

**URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, APRIL 19, 2022, AT 6:00 P.M.**

The Urbana City Council will hold a public hearing at 6:00 pm on Tuesday, April 19, 2022 in the City Municipal Building Council Chambers located at 205 South Main St. in Urbana, OH 43078 to consider the following proposal:

1. To update the City of Urbana's Official Zoning Map to establish city designated zoning classifications for three parcels that were petitioned for annexation to the city of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022.

**URBANA CITY COUNCIL
REGULAR SESSION MEETING**

April 19, 2022

(To be held in the Training Room on the 3rd Floor of the Municipal Building)

Urbana City Council meetings will now be streamed via Facebook Live. These live streams can be found by visiting the City Council of Urbana, Ohio Facebook page via clicking on the link on the City Council's website: <https://www.urbanaohio.com/city-council.html>

All comments must continue to be made in person. Due to this, the ability to comment on City Council Facebook streams will be disabled.

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- **Call to Order**
 - **Roll Call**
 - **Pledge of Allegiance**
 - **Mayoral Proclamation – Arbor Day**
 - **Tree City USA Updates – Urbana Shade Tree Commission**
 - **Approval of Minutes:**
Urbana City Council Regular Session Meeting Minutes of April 5, 2022.
 - **Communications (see attached)**
 1. Ohio Public Utilities Commission – Columbia Gas Report (E-mailed 4/11/2022)
 2. Administrative Quarterly Highlights (Distributed at the City Council Meeting)
 - **Board of Control:**

1. The Board of Control recommends Council authorize the Director of Administration to enter in a contract with A & B Asphalt in the amount of \$712,911.36, including the acceptance of Additive #1. This bid was the lowest and best bid of three bids received (see attached). The engineer's estimate for the base bid was \$720,500.00. This expense will be charged to various funds and is in the 2022 budget. **VOTE: 3-0**
2. The Board of Control recommends that City Council authorize the Director of Administration to enter into a contract with M & T Excavating LLC for the extension of the water main from Dellinger Road to Childrens Home Road in the amount of \$824,152.00. This bid was the lowest and best bid of three bids received (see attached). The engineer's estimate was \$1,111,870.00. This project will be paid through the Water and Wastewater Infrastructure Grant program, in which, the city was awarded \$2.847 million. **VOTE: 3-0**
3. The Board of Control recommends Council authorize a purchase order to Pfund Superior Sales in the amount of \$269,933.00 for the purchase of a new Life Line EMS Vehicle in the Fire Division. This expense will be charged to the Police & Fire Capital Improvement Fund and is in the 2022 budget at \$325,000.00. **VOTE: 3-0**
4. The Board of Control recommends Council authorize a purchase order to Compass Infrastructure Group for design services for the West Court Street Bridge Replacement Project (CHP-Court Street Bridge) (PID #115394) in the amount of \$83,833. This expense will be charged to the Stormwater Capital Improvement Fund and is in the 2022 budget. (See attached) **VOTE 3-0**

Citizen Comments: (In Person Only; Must Sign-in)

Ordinances and Resolutions

Old Business:

Third Reading: None

Second Reading:

Ordinance 4570-22: An ordinance to update the City of Urbana's Official Zoning Map to establish city designated zoning classifications for three parcels that were petitioned for annexation to the city of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022. (Three readings, public hearing required)

New Business:

First Reading:

Resolution 2449-22: A resolution authorizing the Director of Administration of the City of Urbana, County of Champaign, to participate in the Ohio Department of Transportation's (ODOT) Winter Road Salt Contracts (018-23) awarded in 2022, and declaring it an emergency. (Passage on First Reading, Rule Suspension Requested)

Resolution 2631-22: A resolution to authorize the mayor or designee to apply to the Champaign County Commissioners under the program year 2022 Community Development Block Grant (“CDBG”) Critical Infrastructure Program for the Railroad Street Storm Project from Union Alley to Pindar Street, including commitment of local match, and declaring it an emergency. (Passage on First Reading)

Resolution 2632-22: A resolution to amend Resolution 2431-21 to modify or increase appropriations within various funds of the City of Urbana, Ohio for current expenses during the fiscal year ending December 31, 2022. (Supplemental Appropriations) (Passage on First Reading)

Resolution 2633-22: A resolution to authorize the Director of Finance to transfer \$470,000.00 from the Perpetual Investment Fund to the Neighborhood Curb, Gutter, and Sidewalk Fund, for the purpose of repair/replacement of curbs, gutters, and sidewalks along streets of the City of Urbana, Champaign County, Ohio. (Suspension of rules requested, Passage on First Reading)

Ordinance 4474-22: An ordinance to revise the codified ordinances by adopting current replacement pages. (Passage on First Reading)

Ordinance 4571-22: An ordinance accepting the annexation of territory consisting of approximately 256.386 acres, more or less, to the City of Urbana. (Three readings required)

Ordinance 4572-22: An ordinance to approve the preliminary development plan for the planned unit development to be known as Dugan Place. (Three readings, public hearing required)

- **Department Liaison Reports:**
 - **Miscellaneous Business:**
 1. Council
 2. Administration
 3. Council Clerk
 - **Next Meeting:** Tuesday, May 3, 2022
 - **Adjourn**
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**URBANA CITY COUNCIL
REGULAR SESSION MEETING
TUESDAY, APRIL 5, 2022**

President Hess called the City of Urbana Regular Session Meeting to order at 6:00 pm.

City Staff attending: Director of Administration Kerry Brugger, Director of Finance Chris Boettcher, City Engineer Tyler Bumbalough, Fire Chief Dean Ortleib, Police Chief Matt Lingrell, and Community Development Manager Doug Crabill

President Called Roll: Ms. Jumper, present; Mr. Scott, present; Mr. Paul, present; Mr. Thackery, present; Mrs. Collier, present; and Mrs. Bean, absent.

Minutes: Mr. Thackery moved to put the minutes of the March 15, 2022 regular meeting and March 22, 2022 work session on the floor for discussion and possible approval. Mr. Scott seconded. Council Clerk Roger Steffan informed Council of a correction to change an ordinance from having had its first reading to second reading. No other corrections noted. Voice vote on approval of minutes: all ayes; nays, none.

Communications

1. Marcia Bailey TIRC update – 3/17/2022 (E-mailed 3/18/2022)
2. Communication from the Ohio Division of Liquor Control dated March 11, 2022, regarding the new transfer application for the Southwest Bowling, LLC, 826 Scioto St. (See Attached)
3. Communication from the Ohio Division of Liquor Control dated March 16, 2022, regarding the requirements for objections to renewals of liquor permits (See Attached)
4. Oak Dale Cemetery Board Meeting Minutes dated January 21, 2022 (See Attached)
5. Ohio Gas Association Letters (Available for pick-up or were distributed at the meeting)
6. Clark Schaefer Hackett Questionnaire (Distributed at the Council Meeting)

Mr. Scott moved to put the communication on the floor for further discussion and possible acceptance. Mr. Thackery seconded.

Mr. Paul inquired about the TIRC update and was concerned he may not have seen it. Mr. Steffan indicated he would look into the matter and re-send if necessary.

Mr. Paul also asked about the year to date burial sin the Cemetery Board minutes. Mr. Brugger believed that figure represented the total 2021 burials.

Voice vote on approval; all ayes, nays none.

Administrative Reports – Board of Control

1. Authorization for the Director of Administration to enter into a multi-year contract with Rumpke of Ohio, Inc. to provide residential curbside recycling services, city facility

solid waste collection and disposal, and subscription based curbside recycling for small businesses. This contract would run from September 1, 2022 to August 31, 2025 with an option to extend for two additional years (at a later date subject to council approval) under the same contract terms. The monthly cost per residential unit or small business customer would adjust from \$3.25 per month to \$4.50 per month under the new contract with the city billing for this service on the city utility bill and remitting the payment to Rumpke for providing these services. Based on the current number of active residential units (4,052), extra cart rentals (30), and voluntary small businesses participating (30), the yearly contract cost with Rumpke of Ohio, Inc. will be approximately \$221,508 per year.

Mr. Thackery moved to put this request on the floor for further discussion and possible passage. Mr. Paul seconded.

Mr. Crabill informed Council that curbside recycling started in Urbana in 2008. At that time, an ordinance was passed requiring curbside recycling be required to all single-family duplex residences. The City used the services of Waste Management until 2017. The previous contract was started with Rumpke in 2017 with a three-year contract and two, one-year options that were exercised. Rumpke currently operates a four-day schedule. With the end of the contract, the services went up for bid. Rumpke's bid was selected and a new contract would start September 1, 2022. The City is currently recycling 700 tons of recyclable material per year.

Chanda Rohrer introduced herself as the Municipal Representative and thanked the City of Urbana for its support.

Mr. Scott stated that considering current fuel prices, the increase seemed pretty reasonable.

Mr. Paul asked for clarification if the option after the completion of the three year contract was for the full two years or two options, each lasting one year. Mr. Crabill stated he kept the wording the same as the previous contract with Rumpke.

Mr. Thackery stated that if its not broke, don't fix it. He did not have any complaints and supported the contract.

Ms. Collier asked about if Rumpke could accept recycling if it had been contaminated. Ms. Rohrer stated that everything gets sorted out at the facility. She also stated that education is key and Rumpke provides mailers of what can and cannot be recycled. Mr. Crabill added that if a resident abuses the program, their cart is removed.

Mr. Hess asked if light bulbs could be recycled. Ms. Rohrer stated they cannot.

Voice vote on approval; all ayes, nays none.

2. Authorization for a purchase order to Public Entities Pool in the amount of \$194,142 for one year to cover the cost of property and casualty insurance. This is a 17% increase over the 2021 premium (see attached comparison). This expense will be charged to departmental insurance accounts and is in the 2022 budget at \$173,900.00.

Mr. Paul moved to put this request on the floor for further discussion and possible passage. Mr. Thackery seconded.

Ms. Boettcher explained that this was the annual insurance policy for all matters for the City. While the total insured amount went up 0.59%, the premium itself went up 17%.

Mr. Paul asked if this was standard. Ms. Boettcher explained this was the industry standard insurance. Typically, insurance goes up approximately 3-4%, which is how much the City had budgeted. This did start the conversation to shop around for policies next year.

Mr. Paul asked when the insurance policy went out. Ms. Boettcher answered at the start of the year. She also explained that all fire equipment is insured at the replacement value, not at its current value.

Voice vote on approval; all ayes, nays none.

3. Subject to passage of the ordinance to proceed with the South and North Main Street Curb and Gutter Improvements, authorization for the Director of Administration to enter in a contract with D.L. Smith Concrete LLC in the amount of \$598,540.36, including a contingency of 10% over the original bid amount of \$544,127.60. This bid was the lowest and best bid of five bids received (see attached). The engineer's estimate for this project was \$713,000.00

Mr. Thackery moved to put this request on the floor for further discussion and possible passage. Mr. Paul seconded.

Mr. Bumbalough announced that the bids for the curb and gutter improvement of South and North Main went out a couple of weeks ago. Mr. Bumbalough had distributed these bids with the second reading of the ordinance. He believed this bid was lower because D.L. Smith provides a lot of the work themselves with very little subcontracting. This project includes a full replacement for the front of the City building and also covers City alleys.

Mr. Thackery asked if the City had used D.L. Smith before. Mr. Bumbalough affirmed, stating he was happy with their performance. This reassured Mr. Thackery.

Mr. Scott likes the closed bid process and appreciates that their bid was so much lower than the other bids.

Mr. Paul asked when the process would start. Mr. Bumbalough stated it could be as early as April 18th. He has a conference with D.L. Smith after everything is approved. The entire project should last between one month and six weeks.

Voice vote on approval. All ayes, nays none.

Council appreciated Weidmann Group's donation regarding the backstop fencing mentioned in the Board of Control Footnote.

Citizen Comments: None

ORDINANCES AND RESOLUTIONS

Third Reading:

Ordinance 4567-22: An ordinance determining to proceed with the improvement of South and North Main Street in the City of Urbana, County of Champaign, Ohio by constructing or repairing curbs, gutters, driveway approaches and appurtenances thereto on a section of South Main Street between State Route 55 and Market Street and on a section of North Main Street between Court Street and Washington Avenue/Gwynne Street, and declaring an emergency. (Three readings)

Mr. Thackery moved to put this Ordinance on the floor for discussion and possible passage. Mr. Paul seconded.

Mr. Bumbalough stated this ordinance was the subject of the last Board of Control Item.

Mr. Paul asked what percent of residents pay themselves as opposed to having their taxes assessed. Mr. Bumbalough stated the first year on the Miller Drive project, only one residence had their taxes assessed. Ms. Boettcher stated that on Scioto Street, of those residences invoiced, 27% paid. Some residences also did the work ahead of time.

Mr. Thackery stated that the process seems to be getting smoother the more times we do this.

President Hess called for a roll call for passage. Mr. Scott, yes; Mr. Paul, yes; Mr. Thackery, yes; Mrs. Collier, yes; and Ms. Jumper, yes.
Ordinance passes 5-0.

Second Reading: None

New Business:

First Reading:

Ordinance 4570-22: An ordinance to update the City of Urbana's Official Zoning Map to establish city designated zoning classifications for three parcels that were petitioned for annexation to the city of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022. (Three readings, public hearing required)

Mr. Paul moved to put this ordinance on the floor for discussion. Mr. Thackery seconded.

Mr. Crabill stated that the original annexation petition was received in December. The statement of services and zoning buffers have already been addressed by Council. The Board of Commissioners have approved the annexation as well. Mr. Crabill stated that the acceptance of the annexation will probably be introduced at the next meeting. This is the Phoenix Ag property off Norwood Avenue. He stated the property would be listed as M1 – Manufacturing District on the Zoning Map. This is also how it was listed on Urbana Township's map.

Mr. Paul asked if it was being listed as M1 for convenience, because that is what it previously was. Mr. Crabill stated that this had previously been a spray field for the paper mill. It will be ready to build with utility connections if someone wishes to build there.

Ms. Collier asked if anyone had expressed interest in building. Mr. Crabill informed Council that he had recently received a site plan for the property.

President Hess declared this ordinance to have had its first reading.

Committee/Department Liaison Reports:

Mr. Paul indicated that he hadn't met with Administration yet, but planned to do so shortly.

Mr. Scott also stated he had nothing to report.

Ms. Jumper indicated she met with the cemetery board on March 18th. They are working with Kalen Howell and the Urbana Black Heritage group and will hold a candlelight vigil on June 18th at 7:00 pm.

Mr. Thackery indicated that as we saw at the work session, the project list with community development is very long.

Ms. Collier indicated that due to severe weather, the safety meeting was rescheduled to April 13th at 5:00 pm.

Miscellaneous Business

Ms. Jumper asked how long before the meeting minutes are on-line. Mr. Steffan explained that after the minutes are approved, he typically scans them in that night. Then they get posted to the City website the next morning.

Chief Ortleib indicated that a new hire started on March 28th and was undergoing their first two weeks of orientation. Chief Ortleib also stated he is working with administration for the next test. The Fire Department also is working through the closed bids they received for the new medic.

Mr. Bumbalough announced the City has received bids for crack sealing. The bids came in under \$50,000, which means quite a few streets will be addressed.

Mr. Crabill announced that the asphalt bids are set to come in tomorrow. Also, the preliminary development plans for the Dugan Place subdivision will be presented at the next Council meeting.

Chief Lingrell announced that the Fraternal Order of the Police Easter Egg Hunt will be Saturday, April 9 @ 12:00 pm outside of the Bill Moss auditorium. He announced that it takes approximately eight hours to fill the eggs, one hour to lay them out, and approximately ten seconds to disappear! Chief Lingrell also announced there will be an old/unused medication drop-off on April 30th. Unfortunately, the City cannot collect needles, ointments or liquids.

Ms. Boettcher thanked everyone for the sidewalk ordinance and the purchasing approval for DL Smith. She also mentioned that the next Council meeting will see an appropriation to transfer funds to complete the process.

Mr. Brugger mentioned it was worth a trip to the park to see the ballfield and offered a special thanks to Weidmann. He also thought everyone appreciated the list and the work session. Mr. Brugger recently met about first quarter stormwater. He appreciates everything being done to keep the stormwater compliant. He finally mentioned the old house at the park across from the pond had been demolished. He stated it didn't have any functional purpose.

President Hess reminisced that the City used to hard boil all the eggs. Chief Lingrell remembered that when he was a little boy. This made President Hess feel old.

Ms. Jumper moved to adjourn. Mr. Paul seconded. Voice vote on approval: all ayes, nays none. Motion passes 5-0.

ADJOURNED AT 6:51 p.m.

NEXT SCHEDULED MEETING

April 19, 2022 at 6:00 p.m.

Council Clerk

Council President

A&B Asphalt Corp. Purchase Requisition

<u>Line</u>	<u>Description</u>	<u>Account Number</u>	<u>Amount</u>
1	2022 Asphalt Part 1 & Add 1 - Supplemental	100-115-555-201?	\$371,804.00
2	2022 Asphalt Part 1 & Add 1 - Capital	401-120-555-201	\$151,068.36
3	2022 Asphalt Part 2 - Nature Works - Supplemental	100-115-555-201?	\$56,196.00
4	2022 Asphalt Part 2 - Nature Works - Capital Match/Grant	401-113-551-218	\$68,866.00
5	2022 Asphalt Part 3 - Park - Capital	401-113-553-215	\$39,102.00
6	2022 Asphalt - Storm	625-145-559-201	\$7,119.00
7	2022 Asphalt - Sanitary	610-136-558-205	\$18,306.00
8	2022 Asphalt - Water	605-130-557-203	\$450.00
			<hr/>
			\$712,911.36

BoC #1

2022 Asphalt Program (#8153435)

Owner: Urbana OH, City of

Solicitor: Urbana OH, City of

04/06/2022 10:30 AM EDT

Line	Item	Item Description	UofM	Quantity	A&B Asphalt, Corp		Shelly Company	
					Unit Price2	Extension3	Unit Price4	Extension5
Base Bid Part 1 - Streets								
1	254	PAVEMENT PLANING, ASPHALT CONCRETE, 1.5"-2"	S.Y.	15086	\$2.85	\$42,995.10	\$3.75	\$56,572.50
2	407	TACK COAT @ 0.08 GAL/SY	GAL.	182	\$2.00	\$364.00	\$2.00	\$364.00
3	422	SINGLE CHIP SEAL, TYPE A	S.Y.	27628	\$2.61	\$72,109.08	\$2.61	\$72,109.08
4	441	1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG 64-22	C.Y.	1231	\$212.00	\$260,972.00	\$226.00	\$278,206.00
5	441	2" ASPHALT CONCRETE PATCH, TYPE 2, (448), PG 64-22	C.Y.	126	\$320.00	\$40,320.00	\$328.00	\$41,328.00
6	611	MANHOLE, ADJUSTED TO GRADE	EACH	23	\$1,017.00	\$23,391.00	\$950.00	\$21,850.00
7	614	MAINTAINING TRAFFIC	LUMP	1	\$5,200.00	\$5,200.00	\$17,000.00	\$17,000.00
8	624	MOBILIZATION	LUMP	1	\$18,400.00	\$18,400.00	\$4,000.00	\$4,000.00
9	638	WATER VALVE, ADJUSTED TO GRADE	EACH	9	\$50.00	\$450.00	\$35.00	\$315.00
10	103.05	CONTRACT BOND	LUMP	1	\$3,440.41	\$3,440.41	\$2,500.00	\$2,500.00
						\$467,641.59		\$494,244.58
Base Bid Part 2 - Park Playground Drive, Pickleball Parking Lot, Pickleball Courts								
11	254	PAVEMENT PLANING, ASPHALT CONCRETE, 2"	S.Y.	736	\$17.00	\$12,512.00	\$12.07	\$8,883.52
12	407	TACK COAT @ 0.08 GAL/SY	GAL.	242	\$2.00	\$484.00	\$2.00	\$484.00
13	441	1.25"-2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG 64-22	C.Y.	246	\$300.00	\$73,800.00	\$238.00	\$58,548.00
14	441	1.75"-4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448), PG 64-22	C.Y.	117	\$298.00	\$34,866.00	\$226.00	\$26,442.00
15	614	MAINTAINING TRAFFIC	LUMP	1	\$2,500.00	\$2,500.00	\$7,500.00	\$7,500.00
16	624	MOBILIZATION	LUMP	1	\$500.00	\$500.00	\$2,500.00	\$2,500.00
17	103.05	CONTRACT BOND	LUMP	1	\$400.00	\$400.00	\$550.00	\$550.00
						\$125,062.00		\$104,907.52
Base Bid Part 3 - Park Maintenance Building Area								
18	407	TACK COAT @ 0.08 GAL/SY	GAL.	82	\$2.00	\$164.00	\$2.00	\$164.00
19	441	1.25" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG 64-22	C.Y.	38	\$300.00	\$11,400.00	\$276.00	\$10,488.00
20	441	2.75" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448), PG 64-22	C.Y.	81	\$298.00	\$24,138.00	\$268.00	\$21,708.00
21	614	MAINTAINING TRAFFIC	LUMP	1	\$2,500.00	\$2,500.00	\$4,000.00	\$4,000.00
22	624	MOBILIZATION	LUMP	1	\$500.00	\$500.00	\$2,500.00	\$2,500.00
23	103.05	CONTRACT BOND	LUMP	1	\$400.00	\$400.00	\$250.00	\$250.00
						\$39,102.00		\$39,110.00
Base Bid Total:						\$631,805.59		\$638,262.10

2022 Asphalt Program (#8153435)

Owner: Urbana OH, City of

Solicitor: Urbana OH, City of

04/06/2022 10:30 AM EDT

Line	Item	Item Description	UofM	Quantity	A&B Asphalt, Corp		Shelly Company	
					Unit Price2	Extension3	Unit Price4	Extension5
Additive 1 - Lippencott Lane								
24	254	PAVEMENT PLANING, ASPHALT CONCRETE, 1.5"-2"	S.Y.	2178	\$4.50	\$9,801.00	\$6.05	\$13,176.90
25	407	TACK COAT @ 0.08 GAL/SY	GAL.	48	\$2.00	\$96.00	\$2.00	\$96.00
26	422	SINGLE CHIP SEAL, TYPE A	S.Y.	3767	\$2.61	\$9,831.87	\$2.61	\$9,831.87
27	441	1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG 64-22	C.Y.	168	\$205.00	\$34,440.00	\$248.00	\$41,664.00
28	441	2" ASPHALT CONCRETE PATCH, TYPE 2, (448), PG 64-22	C.Y.	33	\$320.00	\$10,560.00	\$310.00	\$10,230.00
29	611	MANHOLE, ADJUSTED TO GRADE	EACH	2	\$1,017.00	\$2,034.00	\$950.00	\$1,900.00
30	614	MAINTAINING TRAFFIC	LUMP	1	\$3,000.00	\$3,000.00	\$3,200.00	\$3,200.00
31	624	MOBILIZATION	LUMP	1	\$3,737.60	\$3,737.60	\$500.00	\$500.00
32	632	DETECTOR LOOP	EACH	2	\$3,000.00	\$6,000.00	\$3,500.00	\$7,000.00
33	644	CENTER LINE, DOUBLE YELLOW	FEET	158	\$2.80	\$442.40	\$5.29	\$835.82
34	644	STOP LINE, 24"	FEET	31	\$9.90	\$306.90	\$29.38	\$910.78
35	644	CHANNEL LINE, 8"	FEET	70	\$2.80	\$196.00	\$5.02	\$351.40
36	644	LANE ARROW	EACH	2	\$130.00	\$260.00	\$277.07	\$554.14
37	103.05	CONTRACT BOND	LUMP	1	\$400.00	\$400.00	\$500.00	\$500.00
Additive 1 Total:						\$81,105.77		\$90,750.91



April 11, 2022

City of Urbana
205 South Main Street
Urbana, OH 43078

Attn: Chad Hall
Public Works Superintendent

Re: Water Main Pipe Network Addition
Project – Bid Analysis

Ladies and Gentlemen:

The bid opening for the above-referenced project was conducted at 11:00 a.m. on April 08, 2022.

Three (3) bids were submitted as follows:

- M&T Excavating LLC \$824,152
- McGuire Farm & Excavating \$887,146
- Ranger Earthworks LLC \$905,887.50

All bids were below the Engineer's estimate of \$1,111,870, ranging from 18.5% to 25.9% under.

M&T has successfully completed work for the City in the past and we have received favorable feedback on other similar projects. Attached to this communication are 2 reference checks. One of them indicated some issues with asphalt paving work, but M&T has identified using a subcontractor for paving work on this project. Subject to your verification of an adequate Bid Bond and other contractual forms, award of this work to M&T Excavating appears to be appropriate. We recommend that the City Law Director review the contract forms for compliance with Federal funding requirements.

Please contact me or Steve with questions.

Sincerely,

Environmental Engineering Service

James C. Found, P.E.
Engineering Manager

Attachments: Bid Tabulation
Bid Guaranty, EMC Mutual Insurance Company Inc.
Reference checks

**CITY OF URBANA
WATER MAIN PIPE NETWORK ADDITION**

M & T Excavating

BID OPENING APRIL 8, 2022

NO	ITEM	QTY	UNIT	MATERIALS	LABOR	UNIT PRICE TOTAL	EXTENSION
1	Mobilization, Demobilization, Bonds and Insurance	1	LS	\$ -	\$ 21,925.00	\$ 21,925.00	\$ 21,925.00
2	Construction Staking	1	LS	\$ -	\$ 19,500.00	\$ 19,500.00	\$ 19,500.00
3	Traffic Control and Job Signs	1	LS	\$ -	\$ 4,263.00	\$ 4,263.00	\$ 4,263.00
4	Record Drawings	1	LS	\$ -	\$ 3,050.00	\$ 3,050.00	\$ 3,050.00
5	12 inch Water Main	3,958	LF	\$ 60.00	\$ 58.50	\$ 118.50	\$ 469,023.00
6	8 inch Water Main	633	LF	\$ 40.00	\$ 37.00	\$ 77.00	\$ 48,741.00
7	12 inch Buried Isolation Valve with Valve Box	20	EA	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	\$ 80,000.00
8	8 inch Buried Isolation Valve with Valve Box	2	EA	\$ 1,375.00	\$ 1,000.00	\$ 2,375.00	\$ 4,750.00
9	Insertion Valves	2	EA	\$ 8,000.00	\$ 5,250.00	\$ 13,250.00	\$ 26,500.00
10	New Fire Hydrant Assemblies	10	EA	\$ 5,000.00	\$ 2,100.00	\$ 7,100.00	\$ 71,000.00
11	Dellinger Road Tie-In	1	LS	\$ 300.00	\$ 1,000.00	\$ 1,300.00	\$ 1,300.00
12	East Lawn Tie-In	1	LS	\$ 2,000.00	\$ 2,500.00	\$ 4,500.00	\$ 4,500.00
13	Children's Home Tie-In	1	LS	\$ 1,900.00	\$ 2,000.00	\$ 3,900.00	\$ 3,900.00
14	Service Connection	2	EA	\$ 425.00	\$ 1,000.00	\$ 1,425.00	\$ 2,850.00
15	Roadway Pavement Restoration	1	LS	\$ 40,000.00	\$ 22,850.00	\$ 62,850.00	\$ 62,850.00
TOTAL BASE BID:							\$ 824,152.00

Alternate Bid Items

A1	12 inch DIP Water Main	3958	LF	\$ 100.00	\$ 47.00	\$ 147.00	\$ 581,826.00
A2	8 inch DIP Water Main	633	LF	\$ 50.00	\$ 58.00	\$ 108.00	\$ 68,364.00

**CITY OF URBANA
WATER MAIN PIPE NETWORK ADDITION**

McGuire Farm & Excavating

BID OPENING APRIL 8, 2022

NO	ITEM	QTY	UNIT	MATERIALS	LABOR	UNIT PRICE TOTAL	EXTENSION
1	Mobilization, Demobilization, Bonds and Insurance	1	LS	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00	\$ 50,000.00
2	Construction Staking	1	LS	\$ 5,000.00	\$ 1,000.00	\$ 6,000.00	\$ 6,000.00
3	Traffic Control and Job Signs	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00
4	Record Drawings	1	LS	\$ 500.00	\$ 25,000.00	\$ 25,500.00	\$ 25,500.00
5	12 inch Water Main	3,958	LF	\$ 85.77	\$ 12.63	\$ 98.40	\$ 389,484.00
6	8 inch Water Main	633	LF	\$ 86.72	\$ 42.12	\$ 128.84	\$ 81,555.00
7	12 inch Buried Isolation Valve with Valve Box	20	EA	\$ 3,478.40	\$ 1,250.00	\$ 4,728.40	\$ 94,568.00
8	8 inch Buried Isolation Valve with Valve Box	2	EA	\$ 8,242.00	\$ 2,500.00	\$ 10,742.00	\$ 10,742.00
9	Insertion Valves	2	EA	\$ 17,260.00	\$ 9,156.00	\$ 26,416.00	\$ 26,416.00
10	New Fire Hydrant Assemblies	10	EA	\$ 6,103.50	\$ 1,750.00	\$ 7,853.50	\$ 78,535.00
11	Dellinger Road Tie-In	1	LS	\$ 1,645.00	\$ 4,000.00	\$ 5,645.00	\$ 5,645.00
12	East Lawn Tie-In	1	LS	\$ 5,972.00	\$ 10,000.00	\$ 15,972.00	\$ 15,972.00
13	Children's Home Tie-In	1	LS	\$ 5,008.00	\$ 8,000.00	\$ 13,008.00	\$ 13,008.00
14	Service Connection	2	EA	\$ 1,721.00	\$ 4,000.00	\$ 5,721.00	\$ 5,721.00
15	Roadway Pavement Restoration	1	LS	\$ 47,000.00	\$ 27,000.00	\$ 74,000.00	\$ 74,000.00
TOTAL BASE BID:							\$ 887,146.00

Alternate Bid Items

A1	12 inch DIP Water Main	3958	LF	\$ -	\$ -	\$ -	\$ -
A2	8 inch DIP Water Main	633	LF	\$ -	\$ -	\$ -	\$ -

**CITY OF URBANA
WATER MAIN PIPE NETWORK ADDITION**

Ranger Earthworks

BID OPENING APRIL 8, 2022

NO	ITEM	QTY	UNIT	MATERIALS	LABOR	UNIT PRICE TOTAL	EXTENSION
1	Mobilization, Demobilization, Bonds and Insurance	1	LS	\$ -	\$ 33,700.00	\$	33,700.00
2	Construction Staking	1	LS	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
3	Traffic Control and Job Signs	1	LS	\$ -	\$ 4,180.00	\$ 4,180.00	\$ 4,180.00
4	Record Drawings	1	LS	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
5	12 inch Water Main	3,958	LF	\$ 73.50	\$ 49.00	\$ 122.50	\$ 484,855.00
6	8 inch Water Main	633	LF	\$ 59.30	\$ 48.20	\$ 107.50	\$ 68,047.50
7	12 inch Buried Insolation Valve with Valve Box	20	EA	\$ 3,408.00	\$ 1,571.00	\$ 4,979.00	\$ 99,580.00
8	8 inch Buried Isolation Valve with Valve Box	2	EA	\$ 3,040.00	\$ 1,498.00	\$ 4,538.00	\$ 9,076.00
9	Insertion Valves	2	EA	\$ 5,490.00	\$ 7,500.00	\$ 12,990.00	\$ 25,980.00
10	New Fire Hydrant Assemblies	10	EA	\$ 4,862.00	\$ 2,506.00	\$ 7,368.00	\$ 73,680.00
11	Dellinger Road Tie-In	1	LS	\$ 1,200.00	\$ 4,890.00	\$ 6,090.00	\$ 6,090.00
12	East Lawn Tie-In	1	LS	\$ 5,750.00	\$ 8,325.00	\$ 14,075.00	\$ 14,075.00
13	Children's Home Tie-In	1	LS	\$ 6,200.00	\$ 6,400.00	\$ 12,600.00	\$ 12,600.00
14	Service Connection	2	EA	\$ 1,851.00	\$ 1,411.00	\$ 3,262.00	\$ 6,524.00
15	Roadway Pavement Restoration	1	LS	\$ 22,000.00	\$ 19,000.00	\$ 41,000.00	\$ 41,000.00
TOTAL BASE BID:							\$ 905,887.50

Alternate Bid Items

A1	12 inch DIP Water Main	3958	LF	\$ 102.50	\$ 50.00	\$ 152.50	\$ 603,595.00
A2	8 inch DIP Water Main	633	LF	\$ 86.30	\$ 48.20	\$ 134.50	\$ 85,138.50

BID GUARANTY AND CONTRACT BOND

(Section 153.571 Ohio Revised Code)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,

M&T Excavating LLC 9565 New Harrison Bradford Rd, Bradford, OH 45308

as Principal, and EMC Mutual Insurance Company Inc.

as Surety (licensed in the State of Ohio), are held and firmly bound unto

City of Urbana Ohio, 205 S Main St, Urbana OH 43078

hereinafter called the Oblige, in the penal sum of the dollar amount of the bid submitted by the Principal to the Oblige on March 23, 2022, to undertake the project known as:

City of Urbana, Ohio — Water Main Pipe Network Addition

The penal sum referred to herein shall be the dollar amount of the Principal's bid to the Oblige, incorporating any additive or deductive alternate proposals made by the Principal on the date referred to above to the Oblige, which are accepted by the Oblige. In no case shall the penal sum exceed the amount of _____ dollars (\$).

(If the above line is left blank, the penal sum will be the full amount of the Principal's bid, including alternates. Alternatively, if completed, the amount stated must not be less than the full amount of the bid, including alternates, in dollars and cents. A percentage is not acceptable.) For the payment of the penal sum well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the above named Principal has submitted a bid on the above referred to project: City of Urbana, Ohio — Water Main Pipe Network Addition.

NOW, THEREFORE, if the Oblige accepts the bid of the Principal and the Principal fails to enter into a proper contract in accordance with the bid, plans, details, specifications, and bills of material; and in the event the Principal pays to the Oblige the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid and such larger amount for which the Oblige may in good faith contract with the next lowest bidder to perform the work covered by the bid; or in the event the Oblige does not award the contract to the next lowest bidder and resubmits the project forbidding, the Principal will pay the Oblige the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid, or the costs, in connection with the resubmission, of printing new contract documents, required advertising and printing and mailing notices to prospective bidders, whichever is less, then this obligation shall be null and void, otherwise to remain in full force and effect. If the Oblige accepts the bid of the Principal and the Principal within ten days after the awarding of the contract, enters into a proper contract in accordance with the bid, plans, details, specifications, and bills of material, which said contract is made a part of this bond the same as though set forth herein; and

IF THE SAID Principal shall well and faithfully perform each and every condition of said contract; and indemnify the Obligee against all damage suffered by failure to perform such contract according to the provisions thereof and in accordance with the plans, details, specifications, and bills of material therefore; and shall pay all lawful claims of subcontractors, material men and laborers, for labor performed and materials furnished in the carrying forward, performing, or completing of said contract; we agreeing and assenting that this undertaking shall be for the benefit of any material man or laborer having a just claim, as well as for the Obligee herein; then this obligation shall be void; otherwise the same shall remain in full force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

THE SAID Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the terms of said contract or in or to the plans and specifications therefore shall in any wise affect the obligations of said Surety on this bond, and it does hereby waive notice of any such modifications, omissions or additions to the terms of the contract or to the work or to the specifications.

SIGNED AND SEALED this 23rd day of March, 2022.

PRINCIPAL:

MBT RECOGNITION
BY: [Signature]
TITLE: PRESIDENT

SURETY:

EMC Mutual Ins.
BY: [Signature]
Attorney-in-Fact

SURETY COMPANY ADDRESS:

PO Box 712
Street
Des Moines Iowa 50306
City State Zip

SURETY AGENT'S ADDRESS:

MUSA
Agency Name
2601 Mate Dr
Street
Cowington OH 45718
City State Zip



P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

- 1. Employers Mutual Casualty Company, an Iowa Corporation
- 2. EMCASCO Insurance Company, an Iowa Corporation
- 3. Union Insurance Company of Providence, an Iowa Corporation
- 4. Illinois EMCASCO Insurance Company, an Iowa Corporation
- 5. Dakota Fire Insurance Company, a North Dakota Corporation
- 6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Brent Davis
Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

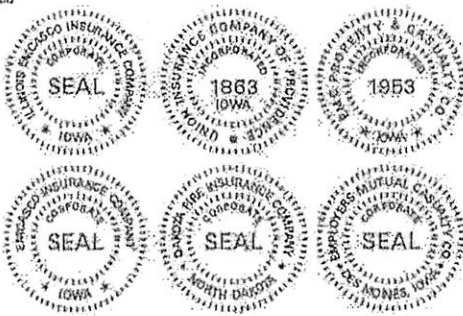
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Authority is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-authority issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-authority authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-authority of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 30th day of March, 2020.

Seals



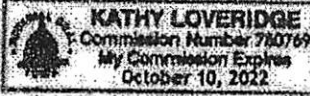
Scott R. Jean
Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Strother
Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

On this 30th day of March, 2020 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2022.

Kathy Loveridge
Notary Public in and for the State of Iowa



CERTIFICATE

I, James D. Clough, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 30th day of March, 2020, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____, 2020.

J. D. Clough
Vice President




Employers Mutual Casualty Company – Seal Addendum

In light of the impacts surrounding the COVID-19 virus and resultant governmental measures to limit social contact in all settings, Employers Mutual Casualty Company hereby authorizes its Attorneys-in-Fact to affix Employers Mutual Casualty Company's corporate seal to any bond executed by said Attorney-in-Fact for Employers Mutual Casualty Company by attaching this Seal Addendum. In accordance with the above, Employers Mutual Casualty Company hereby affirms that the corporate seal hereon shall be deemed affixed to said bond with the same force and effect as if Employers Mutual Casualty Company's raised corporate seal was present.

Dated this 3rd day of April, 2020.

Employers Mutual Casualty Company



By: 
James D. Clough, Vice President

717 Mulberry Street | Des Moines, IA 50309-3872 | P.O. Box 712 | Des Moines, IA 50306-0712 | 515.280.2511 | 800.447.2295 | www.emcins.com

Employers Mutual Casualty Company
EMCASCOS Insurance Company
EMC Reinsurance Company

Illinois EMCASCOS Insurance Company
Dakota Fire Insurance Company
EMC Property & Casualty Company

Union Insurance Company of Providence
EMC Risk Services, LLC

EMC Underwriters, LLC
EMC National Life Company (affiliate)

REFERENCE INTERVIEWS

For: M & T EXCAVATING – Urbana Booster Station / Water Main

Respondent: Mote & Associates (937) 548-7511 Heath Riffel – Project Engineer

Date: 4/11/2022 Reference to 3rd Street Water Line Replacement - 2020

1. Type of project: Replacement of Water Main, Fittings, and Hydrants
2. Timely response to Notice of Award & Notice to Proceed:
Yes. Timely response to Notice of Award & Notice to Proceed.
3. Submittals:
No problems with Submittals.
4. Capability of field personnel to perform the contracted work:
Owner of M&T was always on site to supervise the workers.
5. Capability and responsiveness of administrative staff to administer project (pay requests, change orders, etc.):
Administrative staff was capable and responsive to administering the project.
6. Were change order requests justified:
No Change Orders requested by Contractor. Engineer requested change order for additional work to be performed.
7. Does the Contractor manage their subcontractors in a satisfactory manner:
There were no subcontractors used.
8. Did the Contractor complete the project per the schedule:
The project was completed on schedule.
9. Would you recommend that this Contractor be used on future projects if they are the low bidder:
M&T did their work. But would recommend with caution.

Comments:

M&T had a small water leak and brought in Bloodhound Underground to locate the leak. M&T then repaired the leak and passed the pressure test. Asphalt restoration on the project was a problem. Their laborers were deficient in proper knowledge of working the asphalt for trench restoration. Would not let them perform asphalt restoration on future projects. But recommend an asphalt contractor do the asphalt restoration.

REFERENCE INTERVIEWS

For: M&T EXCAVATING – Urbana Booster Station / Water Main Project

Respondent: City of Greenville – Gary Evans – (937) 548-2296

Date: 4/11/2022 Reference to Martz Street Water Line

1. Type of project: 12-inch Water Line Replacement.
2. Timely response to Notice of Award & Notice to Proceed:
Yes. Timely response to NOA and NTP
3. Submittals:
No problems with Submittals.
4. Capability of field personnel to perform the contracted work:
Field personnel very capable. Pipeline passed the Pressure Test the first time
5. Capability and responsiveness of administrative staff to administer project (pay requests, change orders, etc.):
Staff is very capable and responsive.
6. Were change order requests justified:
Change Orders were justified. City requested the change order.
7. Does the Contractor manage their subcontractors in a satisfactory manner:
No subcontractors were used.
8. Did the Contractor complete the project per the schedule:
Project was completed on time.
9. Would you recommend that this Contractor be used on future projects if they are the low bidder:
Yes, they would use M&T again.

Comments:

Did not have the proper signage at the beginning of project but corrected the signage immediately.



Boc # 3

April 8, 2022

Board of Control,

The division has decided to accept Pfund Superior Sales Life Line bid proposal pending board and council approval. Attached is a summary of each vendor who submitted a bid for the division's new EMS vehicle. I respectfully request to meet with the board to review our decision and the attached summary sheet.

In advance of that meeting I wanted to provide some context to our decision to go with Pfund. All three of the vendors who submitted bids were invited to do so and the division would be satisfied with any of the vehicles from these vendors who met all of our bid requirements. Braun and Horton were our preferred choice to due to proximity to Urbana and familiarity with the vehicles.

However, Braun and Horton included exceptions in their bid that concerned the division and failed to provide all requested documentation. In contrast, Pfund's only true exception, that all three vendors had an exception to, was a (10) year bumper to bumper line item included in our specification. All three vendors provided comparable industrial standard substitutes with a maximum of eight years.

For the above reasons and Pfunds ability to meet the delivery date were major factors in our decision. Additionally, it is in the division's opinion that there is no markable difference in any of the three vendor's vehicles quality and Pfund provided the lowest bid. Finally, Pfunds willingness to work with the division after the purchase of the vehicle and their commitment to onsite service or they will provide the division with a loaner vehicle, convinced the division that Pfund and Life Line was the correct choice.

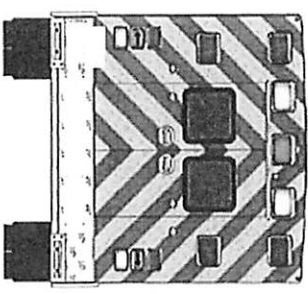
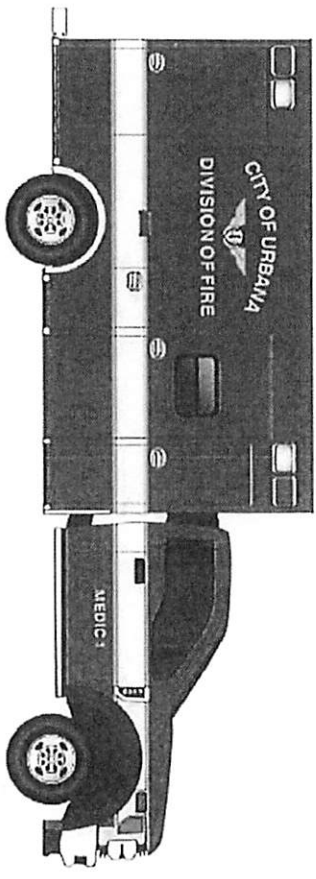
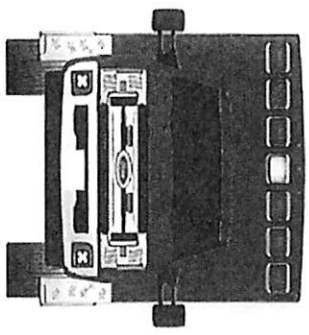
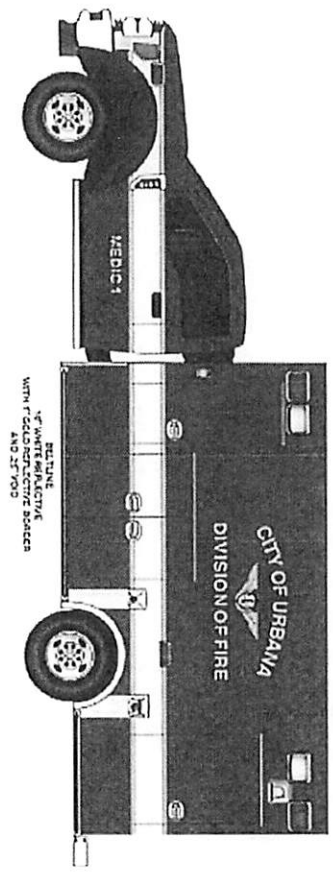
Dean Ortlieb, Fire Chief

BB 4/13/22
KB 4/13/22
CB 4/13/22

Vendor	Braun	Horton	Life Line
Quote	\$ 412,181.90	\$ 370,638.00	\$ 344,246.00
Deductions			
Stryker Cot & Load	\$ 53,623.00	\$ 51,145.00	\$ 49,096.00
Dual Head Radio	\$ 9,500.00	Not Included	\$ 9,879.00
Trade-In	\$ 7,000.00	\$ 8,000.00	\$ 8,000.00
Fleet Discount (Finance Working on FIN #)	\$ 3,500.00	Pending	\$ 4,400.00
Total Deductions	\$ 73,623.00	\$ 59,145.00	\$ 71,375.00
UFD Purchase of Radio	\$ 7,852.00	\$ 7,852.00	\$ 7,852.00
Total Deductions with Radio	\$ 65,771.00	\$ 51,293.00	\$ 63,523.00
Sub Total without Pre-Payment	\$ 346,410.90	\$ 319,345.00	\$ 280,723.00
Pre-Payment Estimate	\$ 12,365.45	\$ 11,712.33	\$ 2,938.00
Total Including Prepayment	\$ 334,045.45	\$ 307,632.67	\$ 277,785.00

Notes

Pre-payment	3%	(%*Total)/365)*Delivery Days	Fixed Return
Delivery Date	Did Not Provide	475-500 Days	300 Days
Bid Bond	No	Yes	Yes
Electric Warrenty	Limited 84 K	Limited 10 YR 100K	Lifetime Harness, 100 K
Box/Cabinets Warrenty	Limited Life	Limited 30 Years	Limited Life
Paint Warrenty	Limited 4 Year	Limited 7 Years	Limited 6 Year
Chassis Warrenty	8YR/200K	8YR/200K	8YR/200K



Chris Boettcher

From: Tyler Bumbalough
Sent: Monday, April 11, 2022 12:04 PM
To: Chris Boettcher
Cc: Doug Crabill
Subject: Board of Control Approval - W. Court Bridge Design
Attachments: Fee Proposal Spreadsheet.pdf

Chris,

Sierra will be bringing over a purchase requisition for the W. Court Street bridge design. We have negotiated with Compass Infrastructure Group after their Letter of Interest scored highest in the RFP process we held in early February. The "authorized" tasks have been negotiated from \$104,229 down to \$83,833. The design costs will primarily be spread out over the course of 2022-2024 as this project heads to construction in 2025. As I believe we planned, these costs would be borne by the Stormwater Operating Fund.

The "if-authorized" tasks for environmental work, water/sanitary design (replacement under bridge or within that block), right-of-way acquisition, pre-bid questions and ongoing services during construction can be budgeted for future years (2023-2025) if/as needed. ODOT District 7 has once again agreed to perform the environmental review, so the environmental tasks under "if-authorized" are a just-in-case placeholder.

With that, the Council blurb could be as follows, but feel free to modify:

The Board of Control recommends Council authorize a purchase order to Compass Infrastructure Group for design services for the West Court Street Bridge Replacement Project (CHP-Court Street Bridge) (PID #115394) in the amount of \$83,833. This expense will be charged to the Stormwater Operating Fund over the course of 2022, 2023 and 2024 and is in the budget. See attached under Authorized Tasks.

Thanks,
Tyler



Tyler Bumbalough, P.E. · City Engineer
City of Urbana · 205 South Main Street · Urbana OH 43078
Office: 937-652-4324 · www.urbanaohio.com

Scoring Sheet - West Court Street Bridge Replacement - LOI for Design Services

Date: 2/3/2022

PID 115394

Name of Scorer: (three scorers' numbers combined)

CHP-Court St. Bridge

Category	Total Value	Scoring Criteria	DLZ Corp.	Choice One Engineering	Compass Infrastructure Group	ADR & Associates		
Management & Team								
Project Manager	10	See Note 1, Exhibit 1	10.00	8.67	9.67	8.67		
Strength/Experience of Assigned Staff including Subconsultants	25	See Note 2, Exhibit 1	23.33	22.33	22.67	22.00		
Firm's Current Workload/ Availability of Personnel	10	See Note 4, Exhibit 1	10.00	6.67	10.00	7.00		
Consultant's Past Performance	30	See Note 3, Exhibit 1	27.33	27.33	28.00	27.00		
Project Approach	25		23.33	23.33	24.33	23.00		
Total	100		94.00	88.33	94.67	87.67		

Exhibit 1 - Consultant Selection Rating Form Notes

1) The proposed project manager for each consultant shall be ranked, with the highest ranked project manager receiving the greatest number of points, and lower ranked project managers The rankings and scores should be based on each project manager's experience on similar projects and past performance for the LPA and other agencies. The selection committee may c necessary. Any subfactors identified should be weighed heavily in the differential scoring.

Differential scoring should consider the relative importance of the project manager's role in the success of a given project. The project manager's role in a simple project may be less import scoring should reflect this, with higher differentials assigned to projects that require a larger role for the project manager.

2) The experience and strength of the assigned staff, including subconsultant staff, should be ranked and scored as noted for Number 1 above, with higher differential scores assigned on r in the project notification should be weighed heavily in the differential scoring.

As above, other agencies may be contacted.

3) The consultant's past performance on similar projects shall be ranked and scored on a relative, differential scoring type basis, with the highest ranked consultant receiving a commensur team should consider ODOT CES performance ratings if available, and consult other agencies as appropriate. The use of CES ratings shall place emphasis on the specific type of services other agencies as appropriate.

The differential scoring should consider the complexity of the project and any subfactors identified in the project notification.

4) The consultant's workload and availability of qualified personnel, equipment and facilities shall be ranked and scored on a relative, differential scoring type basis. The scoring shall consic of a firm (or firms) rated higher in other categories to complete the work with staff members named in the letter of interest.

C-R-S		CHP-Court Street Bridge		PROPOSAL LABOR SUMMARY							Version: Sept 2021	
Consultant:	Compass Infrastructure Group											
Agreement No.												
Modification No.												
PID No.	115394											
Proposal Date	Revised 3/16/2022											
Task Description	No. of Units	Project Manager	Senior Bridge Engineer	Bridge Engineer	Junior Bridge Engineer	Senior Roadway Engineer	Roadway Engineer	Surveyor	Total			
		\$69.00	\$69.00	\$48.00	\$35.00	\$55.00	\$42.00	\$42.00	Hours	Cost		
AUTHORIZED TASKS:												
2 - Preliminary Engineering Phase												
2.2 - Perform Environmental Field Studies												
2.2.J - Asbestos Containing Material Investigation									0	\$0		
TOTAL 2.2 - Perform Environmental Field Studies		0	0	0	0	0	0	0	0	\$0		
2.3 - AER Design												
2.3.A - Field Survey and Aerial Mapping												
2.3.A.A - Project Control, Benchmarks, and Reference Points								14	14	\$588		
2.3.A.A.2 - Type "B" Monument Specified												
2.3.A.B - Monumentation recovery								9	9	\$378		
2.3.A.B.1 - Existing Centerline and R/W												
2.3.A.B.2 - Property Lines (Used on projects with additional R/W needed)								19	19	\$798		
2.3.A.C - Base Mapping (incl. field verify.)								26	26	\$1,092		
2.3.A.C.2 - R/W Project												
2.3.A.E - Bridge Survey								33	33	\$1,386		
2.3.A.E.1 - For Complete Replacement												
2.3.A.F - Establish property lines, tax id, & ownerships on base map								12	12	\$504		
2.3.A.G - Property Owner Notification								2	2	\$84		
TOTAL 2.3 - AER Design		0	0	0	0	0	0	115	115	\$4,830		
2.7 - Stage 1 Design												
2.7.A - Roadway												
2.7.A.A - Title Sheet	1	0	0	0	0	4	4	0	0	8	\$388	
2.7.A.C - General Notes	2	0	0	0	0	6	2	0	0	8	\$414	
2.7.A.D - Typical Sections	2	0	0	0	0	8	4	0	0	12	\$608	
2.7.A.E - Cross Sections	4	0	0	0	0	8	4	0	0	12	\$608	
2.7.A.F - Plan and Profile - Mainline	1	0	0	0	0	16	8	0	0	24	\$1,216	
2.7.A.L - Driveway Details	2	0	0	0	0	9	5	0	0	14	\$705	
2.7.B - Drainage												
2.7.B.A - Storm Sewer Profiles		0	0	0	0	4	0	0	0	4	\$220	
2.7.B.D.3 - Storm Sewer		0	0	0	0	4	0	0	0	4	\$220	
2.7.C - Utilities												
2.7.C.A - Utility Coordination and Documentation	1	0	0	0	0	7	0	0	0	8	\$454	
2.7.C.B - Description or proposed water and/or sewer work	1	0	0	0	0	9	2	0	0	12	\$648	
2.7.C.D - Add Utilities to Plan/Profile Sheets	0	0	0	0	0	1	1	0	0	2	\$97	
2.7.F - Structures - Design Report												
2.7.F.A - Bridge Design Report		0	0	6	0	0	0	0	0	6	\$288	
2.7.F.B - Final Structure Site Plan		0	0	8	24	0	0	0	0	32	\$1,224	
2.7.G - Miscellaneous												
2.7.G.A - Perform Airway/Highway clearance analysis		0	0	0	0	1	0	0	0	1	\$55	

C-R-S		CHP-Court Street Bridge		PROPOSAL LABOR SUMMARY							Version: Sept 2021	
Consultant:		Compass Infrastructure Group										
Agreement No.												
Modification No.												
PID No.		115394										
Proposal Date		Revised 3/16/2022										
Task Description		No. of Units	Project Manager	Senior Bridge Engineer	Bridge Engineer	Junior Bridge Engineer	Senior Roadway Engineer	Roadway Engineer	Surveyor	Total		
			\$69.00	\$69.00	\$48.00	\$35.00	\$55.00	\$42.00	\$42.00	Hours	Cost	
2.7.H - Prepare C2 Cost Estimates and Update Milestones												
2.7.H.A - Roadway/Interchange Costs			0	0	0	0	12	0	0	12	\$660	
2.7.J - Maintenance of Traffic												
2.7.J.A - Detour Plan			0	0	0	0	5	3	0	8	\$401	
2.7.J.B - Pedestrian/Bike Lane Detour										0	\$0	
2.7.J.B.1 - Pedestrian/Bike Lane Detour - Notes			0	0	0	0	2	0	0	2	\$110	
2.7.J.B.2 - Pedestrian/Bike Lane Detour - Plan			0	0	0	0	2	0	0	2	\$110	
TOTAL - 2.7 - Stage 1 Design			2	0	14	24	98	33	0	171	\$8,426	
2.8 - Project Management for Preliminary Engineering Phase												
2.8.A - Meetings		1	4	0	4	0	0	0	0	8	\$468	
2.8.B - General Oversight		4	22	0	6	0	0	0	0	28	\$1,806	
2.8.C - Project Set Up			3	0	2	0	0	0	0	5	\$303	
TOTAL 2.8 - Project Management for Preliminary Engineering Phase			29	0	12	0	0	0	0	41	\$2,577	
Total - 2 Preliminary Engineering Phase			31	0	26	24	98	33	115	0	\$15,833	
3 - Environmental Engineering Phase												
3.3 - Stage2												
3.3.A - Roadway												
3.3.A.A - Title Sheet		1	0	0	0	0	2	0	0	2	\$110	
3.3.A.C - General Notes		2	0	0	0	0	6	2	0	8	\$414	
3.3.A.D - Typical Sections		2	0	0	0	0	4	1	0	5	\$262	
3.3.A.E - Plan and Profile - Mainline		1	0	0	0	0	6	2	0	8	\$414	
3.3.A.H - Cross Sections		4	0	0	0	0	4	2	0	6	\$304	
3.3.B - Drainage												
3.3.B.A - Storm Sewer Profiles			0	0	0	0	3	0	0	3	\$165	
3.3.E - Maintenance of Traffic												
3.3.E.A - MOT General Notes		1	0	0	0	0	4	0	0	4	\$220	
3.3.E.C - Pedestrian/Bike Lane Detour - Plan Sheet		1	0	0	0	0	1	1	0	2	\$97	
3.3.E.F - MOT Plan Sheets		1	0	0	0	0	4	2	0	6	\$304	
3.3.I - Bridge Plans (break out for each bridge separately)												
3.3.I.A Bridge Plans		4	0	4	25	50	0	0	0	79	\$3,226	
3.3.J - Utilities												
3.3.J.A - Utility Coordination and Documentation			4	0	0	0	8	0	0	12	\$716	
TOTAL 3.3 - Stage2			4	4	25	50	42	10	0	135	\$6,232	
3.4 - Right of Way Plans												
3.4.A Conceptual Right of Way Plan Review										0	\$0	
3.4.B - Preliminary Right of Way Plans												
3.4.B.A - Legend Sheet									10	10	\$420	
3.4.B.B - Centerline Survey Plat									16	16	\$672	
3.4.B.C - Property Map									25	25	\$1,092	

C-R-S		CHP-Court Street Bridge		PROPOSAL LABOR SUMMARY							Version: Sept 2021	
Consultant:	Compass Infrastructure Group											
Agreement No.												
Modification No.												
PID No.	115394											
Proposal Date	Revised 3/16/2022											
		No. of Units	Project Manager	Senior Bridge Engineer	Bridge Engineer	Junior Bridge Engineer	Senior Roadway Engineer	Roadway Engineer	Surveyor	Total		
Task Description			\$69.00	\$69.00	\$48.00	\$35.00	\$55.00	\$42.00	\$42.00	Hours	Cost	
3.4.B.D - Summary of Additional Right of Way									10	10	\$420	
3.4.B.E - Detailed ROW Plan Sheets									32	32	\$1,344	
3.4.B.G - Legal Descriptions and Closure Calculations									9	9	\$378	
3.4.C - Final Right of Way Plans												
3.4.C.A - Final Right of Way Plans									12	12	\$504	
3.4.C.B - Field Review & Verify Property Owners									2	2	\$84	
3.4.C.C - Record Centerline Plat and all appropriate documents									0	0	\$0	
TOTAL 3.4 - Right of Way Plans			0	0	0	0	0	0	117	117	\$4,914	
3.6 - Environmental Commitments and Plan Notes												
3.6.A - Environmental Commitment Plan Notes			0	0	0	0	0	1	0	1	\$42	
TOTAL 3.6 - Environmental Commitments and Plan Notes			0	0	0	0	0	1	0	1	\$42	
3.8 - Prepare Cost Estimates and Revise Milestone												
3.8.A - Roadway/Interchange Costs			0	0	0	0	6	2	0	8	\$414	
3.8.B - Structures Costs			0	0	2	3	0	0	0	5	\$201	
TOTAL 3.8 - Prepare Cost Estimates and Revise Milestone			0	0	2	3	6	2	0	13	\$615	
3.9 - Project Management for Environmental Engineering Phase												
3.9.A - Meetings		1	4	0	4	0	0	0	0	8	\$468	
3.9.B - General Oversight		3	12	0	6	0	0	0	0	18	\$1,116	
TOTAL 3.9 - Project Management for Environmental Engineering Phase			16	0	10	0	0	0	0	26	\$1,584	
Total - 3 Environmental Engineering Phase			20	4	37	53	48	13	117	292	\$13,387	
4 - Final Engineering and R/W Phase												
4.2 - Stage 3 Detailed Design Plans												
4.2.A - Quantities and Notes												
4.2.A.C - Roadway Subsummary			0	0	0	0	9	7	0	16	\$789	
4.2.A.M - General Summary Sheet			0	0	0	0	10	6	0	16	\$802	
4.2.A.N - Bridge Estimated Quantities Sheet		1	0	1	3	9	0	0	0	13	\$528	
4.2.A.P - General Notes		2	0	0	0	0	4	2	0	6	\$304	
4.2.A.Q - Driveway Subsummary or Driveway Details (if included on same sheet)		2	0	0	0	0	4	0	0	4	\$220	
4.2.A.S - Bridge General Notes		1	0	0	1	2	0	0	0	3	\$118	
4.2.D - Miscellaneous												
4.2.D.G - Title Sheet		1	1	0	0	0	2	1	0	4	\$221	
TOTAL 4.2 - Stage 3 Detailed Design Plans			1	1	4	11	29	16	0	62	\$2,982	
4.3 - Prepare Cost Estimates and Revise Milestone												
4.3.A - Roadway/Interchange Costs			0	0	0	0	6	2	0	8	\$414	
4.3.C - Structures Costs			1	0	4	0	0	0	0	5	\$261	
TOTAL 4.3 - Prepare Cost Estimates and Revise Milestone			1	0	4	0	6	2	0	13	\$675	

C-R-S		CHP-Court Street Bridge		PROPOSAL LABOR SUMMARY							Version: Sept 2021	
Consultant:	Compass Infrastructure Group											
Agreement No.												
Modification No.												
PID No.	115394											
Proposal Date	Revised 3/16/2022											
Task Description	No. of Units	Project Manager	Senior Bridge Engineer	Bridge Engineer	Junior Bridge Engineer	Senior Roadway Engineer	Roadway Engineer	Surveyor	Total			
		\$69.00	\$69.00	\$48.00	\$35.00	\$55.00	\$42.00	\$42.00	Hours	Cost		
4.4 - Final Plan Package												
4.4.A - Submission of Final Tracings and Documentation	1	0	2	0	2	0	1	0	6	\$317		
4.4 - Final Plan Package	1	0	2	0	2	0	1	0	6	\$317		
4.5 - Project Management for Final Engineering and Right of Way Phase												
4.5.B - General Oversight	2	4	0	4	0	0	0	0	8	\$468		
TOTAL 4.5 - Project Management for Final Engineering and Right of Way Phase	4	0	4	0	0	0	0	0	8	\$468		
TOTAL - Final Engineering Phase	7	1	14	11	37	18	1	0	89	\$4,442		
TOTAL AUTHORIZED PARTS												
		58	5	77	88	183	64	233	0	708	\$33,662	
IF-AUTHORIZED TASKS:												
1.0 Environmental Studies												
2.2.1 - Phase I Cultural Resource History/Architecture Survey									0	\$0		
3.1.D - Regulated Materials Review Assessment									0	\$0		
3.1.O - Regulated Materials Review Investigation									0	\$0		
TOTAL 1.0 - Environmental Studies	0	0	0	0	0	0	0	0	0	\$0		
2.0 Public Utility Relocations												
3.3.J.B - Water Works Plan	1	0	0	0	0	16	8	0	24	\$1,216		
3.3.J.C - Water Works Details & Notes	1	0	0	0	0	10	4	0	14	\$718		
3.3.J.D - Sanitary Sewer Plans	1	0	0	0	0	12	0	0	12	\$660		
3.8.C - Utility Costs		0	0	0	0	3	0	0	3	\$165		
4.3.D - Utility Costs		0	0	0	0	2	0	0	2	\$110		
TOTAL 2.0 - Public Utility Relocations	0	0	0	0	0	43	12	0	55	\$2,869		
4.0 Right of Way Acquisition												
4.1.A - Right of Way Acquisition	2	0	0	0	0	0	0	0	0	\$0		
TOTAL 4.0 - Right of Way Acquisition	0	0	0	0	0	0	0	0	0	\$0		
5.0 Pre-Bid Questions and On-Going Services During Construction												
4.6.A - Pre-Bid Questions	2	0	2	0	2	0	0	0	6	\$344		
5.1.A - On-going Services During Construction	4	0	4	0	4	0	4	0	16	\$856		
TOTAL 5.0 - Pre-Bid Questions and On-Going Services During Construction	6	0	6	0	6	0	4	0	22	\$1,200		
TOTAL IF-AUTHORIZED PARTS	6	0	6	0	49	12	4	0	77	\$4,069		

C-R-S	CHP-Court Street Bridge	PROPOSAL LABOR SUMMARY									VERSION: Sept 2021	
Consultant:	Compass Infrastructure Group											
Agreement No.												
Modification No.												
PID No.	115394											
Proposal Date	Revised 3/16/2022											
		No. of Units	Project Manager	Senior Bridge Engineer	Bridge Engineer	Junior Bridge Engineer	Senior Roadway Engineer	Roadway Engineer	Surveyor		Total	
Task Description			\$69.00	\$69.00	\$48.00	\$35.00	\$55.00	\$42.00	\$42.00		Hours	Cost
	GRAND TOTAL											\$37,731

C-R-S		CHP-Court Street Bridge		PROPOSAL COST SUMMARY								Version: Sept 2021	
Consultant:	Compass Infrastructure Group												
Agreement No.	0			State Average Overhead Rate			158.08%						
Modification No.	0			Consultant Overhead Rate:			110.00%						
PID No.	115394			Cost of Money:			0.00%						
Proposal Date	Revised 3/16/2022			Net Fee Percentage:			11%						
Task Description				No. of Units	Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost
AUTHORIZED TASKS:													
2 - Preliminary Engineering Phase													
2.2 - Perform Environmental Field Studies													
2.2.J - Asbestos Containing Material Investigation	0	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800	\$0	\$1,800	
TOTAL 2.2 - Perform Environmental Field Studies				#DIV/0!	0	\$0	\$0	\$0	\$0	\$1,800	\$0	\$1,800	
2.3 - AER Design													
2.3.A - Field Survey and Aerial Mapping													
2.3.A.A - Project Control, Benchmarks, and Reference Points													
2.3.A.A.2 - Type "B" Monument Specified	0	\$42.00	14	\$588	\$647	\$0	\$99	\$0	\$167	\$1,501			
2.3.A.B - Monumentation recovery													
2.3.A.B.1 - Existing Centerline and RW	0	\$42.00	9	\$378	\$416	\$0	\$99	\$0	\$107	\$1,000			
2.3.A.B.2 - Property Lines (Used on projects with additional R/W needed)	0	\$42.00	19	\$798	\$878	\$0	\$0	\$0	\$227	\$1,902			
2.3.A.C - Base Mapping (incl. field verify.)													
2.3.A.C.2 - R/W Project	0	\$42.00	26	\$1,092	\$1,201	\$0	\$0	\$0	\$310	\$2,603			
2.3.A.E - Bridge Survey													
2.3.A.E.1 - For Complete Replacement	0	\$42.00	33	\$1,386	\$1,525	\$0	\$247	\$0	\$393	\$3,551			
2.3.A.F - Establish property lines, tax id, & ownerships on base map	0	\$42.00	12	\$504	\$554	\$0	\$0	\$0	\$143	\$1,201			
2.3.A.G - Property Owner Notification	0	\$42.00	2	\$84	\$92	\$0	\$5	\$0	\$24	\$205			
TOTAL 2.3 - AER Design				\$42.00	115	\$4,830	\$5,313	\$0	\$450	\$0	\$1,371	\$11,964	
2.7 - Stage 1 Design													
2.7.A - Roadway													
2.7.A.A - Title Sheet	1	\$48.50	8	\$388	\$427	\$0	\$0	\$0	\$110	\$925			
2.7.A.C - General Notes	2	\$51.75	8	\$414	\$455	\$0	\$0	\$0	\$118	\$987			
2.7.A.D - Typical Sections	2	\$50.67	12	\$608	\$669	\$0	\$0	\$0	\$173	\$1,449			
2.7.A.E - Cross Sections	4	\$50.67	12	\$608	\$669	\$0	\$0	\$0	\$173	\$1,449			
2.7.A.F - Plan and Profile - Mainline	1	\$50.67	24	\$1,216	\$1,338	\$0	\$0	\$0	\$345	\$2,899			
2.7.A.L - Driveway Details	2	\$50.36	14	\$705	\$776	\$0	\$0	\$0	\$200	\$1,681			
2.7.B - Drainage													
2.7.B.A - Storm Sewer Profiles	0	\$55.00	4	\$220	\$242	\$0	\$0	\$0	\$62	\$524			
2.7.B.D.3 - Storm Sewer	0	\$55.00	4	\$220	\$242	\$0	\$0	\$0	\$62	\$524			
2.7.C - Utilities													
2.7.C.A - Utility Coordination and Documentation	0	\$56.75	8	\$454	\$499	\$0	\$50	\$0	\$129	\$1,132			
2.7.C.B - Description or proposed water and/or sewer work	0	\$54.00	12	\$648	\$713	\$0	\$0	\$0	\$184	\$1,545			
2.7.C.D - Add Utilities to Plan/Profile Sheets	0	\$48.50	2	\$97	\$107	\$0	\$0	\$0	\$28	\$231			
2.7.F - Structures - Design Report													
2.7.F.A - Bridge Design Report	0	\$48.00	6	\$288	\$317	\$0	\$0	\$0	\$82	\$687			
2.7.F.B - Final Structure Site Plan	0	\$38.25	32	\$1,224	\$1,346	\$0	\$0	\$0	\$347	\$2,918			
2.7.G - Miscellaneous													
2.7.G.A - Perform Airway/Highway clearance analysis	0	\$55.00	1	\$55	\$61	\$0	\$0	\$0	\$16	\$131			

C-R-S		CHP-Court Street Bridge		PROPOSAL COST SUMMARY							Version: Sept 2021	
Consultant:	Compass Infrastructure Group											
Agreement No.	0				State Average Overhead Rate	158.08%						
Modification No.	0				Consultant Overhead Rate:	110.00%						
PID No.	115394				Cost of Money:	0.00%						
Proposal Date	Revised 3/16/2022				Net Fee Percentage:	11%						
			No. of Units	Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost
Task Description												
2.7.H - Prepare C2 Cost Estimates and Update Milestones												
2.7.H.A - Roadway/Interchange Costs			0	\$55.00	12	\$660	\$726	\$0	\$0	\$0	\$187	\$1,573
2.7.J - Maintenance of Traffic												
2.7.J.A - Detour Plan			0	\$50.13	8	\$401	\$441	\$0	\$0	\$0	\$114	\$956
2.7.J.B - Pedestrian/Bike Lane Detour			0	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2.7.J.B.1 - Pedestrian/Bike Lane Detour - Notes			0	\$55.00	2	\$110	\$121	\$0	\$0	\$0	\$31	\$262
2.7.J.B.2 - Pedestrian/Bike Lane Detour - Plan			0	\$55.00	2	\$110	\$121	\$0	\$0	\$0	\$31	\$262
TOTAL - 2.7 - Stage 1 Design				\$49.27	171	\$8,426	\$9,269	\$0	\$50	\$0	\$2,392	\$20,137
2.8 - Project Management for Preliminary Engineering Phase												
2.8.A - Meetings			1	\$58.50	8	\$468	\$515	\$0	\$48	\$0	\$133	\$1,164
2.8.B - General Oversight			4	\$64.50	28	\$1,806	\$1,987	\$0	\$0	\$0	\$513	\$4,305
2.8.C - Project Set Up			0	\$60.60	5	\$303	\$333	\$0	\$0	\$0	\$86	\$722
TOTAL 2.8 - Project Management for Preliminary Engineering Phase				\$62.85	41	\$2,577	\$2,835	\$0	\$48	\$0	\$732	\$6,192
Total - 2 Preliminary Engineering Phase				\$48.42	327	\$15,833	\$17,416	\$0	\$548	\$1,800	\$4,495	\$40,092
3 - Environmental Engineering Phase												
3.3 - Stage2												
3.3.A - Roadway												
3.3.A.A - Title Sheet			1	\$55.00	2	\$110	\$121	\$0	\$0	\$0	\$31	\$262
3.3.A.C - General Notes			2	\$51.75	8	\$414	\$455	\$0	\$0	\$0	\$119	\$987
3.3.A.D - Typical Sections			2	\$52.40	5	\$262	\$289	\$0	\$0	\$0	\$74	\$625
3.3.A.E - Plan and Profile - Mainline			1	\$51.75	8	\$414	\$455	\$0	\$0	\$0	\$119	\$987
3.3.A.H - Cross Sections			4	\$50.67	6	\$304	\$334	\$0	\$0	\$0	\$86	\$725
3.3.B - Drainage												
3.3.B.A - Storm Sewer Profiles			0	\$55.00	3	\$165	\$182	\$0	\$0	\$0	\$47	\$393
3.3.E - Maintenance of Traffic												
3.3.E.A - MOT General Notes			1	\$55.00	4	\$220	\$242	\$0	\$0	\$0	\$62	\$524
3.3.E.C - Pedestrian/Bike Lane Detour - Plan Sheet			1	\$48.50	2	\$97	\$107	\$0	\$0	\$0	\$28	\$231
3.3.E.F - MOT Plan Sheets			1	\$50.67	6	\$304	\$334	\$0	\$0	\$0	\$86	\$725
3.3.I - Bridge Plans (break out for each bridge separately)												
3.3.I.A Bridge Plans			4	\$40.84	79	\$3,226	\$3,549	\$0	\$0	\$0	\$916	\$7,690
3.3.J - Utilities												
3.3.J.A - Utility Coordination and Documentation			0	\$59.67	12	\$716	\$788	\$0	\$50	\$0	\$203	\$1,757
TOTAL 3.3 - Stage2				\$46.16	135	\$6,232	\$6,855	\$0	\$50	\$0	\$1,769	\$14,906
3.4 - Right of Way Plans												
3.4.A Conceptual Right of Way Plan Review			0	#DIV/0!	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.4.B - Preliminary Right of Way Plans												
3.4.B.A - Legend Sheet			0	\$42.00	10	\$420	\$462	\$0	\$0	\$0	\$119	\$1,001
3.4.B.B - Centerline Survey Plat			0	\$42.00	16	\$672	\$739	\$0	\$0	\$0	\$191	\$1,602
3.4.B.C - Property Map			0	\$42.00	26	\$1,092	\$1,201	\$0	\$0	\$0	\$310	\$2,603

C-R-S		CHP-Court Street Bridge		PROPOSAL COST SUMMARY							Version: Sept 2021	
Consultant:	Compass Infrastructure Group											
Agreement No.	0				State Average Overhead Rate		158.08%					
Modification No.	0				Consultant Overhead Rate:		110.00%					
PID No.	115394				Cost of Money:		0.00%					
Proposal Date	Revised 3/16/2022				Net Fee Percentage:		11%					
		No. of Units	Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost	
Task Description												
3.4.B.D - Summary of Additional Right of Way	0	\$42.00	10	\$420	\$462	\$0	\$0	\$0	\$0	\$119	\$1,001	
3.4.B.E - Detailed ROW Plan Sheets	0	\$42.00	32	\$1,344	\$1,478	\$0	\$0	\$0	\$0	\$382	\$3,204	
3.4.B.G - Legal Descriptions and Closure Calculations	0	\$42.00	9	\$378	\$416	\$0	\$0	\$0	\$0	\$107	\$901	
3.4.C - Final Right of Way Plans												
3.4.C.A - Final Right of Way Plans	0	\$42.00	12	\$504	\$554	\$0	\$0	\$900	\$143	\$240	\$2,101	
3.4.C.B - Field Review & Verify Property Owners	0	\$42.00	2	\$84	\$92	\$0	\$0	\$0	\$0	\$24	\$200	
3.4.C.C - Record Centerline Plat and all appropriate documents	0	#DIV/0!	0	\$0	\$0	\$0	\$240	\$0	\$0	\$0	\$240	
TOTAL 3.4 - Right of Way Plans		\$42.00	117	\$4,914	\$5,405	\$0	\$240	\$900	\$1,395	\$12,854		
3.6 - Environmental Commitments and Plan Notes												
3.6.A - Environmental Commitment Plan Notes	0	\$42.00	1	\$42	\$46	\$0	\$0	\$0	\$0	\$12	\$100	
TOTAL 3.6 - Environmental Commitments and Plan Notes		\$42.00	1	\$42	\$46	\$0	\$0	\$0	\$0	\$12	\$100	
3.8 - Prepare Cost Estimates and Revise Milestone												
3.8.A - Roadway/Interchange Costs	0	\$51.75	8	\$414	\$455	\$0	\$0	\$0	\$0	\$118	\$987	
3.8.B - Structures Costs	0	\$40.20	5	\$201	\$221	\$0	\$0	\$0	\$0	\$57	\$479	
TOTAL 3.8 - Prepare Cost Estimates and Revise Milestone		\$47.31	13	\$815	\$677	\$0	\$0	\$0	\$0	\$175	\$1,466	
3.9 - Project Management for Environmental Engineering Phase												
3.9.A - Meetings	1	\$58.50	8	\$468	\$515	\$0	\$48	\$0	\$0	\$133	\$1,164	
3.9.B - General Oversight	3	\$62.00	18	\$1,116	\$1,228	\$0	\$0	\$0	\$0	\$317	\$2,660	
TOTAL 3.9 - Project Management for Environmental Engineering Phase		\$60.92	26	\$1,584	\$1,742	\$0	\$48	\$0	\$0	\$450	\$3,824	
Total - 3 Environmental Engineering Phase		\$45.85	292	\$13,387	\$14,726	\$0	\$338	\$900	\$3,800	\$33,151		
4 - Final Engineering and R/W Phase												
4.2 - Stage 3 Detailed Design Plans												
4.2.A - Quantities and Notes												
4.2.A.C - Roadway Subsummary	0	\$49.31	16	\$789	\$868	\$0	\$0	\$0	\$0	\$224	\$1,881	
4.2.A.M - General Summary Sheet	0	\$50.13	16	\$802	\$882	\$0	\$0	\$0	\$0	\$228	\$1,912	
4.2.A.N - Bridge Estimated Quantities Sheet	1	\$40.62	13	\$528	\$581	\$0	\$0	\$0	\$0	\$150	\$1,259	
4.2.A.P - General Notes	2	\$50.67	6	\$304	\$334	\$0	\$0	\$0	\$0	\$86	\$725	
4.2.A.Q - Driveway Subsummary or Driveway Details (if included on same sheet)	2	\$55.00	4	\$220	\$242	\$0	\$0	\$0	\$0	\$62	\$524	
4.2.A.S - Bridge General Notes	1	\$39.33	3	\$118	\$130	\$0	\$0	\$0	\$0	\$33	\$281	
4.2.D - Miscellaneous												
4.2.D.G - Title Sheet	1	\$55.25	4	\$221	\$243	\$0	\$0	\$0	\$0	\$53	\$527	
TOTAL 4.2 - Stage 3 Detailed Design Plans		\$48.10	62	\$2,882	\$3,280	\$0	\$0	\$0	\$0	\$847	\$7,109	
4.3 - Prepare Cost Estimates and Revise Milestone												
4.3.A - Roadway/Interchange Costs	0	\$51.75	8	\$414	\$455	\$0	\$0	\$0	\$0	\$118	\$987	
4.3.C - Structures Costs	0	\$52.20	5	\$261	\$287	\$0	\$0	\$0	\$0	\$74	\$622	
TOTAL 4.3 - Prepare Cost Estimates and Revise Milestone		\$51.92	13	\$675	\$743	\$0	\$0	\$0	\$0	\$192	\$1,609	

C-R-S		CHP-Court Street Bridge		PROPOSAL COST SUMMARY								Version: Sept 2021	
Consultant:	Compass Infrastructure Group												
Agreement No.	0					State Average Overhead Rate	158.08%						
Modification No.	0					Consultant Overhead Rate:	110.00%						
PID No.	115394					Cost of Money:	0.00%						
Proposal Date	Revised 3/16/2022					Net Fee Percentage:	11%						
Task Description	No. of Units	Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost			
4.4 - Final Plan Package													
4.4.A - Submission of Final Tracings and Documentation	0	\$52.83	6	\$317	\$349	\$0	\$0	\$0	\$90	\$756			
4.4 - Final Plan Package		\$52.83	6	\$317	\$349	\$0	\$0	\$0	\$90	\$756			
4.5 - Project Management for Final Engineering and Right of Way Phase													
4.5.B - General Oversight	2	\$58.50	8	\$468	\$515	\$0	\$0	\$0	\$133	\$1,116			
TOTAL 4.5 - Project Management for Final Engineering and Right of Way Phase		\$58.50	8	\$468	\$515	\$0	\$0	\$0	\$133	\$1,116			
TOTAL - Final Engineering Phase		\$49.91	89	\$4,442	\$4,886	\$0	\$0	\$0	\$1,261	\$10,589			
TOTAL AUTHORIZED PARTS		\$47.55	708	\$33,662	\$37,028	\$0	\$886	\$2,700	\$9,556	\$83,833			
IF-AUTHORIZED TASKS:													
1.0 Environmental Studies													
2.2.1 - Phase I Cultural Resource History/Architecture Survey	0	#DIV/0!	0	\$0	\$0	\$0	\$0	\$5,485	\$0	\$5,485			
3.1.D - Regulated Materials Review Assessment	0	#DIV/0!	0	\$0	\$0	\$0	\$0	\$6,200	\$0	\$6,200			
3.1.O - Regulated Materials Review Investigation	0	#DIV/0!	0	\$0	\$0	\$0	\$0	\$9,763	\$0	\$9,763			
TOTAL 1.0 - Environmental Studies		#DIV/0!	0	\$0	\$0	\$0	\$0	\$21,448	\$0	\$21,448			
2.0 Public Utility Relocations													
3.3.J.B - Water Works Plan	1	\$50.67	24	\$1,216	\$1,338	\$0	\$0	\$0	\$345	\$2,899			
3.3.J.C - Water Works Details & Notes	1	\$51.29	14	\$718	\$790	\$0	\$0	\$0	\$204	\$1,712			
3.3.J.D - Sanitary Sewer Plans	1	\$55.00	12	\$660	\$726	\$0	\$0	\$0	\$187	\$1,573			
3.8.C - Utility Costs	0	\$55.00	3	\$165	\$182	\$0	\$0	\$0	\$47	\$393			
4.3.D - Utility Costs	0	\$55.00	2	\$110	\$121	\$0	\$0	\$0	\$31	\$262			
TOTAL 2.0 - Public Utility Relocations		\$52.16	55	\$2,669	\$3,156	\$0	\$0	\$0	\$814	\$6,839			
4.0 Right of Way Acquisition													
4.1.A - Right of Way Acquisition	2	#DIV/0!	0	\$0	\$0	\$0	\$8,720	\$0	\$0	\$8,720			
TOTAL 4.0 - Right of Way Acquisition		#DIV/0!	0	\$0	\$0	\$0	\$8,720	\$0	\$0	\$8,720			
5.0 Pre-Bid Questions and On-Going Services During Construction													
4.6.A - Pre-Bid Questions	0	\$57.33	6	\$344	\$378	\$0	\$0	\$0	\$98	\$820			
5.1.A - On-going Services During Construction	0	\$53.50	16	\$856	\$942	\$0	\$48	\$0	\$243	\$2,089			
TOTAL 5.0 - Pre-Bid Questions and On-Going Services During Construction		\$54.55	22	\$1,200	\$1,320	\$0	\$48	\$0	\$341	\$2,909			
TOTAL IF-AUTHORIZED PARTS		\$52.84	77	\$4,069	\$4,476	\$0	\$8,768	\$21,448	\$1,155	\$39,916			

C-R-S		CHP-Court Street Bridge		PROPOSAL COST SUMMARY							Version: Sept 2021		
Consultant:	Compass Infrastructure Group												
Agreement No.	0				State Average Overhead Rate		158.08%						
Modification No.	0				Consultant Overhead Rate:		110.00%						
PID No.	115394				Cost of Money:		0.00%						
Proposal Date	Revised 3/16/2022				Net Fee Percentage:		11%						
		No. of Units	Average Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost		
Task Description													
		GRAND TOTAL			\$48.06	785	\$37,731	\$41,504	\$0	\$9,655	\$24,148	\$10,711	\$123,749

C-R-S	CHP-Court Street Bridge	DIRECT COSTS										Version: Sept 2021
Consultant:	Compass Infrastructure Group											
Agreement No.	0											
Modification No.	0											
PID No.	115394											
Proposal Date	Revised 3/16/2022											
		Mileage	Postage	Fees/Miscellaneous Expense	Acquisition - PM	Appraisal	Title Research	Negotiation	Closings	Bill of Sale	Title Update Approval	Total
Task Description	Unit Cost:	\$0.52	\$1.00	\$1.00	\$120.00	\$1,250.00	\$540.00	\$1,920.00	\$480.00	\$1,320.00	\$270.00	

AUTHORIZED TASKS:

2 - Preliminary Engineering Phase

2.2 - Perform Environmental Field Studies												
2.2.J - Asbestos Containing Material Investigation												\$0.00
TOTAL 2.2 - Perform Environmental Field Studies	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.3 - AER Design												
2.3.A - Field Survey and Aerial Mapping												
2.3.A.A - Project Control, Benchmarks, and Reference Points												
2.3.A.A.2 - Type "B" Monument Specified	190	0	0	0	0	0	0	0	0	0	0	\$98.80
2.3.A.B - Monumentation recovery												
2.3.A.B.1 - Existing Centerline and R/W												
2.3.A.B.2 - Property Lines (Used on projects with additional R/W needed)	190	0	0	0	0	0	0	0	0	0	0	\$98.80
2.3.A.C - Base Mapping (incl. field verify.)												
2.3.A.C.2 - R/W Project												
2.3.A.E - Bridge Survey	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.3.A.E.1 - For Complete Replacement												
2.3.A.F - Establish property lines, tax id, & ownerships on base map	475	0	0	0	0	0	0	0	0	0	0	\$247.00
2.3.A.G - Property Owner Notification												
2.3.A.G - Property Owner Notification	0	0	5	0	0	0	0	0	0	0	0	\$5.00
TOTAL 2.3 - AER Design	855	5	0	0	0	0	0	0	0	0	0	\$449.60
2.7 - Stage 1 Design												
2.7.A - Roadway												
2.7.A.A - Title Sheet												
2.7.A.A - Title Sheet	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.A.C - General Notes												
2.7.A.C - General Notes	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.A.D - Typical Sections												
2.7.A.D - Typical Sections	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.A.E - Cross Sections												
2.7.A.E - Cross Sections	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.A.F - Plan and Profile - Mainline												
2.7.A.F - Plan and Profile - Mainline	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.A.L - Driveway Details												
2.7.A.L - Driveway Details	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.B - Drainage												
2.7.B.A - Storm Sewer Profiles												
2.7.B.A - Storm Sewer Profiles	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.B.D.3 - Storm Sewer												
2.7.B.D.3 - Storm Sewer	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.C - Utilities												
2.7.C.A - Utility Coordination and Documentation												
2.7.C.A - Utility Coordination and Documentation	0	50	0	0	0	0	0	0	0	0	0	\$50.00
2.7.C.B - Description or proposed water and/or sewer work												
2.7.C.B - Description or proposed water and/or sewer work	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.C.D - Add Utilities to Plan/Profile Sheets												
2.7.C.D - Add Utilities to Plan/Profile Sheets	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.F - Structures - Design Report												
2.7.F.A - Bridge Design Report												
2.7.F.A - Bridge Design Report												\$0.00
2.7.F.B - Final Structure Site Plan												
2.7.F.B - Final Structure Site Plan	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.G - Miscellaneous												
2.7.G.A - Perform Airway/Highway clearance analysis												
2.7.G.A - Perform Airway/Highway clearance analysis	0	0	0	0	0	0	0	0	0	0	0	\$0.00

C-R-S		CHP-Court Street Bridge	DIRECT COSTS										Version: Sept 2021		
Consultant:		Compass Infrastructure Group													
Agreement No.		0													
Modification No.		0													
PID No.		115394													
Proposal Date		Revised 3/16/2022													
			Mileage	Postage	Fees/Miscellaneous Expense	Acquisition - PM	Appraisal	Title Research	Negotiation	Closings	Bill of Sale	Title Update Approval	Total		
Task Description		Unit Cost:	\$0.52	\$1.00	\$1.00	\$120.00	\$1,250.00	\$540.00	\$1,920.00	\$480.00	\$1,320.00	\$270.00			
2.7.H - Prepare C2 Cost Estimates and Update Milestones															
2.7.H.A - Roadway/Interchange Costs			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.J - Maintenance of Traffic															
2.7.J.A - Detour Plan			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.J.B - Pedestrian/Bike Lane Detour															
2.7.J.B.1 - Pedestrian/Bike Lane Detour - Notes			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.7.J.B.2 - Pedestrian/Bike Lane Detour - Plan			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL - 2.7 - Stage 1 Design			0	50	0	0	0	0	0	0	0	0	0	0	\$50.00
2.8 - Project Management for Preliminary Engineering Phase															
2.8.A - Meetings			93	0	0	0	0	0	0	0	0	0	0	0	\$48.36
2.8.B - General Oversight			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.8.C - Project Set Up			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 2.8 - Project Management for Preliminary Engineering Phase			93	0	0	0	0	0	0	0	0	0	0	0	\$48.36
Total - 2 Preliminary Engineering Phase			948	55	0	0	0	0	0	0	0	0	0	0	\$548
3 - Environmental Engineering Phase															
3.3 - Stage2															
3.3.A - Roadway															
3.3.A.A - Title Sheet			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.A.C - General Notes			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.A.D - Typical Sections			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.A.E - Plan and Profile - Mainline			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.A.H - Cross Sections			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.B - Drainage															
3.3.B.A - Storm Sewer Profiles			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.E - Maintenance of Traffic															
3.3.E.A - MOT General Notes			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.E.C - Pedestrian/Bike Lane Detour - Plan Sheet			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.E.F - MOT Plan Sheets			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.I - Bridge Plans (break out for each bridge separately)															
3.3.I.A Bridge Plans			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.J - Utilities															
3.3.J.A - Utility Coordination and Documentation			0	50	0	0	0	0	0	0	0	0	0	0	\$50.00
TOTAL 3.3 - Stage2			0	50	0	0	0	0	0	0	0	0	0	0	\$50.00
3.4 - Right of Way Plans															
3.4.A Conceptual Right of Way Plan Review															\$0.00
3.4.B - Preliminary Right of Way Plans															
3.4.B.A - Legend Sheet			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.4.B.B - Centerline Survey Plat			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.4.B.C - Property Map			0	0	0	0	0	0	0	0	0	0	0	0	\$0.00

C-R-S		CHP-Court Street Bridge		DIRECT COSTS										Version: Sept 2021		
Consultant:		Compass Infrastructure Group														
Agreement No.		0														
Modification No.		0														
PID No.		115394														
Proposal Date		Revised 3/16/2022														
				Mileage	Postage	Fees/Miscellaneous Expense	Acquisition - PM	Appraisal	Title Research	Negotiation	Closings	Bill of Sale	Title Update Approval	Total		
Task Description	Unit Cost:	\$0.52	\$1.00	\$1.00	\$120.00	\$1,250.00	\$540.00	\$1,920.00	\$480.00	\$1,320.00	\$270.00					
3.4.B.D - Summary of Additional Right of Way		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.4.B.E - Detailed ROW Plan Sheets		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.4.B.G - Legal Descriptions and Closure Calculations		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.4.C - Final Right of Way Plans																
3.4.C.A - Final Right of Way Plans		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.4.C.B - Field Review & Verify Property Owners		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.4.C.C - Record Centerline Plat and all appropriate documents		0	0	240	0	0	0	0	0	0	0	0	0	0	0	\$240.00
TOTAL 3.4 - Right of Way Plans		0	0	240	0	0	0	0	0	0	0	0	0	0	0	\$240.00
3.6 - Environmental Commitments and Plan Notes																
3.6.A - Environmental Commitment Plan Notes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 3.6 - Environmental Commitments and Plan Notes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.8 - Prepare Cost Estimates and Revise Milestone																
3.8.A - Roadway/Interchange Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.8.B - Structures Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 3.8 - Prepare Cost Estimates and Revise Milestone		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.9 - Project Management for Environmental Engineering Phase																
3.9.A - Meetings		93	0	0	0	0	0	0	0	0	0	0	0	0	0	\$48.36
3.9.B - General Oversight		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 3.9 - Project Management for Environmental Engineering Phase		93	0	0	0	0	0	0	0	0	0	0	0	0	0	\$48.36
Total - 3 Environmental Engineering Phase		93	50	240	0	0	0	0	0	0	0	0	0	0	0	\$338
4 - Final Engineering and R/W Phase																
4.2 - Stage 3 Detailed Design Plans																
4.2.A - Quantities and Notes																
4.2.A.C - Roadway Subsummary		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.2.A.M - General Summary Sheet		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.2.A.N - Bridge Estimated Quantities Sheet		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.2.A.P - General Notes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.2.A.Q - Driveway Subsummary or Driveway Details (if included on same sheet)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.2.A.S - Bridge General Notes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.2.D - Miscellaneous																
4.2.D.G - Title Sheet		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 4.2 - Stage 3 Detailed Design Plans		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.3 - Prepare Cost Estimates and Revise Milestone																
4.3.A - Roadway/Interchange Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.3.C - Structures Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 4.3 - Prepare Cost Estimates and Revise Milestone		0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00

C-R-S		CHP-Court Street Bridge		DIRECT COSTS										Version: Sept 2021		
Consultant:	Compass Infrastructure Group															
Agreement No.	0															
Modification No.	0															
PID No.	115394															
Proposal Date	Revised 3/16/2022															
		Unit Cost:		Mileage	Postage	Fees/Miscellaneous Expense	Acquisition - PM	Appraisal	Title Research	Negotiation	Closings	Bill of Sale	Title Update Approval	Total		
Task Description			\$0.52	\$1.00	\$1.00	\$120.00	\$1,250.00	\$540.00	\$1,920.00	\$480.00	\$1,320.00	\$270.00				
4.4 - Final Plan Package																
4.4.A - Submission of Final Tracings and Documentation			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.4 - Final Plan Package																
			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.5 - Project Management for Final Engineering and Right of Way Phase																
4.5.B - General Oversight			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 4.5 - Project Management for Final Engineering and Right of Way Phase																
			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL - Final Engineering Phase																
			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0
IF-AUTHORIZED TASKS:																
1.0 Environmental Studies																
2.2.I - Phase I Cultural Resource History/Architecture Survey			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.1.D - Regulated Materials Review Assessment			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.1.O - Regulated Materials Review Investigation			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 1.0 - Environmental Studies																
			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
2.0 Public Utility Relocations																
3.3.J.B - Water Works Plan			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.J.C - Water Works Details & Notes			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.3.J.D - Sanitary Sewer Plans			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
3.8.C - Utility Costs			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.3.D - Utility Costs			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
TOTAL 2.0 - Public Utility Relocations																
			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
4.0 Right of Way Acquisition																
4.1.A - Right of Way Acquisition			0	0	100	2	2	2	2	2	2	0	0	0	0	\$8,720.00
TOTAL 4.0 - Right of Way Acquisition																
			0	0	100	2	2	2	2	2	2	0	0	0	0	\$8,720.00
5.0 Pre-Bid Questions and On-Going Services During Construction																
4.6.A - Pre-Bid Questions			0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00
5.1.A - On-going Services During Construction			93	0	0	0	0	0	0	0	0	0	0	0	0	\$48.36
TOTAL 5.0 - Pre-Bid Questions and On-Going Services During Construction																
			93	0	0	0	0	0	0	0	0	0	0	0	0	\$48.36

C-R-S		CHP-Court Street Bridge	DIRECT COSTS										Version: Sept 2021		
Consultant:		Compass Infrastructure Group													
Agreement No.		0													
Modification No.		0													
PID No.		115394													
Proposal Date		Revised 3/18/2022													
			Mileage	Postage	Fees/Miscellaneous Expense	Acquisition - PM	Appraisal	Title Research	Negotiation	Closings	Bill of Sale	Title Update Approval	Total		
Task Description	Unit Cost:		\$0.52	\$1.00	\$1.00	\$120.00	\$1,250.00	\$540.00	\$1,920.00	\$480.00	\$1,320.00	\$270.00			

ORDINANCE NO. 4570-22

AN ORDINANCE TO UPDATE THE CITY OF URBANA'S OFFICIAL ZONING MAP TO ESTABLISH CITY DESIGNATED ZONING CLASSIFICATIONS FOR THREE PARCELS THAT WERE PETITIONED FOR ANNEXATION TO THE CITY OF URBANA IN DECEMBER OF 2021 AND ARE ANTICIPATED TO BE ANNEXED INTO THE CITY OF URBANA CORPORATION LIMITS ON OR AFTER JUNE 17, 2022.

WHEREAS, Chapter 1113 of the Codified Ordinances of the City of Urbana, Ohio enables amendment of the Official Zoning Map; and

WHEREAS, whenever the public necessity, convenience, general welfare or good zoning practices require, Council may by ordinance after receipt of a recommendation thereon from the Planning Commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property; and

WHEREAS, on February 28, 2022, the Planning and Zoning Staff formally requested an amendment to the Official Zoning Map for the City of Urbana pursuant to Chapter 1113.03 (a) of the Codified Ordinances of the City of Urbana; and

WHEREAS, on February 28, 2022, the City of Urbana Planning Commission recommended by a 7-0 vote, that City Council *approve* the request to update the City of Urbana Official Zoning Map to establish city designated zoning classifications for three (3) parcels that were petitioned for annexation to the City of Urbana in December of 2021 and are anticipated to be annexed into the City of Urbana corporation limits on or after June 17, 2022: parcel K41-11-11-30-00-013-00 (Phoenix Ag, LTD.), parcel K41-11-11-30-00-013-02 (Phoenix Ag, LTD.), and parcel K41-11-11-30-00-001-00 (State of Ohio Highway Dept.), and, to-wit: that City of Urbana staff has proposed that these annexed parcels be designated as M-1 (Manufacturing District) on the city's Official Zoning Map upon the effective date of the annexation of these parcels; and

WHEREAS, Council held a public hearing pursuant to Chapter 1113.09 of the Codified Ordinances of the City of Urbana on Tuesday, April 19, 2022.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Urbana, County of Champaign and State of Ohio:

Section 1: The City Engineer shall amend the Official Zoning Map of the City of Urbana, Ohio to reflect the zoning change depicted in the Planning Commission Staff Report and as recommended by the Planning Commission. An exhibit of the proposed zoning map change is attached and labeled as "Exhibit A".

Section 2: The Mayor shall sign the amended Official Zoning Map of the City of Urbana, Ohio.

Section 3: The Clerk of Council is now instructed to sign the amended Official Zoning Map to attest to this action of City Council.

SECTION 4: That the City of Urbana Planning Commission’s recommendation to approve the request to amend the zoning map is attached and labeled as “Exhibit B”.

Section 5: The Planning Commission Staff Report is attached and labeled as “Exhibit C.”

SECTION 6: All actions of City Council and the Planning Commission related to this legislation were conducted in open meetings pursuant to Urbana Codified Ordinance 107.01 and Ohio Revised Code 121.22. City Council held a public hearing under Urbana Codified Ordinance 1113.09, with notice by publication pursuant to Urbana City Charter Section 2.16, on April 8, 2022.

SECTION 7: This ordinance shall become effective at the earliest time provided by law.


Passed: _____

Marty Hess, Council President

Attest: _____
Clerk of Council

This Ordinance approved by me this ____ day of _____, 2022.

Mayor

Department requesting: Zoning		Personnel: Preston Carter	Director of Law review
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? (Y) N	
Readings required: 1 2 (3)		If yes, dates advertised: 04/08/2022	
First reading date: 04/05/2022	Second reading date: 04/19/2022	Third/Final reading date: 05/03/2022	

Anticipated effective date if approved: 05/17/2022



RESOLUTION NO. 2449-22

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION OF THE CITY OF URBANA, COUNTY OF CHAMPAIGN, TO PARTICIPATE IN THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT) WINTER ROAD SALT CONTRACTS (018-23) AWARDED IN 2022, AND DECLARING IT AN EMERGENCY. (Rule Suspension Requested)

WHEREAS, it is the responsibility of the City of Urbana to maintain and operate the roadways within the City's corporation limits for the safety of the community; and

WHEREAS, Section 5513.01 (B) of the Ohio Revised Code provides the opportunity for Counties, Townships, Municipal Corporations, Conservancy Districts, Township Park Districts, Park Districts created under Chapter 1545 of the Revised Code, Port Authorities, Regional Transit Authorities, Regional Airport Authorities, Regional Water and Sewer Districts, County Transit Boards, State Universities or Colleges to participate in contracts of the Ohio Department of Transportation for the purchase of machinery, material, supplies or other articles.; and

WHEREAS, the City of Urbana (hereinafter referred to as the "Political Subdivision") hereby submits this written agreement to participate in the Ohio Department of Transportation's (ODOT) annual road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT's signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision's participation in the road salt contract; and
- d. The Political Subdivision's electronic order for **600** tons of Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its above-requested salt quantities from its awarded salt supplier during the contract's effective period; and
- f. The Political Subdivision hereby agrees to place orders with directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than **Friday, April 29, 2022**. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email:

- h. Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

NOW, THEREFORE, be it resolved by the COUNCIL OF THE CITY OF URBANA, OHIO that this participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract:

Section One:

That the director of Administration is hereby authorized to participate in the Ohio Department of Transportation's Annual Road Salt Bid (018-23) in accordance with Ohio Revised Code 5513.01(B) and agrees to all of the terms and conditions in its participation of the ODOT winter road salt contracts.

Section Two:

That the Director of Administration may sign all necessary documents related thereto and to be bound by all terms and conditions as the Director of Transportation prescribes.

Section Three:

That the Director of Administration is hereby authorized to agree in the name of the City of Urbana to directly pay vendors, under each contract of the Ohio Department of Transportation in which the City of Urbana participates, for items it receives pursuant to the contract.

Section Four:

That it is found and determined that all formal actions of this City Council concerning and relating to the passage of this resolution were adopted in an open meeting of this City Council in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section Five:

That this resolution shall be declared an emergency to protect public safety and take effect immediately after passage to ensure timely participation in the Ohio Department of Transportation's Annual Winter Road Salt Bid (018-23).


President of City Council

Attest: _____

Date: _____

This resolution approved by me this _____ day of _____, 2022.

Mayor

Department requesting: Administration / Street		Personnel: Kerry Brugger	Director of Law Review 
Expenditure? Y N	Emergency? [Y] N	Public Hearing? Y [N] If yes, dates advertised:	
Readings required: [1] 2 3			
First reading date: 4/19/22	Second reading date: NA	Third/Final reading date: NA	

Anticipated effective date if approved: 4/19/22

RESOLUTION 2631-22

A RESOLUTION TO AUTHORIZE THE MAYOR OR DESIGNEE TO APPLY TO THE CHAMPAIGN COUNTY COMMISSIONERS UNDER THE PROGRAM YEAR 2022 COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") CRITICAL INFRASTRUCTURE PROGRAM FOR THE RAILROAD STREET STORM PROJECT FROM UNION ALLEY TO PINDAR STREET, INCLUDING COMMITMENT OF LOCAL MATCH, AND DECLARING AN EMERGENCY.

WHEREAS, the Ohio Department of Development administers the CDBG program in Ohio for the United States Department of Housing and Urban Development; and

WHEREAS, the City of Urbana, Ohio is eligible for funding through the competitive CDBG Critical Infrastructure Program by applying directly through the Champaign County Commissioners; and

WHEREAS, the Railroad Street Storm Project from Union Alley to Pindar Street is a priority stormwater project for the city and this project is estimated to cost \$1,226,500.00; and

WHEREAS, this project qualifies for up to \$500,000.00 in competitive funding through the CDBG Critical Infrastructure Program due to the necessity of this infrastructure being improved and the neighborhood being qualified as at least 51% low to moderate income by the United States Census Bureau; and

WHEREAS, this program/project is necessary for the preservation of public health, safety and welfare of Urbana residents by funding a project within the city including revitalization to prevent blight as well as addressing infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE URBANA CITY COUNCIL:

SECTION ONE:

The Mayor or his designee is hereby authorized to apply to the Champaign County Commissioners for funding under the PY 2022 CDBG Critical Infrastructure Program for the project within the city known as Railroad Street Storm Project from Union Alley to Pindar Street.

SECTION TWO:

The Mayor or his designee is hereby authorized to sign the necessary documents and make necessary assurances in the application documents.

SECTION THREE:

The Mayor or his designee is hereby authorized to sign any documents related to or required for administration or construction of said program/project.

SECTION FOUR:

That the Director of Finance is authorized to make future financial commitments for local match funding and to ensure that the local match is readily available during the fiscal year when construction will be completed.

SECTION FIVE:

All actions of Council related to this legislation were conducted in open meetings pursuant to Urbana Codified Ordinance 107.01 and O.R.C. 121.22.

SECTION SIX:

Council declares an emergency. To protect public health, safety and welfare needs of City residents, this legislation shall take effect immediately after passage which will ensure timely submission of the grant application.


Council President

Passed: _____

Attest: _____

This Resolution approved by me this _____ day of _____, 2022.

Mayor

Department requesting:	Community Development	Personnel: Doug Crabill	<i>Director of Law review</i> 
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? Y (N)	
Readings required:	(1) 2 3	Dates advertised: NA	
First reading date:	Second reading date(s):	Third/final reading date:	
4-19-2022	NA	NA	

Anticipated effective date if approved: **4-19-2022**



RESOLUTION 2632-22

AN RESOLUTION TO AMEND RESOLUTION 2433-21 TO MODIFY OR INCREASE APPROPRIATIONS WITHIN VARIOUS FUNDS OF THE CITY OF URBANA, OHIO FOR CURRENT EXPENSES DURING THE FISCAL YEAR ENDING DECEMBER 31, 2022. (SUPPLEMENTAL APPROPRIATIONS)

WHEREAS, the Director of Finance has determined that expenses will exceed current appropriations in various line items as approved by Resolution 2433-21 for the fiscal year ending December 31, 2022, and that sufficient unencumbered funds are available for supplemental appropriations,

WHEREAS, Ohio Revised Code §5705.41(B) prohibits the expenditure of money unless it has been appropriated; and

WHEREAS the Ohio Revised Code §705.18 permits municipalities to amend appropriations for a fiscal year as needed;

NOW. THEREFORE, BE IT ORDAINED BY URBANA CITY COUNCIL:

SECTION ONE: That there is hereby a modification to the appropriated balances within the various funds of the City of Urbana the following sums:

<i>GENERAL FUND</i>		
100-115	MISC-NON-DEPARTMENTAL	
	Supplies, Materials, Other	\$425,000
	Total	<u>\$425,000</u>
	GENERAL FUND Total	\$425,000
<i>CAPITAL IMPROVEMENT FUND</i>		
401	CAPITAL IMPROVEMENT	
	Supplies, Materials, Other	\$120,000
	Total	<u>\$120,000</u>
	CAPITAL IMPROVEMENT Total	\$120,000

SECTION TWO:

That the Clerk of Council is hereby directed to certify a copy of this Ordinance to the Budget Commission of Champaign County, Ohio.

SECTION THREE:

That this Ordinance shall take effect and be in force upon signature by the Mayor under the provisions of Urbana City Charter §2.15.

President

ATTEST: _____

PASSED: _____

THIS ORDINANCE APPROVED BY ME THIS _____ OF _____,
_____.

Mayor

RESOLUTION 2633-22

A RESOLUTION TO AUTHORIZE THE DIRECTOR OF FINANCE TO TRANSFER \$470,000.00 FROM THE PERPETUAL INVESTMENT FUND TO THE NEIGHBORHOOD CURB, GUTTER, AND SIDEWALK FUND, FOR THE PURPOSE OF REPAIR/REPLACEMENT OF CURBS, GUTTERS, AND SIDEWALKS ALONG STREETS OF THE CITY OF URBANA, CHAMPAIGN COUNTY, OHIO.

WHEREAS, the current balance in the Perpetual Investment Fund is \$1,336,418.95, and the Neighborhood Curb, Gutter, and Sidewalk Fund balance is \$118,218.31 and

WHEREAS, the City is desirous of providing funds to specifically address the current disrepair of street curbs and gutters throughout the City, and

WHEREAS, the 2022 program is anticipated to cost \$585,000.00, which will pay the cost to repair/replace the curbs, gutters, and sidewalks up front with property owners being invoiced for their share of the costs, and, if necessary, unpaid balances being assessed to the parcels over a five-year period.

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

SECTION 1. The Urbana City Council hereby authorizes the Director of Finance to transfer \$470,000.00 (four hundred seventy thousand dollars) from the Perpetual Investment Fund to the Neighborhood Curb, Gutter, and Sidewalk Fund.

SECTION 2. The Director of Finance shall physically control the Fund. All disbursements shall be made in compliance with City purchasing regulations as established by the Board of Control.

SECTION 3. That it is found and determined that all formal actions of this City Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this City 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 Section 121.22 of the Ohio Revised Code.

Council President

Passed: _____

Attest: _____

This Resolution approved by me this ____ day of _____, 2022

Mayor, City of Urbana

ORDINANCE 4474-22

AN ORDINANCE TO REVISE THE CODIFIED ORDINANCES BY ADOPTING CURRENT REPLACEMENT PAGES.

WHEREAS, certain provisions within the Codified Ordinances should be amended to conform with current State law as required by the Ohio Constitution; and

WHEREAS, various ordinances of a general and permanent nature have been passed by Council which should be included in the Codified Ordinances; and

WHEREAS, the City has heretofore entered into a contract with the Walter H. Drane Company to prepare and publish such revision which is presently before Council;

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

SECTION ONE.

That the ordinances of the City of Urbana, Ohio, of a general and permanent nature, as revised, recodified, rearranged and consolidated into component codes, title, chapters and sections within the March 2022 Replacement Pages to the Codified Ordinances are hereby approved and adopted.

SECTION TWO.

That the following sections and chapters are hereby added, amended or repealed as respectively indicated in order to comply with current State law:

Administrative Code

101.03 Rules of Construction. (Amended)

Traffic Code

303.082 Private Tow-Away Zones. (Amended)
303.083 Impounding Vehicles on Public Property. (Added)

General Offenses Code

529.01 Liquor Control Definitions. (Amended)
529.07 Open Container Prohibited. (Amended)
537.01 Hazing Prohibited. (Added)

Fire Prevention Code

- 1519.01 Fireworks Definitions. (Amended)
- 1519.05 Application. (Amended)
- 1519.06 Safety Requirements for Fireworks Showroom Structures. (Added)

SECTION THREE.

That the complete text of the Traffic and General Offenses Codes sections listed above are set forth in full in the current Replacement Pages to the Codified Ordinances which are hereby attached to this ordinance as Exhibit A.

SECTION FOUR.

That pursuant to Section 2.19 of the Charter, notice of the proposed revision shall be published one time in a newspaper of general circulation in the City at least seven days prior to its final approval and no other publication thereof shall be required.


Passed: _____

Marty Hess, Council President

Attest: _____
Clerk of Council

This Ordinance approved by me this ____ day of _____, 2022.

Mayor

Department requesting:		Personnel:	Director of Law review
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? Y (N)	
Readings required: 1 2 (3)		If yes, dates advertised:	
First reading date: 04/19/2022	Second reading date:	Third/Final reading date:	

Anticipated effective date if approved: 05/03/2022



ORDINANCE NO. 4571-22

AN ORDINANCE ACCEPTING THE ANNEXATION OF TERRITORY CONSISTING OF APPROXIMATELY 256.386 ACRES, MORE OR LESS, TO THE CITY OF URBANA, OHIO.

WHEREAS, a petition having been filed on December 9, 2021 for said annexation to the City of Urbana with the Board of Champaign County Commissioners, by Attorney Matthew T. Watson, acting as agent for property owner, Phoenix Ag LTD., as required by Section 709.02(C)(3) of the Ohio Revised Code; and

WHEREAS, on December 21, 2021, the Urbana City Council passed Ordinance No. 4557-21 to provide a statement of services in the territory to be annexed; and

WHEREAS, on December 21, 2021, the Urbana City Council passed Ordinance No. 4558-21 relating to land use and zoning buffers for the territory to be annexed; and

WHEREAS, proceedings having been held before the Board of Commissioners of Champaign County on January 20, 2022, wherein said Commissioners approved the annexation, including the annexation plat and legal description; and

WHEREAS, more than sixty days having elapsed from the date of filing of the transcript of such approval by the Board of Champaign County Commissioners with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF URBANA, OHIO:

SECTION ONE:

That the proposed annexation, as applied for in the petition with Board of County Commissioners of Champaign County, Ohio on December 9, 2021 by Attorney Matthew T. Watson, acting as agent for property owner, Phoenix Ag LTD., as required by Section 709.02(C)(3) of the Ohio Revised Code; and which petition prayed for the annexation to the City of Urbana of certain territory adjacent thereto and hereinafter described, which petition was approved for annexation to the City of Urbana by the Board of County Commissioners on January 20, 2022, be, and hereby is, accepted.

SECTION TWO:

The territory annexed hereby is described in the legal description attached hereto as Exhibit "A" and made a part hereof as though fully rewritten herein. The certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and other papers relating to the proceedings thereto of the County Commissioners are all on file with the Clerk of the City of Urbana and have been for more than 60 days.

SECTION THREE:

That the Clerk be, and hereby is, authorized and directed to make three copies of this Ordinance, to each of which shall be attached a copy of the transcript of proceedings of the Board of County Commissioners relating thereto and a certificate as to the correctness thereof. The Clerk shall

then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State, and shall file notice of this annexation with the Board of Elections within 30 days after it becomes effective.

SECTION FOUR:

That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of the Council and any of the decision making bodies of the City of Urbana which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Urbana.

SECTION FIVE:

That this Ordinance shall take effect at the earliest time provided by law.


PRESIDENT

PASSED: _____

ATTEST: _____

This ordinance approved by me this _____ day of _____, 2022.

MAYOR

Department requesting: Community Development		Personnel: Doug Crabill	Director of Law review 
Expenditure? Y <u>N</u>	Emergency? Y <u>N</u>	Public Hearing? Y <u>N</u>	
Readings required: 1 2 3		If yes, dates advertised:	
First reading date: 4/19/2022	Second reading date: 5/3/2022	Third/Final reading date: 5/17/2022	

Anticipated effective date if approved 6/16/2022

EXHIBIT A

**256.386 ACRES
TO BE ANNEXED FROM URBANA TOWNSHIP
TO THE CITY OF URBANA**

Situated in the Township of Urbana, County of Champaign, State of Ohio; also being a part of Section 30, Township 5, Range 11, Between the Miami Rivers Survey; also being a 137.395 acre tract as conveyed to Phoenix AG, LTD. as described in Official Record 477 Page 617 and a part of a 131.962 acre tract as conveyed to Phoenix AG, LTD. as described in Official record 580 Page 1688 and a 8.275 acre tract as conveyed to State of Ohio as described in Volume 205 Page 1; being more particularly described as follows:

Beginning at a 5/8" iron pin found at the southwesterly corner of Section 30, also being a common corner to Section 29, Section 35 and Section 36; said point being the southwesterly corner of said 131.962 acre tract, said point also being a corner to a 395.095 acre tract as conveyed to Michael S. Phelps, Trustee as described in Official Record 566 Page 385 Tract 1, said point also being the **TRUE POINT OF BEGINNING** and from said beginning point running thence,

Along the westerly line of Section 30 and a westerly line of said 131.962 acre tract, also being along an easterly line of said 395.095 acre tract, **North 04° 47' 18" East for a distance of 2615.63'** to an iron pin set, said point being the southeasterly corner of Lot 24 of Norwood Addition to the City of Urbana as recorded in Plat Cabinet 1 Slide 140; thence,

Along a westerly line of said 131.962 acre tract, also being along the easterly lines of Lots 24, 25, 26 and 27 of said Norwood Addition, **North 04° 13' 50" East for a distance of 1320.63'** to a 5/8" iron pin found, said point being the northeasterly corner of said Lot 27 and the southeasterly corner of a 39.117 acre tract as conveyed to Richard M. Dwyer, Trustee as described in Official Record 565 Page 87; thence,

Along a westerly line of said 131.962 acre tract, also being along a portion of the easterly line of said 39.117 acre tract, **North 04° 22' 44" East for a distance of 731.68'** to a 5/8" iron pin found; thence,

Along a northerly line of said 131.962 acre tract, also being along southerly lines of lands conveyed to Robert Lockwood Jr. and Zelma M Lockwood as described in Volume 245 Page 655 Tract II and Tract III, Steven M. Craig as described in Official Record 39 Page 27 and Official Record 204 Page 822, David C. Warwick and Samantha J. Warwick as described in Official Record 425 Page 2191, Joshua R Claybaugh as described in Official Record 578 Page 5899, Bruce S Frantom and Terry L. Frantom as described in Official Record 556 Page 2137, and Rodney E. Monteith and Roberta Monteith as described in Official Record 419 Page 579, **South 84° 47' 49" East for a distance of 1291.65'** to a 5/8" iron pin found, said point being on the division line between the City of Urbana and the Township of Urbana; thence,

Along a line through said 131.962 acre tract and then a common line between said 131.962 acre tract and said 137.395 acre tract, also being along the existing division line between the City of Urbana and the Township of Urbana, **South 05° 21' 02" West for a distance of 779.67'** to a point; thence,

Along a northerly line of said 137.395 acre tract and along the northerly line of said 8.275 acre tract, also being along the existing division line between the City of Urbana and the Township of Urbana, **South 84° 37' 28" East for a distance of 1665.88'** to a MAG nail set along the centerline of Norwood Avenue (State Route 29); thence the following six (6) courses along the centerline of Norwood Avenue and easterly lines of said 137.395 acre tract and said 131.962 acre tract and along the division line between the City of Urbana and the Township of Urbana:

- 1) **South 31° 03' 08" East for a distance of 274.90'** to a MAG nail set; thence,
- 2) **South 33° 08' 09" East for a distance of 758.90'** to a MAG nail set; thence,
- 3) **South 32° 12' 09" East for a distance of 378.80'** to a MAG nail set; thence,
- 4) **South 17° 29' 09" East for a distance of 324.10'** to a MAG nail set; thence,
- 5) **South 12° 23' 08" East for a distance of 136.00'** to a MAG nail set; thence,

- 6) **South 05° 38' 09" East for a distance of 128.50'** to a MAG nail set, said point being a northeasterly corner of lands conveyed to Michael G. Russell as described in Official Record 169 Page 473; thence,

Along a common line between said 131.962 acre tract and said lands of Michael G. Russell and then along a line through said 131.962 acre tract, also being along the division line between the City of Urbana and the Township of Urbana, **North 85° 53' 09" West for a distance of 1343.55'** to a point; thence,

Along a line through said 131.962 acre tract and being along the division line between the City of Urbana and the Township of Urbana **South 04° 25' 17" West for a distance of 404.29'** to an iron pin set; thence,

Along a southerly line of said 131.962 acre tract, also being along the northerly terminus of Edgewood Avenue (50' right-of-way) and a northerly line of a 39.117 acre tract as conveyed to Richard M. Dwyer, Trustee as described in Official Record 565 Page 87, **North 85° 51' 44" West for a distance of 402.69'** to 5/8" iron pin found; thence,

Along an easterly line of said 131.962 acre tract and a westerly line of said 39.117 acre tract, **South 08° 13' 28" West for a distance of 338.13'** to an iron pin set; thence,

Along a southerly line of said 131.962 acre tract and a northerly line of said 39.117 acre tract, **North 82° 50' 18" West for a distance of 592.00'** to an iron pin set; thence,

Along an easterly line of said 131.962 acre tract and a westerly line of said 39.117 acre tract, **South 07° 05' 09" West for a distance of 1514.56'** to a 5/8" iron pin found, said point being along a northerly line of a 19.986 acre tract as conveyed to State of Ohio as described in Volume 204 Page 616, said point also being along the southerly line of Section 30; thence,

Along a southerly line of said 131.962 acre tract, also being along a portion of the northerly line of said 19.986 acre tract and then along a northerly line of said 395.095 acre tract, **North 82° 39' 24" West for a distance of 1558.78'** to the point of beginning, containing 256.386 acres of land.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-2011) with the southerly line of Section 30 being North 82° 39' 24" West based on a GPS survey utilizing CORS Station "OHCL".

The total length of the annexation perimeter is 16,560'+/-, of which 6,195'+/- are contiguous with existing City of Urbana Corporation Lines, being 37.4%+/- contiguous.

This description is intended for annexation purposes only and is not to be used in the transfer of land.



Michael L. Keller
Michael L. Keller
Professional Surveyor, Ohio License No. 7978

10/28/2021

Date

ORDINANCE NO. 4572-22

AN ORDINANCE TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR THE PLANNED UNIT DEVELOPMENT TO BE KNOWN AS DUGAN PLACE.

WHEREAS, Section 1141.04 of the Urbana Codified Ordinances provides that a Preliminary Development Plan must be submitted to the City Zoning and Planning Department and reviewed by the Planning Commission prior to development of a tract of land being developed as a Planned Unit Development within the corporate limits of the City; and

WHEREAS, said Section further provides that upon review, the Planning Commission shall vote on a recommendation to Council for the approval of the Preliminary Development Plan; and

WHEREAS, said Section further provides that not later than thirty (30) days after receipt of the Planning Commission's recommendation of the Plan, the City Council shall conduct a legislative public hearing on the Plan; and

WHEREAS, on February 2, 2022 (rev. March 14, 2022 and rev. March 28, 2022), "G2 Planning and Design" and "Terrain Evolution LLC" submitted, on behalf of an affiliate of Highland Real Estate, a PUD Zoning Application containing the Dugan Place Preliminary Development Plan (hereinafter "The Plan") to the City of Urbana, Ohio Planning and Zoning Staff; and

WHEREAS, on March 28, 2022, after input from City Departments and Staff and the requested revisions being made, the Planning and Zoning Staff formally requested an approval by the Planning Commission of the Dugan Place Preliminary Development Plan; and

WHEREAS, on March 28, 2022, the City of Urbana Planning Commission recommended, by a 7-0 vote, to recommend adoption of the Dugan Place Preliminary Development Plan by Urbana City Council; and

WHEREAS, Urbana City Council held a legislative public hearing as to the Plan on May 3, 2022, in accordance with Urbana Codified Ordinances, Section 1141.04(a)(2)(E).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Urbana, County of Champaign and State of Ohio:

Section 1: That the Urbana City Council hereby approves the Preliminary Development Plan (final revision date of March 28, 2022) for the Planned Unit Development to be known as Dugan Place as submitted and approved by the Planning Commission on March 28, 2022 and as attached to this ordinance and labeled as "Exhibit A".

Section 2: That the Urbana City Council hereby approves the Sub-Area Development Plan (Preliminary Development Plan-Exhibit D) as attached to this ordinance and labeled as "Exhibit B". Said exhibit shall be considered a Zoning Map Amendment-Change to Adopted PUD District Zoning Plan pursuant to Chapter 1141.

Section 3: That the Planning Commission Staff Reports are attached and labeled as "Exhibits C & D."

Section 4: That the unapproved Planning Commission Minutes from March 28, 2022 are attached and labeled as "Exhibit E."

Section 5: All actions of City Council and the Planning Commission related to this legislation were conducted in open meetings pursuant to Urbana Codified Ordinance 107.01 and Ohio Revised Code 121.22. City Council held a public hearing on May 3, 2022 under Urbana Codified Ordinances, Section 1141.04(a)(2)(E), with notice by publication pursuant to Urbana City Charter Section 2.16 on April 22, 2022.

SECTION 6: This ordinance shall become effective at the earliest time provided by law.

Passed: _____


Marty Hess, Council President

Attest: _____

Clerk of Council

This Ordinance approved by me this ____ day of _____, 2022.

Mayor

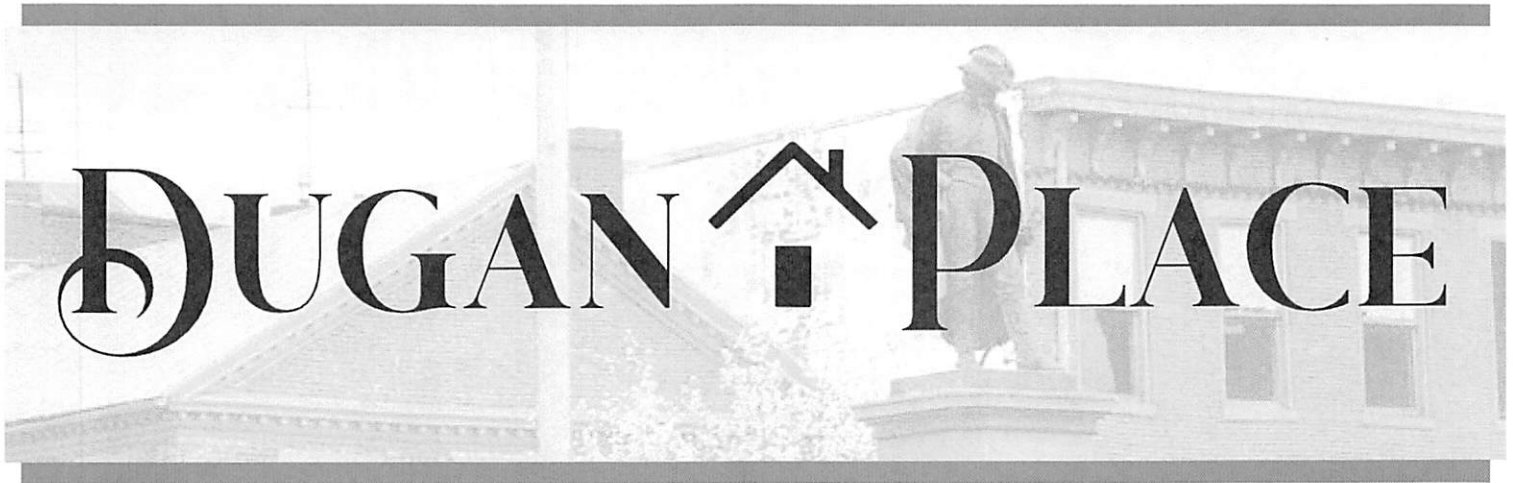
Department requesting: Zoning		Personnel: Preston Carter	Director of Law review
Expenditure? Y (N)	Emergency? Y (N)	Public Hearing? (Y) N	
Readings required: 1 2 (3)		If yes, dates advertised: May 3, 2022	
First reading date: 04/19/2022	Second reading date: 05/03/2022	Third/Final reading date: 05/17/2022	

Anticipated effective date if approved: 06/01/2022



Exhibit A
City of Urbana, Ohio
PUD ZONING APPLICATION

Application For:



Submitted On:

February 2, 2022 (rev. March 14, 2022 and March 28, 2022)

Submitted For:



Contact: **Randy Loebig**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.374.3257

Submitted By:



Contact: **Gary Smith, RLA|CLARB**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.371.4668



Contact: **Justin Wollenberg, P.E.**
720 E. Broad Street, Suite 203
Columbus, Ohio 43215
614.371.4668

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- Adjacent Property Owners

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The City of Urbana | Department of Zoning and Compliance
205 South Main Street, Urbana, Ohio 43078 | ZoningandCompliance@ci.urbana.oh.us | (937) 652-4325 | www.urbanaohio.com

Zoning PUD Application

Case #: _____ Date Submitted: _____ Fee \$: _____

Parcel Information

Parcel Address: US Hwy. 36 and N. Dugan Road, Urbana, OH 43078
(street address) (city) (state) (zip code)
Parcel ID: K48-25-11-03-39-002-00, K48-25-11-03-40-002-00, K48-25-11-03-40-001-00 Current Zoning District: PUD
Acreage: 14.93 AC, 44.75 AC, 32.92 AC = 92.60 total Current Use: 110 CAUV Vacant - Farm

(Complete If Applicable)

Engineer/Surveyor/Planner: Terrain Evolution, LLC Builder/Developer: HRD Land Fund I, LLC

Owner of Record

Owner Name: Lapama'a LLC
Address: 21050 Raymond Rd., Marysville, OH 43040
(street address) (city) (state) (zip code)

Applicant Information


Full Name: HRD Land Fund I, LLC Property: Owner Tenant Agent
Address: 720 E. Broad Street, Suite 200, Columbus, OH 43215
(street address) (city) (state) (zip code)
Phone: 614-374-3257 Email: rloebig@gohighland.com

Project/Proposal Type

- Preliminary Development Plan
- Final Development Plan
- Final Development Plan Changes
 - Minor
 - Non-Minor
- Zoning Map Amendment – Planned Unit Development District
- Zoning Map Amendment – Change to Adopted PUD District Zoning Plan
- Zoning Map Amendment – Standard Zoning District

Applicant Affidavit

I certify that I have the authority to file this application, have read the application in its entirety, and that all information and attachments are true and correct to the best of my knowledge. I understand that submittal of an application does not constitute acceptance for processing until the Planning & Zoning Department reviews that application for accuracy and completeness.

Applicant Signature:  Date: January 31, 2022

TAB 1
DEVELOPMENT TEXT

GDS - General Development Standards for Dugan Place PUD

The codified ordinances of the City of Urbana shall apply except as otherwise provided herein. All references to the City of Urbana ordinances refer to the version of the ordinance in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this Dugan Place Preliminary Development Plan text and exhibits, and the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this Preliminary Development Plans text and exhibits shall prevail. Where this Preliminary Development Plan text and exhibits are silent, the provisions of the City of Urbana Zoning Code shall prevail.

GDS 1.01 General Intent

- A) It is the intent of the Applicant/Developer to create a unified, high quality mixed-residential development that will serve the needs for a variety of housing types and lifestyles within the City of Urbana. The proposed development shall be designed using smart-growth principles to foster a human scale, pedestrian friendly community, with a mixture of housing types serving multi-generational needs, and multiple access points from adjacent roadways to the internal roadway system.

- B) Dugan Place has been designed to encourage walkability. The road network is designed around gently curving roads, with houses arranged on relatively short blocks, that connect to the main collectors of Lippencott Lane and North Dugan Road. All roads will have sidewalks or trails to encourage pedestrian mobility and reduce car trips.

- C) It is anticipated that Dugan Place will be developed in phases over time. To achieve a visual unity for the overall development, landscape elements within view of public right-of-ways shall be controlled and coordinated by this development text. The following site landscape elements are controlled by the Preliminary Development Plan and this development text:
 - 1) Entry features and project identity signage
 - 2) Street and parking lot lighting
 - 3) Street trees, and landscaping
 - 4) Trails and pedestrian connectivity

- D) This development is being proposed as an R-3 PUD to permit a mix of residential types, including single-family detached homes, patio homes, townhouses, and multi-family flats. A diversity of housing types is desirable for communities because it accommodates people at different stages in their lives, and Dugan Place is designed to cater to the housing and lifestyle needs of a wide cross section of Urbana residents.

- E) The total site acreage is ± 93.325 acres. The acreage for all Subareas is measured to the perimeter property lines, centerlines of proposed roads, and residential property lines hence they are gross acreages. These subarea acreages may adjust, if necessary, with the centerline of the proposed roads during final engineering. Amendments to the

densities shall be permitted for individual Subareas without the need to amend the Zoning Plan for the entire Development. Notwithstanding the foregoing, no changes to one or more Subareas shall result in either: (a) the density calculations for the entire Dugan Place Development exceeding, or (b) the open space calculations for the entire Dugan Place Development being less than, the overall density and open space calculations contained in this PUD Zoning Text for Dugan Place.

- F) Street plan alignments shown on the Conceptual Development Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be precise. While the functional system shall be produced, its precise alignment will be determined at final engineering and construction and may vary from that shown so long as the functional objectives, and the standards established herein, are attained. Based upon final roadway designs, adjustments may need to be made to individual sub-area configurations to accommodate actual road locations.

GDS 1.02 Landscaping and Storm Water Management

A) Landscaping:

- 1) Final Landscape plans shall be provided as part of the Final Development Plan submittal for each portion of the development.
- 2) Any portion of a developed lot upon which a building or parking area is not planned shall be landscaped with turfgrass as a minimum.
- 3) Street trees on each side of any entry drive shall be set back from the right of way of the main street to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the City Engineer.
- 4) Street trees shall be provided within the tree lawns of all public and private streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and streetlights and shall meet all applicable requirements of section 905.03 with the exception of the divergence requested herein.
- 5) The applicant shall work with the City of Urbana Engineer, and Urbana Shade Tree Commission to ensure the acceptable location, installation, and species selection of all street trees within the development in accordance with Section 905.03 of the City of Urbana Codified Ordinances. Final landscape plans shall be submitted for review and approval at the time of Final Development Plan. Any conflicts arising between the proposed street tree planting, and section 905.03 of the city ordinances, shall be resolved to the satisfaction of the city prior to approval of the final development plans.
- 6) All landscape buffers, tree lawns, entry features and other landscape features located in common areas shall be maintained by a master association.
- 7) All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.

- 8) All plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

B) Storm Water Management:

- 1) Where feasible, storm water management within each sub-area shall be provided by wet retention ponds aesthetically integrated into the surrounding development.
- 2) Storm water management shall meet the City of Urbana requirements and be approved by the City Engineer
- 3) Each sub-area shall meet the City Storm Water Management Program (SWMP) subject to the review and approval by the City Engineer or shall provide for a regional SWMP subject to the City Engineer’s approval.

GDS 1.03 Access, Traffic, and Pedestrian Circulation

- A) All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final development using data supported by a traffic study and roadway engineering. All access points shall be submitted to the Urbana City Engineer for review and approval.
- B) All access points with public streets shall be designed to meet City Standards.
- C) A five (5) foot wide concrete sidewalk shall be provided along both sides of all public streets constructed within the development, and along both sides of private streets constructed within subarea B. New streets and parking areas interior to subareas C and D shall have a 4-foot minimum width sidewalk installed on at least one side of the road. Sidewalks along public streets shall be installed within the right-of-way with roadway improvements.

GDS 1.04 General Development Identification Signage

This provision contains the standards for the common signs within the development. Each sub-area may contain additional sign standards, which shall also apply in that sub-area. If there is a conflict between the sub-area standards and general development standards, these general development standards shall take precedence.

- A) This development text and Preliminary Development Plans incorporates signage standards and details to be considered as part of a comprehensive subdivision sign package tailored toward this development. Internal / directional signage within Subareas C and D shall meet the requirements of the City of Urbana and shall be submitted with the Final Development Plans for each Subarea.

- B) Primary Development signs shall be as designed and designated in the Landscape enlargements, Exhibit G2, and subject to minor changes in the final design / construction detailing phase as approved by the City of Urbana.
- C) Development Identification Signs.
There shall be Two (2) Development Identification Signs which shall identify the overall development (Dugan Place). They will be located at the major entrance intersections as follows (see plan):
- 1) Development Identification sign at the intersection of the new Lippencott Lane Extension and North Dugan Road.
 - 2) Development identification sign at the entrance connection to Lippencott Lane.
 - 3) For each of the Development Identification signs the following standards shall apply:
 - (a). Signs shall be located at least eight (8) feet behind the edge of the right-of-way. Signs and associated landscaping shall not interfere with the clear sight triangle of vehicles entering and exiting the property.
 - (b). The Development Identification signs shall be a free-standing monument style sign, whose base shall be constructed of natural or manufactured stone or brick, with the sign panel having a maximum height of 7 feet above the grade at the base of the sign, and the main column shall be a maximum of 9' above grade at the base of the column. The graphic area shall be a maximum of 48 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G2).
 - (c). The development identification signs shall be landscaped with trees, shrubs, and seasonal color in mulched plant beds (see Exhibit G2).
- D) Subarea Identification Signs.
In addition to the Development signs described above, each Subarea shall be permitted smaller free-standing signs at each internal entry point within the project. The following standards shall apply to the subarea identification signs:
- 1) The signs shall be a free-standing monument, or yard arm style sign to be constructed of wood and/or natural or manufactured stone or brick, with the sign panel having a maximum height of 5'-6" above the grade at the base of the sign, and the sign column or post having a maximum height of 7 feet above grade at the base of the sign. The graphic area shall be a maximum of 16 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G2).
 - 2) Freestanding signs shall be located at least five (5) feet behind the right-of-way line and must not block sight visibility for ingress/egress.
 - 3) All identification signs within the same sub-area shall be built of similar materials and be of a similar height, size, and setback to allow for consistent urban design and visual harmony.

GDS 1.05 Cluster Mailboxes

- A) Cluster Mailbox Units shall be provided for all residential unit types throughout the Dugan Place development in accordance with the current requirements of the US postal service. Final locations for Cluster Mailbox units shall be determined at final development plan with approval of the US postal service.
- B) Cluster mailbox units shall be located in easily accessible areas on the site.
- C) Cluster mailbox units shall be a decorative unit, painted black, with a sloped cap, and will be located and detailed on the Final Development Plans subject to the approval of the US postmaster in charge of this region.

GDS 1.06 Trash Enclosure Standards

- A) Trash enclosures- including dumpsters and compactors- shall be screened on 3 sides using materials consistent with the design of the primary structure. The 4th (operational) side must be screened by a metal or wood gate. Final locations of dumpsters and compactors shall be determined at time of Final Development Plan.
- B) Screening for dumpsters shall use material(s) compatible with the principal building. Stone, brick, stucco, synthetic stone, and wood are acceptable for dumpster screen walls. Gates may be made of metal, but siding, lattice must be opaque and kept closed (except on trash pickup day). Chain link Fence with slats shall not be permitted for any portion of the screen or gates.
- C) All dumpsters shall be screened at a height of at least six (6) feet, or to the height of the dumpster, whichever is greater.

GDS 1.07 Lighting

- A) At a minimum, streetlights shall be constructed at the corners of all intersections within the development in accordance with the divergence included herein. Streetlights may be included in other locations for safety reasons at the discretion of the developer, and final lighting plans shall be submitted to the City of Urbana at the time of Final Development Plan / Final Engineering. At the city's request, the developer agrees to join a Street Lighting Assessment District for the Dugan Place Development in accordance with the Ohio Revised Code Section 727.
- B) All parking lighting within multi-family subareas shall be cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property. The developer shall submit a photometric plan for all parking lot lighting at the time of Final Development Plan. Parking lot lighting design shall not permit light measurements above 1 foot candle at all exterior property lines.
- C) No colored lights shall be used to light the exterior of buildings. Low-emitting lighting is permitted to up light the exterior of a building without having a 'spot-light' effect.

GDS 1.08 Common Open Space, Landscape Easements, and land dedication

- A) Not less than 18% of the total net developable area of the proposed development shall be dedicated to permanent open space, parks, and/or public spaces including the preserve areas, and landscape buffers / pathways. Such open space shall be granted to a homeowner's association.
- B) Common open space areas and landscape easements can be categorized as follows:
 - 1) Entry features & identification signs located within common setback areas
 - 2) Landscape buffers located within common setback areas
 - 3) Storm water management areas including ponds and drainage areas
 - 4) Community parks
- C) Installation and maintenance of storm water ponds shall comply with all state, County and City of Urbana standards.
- D) Common areas throughout the development shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used requiring each property owner to participate in the maintenance of the common areas, based upon their proportionate interests in the area and development.

GDS 1.09 Dugan Place – Statements of Divergence from the Zoning Ordinance

- A) The applicant requests a divergence from Section 1141.05 to allow for the approval of lot sizes and area requirements as specified in section 1.04 of each Sub-Area text as outlined below. This divergence is necessary to allow for modern subdivision design and residential product types that are in line with the current marketplace.
- B) The applicant requests a divergence from Section 1141.05(f), and Section 1133.08, in order to adopt a standard for parking in the multi-family sub-areas that is more finely tuned to the parking requirements of modern multi-family developments. Parking requirements shall be as identified in each subarea section as established below.
- C) The applicant requests a divergence from the requirements of Section 1137 Urbana Sign Code, and Appendix A of the City of Urbana Zoning Code, to allow for the design and approval of a comprehensive development identity sign package that more completely represents the intended character of the Dugan Place community. Development and Subarea identification signs have been described within this text, and illustrated on Exhibit G2 of the Preliminary Development Plans for the review and consideration of the City of Urbana Planning Commission and City Council.
- D) The applicant requests a divergence from Section 1163.06 of the City of Urbana Code, and page 1167.01 of the City of Urbana Construction Standards and Drawings, to allow for Street Widths that reflect more traditional neighborhood development principals that make the homes and street trees the more dominant feature of the development

rather than overly developed streets. The divergence would allow the developer to provide street widths that meet the following, and as identified on the engineering exhibits included with the Preliminary Development Plan:

1. Residential Through Street – 33’ back-to-back of curb.
2. Local Street – 28’ back-to-back of curb

In exchange for the approval of this divergence the developer agrees to limit the on street parking to one side of the street only (opposite of the fire hydrants). With parking restricted to one side of the street the functional travel lanes intended in the code are maintained and emergency vehicle service is not restricted. Approval of this divergence will help to encourage slower travel speeds within a residential subdivision, provide unrestricted access to hydrants for emergency personnel, and reduce re-paving and maintenance costs to the City of Urbana for public streets.

- E) The applicant requests a divergence from Section 1163.06, and page 1167.03 of the City of Urbana Construction Standards and Drawings, to allow centerline radii of 125’ on Local and Through Streets, and 50’ on Private streets. Approval of this divergence will allow for subdivision design more consistent with urban design principals vs. rural roads, and will not affect public safety. In support of this divergence the applicant has completed a vehicle tracking exhibit for fire trucks, included as Exhibit J5 to demonstrate that emergency vehicles can safely navigate through the development.
- F) The applicant requests a divergence from Section 905.03 (b)(4) to allow a minimum width of 5.5’ for tree lawns on all public and private streets having a public or private R.O.W width of 50’. The city has requested the 5’ sidewalk be placed 6” inside the R.O.W. of the street, thereby reducing the tree lawn on these roads from the required 6’ to 5.5’ as provided in the development plans. The applicant shall work with the City Forester to select appropriate tree size and species for these streets during the final development plan approval process.

SUB AREA A – SINGLE FAMILY DETACHED HOUSING

Sub Area A is (mostly) located in the northern portion of the Dugan Place site and represents the largest subarea. Total size of this sub area is ±49.82 acres, and this includes common open space areas that will be used for parks, and for stormwater management. Uses allowed for this subarea are single family detached housing and accessory uses as outlined herein.

SUB A 1.01 Permitted Uses

- A) Single-family detached homes, one principal structure per lot, and accessory uses listed herein.

SUB A 1.02 Density

- A) Sub Area A shall have a maximum 132 single-family lots.

SUB A 1.03 Accessory Uses

- A) Private garages whether attached or detached from a dwelling.
- B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- C) Private swimming pools for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the State of Ohio and of the City of Urbana Codified Ordinances.
- D) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
- E) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

SUB A 1.04 Development Standards

The following standards apply to all homes within Subarea A of the Dugan Place Development:

- A) Minimum lot area: 7,200 square feet
- B) Minimum lot width: 62 feet measured at the front setback
- C) Lot coverage: No more than 45% of any lot may be covered by the footprint of the house.
- D) The maximum height of buildings:
Principal buildings: two (2) stories not to exceed 35 feet.
Accessory buildings: 15 feet.
- E) The minimum yard dimensions and setbacks:
Minimum Setbacks for buildings
Front yard: 25 feet from ROW of internal streets

Side yard: 6 feet from lot line*

Rear yard: 25 feet from lot line**

- * Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.
- ** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patios, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

SUB A 1.05 Special Landscape Requirements:

A) Fencing:

- 1) Property fencing is permitted to the rear of the house only. Fencing to the side or front of the home shall be prohibited.
- 2) Chain Link fencing is not a permitted fence type anywhere within the Dugan Place development.
- 3) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools to meet code requirements for perimeter fencing and gates surrounding a pool. All pools shall be enclosed by a fence a minimum of 5 feet in height having a self-closing and self-latching gate.
- 4) Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to dwellings.
- 5) Fences not exceeding 48" in height are permitted along side and rear yard lines behind the rear elevation of the home and may be made of wood, PVC, vinyl, wrought iron or aluminum with the appearance of wrought iron. Black vinyl coated wire mesh may be attached to the lot owner's side of fence for pet containment purposes.

SUB A 1.06 Off-Street Parking Requirements:

Except as otherwise provided, the City of Urbana's parking regulations outlined in Chapter 1133 shall apply in Sub Area A.

- A) Developer is required to provide a minimum of two (2) enclosed garage parking spaces per unit.
- B) Garage parking spaces may be counted towards required off-street parking requirements.
- C) On Street Parking: Parking on one side of the public street shall be permitted only opposite of the side of the street having fire hydrants.

SUB A 1.07 Architectural Standards

A) Exterior Appearance Standards

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted. Vinyl siding, if used, shall be a minimum of .042 inches thick. At least 50% of the homes will have brick, stone, or cultured stone on at least 25% of the front facade. On front facades having no natural materials, the facade must have a mixture of vinyl siding profiles or colors to break up the front elevation of the home. The use of horizontal profile vinyl siding exclusively on the front facade is prohibited.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Final Color palette shall be as approved at Final Development Plan approval.
- 3) Surfaces: porch, stoop and walking surfaces may be concrete and/or pavers.

B) Roof

- 1) Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) Special Elements

- 1) Dormers: If included, dormer Gables shall be 4/12 to 12/12 pitch.

D) Architectural Diversity: The same home elevation shall not be constructed side-by-side or directly across the street.

E) Lighting Exterior: Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to compliment the style of home.

F) Elevation Examples: representative architecture is shown on Exhibits I1. Arrangement, configuration, and changes to the architectural or landscape requirements and addition of other design elements may be approved administratively by the zoning department.

SUB AREA B – PATIO HOMES

Sub Area B is located in the southwestern portion of the Dugan Place project and total size of this sub area is ±20.47 acres, and this includes parks, and common open space areas that will be used as setbacks and for stormwater management. Uses allowed for this subarea are single family patio homes and accessory uses as outlined herein.

SUB B 1.01 Permitted Uses

- A) Single-family detached patio homes, one principal structure per lot, and accessory uses listed herein.

SUB B 1.02 Density

- A) Sub-Area B shall have a maximum 75 dwelling units.

SUB B 1.03 Accessory Uses

- A) Attached Garages
- B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- C) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
- D) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

SUB B 1.04 Development Standards

The following standards apply to all homes within Sub Area B of the Dugan Place Development:

- A) Minimum lot area: 6,000 square feet
- B) Minimum lot width: 50 feet measured at the front setback
- C) Lot coverage: No more than 50% of any lot may be covered by the footprint of the house.
- D) The maximum height of buildings:
Principal buildings: Two (2) stories not to exceed 24 feet.
- E) The minimum yard dimensions and setbacks:
Minimum Setbacks for buildings

<u>Interior:</u>	
Front yard:	25 feet from ROW of internal streets
Side yard:	5 feet from lot line*
Rear yard:	25 feet from lot line**

- * Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.
- ** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patios, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

SUB B 1.05 Special Landscape Requirements:

A) Fencing:

- 1) No fencing is permitted in front of the main elevation of the homes.
- 2) Chain Link fencing is not a permitted fence type anywhere within the Dugan Place development.
- 3) Decorative fencing for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to dwellings.

SUB B 1.06 Off-Street Parking Requirements:

Except as otherwise provided, the City of Urbana's parking regulations outlined chapter 1133 shall apply in Sub Area B.

- A) Developer is required to provide a minimum of one (1) enclosed garage parking space per unit, and one driveway space per unit.

SUB B 1.07 Architectural Standards

A) Exterior Appearance Standards

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted. Vinyl siding, if used, shall be a minimum of .042 inches thick. At least 50% of the homes will have brick, stone, or cultured stone on at least 25% of the front facade. On front facades having no natural materials, the facade must have a mixture of vinyl siding profiles or colors to break up the front elevation of the home. The use of horizontal profile vinyl siding exclusively on the front facade is prohibited.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Final Color palette shall be as approved at Final Development Plan approval.
- 3) Surfaces: porch, stoop and walking surfaces may be concrete and/or pavers.

B) Roof

- 1) Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) Special Elements

- 1) Dormers: If included, dormer Gables shall be 4/12 to 12/12 pitch.

D) Architectural Diversity: The same home elevation shall not be constructed side-by-side or directly across the street.

E) Lighting Exterior: Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to compliment the style of home.

F) Elevations Examples: representative architecture is shown on Exhibit I 2. Final Architecture shall be submitted for approval by the city at the time of Final Development Plan.

SUB AREA C – ATTACHED TOWNHOMES

Sub Area C is located on the southern portion of the project adjacent to the Walmart Development. Total size of this sub area is approximately ± 12.74 acres, and this includes common open space areas that will be used as setbacks and for stormwater management. Uses anticipated for this subarea are attached townhomes.

SUB C 1.01 Permitted Uses

- A) Attached townhomes having two or more attached units per building, but having no more than 8 units attached.

SUB C 1.02 Density

- A) A maximum of 114 dwelling units will be permitted in Sub Area C

SUB C 1.03 Accessory Uses

- A) Private garages or carports, whether attached to or detached from a primary building.
- B) Maintenance building, attached to a garage or free-standing.
- C) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- D) Private Clubhouses and exercise facilities for the use of the residents of the development.
- E) Private swimming pools, pool changing facilities, and tennis courts for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the City of Urbana Codified Ordinances and the State of Ohio.
- F) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

SUB C 1.04 Development Standards

- A) Lot coverage: No more than 40% of the site may be covered by the footprint of townhome buildings and accessory structures.
- B) Minimum Floor Area - Minimum floor area for townhome dwellings shall be:
 - 1) 1 Bedroom - 700 square feet
 - 2) 2 & 3 Bedroom - 850 square feet
 - 3) 4 Bedroom - 1000 square feet
- C) The maximum height of buildings:
 - 1) Principal buildings and clubhouse: Two (2) stories not to exceed 35 feet
 - 2) Accessory buildings: 15 feet.
- D) The minimum yard dimensions and setbacks:
 - 1) Setbacks for buildings

Lippencott Lane Extension:	35 feet
South Boundary Line:	25 feet
East Boundary Line:	25 feet
Interior Roadway:	20' from face of garage to back of curb or back of sidewalk if sidewalk exists.

- 2) Minimum building separation
 - Building side to building side: 20 feet
 - Building side to building rear: 30 feet
 - Building rear to building rear: 40 feet

SUB C 1.05 **Street Requirements:**

- A) **Sidewalks:** New streets and parking areas interior to the subarea shall have a 4-foot minimum sidewalk installed on at least one side of the road to provide for residential connectivity to the parking areas and the overall pedestrian network of the Dugan Place Development.
- B) **Street Trees:** Deciduous shade trees shall be required along all streets, whether private or public, within the Sub Area. Deciduous trees shall be located along all streets in accordance with Section 905.03 of the City of Urbana Codified Ordinances. Trees shall be evenly spaced with exceptions as necessary to accommodate driveways, parking areas, fire hydrants, and streetlights. The applicant shall work with the City of Urbana Engineer, and shade tree commission to ensure the acceptable location, installation, and species selection of all street trees within the development in accordance with Chapter 905.03 of the City of Urbana Codified Ordinances. Final landscape plans shall be submitted for review and approval by the city at the time of Final Development Plan.
- C) **Streetlights:** All street lighting within the Townhome Sub Area C shall meet the requirements of the City of Urbana codified ordinances to control glare and light spillover. Lighting along streets shall not exceed 14 feet in height and shall include cut off style fixtures to prevent light pollution. The developer shall submit a photometric plan for all parking lot lighting at the time of Final Development Plan. Parking lot lighting design shall not permit light measurements above 1 foot candle at all exterior property lines.

SUB C 1.06 **Special Landscape Requirements:**

- A) **Fencing:**
 - 1) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. All pools shall be enclosed by a fence a minimum of 5 feet in height having a self-closing and self-latching gate.

- 2) Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around or in-between patios located immediately adjacent to dwellings.
- B) Perimeter Landscaping: A landscape buffer shall be provided along the southern boundary line of Sub Area C to help screen the rear of the townhomes from the existing Walmart development.

SUB C 1.07 Off-Street Parking Requirements:

Except as otherwise provided below, the City of Urbana's parking regulations outlined in Chapter 1133 shall apply in Sub Area C.

- A) 1.5 parking spaces per unit (1 bedroom)
- B) 2.0 parking spaces per unit (2 bedroom or 3 bedroom)
- C) 2.5 parking spaces per unit (4 bedroom unit)
- D) Parking spaces shall be a minimum of 9'x19' in size with a minimum 22' wide drive aisle.
- E) Parking may be provided in driveways, garages, dedicated parking spots, or any combination thereof.

SUB C 1.08 Signs Permitted

In addition to the secondary project identification signs permitted in the General Development Standards outlined above the following signage shall be permitted in Subarea C. Except as otherwise provided, the City of Urbana's signage regulations outlined in Chapter 1137 of the City of Urbana Code shall apply in Sub Area C.

- A) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material, and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet. Street signs, and other regulatory signs such as stop signs, shall meet all City of Urbana requirements.
- B) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs are limited to one (1) square foot and should be made of a permanent material that gets mounted appropriately on the façade of buildings. Address numbers shall be not less than 4" in height, facing the designated street, and shall be plain and legible from the street.

SUB C 1.09 Architectural StandardsA) Exterior Appearance Standards

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted. Vinyl siding, if used, shall be a minimum of .042 inches thick. At a minimum, the front façade of each building shall mix materials, siding profile, or colors to break up the elevation of the front façade of the building. The exclusive use of horizontal vinyl siding on the front façade of the building shall not be permitted.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Final Color palette shall be as approved at Final Development Plan approval.
- 3) Surfaces: porch, stoop and walking surfaces may be concrete and/or pavers.

B) Roof

- 1) Pitch: the main architectural roof of a townhome shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) Special Elements

- 1) Dormers: If included, dormer Gables shall be 4/12 to 12/12 pitch.

D) Lighting Exterior: Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to compliment the style of home. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas. The developer shall submit a photometric plan for all parking lot lighting at the time of Final Development Plan. Parking lot lighting design shall not permit light measurements above 1 foot candle at all exterior property lines.E) Elevations Examples: representative architecture is shown on Exhibits I 3. Final Architectural Design shall be submitted for approval by the city with the Final Development Plan approval.

SUB AREA D – MULTI FAMILY ATTACHED HOUSING

Sub Area D is located in the southeast corner of the project and has frontage on both North Dugan Road and the extension of Lippencott Lane. Total size of Sub Area D is approximately ± 10.29 acres, and this includes common open space areas that will be used as setbacks and areas used for stormwater management. Uses anticipated for this subarea are multi-family attached housing in garden apartment configuration.

SUB D 1.01 Permitted Uses

- A) Multi-family structures having four or more attached units per building
- B) Attached townhomes having three or more attached units per building

SUB D 1.02 Density

- A) A maximum of 192 dwelling units will be permitted in Sub Area D

SUB D 1.03 Accessory Uses

- A) Private garages or carports, whether attached to or detached from a primary building.
- B) Mail kiosks or Mail buildings.
- C) Maintenance building, attached to a garage or free-standing.
- D) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- E) Private Clubhouses, coworking space, and exercise facilities for the use of the residents of the development.
- F) Private swimming pools and tennis courts, for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the City of Urbana Codified Ordinances and the State of Ohio.
- G) Private trash compactors, or trash dumpsters for use of the residents of the community, to be serviced by a private company in contract with the sub area developer. Private compactors or trash dumpsters installed for use of the residents shall be screened from view from adjacent roadways by landscaping or by enclosure made of brick, stone, wood, or some combination of the above.
- H) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

SUB D 1.04 Development Standards

- A) Lot coverage: No more than 40% of the site may be covered by the footprint of multi-family buildings and accessory structures.
- B) Minimum Floor Area - Minimum floor area for multi-family dwellings shall be:

- 1) 1 Bedroom – 650 square feet
- 2) 2 Bedroom – 850 square feet
- 3) 3 Bedroom – 1000 square feet
- C) The maximum height of buildings:
 - 1) Principal buildings: Three (3) stories not to exceed 45 feet
 - 2) Accessory buildings: 20 feet.
- D) The minimum yard dimensions and setbacks:
 - 1) Setbacks for buildings:
 - North Dugan Road: 25 feet from ROW**
 - Lippencott Lane: 35 feet**
 - Southern Boundary Line: 25 feet**
 - Western Boundary Line: 25 feet**
 - 2) Minimum building separation:
 - Building end to building end: 25 feet
 - Building end to building side: 35 feet
 - Building side to building side: 50 feet

** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patios, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

SUB D 1.05 Private Street Requirements:

- A) Sidewalks: New private streets and parking areas interior to the subarea shall have 4-foot minimum sidewalks installed on at least one side to provide for connectivity between entries to residential buildings and internal parking areas.
- B) Street Trees: Deciduous shade trees shall be required along all private streets within the Sub Area. Deciduous trees shall be located in accordance with Section 905.03 of the City of Urbana Codified Ordinances. Trees shall be evenly spaced with exceptions as necessary to accommodate curb cuts, parking areas, fire hydrants, and streetlights. The applicant shall work with the City of Urbana Engineer, and shade tree commission to ensure the acceptable location, installation, and species selection of all street trees within the development in accordance with Chapter 905.03 of the City of Urbana Codified Ordinances. Final landscape plans shall be submitted for review and approval by the City at the time of Final Development Plan.
- C) Parking Lot Lights: All site and parking lot lighting within the Multi-Family Sub Area D shall meet the requirements established within City of Urbana codified ordinances to control glare and light spillover. Lighting within parking lots and along private streets

shall not exceed 14 feet in height and shall include cut off style fixtures to prevent light pollution. The developer shall submit a photometric plan for all parking lot lighting at the time of Final Development Plan. Parking lot lighting design shall not permit light measurements above 1 foot candle at all exterior property lines

SUB D 1.06 Special Landscape Buffers & Development Requirements:

- A) Fencing: Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. All pool fencing shall meet the requirements of the City of Urbana codified ordinances and the State of Ohio regulations for the same. All pools shall be enclosed by a fence a minimum of 5 feet in height having a self-closing and self-latching gate.
- B) Parking Lot Landscape: Developer shall provide a minimum of one tree per 15 parking spaces within private parking lots. These trees can be grouped into larger islands as described below:
 - A. A peninsula shall be no less than 144 square feet (8' X 18'), whereas an island shall be no less than 288 square feet (8' X 36'). Both shall have a minimum width of 8 feet.
 - B. Tree canopies shall be maintained at 6 feet above the ground plane, and the remaining landscape area shall be landscaped with turf, hardwood mulch, shrubs, or groundcover not to exceed 2 feet in height.
- C) Parking Lot Screening: Parking lots visible from a public street shall be screened from public view. Screening shall be accomplished through the use of either walls, fencing, mounding, landscaping, or a combination thereof to a minimum of 3' in height. Fences or walls used for the purposes of parking lot screening shall be consistent with the architectural theme established by the proposed buildings.
- D) Dugan Road Buffer: The applicant shall install a landscape buffer along the frontage of Dugan Road to buffer the view of the multi-family subarea from the road. Landscape buffer shall consist of a minimum of 2 evergreen trees, 1 shade tree, and 2 ornamental trees per each 100' of Dugan Road frontage in Subarea D.

SUB D 1.07 Off-Street Parking Requirements:

Except as otherwise provided below, the City of Urbana's parking regulations outlined in Chapter 1133 shall apply in Sub Area D.

- A) 1.5 parking spaces per unit
- B) Parking spaces shall be a minimum of 9'x19' in size with a minimum 22' wide drive aisle.
- C) Parking requirements may be met using surface parking lots, garages, or a combination thereof.

SUB D 1.08 Signs Permitted

In addition to the secondary project identification signs permitted in the General Development Standards outlined above the following signage shall be permitted in Subarea D. Except as otherwise provided, the City of Urbana's signage regulations outlined in Chapter 1137 of the City of Urbana Code shall apply in Sub Area D.

- A) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material, and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet. Street signs, and other regulatory signs such as stop signs, shall meet all City of Urbana requirements.
- B) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs are limited to one (1) square foot and should be made of a permanent material that gets mounted appropriately on the façade of buildings. Address numbers shall be not less than 4" in height, facing the designated street, and shall be plain and legible from the street.

SUB D 1.09 Architectural Standards**A) Exterior Appearance Standards**

- 1) **Exterior Materials:** Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted. Vinyl siding, if used, shall be a minimum of .042 inches thick. At a minimum, the front façade of each building shall mix materials, siding profile, or colors to break up the elevation of the front façade of the building. The exclusive use of horizontal vinyl siding on the front façade of the building shall not be permitted.
- 2) **Color:** Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Final Color palette shall be as approved at Final Development Plan approval. Colors may be mixed within the same building elevation with the intent to vary the architecture and break down the scale of the building.
- 3) **Surfaces:** porch, stoop and walking surfaces may be concrete and/or pavers.

B) Roof

- 1) **Material:** main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

- C) Special Elements
 - 1) Dormers: If included, dormer Gables shall be 3/12 to 12/12 pitch.

- D) Lighting Exterior: Lighting shall be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to compliment the style of home. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas. The developer shall submit a photometric plan for all parking lot lighting at the time of Final Development Plan. Parking lot lighting design shall not permit light measurements above 1 foot candle at all exterior property lines

- E) Elevations Examples: representative architecture is shown on Exhibits I 4. Final Architectural Design shall be submitted for approval by the city with the Final Development Plan approval.

TAB 2
ADJACENT PROPERTY OWNERS

CHURCH URBANA FREE WILL BAPTIST
1658 E US HWY 36
Urbana, OH 43078

PN-3 LLC AN OHIO LLC
1632 E US HWY 36
Urbana, OH 43078

DLWC ENTERPRISES LTD
1582 E US HWY 36
Urbana, OH 43078

DEERE LEONARD J
484 N DUGAN RD
Urbana, OH 43078

CLARK JANICE LOUISE
718 N DUGAN RD
Urbana, OH 43078

FREYHOF RICHARD A
1673 CHILDRENS HOME RD
Urbana, OH 43078

DAMRON TIMOTHY
370 N DUGAN RD
Urbana, OH 43078

MOODY JOHN W & GABRIELLE M J & S
390 N DUGAN RD
Urbana, OH 43078

WINGFIELD SHIRLEY A TRUSTEE
371 N DUGAN RD
Urbana, OH 43078

WILLIAMS PHYLLIS J TRUSTEE
319 N DUGAN RD
Urbana, OH 43078

WIANT HELEN M TOD WIANT CAROLYN
S & DY & KLW
285 N DUGAN RD
Urbana, OH 43078

POLING CINDY L
235 N DUGAN RD
Urbana, OH 43078

BAUER GARY W & PAULA L J&S
185 N DUGAN RD
Urbana, OH 43078

SCHRADER SCOTT R & TRICIA L J&S
155 N DUGAN RD
Urbana, OH 43078

HAVENS JANET F
135 N DUGAN RD
Urbana, OH 43078

CHAMPAIGN FAMILY YOUNG MENS
CHRISTIAN ASSOCIATION
191 COMMUNITY DR
Urbana, OH 43078

CITY OF URBANA A MUNICIPAL
CORPORATION OF OHIO
205 S MAIN ST
Urbana, OH 43078

URBANA CITY SCHOOL BOARD OF
EDUCATION
711 WOOD ST
Urbana, OH 43078

KYTE SARAH J TRUSTEE
2600 OAK DR
Urbana, OH 43078

FRANK AND LYNN KIRK FAMILY TRUST
1620 E US HWY 36
Urbana, OH 43078

BEGIN; SALLY A TTEE 1/2 INT HENSON VICTORIA
L & LONG POLLY A & LEWIS AMY S TTEES OF
CONNIE M TOOMIRE TRUST UND 1/2 INT
1052 W STATE ROUTE 296
Urbana, OH 43078

UNION COUNTY BOARD OF
COMMISSIONERS FOR THE BENEFIT OF
MEMORIAL HOSPITAL
1958 E US HWY 36
Urbana, OH 43078

WAL-MART REAL ESTATE BUSINESS
TRUST
1840 E US HWY 36
Urbana, OH 43078

TIMBER URBANA PROPERTIES LLC
1840 E US HWY 36
Urbana, OH 43078

MALLON JOHN J TRUSTEE OF JOHN J
MALLON TRUST WILLIAMS THEODORE V &
MALLON JUSTIN J
813 GRAHAM ST
Moorefield Township, OH 45502

TAB 3
SURVEY

Exhibit "A"

The land referred to in this commitment is described as follows: City of Urbana, County of Champaign, State of Ohio

Being situate in the State of Ohio, County of Champaign, City of Urbana, and being a part of the Southwest Quarter of Section 12, Town 5, Range 11, B.T.M.R.S., and a part of the Northwest Quarter of Section 11, Town 5, Range 11, B.T.M.R.S., and being more particularly described as follows:

BEGINNING at an iron bar found at the Northwest corner of Urbana Commons as recorded in Plat Slide 449, Cabinet 2, of the Champaign County Plat Records, also being at the Northwest corner of Lot 6 of Urbana Commons;

thence with the West line of Urbana Commons, the West line of Lots 6 & 8 thereof, and the West Terminus of Lippencott Lane (variable width right-of-way), S-5°34'37"-W, 732.81' (feet) to an iron bar set at the Northeast corner of a 1.00 acre tract conveyed to Urbana Freewill Baptist Church by deed recorded in Deed Volume 184, Page 202, passing for reference iron bars found at 625.28' (feet) & 702.38' (feet);

thence with the North line of the 1.00 acre tract, the North line of a 2.049 acre tract conveyed to PN-3, LLC, by deed recorded in Official Record 490, Page 1, the North line of a 2.052 acre tract conveyed to Lynn Kirk, Trustee, by deed recorded in Official Record 536, Page 2876, and with the North line of a 2.022 acre tract conveyed to Sarah J. Kyte by deed recorded in Official Record 536, Page 3089, N-84°05'23"-W, 896.07' (feet) to an iron bar set, replacing a bent iron bar found, on the East line of a 1.537 acre tract conveyed to Champaign Family Young Mens Christian Association by deed recorded in Official Record 448, Page 2797, also being on the West line of Section 11 & the East line of Section 17, passing for reference an iron bar found at 447.74' (feet);

thence with the West line of Sections 11 & 12, the East line of Sections 17 & 18, the East line of East Lawn Addition as recorded in Plat Slide 145, Cabinet 1, the East line of the 1.537 acre tract, the East line of a 20.257 acre tract conveyed to Champaign Family Young Mens Christian Association by deed recorded in Official Record 257, Page 1077, the East line of a 0.7155 acre tract conveyed to City of Urbana by deed recorded in Official Record 513, Page 527, the East line of a 5.7302 acre tract conveyed to City of Urbana by deed recorded in Official Record 513, Page 535, and the East line of a 1.9967 acre tract conveyed to Board of Education Urbana City Schools by deed recorded in Official Record 513, Page 543, N-5°44'31"-E, 1643.18' (feet) to an iron bar found at the Southeast corner of a 32.180 acre tract conveyed to Board of Education Urbana City Schools by deed recorded in Official Record 436, Page 1880, passing for reference iron bars found at 45.11' (feet), 876.29' (feet), 936.40' (feet), & 1472.18' (feet);

thence continuing with West line of Section 12, the East line of Section 18, the East line of East Lawn Addition, and the East line of the 32.180 acre tract, N-5°54'07"-E, 432.10' (feet) to an iron bar found on a North corporation line of the City of Urbana at the Southwest corner of a 34.137 acre tract conveyed to Richard A. Freyhof by deed recorded in Official Record 565, Page 880;

thence with the South line of the 34.137 acre tract and a North corporation line of the City of Urbana, S-83°38'08"-E, 1082.88' (feet) to a stone monument found at the Southwest corner of a 47.564 acre tract conveyed to Janice Louise Clark by deed recorded in Official Record 531, Page 444;

thence continuing with a North corporation line of the City of Urbana and with the South line of the 47.564 acre tract, S-83°47'25"-E, 1271.67' (feet) to an iron bar set at the Northwest corner of Lot 1 of Lippencott Subdivision as recorded in Plat Slide 619, Cabinet 1, of the Champaign County Plat Records;

thence continuing with the corporation line of the City of Urbana and with the West line of Lippencott Subdivision, and with the West line of a 1.000 acre tract & a 0.250 acre tract conveyed to Timothy Demron by deed recorded in Official Record 5041, Page 749, S-5°37'46"-W, 656.25' (feet) to an iron bar set at the Southwest corner of the 0.250 acre tract;

thence with the South line of the 0.250 acre tract and the Corporation line of the City of Urbana, S-83°47'25"-E, 348.48' (feet) to a Railroad Spike found on the centerline of Dugan Road (Twp. Hwy. 101) (60' right-of-way), passing for reference an iron bar set on the right-of-way line of Dugan Road at 318.48' (feet);

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

File No: 21795285-TCM

thence continuing with the corporation line of the City of Urbana and with the centerline of Dugan Road, S-5°37'46"-W, 704.23' (feet) to a Mag Nail found at the Northeast corner of aforementioned Urbana Commons;

thence with the North line of Urbana Commons and with the North line of Lots 5 & 6 thereof, N-82°58'56"-W, 1813.28' (feet) to the place of beginning, passing for reference an iron bar found on the right-of-way line of Dugan Road at 30.01' (feet) and an iron bar found at 563.60' (feet).

Containing 93.325 acres, 0.485 acre of which is within the Road right-of-way, 15.234 acres of which is a part of Section 11 & 78.091 acres of which is a part of Section 12, but being subject to the rights of all legal highways and all easements of record.

Being a more accurate description of all of a 14.933 acre tract, all of a 32.92 acre tract, and all of a 44.75 acre tract, conveyed to Charles E. Lippencott, et al., by deed recorded in Official Record 509, Page 1350, of the Champaign County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, March 12, 2021. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 7574". Bearings are based on the centerline of Dugan Road per an assumed bearing of S-5°37'46"-W.

Commonly Known As: 1716 East US Highway 36, Urbana, OH 43078, 44.75 Acres on North Dugan Road, Urbana, OH 43078, 32.92 Acres on North Dugan Road, Urbana, OH 43078

The property address and tax parcel identification number listed herein are provided solely for informational purposes.

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

TAB 4
ZONING PLAN EXHIBITS



Exhibit C1 - Regional Context Plan

Site Data:

Total Site:

± 93.33 Gross Acres

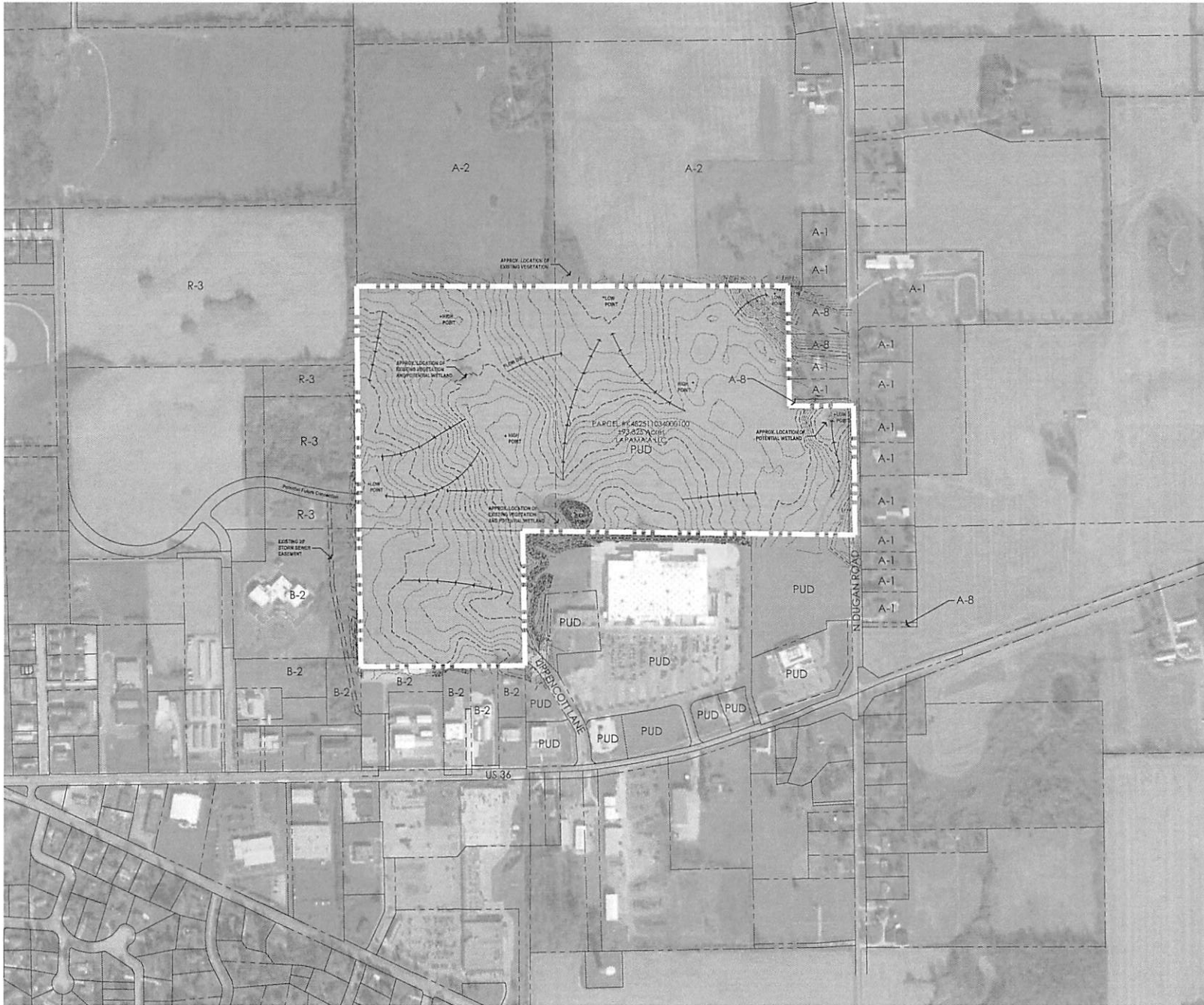
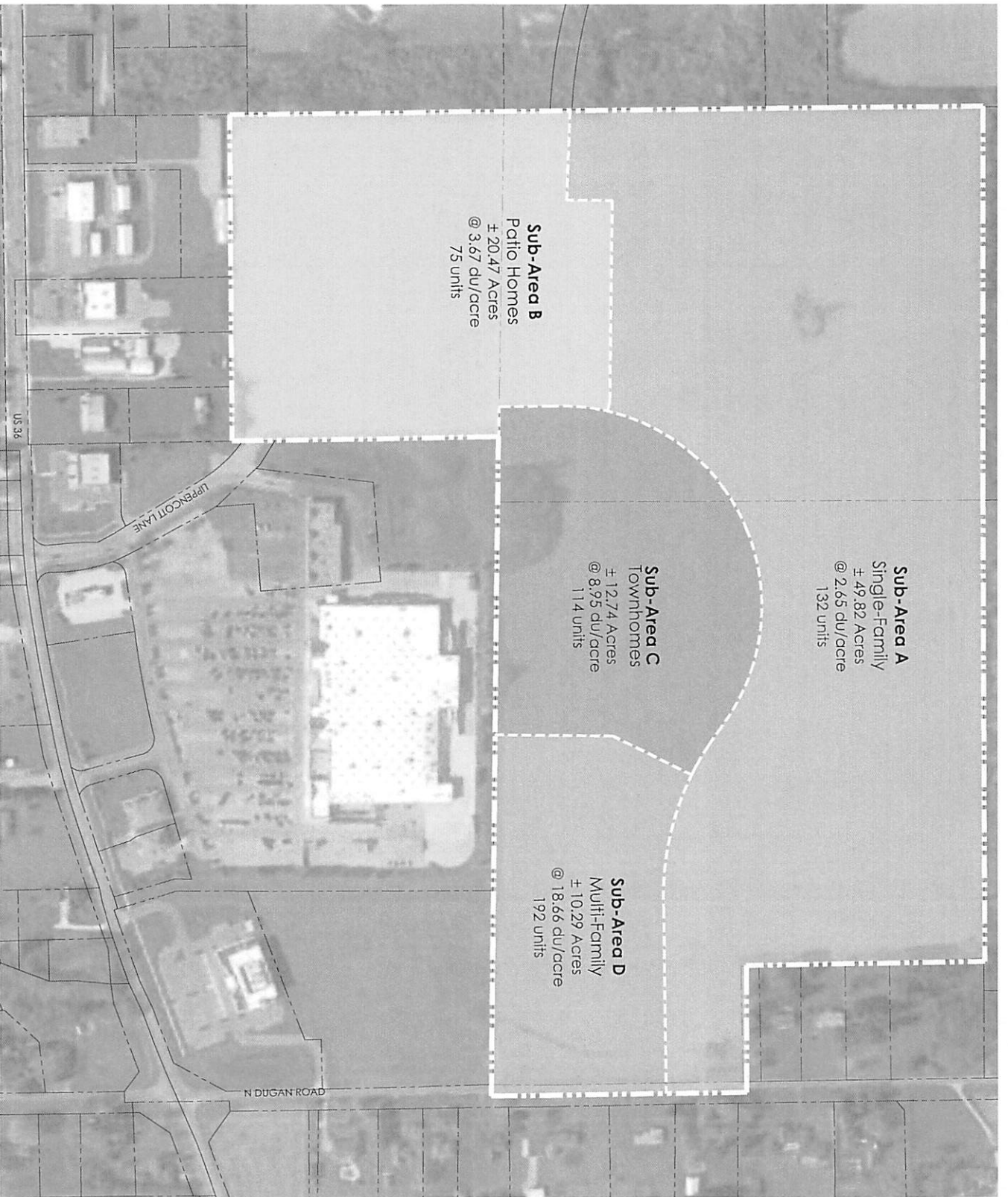


Exhibit C2 - Existing Site Conditions

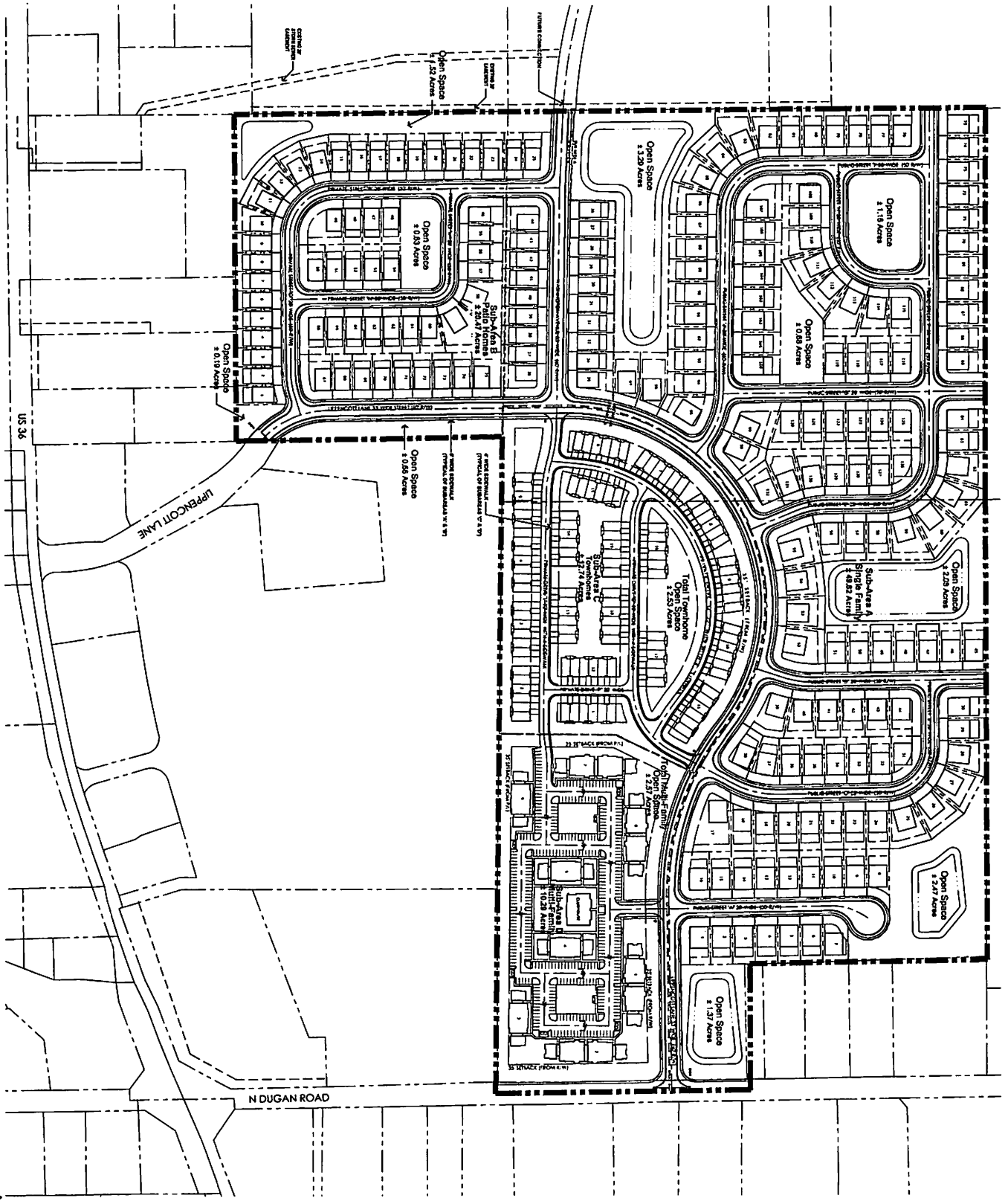


Site Data:

Total Site:	± 93.33 Gross Acres
Sub-Area A - Single-Family	± 49.82 Acres
- Total Units	132
- Min Lot Width	62'
Sub-Area B - Patio Homes	± 20.47 Acres
- Total Units	75
- Min Lot Width	52'
Sub-Area C - Townhomes	± 12.74 Acres
- Total Units	114
Sub-Area D - Multi-Family	± 10.29 Acres
- Total Units	192
Total Dwelling Units:	± 513
Gross Density:	± 5.50 du/acre

Exhibit D - Sub-Area Development Plan

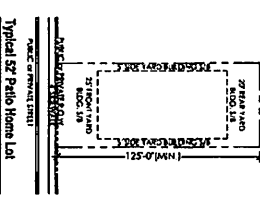
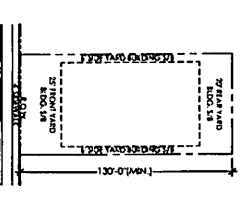
BUGAN PLACE



100 20
0.125 2007
Ohio

Site Data:

Total Site:	± 53.33 Gross Acres
Sub-Area A: Single Family	± 49.82 Acres
• Total Units	42
• Min. Lot Width	42'
Sub-Area B: Patio Homes	± 20.47 Acres
• Total Units	75
• Min Lot Width	52'
Sub-Area C: Townhomes	± 12.74 Acres
• Total Units	114
Sub-Area D: Multifamily	± 10.29 Acres
• Total Units	172
Total Open Space:	± 19.15 Acres



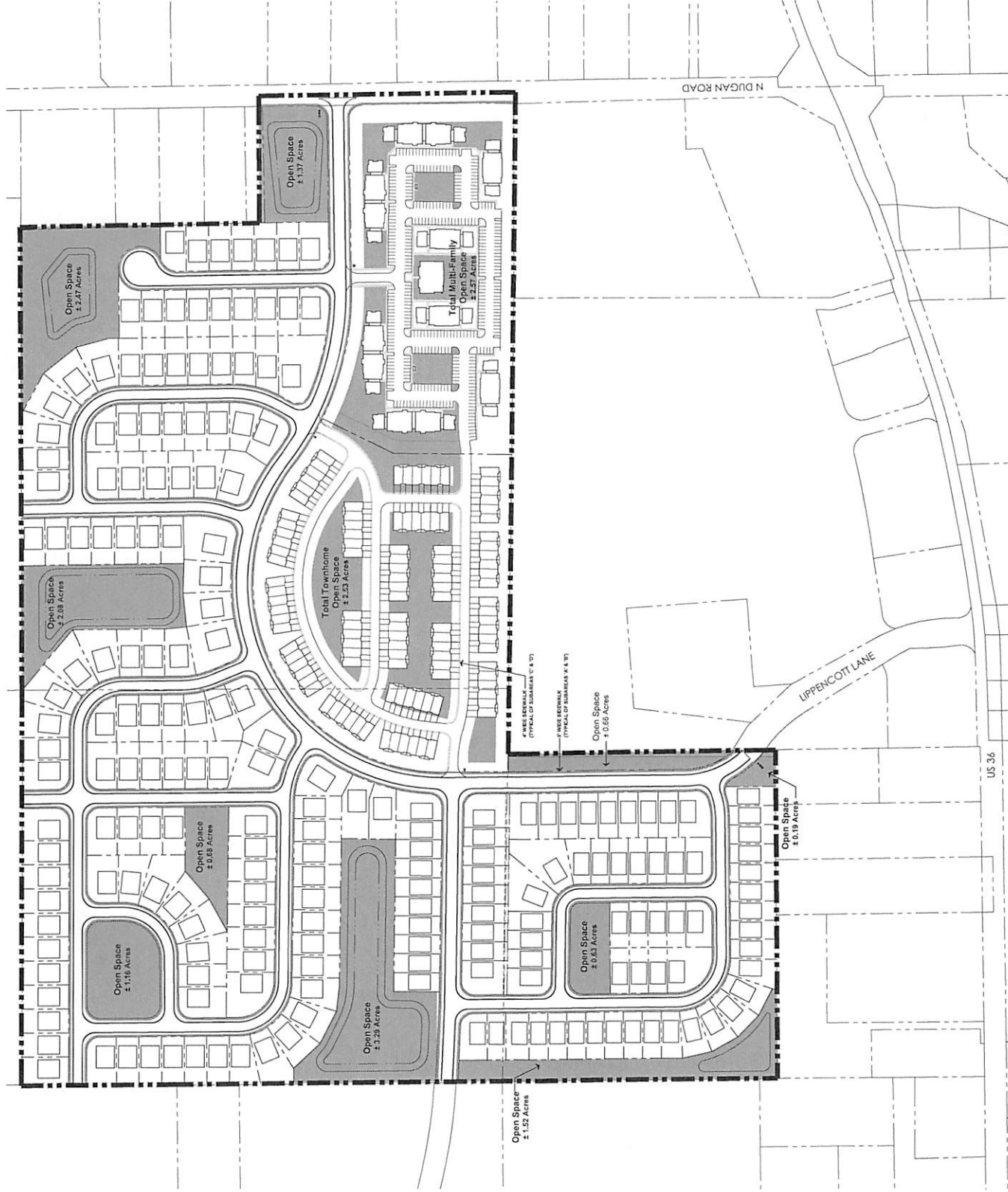
THE DEVELOPER'S PLAN IS SUBJECT TO ALL APPLICABLE ZONING REGULATIONS AND ORDINANCES AND DOES NOT CONSTITUTE AN OFFICIAL RECORD OF THE LOCAL GOVERNMENT. THE PLAN IS UNOFFICIAL UNTIL THE DEVELOPER'S PLAN IS RECORDED.

Site Data:

Total Site: ± 93.33 Gross Acres
 Total Site Open Space: ± 19.15 Acres (20.52%)
 Total SF Open Space: ± 14.05 Acres (15,055)
 Total Townhome & Multi-Family Open Space: ± 5.10 Acres (5.46%)

Key:

- Open Space
- 4' Sidewalk
- 5' Sidewalk



THE DEVELOPMENT PLAN AS SHOWN IS CONCEPTUAL IN NATURE. ENGINEERING PROVIDED PARTIAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.



Urban, Ohio
 03.14.2022

CODED LAYOUT & MATERIALS NOTES

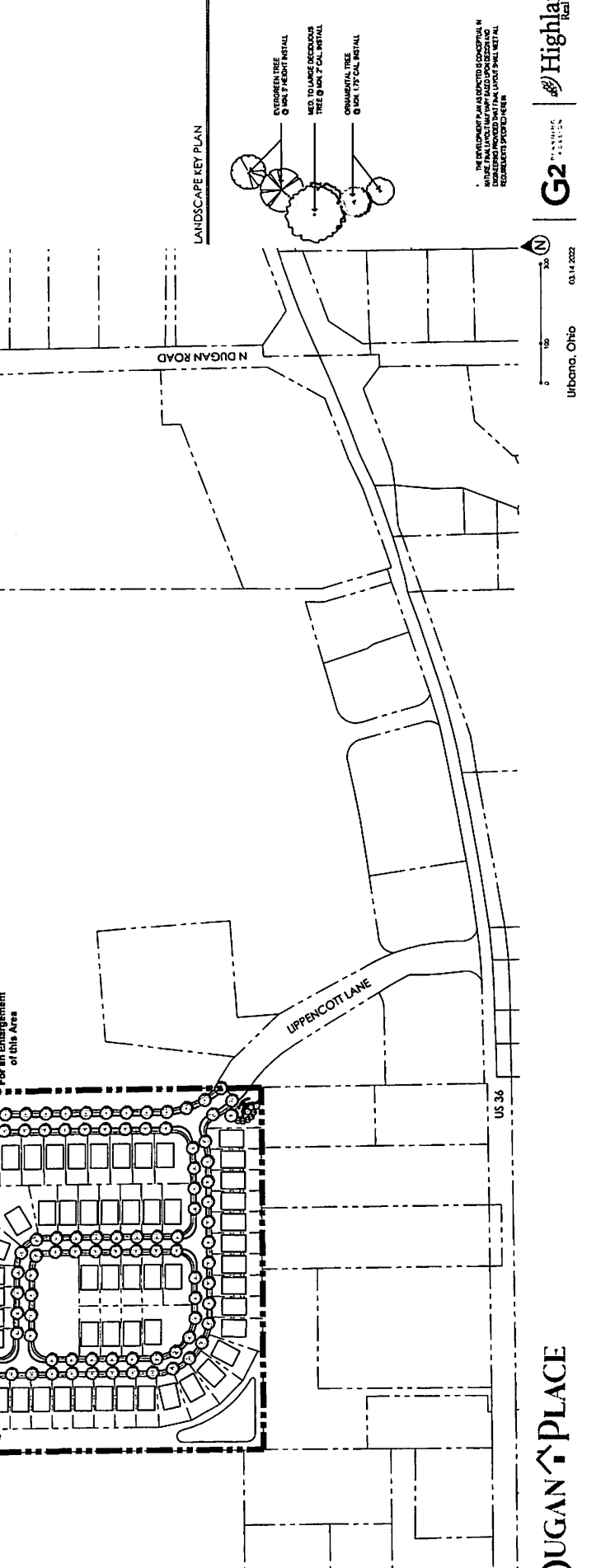
- 1. REFERENCE TO THIS PLAN SHALL BE TO THE LATEST REVISION UNLESS OTHERWISE NOTED.
- 2. SEE EXHIBIT G1 FOR CONCEPTUAL LANDSCAPE PLAN.
- 3. SEE EXHIBIT G2 FOR CONCEPTUAL LANDSCAPE PLAN.

CONCEPTUAL PLANT LIST

SYMBOL	PLANT SPECIES	SIZE	QUANTITY	NOTES
1	ALBINO	AS 8" DIA	100	INSTALL
2	ALBINO	AS 8" DIA	100	INSTALL
3	ALBINO	AS 8" DIA	100	INSTALL
4	ALBINO	AS 8" DIA	100	INSTALL
5	ALBINO	AS 8" DIA	100	INSTALL
6	ALBINO	AS 8" DIA	100	INSTALL
7	ALBINO	AS 8" DIA	100	INSTALL
8	ALBINO	AS 8" DIA	100	INSTALL
9	ALBINO	AS 8" DIA	100	INSTALL
10	ALBINO	AS 8" DIA	100	INSTALL
11	ALBINO	AS 8" DIA	100	INSTALL
12	ALBINO	AS 8" DIA	100	INSTALL
13	ALBINO	AS 8" DIA	100	INSTALL
14	ALBINO	AS 8" DIA	100	INSTALL
15	ALBINO	AS 8" DIA	100	INSTALL
16	ALBINO	AS 8" DIA	100	INSTALL
17	ALBINO	AS 8" DIA	100	INSTALL
18	ALBINO	AS 8" DIA	100	INSTALL
19	ALBINO	AS 8" DIA	100	INSTALL
20	ALBINO	AS 8" DIA	100	INSTALL
21	ALBINO	AS 8" DIA	100	INSTALL
22	ALBINO	AS 8" DIA	100	INSTALL
23	ALBINO	AS 8" DIA	100	INSTALL
24	ALBINO	AS 8" DIA	100	INSTALL
25	ALBINO	AS 8" DIA	100	INSTALL
26	ALBINO	AS 8" DIA	100	INSTALL
27	ALBINO	AS 8" DIA	100	INSTALL
28	ALBINO	AS 8" DIA	100	INSTALL
29	ALBINO	AS 8" DIA	100	INSTALL
30	ALBINO	AS 8" DIA	100	INSTALL
31	ALBINO	AS 8" DIA	100	INSTALL
32	ALBINO	AS 8" DIA	100	INSTALL
33	ALBINO	AS 8" DIA	100	INSTALL
34	ALBINO	AS 8" DIA	100	INSTALL
35	ALBINO	AS 8" DIA	100	INSTALL
36	ALBINO	AS 8" DIA	100	INSTALL
37	ALBINO	AS 8" DIA	100	INSTALL
38	ALBINO	AS 8" DIA	100	INSTALL
39	ALBINO	AS 8" DIA	100	INSTALL
40	ALBINO	AS 8" DIA	100	INSTALL
41	ALBINO	AS 8" DIA	100	INSTALL
42	ALBINO	AS 8" DIA	100	INSTALL
43	ALBINO	AS 8" DIA	100	INSTALL
44	ALBINO	AS 8" DIA	100	INSTALL
45	ALBINO	AS 8" DIA	100	INSTALL
46	ALBINO	AS 8" DIA	100	INSTALL
47	ALBINO	AS 8" DIA	100	INSTALL
48	ALBINO	AS 8" DIA	100	INSTALL
49	ALBINO	AS 8" DIA	100	INSTALL
50	ALBINO	AS 8" DIA	100	INSTALL

LANDSCAPE KEY PLAN

NOTE: THE DEVELOPER IS EXPECTED TO CONSIDER THE QUALITY AND QUANTITY OF THE PLANTING. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION AND SPECIFICATION OF THE PLANTING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE PLANTING.



BUGAN PLACE

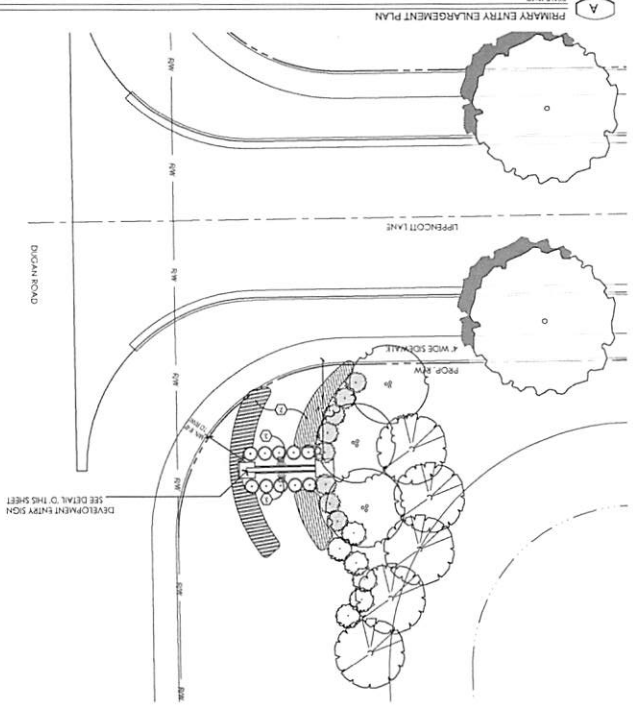
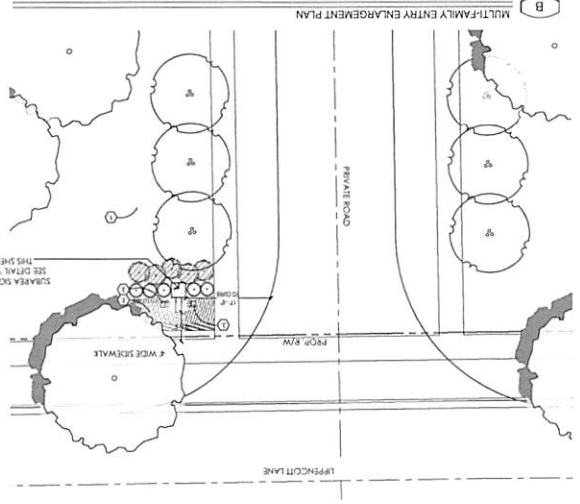
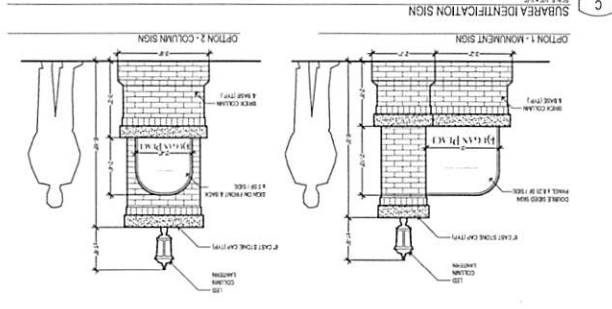
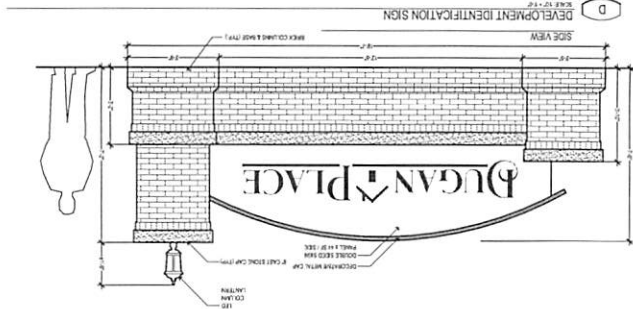
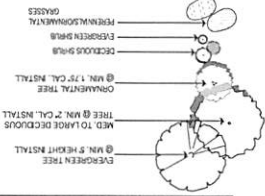
NOTE: SEE PLAN AS SHOWN AND PRELIMINARY. SCALE: 1/8" = 1'-0". SEE SHEETS AND LANDSCAPE PLAN.

NO.	DESCRIPTION	DATE	BY	CHKD.
1	CONCEPTUAL PLANT LIST	2024.01.15	J.M.	J.M.
2	SMALL PLANTING (DECIDUOUS SHRUBS)	2024.01.15	J.M.	J.M.
3	DECIDUOUS SHRUBS	2024.01.15	J.M.	J.M.
4	EVERGREEN SHRUBS	2024.01.15	J.M.	J.M.
5	CONCEPTUAL TREES	2024.01.15	J.M.	J.M.
6	TREE @ MIN. 12' CAL. INSTALL	2024.01.15	J.M.	J.M.
7	MED. TO LARGE DECIDUOUS TREE @ MIN. 7" CAL. INSTALL	2024.01.15	J.M.	J.M.
8	EVERGREEN TREE @ MIN. 5' HEIGHT INSTALL	2024.01.15	J.M.	J.M.
9	PERMANENT SIGNAGE	2024.01.15	J.M.	J.M.
10	GRASSES	2024.01.15	J.M.	J.M.

CODED LANDSCAPE NOTES

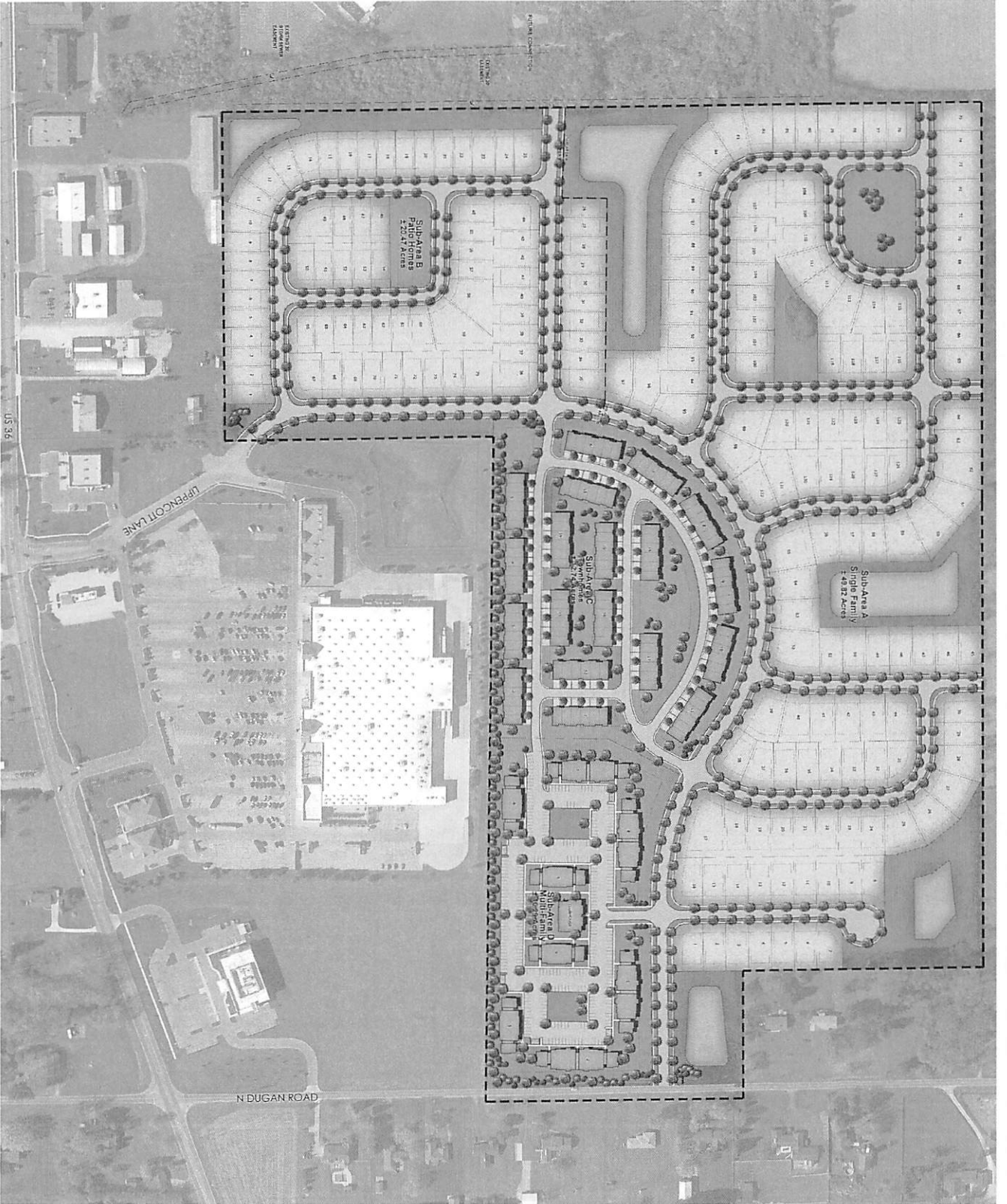
- 1 SIGN LIGHT
- 2 TUM
- 3 POSITION DIMENSION IN ALL DIRECTIONS, UNLESS OTHERWISE NOTED.

LANDSCAPE KEY PLAN



THE DEVELOPMENT PLAN AS SHOWN IS SUBJECT TO CONCEPTUAL N. ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS SPECIFIED HEREIN.

BUGAN PLACE



Site Data:

Total Site:	# 93.33 Gross Acres
Sub-Area A: Single-Family	# 49.82 Acres
- Total Units: 132	
- Avg. Lot Width: 62'	
Sub-Area B: Patio Homes	# 30.47 Acres
- Total Units: 75	
- Avg. Lot Width: 52'	
Sub-Area C: Townhomes	# 12.74 Acres
- Total Units: 114	
Sub-Area D: Multi-Family	# 10.29 Acres
- Total Units: 192	
Total Open Space:	# 19.15 Acres

Utah, Ohio
03.28.2012

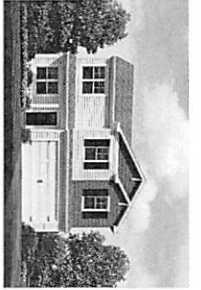


Exhibit H - Illustrative Site Plan

TAB 5
ARCHITECTURAL CHARACTER EXHIBITS



ELEVATION - A



ELEVATION - B



ELEVATION - C



ELEVATION - D

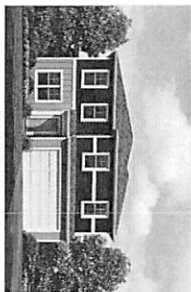
Example 1



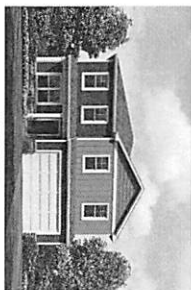
ELEVATION - A
With Quarry Stone



ELEVATION - B



ELEVATION - C



ELEVATION - D

Example 2



ELEVATION - A



ELEVATION - B



ELEVATION - C

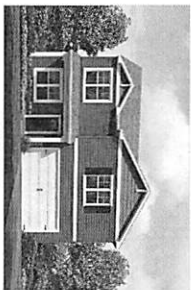


ELEVATION - D

Example 3



ELEVATION - A



ELEVATION - B



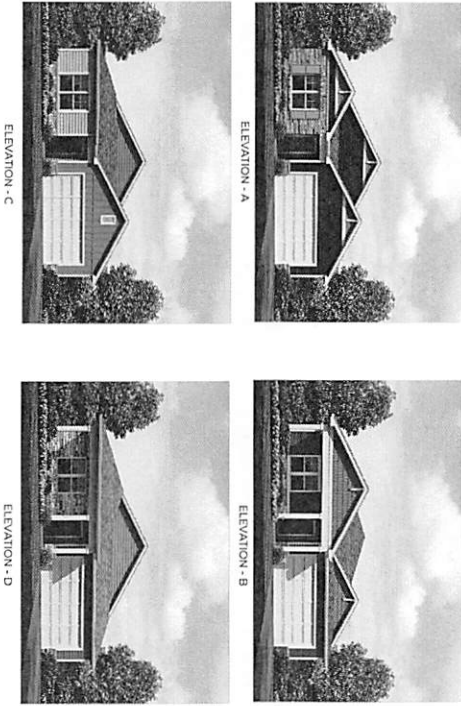
ELEVATION - C



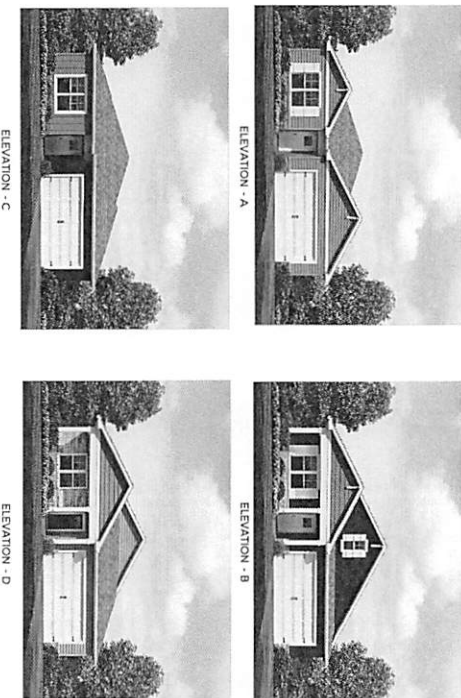
ELEVATION - D

Example 4

* THE ARCHITECTURE SHOWN IS AN ILLUSTRATION AND NOT A CONTRACT DOCUMENT. ALL MATERIALS, FINISHES, AND COLORS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

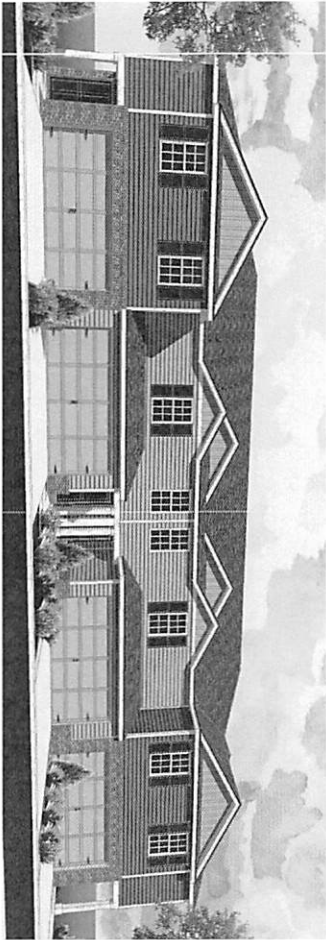


Example 2

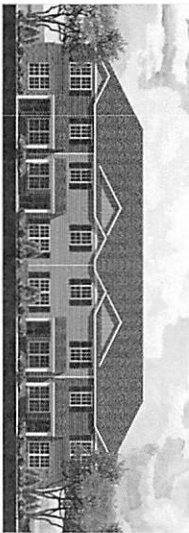


Example 1

THE ARCHITECTURE SHOWN IS CONCEPTUAL AND NOT A FINAL DESIGN. ELEVATIONS MAY VARY BASED UPON FINAL ARCHITECTURAL DESIGN AND ACCESSORIES. THIS IS NOT A CONTRACT DOCUMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

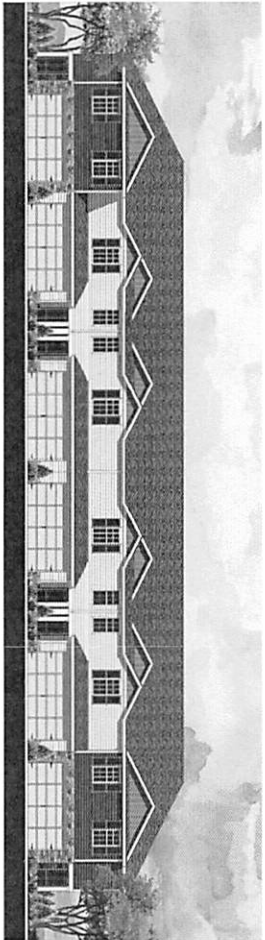


Four Unit Front

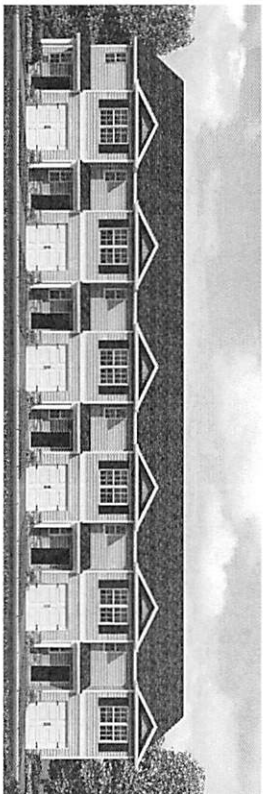


Four Unit Rear

Example 1: 4-Unit with 2-Car Garage



Example 2: 6-Unit with 2-Car Garage



Example 3: 6-Unit with 1-Car Garage

THE INFORMATION SHOWN IS CONCEPTUAL AND INTENDED AS A GUIDE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE INFORMATION SHOWN HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Urban, Ohio 03.14.2022

G2

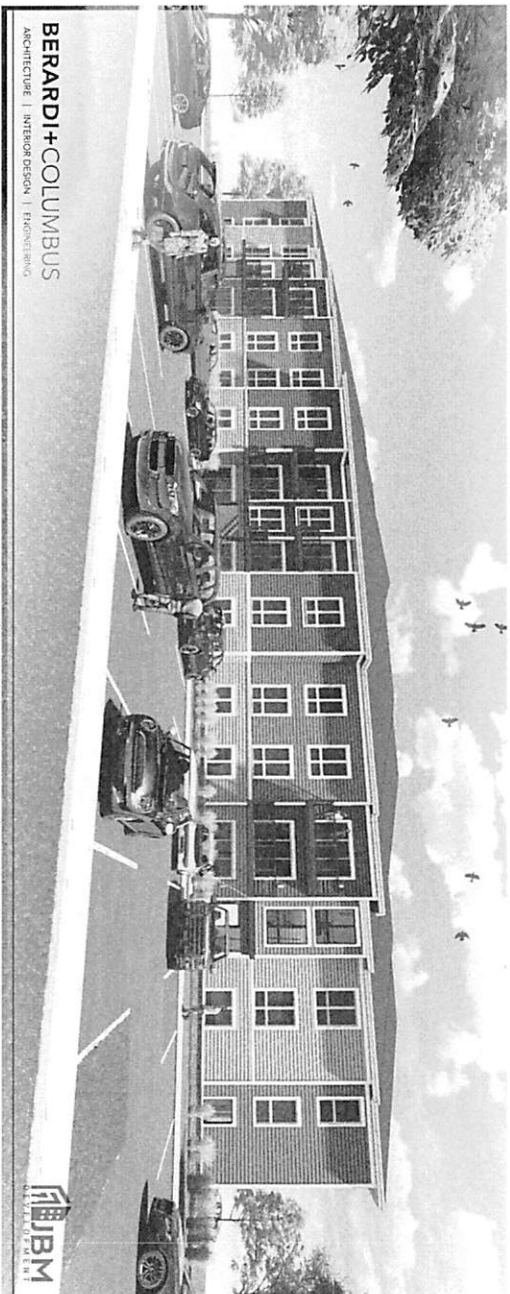
Highland Real Estate

BUGAN PLACE



BERARDI+COLUMBUS
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

Example 1



BERARDI+COLUMBUS
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

Example 2

NO ARCHITECTURE SPECIFIC CONCEPTUAL RENDERINGS OR PHOTOGRAPHS WERE PROVIDED. THESE RENDERINGS WERE BASED UPON FINAL ARCHITECTURAL DESIGN AND ARCHITECTURE SHALL RETAIL OF THE DEVELOPER/ESTABLISHED WITHIN HIS TEXT AND PLANS.

Urbana, Ohio

03.14.2022

G2 CONSULTING

Highland Real Estate

BUGAN PLACE

TAB 6
ENGINEERING EXHIBITS

Exhibit J1 – Engineering Feasibility

To: Highland Realty Development, LLC
From: Terrain Evolution, Inc.
Date: January 28, 2022
Subject: Dugan Place, Urbana, Ohio

Terrain Evolution, Inc. (TE) has performed a Feasibility Analysis of the Lapama'a LLC tract of land within the City of Urbana. Consideration was given to the following items:

- I. Existing Conditions
 - a. Topography
 - i. Rolling contours across the site.
 - ii. Four (4) low points along the western and northern boundaries.
 - b. Environmental Site Assessment
 - i. National Wetlands Inventory Map
 1. Identified three (3) potential areas containing Freshwater Emergent Wetlands
 2. No Jurisdictional Streams Identified on site.
 - a. Note Jurisdictional Waters are determined solely by Army Corp of Engineers (ACOE).
 - ii. Environmental Assessment – CEC, Inc.
 1. Onsite Assessment revealed one (1) area of PFO Wetland, 0.22 Acres
 2. Onsite Assessment revealed two (2) areas of PEM Wetlands, 0.09 Acres
 3. Wetlands are shown to be isolated.
 - a. Note wetlands are determined solely by Army Corp of Engineers (ACOE).
 - c. Structures
 - i. No existing structures are present on the parcel.
 - d. Soils
 - i. Soils consist of various Silt Loam varieties.
 1. MIA – Miami Silt Loam = 38.7% - Soil Classification C
 2. MIB – Miami Silt Loam = 46.6% - Soil Classification C
 3. CnA – Celina Silt Loam = 8.2% - Soil Classification C/D
 4. Remaining varieties – Soil Classification C or C/D
 - ii. It is understood that a gravel quarry pit adjacent to the development was present. Subsurface investigation is to be performed for bearing capacity of foundations.

II. Record Parcels

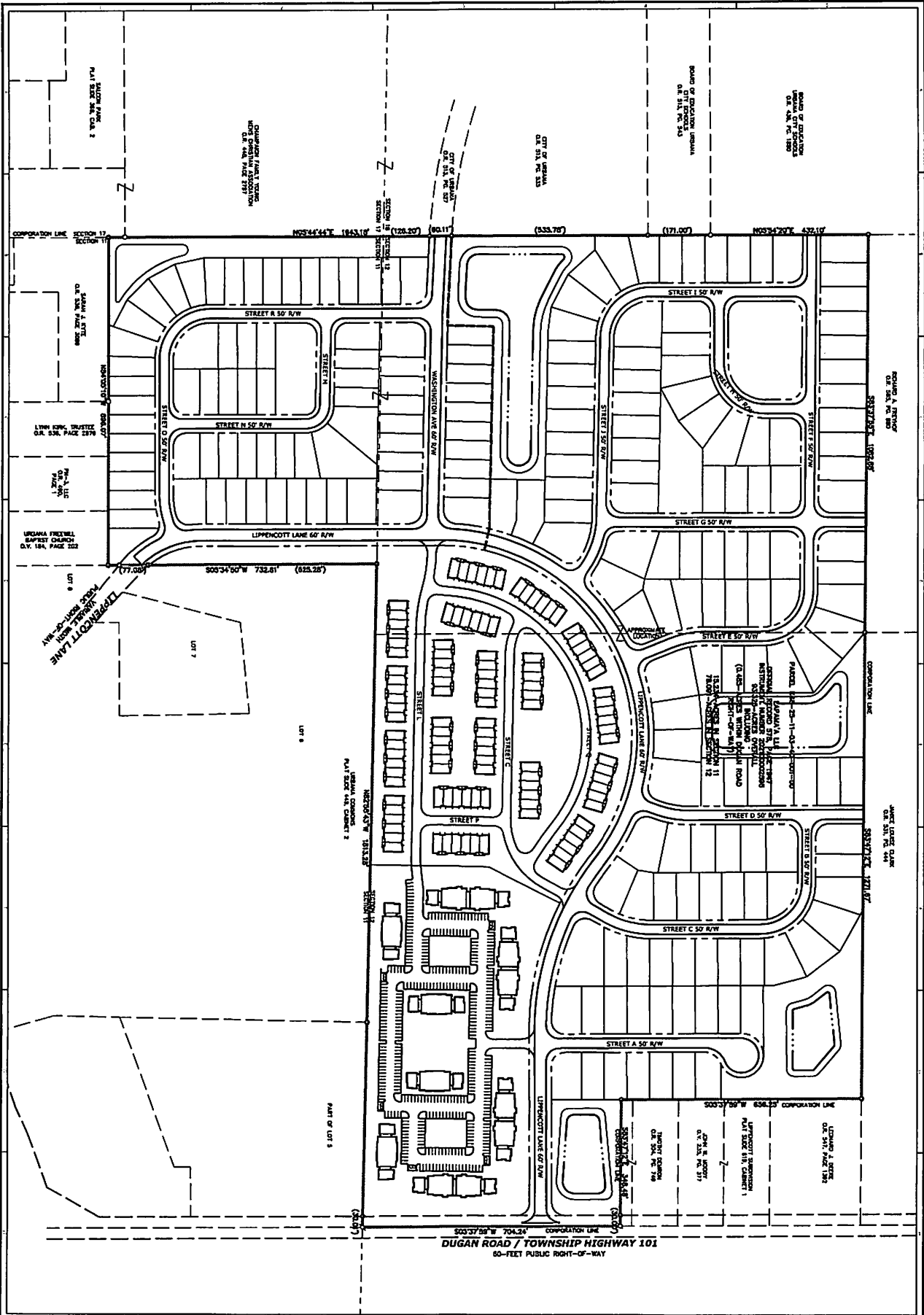
- a. Lampama'a LLC
 - i. N Dugan Road
 - ii. Parcel # K48-25-11-03-40-001-00
 - iii. Instr. # 202100002898
 - iv. O.R. 578, Pg1947
 - v. 93.33 Acres

Utility Assessment

- b. Sanitary Sewer Service (City of Urbana, Ohio)
 - i. Gravity Sewer, three connection points to be extended to serve site.
 - 1. 8" Sewer extension along N. Dugan Road from MOB site.
 - 2. 8" Sewer extension from the terminus of Lippencott Lane.
 - 3. 8" Sewer extension from Community Drive.
 - ii. Gravity Service Capacity is to be assessed with flow monitoring of the existing 8" sewer system.
- c. Water Distribution Improvements (City of Urbana, Ohio)
 - i. 12" Watermain extension parallel to N. Dugan Road is to be extended to the site.
 - ii. 12" Watermain is to be extended from Lippencott Lane terminus into the site.
 - iii. Water service pressure and flow currently is deficient for adequate service. City of Urbana is completing a booster station upgrade that will provide need pressure and flow for the subject site.
- d. Electric Service (AES Service Area)
 - i. AES has facilities on N Dugan Road and Lippencott Lane.
 - ii. Response has been received from AES confirming capacity.
- e. Gas Service (Columbia Gas of Ohio)
 - i. Columbia Gas is listed as service provider for natural gas service. No response from Columbia has been received to date.
- f. Communication
 - i. CT Communications have facilities in the area of Lippencott Lane to serve the subject site. Email received from CT confirms ability to serve.

It is the opinion of Terrain Evolution that the site is well suited to be developed as a mix of single-family subdivision and Multi-Family Development. The topography is conducive to provide adequate drainage for the development. Utilities are available and capable of serving the site with services expected in such a development.

Please feel free to contact Justin Wollenberg at 614-385-1092 or at jwollenberg@terrainevolution.com should there be any questions.



GRAPHIC SCALE

1" = 100'

(IN FEET)

1 inch = 100 ft

CHANGE ORDER SCHEDULE

NO.	DATE	DESCRIPTION

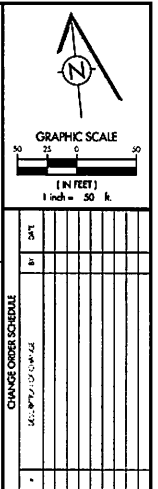
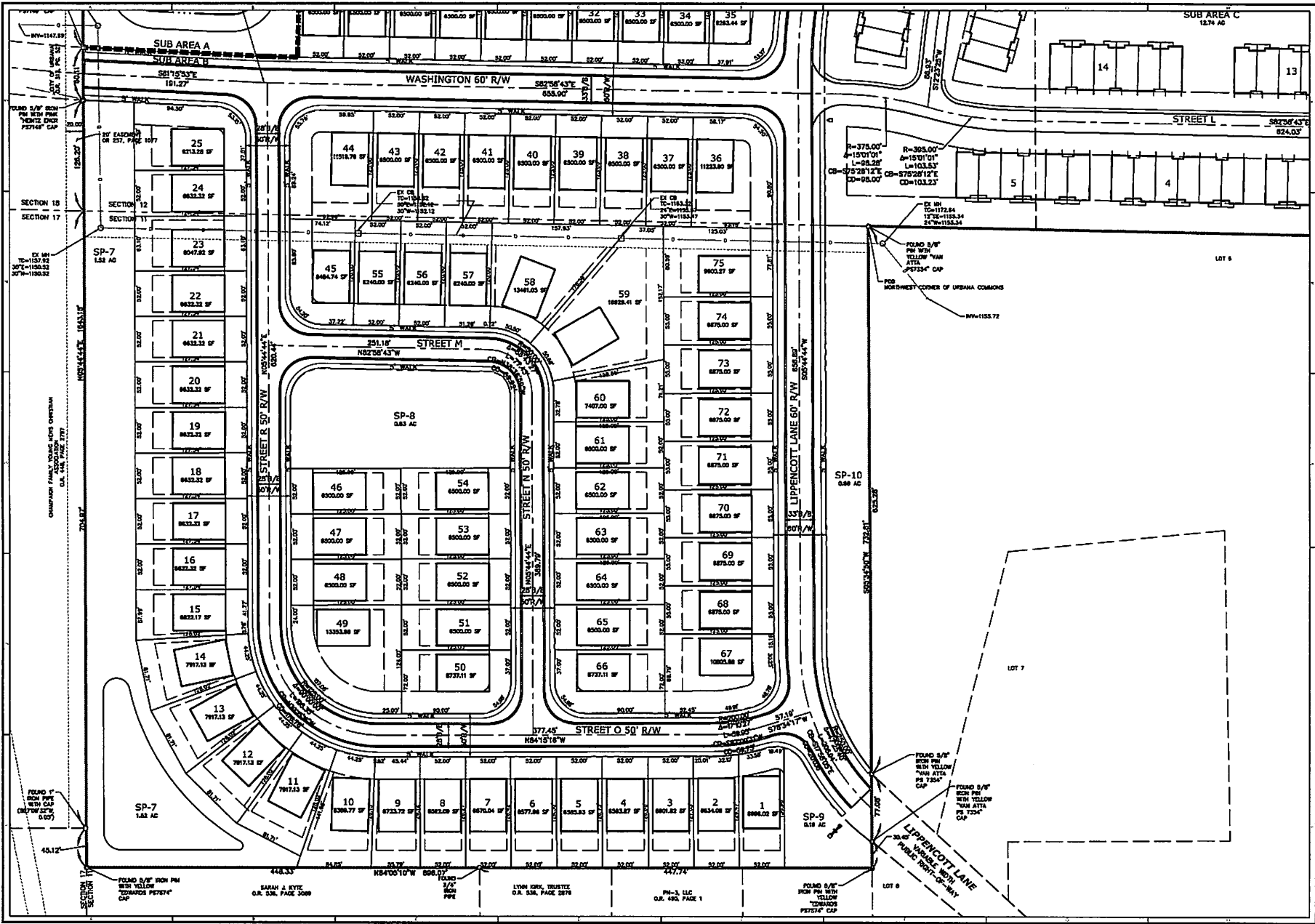
TERRAIN EVOLUTION

Your Bridge Between Vision and Success

2500 Woodland Blvd. | Suite 200 | Columbus, OH 43224
 Phone: 614.233.1975 | Fax: 614.233.1976 | Email: info@terrain-evolution.com

INDEX PLAN

1/15



Terrain Evolution
Your Solution. Our Success.
700 Longwood Drive | Suite 202 | Columbus, OH 43215
P: 614 339 1075 | F: 614 339 1081 | E: info@terrain-ev.com

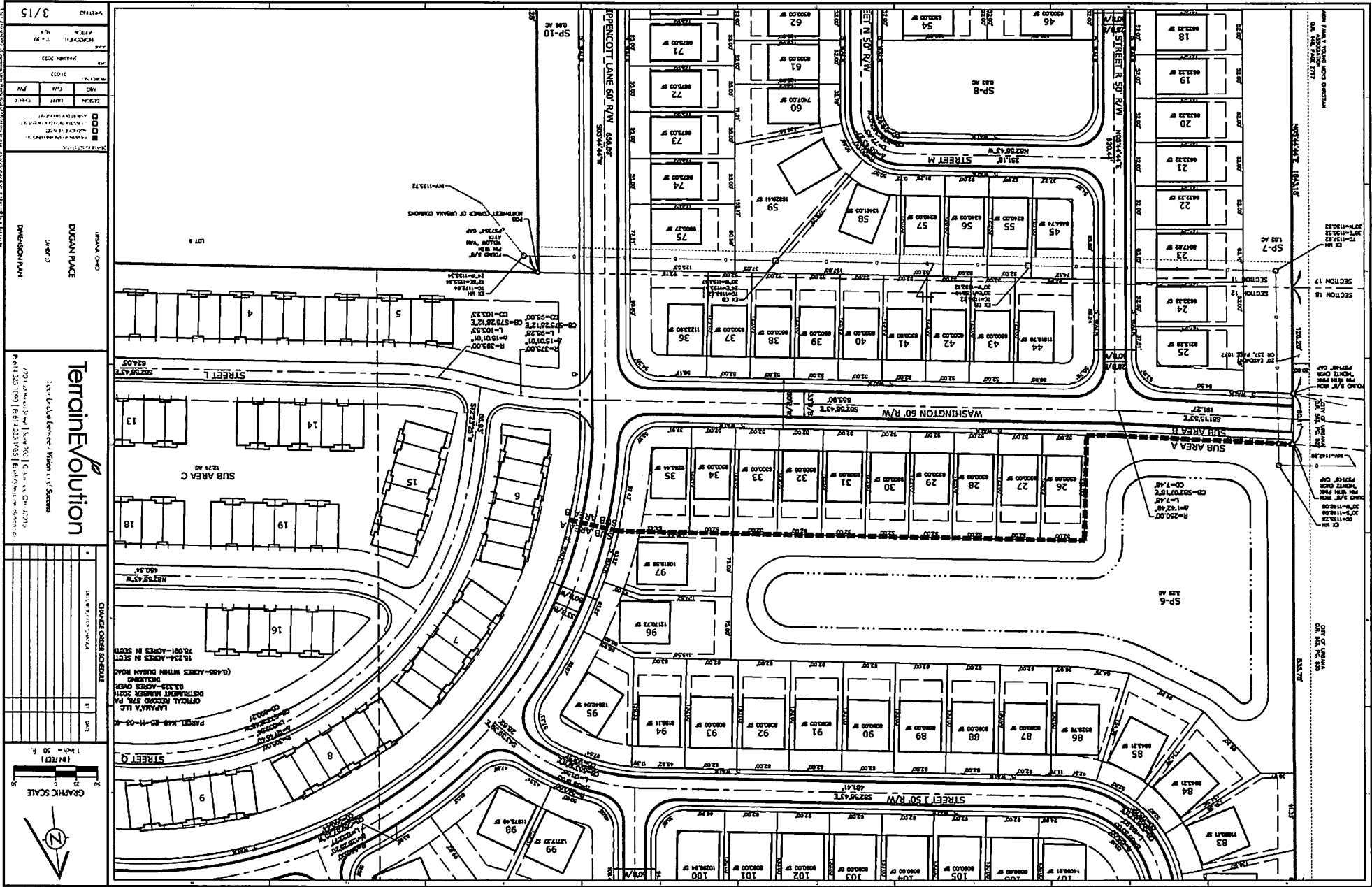
BRANA, C/O
DUGAN PLACE
DATE: p
DWS/SONPLAN

NO.	DATE	DESCRIPTION	BY	CHKD
1	1/15/2022	AS-BUILT	JW	JW

DATE: 1/15/2022

SCALE: 1" = 50'

SHEET NO: 2/15



3/15

DATE	DESCRIPTION

DIAGRAM PLACE

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

PROJECT: [Project Name]

SCALE: 1" = 50'

TerrainEvolution

3001 1st Street, Suite 100, San Francisco, CA 94104
 Tel: 415.774.8888 Fax: 415.774.8889
 www.terrain-evolution.com

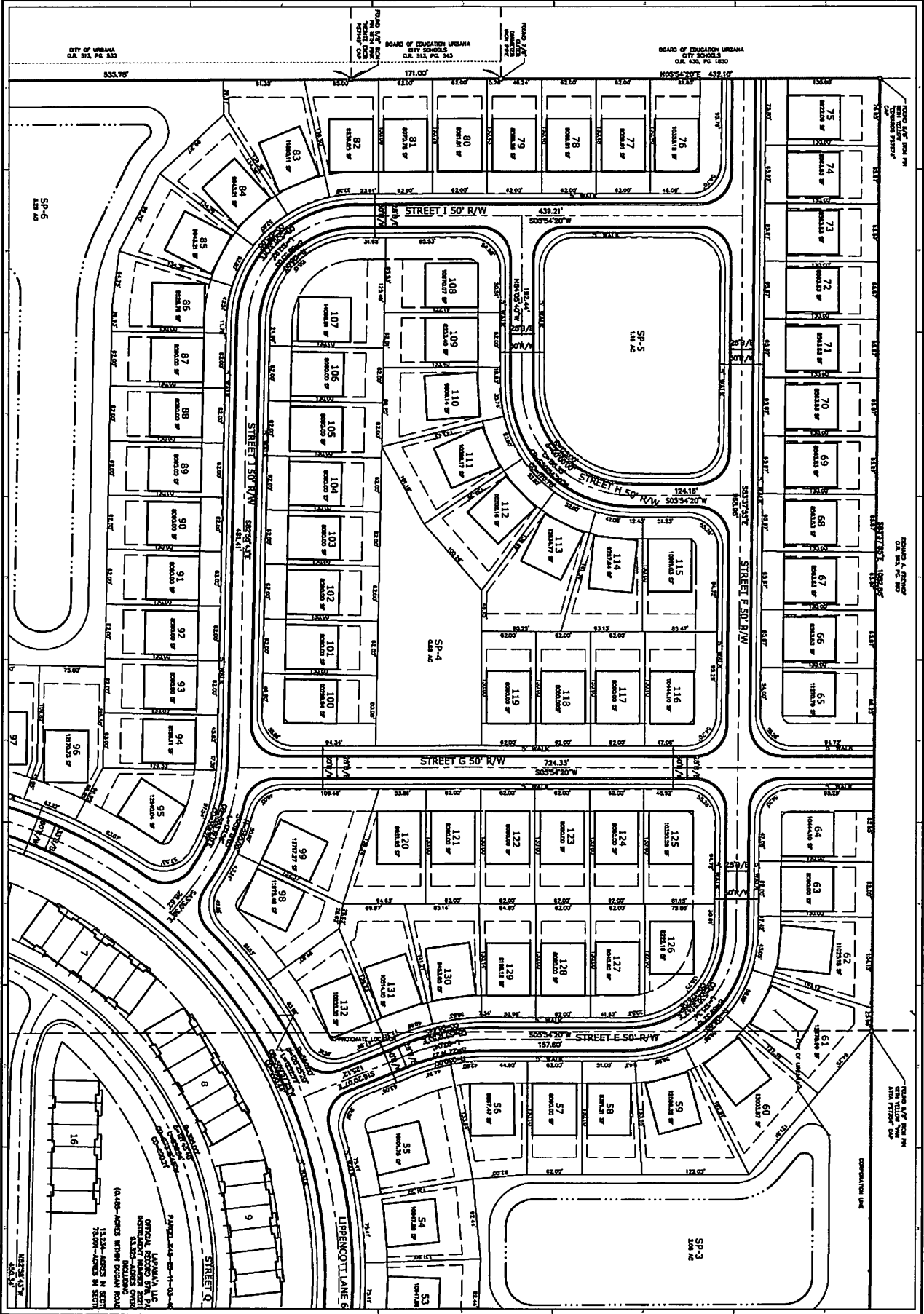
GRAPHIC SCALE

N

CITY OF URBANA
O.A. 818, P.2 823

BOARD OF EDUCATION URBANA
CITY SCHOOLS
O.A. 818, P.2 843

BOARD OF EDUCATION URBANA
CITY SCHOOLS
O.A. 438, P.2 1800



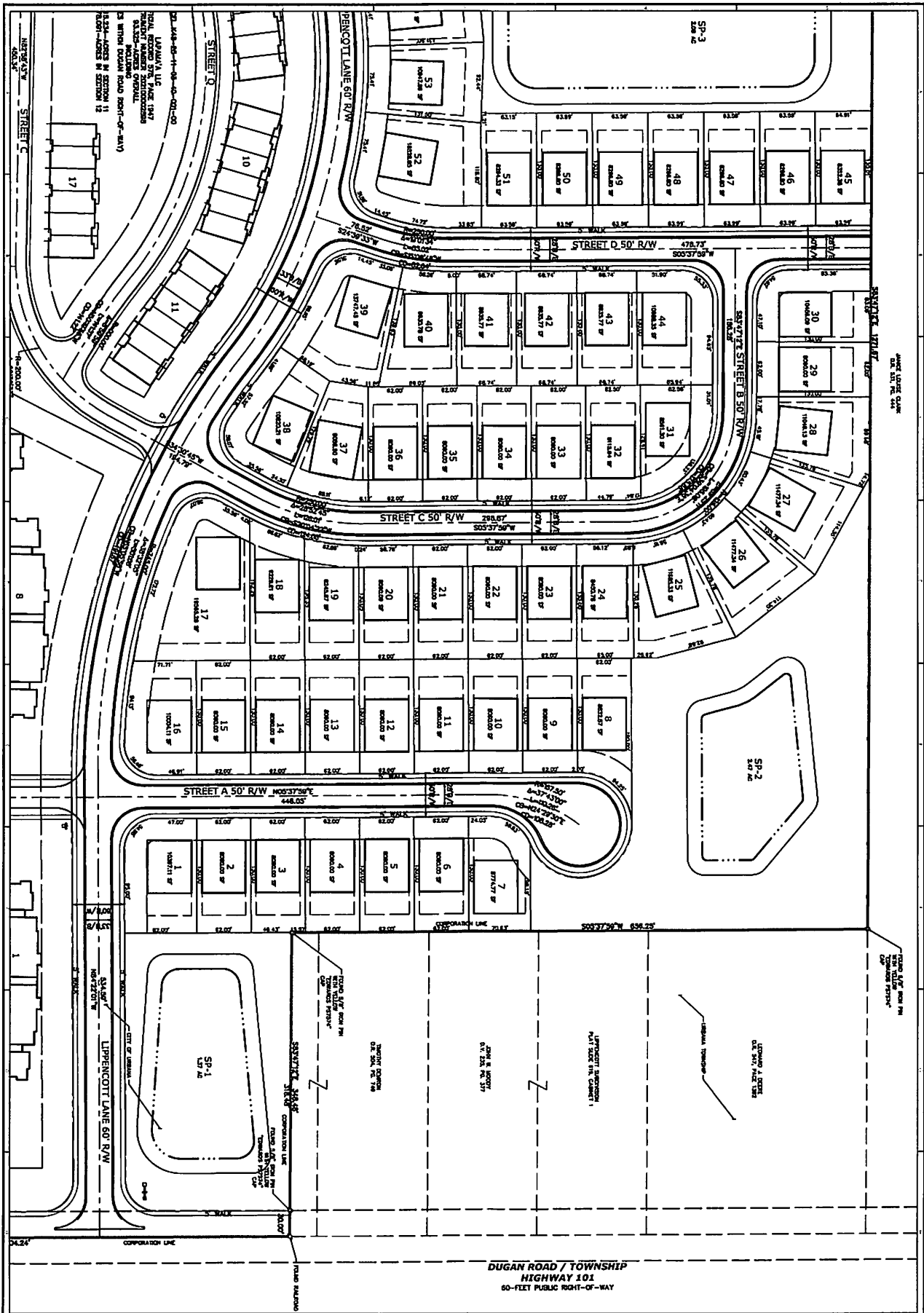
DATE	DESCRIPTION

DUGAN PLACE
LIPPERCOTT LANE 6
DIMENSION PLAN

TerrainEvolution
Your Bridge Between Vision and Success
7201 Woodland Street | Suite 200 | Columbus, OH 43210
P: 614 325 1692 | F: 614 325 1955 | E: info@terrain-evolution.com

DATE	DESCRIPTION

GRAPHIC SCALE
1 inch = 50 ft
N



LEGEND
 DUGAN PLACE
 LOT 1
 DIMENSION PLAN

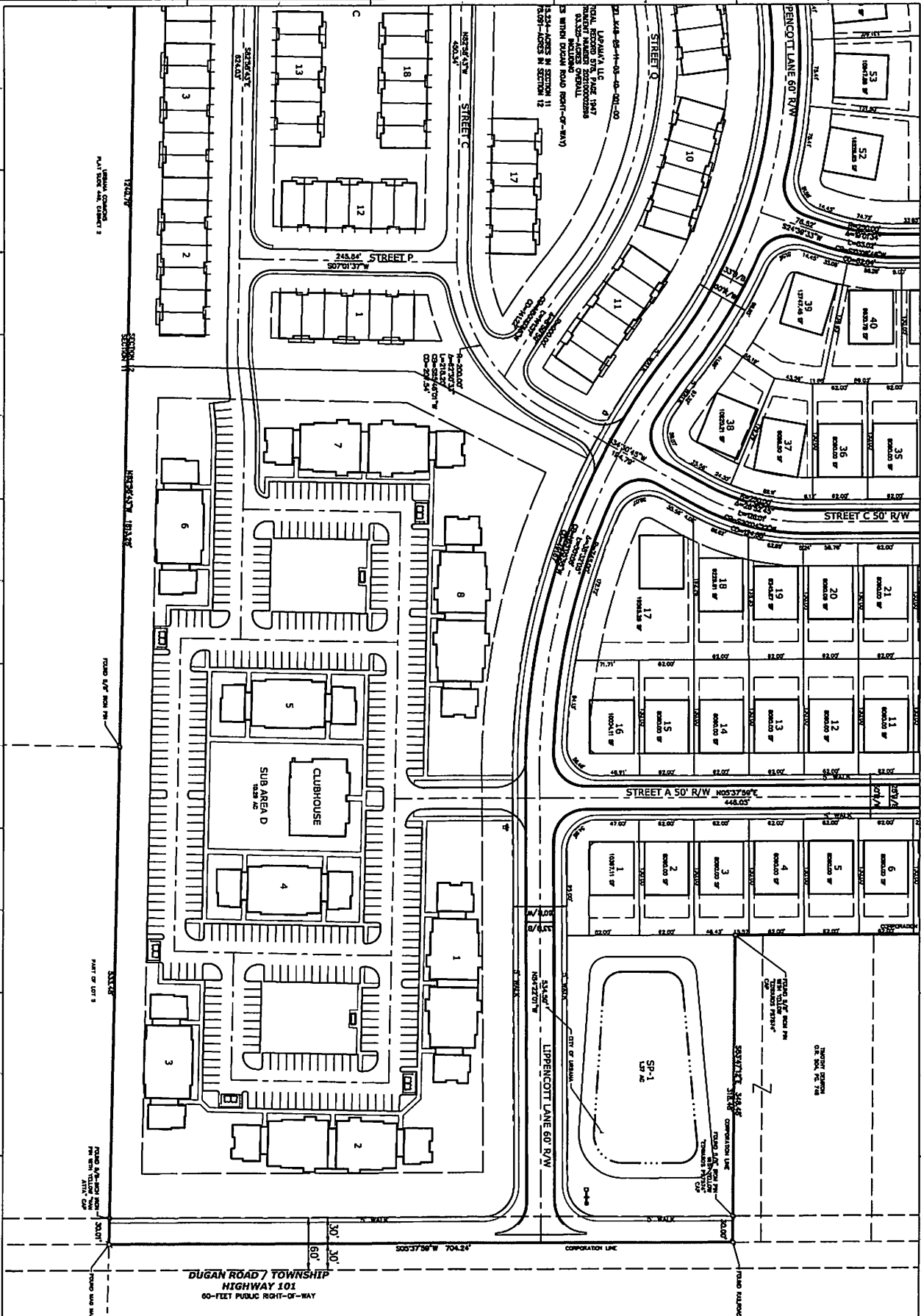
TerrainEvolution
 Your Future Between Vision and Success

1500 W. 15th Street, Suite 100 | Lincoln, NE 68502
 Phone: 402.433.1500 | Fax: 402.433.1505 | Email: info@terrain.com

CHANGE ORDER SCHEDULE
 DATE: _____
 BY: _____

GRAPHIC SCALE
 1 inch = 50 feet

DATE: 5/15
PROJECT: DUGAN PLACE
SCALE: 1" = 50'



REVISIONS

NO.	DATE	DESCRIPTION
1	11/20/13	ISSUED FOR PERMITTING
2	11/20/13	ISSUED FOR PERMITTING
3	11/20/13	ISSUED FOR PERMITTING

DATE: 11/20/13
PROJECT: DUGAN PLACE

LEGEND

- UNFINISHED
- FINISHED
- DIMENSION LINE
- DIMENSION VALUE
- DIMENSION UNIT

TerrainEvolution

Your Linkage Between Vision and Success

7701 East Road Street | Suite 200 | Columbus, OH 43216
P: 614 225 1075 | F: 614 225 1052 | E: info@terrain.com

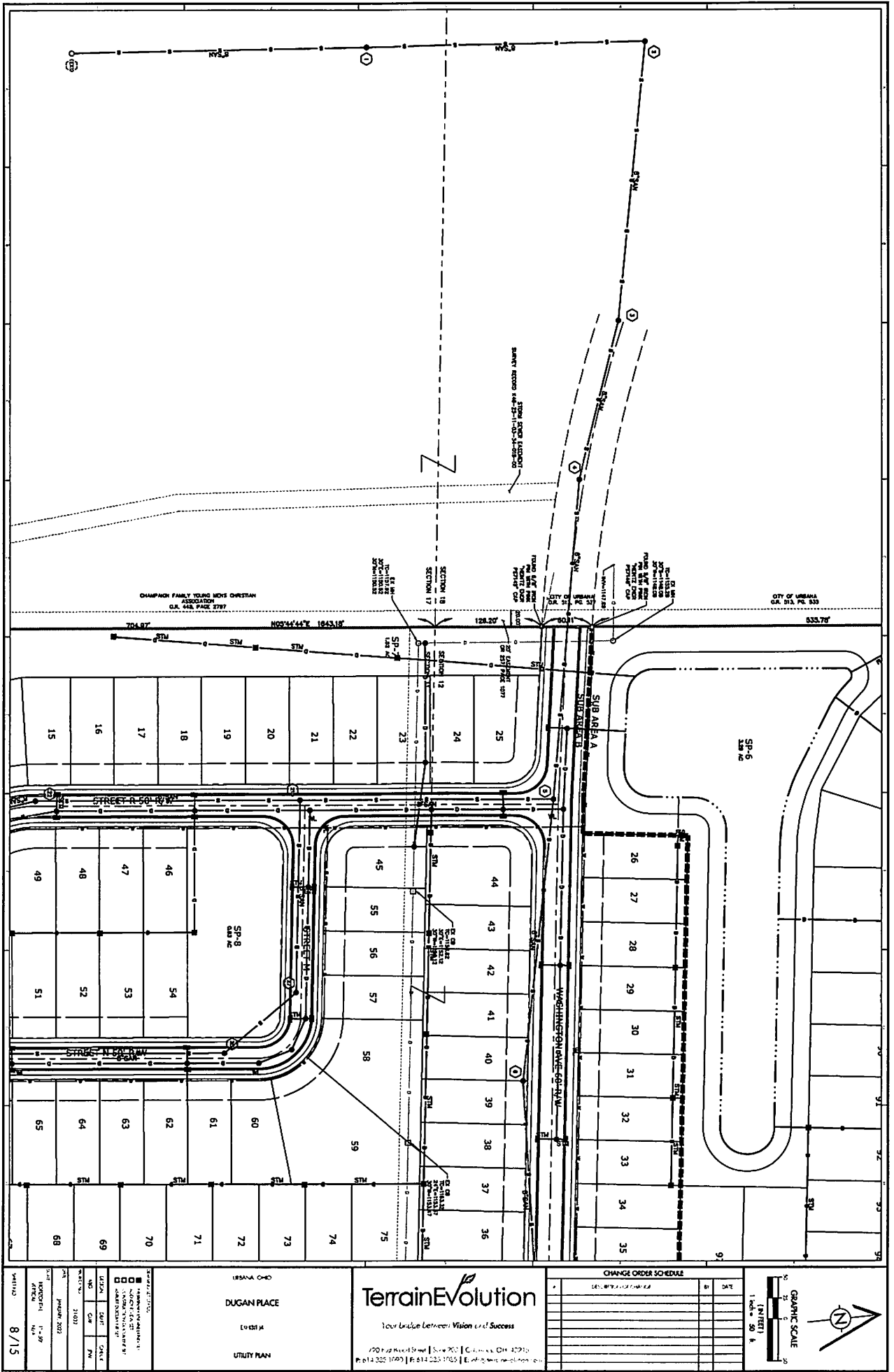
CHANGE ORDER SCHEDULE

NO.	DATE	DESCRIPTION
1		

GRAPHIC SCALE

1 inch = 50 feet

N



CITY OF WISCONSIN
S.A. 211, P.L. 533

CHAMPION FAMILY YOUNG MEN'S CHRISTIAN
ASSOCIATION
O.A. 448, PAGE 2787

TerrainEvolution
Your bridge between Vision and Success

300 Park Road, Suite 200 | Columbus, OH 43215
Phone: 614-222-1690 | Fax: 614-222-1795 | E-mail: info@terrain-evo.com

GRAPHIC SCALE

1 inch = 50 ft

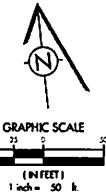
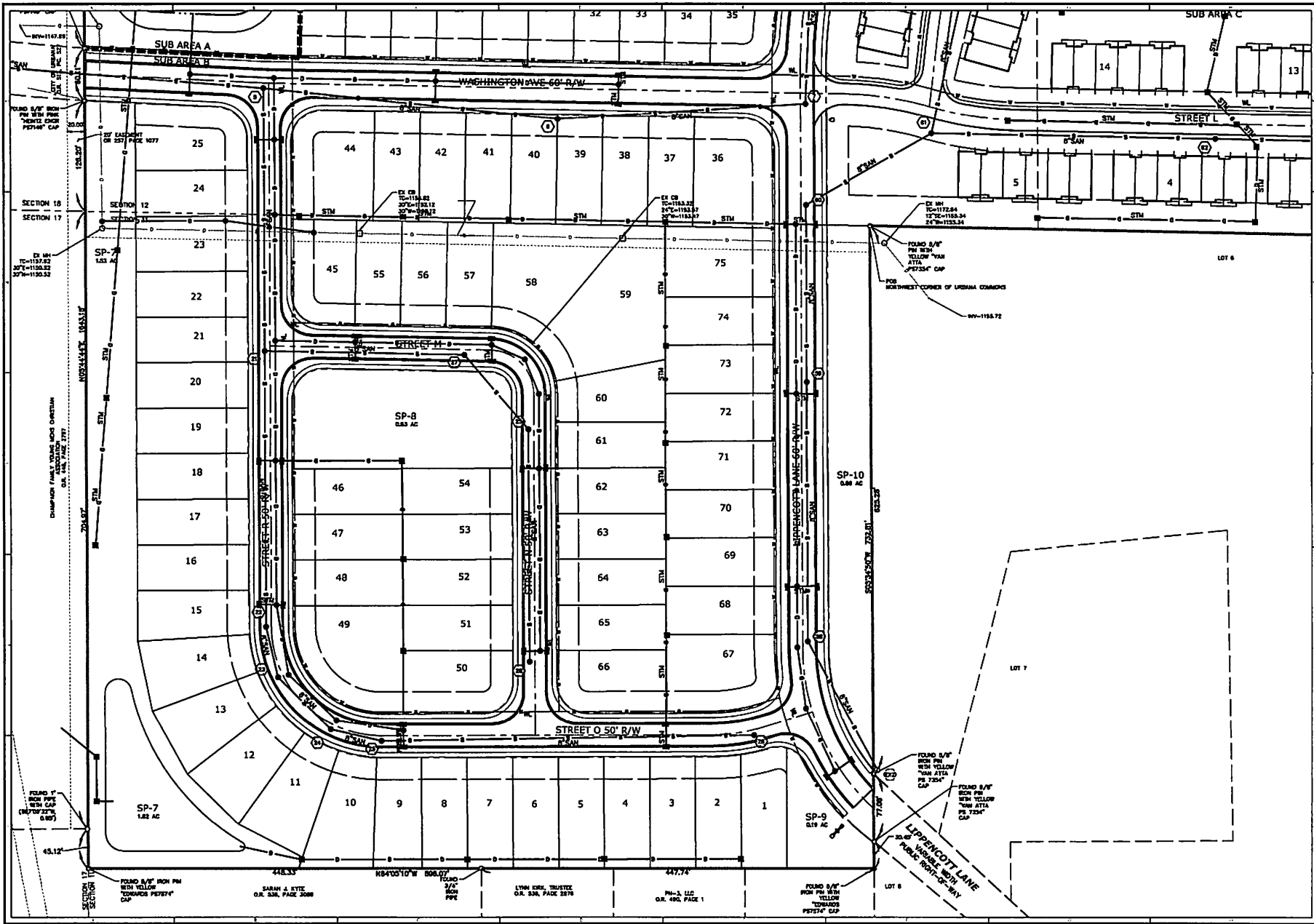
CHANGE ORDER SCHEDULE			
NO.	DATE	DESCRIPTION	BY

DUGAN PLACE
M 18107

UTILITY PLAN

DATE: 8/15

SCALE:	1/8" = 1'-0"
PROJECT:	10111
DATE:	10/2011
BY:	JK
CHK:	JK
APP:	JK
DATE:	10/2011

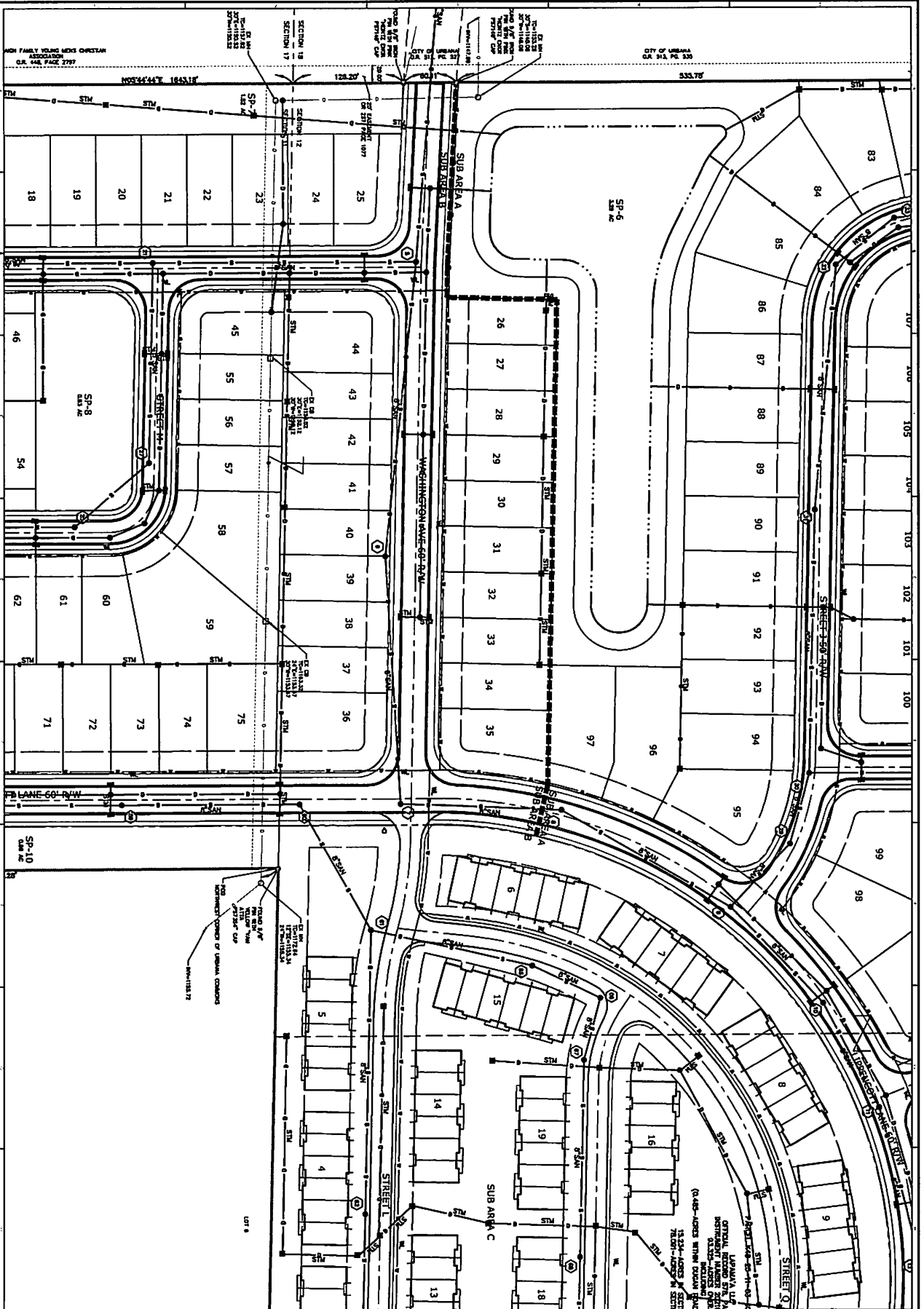


CHANGE ORDER SCHEDULE

NO.	DATE	DESCRIPTION

TerrainEvolution
 For Greater Precision, Vision and Success
 2201 - 25th Street, Suite 202 | Columbus, OH 43215
 (614) 232-1100 | Email: info@terrain.com

PROJECT NO.	
PROJECT NAME	
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PROJECT NO.	21032
DATE	JANUARY, 2002
PROJECT NAME	
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CHECKED BY	
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PROJECT NO.	9/15



DATE: 10/15

SCALE: 1 inch = 50 feet

GRAPHIC SCALE: 0, 25, 50 feet

CHANGE ORDER SCHEDULE:

NO.	DESCRIPTION	DATE

URBANA CHOP

DUGAN PLACE

UTILITY PLAN

TerrainEvolution

Your Unique Blend of Vision and Success

1700 Lakeside Dr. | Suite 201 | Columbia, MO 65202
 P: 636-737-9793 | F: 636-737-9792 | E: info@terrain.com

DRIVING DIRECTIONS:

1. Drive on I-70 Westbound Exit 230A (Dugan Place)

2. Turn North on Dugan Place

3. Turn West on Lane Col

LEGAL DESCRIPTION:

LOT 13-107, SUB AREA A, B, C, DUGAN PLACE, CITY OF URBANA, MO. PL. 100

PROJECT INFO:

NO. 11001

DATE: 10/15

SCALE: 1" = 50'

GRAPHIC SCALE: 0, 25, 50 feet

CITY OF URBANA
 G.R. 913, P. 330

SECTION 18
 SECTION 17
 SECTION 12
 SECTION 11

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SP-6
 SUB AREA A
 SUB AREA B
 SUB AREA C

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 STREET 3
 STREET 4
 STREET 5
 STREET 6
 STREET 7
 STREET 8
 STREET 9
 STREET 10
 STREET 11

LANE COL

SP-7
 SP-8
 SP-10

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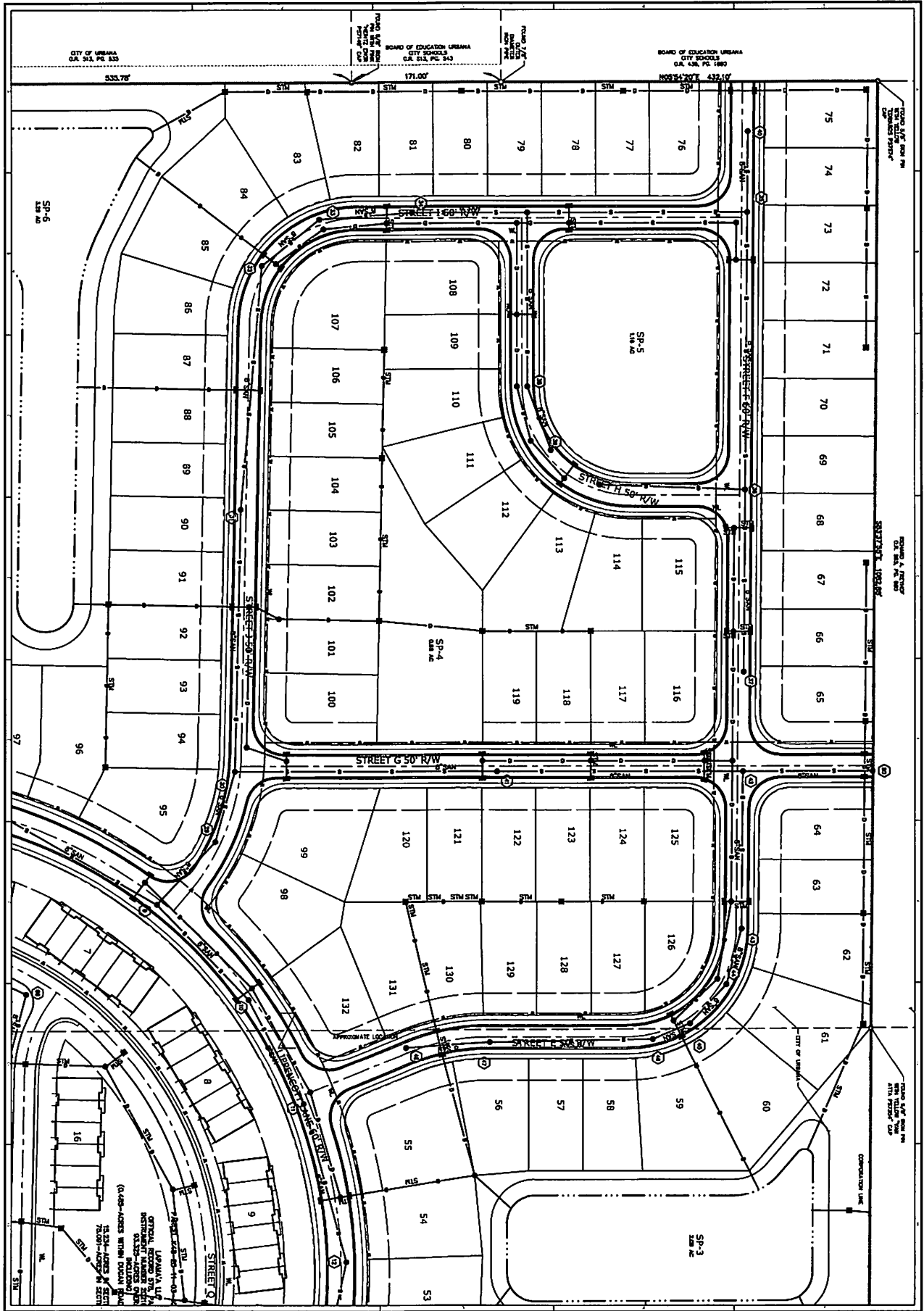
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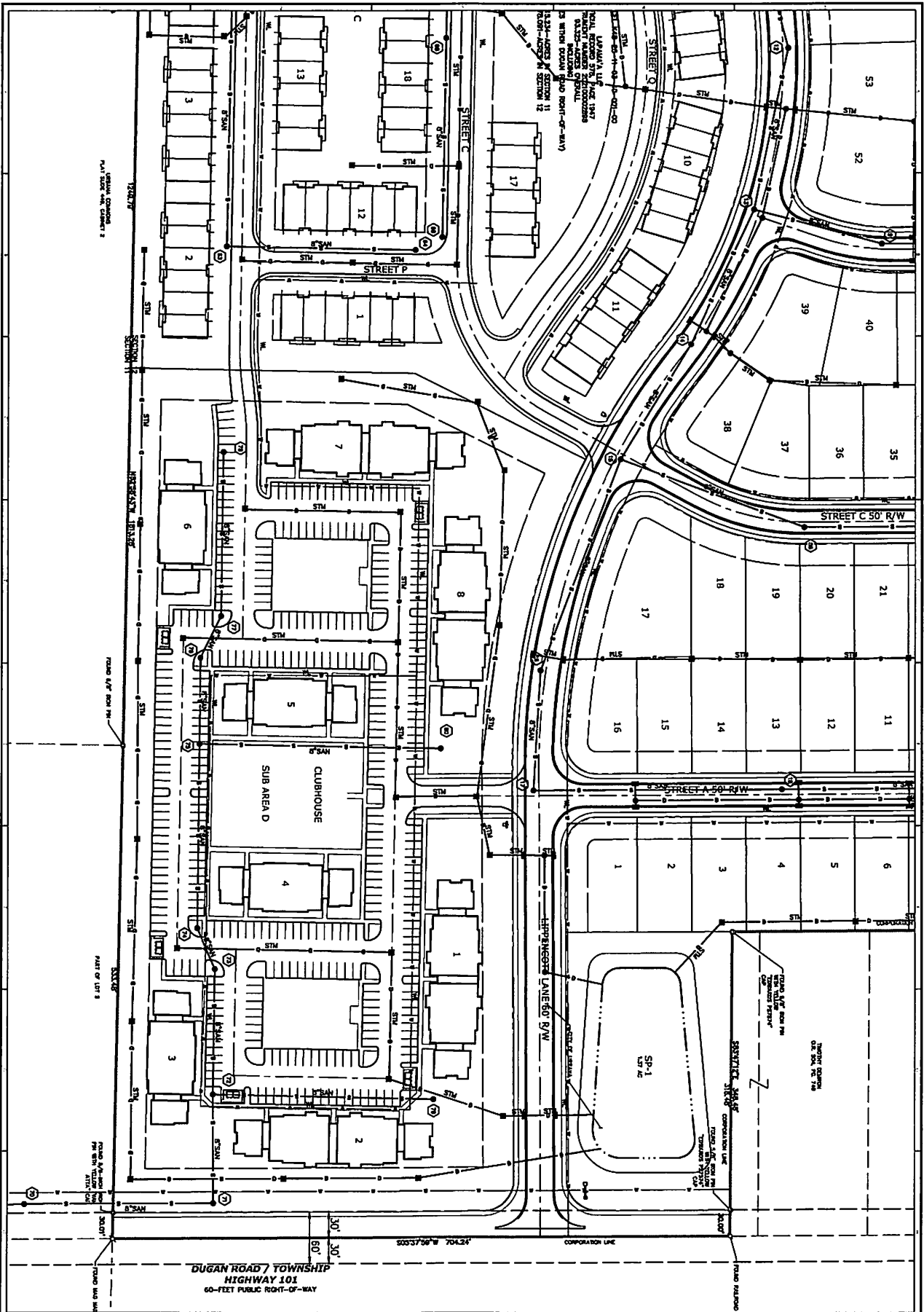
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TerrainEvolution
Your Link Between Vision and Success

200 Alameda Street, Suite 300 | Oakland, CA 94612
Phone: 415.255.1900 | Fax: 415.255.1905 | Email: info@terrain.com

GRAPHIC SCALE
1" = 50' H.

11/15



DUGAN ROAD / TOWNSHIP
HIGHWAY 101
60-FOOT PUBLIC RIGHT-OF-WAY

DATE: 10/24/2023
PROJECT: DUGAN PLACE

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMIT	10/24/2023		
2	REVISION			
3	REVISION			

13/15

URBANA, OHIO
DUGAN PLACE
E-1000 P/1
UTILITY PLAN

TerrainEvolution
Your Bridge Between Vision and Success

7500 Leitch Road, Suite 200, Columbus, OH 43214
PH: 614.202.1095 | F: 614.232.1780 | E: info@terrain-ev.com

CHANGE ORDER SCHEDULE	
NO.	DESCRIPTION OF CHANGE
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2	
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GRAPHIC SCALE

1" = 50' H

0 5 10 15 20 25 30

DATE	14/15
PROJECT	TRINITY PLACE
CLIENT	TRINITY PLACE
DATE	14/15
SCALE	AS SHOWN
BY	[Signature]
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DATE	14/15

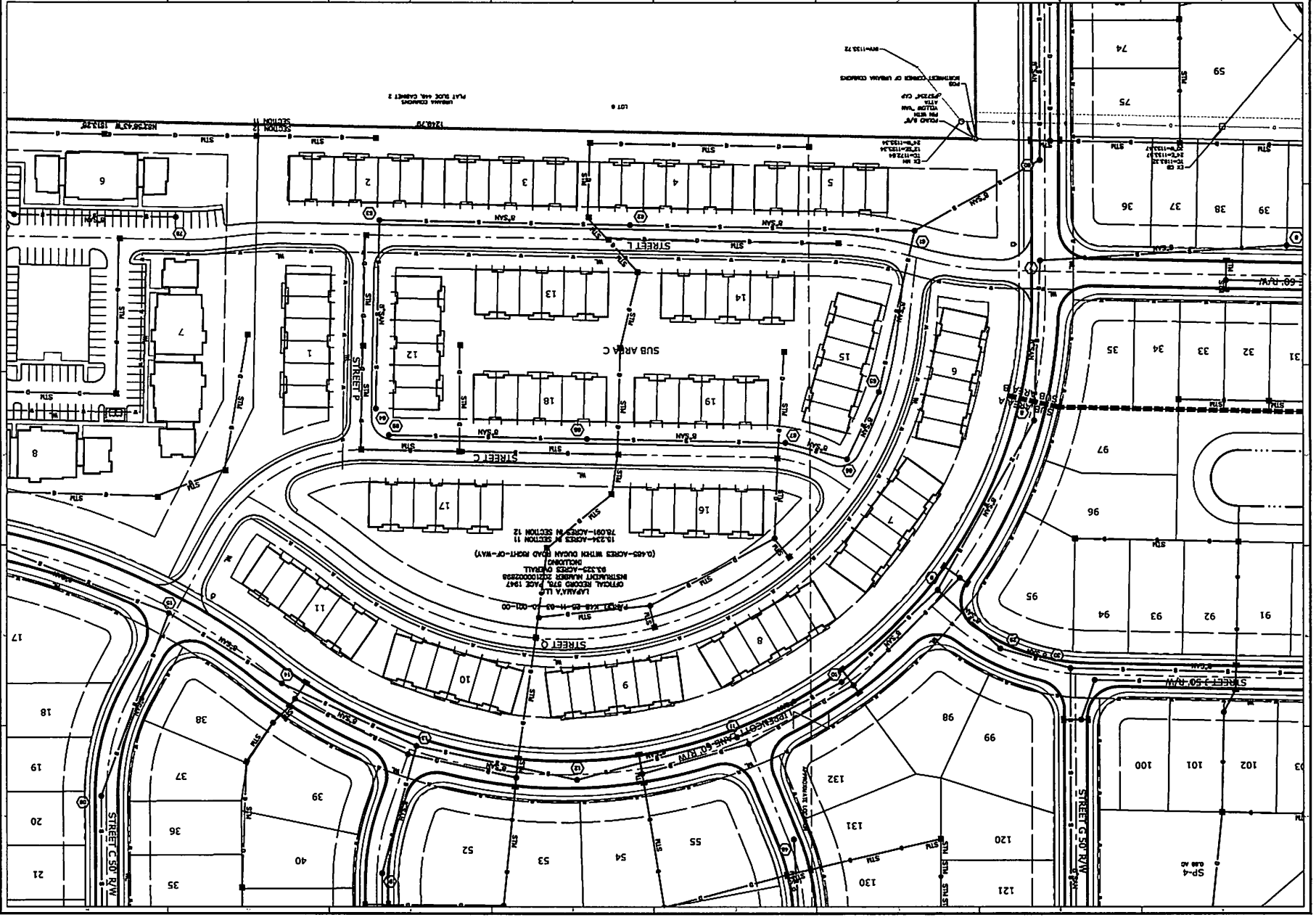
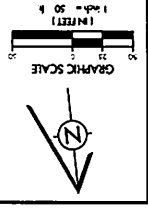
REVISION	NO.	DESCRIPTION

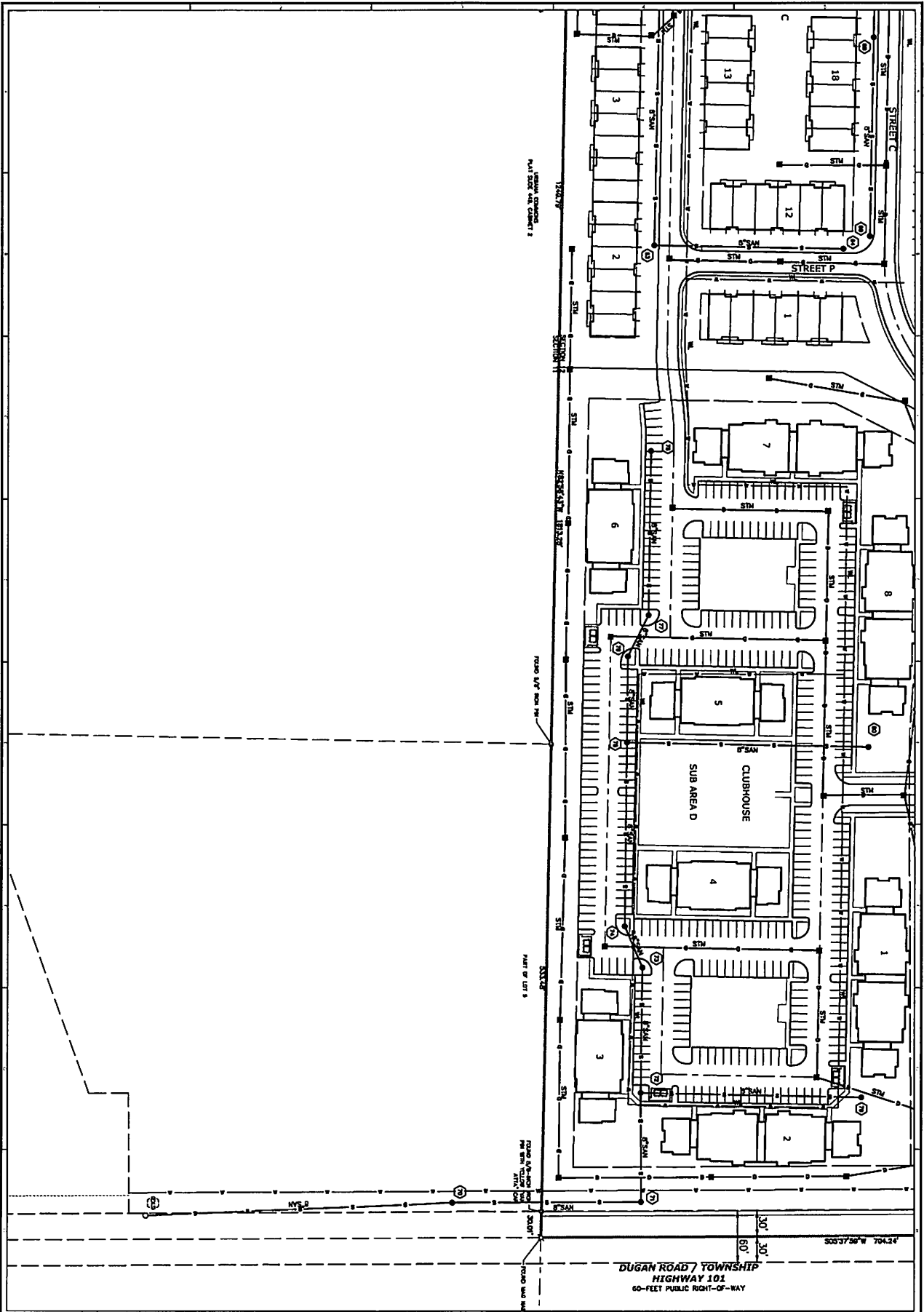
TerrainEvolution

100 Grand Oaks Square
 Suite 100
 Dallas, TX 75240
 (972) 242-1000

www.terrain-evolution.com

NO.	DESCRIPTION
1	PLAN
2	SECTION
3	FOUNDATION
4	ROOF
5	MECHANICAL
6	ELECTRICAL
7	PLUMBING
8	PAINT
9	FINISH
10	LANDSCAPE





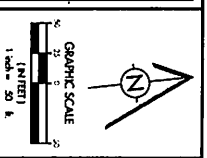
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<p>NO. 15/15</p>	<p>DATE: 11/09</p> <p>PROJECT: DUGAN PLACE</p>
<p>NO. 15/15</p>	<p>DATE: 11/09</p> <p>PROJECT: DUGAN PLACE</p>
<p>NO. 15/15</p>	<p>DATE: 11/09</p> <p>PROJECT: DUGAN PLACE</p>
<p>NO. 15/15</p>	<p>DATE: 11/09</p> <p>PROJECT: DUGAN PLACE</p>

TerrainEvolution

Your Unique Location. Vision and Success.

1700 1st Avenue Street | Suite 200 | C. Anson, OH 43710
 P: 614 225-1870 | F: 614 225-1852 | E: info@terrain-ev.com

CHANGE ORDER SCHEDULE	
NO.	DESCRIPTION



DATE	11-20
ISSUED	11-20
REV	
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BY	
CHKD	
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CHKD	
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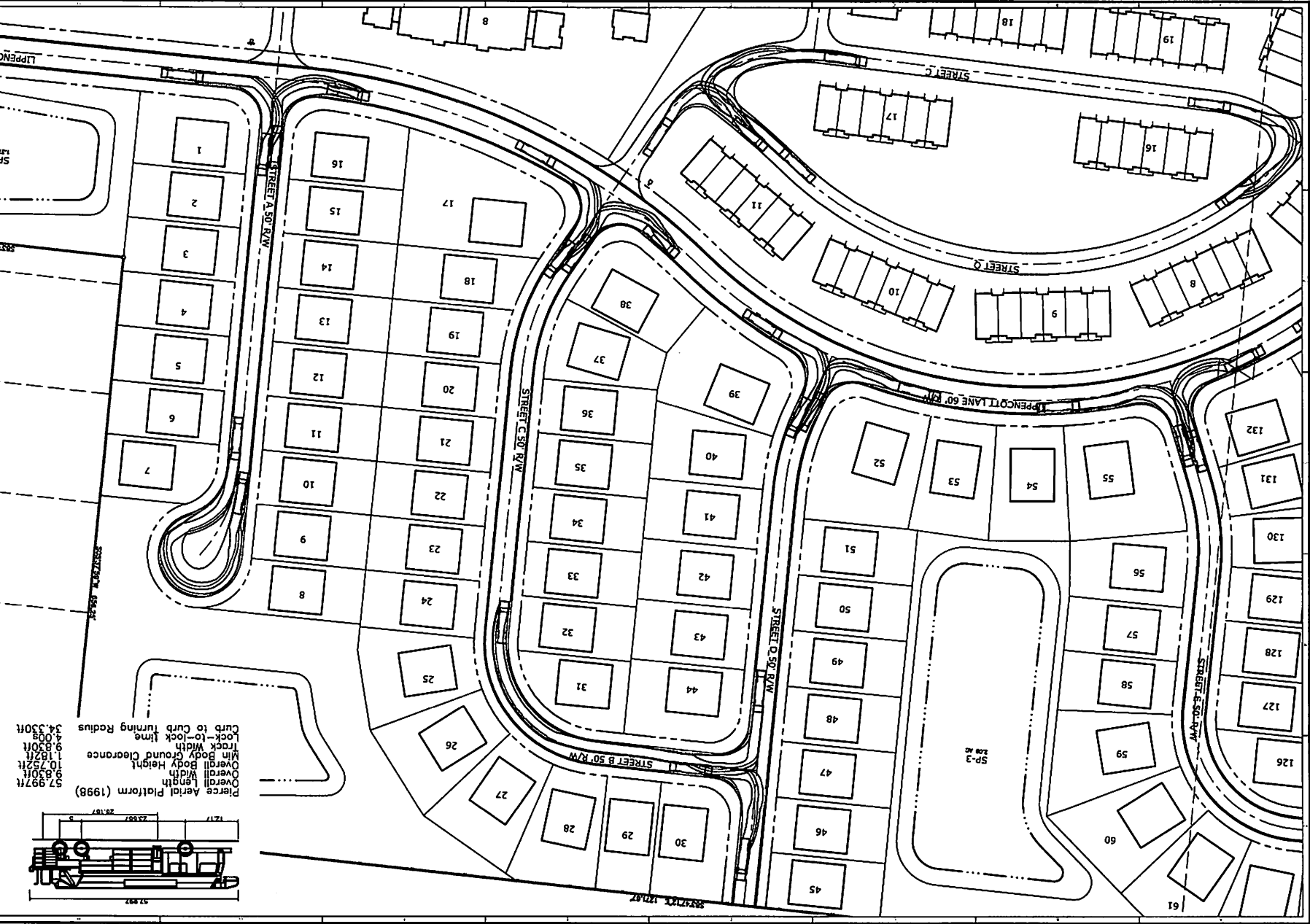
DISCAN PLACE
UNDER TRACK

Terrain Evolution
New Building Features, Modern and Sleek
1000 Main Street, Suite 100, Columbus, OH 43260
614.233.1000 | email@terrain-ev.com | terrain-ev.com

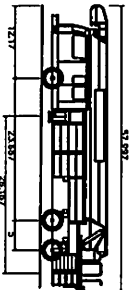
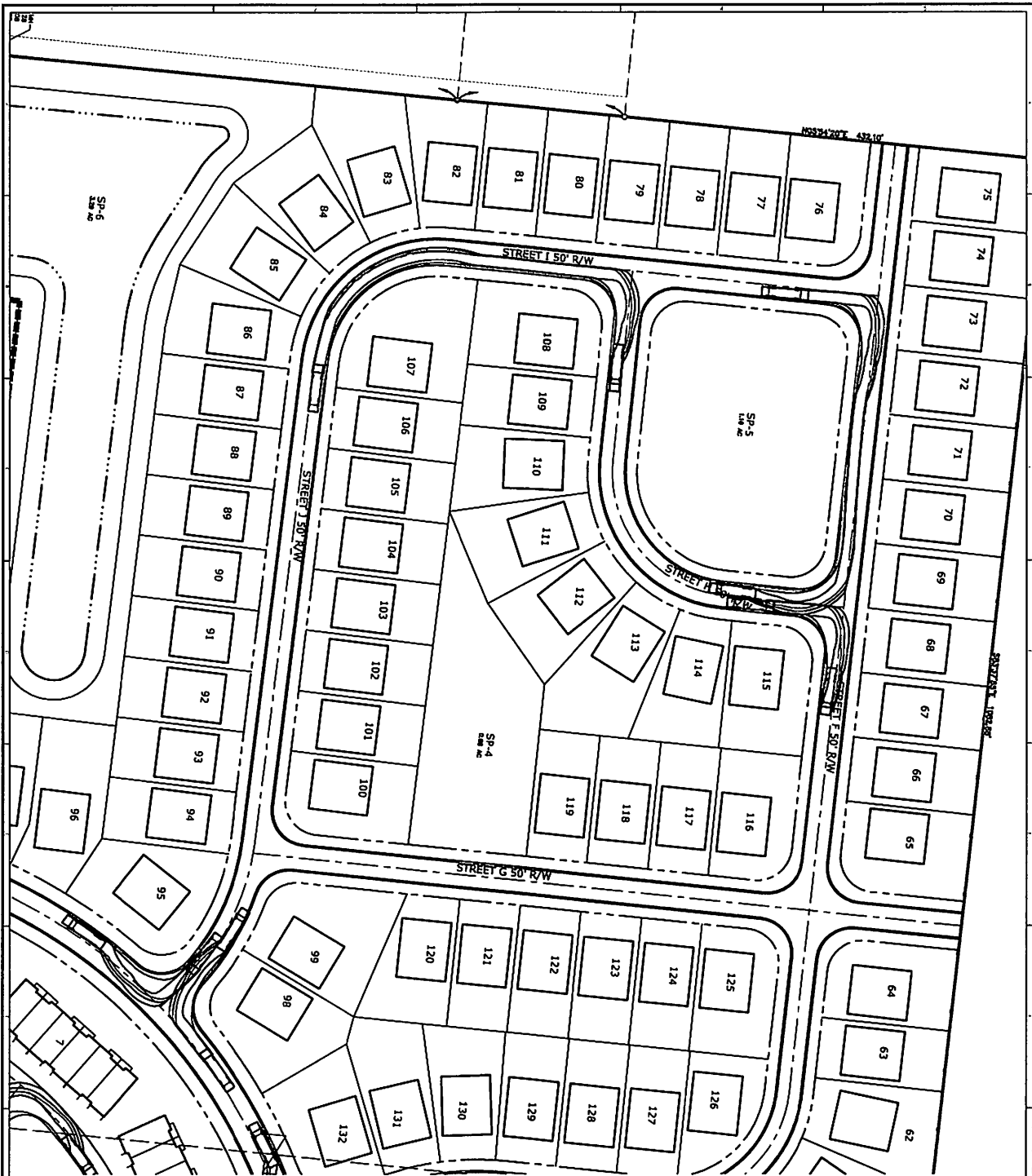
CHANGING SCHEDULE

NO.	DESCRIPTION	DATE

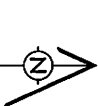
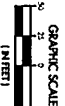
GRAPHIC SCALE
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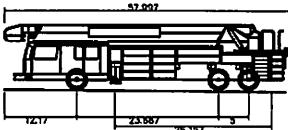
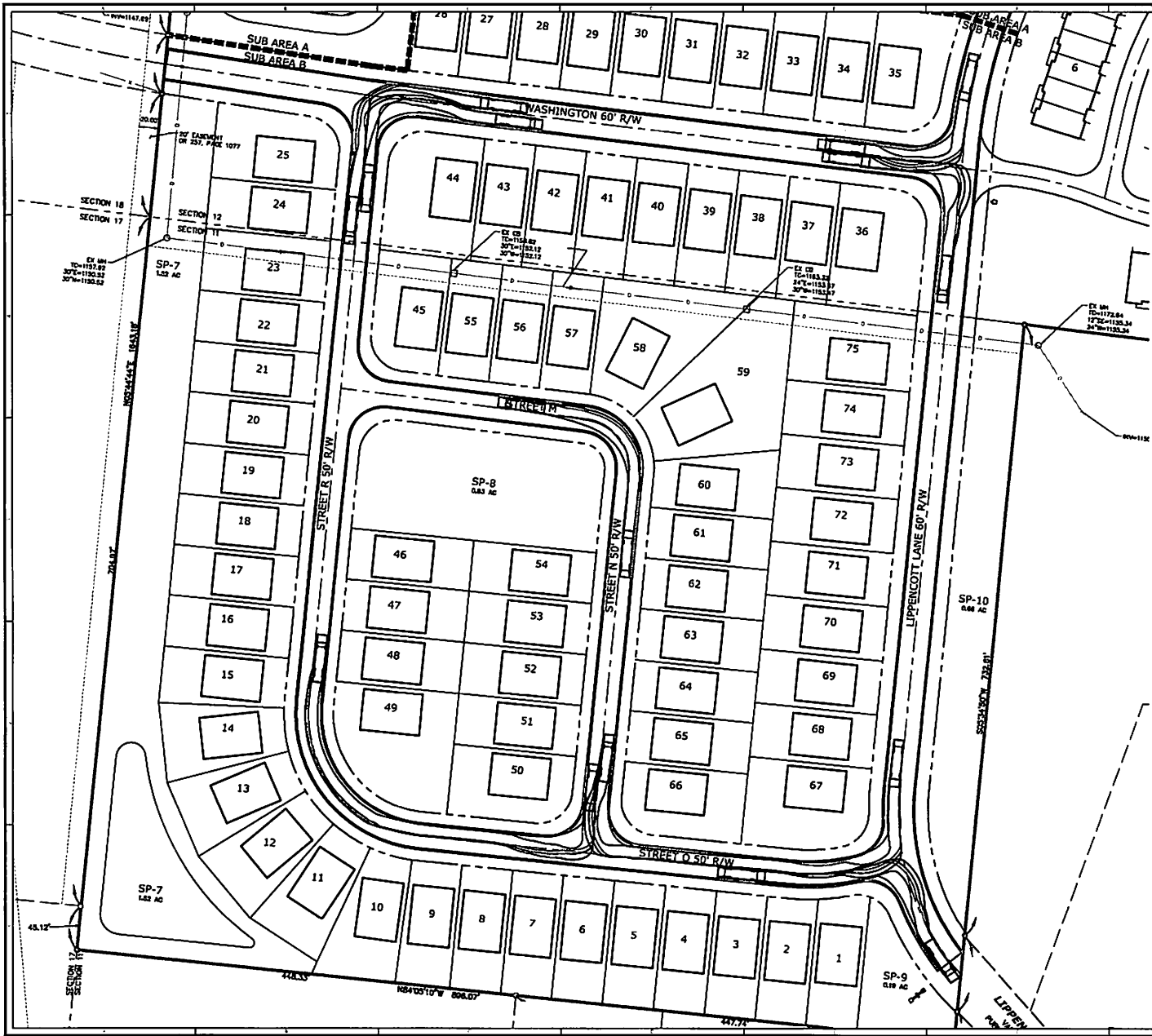
Pierce Aerial Platform (1998)
57.997ft Overall Length
9.530ft Overall Width
10.72ft Min Body Height
1.192ft Min Body Ground Clearance
9.930ft Track Width
Lock-to-lock time
Curb to Curb Turning Radius 34.350ft



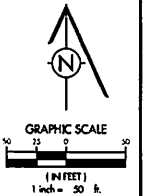
Pierce Aerial Platform (1998)
 Overall Length: 37.997ft
 Overall Width: 10.550ft
 Overall Height: 11.877ft
 Min Body Ground Clearance: 9.830ft
 Lock-to-Lock Length: 34.005ft
 Turn-to-Curb Turning Radius: 34.350ft



<p>UPSVA-CHD</p> <p>DUGAN PLACE</p> <p>DATE: 05/04/04</p> <p>VEHICLE TRACKING LADDER TRUCK</p>	<p>TerrainEvolution</p> <p>Your Link Between Vision and Success</p> <p>7205 Highland Street Suite 200 Columbus, OH 43210 Phone: 614.325.1997 Fax: 614.325.1782 Email: sales@terrain.com</p>	<p>CHANGE ORDER SCHEDULE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10%;">#</td><td style="width: 10%;">DATE</td><td style="width: 10%;">DESCRIPTION</td><td style="width: 10%;">AMOUNT</td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	#	DATE	DESCRIPTION	AMOUNT																	<p>37.997ft Overall Length 10.550ft Overall Width 11.877ft Overall Height 9.830ft Min Body Ground Clearance 34.005ft Lock-to-Lock Length 34.350ft Turn-to-Curb Turning Radius</p> <p>GRAPHIC SCALE</p> <p>0 20 40 Feet 0 20 40 Meters</p> <p>Legend</p> <ul style="list-style-type: none"> □ SHOWN TO SCALE ○ NOT SHOWN TO SCALE ○ AS NOTED ○ AS NOTED <p>DATE: 05/04/04</p> <p>DESIGNED BY: [blank]</p> <p>DRAWN BY: [blank]</p> <p>SCALE: [blank]</p> <p>PROJECT: [blank]</p> <p>REVISION: [blank]</p> <p>DATE: 05/04/04</p> <p>2/3</p>
#	DATE	DESCRIPTION	AMOUNT																				



Pierce Aerial Platform (1998)
 Overall Length 57.997ft
 Overall Width 12.17ft
 Overall Body Height 23.067ft
 Min Body Ground Clearance 28.187ft
 Track Width 9.830ft
 Lock-to-lock time 4.00s
 Curb to curb Turning Radius 34.330ft



CHANGE ORDER SCHEDULE

NO.	DESCRIPTION	DATE

Terrain Evolution
 1001 Jackson Avenue, Winton, CA 94696
 708.282.9000 | Fax 708.282.9050 | E: info@terrain-ev.com

PRIMA-CO
 DUGAN PLACE
 UNIT 73
 VEHICLE TRACKING
 LADDER TRUCK

Legend:
 ■ HARDWARE INSTALLATION
 ■ ELECTRICAL
 ■ MECHANICAL
 ■ PLUMBING
 ■ PAINT
 ■ OTHER

DATE	BY	CHECK
NOV 10 2012		
JAN 10 2022		
JAN 10 2022		
JAN 10 2022		
JAN 10 2022		

Scale: 1" = 30'
 SHEET NO: 3/3

TAB 7
SERVICEABILITY LETTERS



November 9, 2021

Highland Real Estate
Mr. Chris Bradley, Director of Land Development
720 East Broad Street, Suite 200
Columbus, OH 43215

Water and Sanitary Sewer Availability-Proposed Residential Development-Dugan Place
Highland Real Estate-Urbana, OH
Parcel #K48-25-11-03-40-001-00; 92.84 Net Acres +/- excluding Right of Way

Mr. Bradley,

On October 5, 2021, the City of Urbana provided a utility capacity letter that detailed the location and size of existing water, sanitary sewer, and stormwater infrastructure adjacent or near the proposed development site. Furthermore, this letter detailed the city's current plant capacities to pump and treat fresh water and to reclaim the city's sanitary sewer discharge.

Based on the proposed development plan for Dugan Place (as of November 8, 2021), the City of Urbana's understanding is that the following land uses and densities are planned for this development site:

- Sub-Area A: Patio Homes (109 Dwelling Units)
 - Sub-Area B: Single Family Homes (116 Dwelling Units)
 - Sub-Area C: Townhomes (113 Dwelling Units)
 - Sub-Area D: Multi Family (150 Dwelling Units)
- Total Proposed Dwelling Units: 488 Dwelling Units**

Sanitary Sewer Availability

On Lippencott Lane, there is an existing 8" sanitary sewer main that is located near where this street presently dead ends into the parcel proposed for residential development by Highland Real Estate. Another 8" sanitary sewer main terminates just north of the Memorial Health driveway on North Dugan Road. In addition to the required extension of the existing 8" sanitary sewer main on Lippencott Lane into the development site, the extension of the existing 8" sanitary sewer main on North Dugan Road will also be necessary to provide sanitary sewer service to the development site. Furthermore, the existing 8" sanitary sewer network is linked and is anticipated to have approximately 58% capacity available which is sufficient to serve the proposed development based on the proposed land uses and densities referenced above. Lastly, this current assessment of sanitary sewer capacity availability is subject to periodic reevaluation by the City of Urbana and shall not be valid after 48 months from the date of this letter.

Water Availability

On Lippencott Lane near the dead end, there is an existing 12" water main. In addition, on North Dugan Road, there is a 12" water main that terminates just north of the Memorial Health driveway on North Dugan Road. Beyond the required extension of the existing 12" water main on Lippencott Lane into the development site as part of the proposed development project, the extension of the existing 12" water main on North Dugan Road



will also be necessary to provide water service to the development site.

As previously stated, early in 2021, a consultant hired by the city conducted a flow modeling study for the east side high pressure zone of the City of Urbana's public water system. Furthermore, this consultant has recently studied present peak demand for the east side high pressure zone and has determined that demand in this area is already exceeding capacity during peak times. This study effort identified a necessary project to replace the existing water booster pump station on East Water Street and to construct/install a new, second water booster pump station, including new connecting water mains, in or near Melvin Miller Park on Children's Home Road.

In late August of 2021, the City of Urbana submitted a grant application to the Ohio Department of Development's (Ohio BUILDS) Water Infrastructure Grant Program for this planned project. On November 2, 2021, the City of Urbana received formal notification from the Ohio Department of Development that its grant application was approved in the full requested amount of \$2,847,800.00. The City of Urbana is presently awaiting a grant agreement from the State of Ohio for this funding, and this grant will provide all of the necessary funding required to construct the booster station project, including connecting water mains.

In order to keep this booster station project on an expedited timeline, the city authorized design work for this project in September of 2021, and this design work is anticipated to be completed on or before February of 2022. Furthermore, bids for this project are anticipated to be received on or before May of 2022. If bids are favorable and within the engineer's estimate, a contract award and construction start is anticipated on or before August 2022. Barring any unforeseen delays due to supply chain related issues, construction is anticipated to be completed within 9-10 months which would be April or May of 2023.

Once this planned booster station project is completed, the city will have the water capacity to serve the proposed development based on the proposed land uses and densities referenced previously within this letter. Lastly, this current assessment of water capacity availability is subject to periodic reevaluation by the City of Urbana and shall not be valid after 36 months from the date that the city's planned booster station project is completed and brought online.

If you have any questions or require any additional information, please contact me.

Sincerely,

Handwritten signature of Tyler Bumbalough in black ink.

Tyler Bumbalough, P.E.
Urbana City Engineer

Handwritten signature of Chad Hall in black ink.

Chad Hall
Public Works Superintendent

Cc: Randy Loebig, Highland Real Estate; Scott Mallory, Highland Real Estate; Matt Skinner, Highland Real Estate; Kerry Brugger, Urbana Director of Administration; Doug Crabill, Community Development Manager; Joe Sampson, Urbana Water Superintendent

January 27, 2022

Justin Wollenberg
720 E Broad St
Ste 203
Columbus, OH 43215

RE: Dugan Place

Dear Mr. Wollenberg

Please be advised that AES Ohio has sufficient capacity to provide secondary electric service for your proposed project Dugan Place at N Dugan Rd, Urbana, OH. Extension fees may be applicable.

Please contact me at 937-331-4925 if I can be of further assistance.

Sincerely,

Brenda Brockman

Brenda Brockman
Joint Use Manager

Columbia Gas
of Ohio

A NiSource Company

290 W Nationwide Blvd
Columbus, OH 43215

March 17, 2022

Terrain Evolution
Attn: Justin Wollenberg
720 E Broad St, Suite 203
Columbus, OH 43215

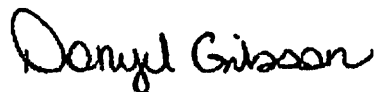
Re: Dogan Place - Urbana
Opportunity Id 244349- Gas Availability

Dear Justin,

Thank you for your interest in choosing Columbia Gas of Ohio, Inc. (Columbia Gas) to serve your energy needs. Columbia Gas does not have facilities at the entrance of the new development north of US Highway 36 and Dugan Rd in Urbana, Ohio. Although Columbia Gas facilities are in the vicinity of your proposed location, further investigation and analysis will need to take place to determine the feasibility of providing natural gas service to such location. Only after the gas loads, meter locations, construction schedule and final site plans are provided to Columbia Gas, we will be able to prepare cost estimates and determine gas availability and capacity. Please note that in making the determination to extend natural gas service, Columbia Gas conducts a cost benefit analysis and if we determine that the project is not economically feasible for us, a deposit and/or a contribution towards construction costs will be required to be paid by you.

Please contact me if there is interest in pursuing this project further. I appreciate that you turned to Columbia Gas of Ohio as a potential provider of natural gas and thank you for your cooperation during the preliminary review process.

Sincerely,



Donyel Gibson
Sr. New Business Development Manager
C: 614-623-2644

Justin Wollenberg

From: Roger Barnhart <roger@ctcommunications.com>
Sent: Wednesday, January 26, 2022 1:59 PM
To: Justin Wollenberg
Cc: Tim Bolander
Subject: RE: Dugan Place - Urbana

Justin,

The Champaign Telephone Co. aka CT COMM has a fiber optic network at the current end of Lippencott Lane that serves the WalMart Shopping plaza. It would be our intent to extend that buried network into the new development in order to provide phone/Internet services via Fiber to the Home. The buried plant would consist of fiber optic cables inside HDPE conduits with above ground access via polymer-concrete handholes.

I am the POC for CT COMM when it comes to making arrangements for easement access, facilities planning, and timeframes when CT COMM may start construction.

Regards,



Internet
& Network
Solutions

Roger Barnhart
Network Operations Manager
M (937)508.1256 | O (937)653.2233
126 Scioto Street, Urbana, Ohio 43078
www.ctcomm.net

***Confidentiality Notice from CT Comm ***

This e-mail, and any attachments, is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential or exempt from disclosure. If the reader of this e-mail is not the intended recipient, you are hereby notified that any retention, dissemination or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and delete this communication from your system. Thank you.

From: Justin Wollenberg <jwollenberg@terrainevolution.com>
Sent: Wednesday, January 26, 2022 12:10 PM
To: Roger Barnhart <roger@ctcommunications.com>
Subject: Dugan Place - Urbana

Roger,

Tyler Bumbalough gave me your contact information. I am looking for a will serve letter for Telecommunications / Fiber for the attached site plan. WE are working on our Zoning submittal but would like to know if you have fiber available to serve the site. Please feel free to reach out to me with any questions.

Sincerely,

Justin Wollenberg, PE, CPESC
Sr. Project Director

P.O. Box 2553
Columbus, Ohio 43216
Tel. (614) 481-5263
Fax (614) 255-6428

Charter

COMMUNICATIONS

March 17, 2022

Terrain Evolution
Justin Wollenberg
720 E Broad St Suite 203
Columbus, OH 43215

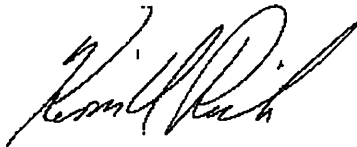
RE: Dugan Place, Urbana, OH

Dear Mr. Wollenberg:

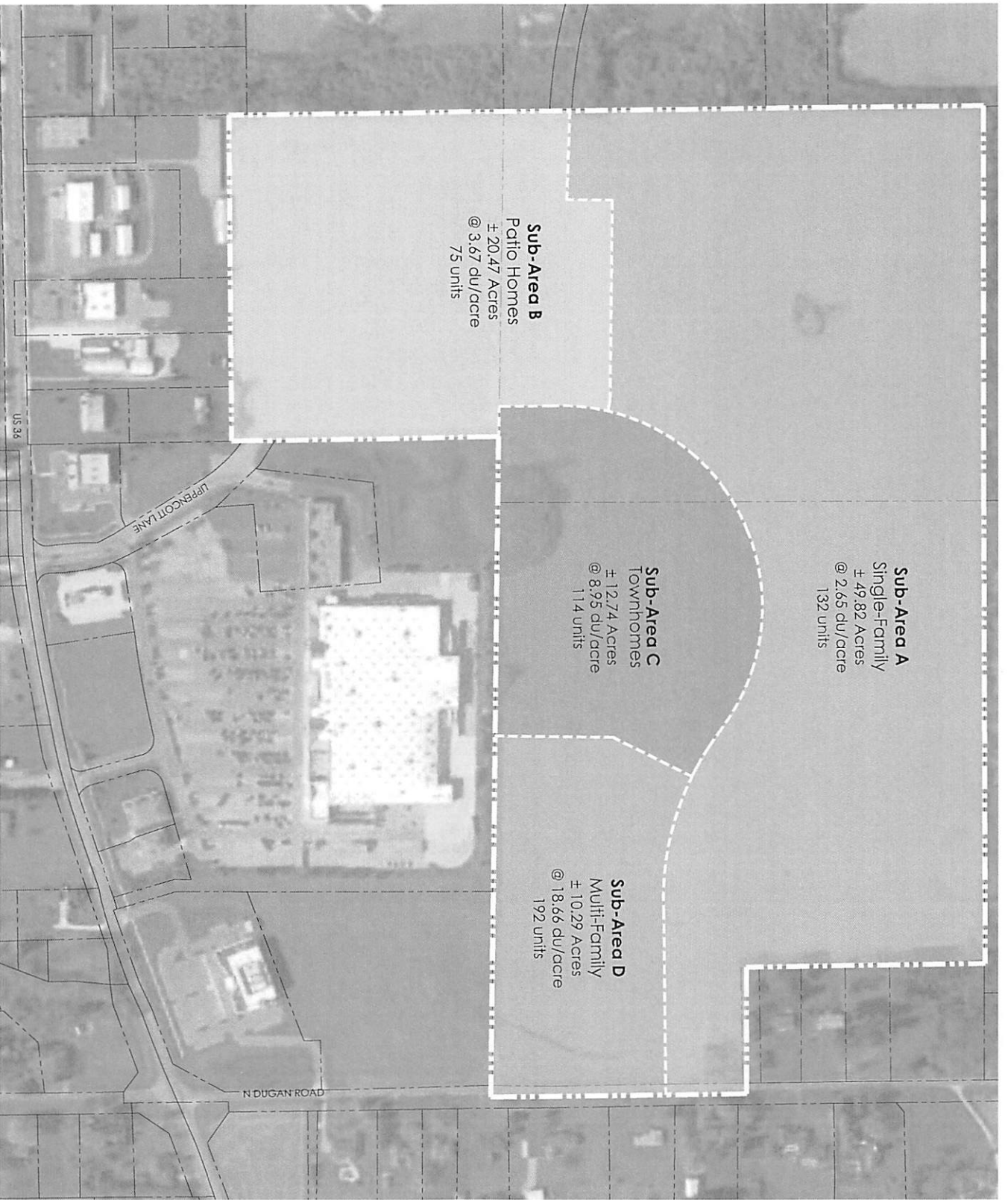
This letter is to confirm that Charter Communications has the capacity and ability to provide advanced cable, high speed internet and digital phone services to the Dugan Place, Urbana, OH project.

If you have any questions give me a call at 614-481-5263 and I will be happy to discuss any engineering/construction issues on this project.

Thank You!

A handwritten signature in black ink, appearing to read "Kevin D. Rich". The signature is stylized with a large, sweeping initial "K" and "R".

Kevin D. Rich
Construction Manager
kevin.rich1@charter.com

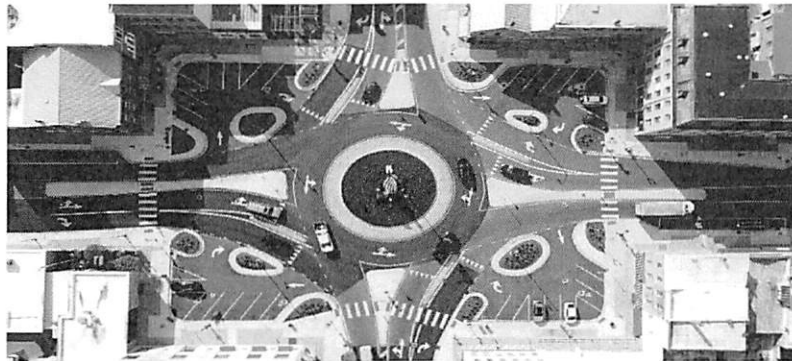


Site Data:

Total Site:	± 93.33 Gross Acres
Sub-Area A - Single-Family	± 49.82 Acres
- Total Units	132
- Avg. Lot Width	52'
Sub-Area B - Patio Homes	± 20.47 Acres
- Total Units	75
- Min Lot Width	52'
Sub-Area C - Townhomes	± 12.74 Acres
- Total Units	114
Sub-Area D - Multi-Family	± 10.29 Acres
- Total Units	192
Total Dwelling Units:	± 513
Gross Density:	± 5.50 du/acre

Exhibit D - Sub-Area Development Plan

Exhibit C



STAFF REPORT

Project Case No.:	PC-2022-03
Staff:	Preston Carter – Zoning and Compliance Officer
Applicant:	Highland Real Estate/Dugan Place
Property Address:	K48-25-11-03-40-001-00
Property Size:	Approximately 93 Acres
Current Zoning:	PUD

Request Summary:

Review of Dugan Place Preliminary Development Plan; Remaining Comments from 2-28-2022 Review by Planning Commission/City Staff

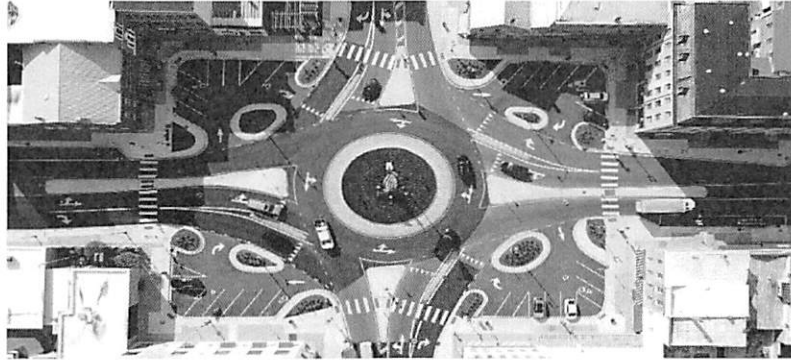
Staff Comments:

- 1) Please obtain serviceability letter from Columbia Gas and include with the preliminary development plan submittal.
- 2) Please obtain serviceability letter from Spectrum (formerly Time Warner Cable) and include with the preliminary development plan submittal.
- 3) Chapter 905.03 (b) (6) remains in conflict with GDS 1.02 (A)(4). Address divergence requested. Please note that smaller, ornamental trees are not specifically called out as being permitted within the ordinance. As noted elsewhere, as the final landscape plan is developed in concert with the utility plan, species selection can be addressed. However, any known conflicts between this text and the ordinance need to be addressed during the development of the preliminary development plan.
- 4) GDS 1.02 (A)(5)-Address how any conflicts between Chapter 905 and the final street planting plans will be addressed if there are conflicts during final engineering/planning.
- 5) GDS 1.03 (C)-Update this text to be clearer and match the intent shown on Exhibit F. The intent is for five-foot sidewalks along public streets and along the private streets within Subarea B with four-foot sidewalks within the private portions of Subareas C & D.
- 6) GDS 1.08 (B)(3)-Add a space between ponds and drainage areas.
- 7) GDS 1.09 (C)-Incorrect exhibit for signage is referenced.
- 8) Subarea C is noted to be +/- 12.85 acres in the text. Exhibit D shows +/- 12.85 acres on the map and +/- 12.74 acres within the site data on the same exhibit. This issue also needs to be fixed on Exhibit E and the illustrative site plan (not labeled with an Exhibit letter).
- 9) The Illustrative Site Plan is not labeled as Exhibit H as it was originally labeled in the original version of the preliminary development plan submittal.
- 10) On Page 19, fix the typos after the word 'encroach' within the section regarding decks and patios.



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- 11) SUB C 1.05 (B)-Chapter 905.03 (b) (6) remains in conflict. Address divergence requested. Please note that smaller, ornamental trees are not specifically called out as being permitted within the ordinance. As noted elsewhere, as the final landscape plan is developed in concert with the utility plan, species selection can be addressed. However, any known conflicts between this text and the ordinance need to be addressed during the development of the preliminary development plan. Furthermore, please address how any conflicts between Chapter 905 and the final street planting plans will be addressed if there are conflicts during final engineering/planning.
 - 12) SUB D 1.05 (B)-Chapter 905.03 (b) (6) remains in conflict. Address divergence requested. Please note that smaller, ornamental trees are not specifically called out as being permitted within the ordinance. As noted elsewhere, as the final landscape plan is developed in concert with the utility plan, species selection can be addressed. However, any known conflicts between this text and the ordinance need to be addressed during the development of the preliminary development plan. Furthermore, please address how any conflicts between Chapter 905 and the final street planting plans will be addressed if there are conflicts during final engineering/planning.
 - 13) SUB D 1.08 (Signs Permitted)-Subarea C is referenced within the text instead of Subarea D.
 - 14) On Exhibit E, Washington Avenue is labeled as Washington Street. Please correct to avoid confusion as there is a Washington Street west of downtown Urbana. Washington Avenue is the correct street name.
 - 15) Sheet 2 of the J Exhibits shows Washington Avenue as 50' ROW. Correct to 60' ROW.
 - 16) Please provided updated vehicle tracking (ladder track) exhibits as a result of the changes made to the J exhibits.

Exhibit D



STAFF REPORT

Project Case No.: PC-2022-04
Staff: Preston Carter – Zoning and Compliance Officer
Applicant: Highland Real Estate/Dugan Place
Property Address: K48-25-11-03-40-001-00
Property Size: Approximately 93 Acres
Current Zoning: PUD

Request Summary:

Review of Zoning Map Amendment – Change to Adopted PUD District Zoning Plan. See attached Sub-Area Development Plan Map.

Staff Comments:

- Subarea C is noted to be +/- 12.85 acres in the text. Exhibit D shows +/- 12.85 acres on the map and +/- 12.74 acres within the site data on the same exhibit. The acreage needs to be corrected on Exhibit D for Subarea C.



Planning Commission
March 28, 2022 Meeting Minutes

EXHIBIT E

Attendance

Member(s) Present: Kerry Brugger; Eric Samuelsson; Jennifer Dunham-Young; Richard Kerns; Tasha Abrams; Steve Brandeberry; Bill Bean

Member(s) Absent: Kimberly Gordon-Brooks;

Guests Present: Stacey Eades; Jeff Stover (Fiesta Holdings); Tim Damron; Thom Ries (Terrain Evolution, Inc); Vicki Deere Bunnell; Aaron Potter; Janet Havens; Phyllis Every; Linda Yocum; Phil Morehead (G2 Planning).

Call to Order and Pledge of Allegiance

Action: Kerry Brugger lead the Pledge of Allegiance and called roll.

Reading of Rules of the Meeting

Action: Kerry Brugger read the rules of the meeting.

Prior Meeting Minutes

Action: It was moved by Eric Samuelsson to accept the previous meeting minutes. It was seconded by Mr. Kerns.

Discussion:

Vote:

7 (Yay) – 0 (Nay)
Motion Passed.

Old Business – Application(s)

None

Application, Staff Comments/Recommendations:

Action:



Discussion:

Vote:

5 (Yay) – 0 (Nay)
Motion Passed.

New Business – Application(s)

PC-2022-03 – Dugan Place – Preliminary Development Plan

Application, Staff Comments/Recommendations:

Preston Carter read the application and explained this is Highland Real-estate. Doug Crabill stated this has already been to Planning Commission once and the staff offered their comments and recommendations. They have worked through updates and changes. This is to be acted upon by the PC this evening.

The proposed project has a change regarding the street layout between the different subareas. The connection to Washington Avenue has been adjusted to have a clear line of where the patio homes stop and the single-family homes start. There are four different subareas with single-family, patio homes, townhomes, and apartments. At the staff level, they feel these are at a good spot based on the staff comments and the updates made to the plans to address those comments.

Phil Morehead from G2 Planning and Design spoke and stated they have been handling the overall layout and map plan of this project. He stated he is happy to answer any questions present from the board to make any clarification necessary.

Tim Damron who lives at 370 N. Dugan Road spoke and asked what the market value of the homes will be. Mr. Crabill stated he does not have an exact price yet but it will be middle of the road. It was answered they expect the homes to be in the \$250,000-\$350,000. It was also clarified the apartments will be at market rate as well and not subsidized. Mr. Damron also asked if his property will be part of the annexation. Mr. Crabill stated that the property of this project is already in the City limits and the City does not have the power or the ability to annex new property into the City without the owner petitioning to do so and agreeing to it so they can use public utility. Mr. Damron asked if he would be able to do that so that he can have City utility. Mr. Crabill said he would be available to discuss and help him with that process if he chooses to do so.

Vicki Deere Bunnell who lives at 484 N. Dugan Road spoke and asked how far the run off pond near her property would be from her house. How much green area is that going to be? Mr. Crabill stated they do not have exact measurements on that pond. There will be a green space buffer and the measurement will be definite once a full to-scale map is developed. Vicki asked if there is concern there is not enough buffer, if there is a possibility for them to buy acreage to provide more buffer. It was answered that will be part of the final development plan. That will be determined by the storm water plan and setbacks will be enforced in this area as well.

Aaron Potter who lives as 840 N. Dugan Road spoke on behalf of himself and his grandmother Janice Clark. Mrs. Clark's property line is right along the North of the development. He wants to know what their plan is to keep



people living in the development from bothering the horses or putting something in the pasture which might make the horses sick or cutting fence to let them out. Mr. Crabill clarified these scenarios can happen whether there is a housing development back there or not. These worst-case scenarios are not only going to happen once there is housing back there and the City and the developer cannot really do anything to prevent that. Mr. Potter also asked if that North detention pond has a system to drain it back if it should flood so that it will not flood into the pasture. Mr. Crabill said the final drainage details will be reviewed when they get tot the final engineering side of things. This plan is very preliminary and not that detailed yet. Mr. Potter asked if there will be dumpsters and compacters back in the development which will potentially cause trash to be blown over to the properties on N. Dugan Road. Mr. Crabill stated the single-family homes will have their own regular weekly trash pick-up just like the rest of the City does. The multifamily areas will have dumpster enclosure to hide and conceal the dumpsters and garbage. Mr. Potter asked who will be responsible for snow removal on Dugan Road. Will it be City or Township? Mr. Crabill said the portions of Dugan Road that are within the City will be maintained by the City. Mr. Potter asked what the speed limit will be in that area. Mr. Crabill said that will be determined by a separate engineering study and the City will only have a say over the areas that are within the City limits but the City will communicate with the County Engineer and townships to make recommendations.

Janet Havens who lives at 135 N. Dugan spoke and asked where all of the traffic will be coming onto Dugan Road given there will be over 500 units and all that traffic will all have to come out onto Dugan Road. Mr. Brugger stated again that will be part of final engineering and the developer will work closely with the City engineering department to be mindful of how the traffic will affect that area. People will be able to use Dugan, Lippencott, or to the light on 36. Mr. Brugger clarified where the exit on Dugan will be. Mr. Crabill also stated they are performing a traffic study to help alleviate these issues. Mrs. Havens asked who will be picking up trash from the apartments. Mr. Crabill stated the management company and landscaping would be responsible for managing the trash around the area. She also asked why they are putting in the trees when Wal Mart and the Auto dealership does not have to have trees. Mr. Crabill state they have an extensive landscape plan to include plenty of trees and property maintenance. There was further discussion about what kind of landscape will be required and it was clarified that there will be an HOA to help maintain screening and landscape.

It was asked if there will be a fence around this whole development. Mr. Crabill said there is not but the trees are meant to be the screening.

There was further discussion regarding whether or not the apartments are market rate and if they could ever become subsidized.

Action:

It was moved by Mr. Samuelsson and seconded by Mrs. Abrams to accept the preliminary plans.

Discussion:

Vote:

7 (Yay) – 0 (Nay)



PC-2022-04 – Dugan Place – Zoning Map Amendment – Change to adopted PUD District Zoning Plan

Application, Staff Comments/Recommendations:

Mr. Crabill stated there was a final change for this today. There are four different subareas and different kinds of housing.

Mrs. Phyllis Yuling stated when the school wanted to build back there they could not due to chemicals from the dump. She wanted to know how that will affect this project. Mr. Brugger stated the school was looking at property more to the West and this is going to be more to the East and they have already done their due diligence to ensure this will not be an issue.

Someone asked when the tentative start date will be. Mr. Crabill stated the City will continue to work with the developer through 2022 and as they cross things off the list, they will get a date nailed down.

Action:

It was moved by Mr. Samuelsson and seconded by Mr. Bean to accept the application.

Discussion:

Vote:

7 (Yay) – 0 (Nay)
Motion Passed.

PC-2022-06 – Fiesta Holdings LLC (Taco Bell) – 707 Scioto St. – Site plan review

Application, Staff Comments/Recommendations:

Mr. Carter stated Taco Bell has been working with everyone in that area to establish a REA and easements and who owns what. Once that went through, Taco Bell started plans to redevelop their location to fix the drive-through area for more stacking space and the curb cut on Jefferson will be closed and a new curb cut will be South of the dumpster and they will extend parking. Nothing is changing the footprint of the building. Everything is just the site be updated. The staff recommendations is to approve noting the process is being followed with a few adjustments to be made.

Jeff Stover from Fiesta Holdings spoke and stated right now the way the drive-through is now coming off Jefferson creates a bottleneck which is unsafe and inefficient. He noted the new development will have more greenspace and new landscaping.

Action:

It was moved by Mr. Samuelsson and seconded by Mr. Kerns to accept the application.

Discussion:

Vote:

7 (Yay) – 0 (Nay)
Motion Passed.



PC-2022-07 – Sutphen – 935 S. Edgewood Ave – Site Plan Review (Secondary)

Application, Staff Comments/Recommendations:

Mr. Carter stated the Civil plans were submitted in September and the board approved. These are landscaping, photometric, etc. The recommendation is approval pending a few staff comments being addressed.

Todd spoke and said they are looking for final zoning approval so they can move this process along to navigate material prices increasing and labor shortages. He stated the longer the approval takes the more money they are losing in the meantime. The bank won't approve and release funds until Zoning approval is granted.

Brian from Bruns stated the only hiccup is a few items on the list are not met and certificate will be granted until then. The last item is easy and will be quick to fix.

Action:

It was moved by Mr. Samuelsson to approve this application pending final reconciliation of comments and seconded by Mr. Brandeberry.

Discussion:

Vote:

7 (Yay) – 0 (Nay)

Miscellaneous

Action:

Discussion:

Vote:

7 (Yay) – 0 (Nay)

Motion Passed.

Adjournment

Action:

It was moved by Mr. Samuelsson to and seconded by Mr. Kerns to adjourn the meeting.

Vote:

7 (Yay) – 0 (Nay)

Motion Passed.