



City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: December 4, 2014

Initiated By: Paul A. Hammersmith, P.E., Director of Engineering/City Engineer
Philip K. Hartmann, Frost Brown Todd, LLC
Kristin K. Yorke, P.E. Civil Engineer

Re: Ordinance 123-14 – Authorizing the City Manager to Execute a Release of Easement for a Sanitary Sewer Easement

Summary

Five 9s Digital, LLC is the current owner of the property located at 5700 Innovation Drive. It is the second parcel west of Emerald Parkway on the north side of the Innovation Drive. As part of the design of the Five 9s Digital, LLC new building, it was determined there is an existing sanitary sewer easement extending along their western property line. Based on the proposed site layout, an access road and a private storm sewer line is proposed to be located within the sanitary easement. There is no sewer infrastructure within the easement.

Upon review by City staff and the project's engineering design team, it was determined the sanitary easement no longer served a public purpose and could be released (vacated). There are no piping or manholes in the easement, and the surrounding vacant properties have access to other sanitary sewers for service.

As a result of the above, the property owner/developer would like the easement over this area released. The attached documentation includes a copy of the original easement, documentation to execute the release, an aerial map showing the sanitary sewer infrastructure with the easement location indicated, and a map showing the location of the easement on the proposed site layout.

Recommendation

Staff recommends Council adopt Ordinance 123-14 at the second reading/public hearing on January 5, 2015 authorizing the City Manager to execute the necessary documents to allow the release of sanitary sewer easement granted to the City of Dublin.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. **123-14**

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE OF EASEMENT FOR A SANITARY SEWER EASEMENT.

WHEREAS, the City of Dublin (the "City") obtained a Deed of Easement identified as Instrument Number 199407270183105 in the Franklin County Recorder's Office (the "Easement") for a sanitary sewer, said Easement attached hereto as Exhibit A; and

WHEREAS, it was requested that the City release the Easement as part of the Five 9s Digital project on Innovation Drive; and

WHEREAS, the City reviewed the request and determined that the Easement may be released; and

WHEREAS, the City Manager must execute a Release of Easement to release the Easement.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Manager is hereby authorized to execute a Release of Easement to release the above-referenced Easement.

Section 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Passed this _____ day of _____, 2014.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

Columbus and Southern Ohio Co
PID: 273-001535-00

C.&S.O.E. Co
PID:273-001532-00
Zoned: TF



NOTE:
No Work Shall Take Place Within The Marked Stream Corridor Protection Zone (Except at locations noted within these plans)

PROJECT DATA TABLE	
Parcel No.	273-007012-00 (8.747 Ac) (Schoedinger and Company 228 E State Street Columbus OH 43015)
Existing Zoning:	TF - Technology Flex (Commercial)
Proposed Land Use:	Data Center
Building Height:	28'-6"
Parking Required (Industrial):	1 per employee on largest work shift = 24 Spaces 1 per vehicle used on premise = 0 Spaces
Parking Provided:	28 Spaces (Includes Handicap Spaces)
Handicap Parking Required:	2 Spaces
Handicap Parking Provided:	2 Spaces
Total Site Area For Five 9's:	4.369 Ac
Total Impervious Area:	2.35 Ac
Lot Coverage:	53.8%

NOTES:

All Radii are 5' Unless Otherwise Noted

All radii shall be measured to the edge of pavement or face of curb, unless otherwise noted.

All pavement markings shall conform to Item 621 unless otherwise noted.

See Foundation plans for building dimensions.

All dimensions shall be to the edge of pavement or Face of curb, unless otherwise noted. Expansions joints shall be placed at all work intersections with stoops, pavement and other walks.

See Sheet 11 for Drive Entrance Visibility Triangle Details.

100-Yr Floodplain location is per field survey elevations.

ADA parking dimensions see detail on sheet 3 and grading detail sheet 8.

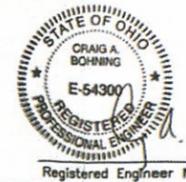
All curb cuts require inspection by the City of Dublin

- CODED NOTES:**
- 1 Service A Metering Cabinet
 - 2 Service A Primary SwitchGear
 - 3 Service A1 Transformer
 - 4 Service B1 Transformer
 - 5 Generator B2
 - 6 Generator B1
 - 7 Generator A1
 - 8 Generator A2
 - 9 Service B Metering Cabinet
- NOTE:**
See site electrical plans for additional information

LEGEND

	Edge of Pavement
	Straight 18" Curb (See COC Std Detail 2000)
	Light Duty Pavement Section (See Detail Sheet 3)
	Heavy Duty Pavement Section (See Detail Sheet 3)
	Combined Curb & Sidewalk (See Detail Sheet 3)
	Concrete Sidewalk (See Detail Sheet 3)
	Number of Parking Spaces (Typ)
	Parking Block (See Detail Sheet 3)
	Curb Ramp Type "E" per City of Dublin Std Dwg PD-08
	Curb Transition from 6" to 0" over 5' Stream Corridor Protection Zone Sign (See Detail Sheet 10)

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3448
emht.com



Registered Engineer No. 54300

Date
10/31/14

Notes Family Investments, LLC
PID: 273-006686-00
Zoned: TF

NOTE:
If existing sanitary sewer easement vacation is not completed by the time of final occupancy the Developer will be required to sign and notarize the City's standard easement encroachment agreement and pay the required fee

PROPOSED BUILDING
FF=908.00

Schoedinger & Co
PID:273-007012-00
Zoned: TF

Applied Innovation, Inc.
PID:273-007488-00
Zoned: SO

REVISIONS

MARK	DATE	DESCRIPTION

FIVE 9S DIGITAL

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
FIVE 9S DIGITAL, LLC DATA CENTER
5700 INNOVATION DRIVE, DUBLIN, OHIO 43016
ST. KL G PLAT

EMHT
Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 888.775.3448
emht.com

DATE
OCTOBER 29, 2014

SCALE
1" = 40'

JOB NO.
20141037

SHEET
4/13

