ORDINANCE NO. 25-48

AN ORDINANCE APPROVING A REQUEST BY T&R GLENN PARKWAY LLC, FOR APPROVAL OF A ZONING MAP AMENDMENT FROM A (AGRICULTURAL DISTRICT) TO R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) ON APPROXIMATELY 84.312 ACRES OF PROPERTY LOCATED EAST OF BRAUMILLER ROAD, SOUTH OF BERLIN STATION ROAD, AND WEST OF GLENN PARKWAY AS SHOWN IN "EXHIBIT A"

WHEREAS, the Planning Commission at its meeting on August 6, 2025 recommended approval of a request by T&R Glenn Parkway, LLC for approval of a zoning map amendment from A (Agriculture District) to R-PUD (Residential Planned Unit Development) on 84.312-acres of property located east of Braumiller Road, south of Berlin Station Road, and west of Glenn Parkway as shown in "Exhibit A"

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

SECTION 1. A request by T&R Glenn Parkway LLC, for a Zoning Map Amendment from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development) on approximately 84.312 acres of property located east of Braumiller Road, south of Berlin Station Road, and west of Glenn Parkway as shown in "Exhibit A", is hereby confirmed, approved, and accepted with the following conditions:

1. The concept plan dated "04/15/2025" illustrates the general layout of the development within this Planned Unit Development.
2. Uses permitted (P) in this Residential Planned Unit Development shall be as noted below:

Sub-Area	**A**	**B**	**C**	**D**
(a) Residential Uses				
(1) One-family dwelling	P	P	P	P
(2) Two-family dwelling		P	P	P
(3) Three-family dwelling		P	P	P
(4) Four-family or more dwelling		P	P	P
(5) Multi-family complex			P	
(6) Public or Private Outdoor Recreation	P	P	P	P

3. Roads and Traffic:

    a. Access points shall be located along Braumiller Rd. and Glenn Parkway. The applicant shall work with the City to align the access points with adjacent intersections where possible. The Glenn Parkway entrance shall be a right in and right out only access point. The Braumiller Road access point will be full access. The City Engineer shall determine the final design and location of all access points at the development plan stage.

    b. A Traffic Impact Study (TIS) is required and shall be submitted prior to making a Development Plan application and accepted prior to the submittal of the first Subdivision Plat relating to this development.

4. Density and Layout:

    a. The net density of the development shall not exceed 5.0 dwelling units per acre.

    b. Lots directly north of the existing dwelling units on Willow Grove Drive shall be at least 70-feet wide to match the existing lot width.

5. Buffers, Landscaping, and Open Space:

    a. Site coverage shall not exceed 65% of the total acreage of the site.

    b. A minimum 10% of open space provided shall be common open space.

    c. Apon confirmation of feasibility from the city engineer, the ditch along Glenn Parkway shall be enclosed and a minimum three-foot undulating mound with dense evergreen plantings shall be installed.

    d. A 50 foot no build area shall be placed along the northern property boundary to coincide with the existing city easement.

    e. The trees located along the northeast edge of the project site shall be preserved in leu of construction of a mound in that area.

6. Pedestrian Access

    a. All roads shall have a minimum of 5-foot sidewalks on each side.

    b. Additional pedestrian connections shall be required at the discretion of the Parks and Recreation Director at the Development Plan stage.

7. Signage requirements shall be determined at the Development Plan stage.

SECTION 2. That the Zoning Map referenced in §1110.02 of the Planning and Zoning Code be amended to rezone approximately 84.312 Acres of land described further in Exhibit A, from A (Agriculture District) to R-PUD (Residential Planned Unit Development)

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

~~VOTE ON RULE SUSPENSION: YEAS NAYS ABSTAIN~~

PASSED: September 8, 2025 YEAS 6 NAYS 1 ABSTAIN 0

ATTEST: Sarah Dinan
CITY CLERK

Cindy Kay Rigsby
MAYOR

CITY OF DELAWARE
PLANNING COMMISSION
August 6, 2025

R-PUD 25-9
T&R Glenn Parkway LLC
REZONING

RESOLUTION

WHEREAS, T&R Glenn Parkway LLC, 3895 Stoneridge Lane, Dublin, OH 43017 has filed an application requesting approval of a Zoning Map Amendment from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development) on approximately 84.312 acres of property located east of Braumiller Road, south of Berlin Station Road, and west of Glenn Parkway as shown in "Exhibit A".

WHEREAS, a public hearing was held on August 6, 2025 by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this PUD rezoning application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for PUD rezoning approval as per §1144.06 of the Planning and Zoning Code; and

WHEREAS, the City of Delaware Planning Commission finds that pursuant to §1144.06 of the Planning and Zoning Code, each and all excluded uses are inappropriate for this specific R-PUD; and

WHEREAS, the City of Delaware Planning Commission finds that the applicant's plans are in compliance with the City of Delaware Comprehensive Plan.

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

SECTION 1. That the Zoning Map referenced in §1131.02 of the Planning and Zoning Code be amended to rezone approximately 84.312 acres of land described in Exhibit "A", from A-1 Agriculture to R-PUD (Residential Planned Unit Development).

SECTION 2.

1. The concept plan dated "04/15/2025" illustrates the general layout of the development within this Planned Unit Development.

2. Uses permitted (P) in this Residential Planned Unit Development shall be as noted below:

Sub-Area	A	B	C	D
(a) Residential Uses				
(1) One-family dwelling	P	P	P	P
(2) Two-family dwelling		P	P	P
(3) Three-family dwelling		P	P	P
(4) Four-family or more dwelling		P	P	P
(5) Multi-family complex			P	
(6) Public or Private Outdoor Recreation	P	P	P	P

3. Roads and Traffic:

   a. Access points shall be located opposite Royal Dornoch Circle along Braumiller Rd. and opposite Cameo Woods Drive along Glenn Parkway. The Glenn Parkway entrance shall be a right in and right out only access point. The Braumiller Road access point will be full access. The City Engineer shall determine the final design and location of all access points at the development plan stage.

   b. A Traffic Impact Study (TIS) is required and shall be submitted prior to making a Development Plan application and accepted prior to the submittal of the first Subdivision Plat relating to this development.

4. Density and Layout:

   a. The net density of the development shall not exceed 5.0 dwelling units per acre.

   b. Lots directly north of the existing dwelling units on Willow Grove Drive shall be at least 70-feet wide to match the existing lot width.

5. Buffers, Landscaping, and Open Space:

   a. Site coverage shall not exceed 65% of the total acreage of the site.

   b. A minimum 10% of open space provided shall be common open space.

   c. Upon confirmation of feasibility from the city engineer, the ditch along Glenn Parkway shall be enclosed and a minimum three-foot undulating mound with dense evergreen plantings shall be installed.

   d. A no build area shall be placed along the northern property boundary to coincide with the existing City easement. The depth of this no build area shall be determined by the City Engineer. The easement location and corresponding no-build area shall be recorded on the plat.

e. The trees located along the northeast edge of the project site shall be preserved in leu of construction of a mound in that area.

6. Pedestrian Access

   a. All roads shall have a minimum of 5-foot sidewalks on each side.

   b. Additional pedestrian connections shall be required at the discretion of the Parks and Recreation Director at the Development Plan stage.

7. Signage requirements shall be determined at the Development Plan stage.

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

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

PASSED: August 6, 2025 YEAS 5 NAYS 0 ABSTAIN 1

ATTEST: Sarah Dunn
CITY CLERK

CHAIRMAIN

EXHIBIT "A"

84.312 Acre Parcel
West of Glenn Parkway
South of Berlin Station Road
-1-

Situated in the State of Ohio, County of Delaware, Township of Delaware, being part of Farm Lot A, Quarter Township 1, Township 4, Range 19, United States Military District and containing 84.312 acres more or less, being all of a 20 acre tract of land referred to as Tract No. 1, Parcel A, all of a 20 acre tract of land referred to as Tract No. 1, Parcel B, all of a residual 20 acre tract of land referred to as Tract No. 1, Parcel C, all of a 1.630 acre tract of land referred to as Tract No. 2, all of a 10 acre tract of land referred to as Tract No. 3, all of a 2.666 acre tract of land referred to as Tract No. 4, and all of a residual 21.90 acre tract of land referred to as Tract No. 5, all conveyed to T&R Glenn Parkway LLC in O.R. 2132, Pg. 2786, said 84.312 acres more particularly described as follows:

Beginning at a 5/8" iron pin found (with a cap inscribed "ASI") on the southeast corner of said Tract No. 1, Parcel A, the southwest corner of a 1.738 acre tract of land conveyed to the City of Delaware, Ohio in O.R. 1660, Pg. 1437 as Parcel 10-WD, the northwest corner of a 3.222 acre tract of land conveyed to the City of Delaware, Ohio in O.R. 870, Pg. 2693, the northeast corner of Lot 11399 as numbered and delineated for The Estates at Braumiller Section 6 in P.C. 4, Sl. 45, being on the westerly right-of-way line of Glenn Parkway, the common line of Farm Lot A of Quarter Township 1 and Farm Lot 8 of Quarter Township 4, and the common line of Delaware Township and the City of Delaware;

Thence **N 85° 58' 55" W**, with the south lines of said Tract No. 1, Parcel A and said Tract No. 3, the north lines of said Lot 11399, Lots 11388-11398 as numbered and delineated for said subdivision, across the northerly terminus of the right-of-way of Silver Brook Lane (52' R/W) as dedicated for said subdivision, the north lines of Lots 11145-11148 as numbered and delineated for The Estates at Braumiller Section 5 in P.C. 4, Sl. 41, a 0.500 acre tract of land conveyed to Gerald and Carol Stayer in O.R. 83, Pg. 1835, Lot 830 as numbered and delineated for Thicket View Subdivision No. 2 in P.B. 15, Pg. 84, across the right-of-way of Braumiller Road (T.R. 92) (60' R/W), the south line of said Farm Lot A of Quarter Township 1, and the north lines of said Farm Lot 8 of Quarter Township 4, the City of Delaware, and Liberty Township (passing a point referencing a 5/8" iron pin found (with a cap inscribed "Pomeroy", N=0.31 feet, E=0.37 feet, @145.19 feet), a point referencing a 5/8" iron pin found (with a cap inscribed "Pomeroy", E=0.14 feet, @320.18 feet), a point referencing a 5/8" rebar (E=0.13 feet, @390.18 feet), a 5/8" iron pin found (with a cap inscribed "Pomeroy", @632.21 feet), a point referencing a 5/8" iron pin found (with a cap inscribed "Pomeroy", N=0.20 feet, @702.21 feet), a point referencing a 5/8" iron pin found (with a cap inscribed "Pomeroy", N=0.25 feet, @772.21 feet), a point referencing a 5/8" iron pin found (with a cap inscribed "Pomeroy" W=0.12 feet, @842.21 feet), a point referencing a 5/8" rebar (with a cap inscribed N=0.10', @912.21 feet), a point referencing a 5/8" rebar (with a cap inscribed N=0.14', @982.20 feet), a point referencing a 5/8" iron pin found (with a cap inscribed "Pomeroy", N=0.14', W=0.10', @1122.20 feet), a point referencing a 5/8" iron pin found (with a cap inscribed "Pomeroy", W=0.45', @1192.20 feet), a point referencing a 5/8" iron pin found (with a cap inscribed "Pomeroy", N=0.11', W=0.30', @1300.77 feet), a point referencing a 5/8" rebar (S=0.10 feet, W=0.15 feet, @1441.55 feet), a point referencing a 5/8" rebar (S=0.17 feet, W=0.36 feet, @1441.55 feet), a point referencing a 3/4" iron pin found (S=1.80 feet, E=3.49 feet, @1590.49 feet), and a point referencing a 3/4" iron pin found (S=5.91 feet, E=3.82 feet, @1910.49 feet)), **1940.49 feet** to a mag nail set on the centerline of said Braumiller Road (T.R. 92) (60' R/W), the southwest corner of said Tract No. 3, the northwest corner of said Thicket View Subdivision No. 2, and the common corner of said Farm Lot A and said Farm Lot 8;

Thence **N 07° 53' 43" W**, with the centerline of said Braumiller Road (T.R. 92) (60' R/W), the west lines of said Tract No. 3, Tract No. 1, Parcel B, and Tract No. 1, Parcel C, and the west line of said Farm Lot A, **1245.54 feet** to a mag nail found on the northwest corner of said Parcel A, and the southwest corner of a 1.641 acre tract of land conveyed to Jerianne Gooding in O.R. 2125, Pg. 1253;

Thence **S 89° 26' 25" E**, across the right-of-way of said Braumiller Road (T.R. 92) (60' R/W), with the north line of said Tract No. 1, Parcel C, the south line of said 1.641 acre tract (passing a 5/8" iron pin found (with a cap inscribed "SLSS", @30.37 feet), **829.13 feet** to a 5/8" iron pin found (with a cap inscribed "SLSS") on a current angle point of said Tract No. 1, Parcel C and the southeast corner of said 1.641 acre tract;

Thence **N 03° 38' 47" E**, with the west lines of said Tract No. 1, Parcel C, said Tract No. 2, said Tract No. 4, and said Tract No. 5, and the east lines of said 1.641 acre tract, the residual of a 5.001 acre tract of land conveyed to Jerianne Gooding in O.R. 375, Pg. 313, the residual of a 9.968 acre tract of land conveyed to Jerome W. Donovan, Jr. and Rebecca R. Donovan in O.R. 375, Pg. 310, and a 2.707 acre tract of land conveyed to Jerome W. Donovan, Jr. and Rebecca R. Donovan in O.R. 2125, Pg. 1245,

747.59 feet to a 5/8" iron pin found (with a cap inscribed "SLSS") on the current northwest corner of said Tract No. 5, the northeast corner of said 2.707 acre tract, and being on the south line of Lot 798 as numbered and delineated for the Resubdivision of Wiser Run Subdivision in P.B. 24, Pg. 123;

Thence **S 86° 33' 16" E**, with the north line of said Tract No. 5, the south lines of said Lot 798, Lot 801 as numbered and delineated for said subdivision, Lot 850 as numbered and delineated for Cox Subdivision in P.C. 1, Sl. 571, and a 5.001 acre tract of land conveyed to Brian P. Mahon in O.R. 873, Pg. 742 (passing a 5/8" rebar (N=0.29 feet, W=0.19 feet, @408.16 feet) and a 3/4" iron pipe found (S=0.12 feet, E=0.13 feet, @1102.20 feet)), **1416.07 feet** to a 1/2" iron pin found (with a cap inscribed "SLSS", W=0.11 feet) on the northeast corner of said Tract No. 5, the southeast corner of said 5.001 acre tract, being on the west line of a 6.494 acre tract of land conveyed to the City of Delaware, Ohio in O.R. 1631, Pg. 1375 as Parcel 11-WD1, the westerly right-of-way line of said Glenn Parkway, and being on the common line of Farm Lot A of Quarter Township 1 and Farm Lot A of Quarter Township 2, the common line of said Range 18 and Range 19, and the common line of said Delaware Township and the City of Delaware;

Thence **S 03° 30' 09" W**, with the east lines of said Tract No. 5, and said Tract No. 1, Parcel C, the west line of said Parce 11-WD1, the westerly right-of-way line of said Glenn Parkway, the common line of Farm Lot A of Quarter Township 1 and Farm Lot A of Quarter Township 2, the common line of said Range 18 and said Range 19, and the common line of Delaware Township and the City of Delaware, **608.24 feet** to a 5/8" iron pin found (with a cap inscribed "ASI") on the northeast corner of said Parcel 10-WD, an angle point on the westerly right-of-way line of said Glenn Parkway, and an angle point of the east line of said Tract No. 1, Parcel C;

Thence with the east line of said Tract No. 1, Parcel C, the west line of said Parcel 10-WD, the westerly right-of-way line of said Glenn Parkway, and the common line of Delaware Township and the City of Delaware, the following two (2) courses and distances:

1. **S 19° 37' 44" W, 49.65 feet** to a 5/8" iron pin found (with a cap inscribed "ASI");

2. With a curve to the left, a central angle of **16° 00' 19"**, a radius of **1101.74 feet**, an arc length of **307.76 feet**, and a chord bearing and distance of **S 11° 37' 35" W, 306.76 feet** to a 5/8" iron pin found (with a cap inscribed "ASI");

Thence **S 03° 37' 28" W,** with the east lines of said Tract No. 1, Parcel C, Tract No. 1, Parcel B, and Tract No. 1, Parcel A, and the west line of said Parcel 10-WD, **1070.38 feet** to the **True Point of Beginning**, containing **84.312 acres** more or less, inclusive of the present right-of-way of Braumiller Road (T.R. 92) (60' R/W), which occupies 0.861 acres more or less.

The above description was prepared by Advanced Civil Design Inc. on January 28, 2025 and is based on existing records from the Delaware County Recorder and Auditor, and an actual field survey performed in December 2024.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic cap inscribed "Advanced"

The Basis of Bearings used on this exhibit is based on the NAD83 Ohio State Plane Coordinate System, North Zone (NSRS 2011) and holds a bearing of S 03° 30' 09" W for the centerline of said Glenn Parkway between a ½" iron pin found and a 5/8" iron pin found, as shown of record in O.R. 1660, Pg. 1437 as conveyed to the City of Delaware, Ohio.

All references used in this description can be found at the Recorder's Office in Delaware County Ohio.

STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

ADVANCED CIVIL DESIGN INC.

Douglas R. Hock, P.S. 7661 Date: 1/28/25

Parcel Exhibit ~

12.970 + 1.630 + 2.667 + 57.076 + 9.991 + 57.054 = 84.312 Acres

P.R.O. = 0.861 Ac.

FARM LOT A, QUARTER TOWNSHIP 1
TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF DELAWARE
COUNTY OF DELAWARE, STATE OF OHIO

The Basis of Bearings used on this exhibit is based on the NAD83 Ohio State Plane Coordinate System, North Zone (NSRS 2011) and holds a bearing of S 03° 30' 09" W for the centerline of said Glenn Parkway between a ½" iron pin found and a 5/8" iron pin found, as shown of record in O.R. 1660, Pg. 1437 as conveyed to the City of Delaware, Ohio.

Resubdivision of Wiser Run Subdivision
P.B. 24, Pg. 123

798 | 799 | 800 | 801 | 849 | 850

Jerome W. Donovan, Jr. and Rebecca R. Donovan
O.R. 375, Pg. 310
9.968 Ac. (Residual)

T&R Glenn Parkway LLC
O.R. 2132, Pg. 2786
Tract No. 5
21.90 Ac. (Residual)
P.N. 41914004014000

12.970 Ac.
1.630 Ac.
2.667 Ac.

Tract No. 1, Parcel C
20 Ac. (Residual)

T&R Glenn Parkway LLC
O.R. 2132, Pg. 2786
Tract No. 1
P.N. 41914004015000

57.054 Ac.

Tract No. 1, Parcel B
20 Ac.

84.312 Ac. (Total)

T&R Glenn Parkway LLC
O.R. 2132, Pg. 2786
Tract No. 3
10 Ac.
P.N. 41914004016000

9.991 Ac.

Tract No. 1, Parcel A
20 Ac.

Farm Lot A
City of Delaware
Liberty Township
Delaware Township
Quarter Township 1 Farm Lot A
Range 19 Farm Lot A Delaware Township
Quarter Township 2 Range 18 Farm Lot A City of Delaware

Thicket View Subdivision No. 2
P.B. 15, Pg. 84
830 | 831

Willow Grove Drive (52' R/W) (Public)
Silver Brook Lane (52' R/W) (Public)
Glenn Parkway (Public)
Braumiller Road (T.R. 92) (60' R/W) (Public)

11145 | 11146 | 11147 | 11148 | 11388 | 11389 | 11390 | 11391 | 11392 | 11393 | 11394 | 11395 | 11396 | 11397 | 11398 | 11399 | 11400 | 11401 | 11402 | 11144 | 11143

POB

S89°26'25"E 829.13'
N3°38'47"E 247.59'
S86°33'16"E 1416.07'
S3°30'09"W 1247.80'
S3°37'28"W 1070.38'
N85°58'55"W 1940.49'
N75°43'43"W 1245.54'

Δ=16°00'19"
R=1101.74'
ArcL=307.76'
ChB=S11°37'35"W
ChD=306.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°37'44"W	49.65'

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 inch = 300 ft.

A — City of Delaware, Ohio
O.R. 1660, Pg. 1437
Parcel 10-WD
1.738 Ac.

B — City of Delaware, Ohio
O.R. 1719, Pg. 2869
1.697 Ac.

C — City of Delaware, Ohio
O.R. 911, Pg. 51
2.451 Ac.

D — City of Delaware, Ohio
O.R. 870, Pg. 2693
3.222 Ac.

E — The Estates at Braumiller Section 6
P.C. 4, Sl. 45

F — The Estates at Braumiller Section 5
P.C. 4, Sl. 41

G — Gerald Stayer and Carol Stayer
O.R. 83, Pg. 1835
0.500 Ac.

H — Jerianne Gooding
O.R. 2125, Pg. 1253
1.641 Ac.

I — Don-A-Del
O.R. 381, Pg. 121
1.043 Ac.

J — Jerianne Gooding
O.R. 375, Pg. 313
5.001 Ac. (Residual)

K — T&R Glenn Parkway LLC
O.R. 2132, Pg. 2786
Tract No. 2
P.N. 41914004012001

L — T&R Glenn Parkway LLC
O.R. 2132, Pg. 2786
Tract No. 4
2.666 Ac.
P.N. 41914004011001

M — Delaware County Board of Commissioners
O.R. 2013, Pg. 585
Parcel 32-WD
0.118 Ac.

N — Elizabeth Hartwell and Robert Hartwell II
O.R. 2058, Pg. 1458
3.047 Ac.

O — Elizabeth Kambeitz and Robert Hartwell II
O.R. 1763, Pg. 1105
2.042 Ac.

P — Cox Subdivision
P.C. 1, Sl. 571

Q — Jerome W. Donovan, Jr. and Rebecca R. Donovan
O.R. 2125, Pg. 1245
2.707 Ac.

R — Brian P. Mahon
O.R. 873, Pg. 742
5.001 Ac.

S — City of Delaware, Ohio
O.R. 1631, Pg. 1375
Parcel 11-WD1
6.494 Ac.

A — Farm Lot 8
Quarter Township 4
City of Delaware

LEGEND

- Iron Pin Found
- Iron Pipe Found
- MagNail Found
- RR Spike Found
- M — Monument Box
- Iron Pin Set
- MagNail Set
- RR Spike Set

Monuments Found:
*1 = ¾" IPF "ASI",
*2 = 5/8" IPF "Pomeroy", N=0.31', E=0.37', @145.19'
*3 = 5/8" IPF "Pomeroy", W=0.29'
*4 = rebar bent, @250.18'
*5 = 5/8" IPF "Pomeroy", E=0.14', @320.18'
*6 = rebar, E=0.13', @390.18'
*7 = 5/8" IPF "Pomeroy", @632.21'
*8 = 5/8" IPF "Pomeroy", N=0.20', @702.21'
*9 = 5/8" IPF "Pomeroy", N=0.25', @772.21'
*10 = 5/8" IPF "Pomeroy" W=0.12', @842.21'
*11 = rebar N=0.10', @912.21'
*12 = rebar, N=0.14', @982.20'
*13 = 5/8" IPF "Pomeroy", N=0.14', W=0.10', @1122.20'
*14 = 5/8" IPF "Pomeroy", W=0.45', @1192.20'
*15 = 5/8" IPF "Pomeroy", N=0.11', W=0.30', @1300.77'
*16 = rebar, S=0.10, W=0.15', @1441.55'
*17 = rebar, S=0.17', W=0.36', @1441.55'
*18 = IPF, S=1.80', E=3.49', @1590.49'
*19 = IPF, S=5.91', E=3.82', @1910.49'
*20 = 5/8" IPF "SLSS", @30.37'
*21 = 5/8" IPF "SLSS"
*22 = 5/8" IPF "SLSS", @64.51'
*23 = 5/8" IPF "SLSS", @287.99'
*24 = 5/8" IPF "SLSS", @348.04'
*25 = 5/8" IPF "SLSS"
*26 = rebar, N=0.29', W=0.19', @408.16'
*27 = ¾" IPF bent, @781.16'
*28 = ¾" IPF S=0.12', E=0.13', @1102.20'
*29 = ½" IPF "SLSS", W=0.11'
*30 = ¾" IPF "ASI"
*31 = ¾" IPF "ASI"
*32 = ¾" IPF "ASI"

All iron pins set are 5/8" diameter, 30" long rebar with plastic cap inscribed "Advanced". This Survey is based on existing records from Delaware County, and from actual field survey work conducted in December 2024.

ADVANCED CIVIL DESIGN, INC.

Doug R. Hock
Reg. No. 7661

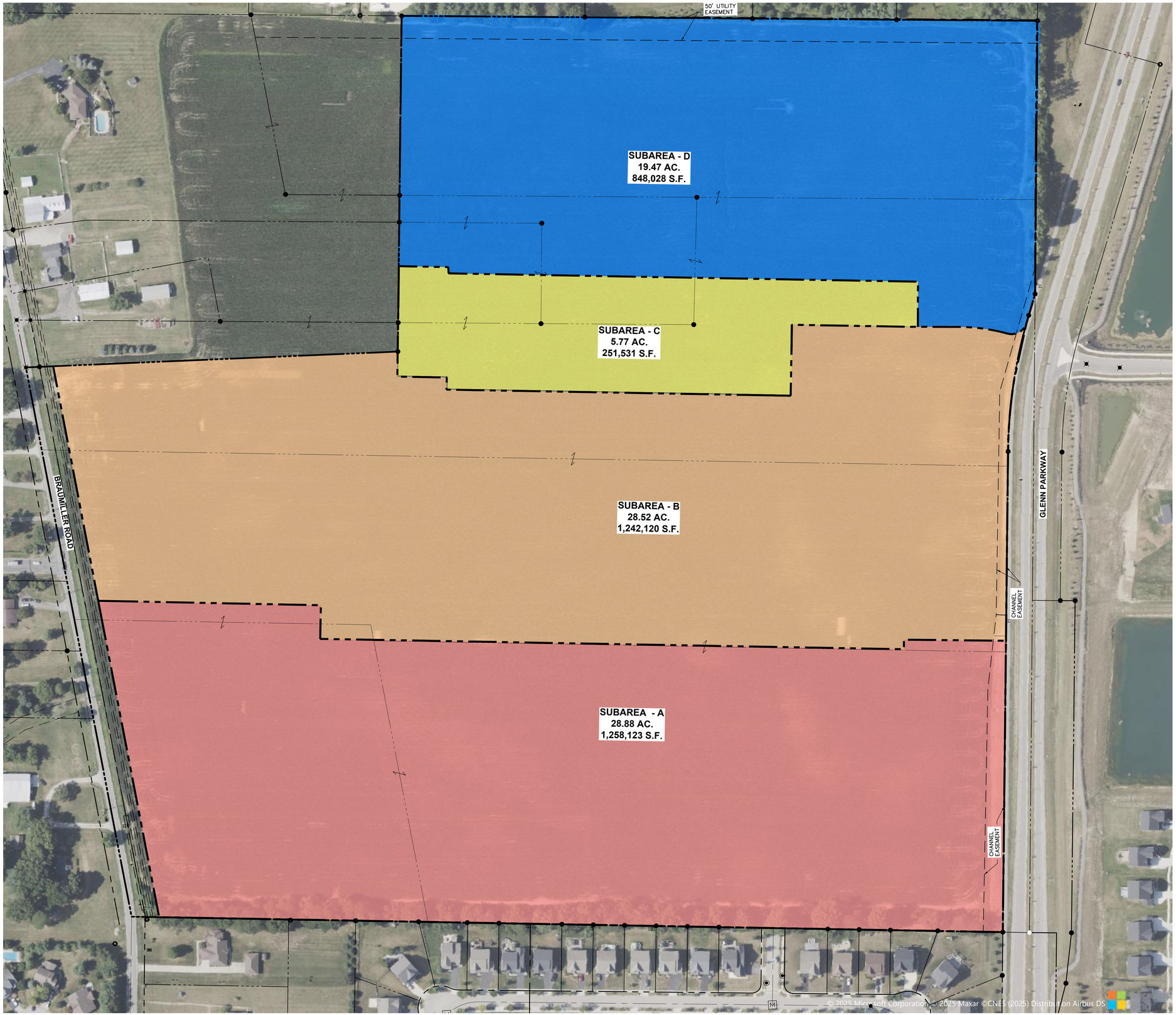
1/28/25
Date

STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

DRAWN BY: JRM	JOB NO.: 24-0024-1044
DATE: 01/28/2025	CHECKED BY: BCK

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Z:\24-0024-1044\DWG\PRODUCTION DRAWINGS\SURVEY\24-0024-1044 84.312 ac parcel.dwg Page 1 Jan 28, 2025 - 2:16:45pm jmurray



Concept plan
04/15/2025

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
T&R PROPERTIES
3895 STONERIDGE LANE
DUBLIN, OHIO 43017

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

PRELIMINARY CONCEPT PLAN
FOR
GLENN PARKWAY RESIDENTIAL

SUBAREA PLAN

No.	Revision	Date	Approved

Date: 04/15/2025
Scale: 1" = 100'

Drawn By:	Checked By:
AMR	SMQ

Project Number:
24-0024-1044

Drawing Number:
1 / 1

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