop control are shown in Table 4.

Level of Service	Delay Range (seconds/vehicle)
A	< 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: *Highway Capacity Manual 2010*

TABLE 4 - Level of Service Criteria for Unsignalized Intersections

The following comprises the background of the analysis:

- *HCS 2010 V6.9* was used to perform the analysis.
- A Peak Hour Factor (PHF) of 0.92 was applied to all movements.
- The existing lane arrangement was used in the analysis.
- A 3% heavy vehicle percentage was assumed for all movements.

The results are shown in Table 5. In the PM Peak, the Level of Service operates below LOS D for all cases. This is an expected result for the intersection of a high volume road with a low volume road that is not signalized. There is not a solution for this condition since traffic control will not be changed. There is an alternative to get to route US 33 EB and that is utilizing the US 33 & Hill-Diley interchange. If a motorist perceives the delay is too high to wait, they can adjust their route. The *HCS 2010* reports are in the Appendix.

Storage Length Analysis

Turn lane length analysis was performed for the northbound right turn movement at US 33 EB (there were no warranted turn lanes in this segment) to check the storage between US 33 & the proposed site access. The calculation was performed per Section 400 of the *ODOT L&D Manual*. The design speed was assumed to be 25 MPH which is the existing speed limit. The result showed that the existing lane would have vehicles stored to 100 feet. The storage length calculations are in the Appendix.

Intersection	Time	Year	Delay (Level of Service)			
			Main Street		Minor Street	
			Eastbound Left	Westbound Left	Northbound All	Southbound All
2661-High Street & US 33 EB	AM Peak	2018 'No Build' Traffic			14.4 (B)	
		2018 'Build' Traffic			14.9 (B)	
		2038 'No Build' Traffic			16.0 (C)	
		2038 'Build' Traffic			16.7 (C)	
	PM Peak	2018 'No Build' Traffic			49.8 (E)	
		2018 'Build' Traffic			124.2 (F)	
		2038 'No Build' Traffic			77.2 (F)	
		2038 'Build' Traffic			272.9 (F)	

Turning Stone Traffic Study - 5/2017

TABLE 6 - Unsignalized Capacity Summary - (2-Way-Stop, East-West Major Street)

CONCLUSIONS

2018 and 2038 'No Build' and 'Build' volumes were developed for use in turn lane warrant analyses, unsignalized capacity analyses, and storage length analyses. The following is a summary of the conclusions for each analysis condition.

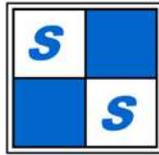
2018 & 2038 'No Build'

- US 33 EB & High Street
 - The impeded movements will operate below Level of Service (LOS) D. There is not a solution for this condition since traffic control will not be changed. There is an alternative to get to route US 33 EB and that is utilizing the US 33 & Hill-Diley interchange. If a motorist perceives the delay is too high to wait, they have the ability to adjust their route.

2018 & 2038 'Build'

- High Street & Prop. Site Access
 - A southbound right turn lane is not warranted.
 - A northbound left turn lane is not warranted.
 - There is approximately 175 feet of storage between the proposed access on High Street and US 33. Since a southbound right turn lane was not warranted, the only relevant storage consideration is for the northbound right turn movement at US 33. The storage for the northbound right was calculated to be 100 feet which can be stored within this spacing.
- US 33 EB & High Street
 - Same as 'No Build': The impeded movements will operate below Level of Service (LOS) D. There is not a solution for this condition since traffic control will not be changed. There is an alternative to get to route US 33 EB and that is utilizing the US 33 & Hill-Diley interchange. If a motorist perceives the delay is too high to wait, they can adjust their route.

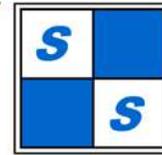
APPENDIX



SMART
SERVICES, INC.

Surveying ♦ Environmental ♦ Traffic ♦ CA/CM

An Ohio DBE/EDGE Certified Firm



February 6, 2017

Mr. Lucas Haire
City of Canal Winchester
36 S. High St.
Canal Winchester, OH 43110

Re: US 33 & High Street SW Quadrant Traffic Study
City of Canal Winchester, Franklin County, Ohio

Please consider this letter as a Memo of Understanding (MOU) for a traffic study for the subject development. The site is located in the City of Canal Winchester in the southwest quadrant of the intersection of US 33 & High Street. The site is proposed to be developed with approximately 76 single family lots and 1.75 acres of commercial land use. There is a single access proposed on the west side of High Street south of US 33. The permitting agency for the access is the City of Canal Winchester and they are requiring a traffic study for the site.

The scope of the study is based upon an initial conversation with the City of Canal Winchester on January 25, 2017. The following is Smart Services' understanding of the scope which includes some follow up information:

- The study area is the site access on High Street and the partial intersection of US 33 & High Street.
- The time of analysis will be the weekday AM Peak hour (one hour between 7 and 9 AM) and the PM Peak hour (one hour between 4 and 6 PM).
- A new peak hour (7-9 AM and 4-6 PM) turning movement count will be taken at the intersection of US 33 EB & High Street. (US 33 WB & Bowen Road will not be counted since it has no direct interaction with the site traffic.)
- Trip Generation - Site traffic will be computed using *Trip Generation Manual, 9th Edition* published by ITE.
- Design Year Traffic Development – Canal Winchester requires a 20-year design horizon. Opening Day will be assumed to be 2018. Therefore, the design year is 2038. Smart Services will attempt to obtain annual growth rates from the Mid-Ohio Regional Planning Commission (MORPC). This request cannot be made until after the traffic counts are complete and it typically takes 2-4 weeks for MORPC to provide the growth rates. Therefore, we may have to discuss with the City if assumptions can be used for growth rates in order to meet the mid-February completion schedule.
- Analyses
 - Turn lane warrants will be analyzed at the site access on High Street.
 - The length of any warranted turn lanes will be calculated.
 - Access spacing from a traffic demand perspective will be discussed.
 - An unsignalized capacity analysis will be performed at the US 33 & High Street Intersection.

A report will be produced that includes the data and provides the conclusions as well as the methods and analyses used.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed. Thank you for your attention to this.

Sincerely,
SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail

cc: M. Peoples – City of Canal Winchester
J. Wilcox – Wilcox Communities

City of Canal Winchester

Approved: _____ Date: _____



Smart Services, Inc.

88 W. Church Street
Newark, OH 43055
(740) 345-4700

File Name : US 33 EB & High Street
Site Code : 380565
Start Date : 1/31/2017
Page No : 1

Groups Printed- Cars - Trucks

Start Time	High Street Northbound			US 33 Eastbound			App. Total	Thru	Right	App. Total	Int. Total
	Right	App. Total	Thru	Right	App. Total	Int. Total					
07:00 AM	6	6	238	21	259	265					
07:15 AM	4	4	283	18	301	305					
07:30 AM	5	5	337	12	349	354					
07:45 AM	11	11	299	24	323	334					
Total	26	26	1157	75	1232	1258					
08:00 AM	6	6	264	12	276	282					
08:15 AM	7	7	252	25	277	284					
08:30 AM	8	8	232	17	249	257					
08:45 AM	7	7	247	19	266	273					
Total	28	28	995	73	1068	1096					
04:00 PM	5	5	694	63	757	762					
04:15 PM	7	7	732	58	790	797					
04:30 PM	9	9	715	69	784	793					
04:45 PM	2	2	713	60	773	775					
Total	23	23	2854	250	3104	3127					
05:00 PM	5	5	687	64	751	756					
05:15 PM	2	2	737	72	809	811					
05:30 PM	2	2	667	65	732	734					
05:45 PM	3	3	620	65	685	688					
Total	12	12	2711	266	2977	2989					
Grand Total	89	89	7717	664	8381	8470					
Approch %	100		92.1	7.9							
Total %	1.1	1.1	91.1	7.8	98.9						
Cars	86	86	7318	653	7971	8057					
% Cars	96.6	96.6	94.8	98.3	95.1	95.1					
Trucks	3	3	399	11	410	413					
% Trucks	3.4	3.4	5.2	1.7	4.9	4.9					

Smart Services, Inc.

88 W. Church Street
Newark, OH 43055
(740) 345-4700

File Name : US 33 EB & High Street
Site Code : 380565
Start Date : 1/31/2017
Page No : 2

Start Time	High Street Northbound		US 33 Eastbound		App. Total	Thru	Right	App. Total	Int. Total
	Right	App. Total	Right	App. Total					
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1									
Peak Hour for Entire Intersection Begins at 07:15 AM									
07:15 AM	4		18		4	283		301	305
07:30 AM	5	5	12		5	337		349	354
07:45 AM	11	11	24		11	299		323	334
08:00 AM	6	6	12		6	264		276	282
Total Volume	26	26	66		26	1183		1249	1275
% App. Total PHF	100	.591	5.3		.591	94.7	.688	.895	.900
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1									
Peak Hour for Entire Intersection Begins at 04:30 PM									
04:30 PM	9		69		9	715		784	793
04:45 PM	2	2	60		2	713		773	775
05:00 PM	5	5	64		5	687		751	756
05:15 PM	2	2	72		2	737		809	811
Total Volume	18	18	265		18	2852		3117	3135
% App. Total PHF	100	.500	8.5		.500	91.5	.920	.963	.966

From: [Hwashik Jang](#)
To: [Todd Stanhope](#)
Cc: [Nick Gill](#); [Dan Blechschmidt](#); "[Lucas Haire](#)"; [Jonathan Wilcox](#); [Zhuojun Jiang](#)
Subject: RE: US 33 EB and High Street Growth Rate Request
Date: Friday, February 24, 2017 1:23:57 PM

Todd,

We have completed processing growth rates at the intersection of US33 EB & High St. Please use a linear annual growth rate as summarized in the following table below.

<u>Location</u>	<u>Linear Annual Growth Rate</u>
US 33 EB e/o High St	0.70%
US 33 EB w/o High St	0.70%
High St s/o US 33 EB	0.60%

Note: This is planning level analysis based on MORPC regional travel demand model.

If you have any other questions, please let me know.

Thanks,

Hwashik

Hwashik Jang | hjang@morpc.org | MORPC
Tel 614.233.4145 | Fax 614.233.4245

From: Todd Stanhope [mailto:tstanhope@smartservices-inc.com]
Sent: Tuesday, February 07, 2017 2:56 PM
To: Zhuojun Jiang <zjiang@morpc.org>
Cc: Hwashik Jang <hjang@morpc.org>; Nick Gill <ngill@morpc.org>; Dan Blechschmidt <drblechschmidt@columbus.gov>; 'Lucas Haire' <lhaire@canalwinchesterohio.gov>; Jonathan Wilcox <jonathan@wilcoxcommunities.com>
Subject: US 33 EB and High Street Growth Rate Request

Zhuojun

We are performing a traffic study for a site in the City of Canal Winchester that has proposed access on High Street south of US 33. Please provide a growth rates for US 33 EB and High Street south of US 33. Below is MORPC's requested information about the study.

1. Traffic Data upon which you would be applying these growth rates (preferably 24 hour counts). **As part of the project, a peak hour turning movement count was taken at the intersection of US 33 EB and High Street. The count report is attached.**

2. Open Year & Design Year, for this study: **2018 and 2038**
3. Roadway network assumptions: Any roadway assumptions/changes in the vicinity, such as change in number of lanes or roadway alignments, etc: **None anticipated.**
4. Land use assumptions: General info on proposed site location & development, such as: site map, Trip Generation (excel file, preferably). **The subject site is located in the southwest quadrant of the intersection of US 33 & High Street. Trip generation for the 76 single family units and 1.75 acres of commercial land use will be calculated as part of the study and is not available at this time.**
5. Project Review Contact Person: **Lucas Haire of the City of Canal Winchester is the contact for the study. His e-mail address is in the cc: line.**

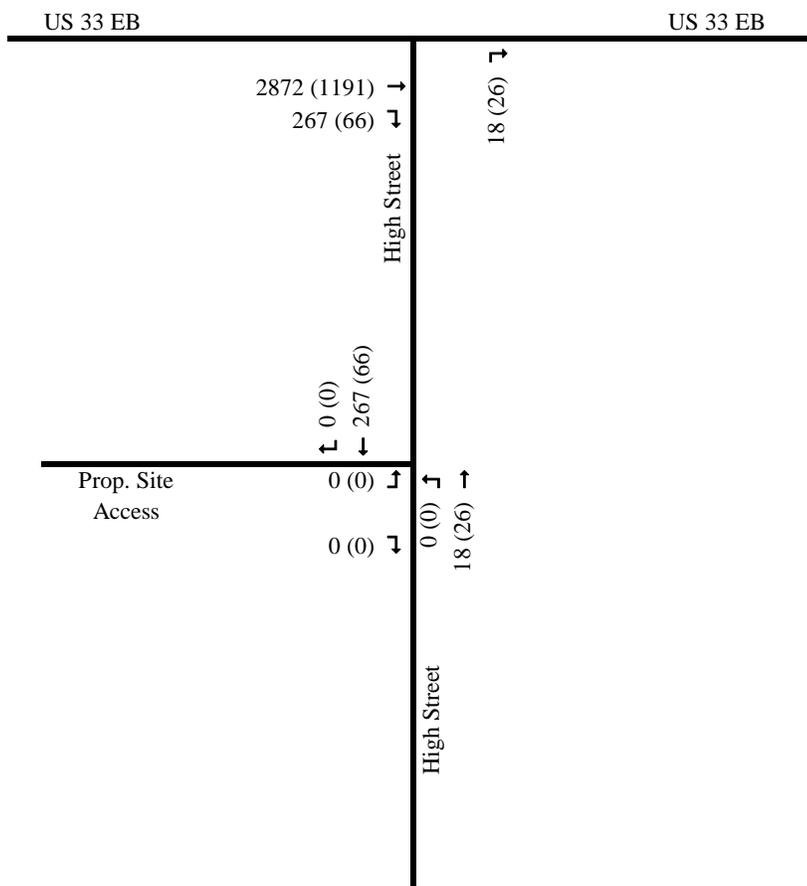
Thank you!

Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

-
Smart Services, Inc. (Columbus Office)

A DBE / EDGE Certified Business

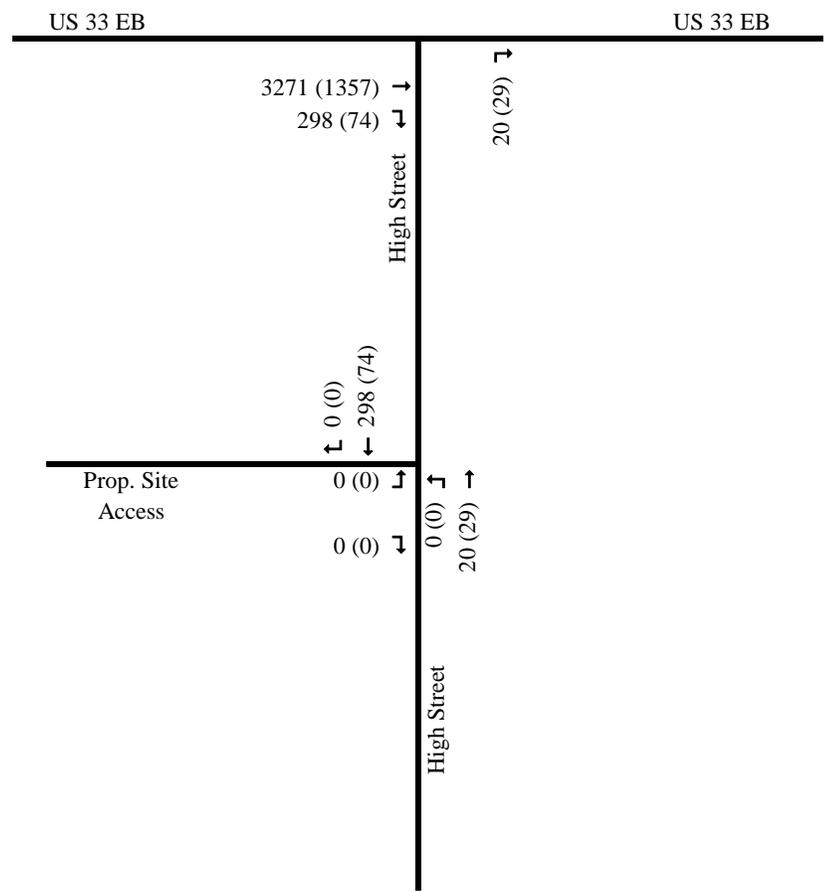
1900 Crown Park Court, Suite E
Columbus, Ohio 43235
Ph: 614-914-5543
www.SmartServices-Inc.com



LEGEND	
222	- PM PEAK Hour Turning Movement
(222)	- AM PEAK Hour Turning Movement

**TURNING STONE
TRAFFIC STUDY**
PREPARED BY:  5/2017

APPENDIX FIGURE
2018 'NO BUILD' TRAFFIC



LEGEND	
222	- PM PEAK Hour Turning Movement
(222)	- AM PEAK Hour Turning Movement

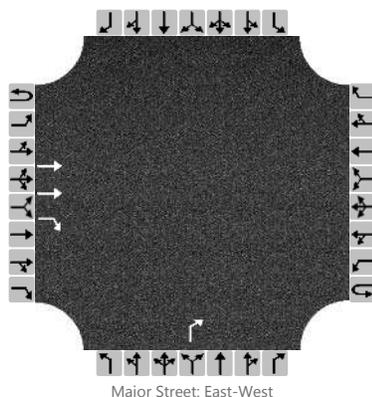
**TURNING STONE
TRAFFIC STUDY**
PREPARED BY:  5/2017

APPENDIX FIGURE
2038 'NO BUILD' TRAFFIC

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	3/13/2017	East/West Street	US 33 EB
Analysis Year	2018	North/South Street	High Street
Time Analyzed	2018 No Build - AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			1191	66								26				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

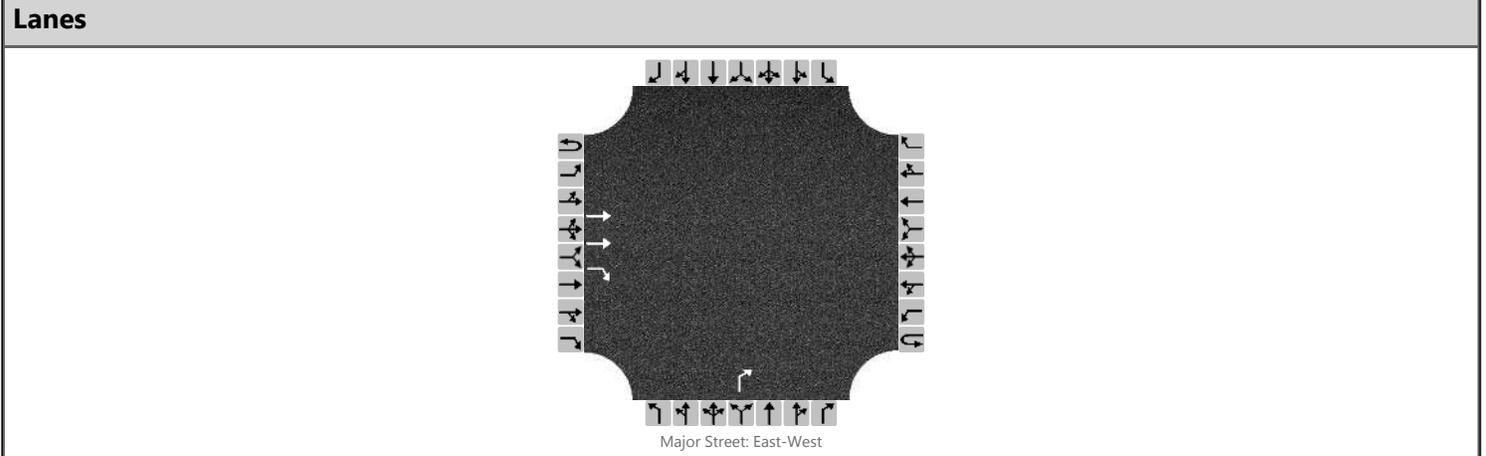
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												28				
Capacity, c (veh/h)												411				
v/c Ratio												0.07				
95% Queue Length, Q ₉₅ (veh)												0.2				
Control Delay (s/veh)												14.4				
Level of Service, LOS												B				
Approach Delay (s/veh)									14.4							
Approach LOS									B							

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	3/13/2017	East/West Street	US 33 EB
Analysis Year	2018	North/South Street	High Street
Time Analyzed	2018 No Build - PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			2872	267								18				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.96
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

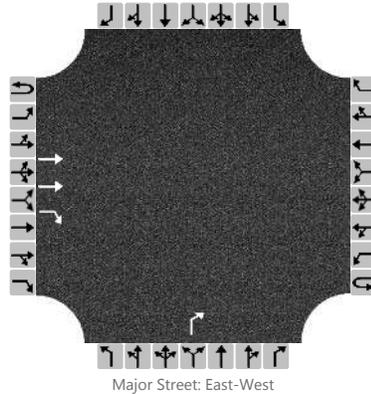
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	20
Capacity, c (veh/h)																	100
v/c Ratio																	0.20
95% Queue Length, Q ₉₅ (veh)																	0.7
Control Delay (s/veh)																	49.8
Level of Service, LOS																	E
Approach Delay (s/veh)									49.8								
Approach LOS									E								

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	5/1/2017	East/West Street	US 33 EB
Analysis Year	2018	North/South Street	High Street
Time Analyzed	2018 Build - AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			1191	90								44				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.96
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

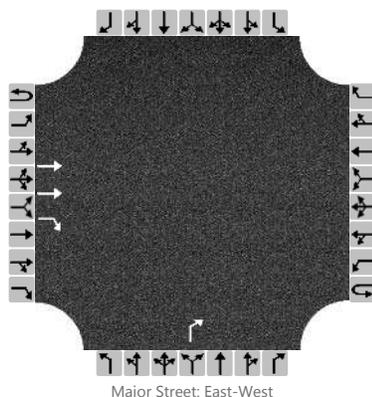
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	48
Capacity, c (veh/h)																	411
v/c Ratio																	0.12
95% Queue Length, Q ₉₅ (veh)																	0.4
Control Delay (s/veh)																	14.9
Level of Service, LOS																	B
Approach Delay (s/veh)									14.9								
Approach LOS									B								

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	5/1/2017	East/West Street	US 33 EB
Analysis Year	2018	North/South Street	High Street
Time Analyzed	2018 Build - PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			2842	360								79				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

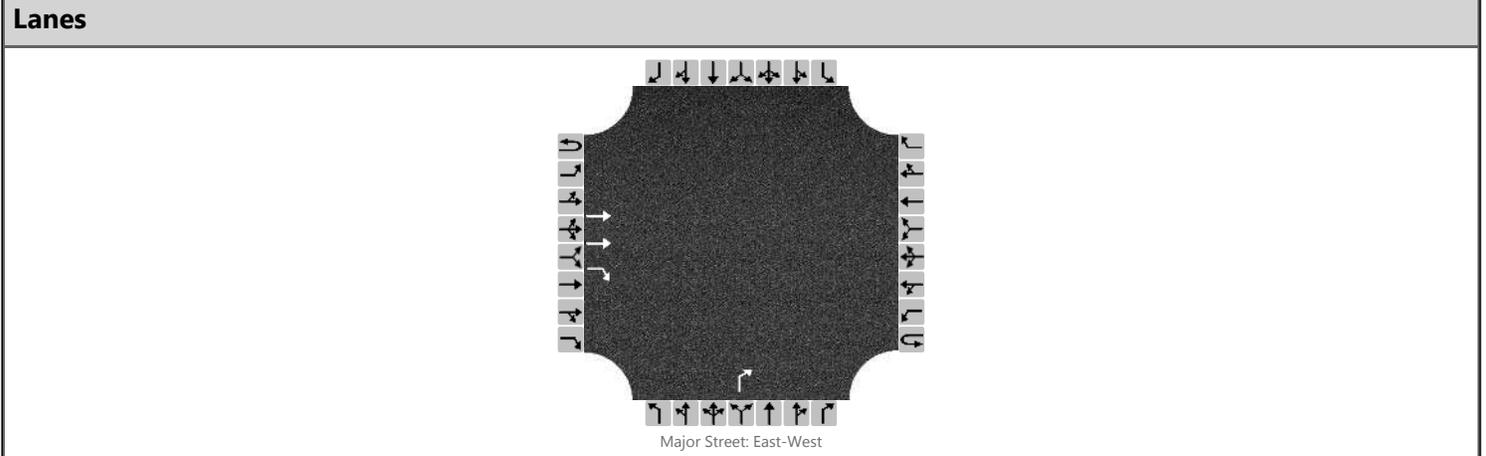
Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.96
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	86
Capacity, c (veh/h)																	103
v/c Ratio																	0.84
95% Queue Length, Q ₉₅ (veh)																	4.7
Control Delay (s/veh)																	124.2
Level of Service, LOS																	F
Approach Delay (s/veh)									124.2								
Approach LOS									F								

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	3/13/2017	East/West Street	US 33 EB
Analysis Year	2038	North/South Street	High Street
Time Analyzed	2038 No Build - AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			1357	74								29				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

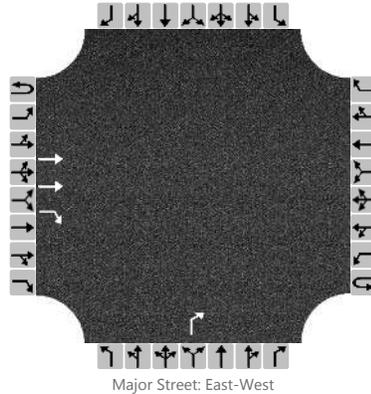
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												32				
Capacity, c (veh/h)												358				
v/c Ratio												0.09				
95% Queue Length, Q ₉₅ (veh)												0.3				
Control Delay (s/veh)												16.0				
Level of Service, LOS												C				
Approach Delay (s/veh)									16.0							
Approach LOS									C							

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	3/13/2017	East/West Street	US 33 EB
Analysis Year	2038	North/South Street	High Street
Time Analyzed	2038 No Build - PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			3271	298								20				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	6.9
Critical Headway (sec)																	6.96
Base Follow-Up Headway (sec)																	3.3
Follow-Up Headway (sec)																	3.33

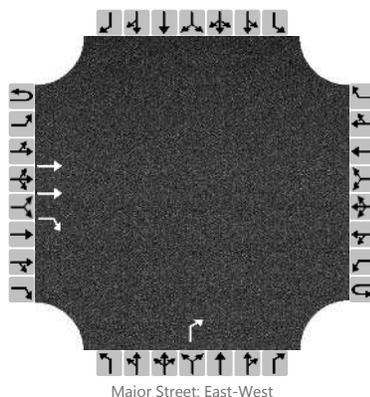
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	22
Capacity, c (veh/h)																	71
v/c Ratio																	0.31
95% Queue Length, Q ₉₅ (veh)																	1.1
Control Delay (s/veh)																	77.2
Level of Service, LOS																	F
Approach Delay (s/veh)									77.2								
Approach LOS									F								

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	5/1/2017	East/West Street	US 33 EB
Analysis Year	2038	North/South Street	High Street
Time Analyzed	2038 Build - AM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			1357	98								47				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

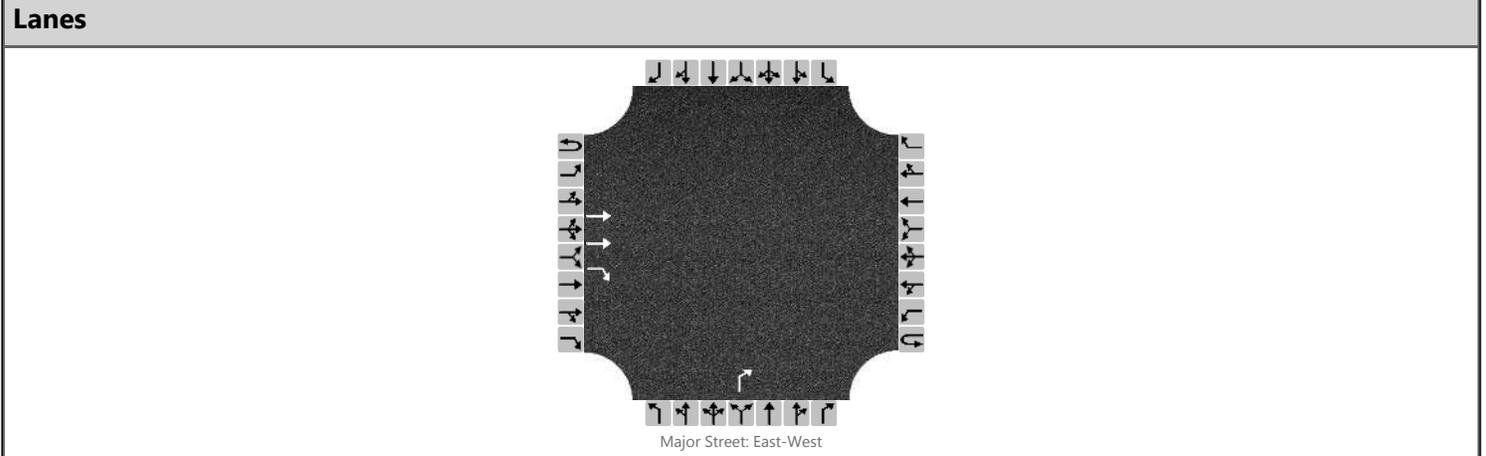
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												51				
Capacity, c (veh/h)												358				
v/c Ratio												0.14				
95% Queue Length, Q ₉₅ (veh)												0.5				
Control Delay (s/veh)												16.7				
Level of Service, LOS												C				
Approach Delay (s/veh)									16.7							
Approach LOS									C							

HCS 2010 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TJS	Intersection	US 33 EB & High Street
Agency/Co.	Smart Services, Inc.	Jurisdiction	City of Canal Winchester
Date Performed	5/1/2017	East/West Street	US 33 EB
Analysis Year	2038	North/South Street	High Street
Time Analyzed	2038 Build - PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	US 33 & High Street SW Quadrant		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	2	1	0	0	0	0		0	0	1		0	0	0
Configuration			T	R								R				
Volume, V (veh/h)			3241	391								81				
Percent Heavy Vehicles (%)												3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												88				
Capacity, c (veh/h)												73				
v/c Ratio												1.21				
95% Queue Length, Q ₉₅ (veh)												6.8				
Control Delay (s/veh)												272.9				
Level of Service, LOS												F				
Approach Delay (s/veh)									272.9							
Approach LOS									F							

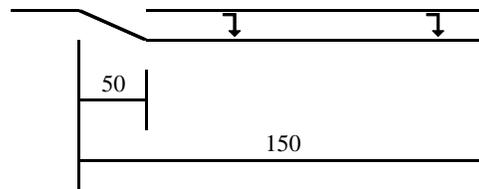
(5) HIGH STREET & US 33 EB - NB RT - 2018 'BUILD'

Critical Analysis Period: PM Peak

Type = Unsignalized Stopped Crossroad
Speed = 25 MPH
Cycle Length = 60 seconds
Turning Volume = 79 VPH
of Turning Lanes = 1
Advancing Volume = 79 VPH
Turning % (>10% HIGH) = 100.0% HIGH
Design Condition = A
Vehicles per Cycle = 1.32
Storage Length (Calc) = 100 feet

Storage Length (Adj) = 100 feet
Deceleration/Div. Taper = 50 feet
Turn Lane Length = 150 feet

Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.



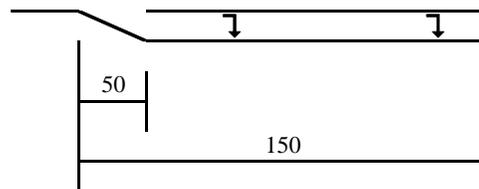
(6) HIGH STREET & US 33 EB - NB RT - 2038 'BUILD'

Critical Analysis Period: PM Peak

Type = Unsignalized Stopped Crossroad
Speed = 25 MPH
Cycle Length = 60 seconds
Turning Volume = 81 VPH
of Turning Lanes = 1
Advancing Volume = 81 VPH
Turning % (>10% HIGH) = 100.0% HIGH
Design Condition = A
Vehicles per Cycle = 1.35
Storage Length (Calc) = 100 feet

Storage Length (Adj) = 100 feet
Deceleration/Div. Taper = 50 feet
Turn Lane Length = 150 feet

Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.



**TURNING STONE
TRAFFIC STUDY**

PREPARED BY:  5/2017

APPENDIX

RIGHT TURN LANE CALCULATIONS

Appendix D- Capacity Letter



April 11, 2017

Brian Burkhart
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Rd., Suite 250
Worthington, OH 43085

Dear Mr. Burkhart:

This letter is in reference to the water and sanitary sewer services for the preliminary Turning Stone mixed use development. The City of Canal Winchester owns and operates water and sanitary sewer facilities and feels confident that there is sufficient capacity in the systems to fully serve the proposed development.

Should you have any questions please feel free to contact me at 614-834-5111 or mpeoples@canalwinchesterohio.gov.

Sincerely,

A handwritten signature in blue ink that reads "Matthew C. Peoples".

Matthew C. Peoples
Director of Public Service

Appendix E- Evidence of Control

Grand Communities, Ltd.
Mr. Jason M. Wisniewski
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018

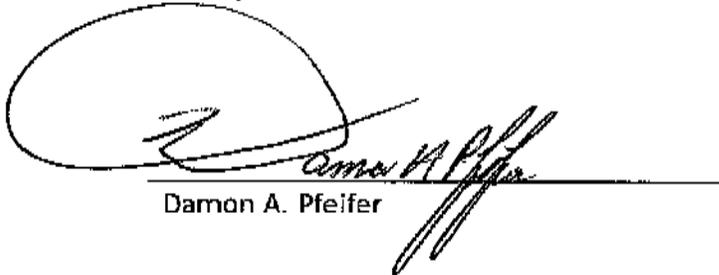
April 12, 2017

Re: High & 33 (Turning Stone)

Dear Jason,

I understand that under Chapter 1173.04 (G) of Canal Winchester's Planning and Zoning Code, Grand Communities, Ltd. is required to provide evidence that it has sufficient control over the Pfeifer property consisting of approximately 17.57 +/- acres, more or less, containing seven (7) parcels (184-002764-00, 184-000748-00, 184-000749-00, 184-000739-00, 184-000738-00, 184-000747-00, 184-001616-00) in Canal Winchester, Franklin County, Ohio to proceed with Preliminary Plan approvals. Pursuant to the agreements between the owner of the Pfeifer property, Wilcox Investment Group, LLC, and Grand Communities, Ltd., please take this letter as evidence that Grand Communities, Ltd. has sufficient control and can proceed with its application for rezoning, and development plan/text approvals.

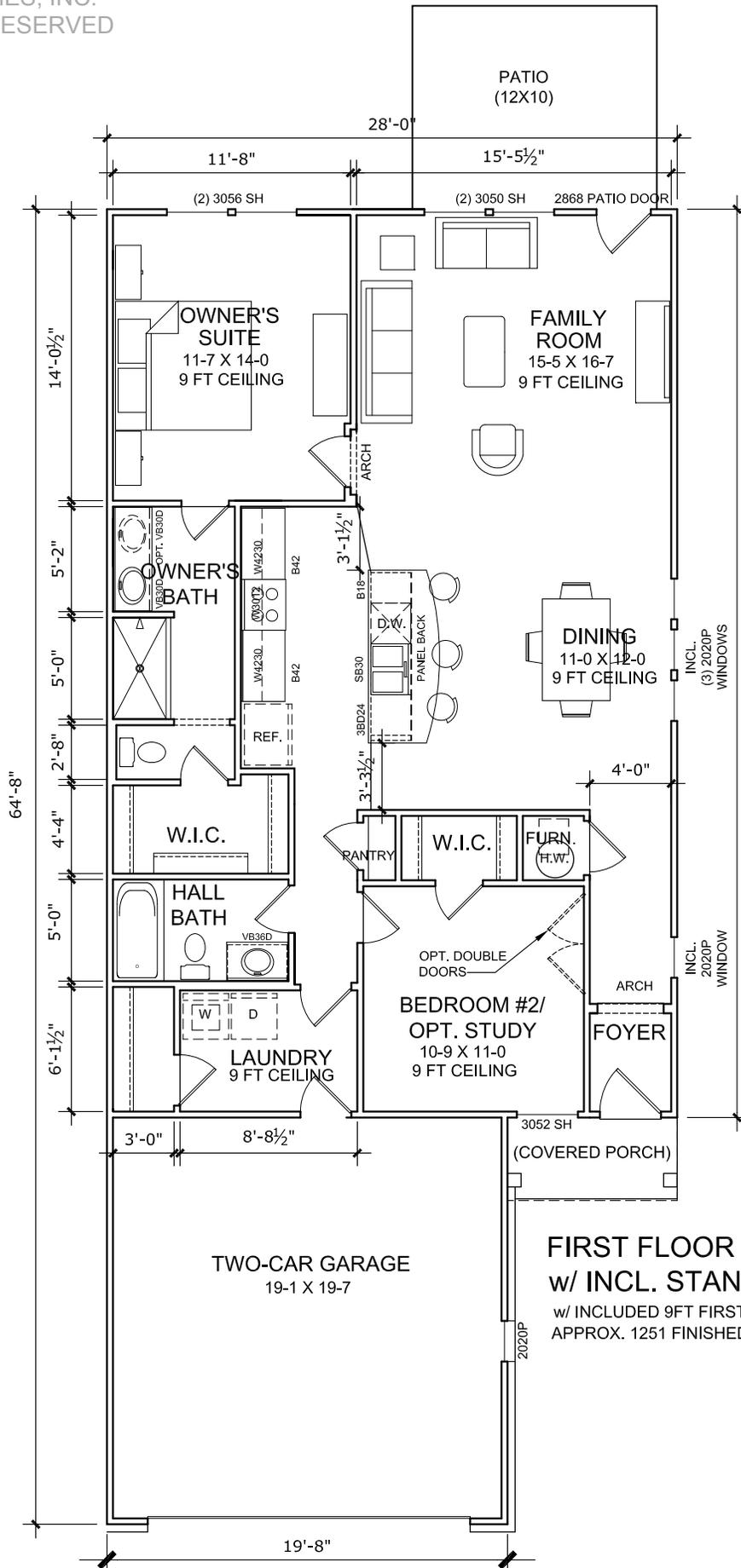
Thank you.



Damon A. Pfeifer

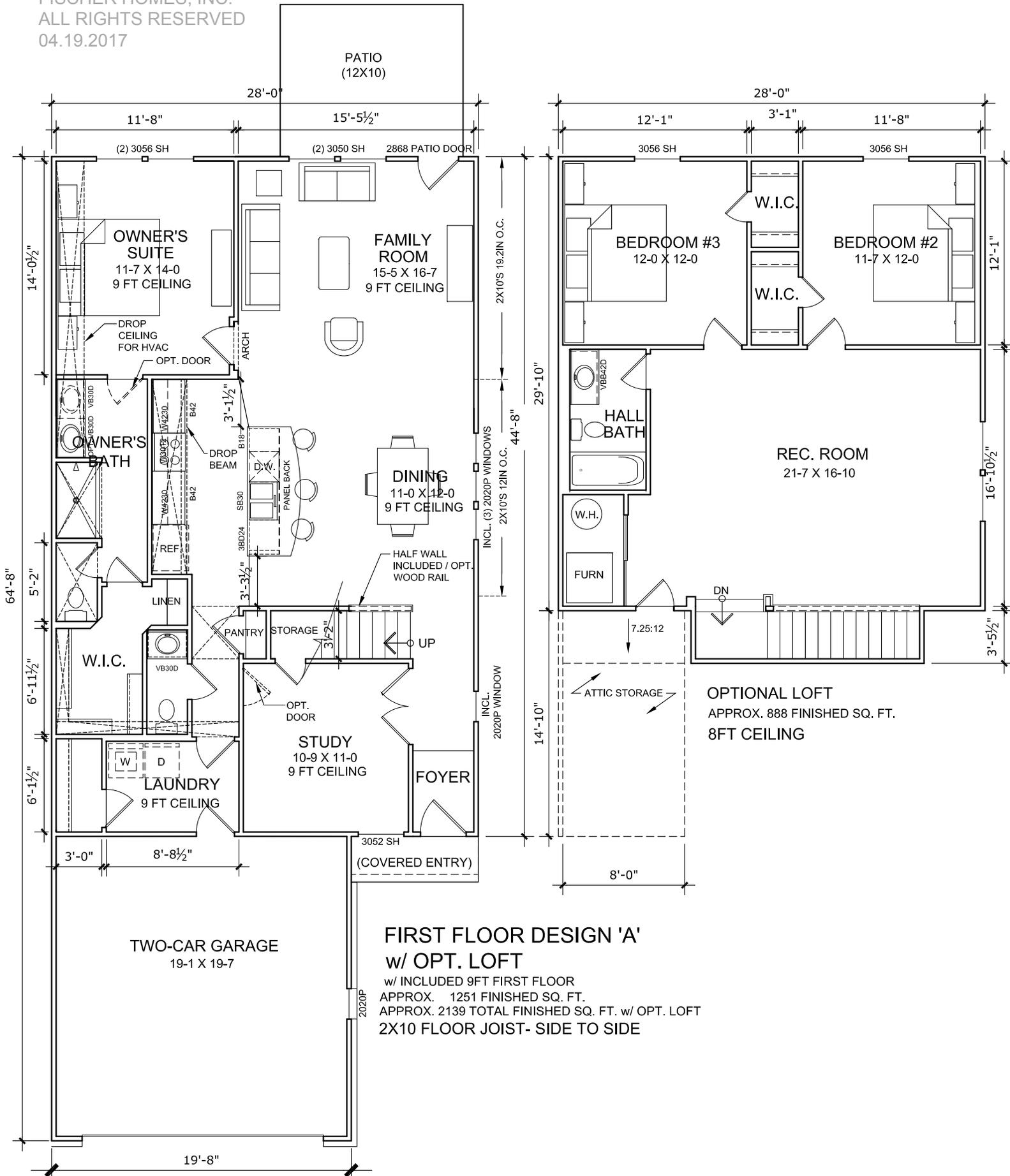
4-12-17
Date

Appendix F- Duplex Design Study



FIRST FLOOR DESIGN 'A'
w/ INCL. STANDARD PLAN

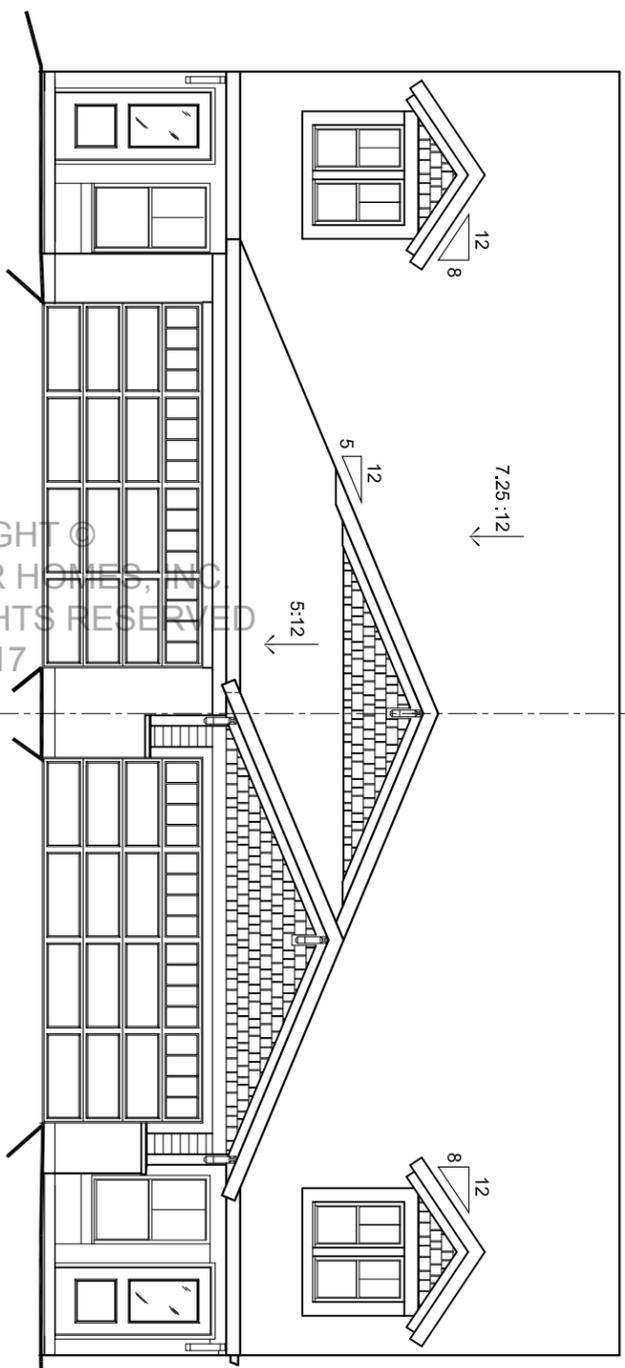
w/ INCLUDED 9FT FIRST FLOOR
 APPROX. 1251 FINISHED SQ. FT.



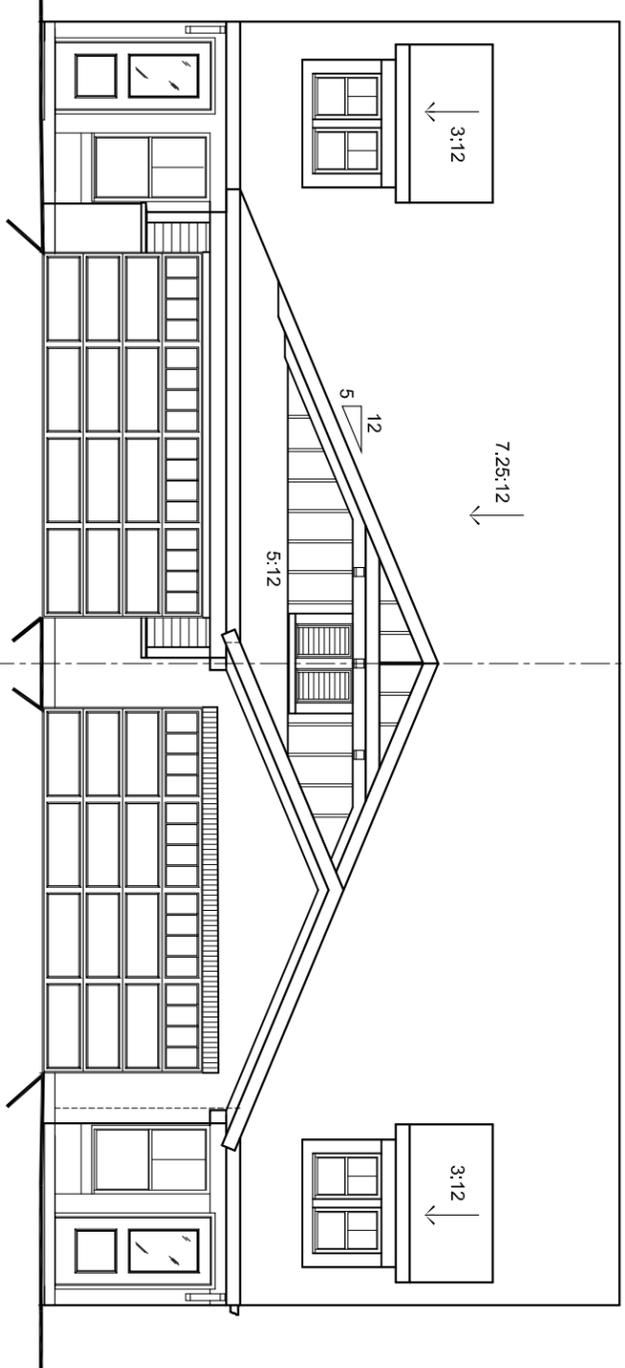
FIRST FLOOR DESIGN 'A'
w/ OPT. LOFT
 w/ INCLUDED 9FT FIRST FLOOR
 APPROX. 1251 FINISHED SQ. FT.
 APPROX. 2139 TOTAL FINISHED SQ. FT. w/ OPT. LOFT
 2X10 FLOOR JOIST- SIDE TO SIDE

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04.19.2017

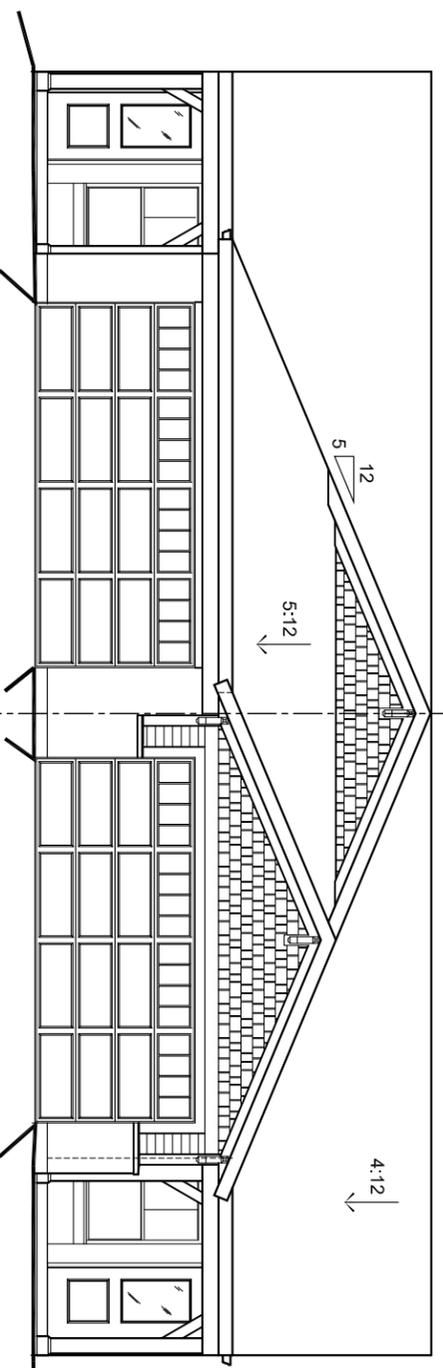
EXTERIOR DESIGN 'A'
W/ OPT. LOFT
(5:12 CROSS GABLES)



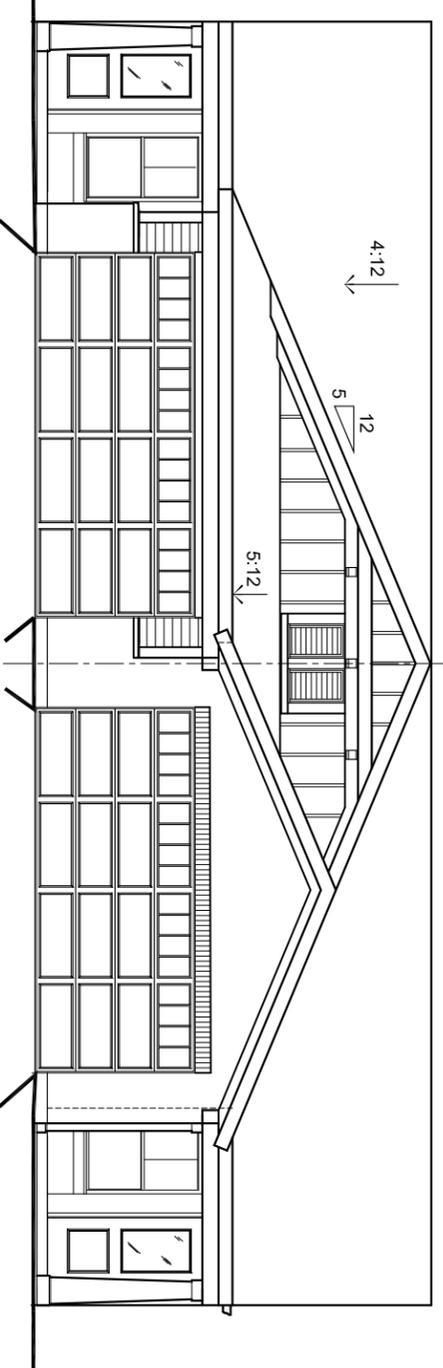
EXTERIOR DESIGN 'B'
W/ OPT. LOFT
(5:12 CROSS GABLES)



EXTERIOR DESIGN 'A'

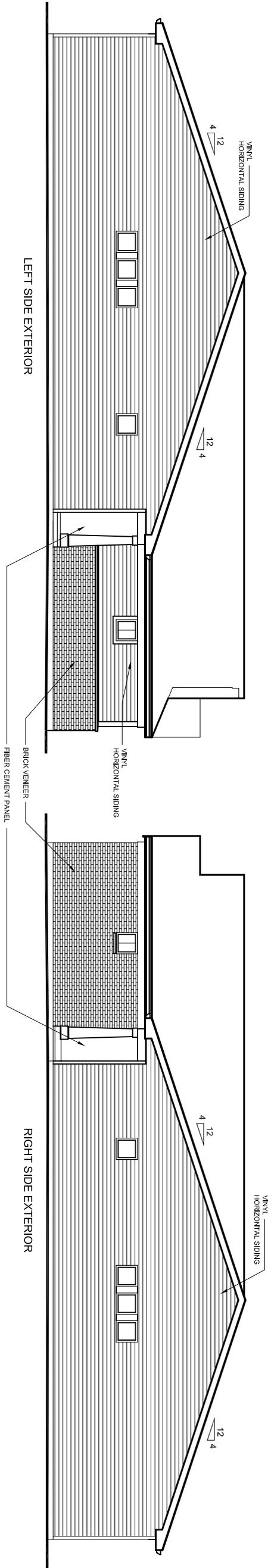
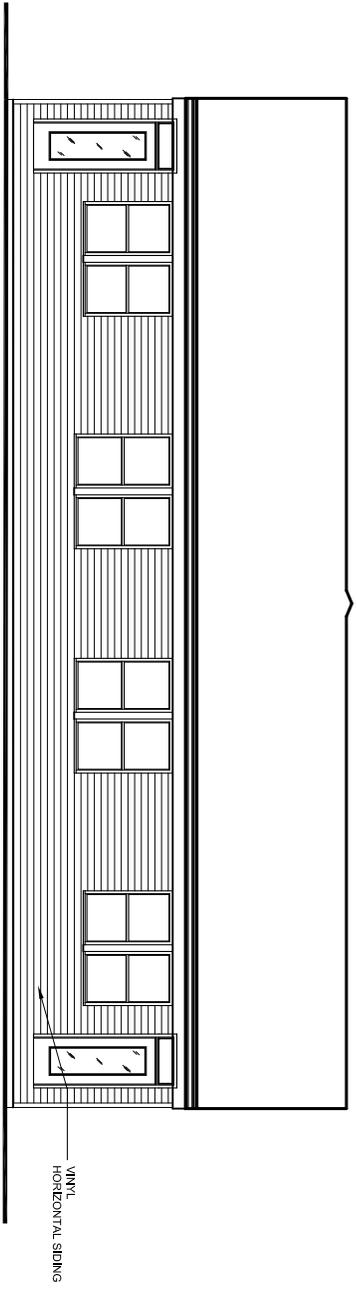


EXTERIOR DESIGN 'B'

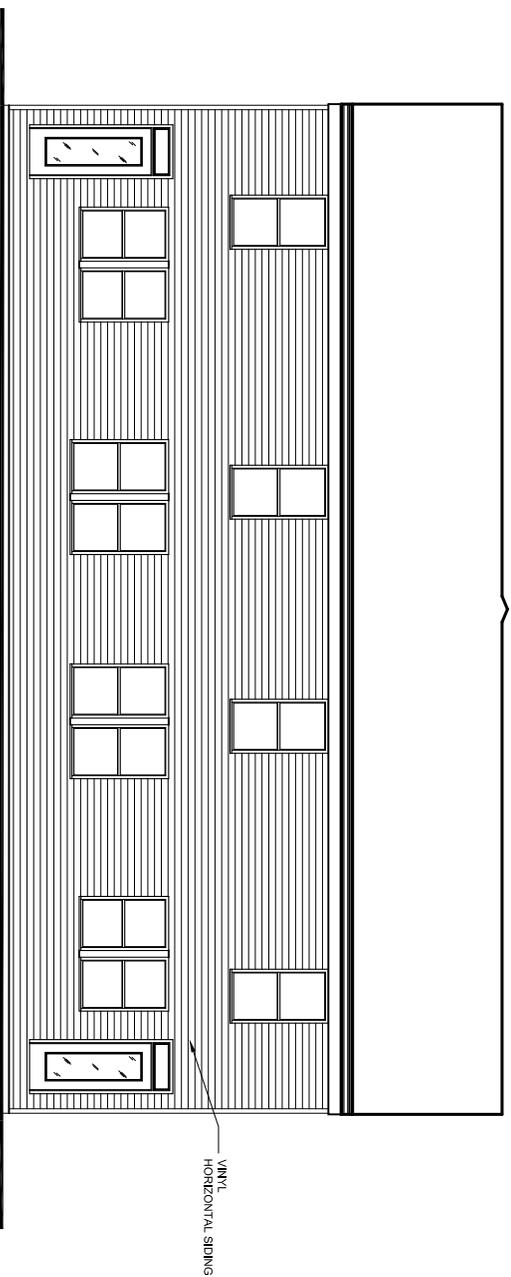


Appendix G- Duplex Elevations

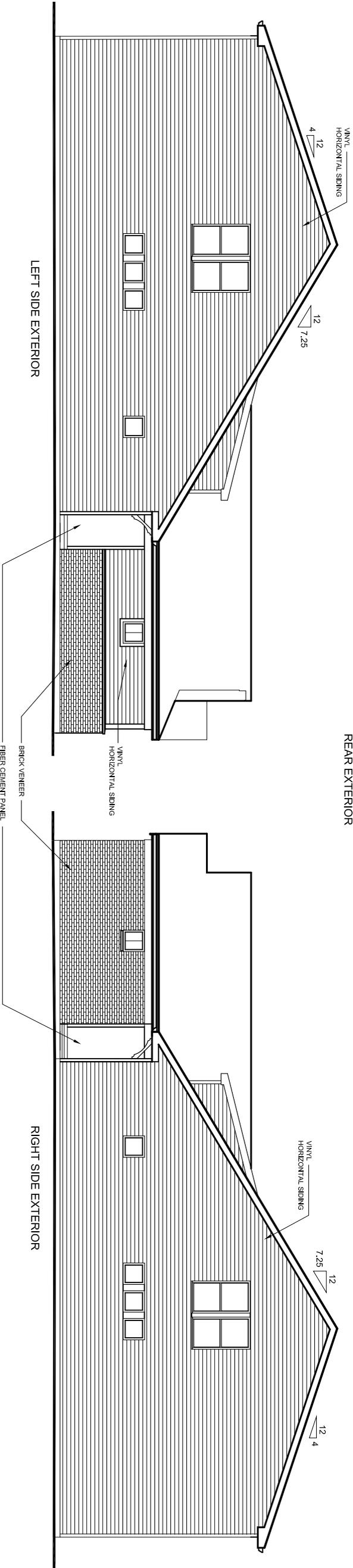
TYPICAL SIDE AND REAR ELEVATIONS



TYPICAL SIDE AND REAR ELEVATIONS w/ OPTIONAL LOFT



REAR EXTERIOR



LEFT SIDE EXTERIOR

RIGHT SIDE EXTERIOR

Andrew Moore

From: Hillary Laffin <hlaffin@fischerhomes.com>
Sent: Wednesday, June 28, 2017 10:01 AM
To: Lucas Haire; Andrew Moore
Cc: Jason Wisniewski
Subject: [EXTERNAL] Turning Stone Architecture
Attachments: Turning Stone-Front Facades- 17-06-28.pdf

Good Morning Lucas and Andrew,

Our exterior front facades for Turning Stone have been finalized and can be found attached to this email.

We were able to use the original two exteriors (Exterior Design 'A' and 'B') as starting points, and through the use of material variations, were able to come up with six facades. Each of these facades has the option of being built into a loft unit.

Please note on the plan the various letters:

- A. This material and color is subject to change.
- B. Siding color is subject to change.
- C. Door color is subject to change.

There will be a few different color schemes offered throughout the neighborhood to minimize monotony. Additionally, No two identical facades or color schemes will be placed next to each other in the development.

If available, we would like to discuss with you these new facades and confirm that these meet the expectations you have set. Please let us know when you are available.

Thanks,

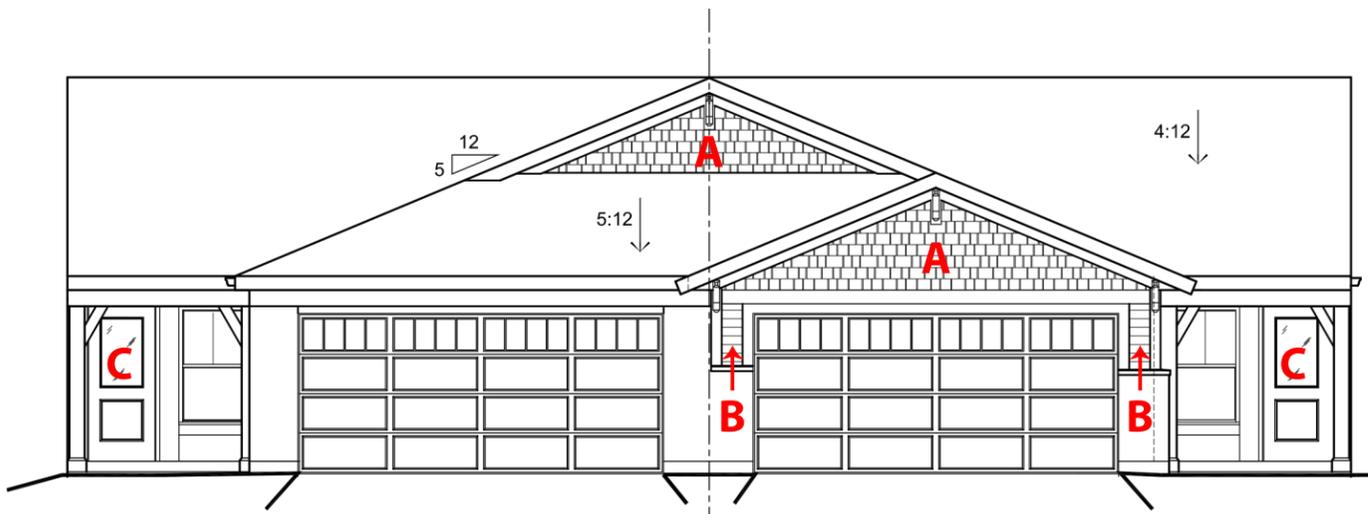
Hillary Laffin
Project Planner

Grand Communities, LTD.
Fischer Development Company

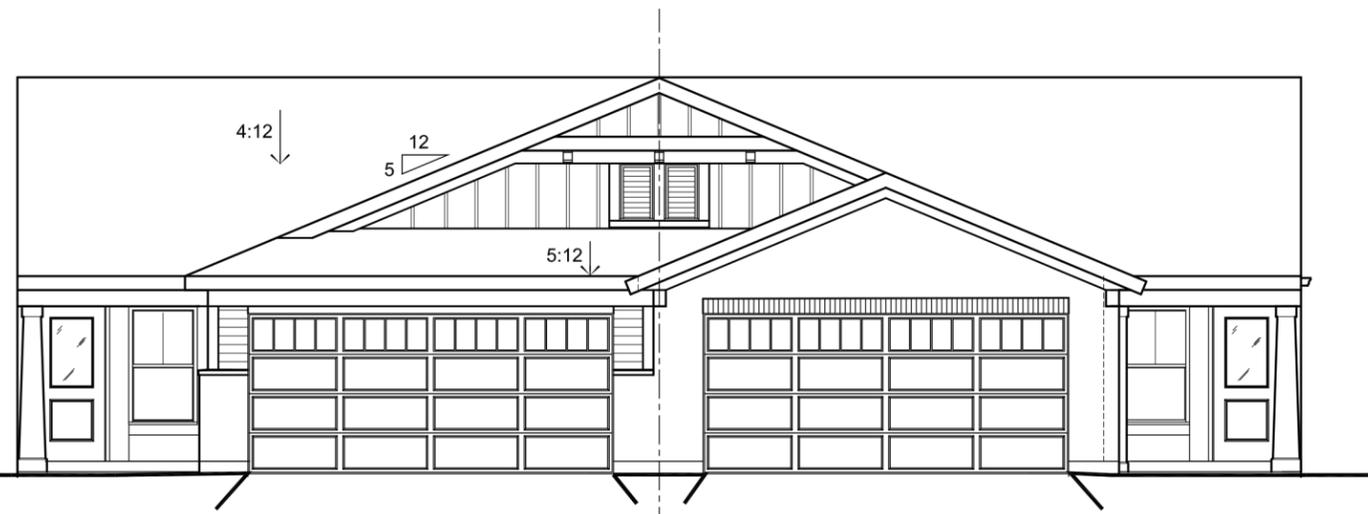
3940 Olympic Blvd. Suite 100
Erlanger, KY 41018
Office: 859.344.
7261
Cell: 513.827.0008

This message and any attachments are for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

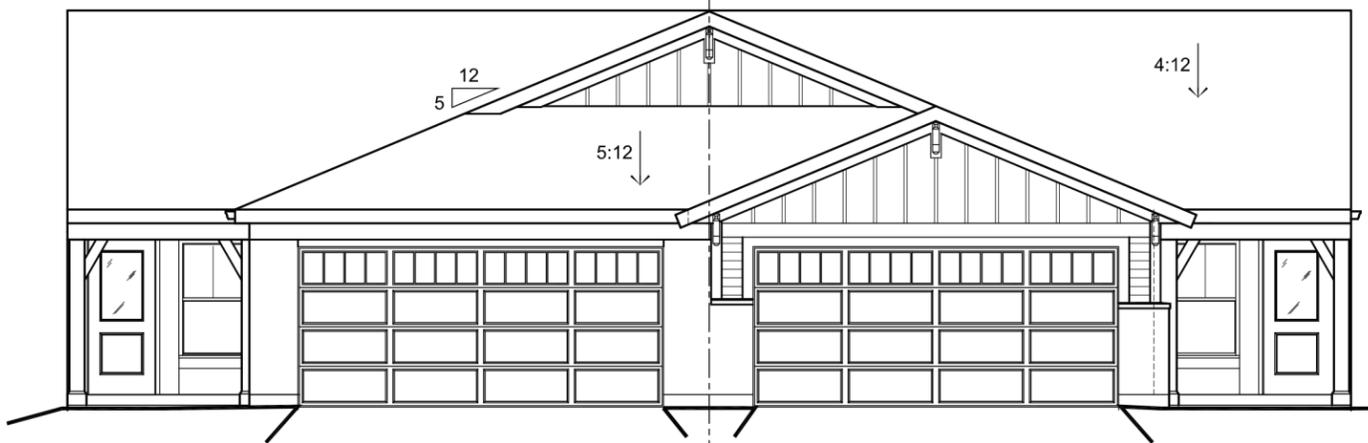
[This message is from an EXTERNAL SOURCE. Use caution when opening links or attachments.]



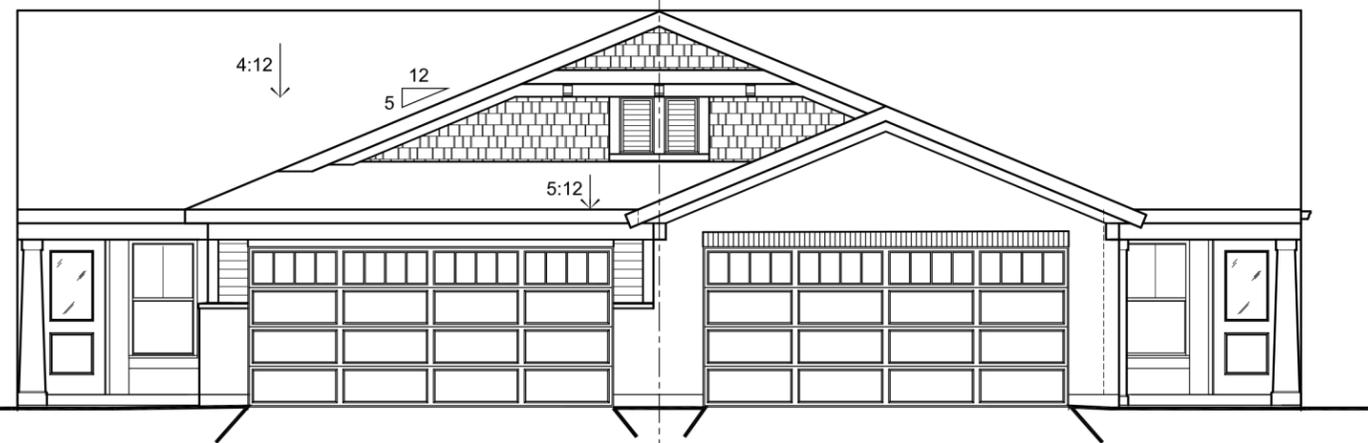
EXTERIOR DESIGN 'A'



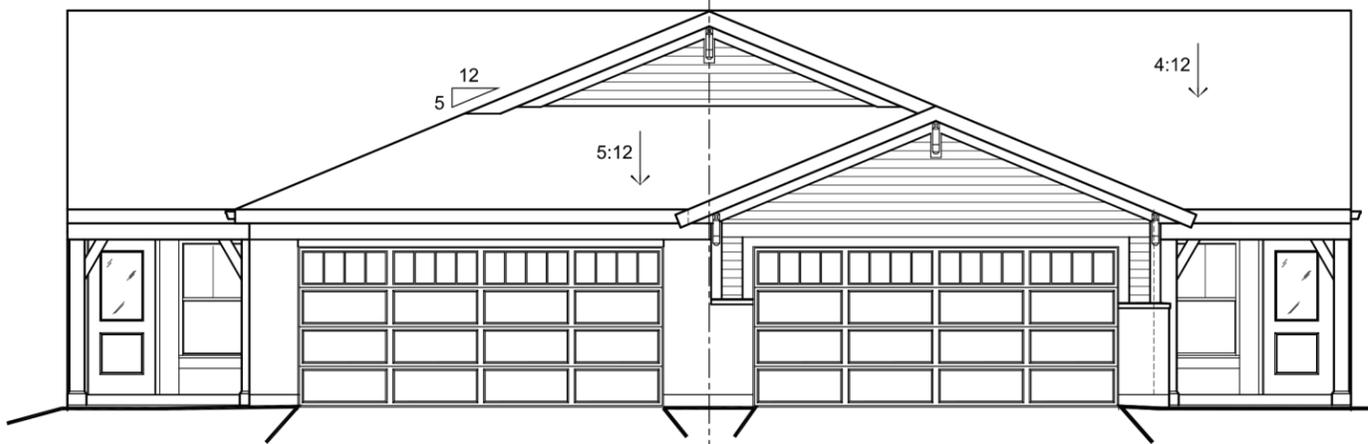
EXTERIOR DESIGN 'B'



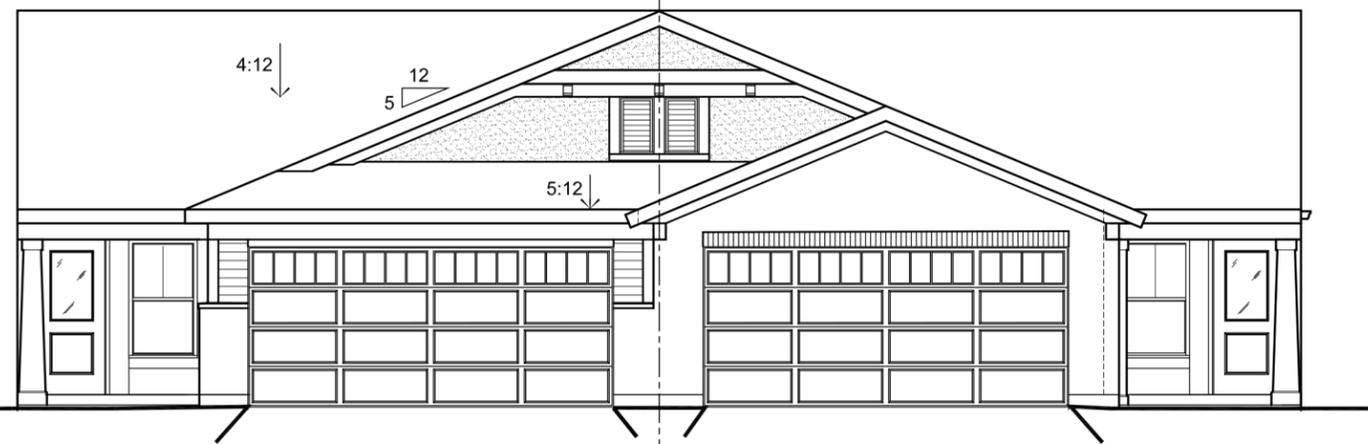
EXTERIOR DESIGN 'C'



EXTERIOR DESIGN 'D'



EXTERIOR DESIGN 'E'



EXTERIOR DESIGN 'F'



Mayors Report

September 5th 2017

Retirement:

After 27 years of service to the Village/City of Canal Winchester, Archie McDole retired on August 31st. Archie was one of the most publicly recognized employees within the city. With all of his years of building and grounds maintenance Archie made contact with hundreds of people including residents and city employees while making his daily rounds. Archie will be missed by his fellow employees, residents and downtown business people. Good Luck Archie!

McGill Park:

Amanda Jackson and I met with two separate companies who could assist us with funding opportunities with the park amenities. Amongst those possibilities could be, sponsorships of structures, equipment, fields and trails and much more. Additionally they can write or provide us with a comprehensive list of grant funding opportunities for all components of the park. We are in the process of reviewing each of their proposals. To make this all work, we must come have an inventory of park components with cost projections. While the Parks Planning Commission will be of help with what those might be, we are in the processing generating this inventory.

Community Shelter Board:

I had the opportunity to meet with Michelle Heritage, Executive Director of the Community Shelter Board several days ago. She advised me in our meeting that Canal Winchester (43110) does not have any homeless families, listing their last permanent address as 43110 and that it is rare when and if anyone does.

Parks Planning Commission:

The Parks Planning Commission last met on August 23rd. At the meeting, the first public meeting for the Park Commission was set, the date of September 19th selected. The commission is moving along at the scheduled pace as set from the very first meeting. Participation has been very good and there is a lot of excitement within about the whole planning process.

26 West Waterloo Street:

The city is now the owner of 26 W. Waterloo Street located next to the gravel parking lot. This property was identified by the Old Town Planning Committee last year as a potential redevelopment site.

COUNCIL UPDATE



September 5, 2017

Finance Department
Amanda Jackson, Finance Director

Request for Council Action:

None

Project Status:

Swimming Pool – Labor Day marks the last weekend for the pool and while the weather does not look as warm as it's been, overall the pool has done very well this year. We exceeded our revenue expectations by about \$15,000. Total revenue was just enough to cover the Columbus Pool Management contract. All in all, a good year!

Bed Tax Grant – Bed Tax Grant applications will be available beginning October 1st. They will be due on November 30th and awards will be made in December. Checks will not be cut until after January 1st as has been our past practice.

COUNCIL UPDATE



August 30, 2017

Department of Public Service
Matthew C. Peoples, Director

Project Status:

SWACO SWMP Updates: SWACO has approved their Solid Waste Management Plan update process and are moving for communities to begin the ratification process. We presented information at the 8-21-17 meeting and will be requesting to pass a resolution at the 9-5-17 meeting.

Hill Rd. Annexation: We presented the pre-annexation agreement with the Mills' at 6416 Hill Rd and are requesting Council to pass by emergency at the 9-5-17 meeting.

Speed Studies: We are conducting speed studies on E. Columbus and E. Waterloo and will be discussing the results at the 9-5-17 committee meeting.

Gender IV OPWC Project: EMH&T is working on second set plans and looking at a mid-September completion. Additionally, we are working with the G&W Railroad on verifying the inclusion of the RR crossing improvement as part of this project.

Groveport Force Main Replacement: Contractor has begun installing the gravity portion in the Washington/Groveport intersection this week and will move to the pressure portion as soon as the pipe is delivered.

Dump/Plow Truck Replacement: We have ordered the new dump/plow truck and the final costs came in a little lower than anticipated.

Curbside Recycling: We had a follow up discussion with Waste Management on the recycling proposal stressing our disappointment with the terms they presented. We also discussed a subscription based model and, similar to the all-inclusive option, they did not significantly change from the 2016 proposal.

Personnel Policy Manual Review: We are reviewing the personnel policy manual for updates and revisions. A few of the items will need legal review that will take some time for research and we expect bring to Council for consideration sometime after the July recess.

Noise Wall: We received notice from ODOT that the noise wall project has been delayed due to design, right-of-way acquisition, and utility relocation issues that caused the construction estimate to exceed the programmed amount. Construction is anticipated to commence by 2021.

ODOT Maintenance: Mayor Ebert and I meet with ODOT representatives to discuss maintenance responsibilities of US Rout 33. Not much was rectified, though we were able to identify a few inconsistencies with their position. However, Gene has been working on ODOT's general counsel from a previous meeting and we are working on the possibility of a compromise to share in the maintenance responsibility.

COUNCIL UPDATE



August 30, 2017

Division of Urban Forestry

Dick Miller, Urban Forester

Project Status:

Weed Control: We are assisting the street department in weed control at the new bike path clearing along Groveport Road. Stumps will be treated and eventually ground to grade. Existing bridge structures will be treated with herbicide to control broadleaf weeds.

Landscapes:

Fall street tree bid opening is August 31 for the 52 tree installation. Trees will be installed in late fall by the contractor.

Fall pruning will continue in Ashbrook Village, Westchester and other locations.

Tree Removals proposed

32 North High Street -16.5" dia. Sweetgum – potential dangerous tree – susceptible to splitting with ice load w/ history of sudden limb drop.

6437 Hemmingford Drive –8.5" dia. hybrid Elm has created a tripping hazard with extensive root system. Tree is incompatible to existing site.

COUNCIL UPDATE



August 30, 2017

Division of Water Reclamation
Steve Smith, Superintendent

Project Status:

Phosphorous Removal: Phosphorus treatment research has been completed to determine the best chemical to reduce phosphorus levels for the upcoming permit change. Studies determined how much chemical is to be fed and which chemicals performed best. The plan is now being formalized and we expect Bird and Bull to present it to us soon.

Brew Dog: The plant staff are continuing to monitor and develop process changes for adapting to the brewery waste. Efforts are going well and the plant has not experienced any permit violations attributable to the brewery waste.

Process Blower: The WRF process blowers have been determined to have been designed under powered. Plans for upgrade of the motors to remedy the situations are underway.

Albion St. Sewer: A sewer line serving over 200 residents in the Sycamore Creek subdivision has been shown to be in a sunken condition. Planning efforts have now determined the best course of action and efforts will begin to address the problem.

July Flooding Follow-up: Request for proposals for a new storm pump and related piping are being received and reviewed for consideration. Two sources of inflow were located and repaired. Additional smaller sources will be addressed when parts on backorder have been received.

Safety: With the labor day activities ongoing, the Safety Committee meeting has been delayed and will be rescheduled TBD.

COUNCIL UPDATE



August 30, 2017

Division of Streets, Lands and Buildings

Shawn Starcher, Manager

Project Status:

Patching: Crews continue utilizing the new Durapatcher to fill in potholes and cracks throughout the city

Vegetation Removal: Crews have begun clearing brush and overgrown areas along Groveport Rd. west of Gender Rd. and at McGill Park.

Retirement: Congratulations to Archie McDole on his retirement. Archie has worked for the city for 27 years!!! We will miss him dearly!!

Labor Day Festival: Crews are getting ready for the Labor Day Festival. Crews will be closing and opening the streets. As well as cleaning up during the festival.

COUNCIL UPDATE



August 30, 2017

Division of Information Technology

Rick Brown, IT Coordinator

Project Status:

Security Training: The first Cyber Security classes have concluded with only 2 employees not attending

Disaster Recovery: The Disaster Recovery backup server has been configured and is serving as offsite storage.

Security Cameras: The security camera project is in the design phase.

Technology Security: Microsoft Software Assurance Audit was completed in July and we continue the discovery of multi-factor authentication.

SCADA: Our water and wastewater SCADA control redundancy requires additional licensing(cost) to be fully implemented.

Granicus Retirement: The Granicus data has been migrated to our environment

COUNCIL UPDATE



August 30, 2017

Division of Water

Joe Taylor, Superintendent

Project Status:

Distribution Work: Dow construction has inspected and replaced deteriorated bolts on 18 water main valves. They will be back on site the week of September 5th.

Well #6: HD Water services will be onsite the week of September 18th to clean well #6. They will also be assisting in maintenance of the existing wells and high service pumps.

Shutoffs: Shut offs were performed on Tuesday the 29th and we had 44 properties on the schedule due to nonpayment last. Of those delinquent accounts 38 of them were physically shut off.

AMI: Staff is continuing its efforts in the installation of the Zenner AMI meters. Staff is focusing on the Washington Knolls area (Book #6) and all of the work orders that are created during the meter reading cycle.

Hydrant Flushing: Fall hydrant flushing will take place from September 18th through October 6th.

New Truck: The new water department truck has been delivered and is currently being outfitted with safety equipment and accessories.

COUNCIL UPDATE



September 1, 2017

Construction Services Department
Bill Sims, Administrator

ACTION NEEDED BY COUNCIL: None at this time.

Capital Improvement Projects

Groveport Force Main Replacement: Work began 8/30. Gravity bypass line installed. Forcemain work to start week of 9/11/17.

2017 Street Program: Plans for Tow Path Parking Lot sent to contractor for pricing.

Gender Rd. Ph. 4: Stage 1 plans to be submitted this month. Continuing coordination with SCP.

Private Development Projects

Canal Cove, Sec. 4: Westport Homes. Project substantially complete. Some punch list items remain.

Canal Cove Sec. 5: Westport Homes. Earthwork begun.

Villages at Westchester Sec. 10-1: Fischer Homes. Paving to be completed week of September 5.

Macintosh Senior Living: Utilities complete. On-site work continues.

Crossroads Church: Awaiting submittal of engineering plans for review. Developer's engineer working on bridge design issues.

Food Pantry: Utilities complete.

Winchester Veterinary Clinic: Site work underway.

COUNCIL UPDATE



August 31, 2017

Development Department

Lucas Haire, Director

Development Report

- Section 4 of Canal Cove and which will make 24 new lots available is complete. We have received building permit applications for 7 of the 24 lots.
- Winchester Veterinary Clinic is under construction on Thrush Drive with an anticipated finish date of next summer.
- Canal Winchester Rehabilitation Center is under construction with an anticipated opening early next year.

New Businesses

- New Faith Church has purchased 4 acres at the corner of Thrush Drive and Groveport Road they intend to start construction of a new church building in September.
- COTA intends to start construction of their park and ride location in September along with a new public road to be known as Trillium Ave.
- A grading permit has been issued for Scott Thompson to fill his property on the site of the former community garden. There are no other plans for the site at this time.
- Autozone will be on Planning and Zoning's agenda for a site development plan application on September 11th.
- The former Dysart Buildings at 60 Elm Street are in contract to be purchased. I have met with the buyers who intend to locate their business in a portion of the building and offer other portions of the buildings for lease. They are considering substantial improvements to the interior and exterior of the buildings.