CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

MEETING TO BE HELD VIRTUALLY VIA CISCO Webex **
6:30 P.M.

REGULAR MEETING March 3, 2021

1. ROLL CALL

2. APPROVAL of the Motion Summary of the Planning Commission meeting held on February 3, 2021, as recorded and transcribed.

3. REGULAR BUSINESS

A. Boulder Reserve

(1) 2021-0268: A request by T&R Properties for approval of a Final Development Plan for Boulder Reserve containing 90 single-family attached units on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA.

(2) 2021-0269: A request by T&R Properties for approval of a Final Subdivision Plat for Boulder Reserve containing 90 single-family lots on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (not a public hearing)

PUBLIC HEARING COMMENT OPTIONS:

- JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

- EMAIL, LETTER, PETITION: written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to the Commission for submission and read into the record. **Name and address are required.**

- FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

d. Commission Action

B. Communities at Glenross – Section 17

(1) 2021-0275: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Sunstone Lane and Cambrie Drive

(2) 2021-0276: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Sunstone Lane and Cambria Drive.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (not a public hearing)

PUBLIC COMMENT OPTIONS:

- JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

- EMAIL, LETTER, PETITION: written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to the Commission for submission and read into the record. **Name and address are required.**

- FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

d. Commission Action

C. Communities at Glenross – Section 19

(1) 2021-0278: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Bluestone Lane.

(2) 2021-0280: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Bluestone Lane.

(3)

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (not a public hearing)

PUBLIC COMMENT OPTIONS:

- JOIN VIRTUAL MEETING: To provide live public comment please email emccloskey@delawareohio.net or call 740-203-1013 to sign up by 3 p.m. the date of the meeting. **Name and address are required for public comment**. Comments are limited to 3 minutes.

- EMAIL, LETTER, PETITION: written public comment, maximum of 500 words, is to be received by 3 p.m. the date of the meeting to be presented to the Commission for submission and read into the record. **Name and address are required.**

- FACEBOOK: Comments received on Facebook will not be presented during the meeting and will be addressed by staff subsequent to the meeting as appropriate.

d. Commission Action

4. PLANNING DIRECTOR'S REPORT

5. COMMISSION MEMBER COMMENTS AND DISCUSSION

6. NEXT REGULAR MEETING: April 7, 2021

7. ADJOURNMENT

** This meeting will be a virtual meeting. Residents are encouraged to view online through the City of Delaware Facebook page. To comply with the CDC recommendation prohibiting group meetings, no in person attendance by Council, staff, or the public will be available.

PLANNING COMMISSION
FEBRUARY 3, 2021
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:34 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros (arrived 6:36 pm) and Chairman Stacy Simpson

Staff Present Virtually: Carrie Fortman, Project Engineer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held January 6, 2021, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on January 6, 2021, as recorded and transcribed, seconded by Mayor Riggle. Motion approved with a 6-0 vote.

Vice-Chairman Mantzoros arrived at 6:36 p.m.

ITEM 3. REGULAR BUSINESS

A. 2021-0121: A request by Central Ohio Mobile Veterinary Surgical Services, LLC. for approval of a Conditional Use Permit for a veterinary hospital at 585 Sunbury Road in the Delaware Commerce Park and zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the property location and zoning. The applicant is proposing a veterinary care hospital for referral surgical and emergency care for pets and would be open 24/7 at this location. All pets would be housed indoors only with minimal need to leave the building except for occasional leashed/supervised outdoor exercise. This proposal will not qualify as an outdoor run or kennel under code. He reviewed the road and access and site plans and configuration.

b. Applicant Presentation

APPLICANT:
Dr. James Reynolds
3383 N. 3BKs Road
Sunbury, Ohio

Dr. Reynolds clarified that animals will not remain outside unsupervised but may be supervised on a leash to be walked.

c. Public comment (public hearing)

The Clerk informed the Commission that there were no public comment requests.

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0121, along with all staff recommendations and conditions, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

B. First Citizens National Bank

(1) 2021-0118: A request by Triad Architects LLC., for a Rezoning Amendment for First Citizens National Bank at 33 West William Street from B-3 (Community Business District) to B-2 (Central Business District) on approximately 0.324 acres.

(2) 2021-0119: A request by Triad Architects LLC., for a Combined Preliminary and Final Development Plan for First Citizens National Bank for a building renovation and expansion at 33 West William Street on property zoned B-2 (Central Business District) on approximately 0.324 acres.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and property location. He discussed the existing 500 square foot bank building will be renovated and is proposed to have an approximate 2,170 square foot addition. The existing three drive-through lanes on the building's east side will remain and will be upgraded. Existing traffic circulation pattern will be maintained, and customers will enter and exit from the South Franklin Street curb cut while customers using the drive-through service will enter from the South Franklin Street entrance and exit onto West William street using the pre-existing right turn only/exit only curb cut. He discussed the request for a rezoning from B3 to B2.

Mr. Efland discussed that the applicant had received approval from the Historic Preservation Commission, who has jurisdiction on the design of the exterior of the building.

The Commission questioned the right out only and how that will be managed. Ms. Fortman discussed engineering's commitment to work with the developer to get proper signage. Mr. Efland addressed concerns relating to the drive thru not funneling into one lane and that the configuration has no changes from the previous use as a bank and that staff does not expect an issue. Mr. Efland did inform the Commission that he received concern regarding potential storm water run off. Mr. Efland discussed that engineering will address this concern and that there is slightly more greenspace with the new plan and there will be no additional permeable pavement.

b. Applicant Presentation

APPLICANT:
Michael R. Shade
Shade and Shade, LLC
236 West Central Avenue
Delaware, Ohio

Zach Price
Triad Architects
328 North Liberty Street
Delaware, Ohio

Jevon Reile
9901 County Highway 42
Upper Sandusky, Ohio

Mr. Reile discussed the walk-up teller window east of the door and that with the recent pandemic there has been a resurgence of walk-up windows to give customers an access to the building that are not comfortable coming in.

Mr. Price discussed that there are no changes to the existing drive thru lanes and that the banking industry has changed with less use of a building related to increase use of online banking.

c. Public comment (public hearing)

The Clerk informed the Commission that there were no public comment requests.

d. Commission Action

Motion: Mr. Volenik motioned to approve 2021-0118, along with all staff recommendations and conditions, seconded by Mr. Bakare. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approve 2021-0119, along with all staff recommendations and conditions, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland informed the Commission that the Homeport project was approved by Council and that the applicant is starting to move forward with the grant application. He discussed the plans to review the draft Delaware Together Comprehensive Plan with a work session on either March 17 or April 21.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall discussed the growth of development at Terra Alta.

ITEM 6. NEXT REGULAR MEETING: March 3, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:27 p.m.

_____

Chairperson

_____

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0268-0269
REQUEST: Multiple Requests
PROJECT: Boulder Reserve
MEETING DATE: March 3, 2021

APPLICANT/OWNER
T&R Properties
3895 Stonebridge Court
Dublin, Ohio 43016

REQUEST
2021-0268: A request by T&R Properties for approval of a Final Development Plan for Boulder Reserve containing 90 single-family attached units on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA.
2021-0269: A request by T&R Properties for approval of a Final Subdivision Plat for Boulder Reserve containing 90 single-family lots on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Boulder Drive and east of the City YMCA property. The subject site is zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District). The properties to the north and east are zoned R-3 PUD, the property to the west is zoned R-3 PMU (One Family Residential with a Planned Mixed Use Overlay District) and the properties to the south across the railroad tracks are zoned M-2 (General Manufacturing District).

BACKGROUND
This site is located in the Willowbrook Planned Unit Development (PUD) within the Multi-Family 4 Area which allows 90 multi-family units. This is the last residential zoned land of the Willowbrook Planned Unit Development which was approved in 1999.

The proposed development has 90 single family attached units that would include 54 ranch and 36 townhomes which would all be duplexes (a property line would be located at the common wall) located on a private loop street (Lenell Loop) around an existing retention pond on approximately 21.44 acres. The ranch duplexes would have two car garages and be similar to the products at the Enclaves at Adalee located on Houk Road. The townhomes would be two story in height and have one or two car garage options for the purchaser. The development would be connected to the existing City bike path along the southside of Boulder Drive by an internal private sidewalk on the interior of Lenell Loop and be connected to Veteran's Park bike path located just west of the development by paths through two common open spaces located just west of Lennel Loop. The development would have a total of 38 over flow parking spaces for visitors and the like, three cluster mailbox locations and a dog park.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of Moderate Density Multi-Family (8-10 du/ac) for this area. The proposed development land use and density of 4.20 units per acre would achieve compliance with the Comprehensive Plan.
- **ZONING:** As mentioned above, the subject property was originally rezoned in 1999 to R-6 PUD with subsequent rezoning revisions in 2007, 2008 and 2018 which allows the proposed residential development. This subject area is identified as "Multi-Family Area 4" in the development text which permits 90 dwelling units. Prior to 2018, Multi-Family "Area 4" permitted 155 dwelling units but the 2018 rezoning amendment (Ordinance 18-21) transferred units from Multi-Family "Area 4" to "Multi-Family Area 3" which resulted in the The Flats on Houk development. From a procedure perspective, a Final Development Plan and Final Subdivision Plat would need to be reviewed and approved by the Planning Commission and City Council for the proposed development.

- **DEVELOPMENT TEXT:** The aforementioned R-6 PUD (as amended) has specific development text for the entire development pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, architectural elevations, etc.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The primary access to the site would be two full movement access points on Boulder Drive that loops into the development thru a 24 foot wide private street that would be required to be constructed to pubic standards per the City Engineer with no parking permitted on the street per the Fire Department.
- **PEDESTRIAN CONNECTIVITY:** A private internal sidewalk would be located on the interior of Lenell Loop that would connect to the City bike path network located on the south side of Boulder Drive. Also there is a City bike path located just west of the subject development and staff is requesting a bike path be extended through the two common open spaces (overflow parking area to the north and dog park to the south) on the west side of Lenell Loop to the City bike path. The developer indicated he would be amenable to extend a similar path through the common open spaces.
- **LOT LAYOUT & SIZE:** The site layout would entail a looped street configuration around an existing retention pond with two access points from Boulder Drive. The development would have 90 lots that would contain 54 ranch duplexes (45'x100' minimum lot size) with a two-car garage and 36 two-story townhouses (36'x95' minimum lot size) with one or two car garages. Also, the applicant is proposing 38 common parking spaces (six separate locations), three cluster mailbox areas and a dog park within the development.

  The attached units (a property line would be located at the common wall) would have a minimum front yard setback of 25 feet except for the lots adjacent to the railroad track which would have a 22-foot front yard setback. The minimum rear yard setback is 25 feet except for the lots adjacent to the railroad tracks which would have a 15 foot rear yard setback. From a side yard setback perspective, there would be a minimum 10 feet between units. Also, morning/sunroom(s), decks and the like would be permitted to extend a maximum depth of 12 feet and the width would have to be within the building envelope for each unit (cannot be located within a easement without the easement owners consent). The catch basin behind lot 13544 may have to be moved to allow for a full morning/sunroom(s), decks and the like. The minimum ranch duplex unit size is 1,340 square feet while the minimum townhome unit size with a one car garage is 1,410 square feet and the minimum townhome unit size with a two car garage is 1,660 square feet. Furthermore, the subject condominium development would have a homeowner's association that would have a common maintenance plan for lawn, landscaping and snow removal, etc., within the development.
- **BUILDING DESIGN:** The ranch duplexes and the two-story townhomes shall achieve compliance with PUD building material requirements which requires some natural material, The ranch duplexes would have approximately 10% natural material with a limestone wainscoting and would be consistent with Enclaves at Addalee on Houk Road. The townhomes would have approximately 38% natural material with the one or two car garage option. The remainder of the building elevations would be various designs of vinyl siding. All the units would have minimum 8 inch overhangs and 4 inch window trim (or shutters) per Chapter 1171.08 fot he zoning code.
- **LANDSCAPING & SCREENING:** The applicant is proposing street trees along Boulder Drive and Lenell Loop and a 5 to 6-foot-high mound along the majority of the western property line adjacent to the City park. The developer indicated he would plant up to 25 trees on the proposed mound. The existing PUD and zoning code does not require any other landscaping. To the south is a railroad track and the existing tree line will be preserved as much as possible. To the east is a new single-family subdivision owned by the developer. All landscape plans would require review and approval by the Shade Tree Commission.
- **OPEN SPACE/PARKLAND:** There are six lots that are dedicated open space throughout the development with a dog park located in one of the of the common open spaces just west of Lenell Loop. The other open spaces are located where the overflow parking spaces are. Also, there is open space between Boulder Drive and the

retention pond. Staff would leave it to the owner and/or future residents if they want to program any of the open spaces. Therefore, the proposed development would achieve compliance with open space requirements of the approved PUD. Because the proposed development is adjacent to a community scale park, railroad track and single family homes, staff would recommend that fences that meet City requirements be permitted (the HOA could be more restrictive). The open space, reserves and any amenities shall be owned and maintained by the Homeowners Association.

- **TREE PRESERVATION:** There are some trees on the site but it is not appearant if any qualifying trees would be removed because of the development. However, if any trees are removed during construction they would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LIGHTING PLAN:** A lighting plan for the private street shall be submitted, reviewed and approved by the City.
- **SIGNAGE:** The developer is proposing an entrance ground sign to be located just east of the western most access point to the development. The sign shall achieve compliance with zoning code and the adopted Gateways and Corridor Plan and with the other stone monument signs in the area. A sign permit application that includes more specific sign size, construction material, etc., would need to be reviewed and approved by staff.
- **FIRE DEPARTMENT:** Because of the width of the private street, the Fire Department requires that there be no parking on either side of the street. Also, the development shall achieve compliance with all other fire department requirements.

STAFF RECOMMENDATION – (2021-0268 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by T&R Properties for a Final Development Plan for Boulder Reserve containing 90 single-family attached units on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Lenell Loop shall be a 24-foot-wide private street built to public street standards per the City Engineer with no parking permitted on the streets per the Fire Department.
3. An internal sidewalk shall be located on one side of Lenell Loop.
4. A bike path shall be extended through the two common open spaces (overflow parking area to the north and dog park to the south) on the west side of Lenell Loop to the City bike path just west of the development.
5. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan.
6. The single family attached units shall comply with PUD building material requirements and have minimum 8 inch overhangs and 4 inch window trim (or shutters) per Chapter 1171.08.
7. The minimum ranch duplex unit size shall be 1,340 square feet while the minimum townhome unit size with a one car garage shall be 1,410 square feet and the minimum townhome unit size with a two-car garage shall be 1,660 square feet.
8. A morning/sunroom, deck and the like shall be permitted and shall extend a maximum depth of 12 feet and the width shall be within the building envelope for all units
9. The morning/sunroom, deck and the like building envelope shall documented on the approved Final Development Plan and Final Subdivision Plat.
10. The mounding along western property shall include the installation of up to 25 trees and shall be the responsibility of the Homeowner's Association.
11. Individual building landscaping shall be required per Chapter 1171.08 Design Criteria and Performance Standards of the zoning code.
12. All landscaping plans shall be submitted, reviewed and approved by the Shade Tree Commission.

13. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
14. The open space within the development can be be programmed with amenities per the owner and/or future residents.
15. A lighting plan shall be submitted, reviewed and approved by the City.
16. A sign permit application for the proposed entrance ground sign shall be submitted, reviewed and approved by staff.
17. A tree preservation easement shall be established for the trees along the railroad tracks.
18. The development shall achieve compliance with all fire department requirements.

STAFF RECOMMENDATION – (2021- 0269 FINAL SUBDIVSION PLAT)
Staff recommends approval of a request by T&R Properties for a Final Subdivision Plat for Boulder Reserve containing 90 single-family lots on approximately 22.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Lenell Loop shall be a 24-foot-wide private street built to public street standards per the City Engineer with no parking permitted on the streets per the Fire Department.
3. An internal sidewalk shall be located on one side of Lenell Loop.
4. A bike path shall be extended through the two common open spaces (overflow parking area to the north and dog park to the south) on the west side of Lenell Loop to the City bike path just west of the development.
5. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan.
6. The single family attached units shall comply with PUD building material requirements and have minimum 8 inch overhangs and 4 inch window trim (or shutters) per Chapter 1171.08.
7. The minimum ranch duplex unit size shall be 1,340 square feet while the minimum townhome unit size with a one car garage shall be 1,410 square feet and the minimum townhome unit size with a two-car garage shall be 1,660 square feet.
8. A morning/sunroom, deck and the like shall be permitted and shall extend a maximum depth of 12 feet and the width shall be within the building envelope for all units
9. The morning/sunroom, deck and the like building envelope shall documented on the approved Final Development Plan and Final Subdivision Plat.
10. The mounding along western property shall include the installation of up to 25 trees and shall be the responsibility of the Homeowner's Association.
11. Individual building landscaping shall be required per Chapter 1171.08 Design Criteria and Performance Standards of the zoning code.
12. All landscaping plans shall be submitted, reviewed and approved by the Shade Tree Commission.
13. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations.
14. The open space within the development can be be programmed with amenities per the owner and/or future residents.
15. A lighting plan shall be submitted, reviewed and approved by the City.
16. A sign permit application for the proposed entrance ground sign shall be submitted, reviewed and approved by staff.
17. A tree preservation easement shall be established for the trees along the railroad tracks.

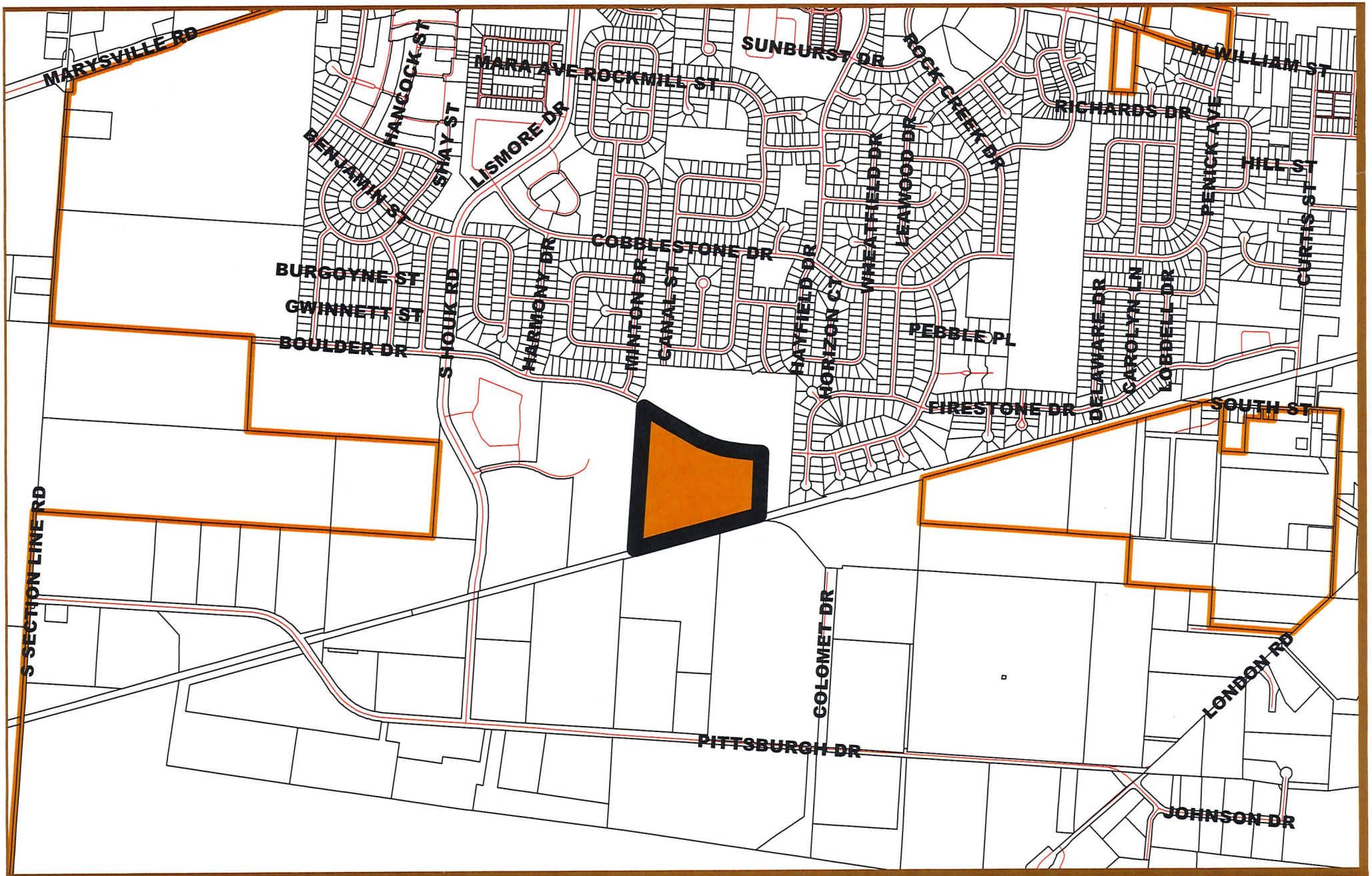
18. The development shall achieve compliance with all fire department requirements.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

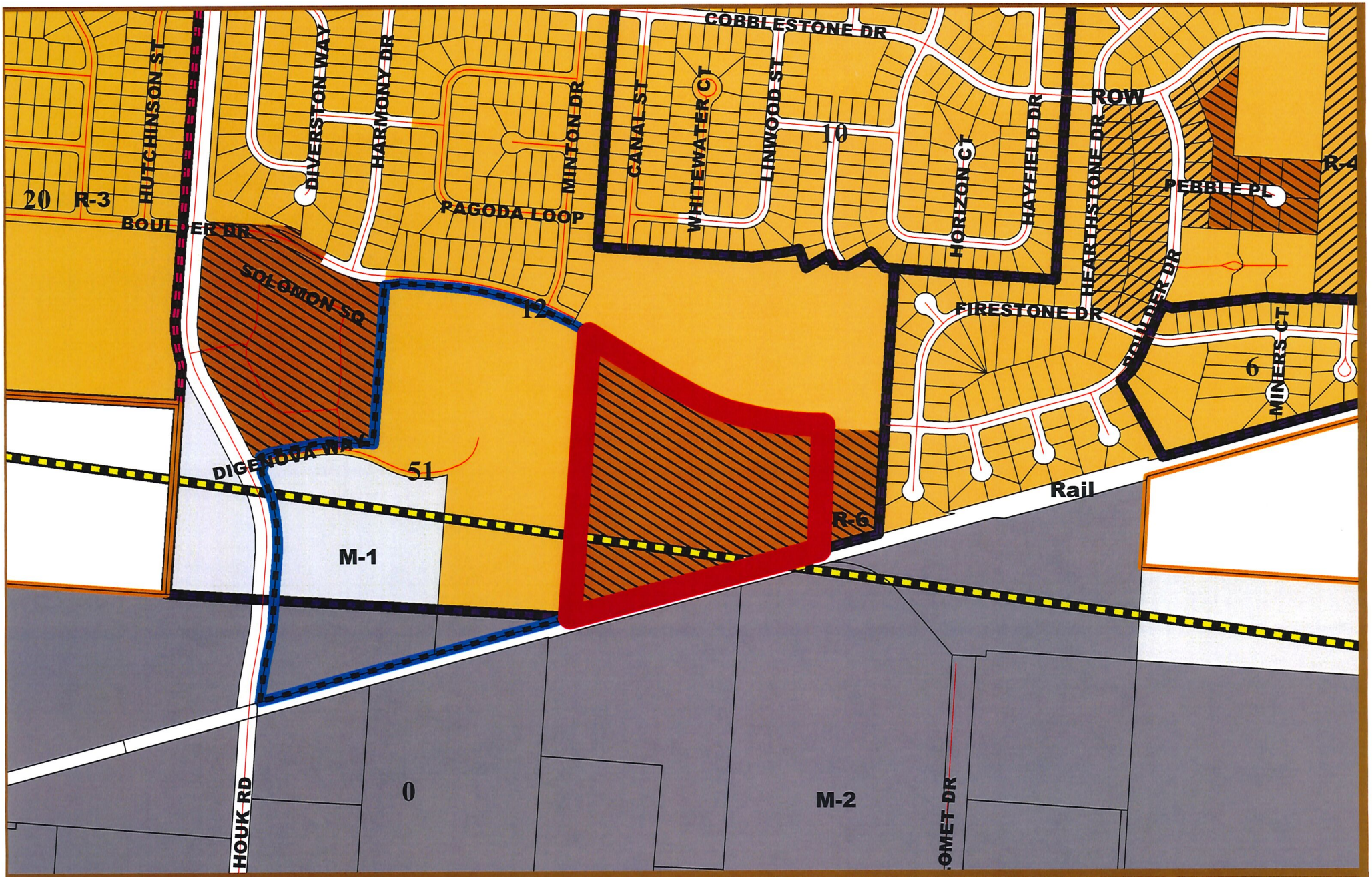
FILE:
ORIGINAL: 2/25/21
REVISED:



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DELAWARE
OHIO

2021-0268-0269
Final Development Plan and Final Subdivision Plat
Boulder Reserve - Boulder Drive
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0268-0269
Final Development Plan and Final Subdivision Plat
Boulder Reserve - Boulder Drive
Zoning Map

N



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CITY OF
DELAWARE
OHIO

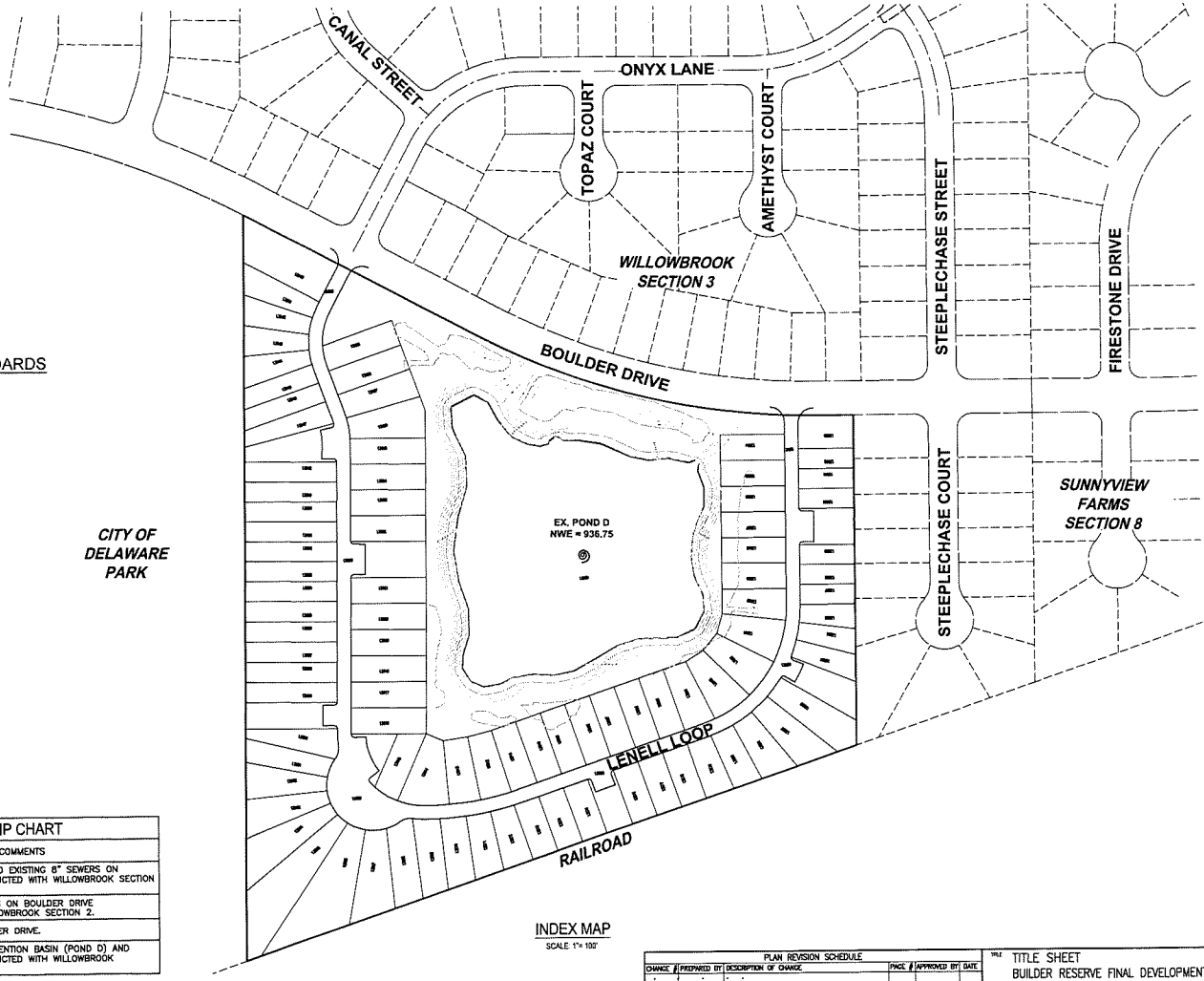
2021-0268-0269
Final Development Plan and Final Subdivision Plat
Boulder Reserve - Boulder Drive
Aerial (2019) Map

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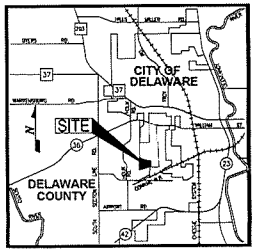
Boulder Reserve

Boulder Reserve is a beautiful, unique development set to be located directly off Boulder Dr, adjacent to Veterans Splash Park and City soccer fields. The community will include 90 homes, 54 ranches and 36 townhomes. These homes are all duplexes, and the site is such that all of these attached homes are located on a single road that loops around a lake with water fountain feature. The ranch duplexes will include a 2-car garage, and the townhome duplexes will include a 1 or 2 car garage. All homes are expected to be on slabs as to make the community more affordable. The ranch duplex product will be similar in style to the successful nearby development, the Enclave at Adalee. Depictions of what these ranch and townhome duplexes will look like are attached below. The community also includes a dog park, 2 mailbox centers, and additional parking spaces. We look forward to developing this gorgeous new community and satisfying the City of Delaware's needs with these "for sale" homes!

CITY OF DELAWARE, OHIO
BOULER RESERVE
FINAL DEVELOPMENT PLAN
2021



INDEX MAP
SCALE: 1"= 100'



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY		
DEVELOPMENT USE	NUMBER	ACREAGE
RIGHT-OF-WAY	-	-
RESERVES (LOTS 13630 & 13631)	2	9.63
PLATTED LOTS	90	11.81
TOTAL		21.44

PLATTED LOT DEVELOPMENT STANDARDS

MINIMUM LOT DIMENSIONS:	35' X 95' FOR TOWNHOMES 45'X100' FOR SINGLE-FAMILY
MINIMUM LOT AREA:	3,325 SF FOR TOWNHOMES 4,500 SF FOR SINGLE-FAMILY
MAXIMUM LOT COVERAGE:	40% FOR TOWNHOMES 40% FOR SINGLE-FAMILY

MAXIMUM BUILDING HEIGHT: 35 FT.

ZONING COMPLIANCE

THE PROPOSED DEVELOPMENT COMPLIES WITH ALL REQUIREMENTS OF THE APPROVED PUD ZONING TEXT. REZONING APPLICATION #PC09-24 & #PC09-25.

FLOOD DESIGNATION

THIS SITE LIES IN ZONE X OF FEMA FIRM PANEL 39041C0111K EFFECTIVE DATE APRIL 16, 2009.

INFRASTRUCTURE OWNERSHIP CHART			
INFRASTRUCTURE ITEM	PRIVATE	PUBLIC	COMMENTS
SANITARY SEWER		X	8" MAINS CONNECTING TO EXISTING 8" SEWERS ON BOULDER DRIVE CONSTRUCTED WITH WILLOWBROOK SECTION 2.
WATER		X	CONNECTED TO 8" MAINS ON BOULDER DRIVE CONSTRUCTED WITH WILLOWBROOK SECTION 2.
STREETS	X		CONNECTIONS TO BOULDER DRIVE.
STORM SEWERS	X		DRAINS TO EXISTING RETENTION BASIN (POND D) AND STORM SEWERS CONSTRUCTED WITH WILLOWBROOK SECTIONS 2 AND 3.

NOTE: THE CITY RESERVES THE RIGHT TO ENSURE ALL INFRASTRUCTURE IS PROPERLY CONSTRUCTED AND INSTALLED, REGARDLESS OF OWNERSHIP.

OWNER/DEVELOPER

MR. RON SABATINO
T&R PROPERTIES
3895 STONERIDGE LANE
DUBLIN, OH 43017
(614) 923-4000

SHEET INDEX

1 TITLE SHEET
2 SITE LAYOUT PLAN
3 SITE UTILITY PLAN
4 LIGHTING, LANDSCAPE & SIGNAGE PLAN

PLAN REVISION SCHEDULE					
CHANGE #	PREPARED BY	DESCRIPTION OF CHANGE	PAGE #	APPROVED BY	DATE
-	-	-			

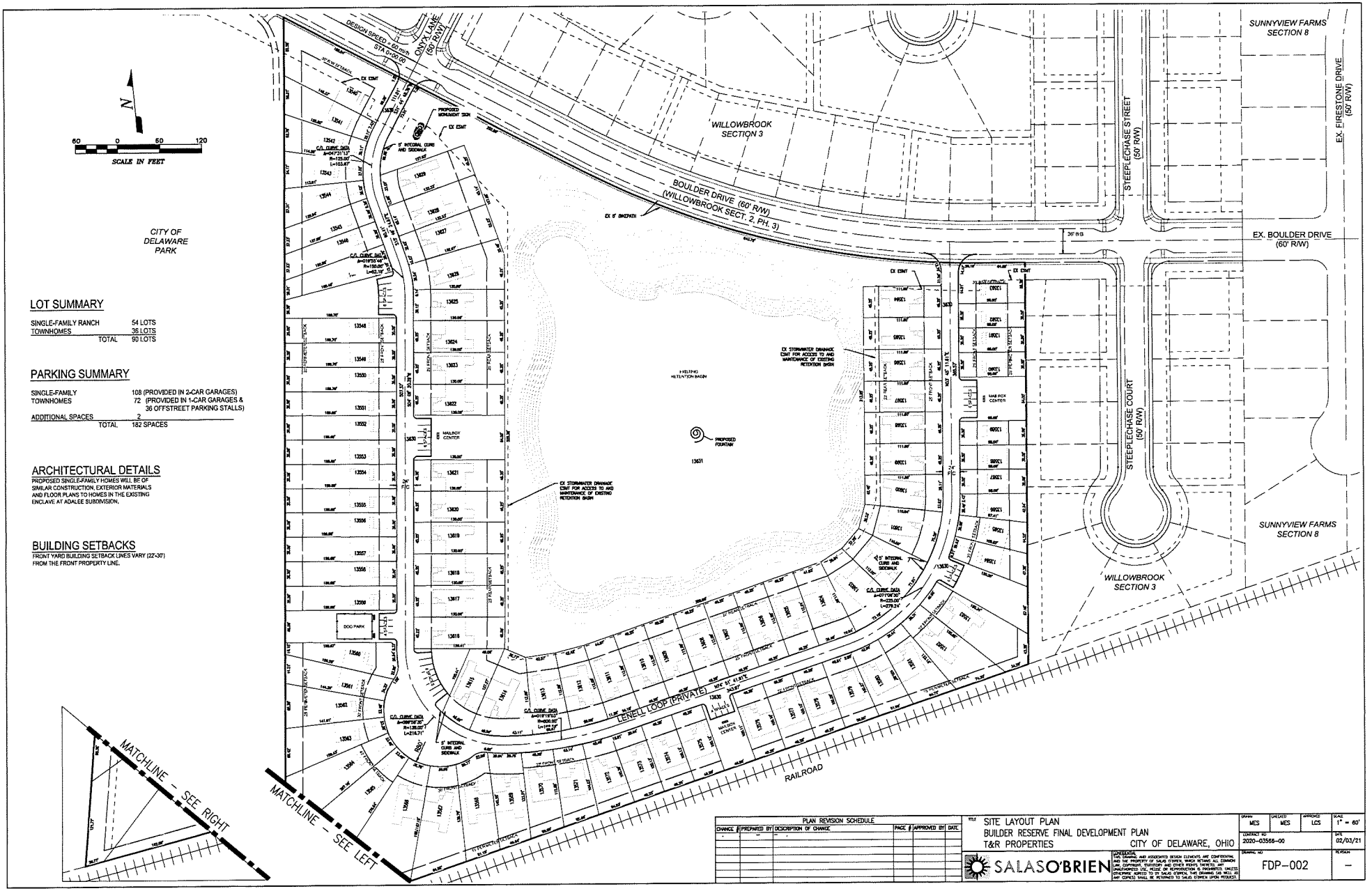
TITLE: TITLE SHEET
BUILDER RESERVE FINAL DEVELOPMENT PLAN
T&R PROPERTIES CITY OF DELAWARE, OHIO

SALASO'BRIEN

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DRAWN	CHECKED	APPROVED	SCALE
MES	MES	LCS	AS NOTED

CONTRACT NO: 2020-03568-00
DATE: 02/03/21
DRAWING NO: FDP-001
REVISION: -



LOT SUMMARY

SINGLE-FAMILY RANCH	54 LOTS
TOWNHOMES	36 LOTS
TOTAL	90 LOTS

PARKING SUMMARY

SINGLE-FAMILY	108 (PROVIDED IN 2-CAR GARAGES)
TOWNHOMES	72 (PROVIDED IN 1-CAR GARAGES & 36 OFFSTREET PARKING STALLS)
ADDITIONAL SPACES	2
TOTAL	182 SPACES

ARCHITECTURAL DETAILS

PROPOSED SINGLE-FAMILY HOMES WILL BE OF SIMILAR CONSTRUCTION, EXTERIOR MATERIALS AND FLOOR PLANS TO HOMES IN THE EXISTING ENCLAVE AT ADALEE SUBDIVISION.

BUILDING SETBACKS

FRONT YARD BUILDING SETBACK LINES VARY (22'-30') FROM THE FRONT PROPERTY LINE.

PLAN REVISION SCHEDULE

CHANGE #	PREPARED BY	DESCRIPTION OF CHANGE	PAGE #	APPROVED BY	DATE
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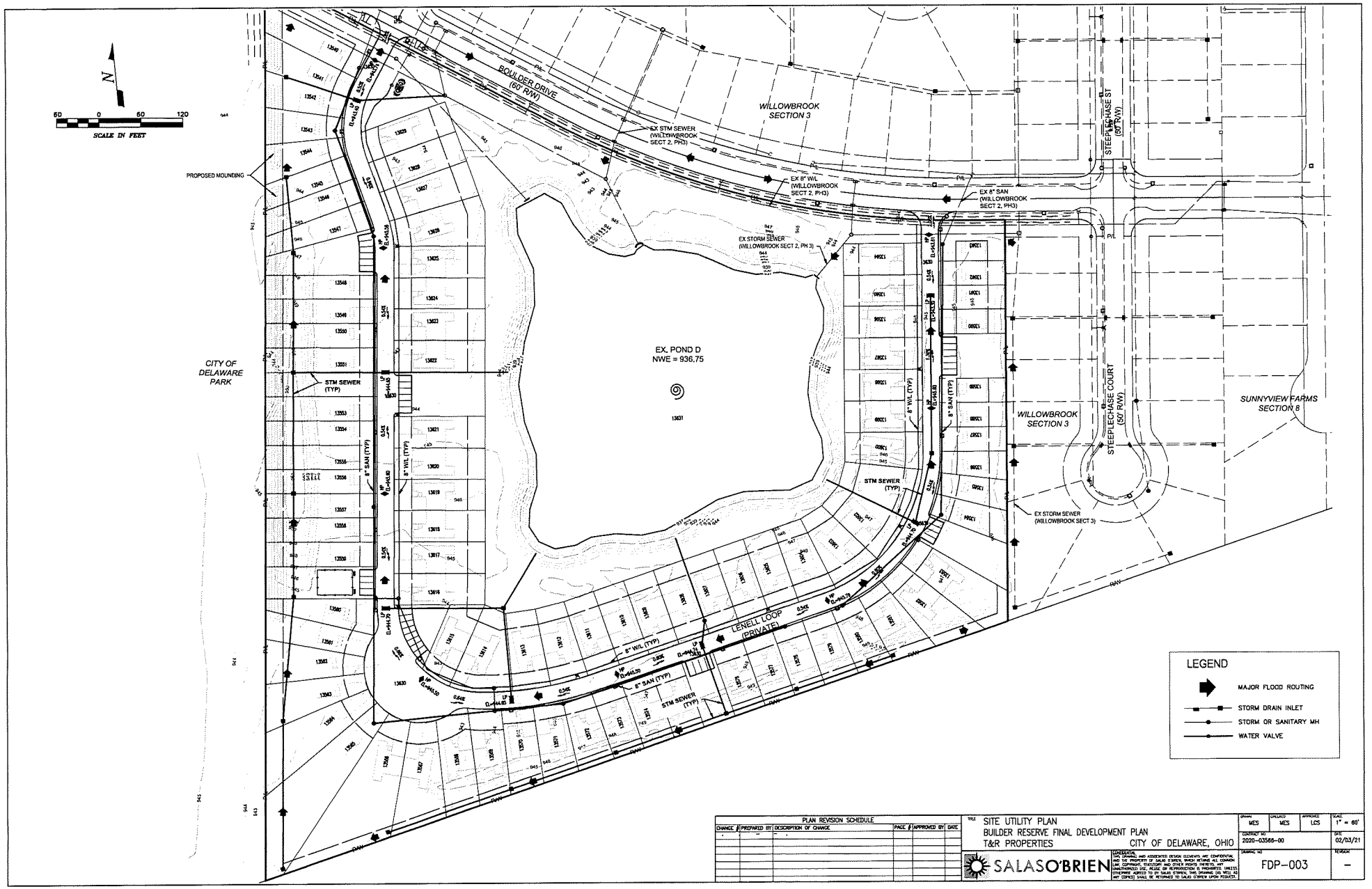
TITLE: SITE LAYOUT PLAN
BUILDER RESERVE FINAL DEVELOPMENT PLAN
T&R PROPERTIES CITY OF DELAWARE, OHIO

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DRAWN	CHECKED	APPROVED	SCALE
MES	MES	LCS	1" = 60'

PROJECT NO: 2020-03566-00
DRAWING NO: FDP-002
DATE: 02/03/21
REVISION: -



PLAN REVISION SCHEDULE					
CHANGE #	PREPARED BY	DESCRIPTION OF CHANGE	PAGE #	APPROVED BY	DATE

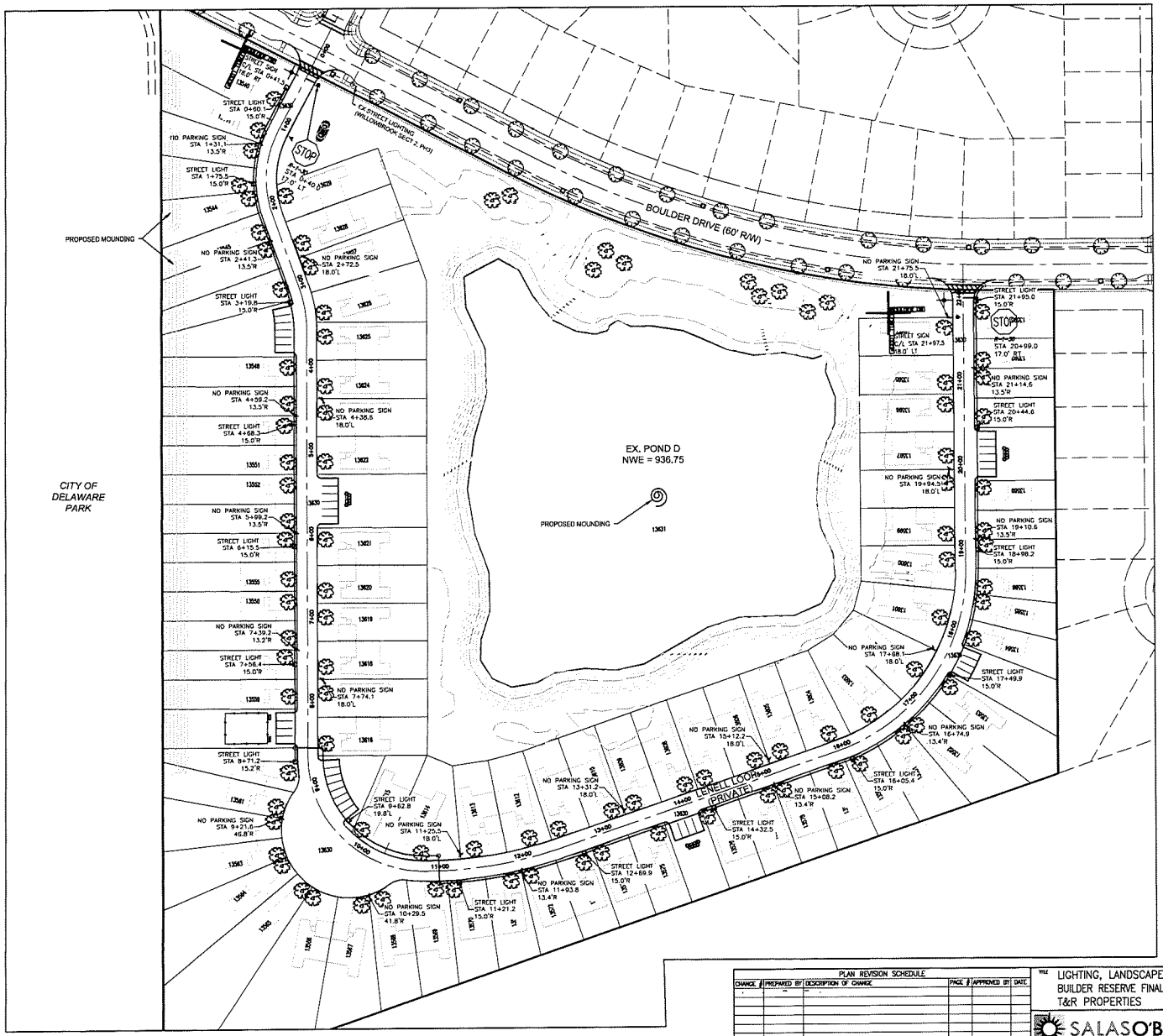
TITLE: SITE UTILITY PLAN
BUILDER RESERVE FINAL DEVELOPMENT PLAN
T&R PROPERTIES CITY OF DELAWARE, OHIO

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DRAWN	CHECKED	APPROVED	SCALE
MES	MES	LDS	1" = 60'

CONTRACT NO: 2020-03566-00
DATE: 02/03/21
DRAWING NO: FDP-003
REVISION: -



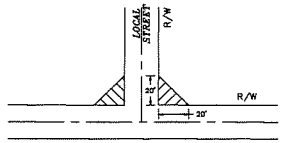
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60 0 60 120

SCALE IN FEET

LEGEND

- SIGNS
- STOP BAR
- CROSS WALK
- LIGHT POLE
- PULL BOX
- PROPOSED DECIDUOUS STREET TREE (1-3/4" MIN CALIPER AT TIME OF PLANTING)
- PROPOSED EVERGREEN TREE (1-3/4" MIN CALIPER AT TIME OF PLANTING)
- EXISTING DECIDUOUS STREET TREE



SIGHT DISTANCE TRIANGLE

NOT TO SCALE

NOTES: NO STREET TREES ARE TO BE PLANTED IN THE SIGHT TRIANGLE PER CITY OF DELAWARE ZONING CODE SECTION 1149.06.

NO STREET TREES ARE TO BE PLANTED WITHIN 10' OF FIRE HYDRANTS

STREET TREES ARE TO BE PLANTED PER RDWD-19.3, RDWD-33.1 AND RDWD-33.2

GENERAL NOTES:

1. ALL NURSERY STOCK SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS-ANSI Z60.1.
2. CONFIRM LOCATIONS OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO TREE INSTALLATION.
3. TREE LOCATIONS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY THE SHADE TREE COMMISSION PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
5. CONTRACTOR SHALL THOROUGHLY WATER ALL LANDSCAPE PLANT MATERIAL AND MULCHED AREA AT TIME OF PLANTING THROUGH THE PERIOD OF ADJUSTMENT.
6. CONTRACTOR TO SLIGHTLY ADJUST TREE LOCATIONS AS NECESSARY TO AVOID UTILITIES.
7. TREES SHALL BE SELECTED FROM REGIONAL NURSERY GROWERS.

STREET TREES:

STREET TREES ARE TO BE PLANTED IN ACCORDANCE OF CITY OF DELAWARE ZONING CODE CHAPTER 1166.

1. TREES SHALL BE LIMITED TO SPECIES CHARACTERIZED AS HARDY, LONG-LIVED SHADE TREES, AS DEFINED BY THE SHADE TREE COMMISSION.
2. ONE TREE SHALL BE PROVIDED FOR EVERY LOT.
3. EACH TREE AT THE TIME OF INSTALLATION SHALL HAVE A MINIMUM CALIPER OF 1.75 INCHES AND A CLEAR TRUNK HEIGHT OF AT LEAST SIX (6) FEET. (ORD 02-54 PASSED JUNE 10, 2002)
4. TREES SHALL BE PLANTED AN ADEQUATE DISTANCE FROM INTERSECTIONS SO THAT AT FULL MATURITY SUCH PLANTING SHALL COMPLY WITH SECTION 1149.06 TO ENSURE THE UNOBSTRUCTED VISIBILITY OF MOTORISTS AND PEDESTRIANS.

PLAN REVISION SCHEDULE					
CHANGE #	PREPARED BY	DESCRIPTION OF CHANGE	PAGE #	APPROVED BY	DATE

TITLE: LIGHTING, LANDSCAPE AND SIGNAGE PLAN
BUILDER RESERVE FINAL DEVELOPMENT PLAN
T&R PROPERTIES
CITY OF DELAWARE, OHIO

SALAS O'BRIEN

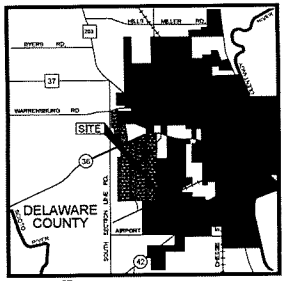
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DRAWN	CHECKED	APPROVED	SCALE
MES	MES	LCS	1" = 60'

CONTRACT NO: 2020-03566-00
DATE: 02/03/21
DRAWING NO: FDP-004
REVISION: -

BOUNDLER RESERVE

CITY OF DELAWARE, OHIO



VICINITY MAP
NOT TO SCALE

DESCRIPTION AND OWNER'S ACKNOWLEDGEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING A PART OF FARM LOT 12 IN QUARTER TOWNSHIP 2, TOWNSHIP 4 NORTH, RANGE 19 WEST OF THE UNITED STATES MILITARY LANDS, AND BEING 21.439 ACRES OUT OF AN ORIGINAL 117.407 ACRE TRACT CONVEYED TO MEDROCK LLC IN OFFICIAL RECORD 123, PAGE 1143, ALL RECORDS HEREIN ARE FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

MEDROCK LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS IT'S "BOULDER RESERVE", A SUBDIVISION OF 92 LOTS NUMBER 1 THROUGH 92, AND DOES HEREBY ACCEPT THIS PLAT THE SAME.

EASEMENTS ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "STORM SEWER EASEMENT", AND "WATERLINE EASEMENT" FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENETH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED AS "STORM SEWER EASEMENT", AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES, AND/OR OTHER STORM WATER FACILITIES, ANY ABOVE GRADE STRUCTURES WITHIN "STORM SEWER EASEMENT" SHALL DESIGNED TO MAINTAIN THE FLOW OF RUNOFF IN SAID EASEMENT.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA WITHIN THOSE TRACTS OF LAND OWNED BY MEDROCK LLC AND ARE DEDICATED FOR THE USES AND PURPOSED STATED IN THE PRECEEDING PARAGRAPH.

THE UNDERSIGED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND ZONING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

MY WITNESS WHEREOF P. RONALD SABATINO, MANAGING PARTNER OF MEDROCK LLC, AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS CONVEYANCE TO BE EXECUTED THIS ____ DAY OF _____, 2021.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

_____
(WITNESS)

PRINTED: _____

_____
(WITNESS)

PRINTED: _____

MEDROCK LLC, AN OHIO
LIMITED LIABILITY COMPANY

_____
P. RONALD SABATINO
MANAGING PARTNER

NOTARY FOR OWNER

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED P. RONALD SABATINO, FOR SAID MEDROCK LLC, AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID MEDROCK LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS ____ DAY OF _____, 2021.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. "STORM SEWER EASEMENT" IS AN EASEMENT THAT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATION AND MAINTAINING MAJOR STORM DRAINAGE SWALES, UNDERGROUND PRIVATED UTILITIES AND APPURTENANT WORKS IN ANY PART OF THE EASEMENT AREAS DESIGNATED AS "STORM SEWER EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR, AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSE. EXCEPTED AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF BOULDER RESERVE, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED IN "STORM SEWER EASEMENT" AREAS AS DELINEATED ON THIS PLAT.
3. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THE PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED MINIMUM FINISHED GRADE ELEVATIONS AND/OR LOT GRADING PLANS. SAID PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED A PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
4. ROOF DOWN SPOUTS, EASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS AND CATCH BASINS OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
5. BE ADVISED THAT A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THE SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
6. WHERE INDICATED, "SANITARY SEWWER EASEMENTS" ARE INTENDED SOLELY FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PRIVATE SANITARY SEWER AND SERVICE CONNECTIONS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
7. MAINTENANCE OF "STORM SEWER EASEMENT" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREIN, THEIR SUCCESSORS, OR ASSIGNS, AND IS THE BE TRANSFERRED WITH OWNERSHIP OF SAID LOT.
8. THERE SHALL BE NO CONVEYENCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAT.
9. THE CITY OF DELWARE, OHIO SHALL BE NOTIFIED THREE (3) DAYS BEFORE THE COMMENCEMENT OF CONSTRUCTION ON PUBLIC IMPROVEMENTS IN ORDER TO PROVIDE PROPER SUPERVISION AND INSPECTION.
10. THE SUBDIVISION PLAT DOES NOT SHOW ALL EASEMENTS OF RECORD THAT MAY AFFECT THE SHOWN LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
11. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
12. ALL IRON PIPES SET ARE 3/4" DIAMETER IRON PIPE BY 30" WITH PINS THAT READ "CW DESIGN GROUP, LLC".
13. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.
14. APPROVAL OF THIS PLAT BY THE CITY OF DELAWARE AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET "LENELL LOOP" SHOWN HEREON AND SAID PRIVATE STREET SHALL BE AND REMAIN A PRIVATE ACCESS WAY AND THE CITY OF DELWARE AND ANY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE, AND/OR USE OF THE PRIVATE STREETS. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.
15. MAINTENANCE OF ALL OPEN SPACE AND STREETS, THE STORM SEWER AND APPURTENANCES, THE SANITARY SEWER AND SERVICE CONNECTIONS, THE WATERLINES, VALVES, AND APPURTENANCES, AND SIDEWALK AND/OR PEDSTRIAN PATHWAYS IS THE RESPONSIBILITY OF THE OWNERS OF THE FEE SIMPLE LOTS WITHIN THIS SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION OF BOULDER RESERVE, IT'S SUCCESSORS OR ASSIGNS. THE CITY OF DELAWARE SHALL NOT MAINTAIN ANY IMPROVEMENTS, INCLUDING STORM SEWER, SANITARY SEWER, OR WATERLINES WITHIN THE PRIVATE SUBDVISION.

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 39041C0211K, WITH AN EFFECTIVE DATE OF APRIL 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE NORTH LINE OF THE NEW YORK CENTRAL LINES RAILROAD WITH THE MONUMENTED BEARING OF SOUTH 74°51'08" WEST IS THE BASIS OF BEARINGS.

ACREAGE BREAKDOWN

BUILDABLE LOTS (LOTS 1-90)	=	11.809 ACRES
PRIVATE R/W (LOT 91)	=	2.408 ACRES
OPEN SPACE (LOT 92)	=	7.222 ACRES
TOTAL ACREAGE	=	21.439 ACRES

ZONING/ SETBACKS / MINIMUM FLOOR AREAS

ZONING: PUD

FRONT YARD SETBACKS = VARIES 22' TO 42'
SIDE YARD SETBACKS = 0'
REAR YARD SETBACKS = VARIES 15' TO 25'
(ZONING SETBACKS ARE NOT CONSIDERED A SUBDIVISION PLAT RESTRICTION. SETBACKS SHOWN ARE THOSE IN EFFECT AT THE TIME OF APPROVAL OF THE FINAL PLAT)

OWNER/DEVELOPER

MEDROCK LLC
3895 STONERIDGE LANE
DUBLIN, OHIO 43017
(614) 923-4000

BOULDER RESERVE

PC CASE NO. _____ APPROVED BY THE PLANNING COMMISSION ON _____

APPROVED AND ACCEPTED THIS ____ DAY _____, 2021, BY ORDINANCE NO. _____ WHEREIN ALL EASEMENTS SHOWN DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE CITY COUNCIL FOR THE CITY OF DELAWARE, OHIO.

APPROVED THIS ____ DAY OF _____, 2021.
ELAINE McCLOSKEY
CITY CLERK
DELAWARE, OHIO

APPROVED THIS ____ DAY OF _____, 2021.
R. THOMAS HOMAN
CITY MANAGER
DELAWARE, OHIO

APPROVED THIS ____ DAY OF _____, 2021.
DAVID M. EFLAND
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR.
DELAWARE, OHIO

APPROVED THIS ____ DAY OF _____, 2021.
WILLIAM F. FERRIGNO, P.E.
PUBLIC WORKS DIRECTOR / CITY ENGINEER.
DELAWARE, OHIO

APPROVED THIS ____ DAY OF _____, 2021.
BLAKE JORDAN, P.E.
DIRECTOR OF PUBLIC WORKS,
DELAWARE, OHIO

TRANSFERRED THIS ____ DAY OF _____, 2021.
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2021 AT ____:____ PM.

FEE _____ FILED NO. _____
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS ____ DAY OF _____, 2021 PLAT CABINET _____, SLIDES _____

CERTIFICATION

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS MADE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

CW DESIGN GROUP, LLC

PRELIMINARY - 02/03/2021

CHARLES A. WAGNER, P.S.
PROFESSIONAL SURVEYOR NO. 8091

CW Design Group
ENGINEERS | SURVEYORS
PHONE: 614-846-9279
972 Linkfield Drive
Worthington, Ohio 43085

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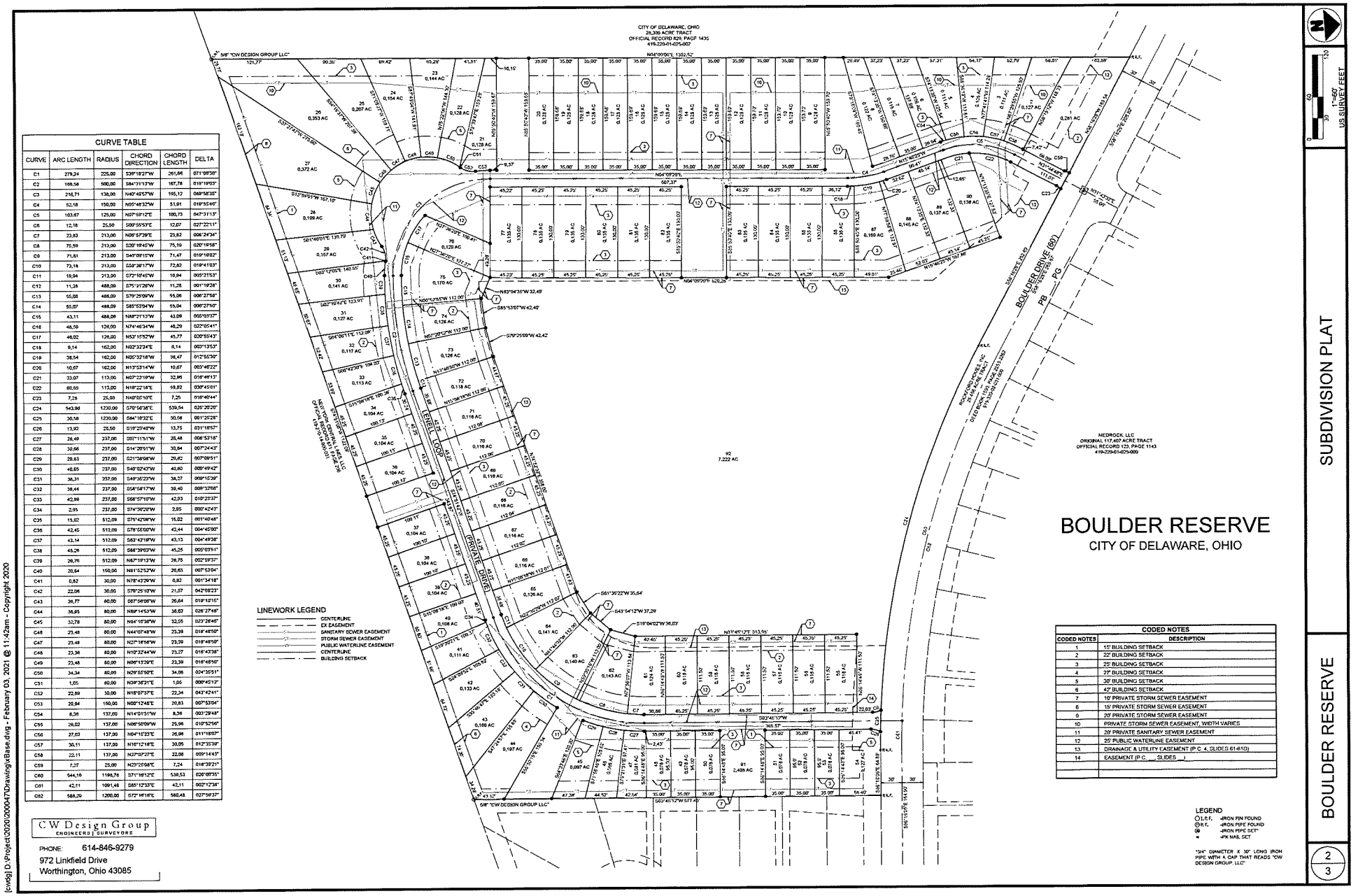
0 50 100 200
1"=100'
US SURVEY FEET

SUBDIVISION PLAT

BOULDER RESERVE

1
3

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CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	279.24	225.00	S39°18'27"W	261.66	071°08'30"
C2	188.58	600.00	S84°31'13"W	187.78	018°00'03"
C3	216.71	138.00	N40°49'57"W	195.12	089°58'35"
C4	82.18	150.00	N55°46'32"W	81.91	031°23'46"
C5	103.67	125.00	N37°59'12"E	100.73	047°31'13"
C6	12.18	25.50	S09°55'53"E	12.07	027°22'11"
C7	23.83	213.00	N06°57'29"E	23.82	006°24'34"
C8	75.59	213.00	S20°19'45"W	75.19	020°19'58"
C9	71.81	213.00	S40°09'15"W	71.47	019°18'02"
C10	73.16	213.00	S59°36'17"W	72.82	019°41'03"
C11	19.94	213.00	S72°10'45"W	19.94	005°21'53"
C12	11.28	488.00	S75°31'26"W	11.28	001°19'28"
C13	55.08	488.00	S79°25'09"W	55.08	006°27'56"
C14	55.07	488.00	S85°53'04"W	55.04	006°27'50"
C15	43.11	488.00	N88°21'13"W	43.09	005°03'37"
C16	48.58	126.00	N74°46'34"W	48.29	022°05'41"
C17	46.02	126.00	N53°15'52"W	45.77	020°55'43"
C18	9.14	162.00	N02°32'34"E	9.14	003°13'53"
C19	36.54	162.00	N09°03'18"W	36.47	012°55'30"
C20	10.67	162.00	N13°53'14"W	10.67	003°46'22"
C21	33.07	113.00	N07°23'19"W	32.96	016°46'13"
C22	60.65	113.00	N18°22'18"E	59.92	030°45'01"
C23	7.25	25.00	N40°05'10"E	7.25	016°36'44"
C24	543.98	1230.00	S70°56'36"E	539.54	025°20'20"
C25	30.58	1230.00	S84°18'32"E	30.58	001°25'28"
C26	13.92	25.50	S18°23'48"W	13.75	031°16'57"
C27	28.49	237.00	S07°11'51"W	28.48	006°53'16"
C28	30.66	237.00	S14°20'51"W	30.64	007°24'43"
C29	29.63	237.00	S21°38'08"W	29.62	007°09'51"
C30	40.65	237.00	S40°02'43"W	40.60	009°49'42"
C31	38.31	237.00	S49°36'23"W	38.27	009°15'39"
C32	39.44	237.00	S58°56'57"W	39.40	009°32'08"
C33	42.98	237.00	S68°57'10"W	42.93	010°23'37"
C34	2.95	237.00	S74°30'20"W	2.95	000°42'43"
C35	15.02	512.09	S75°42'09"W	15.02	001°40'48"
C36	42.45	512.09	S78°55'00"W	42.44	004°45'00"
C37	43.14	512.09	S83°42'19"W	43.13	004°49'38"
C38	45.26	512.09	S88°39'03"W	45.25	005°03'51"
C39	26.76	512.09	N87°10'13"W	26.75	002°59'37"
C40	20.64	150.00	N81°52'52"W	20.63	007°53'04"
C41	0.82	30.00	N78°43'29"W	0.82	001°34'18"
C42	22.06	30.00	S76°25'10"W	21.57	042°08'23"
C43	36.77	60.00	S67°59'08"W	36.64	019°10'15"
C44	36.85	80.00	N69°14'53"W	36.62	026°23'48"
C45	32.78	80.00	N64°16'36"W	32.55	023°28'46"
C46	23.48	80.00	N44°07'48"W	23.39	016°48'50"
C47	23.48	80.00	N27°18'58"W	23.39	016°48'50"
C48	23.36	80.00	N10°32'44"W	23.27	016°43'38"
C49	23.48	80.00	N06°13'29"E	23.39	016°48'50"
C50	34.34	80.00	N29°55'50"E	34.08	024°35'51"
C51	1.05	60.00	N39°36'21"E	1.05	000°45'12"
C52	22.89	30.00	N18°07'37"E	22.34	043°42'41"
C53	20.64	150.00	N09°12'48"E	20.63	007°53'04"
C54	8.36	137.00	N14°01'31"W	8.36	003°29'48"
C55	28.02	137.00	N06°50'09"W	25.96	010°52'56"
C56	27.02	137.00	N04°15'23"E	26.98	011°18'07"
C57	30.11	137.00	N16°12'18"E	30.05	012°35'36"
C58	22.11	137.00	N27°07'27"E	22.08	009°14'43"
C59	7.27	25.00	N23°26'08"E	7.24	016°39'21"
C60	544.10	1196.76	S71°16'12"E	539.53	026°03'35"
C61	42.11	1091.48	S65°12'33"E	42.11	002°12'36"
C62	588.20	1200.00	S72°16'16"E	582.48	027°59'37"

CODED NOTES	
CODED NOTES	DESCRIPTION
1	15' BUILDING SETBACK
2	20' BUILDING SETBACK
3	25' BUILDING SETBACK
4	27' BUILDING SETBACK
5	30' BUILDING SETBACK
6	42' BUILDING SETBACK
7	10' PRIVATE STORM SEWER EASEMENT
8	15' PRIVATE STORM SEWER EASEMENT
9	20' PRIVATE STORM SEWER EASEMENT
10	PRIVATE STORM SEWER EASEMENT, WIDTH VARIES
11	20' PRIVATE SANITARY SEWER EASEMENT
12	20' PUBLIC WATERLINE EASEMENT
13	DRAINAGE & UTILITY EASEMENT (P.C. 4, SLIDES 61-61D)
14	EASEMENT (P.C. ___, SLIDES ___)

CW Design Group
ENGINEERS | SURVEYORS
PHONE: 614-846-9279
972 Linkfield Drive
Worthington, Ohio 43085

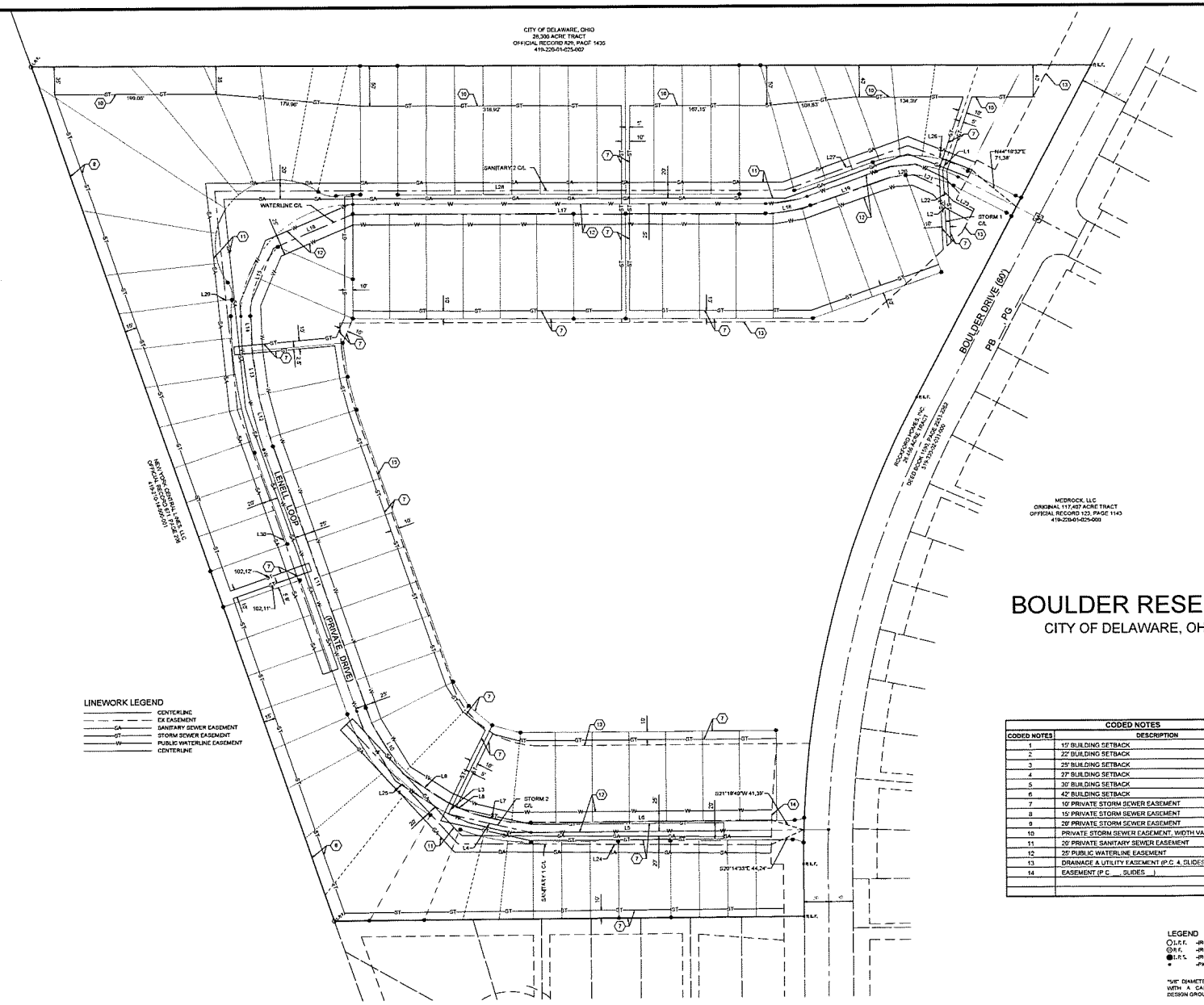
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BOULDER RESERVE

CITY OF DELAWARE, OHIO

SUBDIVISION PLAT

BOULDER RESERVE



ALIGNMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L1	12.00'	S67°29'55"E
L2	83.65'	S88°52'23"E
L3	12.27'	S58°36'16"E
L4	104.13'	N16°58'42"E
L5	237.00'	N03°45'12"E
L6	320.00'	S03°45'12"W
L7	49.32'	S17°42'53"W
L8	34.81'	S28°53'53"W
L9	63.79'	S36°50'01"W
L10	73.90'	S62°55'30"W
L11	375.12'	S74°51'42"W
L12	56.28'	S79°06'51"W
L13	53.67'	S86°39'28"W
L14	58.88'	N88°26'44"W
L15	74.11'	N83°19'36"W
L16	104.90'	N18°57'36"W
L17	517.29'	N04°09'20"E
L18	37.38'	N05°17'37"W
L19	116.93'	N15°46'25"W
L20	27.55'	N00°28'33"W
L21	53.92'	N29°13'35"E
L22	24.52'	N51°43'35"E
L23	27.99'	N31°43'52"E
L24	384.82'	S04°30'53"W
L25	201.52'	S51°23'56"W
L26	84.23'	S25°10'42"W
L27	161.25'	S15°46'25"E
L28	700.61'	S04°09'20"W
L29	271.72'	N88°19'28"E
L30	345.00'	N74°51'42"E

CODED NOTES	
CODED NOTES	DESCRIPTION
1	15' BUILDING SETBACK
2	22' BUILDING SETBACK
3	25' BUILDING SETBACK
4	27' BUILDING SETBACK
5	30' BUILDING SETBACK
6	42' BUILDING SETBACK
7	10' PRIVATE STORM SEWER EASEMENT
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9	20' PRIVATE STORM SEWER EASEMENT
10	PRIVATE STORM SEWER EASEMENT, WIDTH VARIES
11	20' PRIVATE SANITARY SEWER EASEMENT
12	20' PUBLIC WATERLINE EASEMENT
13	DRAINAGE & UTILITY EASEMENT (P.C. 4, SLIDES 61-61D)
14	EASEMENT (P.C. ___ SLIDES ___)

LEGEND
- I.R.F. - IRON PIN FOUND
- I.P.F. - IRON PIPE FOUND
- I.R.S. - IRON PIN SET*
- PK NAIL SET

*5/8" DIAMETER X 30" LONG REBAR WITH A CAP THAT READS "CW DESIGN GROUP LLC"

BOULDER RESERVE
CITY OF DELAWARE, OHIO

CW Design Group
ENGINEERS | SURVEYORS
PHONE 614-846-9279
972 Linkfield Drive
Worthington, Ohio 43085

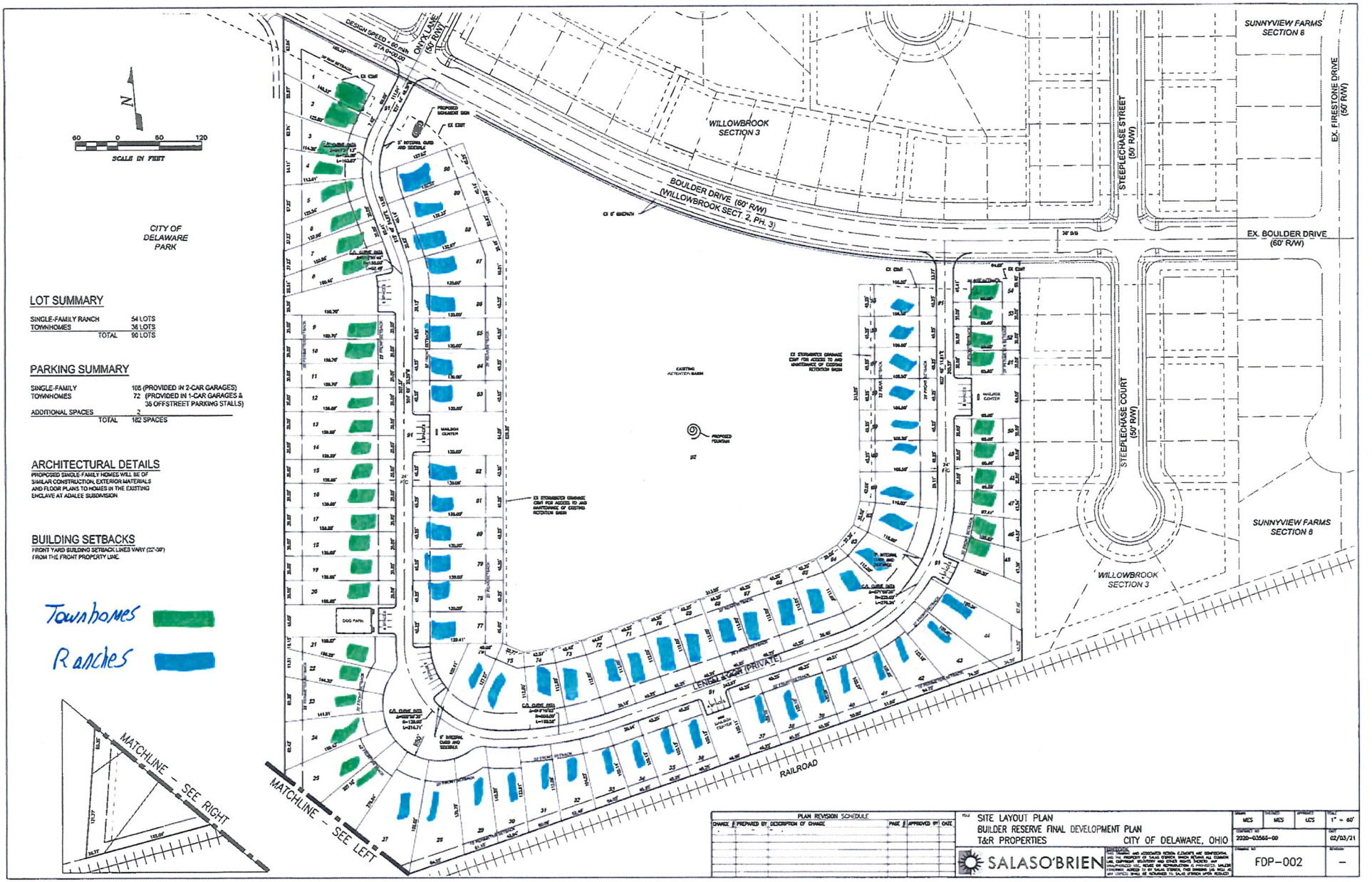
1"=60'
US SURVEY FEET

SUBDIVISION EASEMENTS

BOULDER RESERVE

3
3

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N
60 0 60 120
SCALE IN FEET
CITY OF DELAWARE PARK
LOT SUMMARY
SINGLE-FAMILY RANCH 54 LOTS
TOWNHOMES 36 LOTS
TOTAL 90 LOTS
PARKING SUMMARY
SINGLE-FAMILY 108 (PROVIDED IN 2-CAR GARAGES)
TOWNHOMES 72 (PROVIDED IN 1-CAR GARAGES & 36 OFFSTREET PARKING STALLS)
ADDITIONAL SPACES 2
TOTAL 182 SPACES
ARCHITECTURAL DETAILS
PROPOSED SINGLE-FAMILY HOMES WILL BE OF SIMILAR CONSTRUCTION, EXTERIOR MATERIALS AND FLOOR PLANS TO HOMES IN THE EXISTING ENCLAVE AT ADALEE SUBDIVISION
BUILDING SETBACKS
FRONT YARD BUILDING SETBACK LINES VARY (22'-39') FROM THE FRONT PROPERTY LINE
Townhomes
Ranches
MATCHLINE - SEE RIGHT
MATCHLINE - SEE LEFT
ONYX LANE (50' R/W)
WILLOWBROOK SECTION 3
BOULDER DRIVE (60' R/W) (WILLOWBROOK SECT. 2, PH. 3)
SUNNYVIEW FARMS SECTION 8
STEEPLECHASE STREET (50' R/W)
EX. FIRESTONE DRIVE (60' R/W)
EX. BOULDER DRIVE (60' R/W)
STEEPLECHASE COURT (50' R/W)
LENNEL MANOR (PRIVATE)
RAILROAD
EXISTING RETENTION BASIN
PROPOSED FOUNTAIN
DOG PARK
PROPOSED MONUMENT SIGN
EX. ENTRANCE
5' INTEGRAL CURB AND SIDEWALK
24' PAVEMENT
30' R/W
EX. STORMWATER DRAINAGE EASEMENT FOR ACCESS TO AND MAINTENANCE OF EXISTING RETENTION BASIN
PLAN REVISION SCHEDULE
CHANGE # | PREPARED BY: | DESCRIPTION OF CHANGE | PAGE # | APPROVED BY: | DATE
SITE LAYOUT PLAN
BUILDER RESERVE FINAL DEVELOPMENT PLAN
T&R PROPERTIES
CITY OF DELAWARE, OHIO
SALASO'BRIEN
DRAWN MES
CHECKED MES
APPROVED CCS
SCALE 1" = 60'
CONTRACT NO. 2020-03565-00
DATE 02/03/21
DRAWING NO. FDP-002
REVISION -





A Front Elevation
3/16" = 1'-0"



A Front Elevation
3/16" = 1'-0"





Two-Car Garage Version of Townhome is Still in Design*

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0275-0276
REQUEST: Multiple Requests
PROJECT: Communities at Glenross – Section 17
MEETING DATE: March 3, 2021

APPLICANT/OWNER
Pulte Homes
475 Metro Place South Suite 200
Dublin, Ohio 43017

REQUEST
2021-0275: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Sunstone Lane and Cambrie Drive.
2021-0276: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Sunstone Lane and Cambrie Drive.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Cheshire Road east of Winterbourne Drive and just west of the railroad tracks. The subject site is zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District). The properties to the north, south, and west are zoned R-2 PMU while the property to the east across the railroad tracks is the township.

BACKGROUND
This project has an extensive zoning history that dates back to 2006, but the most recent significant action that pertains to the development south of Cheshire Road occurred in August 2016. At that time, City Council approved an amendment to the Zoning and Development Text, an amendment to the Preliminary Development Plan, and an amendment to the Preliminary Subdivision Plat for the Communities at Glenross for 487 single family lots on approximately 210.7 acres (sections 11-22). The Final Development Plan and Final Subdivision Plat for Sections 11 and 12 were approved in 2017. The Final Development Plan and Final Subdivision Plat for Section 15 was approved in 2018, Section 13 was approved in 2019, and Section 16 was approved in 2020.

Now the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 17 which consists of 27 single-family lots on 8.321 acres. The Final Development Plan and Final Subdivision Plat for Section 17 has been submitted alongside the Final Development Plan and Final Subdivision Plat for Section 19 and together these two sections will complete a loop alongside Section 16.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for the subject site is R-2 PMU which has a specific development plan and text for the subject development. From a procedural perspective, Final Development Plans and Final Subdivision Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The development text sets forth development standards for the residential development which has specific development text for the entire development pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, architectural elevations, etc. Section 17 is in Sub-Area IB of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The development plan and text is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. Currently, stormwater and transportation improvements for Section 16 Part 2 have not yet been completed and shall be constructed prior to Section 17. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development.

- **ROADS AND ACCESS:** Section 17 is located south of Cheshire Road and would be accessed from Winterbourne Drive which is the main north/south spine road for Sections 11-22 located south of Cheshire Road. There are five different access points to Section 17 which connect to Sections 16, 18, and 19. Cambridge Drive will extend north and south through Section 17 and Sunstone Lane extends east to west and connects to Bluestone Lane in Section 19 to create a loop alongside Section 16. All the streets are public and would have sidewalks on both sides of the street. In addition, there shall be no street parking near intersections or along the curved roads in this section.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan identifies a bike path along Winterbourne Drive through the subject section that would connect into the City network per the approved Preliminary Development Plan. In addition, there would be sidewalks on both sides of the public streets.
- **LOT LAYOUT & SIZE:** Per the approved development text, the subject lots in Section 17 would be a minimum lot area of 8,450 square feet with minimum 65 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yard setback would be 30 feet (decks and patios may encroach into the setback, but not closer than 15 feet from the lot line), and the side yard setback would be 20% of the lot width (not less than 6 feet) with a minimum house size of 1,600 square feet for a single story house and 1,800 square feet for a two-story house. Also, all the corner lots achieve compliance with the oversized corner lot requirements in the zoning code. An approximate 3.77-acre reserve area buffers the subject section from Winterbourne Drive that contains mounding, landscaping, and a bike path.
- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are based on the housing options in each Section and Sub-Area per the approved development text. The single-family lots in Sections 17 would require the following design requirements: 1.) At least 40% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick or stone. 2.) All vinyl siding shall have a minimum thickness of 0.044 mils; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.
- **LANDSCAPING:** A street tree plan has been submitted and shall be required to be approved by Shade Tree Commission prior to installation.
- **OPEN SPACE/PARKLAND:** The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in several reserve areas south of Cheshire Road. While this section will not contain any of this open space, the adjacent Section 16 contains approximately 3.77 acres of open space in the reserve area located along Winterbourne Drive as well as approximately 0.86 acres of active open space (tot lot).
- **TREE PRESERVATION:** There do not appear to be any qualifying trees (6 inches in caliper or larger) that would be removed in Section 17 but if any are removed during the construction, the developer would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City that achieves compliance with the zoning code.

STAFF RECOMMENDATION – (2021-0275 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes for a Final Development Plan for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Sunstone Lane and Cambrie Drive, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Per the City Engineer, Section 16 Part 2 shall be constructed prior to Section 17 otherwise pre-construction for Section 17 shall not be approved.

3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. A street tree plan shall be approved by the Shade Tree Commission.
7. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
8. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

STAFF RECOMMENDATION – (2021-0276 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Sunstone Lane and Cambrie Drive, with the following conditions that:

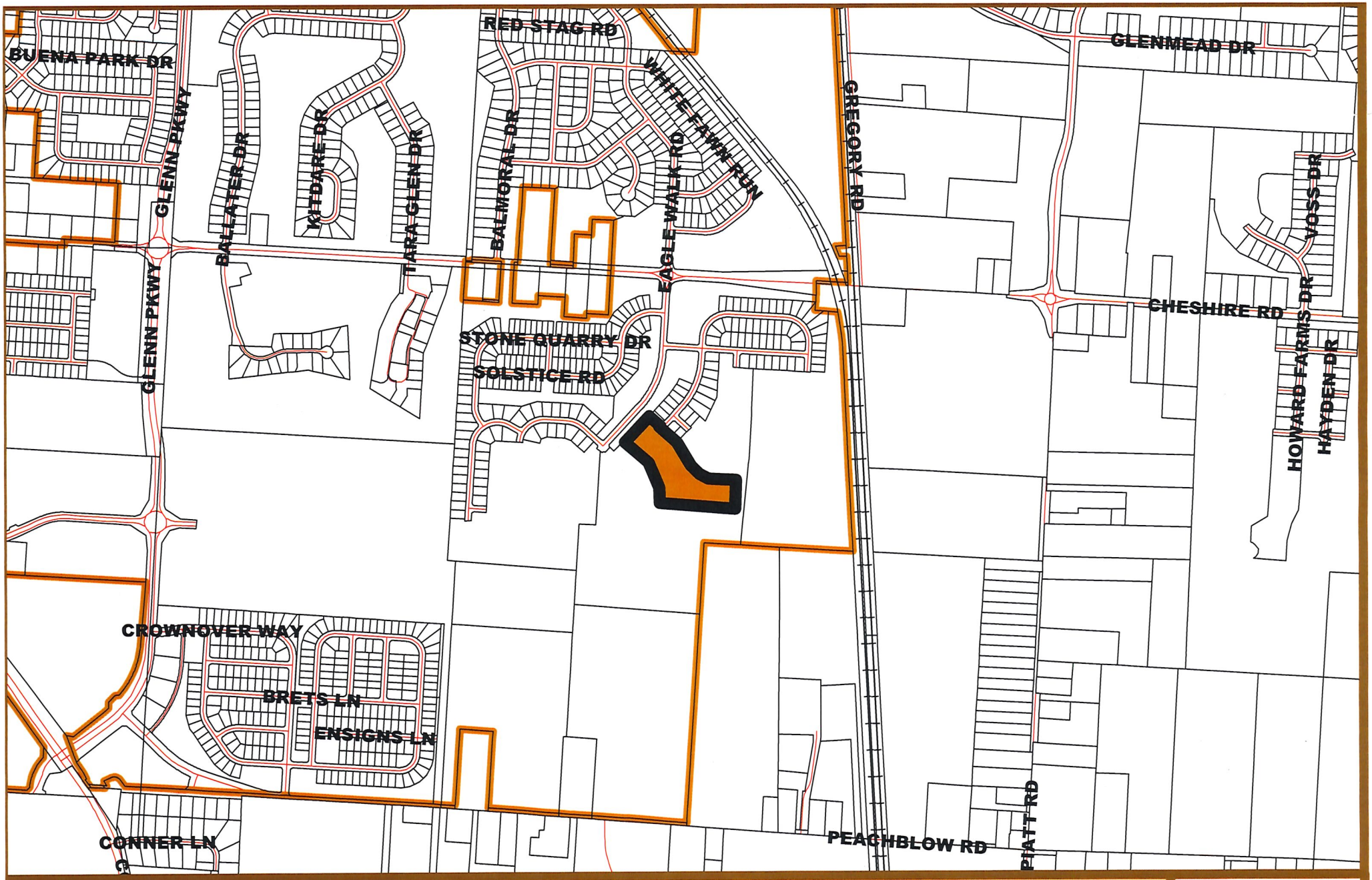
1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Per the City Engineer, Section 16 Part 2 shall be constructed prior to Section 17 otherwise pre-construction for Section 17 shall not be approved.
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. A street tree plan shall be approved by the Shade Tree Commission.
7. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
8. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

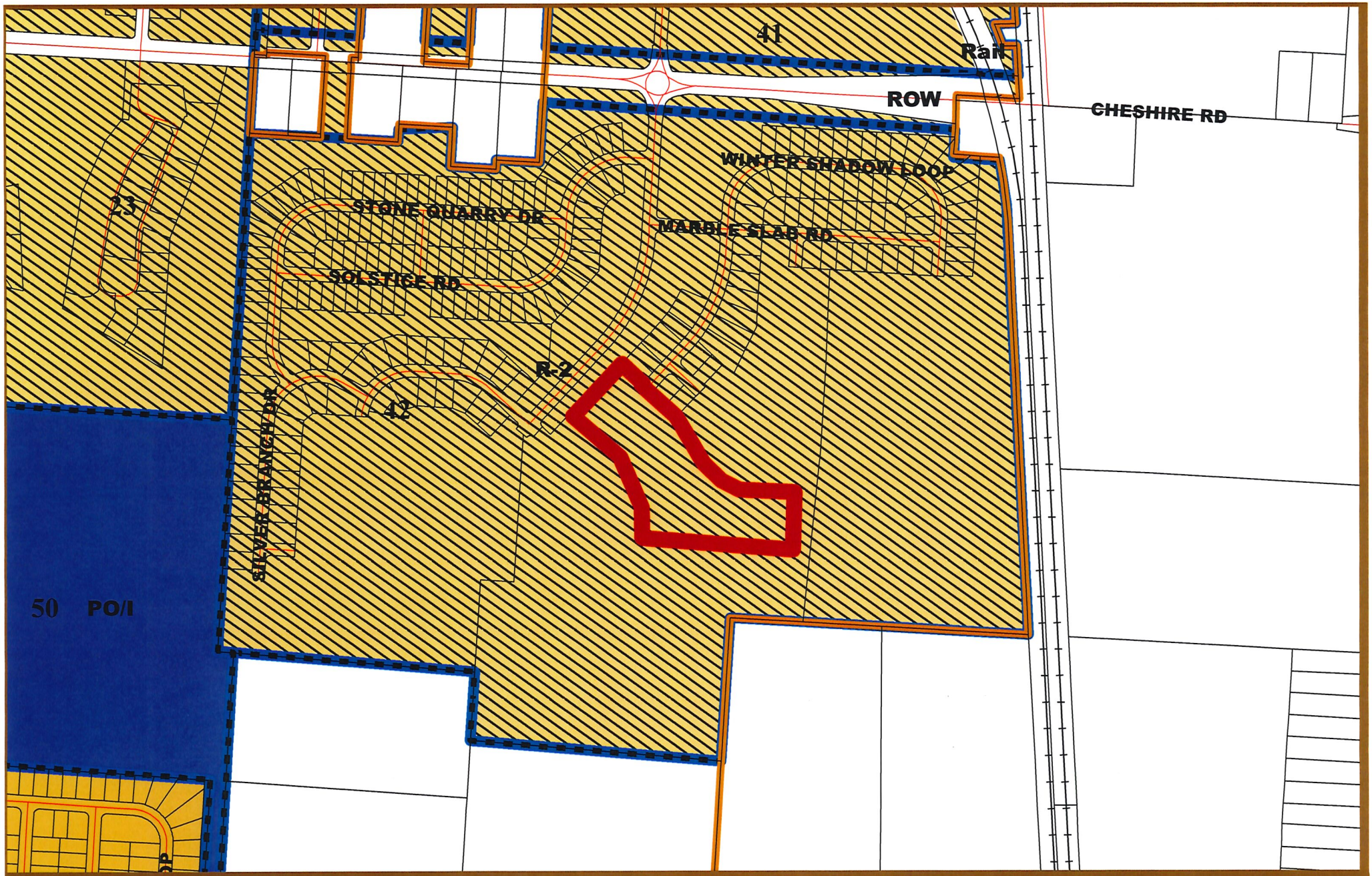
FILE:
ORIGINAL: **02/23/21**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-0275-0276
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 17
Location Map

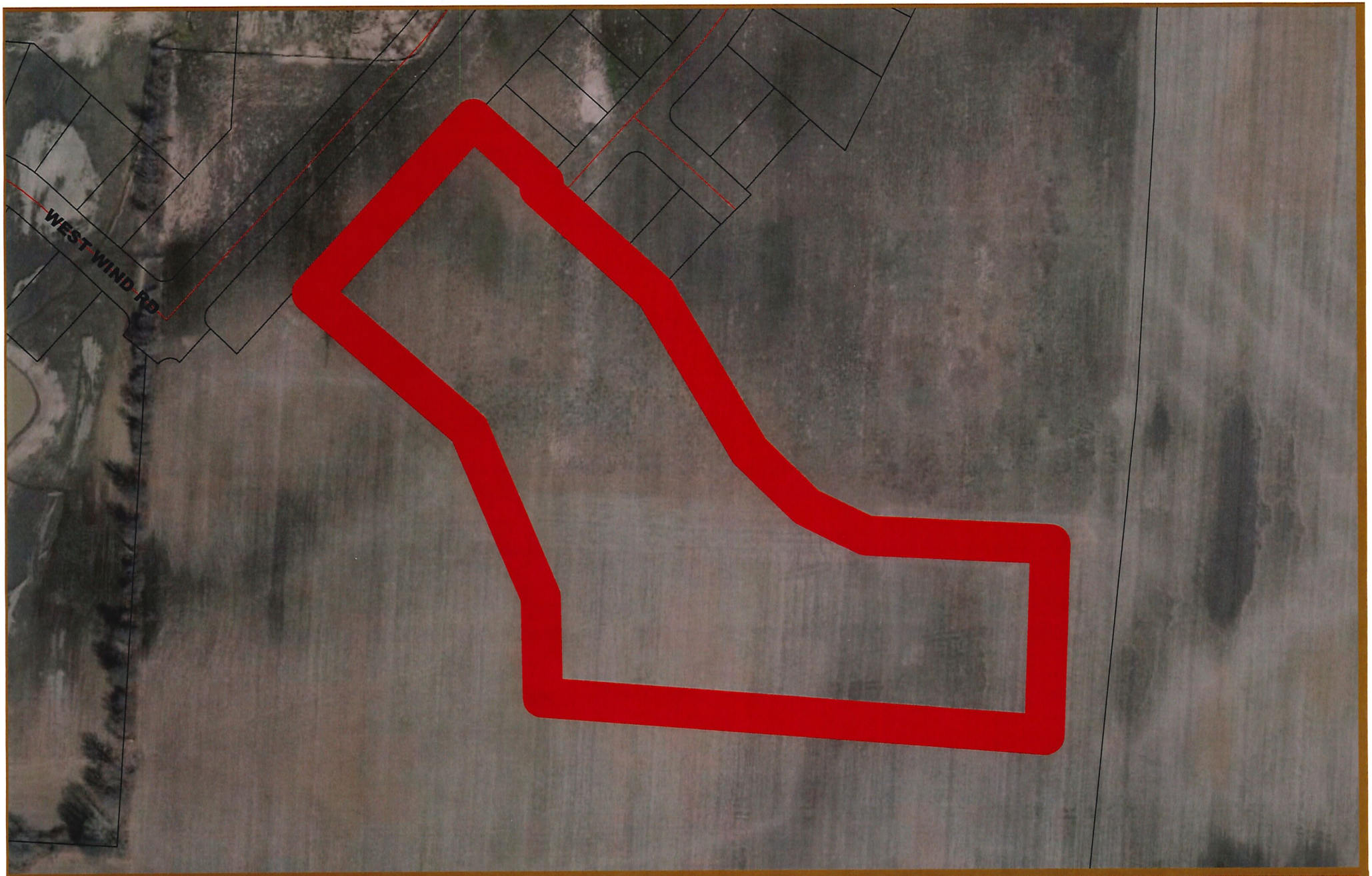
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EST 1808
CITY OF
DELAWARE
OHIO

2021-0275-0276
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 17
Zoning Map

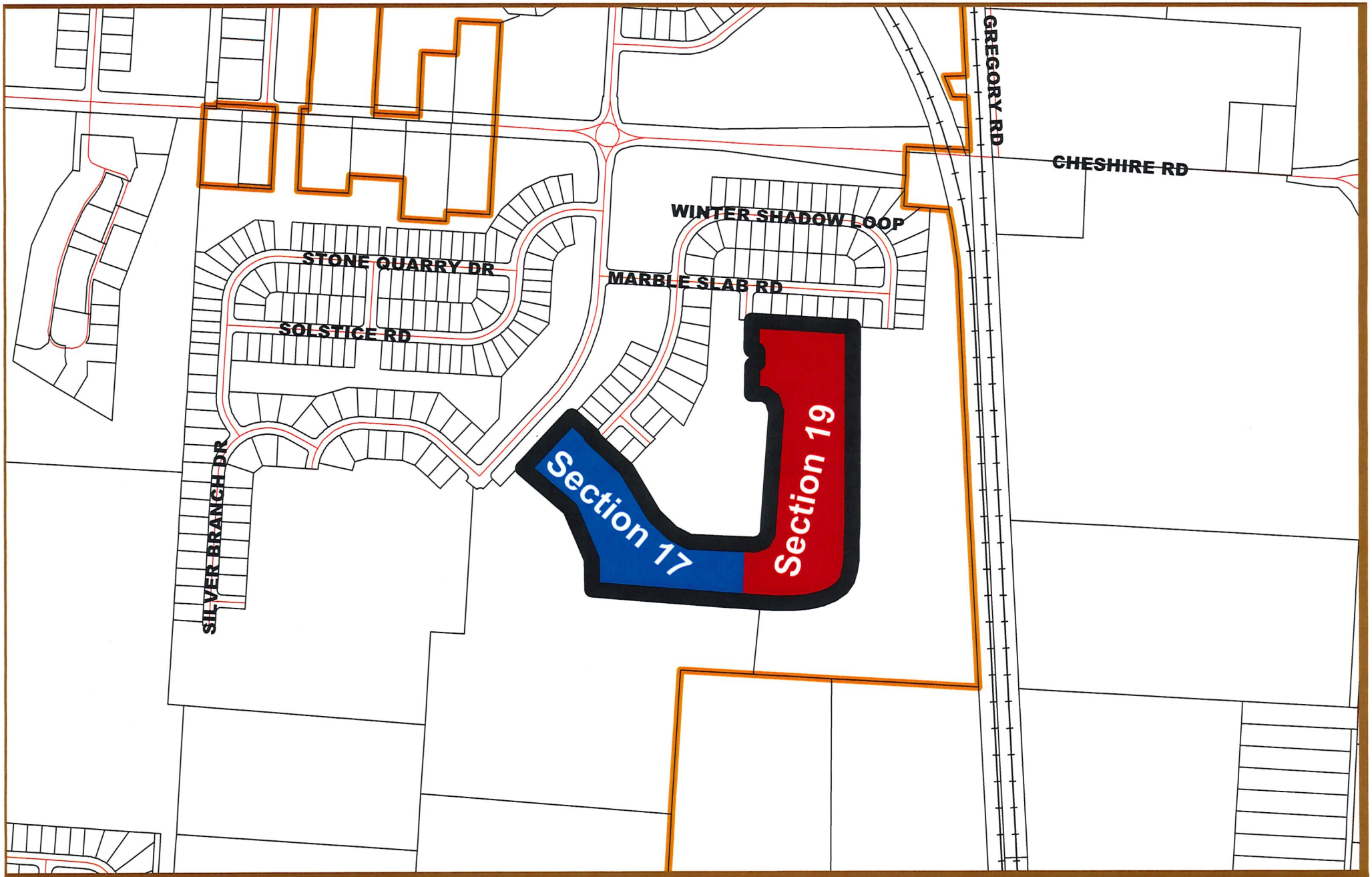
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EST 1808
CITY OF
DELAWARE
OHIO

2021-0275-0276
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 17
Aerial (2019) Map

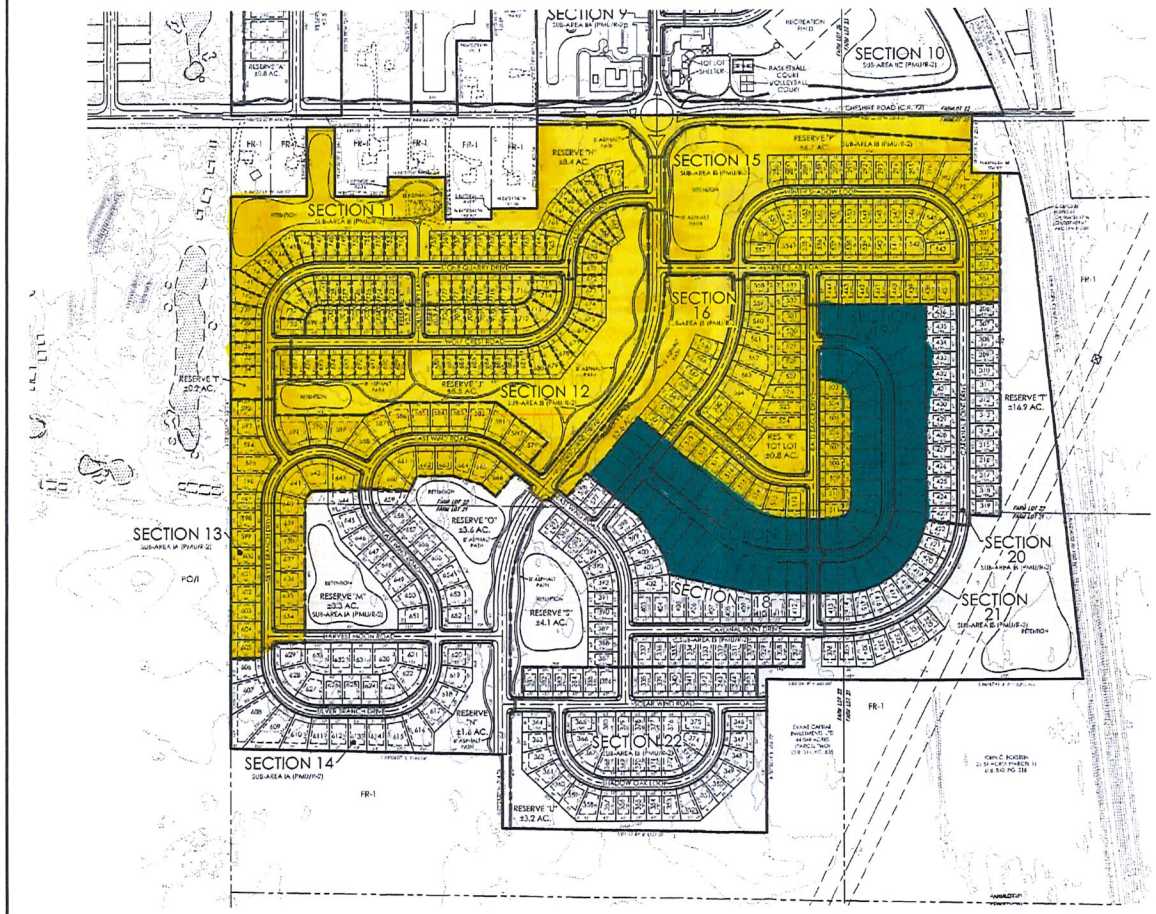
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EST 1808
CITY OF
DELAWARE
OHIO

Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 17 & 19
Sub-Section Map

N



Legend:

- Existing Contours (1' interval)
- Existing Boundary
- Proposed Building Setback
- Amendment Area

Site Data:

Total Gross Acreage: ±387.36 AC

Total Open Space/Park and Common Open Space: ±100.01 AC

Proposed Zoning: Planned Mixed-Use District

Sub-Area IA: Single Family (PMUR-2)
Sub-Area IB: Single Family (PMUR-2)
Sub-Area IC: Single Family (PMUR-2)
Sub-Area III: Single Family (PMUR-2)

Notes:

The applicant will use innovative stormwater management techniques to be approved by the City of Delaware. Appropriate storm water management will be determined during final engineering. The applicant will coordinate with the city engineering department.

All streets shall be public streets. Streets " Barnard Drive, White Pawn Run, Night Bird Lane, Chick Stone Drive, Eagle Walk Road, Solar Wind Road, Sundial Lane, Winter Shadow Loop, Wolf Crest Road, Silver Branch Drive, East Wind Road, Shadow Oak Loop, Cardinal Point Drive, Harvest Moon Point, Sunstone Lane, Ivy Hill Road, Blue Stone Lane, Red Stag Road, Rocky Course Road, Caribou Run, Bald Eagle Drive, White Water Court, Silver Fox Way, Gray Owl Drive, East Wind Road, Hollyberry Lane, Solstice Road, Stone Quarry Drive, Marble Slab Drive & Cardinal Point Drive. Shall be 32' wide back of curb to back of curb and have curb and gutter. Winterbourne Drive Shall be 36' wide back of curb to back of curb and have curb and gutter. The applicant will provide 5' sidewalks on both sides of all public streets.

The applicant will dedicate right of way along the frontage of Cheshire Road as required.

GRAPHIC SCALE

1 inch = 200 feet

ISSUE	DATE	DESCRIPTION
1	6/6/16	REVISED PER COMMENTS

REVISIONS

Pulte Homes
1901 Lake Crossing Blvd., Dublin, OH 43016
Ph: (614) 356-5833

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
DEVELOPMENT PLAN
COMMUNITIES AT GLENROSS
SITE PLAN

EMHT
Environmental Management & Planning, Inc.
Civil Engineering & Land Development
8800 Orion Place, Columbus, OH 43240
Phone: (614) 775-4500 Fax: (614) 775-4800
www.emht.com

DATE: JUNE 1, 2016

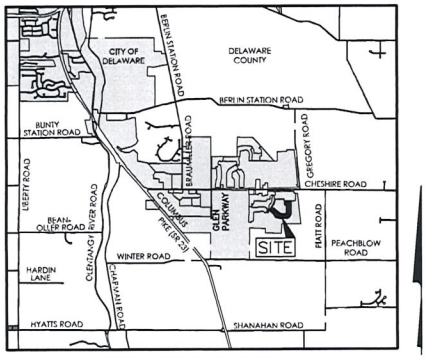
SCALE: 1" = 200'

JOB NO: 20080644

SHEET: 2/5

COMMUNITIES AT GLENROSS

SECTION 17 & 19



LOCATION MAP

NO SCALE

PREPARED FOR:

PulteGroup

475 METRO PLACE SOUTH

SUITE 200

DUBLIN, OHIO 43017

PH. 614-376-1000

SUBMITTAL: FEBRUARY 1, 2021

CIVIL ENGINEER

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

INDEX OF DRAWINGS

FINAL PLATS:	
SECTION 17 :	SHEET 1-2
SECTION 19:	SHEET 3-4
SITE PLAN:	SHEET 5
LIGHTING PLAN:	SHEET 6-7
STREET TREE PLAN:	SHEET 8-9
ILLUSTRATIVE SITE PLAN:	SHEET 10

THE COMMUNITIES AT GLENROSS SECTION 17

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 27 (2.665 acres) and 28 (5.656 acres), Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 8.321 acres of land, more or less, said 8.321 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 9 to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record 1327, Page 1465 and Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC,** a Michigan limited liability company, by **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 17",** a subdivision containing Lots numbered 13476 to 13502, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Cambrie Drive, Sunstone Lane, and Bald Eagle Drive (1.948 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC,** has hereunto set his hand this ____day of _____, 20___.

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

_____

By _____
MATTHEW J. CALLAHAN,
Division Vice President of Land Acquisition

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC,** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC,** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____, 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No _____, wherein all of Cambrie Drive, Sunstone Lane, and Bald Eagle Drive (1.948 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____ 20___
_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

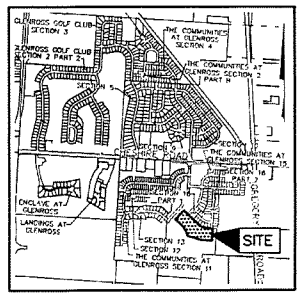
Approved this ____ Day of _____ 20___
_____
Blake Jordan, P.E., Public Utilities Director, Delaware, Ohio

Transferred this ____ day of _____, 20___
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at ____ M
Fee $_____
_____
Recorder, Delaware County, Ohio

File No. _____

Official Record ____, Pages ____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "GLENROSS GOLF CLUB SECTION 17", of record in Cabinet 3, Slide 456, Recorder's Office, Delaware County, Ohio, in which a portion of the centerline of Kitdare Drive has a bearing of South 61°09'41" West.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT

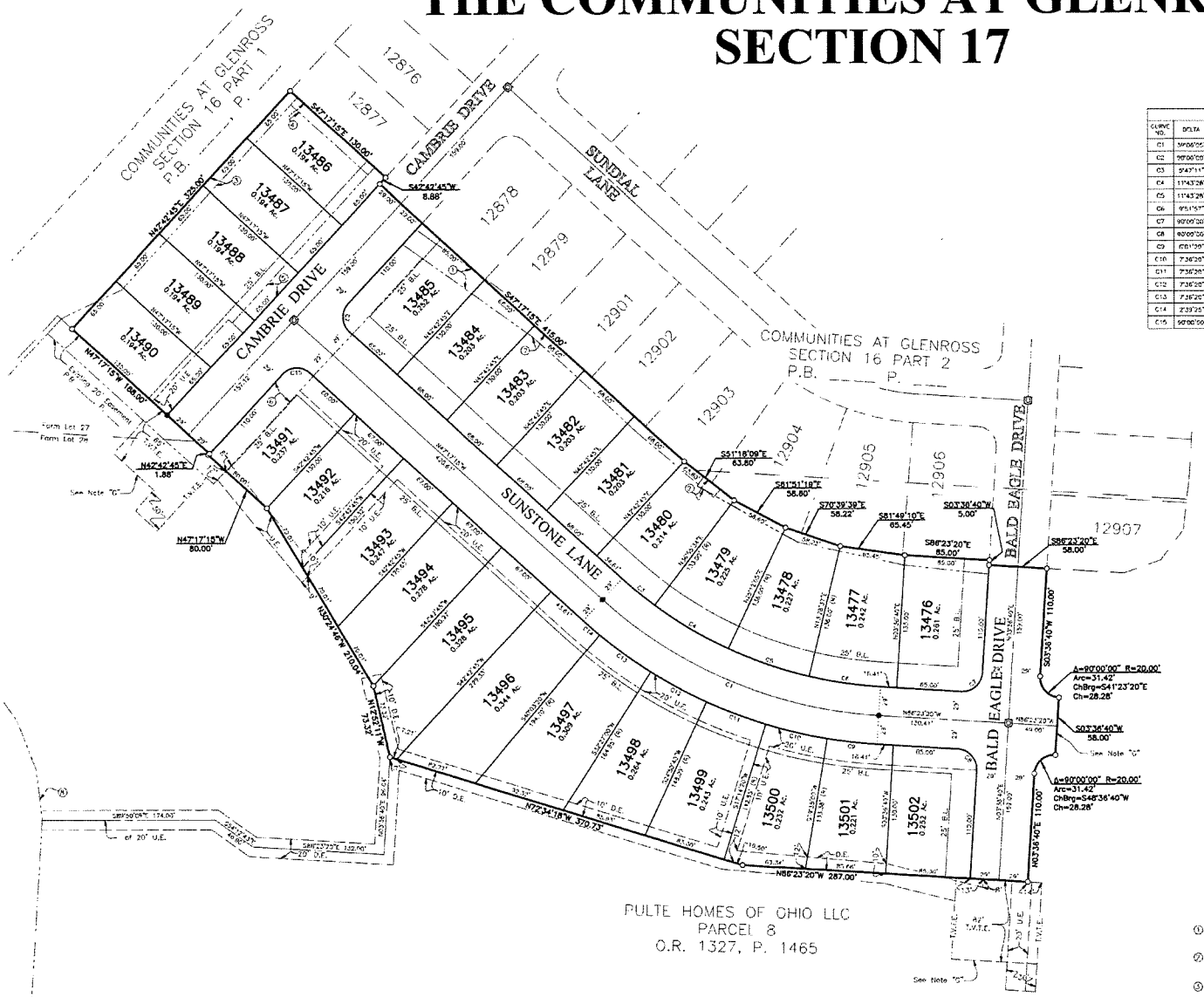
Dunlap, Heathcott, Hombostel & Dillon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
⊗ = Permanent Marker (See Survey Data)
⊠ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

THE COMMUNITIES AT GLENROSS SECTION 17



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°06'05"	456.00'	322.16'	S 60°56'18" E	301.18'
C2	90°00'00"	20.00'	31.42'	S 02°17'15" E	28.28'
C3	5°47'11"	421.00'	42.53'	S 50°16'51" E	42.50'
C4	11°43'28"	421.00'	86.15'	S 58°58'11" E	86.00'
C5	11°43'28"	421.00'	86.15'	S 70°39'39" E	86.00'
C6	9°51'57"	421.00'	72.48'	S 81°07'22" E	72.40'
C7	90°00'00"	20.00'	31.42'	N 46°36'40" E	28.28'
C8	90°00'00"	20.00'	31.42'	N 61°22'20" W	28.28'
C9	6°11'09"	479.00'	50.35'	S 83°22'40" E	50.32'
C10	7°36'28"	479.00'	63.58'	S 76°35'56" E	63.54'
C11	7°36'28"	479.00'	63.58'	S 68°59'28" E	63.54'
C12	7°36'28"	479.00'	63.58'	S 61°23'10" E	63.54'
C13	7°36'28"	479.00'	63.58'	S 53°46'50" E	63.54'
C14	2°39'25"	479.00'	22.21'	S 48°36'56" E	22.21'
C15	90°00'00"	20.00'	31.42'	S 87°43'40" E	28.28'

① Existing 20' D.E. P.B. ____, P. ____
② Existing D.E. P.B. ____, P. ____
③ Existing 10' D.E. P.B. ____, P. ____
④ Existing 10' U.E. P.B. ____, P. ____
⑤ Existing 15' U.E. P.B. ____, P. ____
⑥ Existing 24' U.E. P.B. ____, P. ____
⑦ Existing 10' D.E. P.B. ____, P. ____
⑧ Existing D.E. P.B. ____, P. ____

Line Type Legend
- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 17 in effect at the time of platting of The Communities at Glenross Section 16 Part 2 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	20% of 6 feet
Rear yard:	30 feet
Zoning classification:	PMUR2

The purpose of this plat is to show certain property, rights-of-way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating, plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 17 are subject to the terms, conditions, restrictions (including fishing and lease waiver) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329.

NOTE "D": All utilities within The Communities at Glenross Section 17 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	8.321 Ac.
Acreage in remaining lots	6.373 Ac.
Acreage in right-of-way	1.948 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 17 is out of the following Delaware County Parcel Number:

41832001046000	8.321 Ac.

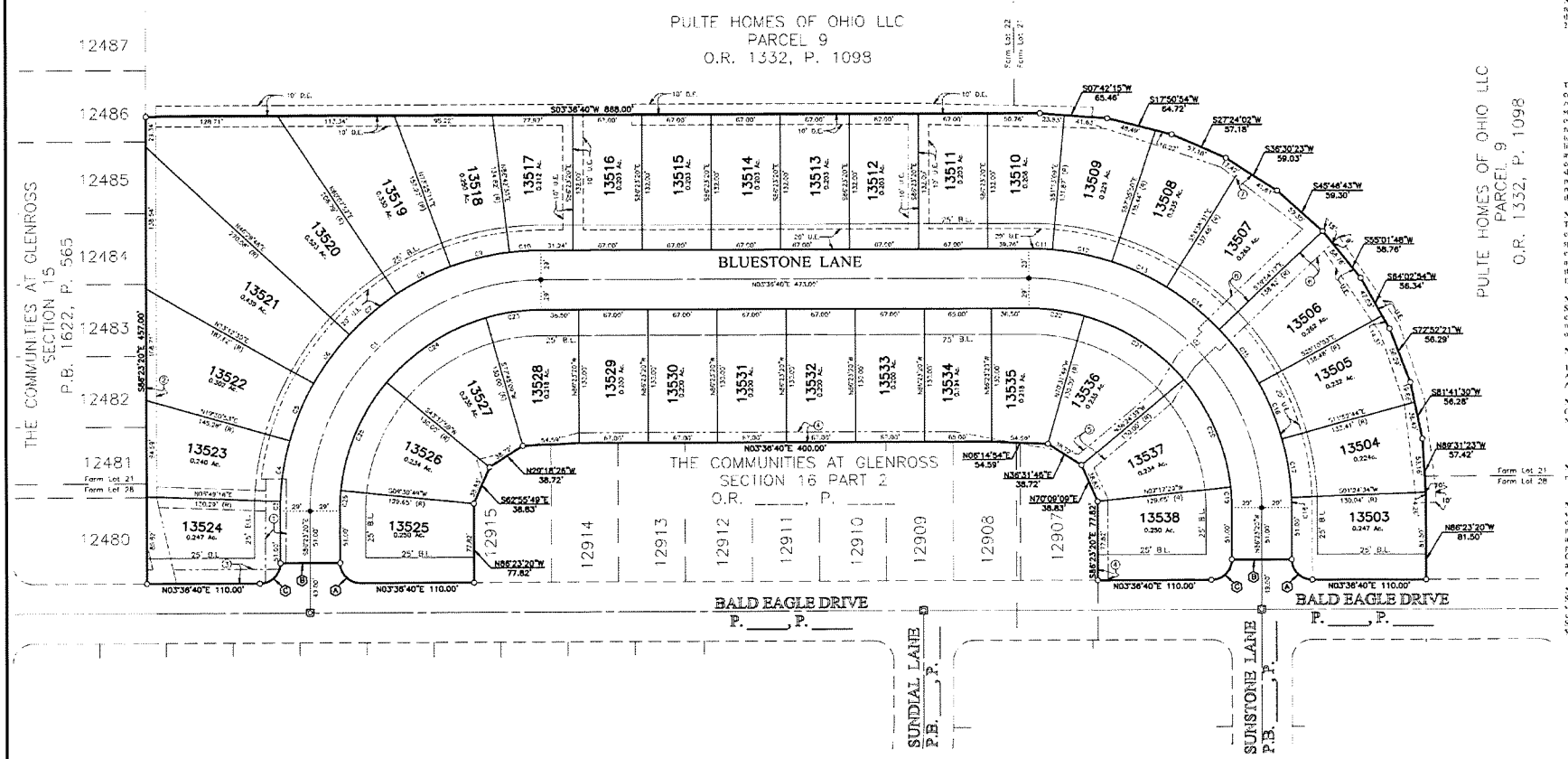
NOTE "G": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 17 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $3,000.00 per dwelling unit at the time of building permit issuance and is subject to the South Fork Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

NOTE "J" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - BALD EAGLE DRIVE: The City of Delaware, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the southerly terminus of Bald Eagle Drive on that parcel owned by Pulte Homes of Ohio LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Delaware.

THE COMMUNITIES AT GLENROSS SECTION 19



NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 19 in effect at the time of platting of The Communities at Glenross Section 16 Part 2 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	20%-6 feet
Rear yard:	30 feet
Zoning classification:	PMUR2

The purpose of this plat is to show certain property, rights-of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 19 are subject to the terms, conditions, restrictions (including lighting and house street) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329.

NOTE "D": All utilities within The Communities at Glenross Section 19 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard trap- except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	10.437 Ac.
Acreage in remaining lots	8.730 Ac.
Acreage in right-of-way	1.707 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 19 is out of the following Delaware County Parcel Numbers:

41832001009000	0.737 Ac.
41832001042000	9.700 Ac.

NOTE "G" No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement needs, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their aerial line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 19 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	325.00'	353.43'	N 41°23'20" W	318.20'
C2	90°00'00"	325.00'	353.43'	N 48°36'40" E	318.20'
C3	7°12'34"	754.00'	9.80'	N 86°11'02" W	9.80'
C4	13°41'57"	254.00'	60.71'	N 77°19'36" W	60.56'
C5	13°41'57"	254.00'	60.71'	N 63°38'19" W	60.56'
C6	13°17'18"	254.00'	58.91'	N 50°06'57" W	58.78'
C7	13°38'04"	254.00'	60.44'	N 36°41'10" W	60.30'
C8	13°17'18"	254.00'	58.91'	N 23°13'28" W	58.78'
C9	13°17'18"	254.00'	58.91'	N 09°56'09" W	58.78'
C10	6°54'10"	254.00'	30.59'	N 05°09'26" E	30.58'
C11	5°10'11"	254.00'	22.92'	N 06°13'46" E	22.91'
C12	13°17'19"	254.00'	58.91'	N 15°25'30" E	58.78'
C13	13°17'19"	254.00'	58.91'	N 28°42'49" E	58.78'
C14	14°44'14"	254.00'	65.37'	N 43°43'36" E	65.19'
C15	14°46'46"	254.00'	65.52'	N 57°26'34" E	65.34'
C16	13°17'16"	254.00'	58.91'	N 71°28'30" E	58.78'
C17	13°17'19"	254.00'	58.91'	N 84°45'55" E	58.78'
C18	2°12'04"	254.00'	9.76'	S 89°09'23" E	9.76'
C19	5°54'09"	196.00'	20.19'	S 89°00'25" E	20.18'
C20	34°57'16"	196.00'	119.72'	N 70°38'56" E	117.88'
C21	34°57'16"	196.00'	119.72'	N 35°31'46" E	117.88'
C22	15°51'31"	196.00'	54.25'	N 11°52'26" E	54.08'
C23	15°51'31"	196.00'	54.25'	N 04°19'06" W	54.08'
C24	34°57'16"	196.00'	119.72'	N 29°14'26" W	117.88'
C25	34°57'16"	196.00'	119.72'	N 63°27'15" W	117.88'
C26	5°54'09"	196.00'	20.19'	N 63°27'15" W	20.18'

① Existing 20' U.E. P.B. ____, P. ____
② Existing 10' D.E. O.R. 1622, P. 565
③ Existing 14' U.E. O.R. 1622, P. 565
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Line Type Legend
- Existing Property Line
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Ⓐ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N48°36'40"E Ch=28.28'

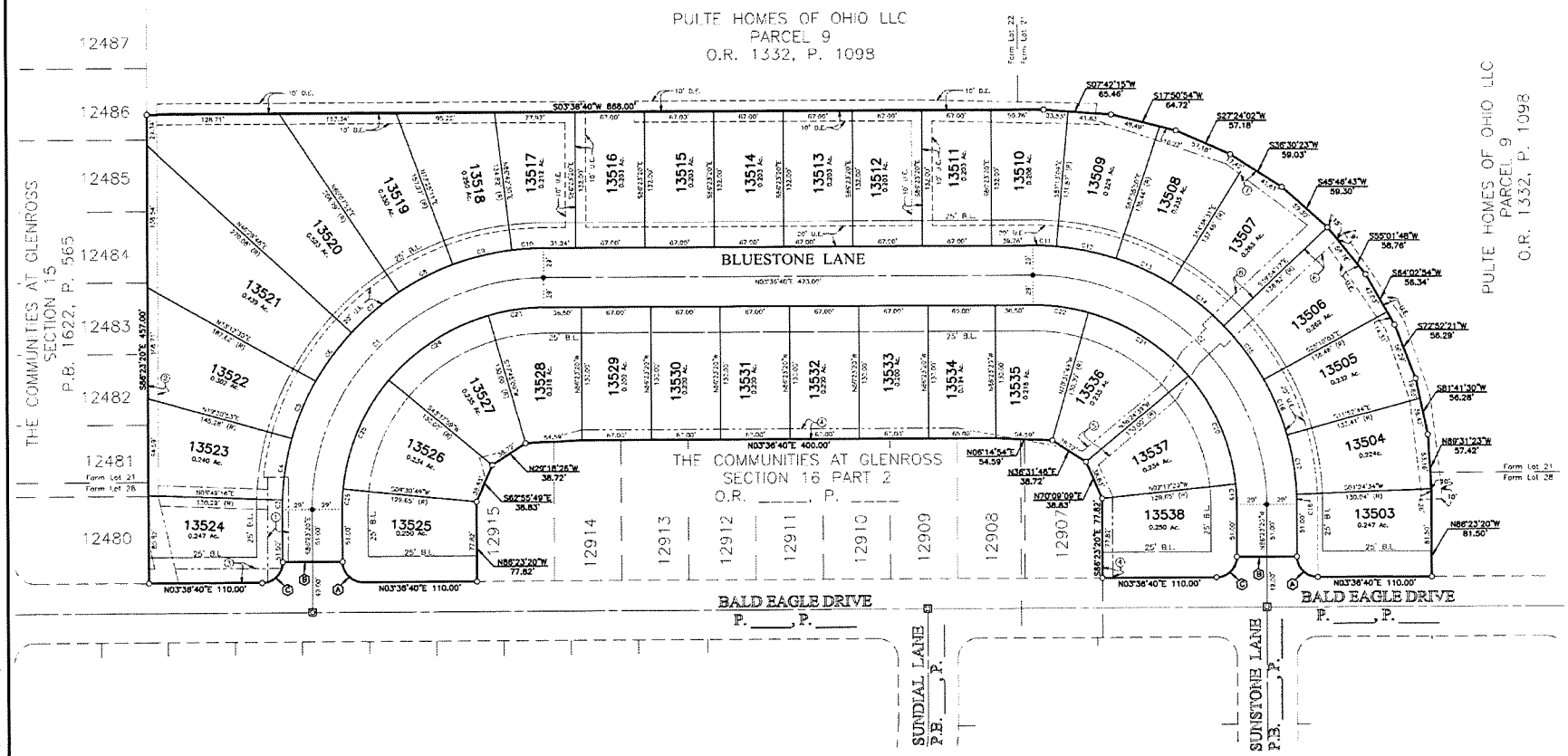
Ⓑ N03°36'40"E 58.00'

Ⓒ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N41°23'20"W Ch=28.28'

SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

THE COMMUNITIES AT GLENROSS
SECTION 19



SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

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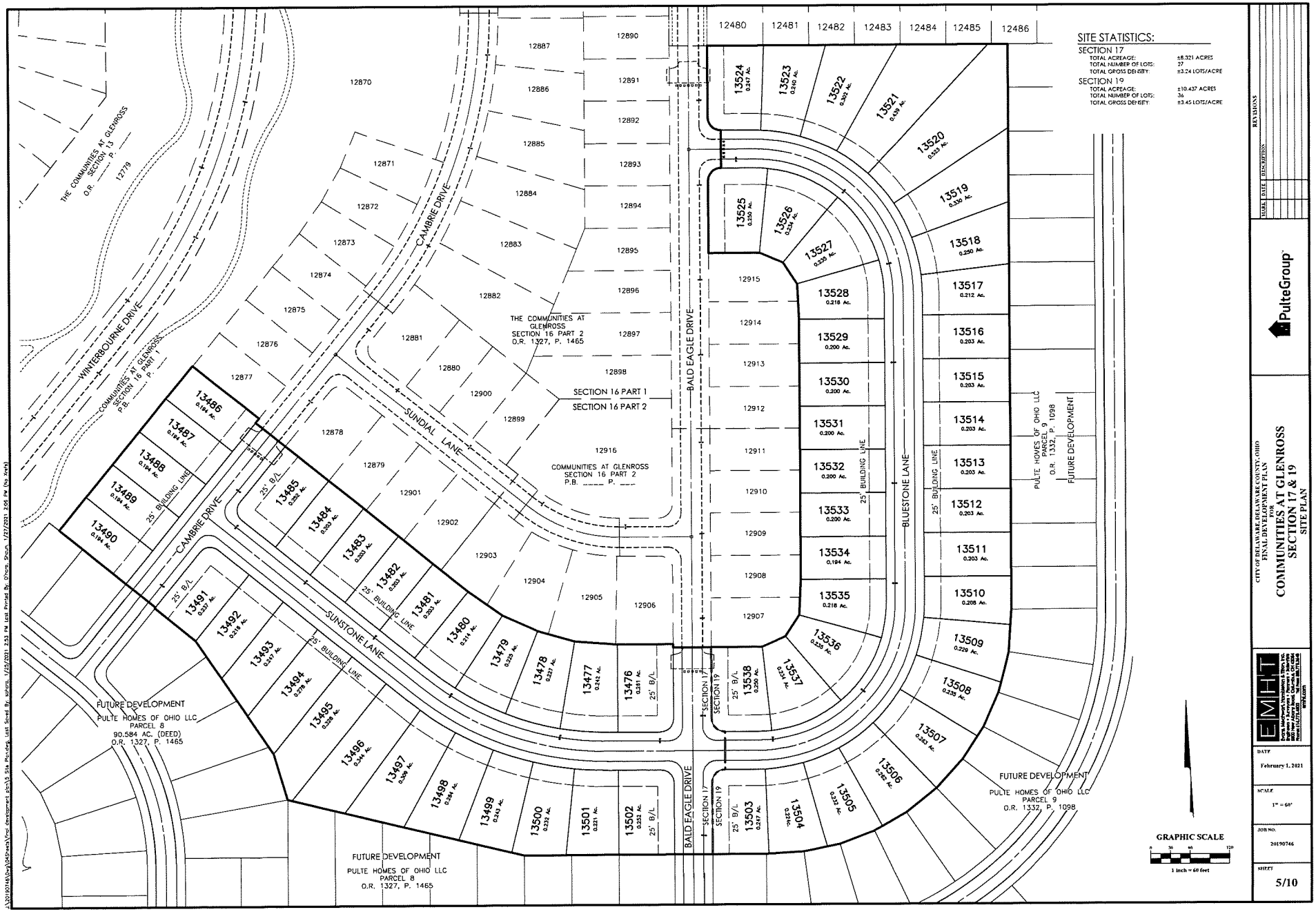
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C5	12°41'37"	254.00'	56.21'	N 64°38'19" W	56.06'
C6	12°41'18"	254.00'	56.21'	N 52°06'51" W	56.76'
C7	12°38'04"	254.00'	55.44'	N 39°41'16" W	55.35'
C8	12°47'19"	254.00'	56.91'	N 27°11'24" W	56.76'
C9	12°47'19"	254.00'	56.91'	N 13°56'05" W	56.78'
C10	6°54'10"	254.00'	30.60'	N 09°09'20" E	30.58'
C11	5°30'11"	254.00'	22.92'	N 06°11'46" E	22.91'
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C14	14°44'14"	254.00'	65.37'	N 42°43'36" E	65.19'
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C21	34°07'10"	196.00'	116.72'	N 36°31'46" E	115.00'
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C23	15°51'35"	196.00'	54.25'	N 04°19'06" W	54.08'
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C25	34°07'10"	196.00'	116.72'	N 57°22'36" W	115.00'
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CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

COMMUNITIES AT GLENROSS
SECTION 17 & 19
SITE PLAN

PulteGroup

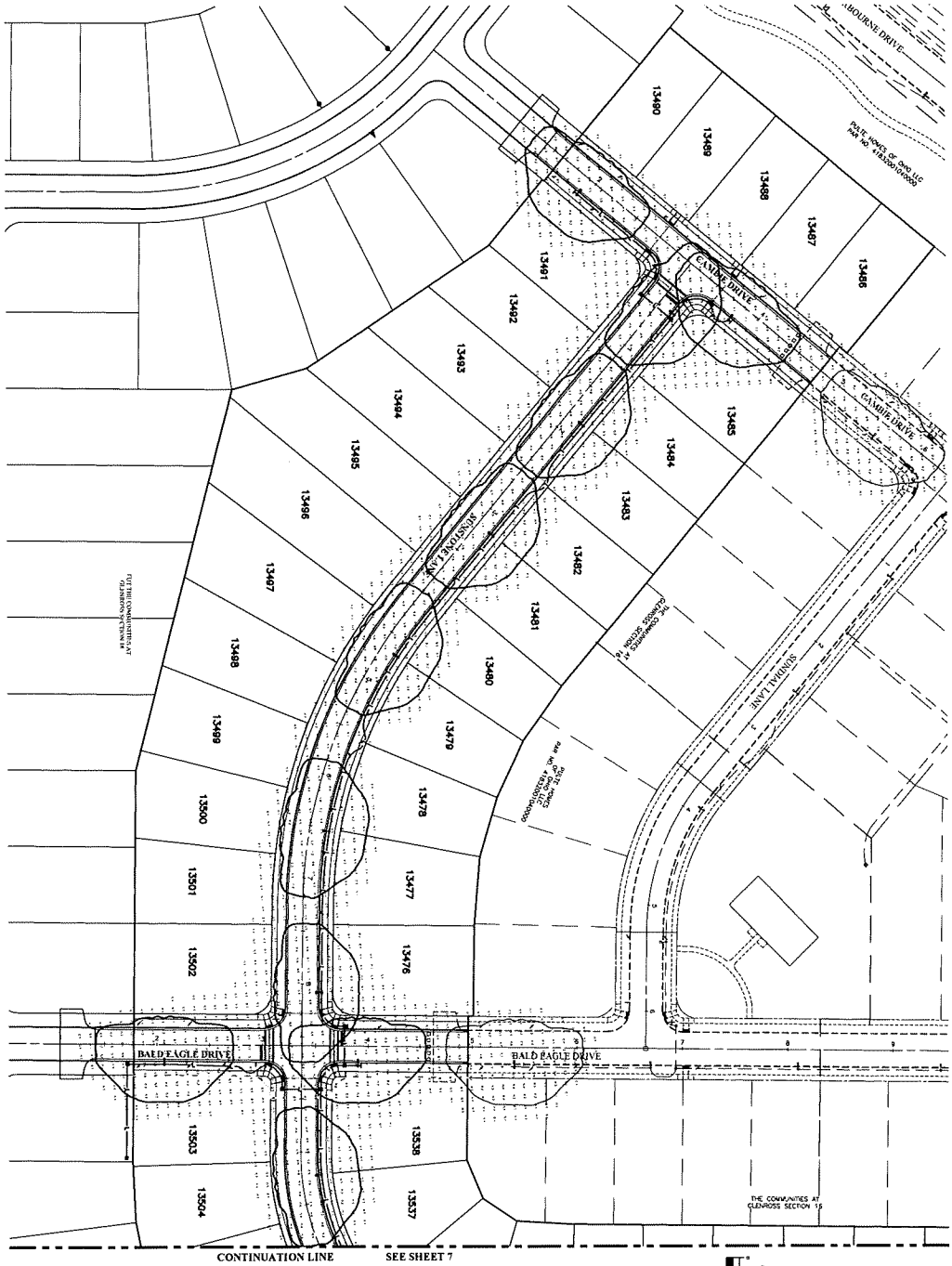
REVISIONS

NUMBER	DATE	DESCRIPTION

EMH&T
Engineers, Surveyors, Planners & Environmental Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: (614) 775-4500
www.emht.com

DATE: February 1, 2021
SCALE: 1" = 60'
JOB NO.: 20190746
SHEET: 5/10

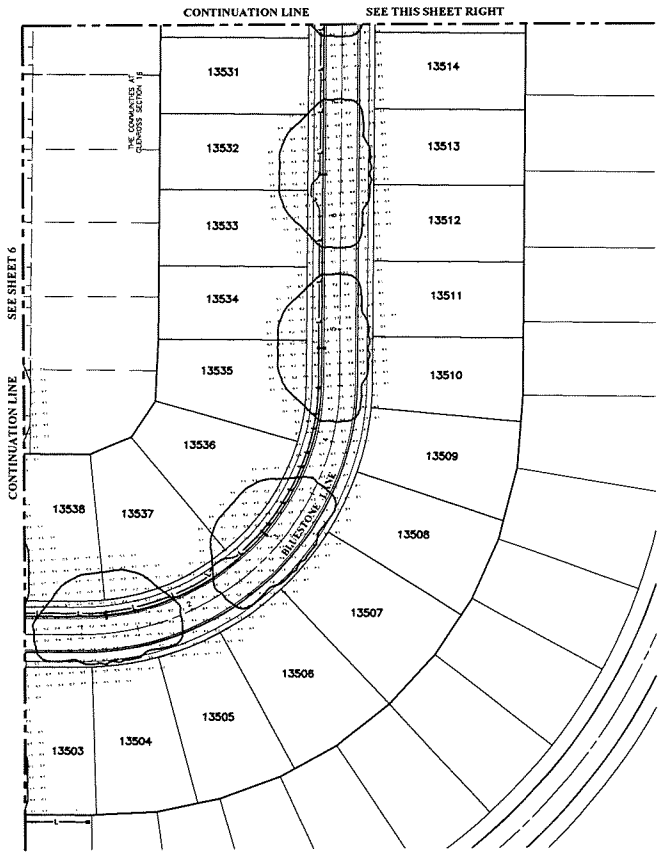
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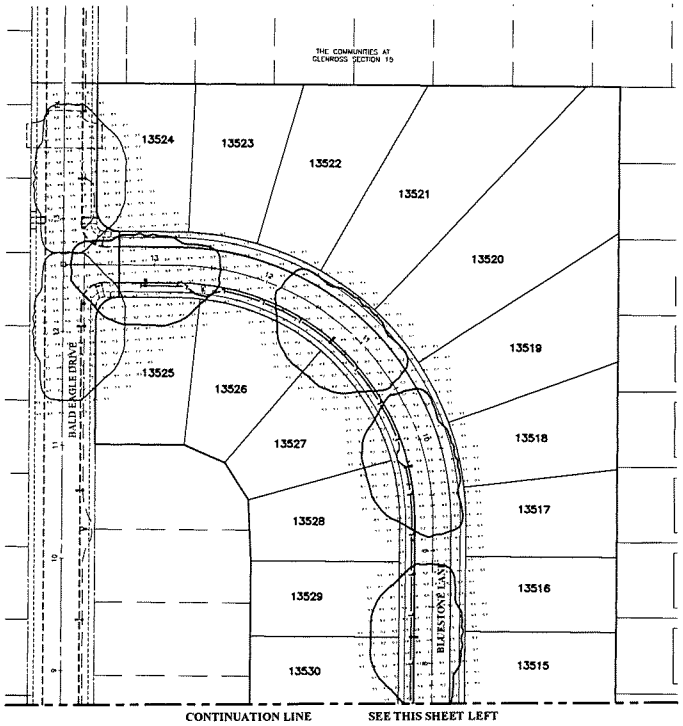


SHEET 01/19	JOB NO. 20190746	SCALE 1" = 50'	DATE February 1, 2021	EMH,T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 866.775.5648 emht.com	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR **COMMUNITIES AT GLENROSS SECTION 17 & 19** LIGHTING PLAN

PulteGroup

REVISIONS		
MARK	DATE	DESCRIPTION





LEGEND

Proposed Luminaire Template
(0.1 Foot-Candle Influence)

Ex. Luminaire Template
(0.1 Foot-Candle Influence)

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

LUMINAIRE SCHEDULE						
QTY	Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
18	GVD3 P30 30K MVOLT MS CMC GL3 RB ST TGL PR7E FPD75 SH Granville LED Classic: Granville LED Classic, LED Performance Package 30, 3000 series CCT, Auto-sensing voltage (120 thru 277), Modern style swing open design, Custom Match Color, Glass asymmetric, type III, Ribs and bands, Standard, Gold trim, 7 pin NEMA photocontrol external, Factor programmed to 75 percent of base, Shorting cap, Unique Solutions, A Division of Holophane Newark, Ohio 43055 www.holophane.com	LED COB	1	7937	0.75	41

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Cambie Drive	0.5 fc	1.8 fc	0.1 fc	18.0:1	5.0:1
Sunstone Lane	0.5 fc	1.5 fc	0.1 fc	15.0:1	5.0:1
Bald Eagle Drive	0.5 fc	1.2 fc	0.1 fc	12.0:1	5.0:1
Bluestone Lane	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
Site Sidewalks	0.2 fc	0.6 fc	0.1 fc	6.0:1	2.0:1

REVISIONS

NUMBER	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 17 & 19
LIGHTING PLAN

EMH&T
Engineers, Environmental Scientists, Planners, Surveyors
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 www.emht.com

DATE
February 1, 2021

SCALE
1" = 50'

JOB NO.
20190746

SHEET
7/10

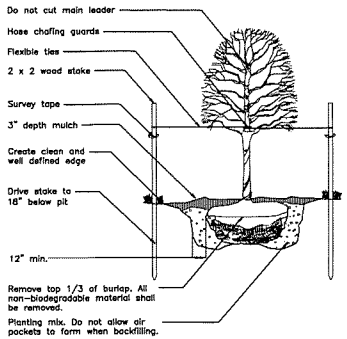
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GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

Trees shall be centered in the tree lawn.

No trees shall be placed within 10' of a hydrant.

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 8' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

PLANT SCHEDULE SECTION 17

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AF	33	Acer freemanii 'Sienna Glen'	Sienna Glen Maple	2" Cal.	B&B
	NW	10	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.	B&B
	QS	10	Quercus rubra	Red Oak	2" Cal.	B&B

REVISIONS		
NUMBER	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 17 & 19
STREET TREE PLAN

EMH&T
Engineers, Surveyors, Planners & Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 www.emht.com

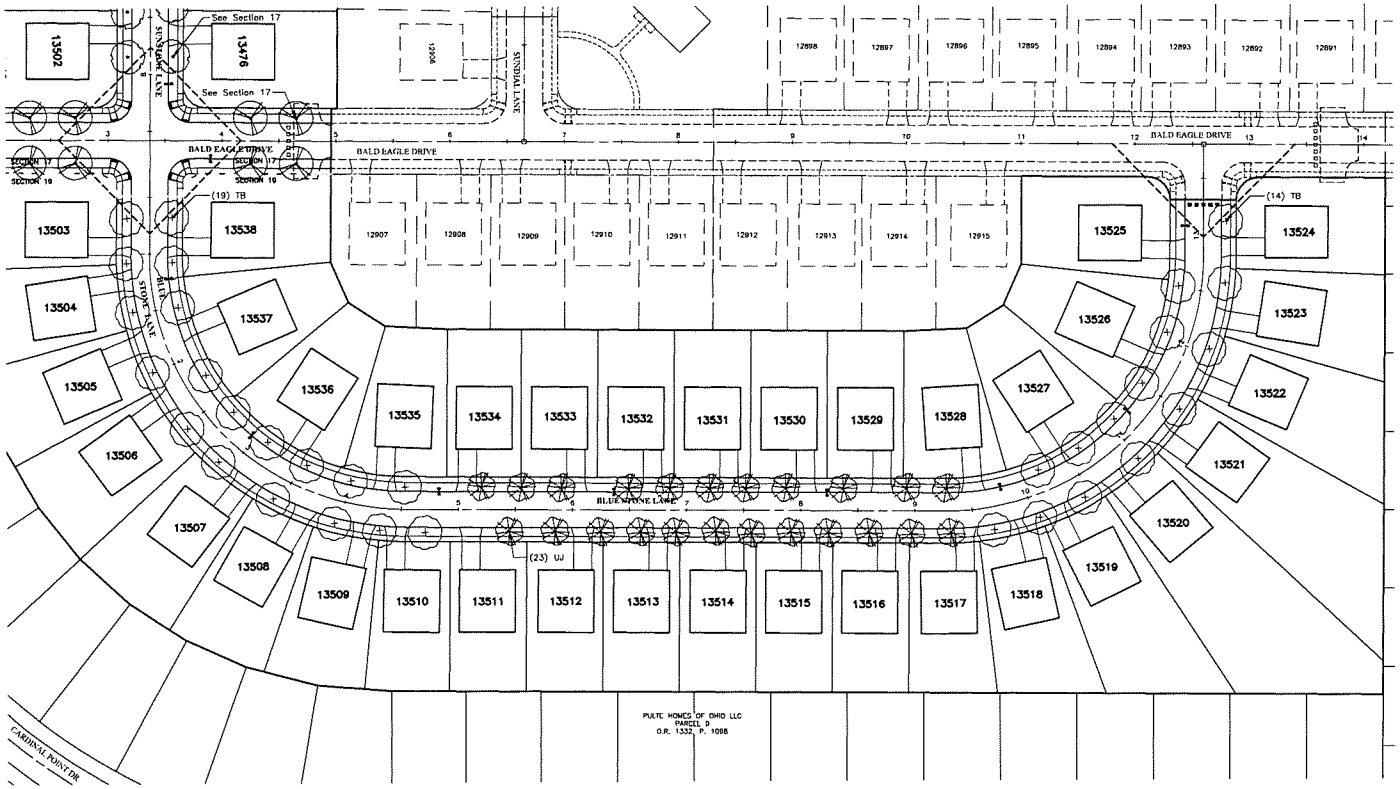
DATE: February 1, 2021

SCALE: 1" = 50'

JOB NO.: 20190746

SHEET: 8/10

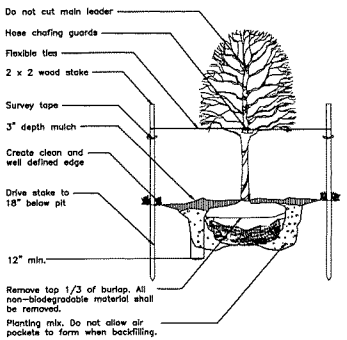
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GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

Trees shall be centered in the tree lawn.

No trees shall be placed within 10' of a hydrant.

PLANT SCHEDULE SECTION 19

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
+	TB	53	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B
	UJ	23	Ulmus americana 'Jefferson'	American Elm	2" Cal.	B&B

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 6' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

REVISIONS

MARK	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 17 & 19
STREET TREE PLAN

EMH&T
Engineers, Surveyors, Planners & Scientists
5500 New Albany Road, Columbus, OH 43054
(614) 775-4500 FAX (614) 775-4800
www.emht.com

DATE
February 1, 2021

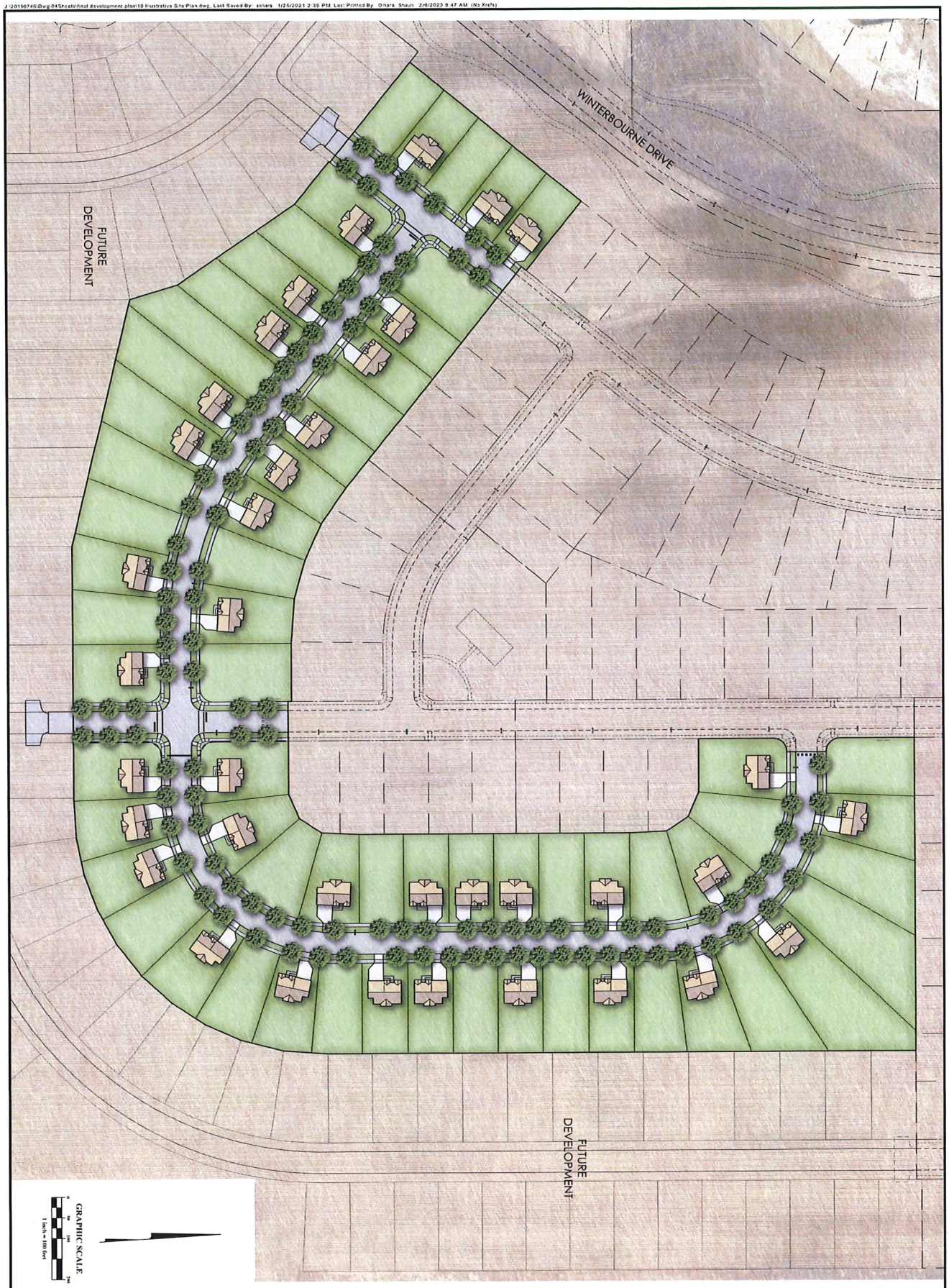
SCALE
1" = 50'

JOB NO.
20190746

SHEET
9/10

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SHEET 10/10	JOB NO. 2019074.6	SCALE 1" = 100'	DATE February 1, 2021	EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 866.775.3648 emht.com

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 17 & 19
ILLUSTRATIVE SITE PLAN

PulteGroup

REVISIONS		
MARK	DATE	DESCRIPTION

THE COMMUNITIES AT GLENROSS SECTION 17

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 27 (2.665 acres) and 28 (5.656 acres), Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 8.321 acres of land, more or less, said 8.321 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 9 to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record 1327, Page 1465 and Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 17"**, a subdivision containing Lots numbered 13476 to 13502, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Cambrie Drive, Sunstone Lane, and Bald Eagle Drive (1.948 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this _____ day of _____, 20___.

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

_____

By _____
MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____, 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Cambrie Drive, Sunstone Lane, and Bald Eagle Drive (1.948 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____ 20___
_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

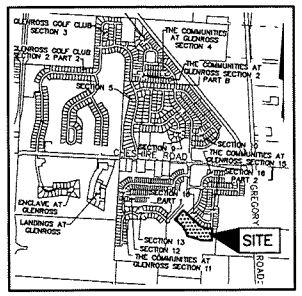
Approved this ____ Day of _____ 20___
_____
Blake Jordan, P.E., Public Utilities Director, Delaware, Ohio

Transferred this ____ day of _____, 20___.
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at _____M.
Fee $_____
_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "GLENROSS GOLF CLUB SECTION 1", of record in Cabinet 3, Slide 456, Recorder's Office, Delaware County, Ohio, in which a portion of the centerline of Kildare Drive has a bearing of South 61° 09' 41" West.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT

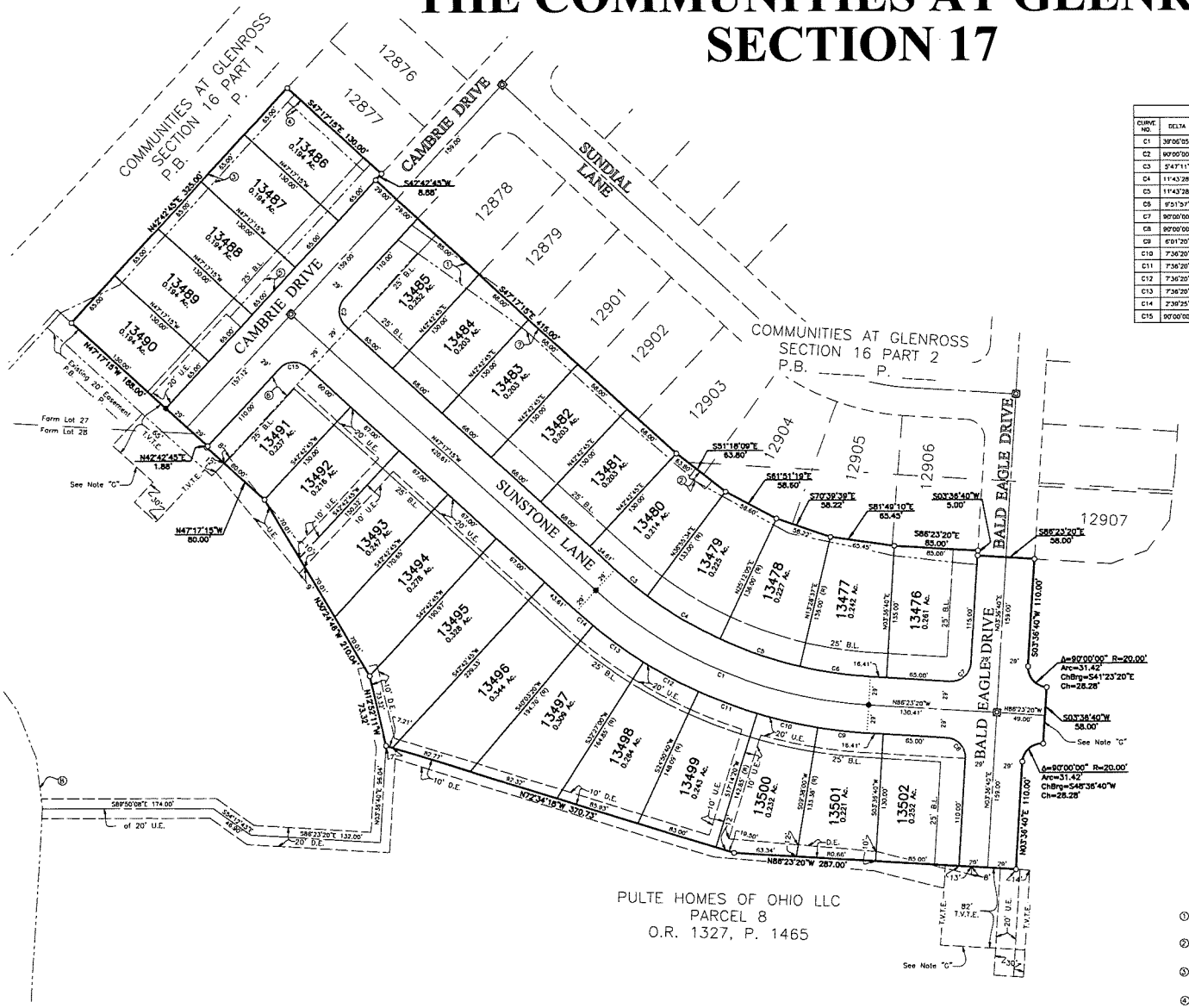
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
Ⓒ = Permanent Marker (See Survey Data)
▣ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

THE COMMUNITIES AT GLENROSS SECTION 17



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°06'05"	450.00'	307.10'	S 66°50'18" E	301.18'
C2	90°00'00"	20.00'	31.42'	S 02°17'15" E	28.28'
C3	5°47'11"	421.00'	42.52'	S 50°10'51" E	42.50'
C4	11°43'28"	421.00'	86.15'	S 58°36'11" E	86.00'
C5	11°43'28"	421.00'	86.15'	S 70°39'39" E	86.00'
C6	9°51'57"	421.00'	72.49'	S 81°27'22" E	72.40'
C7	90°00'00"	20.00'	31.42'	N 48°36'40" E	28.28'
C8	90°00'00"	20.00'	31.42'	N 41°23'20" W	28.28'
C9	6°01'20"	479.00'	50.35'	S 83°22'40" E	50.32'
C10	7°36'20"	479.00'	63.58'	S 76°33'50" E	63.54'
C11	7°36'20"	479.00'	63.58'	S 68°57'30" E	63.54'
C12	7°36'20"	479.00'	63.58'	S 61°21'10" E	63.54'
C13	7°36'20"	479.00'	63.58'	S 53°44'50" E	63.54'
C14	2°39'25"	479.00'	22.21'	S 48°36'58" E	22.21'
C15	90°00'00"	20.00'	31.42'	S 87°42'45" W	28.28'

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 17 in effect at the time of platting of The Communities at Glenross Section 16 Part 2 specifies the following setback requirements:

Front yard	25 feet
Side yard	20'+6 feet
Rear yard	30 feet
Zoning classification	PMUR2

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 17 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329.

NOTE "D": All utilities within The Communities at Glenross Section 17 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	8.321 Ac
Acreage in remaining lots	6.373 Ac
Acreage in right-of-way	1.948 Ac

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 17 is out of the following Delaware County Parcel Number:

41832901040000	8.321 Ac

NOTE "G": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 17 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South Fork Highland Sanitary Sewer additional capacity charge of $5,200 per dwelling unit.

NOTE "J" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - BALD EAGLE DRIVE: The City of Delaware, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the southerly terminus of Bald Eagle Drive on that parcel owned by Pulte Homes of Ohio LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Delaware.

① Existing 20' D.E. P.B. ____, P. ____
② Existing D.E. P.B. ____, P. ____
③ Existing 10' D.E. P.B. ____, P. ____
④ Existing 10' U.E. P.B. ____, P. ____
⑤ Existing 15' U.E. P.B. ____, P. ____
⑥ Existing 24' U.E. P.B. ____, P. ____
⑦ Existing 10' D.E. P.B. ____, P. ____
⑧ Existing D.E. P.B. ____, P. ____

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST. 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☒ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name THE COMMUNITIES AT GLENROSS SECTION 17 Address _____

Acreage 8.321 Square Footage _____ Number of Lots 27 Number of Units _____

Zoning District/Land Use PMU/R2 Proposed Zoning/Land Use PMU/R2 Parcel # 418320010420000

Applicant Name PULTE HOMES OF OHIO LLC Contact Person Joseph Lamparyk

Applicant Address 475 METRO PLACE SOUTH, SUITE 200

Phone 614-376-1000 Fax _____ E-mail Joseph.Lamparyk@Pulte.com

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMH&T Contact Person MATT KIRK

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4131 Fax _____ E-mail MKIRK@EMHT.COM

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Owner Signature — JOSEPH LAMPARYK Owner Printed Name

Agent Signature — Agent Printed Name

Sworn to before me and subscribed in my presence this 19 day of January, 2021

Notary Stamp — Notary Public

HEIDI MOORE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Delaware County
My Comm. Exp. 11/25/2023

s/planning/forms

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0278 & 0280
REQUEST: Multiple Requests
PROJECT: Communities at Glenross – Section 19
MEETING DATE: March 3, 2021

APPLICANT/OWNER
Pulte Homes
475 Metro Place South Suite 200
Dublin, Ohio 43017

REQUEST
2021-0278: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Bluestone Lane.
2021-0280: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Bluestone Lane.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Cheshire Road east of Winterbourne Drive and just west of the railroad tracks. The subject site is zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District). The properties to the north, south, and west are zoned R-2 PMU while the property to the east across the railroad tracks is the township.

BACKGROUND
This project has an extensive zoning history that dates back to 2006, but the most recent significant action that pertains to the development south of Cheshire Road occurred in August 2016. At that time, City Council approved an amendment to the Zoning and Development Text, an amendment to the Preliminary Development Plan, and an amendment to the Preliminary Subdivision Plat for the Communities at Glenross for 487 single family lots on approximately 210.7 acres (sections 11-22). The Final Development Plan and Final Subdivision Plat for Sections 11 and 12 were approved in 2017. The Final Development Plan and Final Subdivision Plat for Section 15 was approved in 2018, Section 13 was approved in 2019, and Section 16 was approved in 2020.

Now the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 19 which consists of 36 single-family lots on 10.437 acres. The Final Development Plan and Final Subdivision Plat for Section 19 has been submitted alongside the Final Development Plan and Final Subdivision Plat for Section 17 and together these two sections will complete a loop alongside Section 16.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for the subject site is R-2 PMU which has a specific development plan and text for the subject development. From a procedural perspective, Final Development Plans and Final Subdivision Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The development text sets forth development standards for the residential development which has specific development text for the entire development pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, architectural elevations, etc. Section 19 is in Sub-Area IB of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The development plan and text are sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. Currently, stormwater and transportation improvements for Section 16 Part 2 have not yet been completed and shall be constructed prior to Section 19. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development.

- **ROADS AND ACCESS:** Section 19 is located south of Cheshire Road and would be accessed from Winterbourne Drive which is the main north/south spine road for Sections 11-22 located south of Cheshire Road. There are two different access points to Section 19 which connect to Sections 16 and 17. Bluestone Lane will extend north and south through Section 19 and will complete a loop with Sections 16 and 17. All the streets are public and would have sidewalks on both sides of the street. In addition, there shall be no street parking near intersections or along the curved roads in this section.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan identifies a bike path along Winterbourne Drive through the subject section that would connect into the City network per the approved Preliminary Development Plan. In addition, there would be sidewalks on both sides of the public streets.
- **LOT LAYOUT & SIZE:** Per the approved development text, the subject lots in Section 19 would be a minimum lot area of 8,450 square feet with minimum 65 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yard setback would be 30 feet (decks and patios may encroach into the setback, but not closer than 15 feet from the lot line), and the side yard setback would be 20% of the lot width (not less than 6 feet) with a minimum house size of 1,600 square feet for a single story house and 1,800 square feet for a two-story house. Also, all the corner lots achieve compliance with the oversized corner lot requirements in the zoning code.
- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are based on the housing options in each Section and Sub-Area per the approved development text. The single-family lots in Sections 19 would require the following design requirements: 1.) At least 40% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick or stone. 2.) All vinyl siding shall have a minimum thickness of 0.044 mils; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.
- **LANDSCAPING:** A street tree plan has been submitted and shall be required to be approved by Shade Tree Commission prior to installation.
- **OPEN SPACE/PARKLAND:** The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in several reserve areas south of Cheshire Road. While this section will not contain any of this open space, the adjacent Section 16 contains approximately 3.77 acres of open space in the reserve area located along Winterbourne Drive as well as approximately 0.86 acres of active open space (tot lot).
- **TREE PRESERVATION:** There do not appear to be any qualifying trees (6 inches in caliper or larger) that would be removed in Section 19 but if any are removed during the construction, the developer would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City that achieves compliance with the zoning code.

STAFF RECOMMENDATION – (2021-0278 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes for a Final Development Plan for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Bluestone Lane, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Per the City Engineer, Section 16 Part 2 shall be constructed prior to Section 19 otherwise pre-construction for Section 19 shall not be approved.

3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. A street tree plan shall be approved by the Shade Tree Commission.
7. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
8. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

STAFF RECOMMENDATION – (2021-0280 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Bluestone Lane, with the following conditions that:

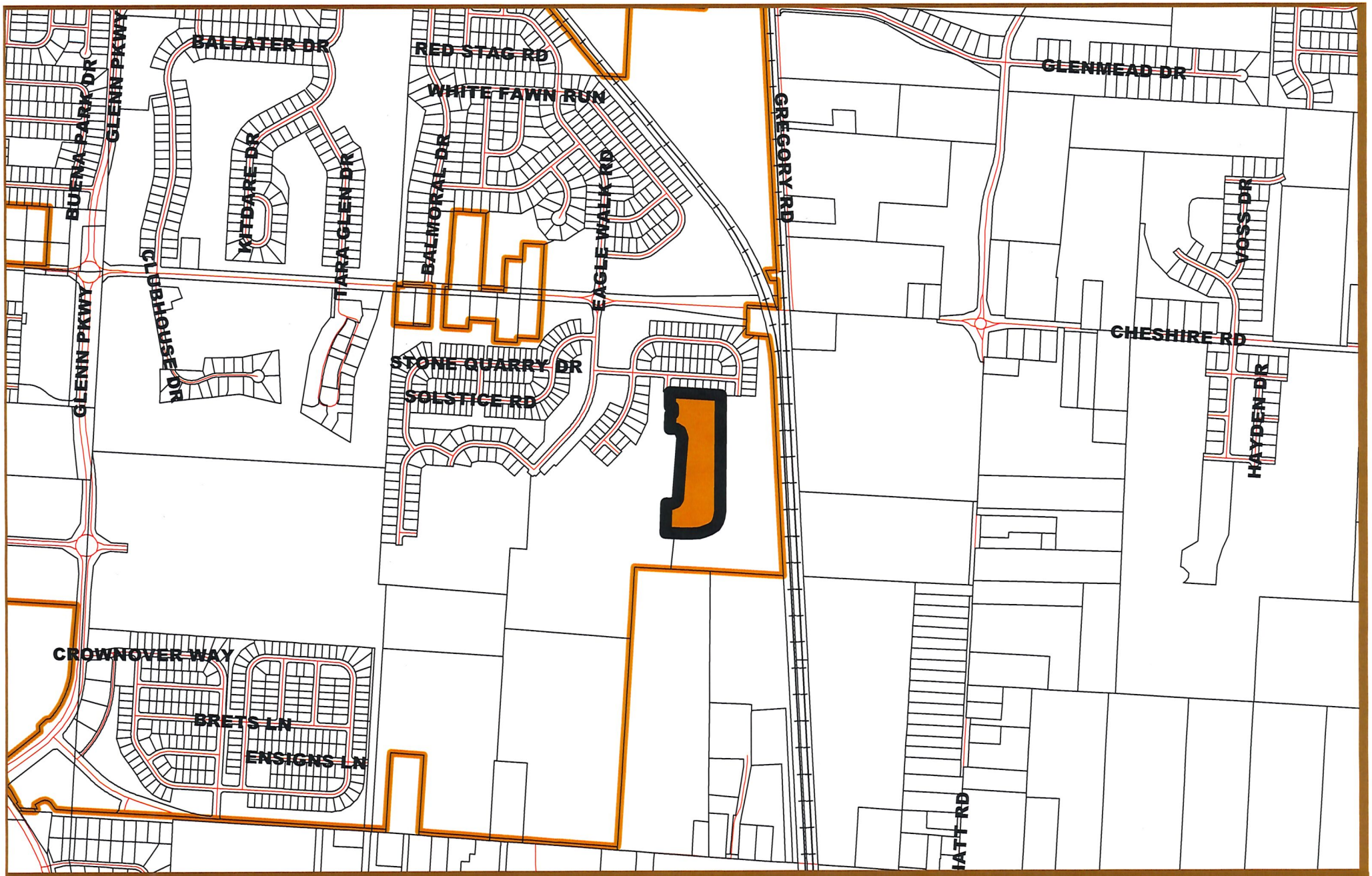
1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Per the City Engineer, Section 16 Part 2 shall be constructed prior to Section 19 otherwise pre-construction for Section 19 shall not be approved.
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. A street tree plan shall be approved by the Shade Tree Commission.
7. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
8. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

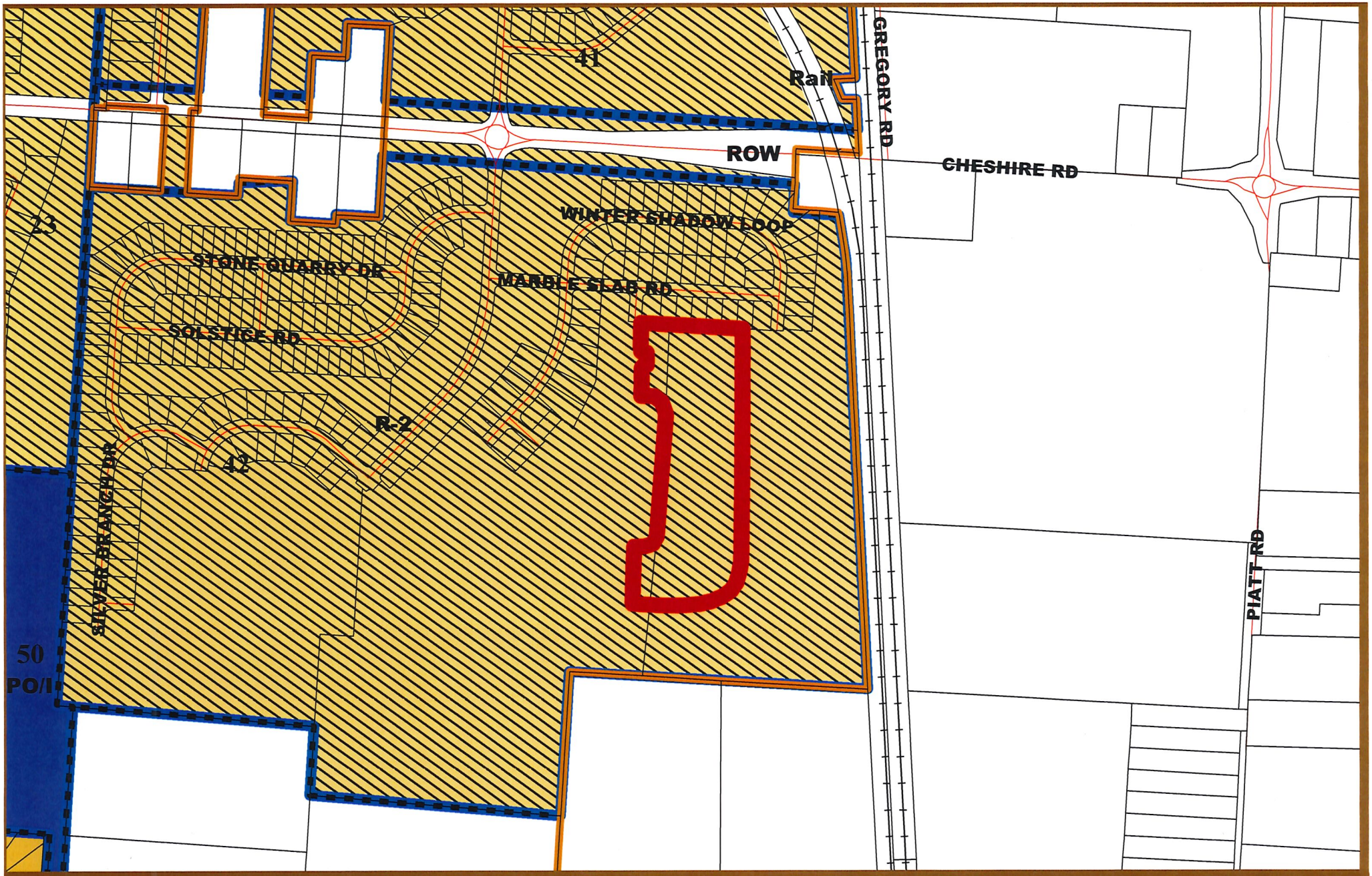
FILE:
ORIGINAL: **02/23/21**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-0278 & 0280
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 19
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0278 & 0280
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 19
Zoning Map

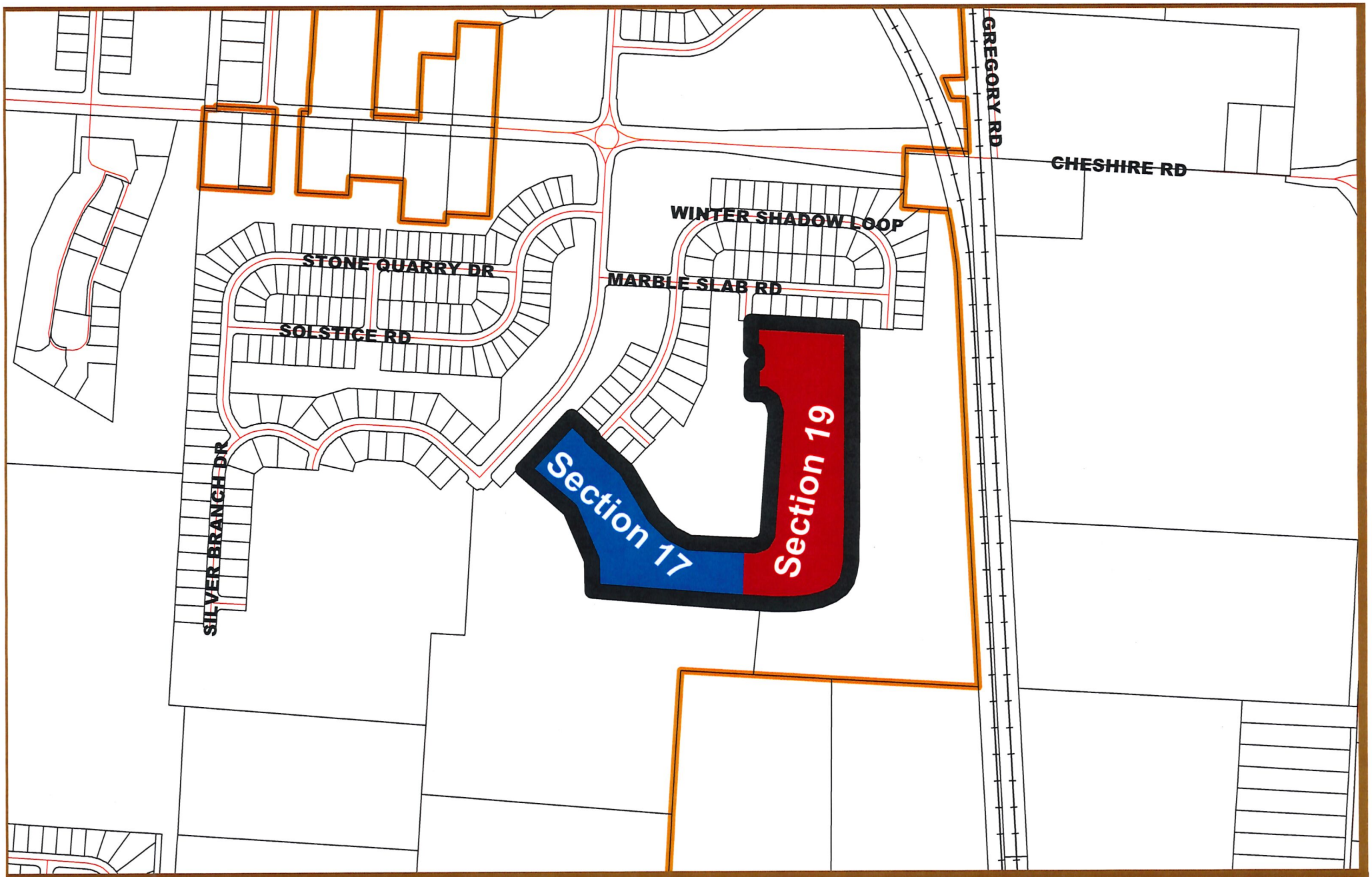
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EST 1808
CITY OF
DELAWARE
OHIO

2021-0278 & 0280
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 19
Aerial (2019) Map

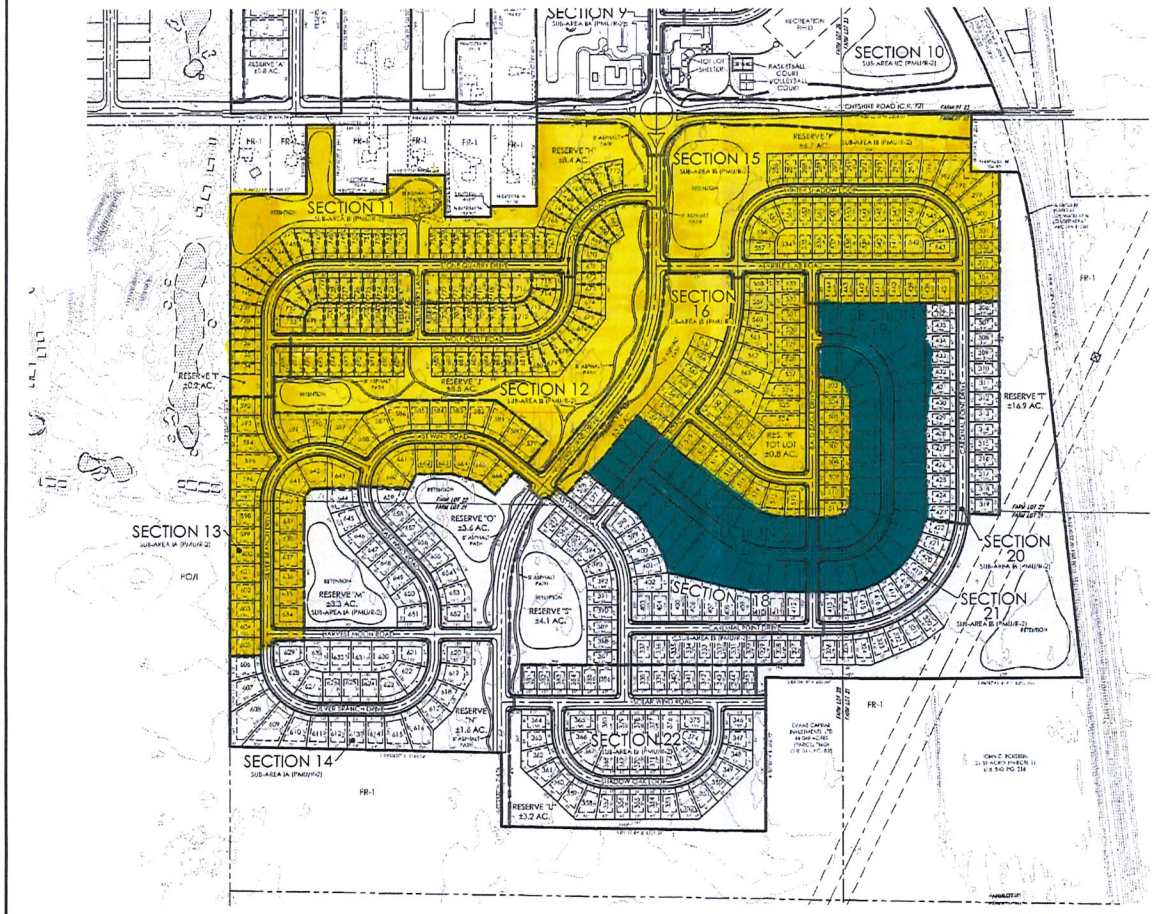
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EST 1808
CITY OF
DELAWARE
OHIO

Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 17 & 19
Sub-Section Map

N



REVISIONS	
MARCH 7, 2016	PLANNING COMMENTS
APRIL 4, 2016	PLANNING COMMENTS

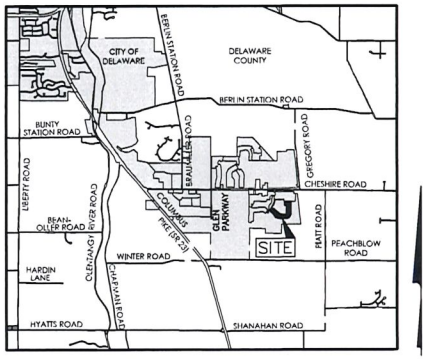
Pulte Homes
8800 Lyra Crossing Blvd., Dublin, OH 43016
Ph: (614) 356-5831

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
DEVELOPMENT PLAN
COMMUNITIES AT GLENROSS
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
www.emht.com

DATE: JUNE 1, 2016
SCALE: 1" = 200'
JOB NO: 20080644
SHEET: 2/5

COMMUNITIES AT GLENROSS
SECTION 17 & 19



LOCATION MAP
NO SCALE

PREPARED FOR:

PulteGroup

475 METRO PLACE SOUTH
SUITE 200
DUBLIN, OHIO 43017
PH. 614-376-1000

SUBMITTAL: FEBRUARY 1, 2021

CIVIL ENGINEER

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

INDEX OF DRAWINGS

FINAL PLATS:	
SECTION 17 :	SHEET 1-2
SECTION 19:	SHEET 3-4
SITE PLAN:	SHEET 5
LIGHTING PLAN:	SHEET 6-7
STREET TREE PLAN:	SHEET 8-9
ILLUSTRATIVE SITE PLAN:	SHEET 10

THE COMMUNITIES AT GLENROSS SECTION 17

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 27 (2.665 acres) and 28 (5.656 acres), Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 8.321 acres of land, more or less, said 8.321 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 9 to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record 1327, Page 1465 and Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 17"**, a subdivision containing Lots numbered 13476 to 13502, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Cambric Drive, Sunstone Lane, and Bald Eagle Drive (1.948 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

_____

By _____
MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. _____ approved by the Planning Commission on this _____ day of _____, 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Cambric Drive, Sunstone Lane, and Bald Eagle Drive (1.948 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio

Approved this ____ Day of _____ 20___.
_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___.
_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___.
_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___.
_____
William L. Fernano, P.E., Public Works Director/City Engineer, Delaware, Ohio

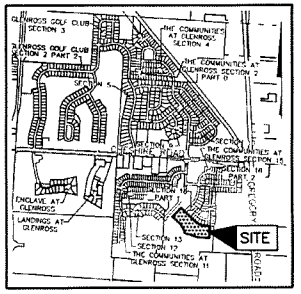
Approved this ____ Day of _____ 20___.
_____
Blake Jordan, P.E., Public Utilities Director, Delaware, Ohio

Transferred this ____ day of _____, 20___.
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at _____ M.
Fee $_____
_____
Recorder, Delaware County, Ohio

File No. _____

Official Record ____, Pages ____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "GLENROSS GOLF CLUB SECTION 1" of record in Cabinet 3, Slide 456, Recorder's Office, Delaware County, Ohio, in which a portion of the centerline of Kildare Drive has a bearing of South 61°09'41" West.

SOURCE OF DATA: The sources of recorded survey data referenced in the plat and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

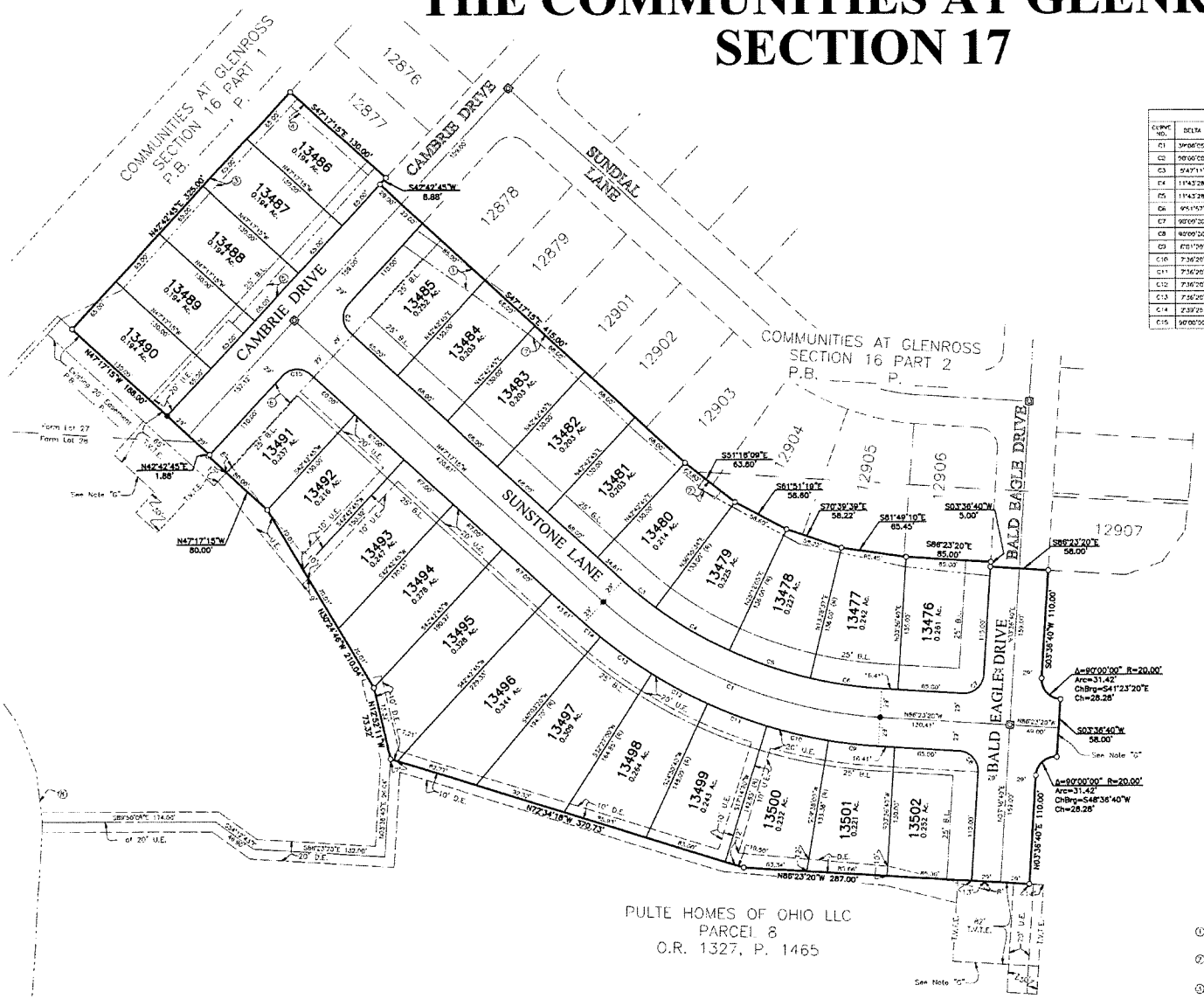
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
Ⓟ = Permanent Marker (See Survey Data)
▣ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

THE COMMUNITIES AT GLENROSS SECTION 17



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°08'05"	456.00'	311.56'	S 66°56'18" E	305.58'
C2	90°00'00"	20.00'	31.42'	S 02°17'15" E	28.28'
C3	5°47'11"	421.00'	42.50'	S 50°16'51" E	42.50'
C4	11°43'28"	421.00'	86.15'	S 58°58'11" E	86.00'
C5	11°43'28"	421.00'	86.15'	S 70°39'39" E	86.00'
C6	9°51'57"	421.00'	72.46'	S 81°27'21" E	72.40'
C7	90°00'00"	20.00'	31.42'	N 46°36'40" E	28.28'
C8	90°00'00"	20.00'	31.42'	N 41°23'20" W	28.28'
C9	6°01'09"	479.00'	50.33'	S 83°22'46" E	50.32'
C10	7°36'26"	479.00'	63.58'	S 76°33'50" E	63.54'
C11	7°36'26"	479.00'	63.58'	S 68°57'25" E	63.54'
C12	7°36'26"	479.00'	63.58'	S 61°21'16" E	63.54'
C13	7°36'26"	479.00'	63.58'	S 53°44'50" E	63.54'
C14	2°39'25"	479.00'	22.21'	S 48°36'08" E	22.21'
C15	90°00'00"	20.00'	31.42'	S 87°43'45" W	28.28'

① Existing 20' D.E. P.B. ____ P. ____
② Existing D.E. P.B. ____ P. ____
③ Existing 10' D.E. P.B. ____ P. ____
④ Existing 10' U.E. P.B. ____ P. ____
⑤ Existing 15' U.E. P.B. ____ P. ____
⑥ Existing 24' U.E. P.B. ____ P. ____
⑦ Existing 10' D.E. P.B. ____ P. ____
⑧ Existing D.E. P.B. ____ P. ____

Line Type Legend
- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 17 in effect at the time of platting of The Communities at Glenross Section 16 Part 2 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	20% of lot width, but not less than 7 feet
Rear yard:	30 feet
Zoning classification:	PMH-TH2

The purpose of this plat is to show certain property, rights-of-way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 17 are subject to the terms, conditions, restrictions (including lighting and house color) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329.

NOTE "D": All utilities within The Communities at Glenross Section 17 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	9.321 Ac.
Acreage in remaining lots	6.373 Ac.
Acreage in right-of-way	2.948 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 17 is out of the following Delaware County Parcel Number:

41832001040000	8.321 Ac.

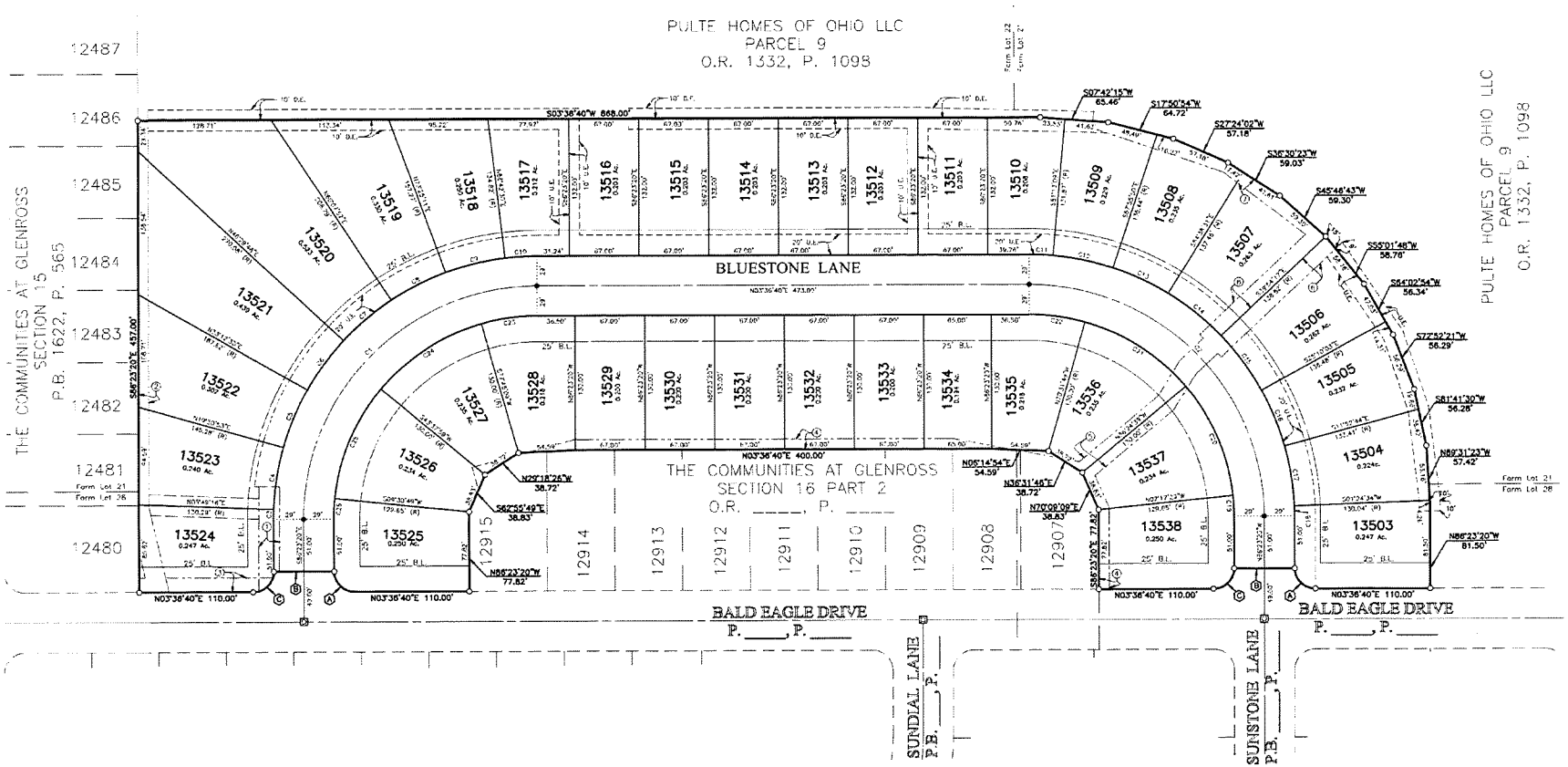
NOTE "G": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 17 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

NOTE "J" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - BALD EAGLE DRIVE: The City of Delaware, Ohio is hereby granted a non-exclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the southerly terminus of Bald Eagle Drive on that parcel owned by Pulte Homes of Ohio LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Delaware.

THE COMMUNITIES AT GLENROSS SECTION 19



① Existing 20' U.E. P.B. ____, P. ____
② Existing 10' D.E. O.R. 1622, P. 565
③ Existing 14' U.E. O.R. 1622, P. 565
④ Existing 10' D.E. P.B. ____, P. ____
⑤ Existing 20' U.E. P.B. ____, P. ____
⑥ Existing 15' U.E. P.B. ____, P. ____
⑦ Existing U.E. P.B. ____, P. ____

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

Ⓐ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N48°36'40"E Ch=28.28'

Ⓑ N03°36'40"E 58.00'

Ⓒ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N41°23'20"W Ch=28.28'

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 19 in effect at the time of platting of The Communities at Glenross Section 16 Part 2 specifies the following setback requirements:

Front yard	25 feet
Side yard:	20/5 feet
Rear yard:	30 feet
Zoning classification:	PMU/R2

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 19 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", and preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329

NOTE "D": All utilities within The Communities at Glenross Section 19 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	19.437 Ac.
Acreage in remaining lots	8.730 Ac.
Acreage in right-of-way	1.707 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 19 is out of the following Delaware County Parcel Numbers:

41832001049000	0.737 Ac.
41832001042000	9.700 Ac.

NOTE "G": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

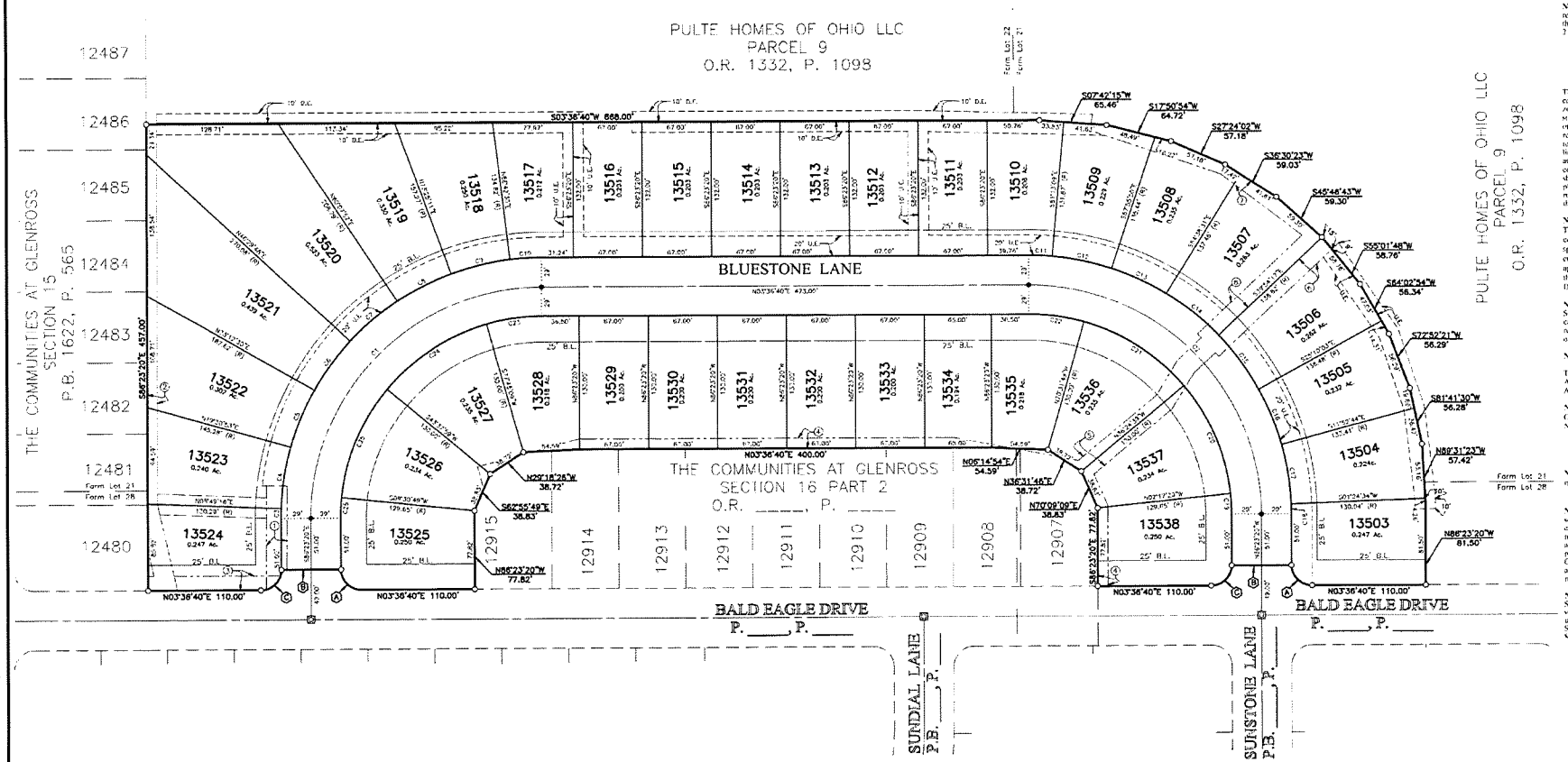
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CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
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C12	13°17'19"	254.00'	58.91'	N 15°25'30" E	58.78'
C13	13°17'19"	254.00'	58.91'	N 28°42'49" E	58.78'
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C16	13°17'19"	254.00'	58.91'	N 71°28'36" E	58.78'
C17	13°17'19"	254.00'	58.91'	N 84°45'55" E	58.78'
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THE COMMUNITIES AT GLENROSS SECTION 19



Line Type Legend

- Existing Property Line
- Existing R/W Line
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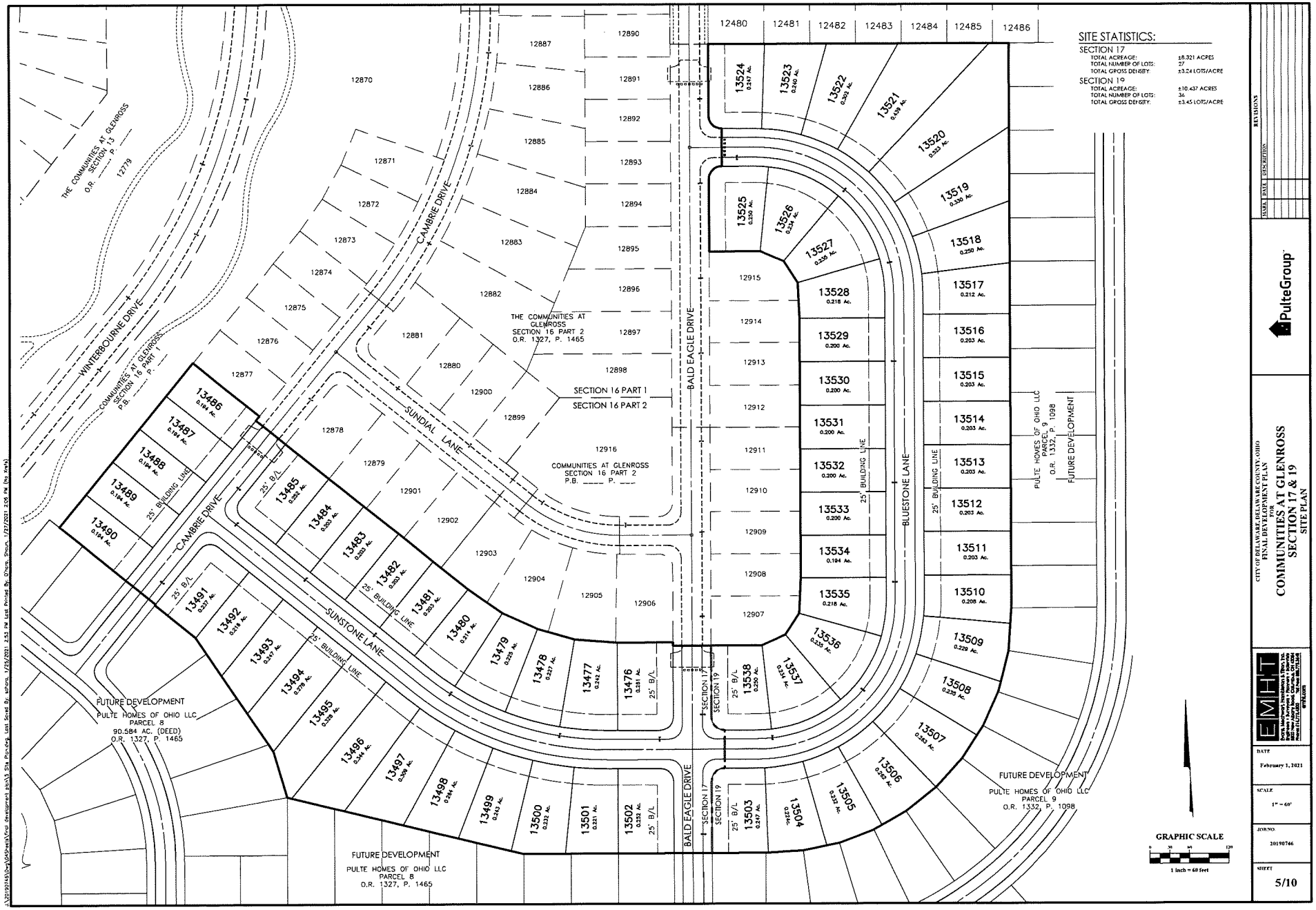
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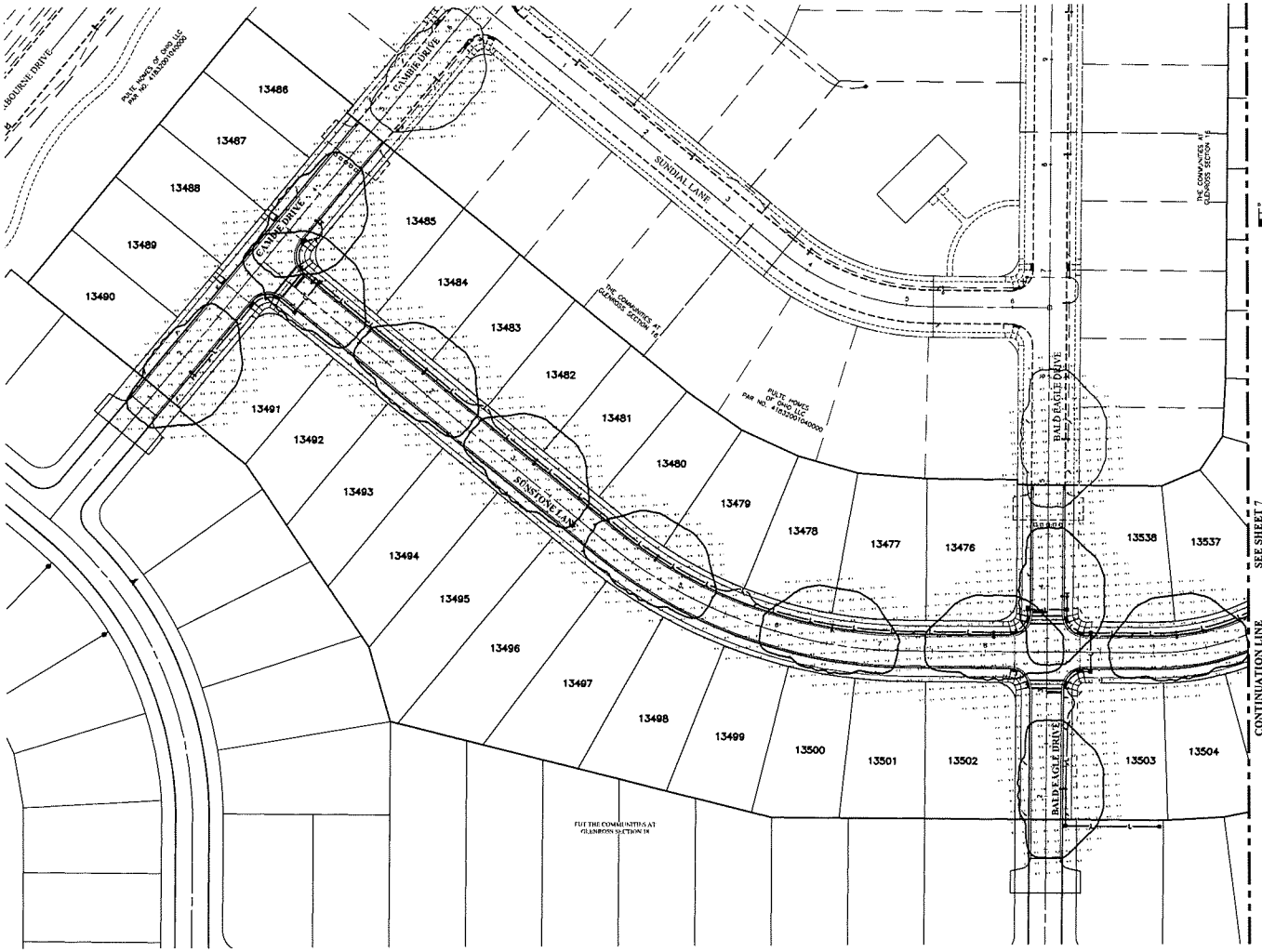
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SITE STATISTICS:
SECTION 17
TOTAL ACREAGE: ±8.321 ACRES
TOTAL NUMBER OF LOTS: 27
TOTAL GROSS DENSITY: ±3.24 LOTS/ACRE
SECTION 19
TOTAL ACREAGE: ±10.437 ACRES
TOTAL NUMBER OF LOTS: 34
TOTAL GROSS DENSITY: ±3.45 LOTS/ACRE
CAMBRIE DRIVE
SUNDIAL LANE
SUNSTONE LANE
WINTERBOURNE DRIVE
BALD EAGLE DRIVE
BLUESTONE LANE
SECTION 16 PART 1
SECTION 16 PART 2
SECTION 17
SECTION 19
THE COMMUNITIES AT GLENROSS SECTION 16 PART 2 O.R. 1327, P. 1465
COMMUNITIES AT GLENROSS SECTION 16 PART 1 P.B. ____ P. ____
COMMUNITIES AT GLENROSS SECTION 16 PART 2 P.B. ____ P. ____
THE COMMUNITIES AT GLENROSS SECTION 13 O.R. ____ P. ____
FUTURE DEVELOPMENT PULTE HOMES OF OHIO LLC PARCEL 8 90.584 AC. (DEED) O.R. 1327, P. 1465
FUTURE DEVELOPMENT PULTE HOMES OF OHIO LLC PARCEL 8 O.R. 1327, P. 1465
FUTURE DEVELOPMENT PULTE HOMES OF OHIO LLC PARCEL 9 O.R. 1332, P. 1098
PULTE HOMES OF OHIO LLC PARCEL 9 O.R. 1332, P. 1098
25' BUILDING LINE
25' B/L
GRAPHIC SCALE
1 inch = 60 feet
REVISIONS
PulteGroup
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 17 & 19
SITE PLAN
EMHT
DATE
February 1, 2021
SCALE
1" = 60'
JOB NO.
20190746
SHEET
5/10



REVISIONS

MARK	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 17 & 19
LIGHTING PLAN

EMHT

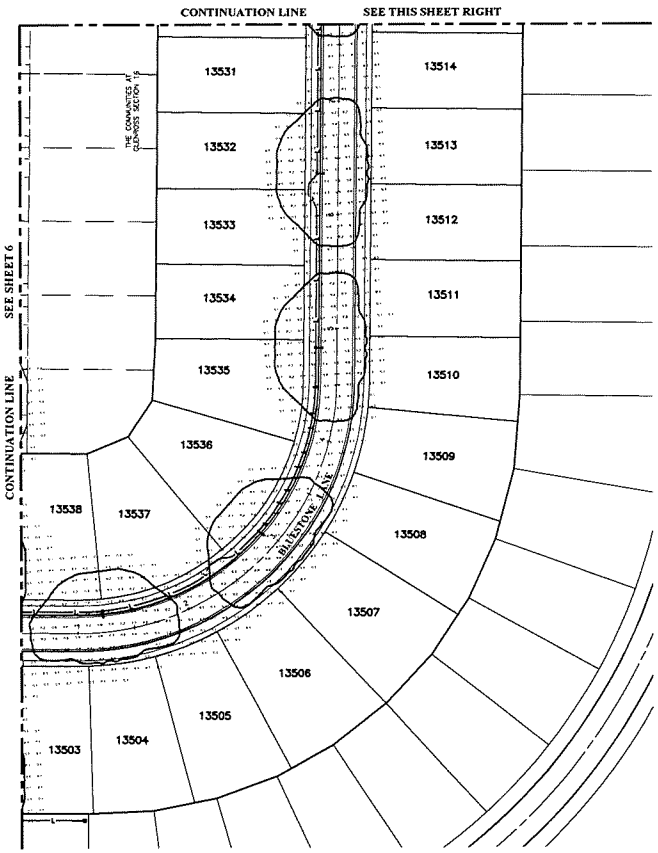
DATE
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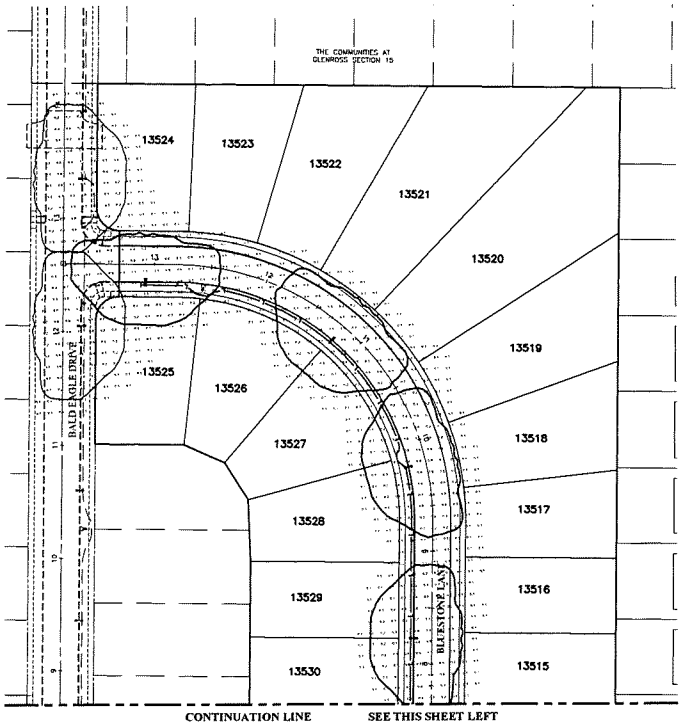
SCALE
1" = 50'

JOB NO.
20190746

SHEET
6/10

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LEGEND

Proposed Luminaire Template
(0.1 Foot-Candle Influence)

Ex. Luminaire Template
(0.1 Foot-Candle Influence)

GRAPHIC SCALE

0 25 50 100

1 Inch = 50 feet

LUMINAIRE SCHEDULE						
QTY	Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
18	GVD3 P30 30K MVOLT MS CMC GL3 RB ST TGL PR7E FPD75 SH Granville LED Classic: Granville LED Classic, LED Performance Package 30, 3000 series CCT, Auto-sensing voltage (120 thru 277), Modern style swing open design, Custom Match Color, Glass asymmetric, type III, Ribs and bands, Standard, Gold trim, 7 pin NEMA photocontrol external, Factor programmed to 75 percent of base, Shorting cap, Unique Solutions, A Division of Holophane Newark, Ohio 43055 www.holophane.com	LED COB	1	7937	0.75	41

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Cambio Drive	0.5 fc	1.6 fc	0.1 fc	16.0:1	5.0:1
Sunstone Lane	0.5 fc	1.5 fc	0.1 fc	15.0:1	5.0:1
Bald Eagle Drive	0.5 fc	1.2 fc	0.1 fc	12.0:1	5.0:1
Bluestone Lane	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
Site Sidewalks	0.2 fc	0.6 fc	0.1 fc	6.0:1	2.0:1

REVISIONS

MARK	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 17 & 19
LIGHTING PLAN

EMH&T
Data, Intelligent Solutions & Results
Engineers / Surveyors / Planners / Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 866.775.5464
emht.com

DATE
February 1, 2021

SCALE
1" = 50'

JOB NO.
20190746

SHEET
7/10

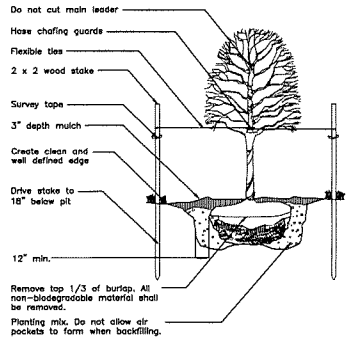
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GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

Trees shall be centered in the tree lawn.

No trees shall be placed within 10' of a hydrant.

PLANT SCHEDULE SECTION 17

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AF	33	Acer freemanii 'Sienna Glen'	Sienna Glen Maple	2" Cal.	B&B
	NW	10	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.	B&B
	QS	10	Quercus rubra	Red Oak	2" Cal.	B&B

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 8' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Sourced separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

NUMBER	DATE	DESCRIPTION
		REVISIONS

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS SECTION 17 & 19
STREET TREE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 800.759.5068
emht.com

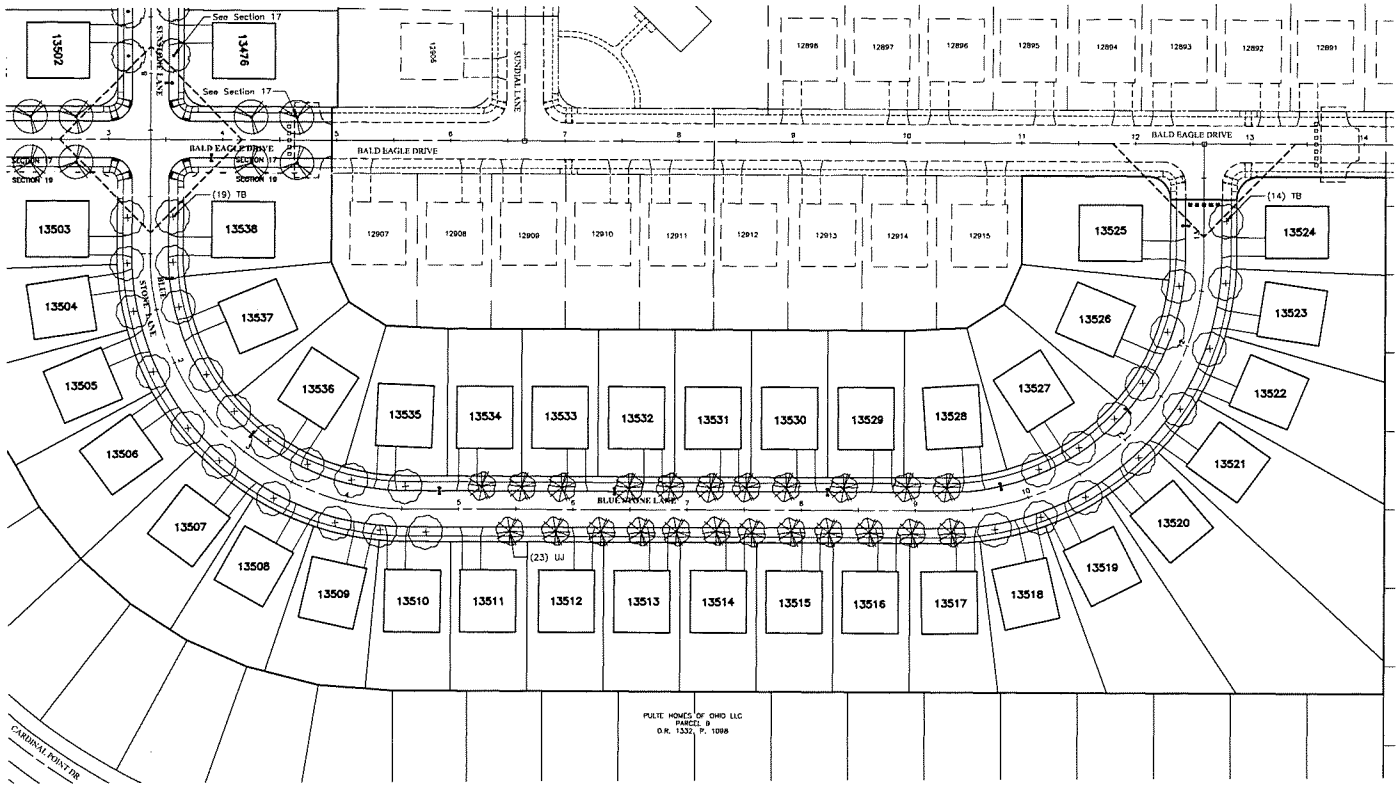
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JOB NO.
20190746

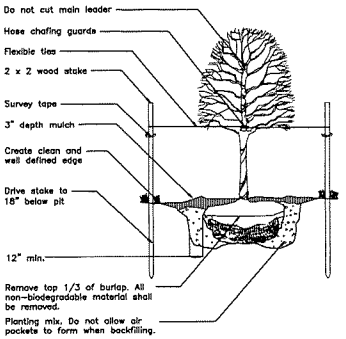
SHEET
8/10

A:\2019\19074\0\proj\3450\east\Prod development plots\8 Street Tree Plan.dwg, Last Saved By: adams, 1/25/2021 2:58 PM Last Printed By: Evans, Shan, 1/27/2021 2:10 PM (No Xrefs)



GRAPHIC SCALE

1 inch = 50 feet



1 DECIDUOUS TREE UNDER 3" CALIPER
N.T.S.

Trees shall be centered in the tree lawn.

No trees shall be placed within 10' of a hydrant.

PLANT SCHEDULE SECTION 19

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
+	TB	33	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B
	UJ	23	Ulmus americana 'Jefferson'	American Elm	2" Cal.	B&B

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 6' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

REVISIONS

MARK	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 17 & 19
STREET TREE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers | Surveyors | Planners | Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 866.775.5648
emht.com

DATE
February 1, 2021

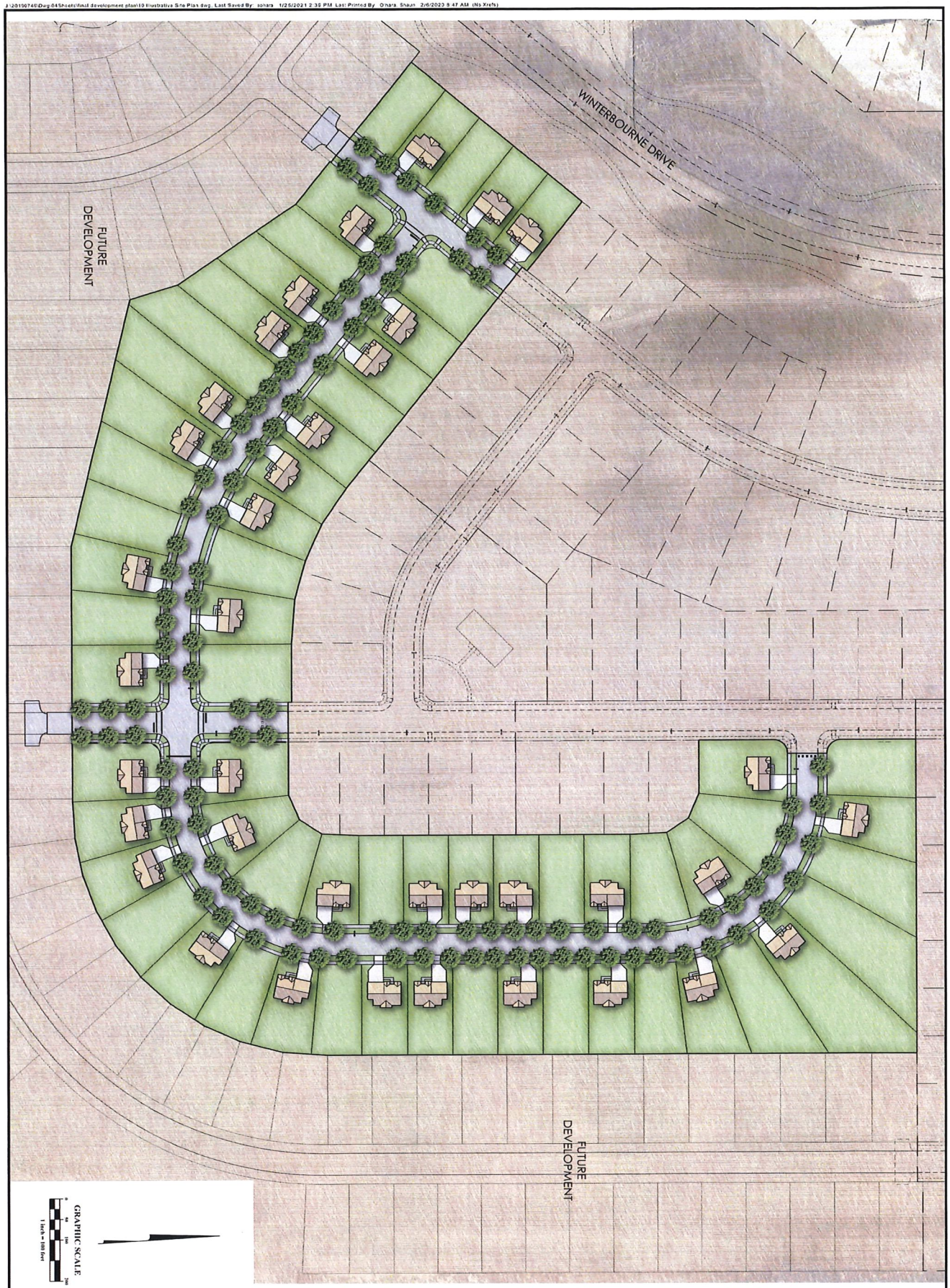
SCALE
1" = 50'

JOB NO.
20190746

SHEET
9/10

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SHEET 10/10	JOB NO. 20190740	SCALE 1" = 100'	DATE February 1, 2021	EMH&T Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 866.775.3648 emht.com	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR **COMMUNITIES AT GLENROSS** **SECTION 17 & 19** **ILLUSTRATIVE SITE PLAN**	PulteGroup

REVISIONS		
MARK	DATE	DESCRIPTION

THE COMMUNITIES AT GLENROSS SECTION 19

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 27 (0.696 acres) and 28 (0.711 acres), 21 (2.532 acres), and 22 (6.499 acres) Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 10.437 acres of land, more or less, said 10.437 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 9 to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record 1327, Page 1465 and Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 17"**, a subdivision containing Lots numbered 13503 to 13538, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Bluestone Lane (1.707 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this ____day of _____, 20___.

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

_____

By _____
MATTHEW J. CALLAHAN, Division Vice President of Land Acquisition

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

PC Case No. ___-____ approved by the Planning Commission on this _____ day of _____ 20___.

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Bluestone Lane (1.707 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of _____ 20___
_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___
_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

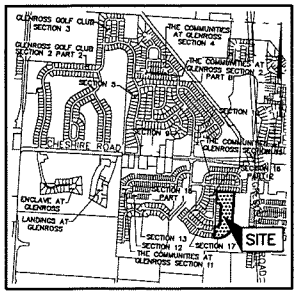
Approved this ____ Day of _____ 20___
_____
Blake Jordan, P.E., Public Utilities Director, Delaware, Ohio

Transferred this ____ day of _____, 20___.
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20___ at _____ M.
Fee $_____
_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "GLENROSS GOLF CLUB SECTION 1", of record in Cabinet 3, Slide 456, Recorder's Office, Delaware County, Ohio, in which a portion of the centerline of Kildare Drive has a bearing of South 61°09'41" West.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.
Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT

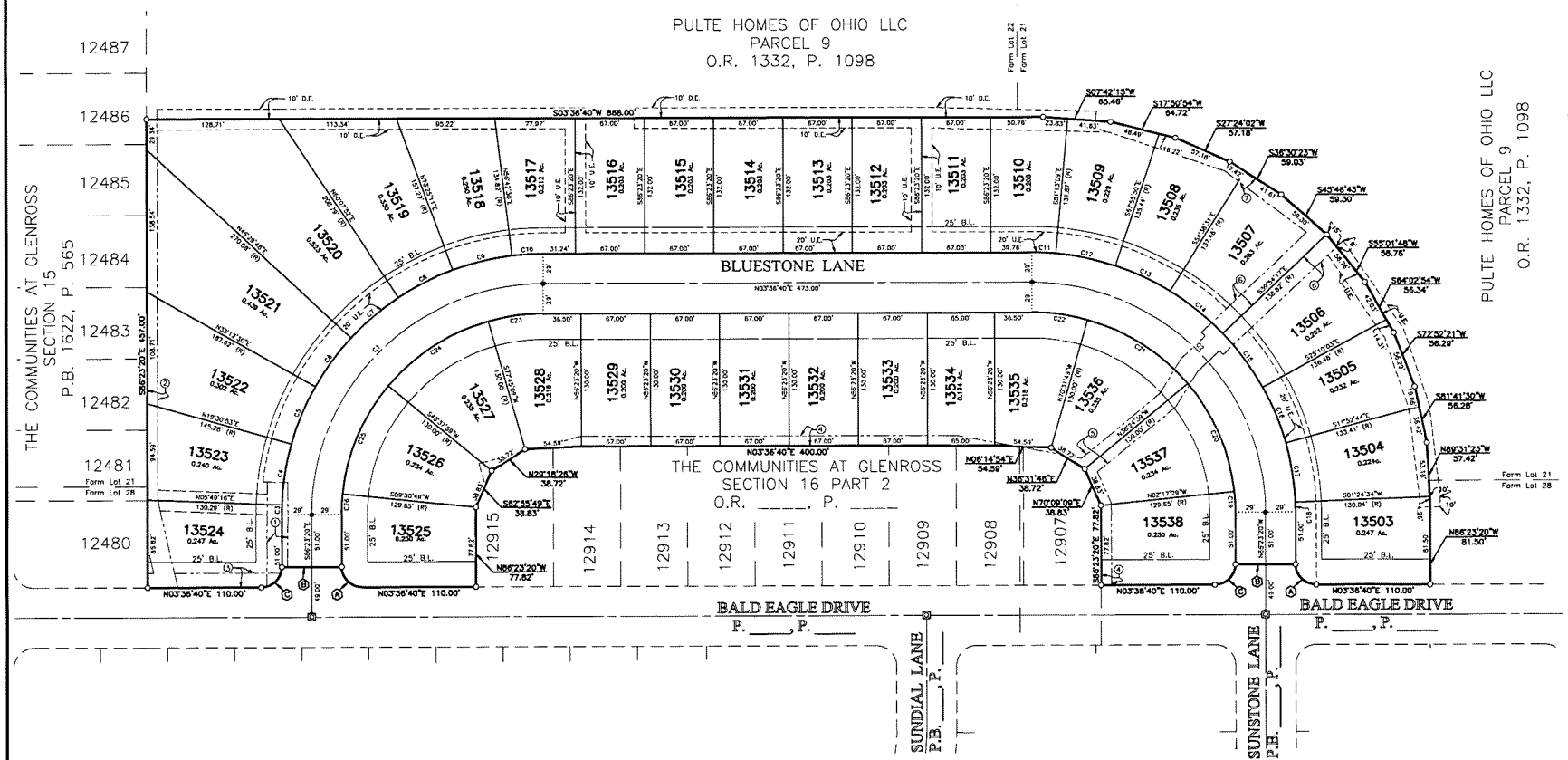
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)
▣ = Permanent Marker encased in monument box

By _____ _____
Professional Surveyor No. 7865 Date

A:\2019\2019-0746\SURVEY\PLAT\2019-0746-SS-PLAT-SEC19.DWG plotted by NOMAN, THOMAS on 1/15/2021 8:19:23 AM last saved by NOMAN, THOMAS on 1/15/2021 8:18:37 AM

THE COMMUNITIES AT GLENROSS SECTION 19



SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

① Existing 20' U.E. P.B. ____, P. ____
② Existing 10' D.E. O.R. 1622, P. 565
③ Existing 14' U.E. O.R. 1622, P. 565
④ Existing 10' D.E. P.B. ____, P. ____
⑤ Existing 20' U.E. P.B. ____, P. ____
⑥ Existing 15' U.E. P.B. ____, P. ____
⑦ Existing U.E. P.B. ____, P. ____

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line

Ⓐ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N48°36'40"E Ch=28.28'

Ⓑ N03°36'40"E 38.00'

Ⓒ Δ=90°00'00" R=20.00' Arc=31.42' ChBrg=N41°23'20"W Ch=28.28'

NOTE "A": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of The City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 19 in effect at the time of platting of The Communities at Glenross Section 16 Part 2 specifies the following setback requirements

Front yard:	25 feet
Side yard:	20'w/6 feet
Rear yard	30 feet
Zoning classification:	PMUR2

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 19 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", and preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329.

NOTE "D": All utilities within The Communities at Glenross Section 19 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	10.437 Ac
Acreage in remaining lots	8.730 Ac
Acreage in right-of-way	1.707 Ac

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 19 is out of the following Delaware County Parcel Numbers:

418320010400000	9.737 Ac
418320010420000	9.700 Ac

NOTE "G": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 19 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": This section of The Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	225.00'	353.43'	N 41°23'20" W	318.20'
C2	90°00'00"	225.00'	353.43'	N 48°36'40" E	318.20'
C3	2°12'36"	254.00'	9.80'	N 85°17'02" W	9.80'
C4	13°41'37"	254.00'	60.71'	N 77°19'56" W	60.56'
C5	13°41'37"	254.00'	60.71'	N 63°38'19" W	60.58'
C6	13°17'18"	254.00'	58.91'	N 50°08'51" W	58.78'
C7	13°38'04"	254.00'	60.44'	N 36°41'10" W	60.30'
C8	13°17'19"	254.00'	58.91'	N 23°13'28" W	58.78'
C9	13°17'19"	254.00'	58.91'	N 09°56'09" W	58.78'
C10	6°54'10"	254.00'	30.60'	N 00°09'33" E	30.58'
C11	5°10'11"	254.00'	22.92'	N 06°11'46" E	22.91'
C12	13°17'19"	254.00'	58.91'	N 15°25'30" E	58.78'
C13	13°17'19"	254.00'	58.91'	N 28°42'49" E	58.78'
C14	14°44'14"	254.00'	65.33'	N 42°43'36" E	65.15'
C15	14°46'46"	254.00'	65.52'	N 57°25'34" E	65.34'
C16	13°17'19"	254.00'	58.91'	N 71°28'36" E	58.78'
C17	13°17'19"	254.00'	58.91'	N 84°45'55" E	58.78'
C18	2°12'06"	254.00'	9.76'	S 87°29'23" E	9.76'
C19	5°34'09"	196.00'	20.18'	S 89°20'25" E	20.18'
C20	34°07'10"	196.00'	116.72'	N 70°38'56" E	115.00'
C21	34°07'10"	196.00'	116.72'	N 36°31'46" E	115.00'
C22	15°51'31"	196.00'	54.25'	N 11°32'26" E	54.08'
C23	15°51'31"	196.00'	54.25'	N 04°19'06" W	54.08'
C24	34°07'10"	196.00'	116.72'	N 20°18'26" W	115.00'
C25	34°07'10"	196.00'	116.72'	N 53°25'36" W	115.00'
C26	5°34'09"	196.00'	20.18'	N 83°26'15" W	20.18'

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☒ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name THE COMMUNITIES AT (OLD) ROSS SECTION 19 Address _____

Acreage 10.437 Square Footage _____ Number of Lots 36 Number of Units _____

Zoning District/Land Use PMU/R2 Proposed Zoning/Land Use PMU/R2 Parcel # 418320010420000

Applicant Name PULTE HOMES OF OHIO LLC Contact Person Joseph Lamparyk

Applicant Address 475 METRO PLACE SOUTH, SUITE 200

Phone 614-376-1000 Fax _____ E-mail Joseph.lamparyk@Pulte.com

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMH&T Contact Person MATT KIRK

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4131 Fax _____ E-mail MKIRK@EMHT.COM

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Owner Signature — JOSEPH LAMPARYK Owner Printed Name

Agent Signature — Agent Printed Name

Sworn to before me and subscribed in my presence this 19 day of January, 2021

Heidi Moore
Notary Public

NOTARIAL SEAL STATE OF OHIO

HEIDI MOORE
Notary Public
STATE OF OHIO
Recorded in
Delaware County
My Comm. Exp. 11/25/2023

s/planning/