CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

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

REGULAR MEETING April 7, 2021

1. ROLL CALL

2. APPROVAL of the Motion Summary of the Planning Commission meeting held on March 3, 2021, as recorded and transcribed.
APPROVAL of the Motion Summary of the Planning Commission work session meeting held on March 17, 2021, as recorded and transcribed.

3. REGULAR BUSINESS

A. Comprehensive Plan
(1) 2021-0812: A request by the City of Delaware for adoption of the new Delaware Together Comprehensive Plan and approval of Amendments to Chapter 1101 – Master Plan of the City of Delaware Planning and Zoning Code.
(2) 2021-0814: A request by the City of Delaware for adoption of the new 2020-2040 Thoroughfare Plan and approval of Amendments to Chapter 1103 – Thoroughfare Plan of the City of Delaware Planning and Zoning Code.

a. Staff Presentation
b. Public comment (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.

c. Commission Action

B. Houk Road Condominiums

(1) 2021-0589: A request by WEEE LLC., for approval of a Conditional Use Permit to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive.

(2) 2021-0591 A request by WEEE LLC., for approval of a Preliminary Development Plan for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road and just north of Greenlawn Drive.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (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.

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- 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 14

(1) 2021-0601: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.

(2) 2021-0603: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.

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.

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- 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

D. Terra Alta
(1) 2021-0605: A request by Terra Alta LLC., for approval of a Final Development Plan for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
(2) 2021-0606: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

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.

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d. Commission Action

4. PLANNING DIRECTOR'S REPORT

5. COMMISSION MEMBER COMMENTS AND DISCUSSION

6. NEXT REGULAR MEETING: May 5, 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
MARCH 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 (exited meeting due to computer issues from 6:48 p.m. until 7:03 p.m.), Vice-Chairman George Mantzoros 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 February 3, 2021, as recorded and transcribed.

Motion: Vice-Chair Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on February 3, 2021, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 7-0 vote.

ITEM 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

Mr. Schultz reviewed the staff report including location and zoning of the property. This site is located in the Willowbrook Planned Unit Development within the Multi-Family 4 Area which allows 90 multi-family units. The proposed development has 90 single family attached units that would include 54 ranch and 36 townhomes. 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 Lennel 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. This development would have a total of 38 overflow parking spaces

for visitors and the like, three cluster mailbox locations and a dog park. Staff reviewed the width of the street and the requirement by the Fire Department that there be no parking on either side of the street.

b. Applicant Presentation

APPLICANT:
RJ Sabatino
2705 Donna Drive
Columbus, Ohio

c. Public comment (not a public hearing)

The Clerk informed the Commission that there was no request to speak, or emails provided for public input.

d. Commission Action

Mayor Riggle exited the meeting at 6:48 p.m. due to computer failure.

Motion: Mr. Prall motioned to approve 2021-0268, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Prall motioned to approve 2021-0269, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

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

Mr. Schultz reviewed the staff report including the property location and zoning. He discussed that the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 17 which consist of 27 single-family lots on 8.321 acres. He reviewed the access to Section 17, pedestrian connectivity, lot size and building design.

b. Applicant Presentation

APPLICANT:
Joe Lamparyk
475 Metro Place South
Dublin, Ohio

c. Public comment (not a public hearing)

The Clerk informed the Commission that there was no request to speak or emails provided for public input.

d. Commission Action

Mayor Riggle rejoined the meeting at 7:03 p.m.

Motion: Mr. Prall motioned to approve 2021-0275, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0276, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

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.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the staff report for Communities at Glenross, Section 19. This section is proposed to have 36 single-family lots on 10.437 acres. He reviewed the current zoning and location of the property, as well as roads and access and pedestrian connectivity.

b. Applicant Presentation

APPLICANT:
Joe Lamparyk
475 Metro Place South
Dublin, Ohio

Mr. Lamparyk discussed the plans for cluster mailboxes and that they would like to not place directly in front a single-family home. He also discussed the plans to connect Winterbourne Drive with the construction

of Section 14.

c. Public comment (not a public hearing)

The Clerk informed the Commission that there were no request to speak or emails provided for public input.

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0278, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0280, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland discussed that there will be a special Planning Commission meeting held on March 17, 2021 to review the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik discussed the progress relating to the Sheetz construction.

Mr. Prall questioned if there were any plans for upcoming commercial development.

ITEM 6. NEXT REGULAR MEETING: April 7, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:43 p.m.

_____

Chairperson

_____

Elaine McCloskey, Clerk

PLANNING COMMISSION
MARCH 17, 2021
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:39 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros (arrived at 6:45 p.m.) and Chairman Stacy Simpson

Comprehensive Plan Committee Members Present: John Rybka, Jack Hilborn, Stephanie Hauck

Staff Present Virtually: Carrie Fortman, Project Engineer, Bill Ferrigno, Public Works Director/City Engineer, Jordan Selmek, Zoning Officer, Dianne Guenther, Development Planner, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

ITEM 2. REVIEW and DISCUSSION of Draft Delaware Together Comprehensive Plan

Mr. Efland reviewed the agenda for the review of the Comprehensive Plan with will include setting the stage, public engagement, goals, objectives and actions, character and land use and implementation. Mr. Ferrigno provided an update on the Transportation Plan and how it coincides with the Comprehensive Plan.

He discussed that the purpose of the meeting is to share highlights of the Delaware Together process and receive feedback. The new plan is to help respond to current development trends and growth pressures, incorporated updated information, address new planning issues and integrate new technologies and best practices. Goals included manage growth and change, advance economic prosperity, build social cohesion and equity, promote housing quality and variety, leverage resources, infrastructure and amenities and ensure fiscal sustainability. He reviewed the key themes for each of these goals. He discussed the Implementation Matrix and the six areas of focus. He reviewed the next steps to finalize the plan and formal adoption with Council.

Mr. Ferrigno reviewed the Transportation/Thoroughfare Plan which includes completed and proposed roadway and intersection improvements. The Thoroughfare Plan is more focused on the highway road system. He discussed how the plan has completed roadway/intersection improvements, proposed and removed plans.

ITEM 3. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:49 p.m.

_____
Chairperson

_____
Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0812 & 0814
REQUEST: Multiple Requests
PROJECT: Delaware Together Comprehensive Pan & 2020-2040 Thoroughfare Plan
MEETING DATE: April 7, 2021

APPLICANT/OWNER
City of Delaware

REQUEST
2021-0812: A request by the City of Delaware for adoption of the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 of the Planning & Zoning Code of the City of Delaware.
2021-0814: A request by the City of Delaware for adoption of the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the Planning & Zoning Code of the City of Delaware.

BACKGROUND/PROPOSAL
The City has been working on a new Comprehensive Plan and Thoroughfare Plan for the community for some time. The Comprehensive Plan, known as Delaware Together, has been a citizen driven effort with a formal Steering Committee appointed by City Council in June 2018. After a competitive application and selection process, a 31-person citizen Steering Committee was appointed to reflect diverse backgrounds, interests, and areas of the City. The Steering Committee worked closely with the national consultant team, Staff, and the community to guide the planning process. The work of Plan development included multiple opportunities for public engagement generating over 2,500 comments. Building upon the City of Delaware's well-managed growth strategies and strong planning tradition, Delaware Together has woven together technical analysis, citizen engagement, Steering Committee input, and best practices to reflect ideas and insights for the future in the broadest public policy document a community can create. It expresses the values and aspirations of who and what we want to become as a community over the next 10-15 years.
The Thoroughfare Plan has been created with input from City staff, regional partners, and citizens through the Access Delaware process. It reflects completed improvements over the last planning period as well as future improvements needed for major roadways and intersections. Over 60 projects have been completed during the last planning period. This plan reflects over 100 future improvements to the transportation system in the community.

STAFF ANALYSIS

- The Delaware Together planning process was designed to create a new city-wide plan that reflects community ideas and insights for the future. The resulting Comprehensive Plan puts forth a vision for the community for both the near and long term. A comprehensive plan is a long-term guide that expresses the values and aspirations of a community. It is the broadest public policy document a community can create for its future. It considers the input of residents, workers, and other stakeholders. The Plan helps the City respond to change and acts as a guidebook for decision-makers. It can also serve as a marketing tool to clearly convey the community's values and priorities.

  The Plan is composed of 8 chapters that resulted in 6 Goals, almost 60 Objectives, and over 230 individual actions that will be pursued, monitored, and adjusted as needed over time. The Plan was driven by the public through the Steering Committee as well as engagement processes that resulted in over 2,500 separate comments, thoughts, and input items.

  It is meant to be a living document that will be revisited through the years and can be modified as needed while its core vision and goals continue to guide decision-making. Outcomes of the Plan can be measured individually, but the Plan also acknowledges and seeks to leverage the potential synergies between individual recommendations.

  The Steering Committee unanimously recommended adoption of the Delaware Together Plan at its meeting of March 23, 2021.

  Chapter 1101 - Master Plan of the Delaware City Planning and Zoning Code adopts the Comprehensive Plan and provides for several elements of its implementation. The proposed Chapter is attached for consideration.

As there were several necessary changes and to ensure clarity, the entire current Chapter is recommended to be repealed and replaced in total with the recommended Sections.

- The 2020-2040 Thoroughfare Plan has been developed using the Access Delaware process and led by the Public Works Department and City Engineer. It is critical that this plan is updated concurrently with the Delaware Together Plan as several sections of the City code as well as the Charter of the City of Delaware closely link and/or require these plans to be in place. The Plan documents over 60 completed projects over the last planning period as well as recommends over 100 street stub extensions, roadways, and intersection improvements in the future. This plan serves as a guide to require major transportation improvements and is intended to be used during project planning development, capital improvement planning, and other initiatives. It is anticipated that the Plan and its elements may be amended through the planning period as new studies, technologies, growth and development parameters, or other elements change and evolve. The Delaware Together Plan reflects the inputs and improvements noted within this Thoroughfare Plan and thus the Thoroughfare Plan is also recommended for formal adoption concurrent with the Comprehensive Plan.

  Chapter 1103 Thoroughfare Plan of the Delaware City Planning and Zoning Code adopts the Thoroughfare Plan and provides for several elements of its implementation. The proposed Chapter is attached for consideration. As there were several necessary changes and to ensure clarity, the entire current Chapter is recommended to be repealed and replaced in total with the recommended Sections.

STAFF RECOMMENDATION (2021-0812 – ADOPTION OF THE DELAWARE TOGETHER COMPREHENSIVE PLAN AND AMENDMENTS TO CHAPTER 1101 OF THE PLANNING & ZONING CODE OF THE CITY OF DELAWARE)

Staff recommends approval of a request by the City of Delaware for adoption of the Delaware Together Comprehensive Plan and Amendments to Chapter 1101 of the Planning & Zoning Code of the City of Delaware.

STAFF RECOMMENDATION (2021-0814 – ADOPTION OF THE 2020-2040 THOROUGHFARE PLAN AND AMENDMENTS TO CHAPTER 1103 OF THE PLANNING & ZONING CODE OF THE CITY OF DELAWARE)

Staff recommends approval of a request by the City of Delaware for adoption of the 2020-2040 Thoroughfare Plan and Amendments to Chapter 1103 of the Planning & Zoning Code of the City of Delaware.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: **4/1/21**

Delaware **Together**

Building on Tradition, Planning for Tomorrow

Executive Summary

City of Delaware
Comprehensive Plan

March 2021



DRAFT

PLANNING PROCESS

The Delaware Together Comprehensive Plan was developed through a process that integrated input from community members and key stakeholders with technical analysis. Participants offered thousands of ideas and suggestions that helped to shape the plan's recommended actions. This process began in early 2018 and culminated in Winter 2021.

STEERING COMMITTEE

A 31 member citizen Steering Committee helped guide the public process and creation of the plan's recommendations. Members were selected to reflect the City's diverse backgrounds and interests through an open application process.

FOCUS ON THE FUTURE

The first round of public workshops were conducted early on in the Delaware Together planning process and were used to gather input from the community through both individual work and small group brainstorming.

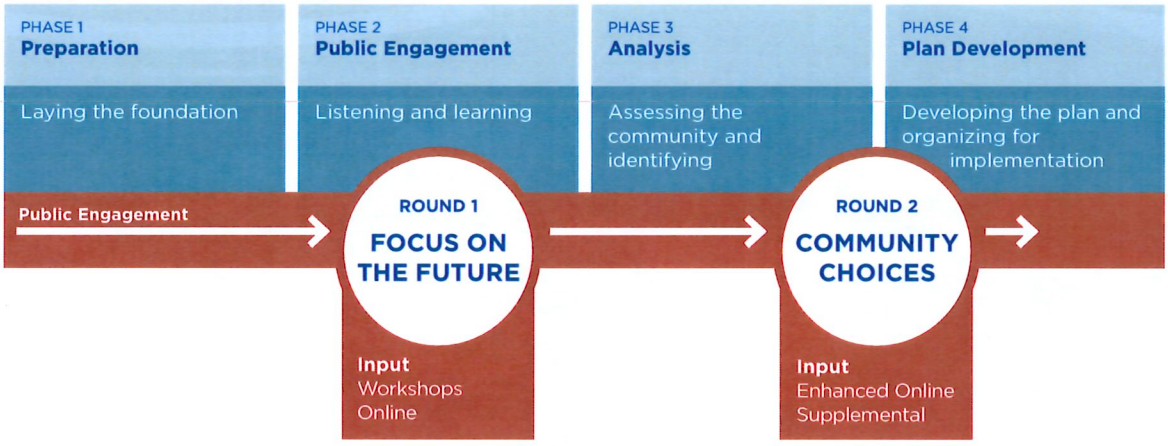
ONLINE AND SUPPLEMENTAL ENGAGEMENT

Additional opportunities were created to collect input outside of the formal workshop settings. This included both online engagement and face-to-face meetings with key stakeholders.

COMMUNITY CHOICES

The public was invited to view the draft plan and to provide any comments, with a focus on the Actions in Chapter 7. Based upon input collected the planning team revised recommendations and other plan content to reflect additional ideas and key priorities.

PROCESS DIAGRAM



VISION AND GOALS

The plan is guided by the vision statement below and includes six goals that reflect themes from the community input. Each goal is supported by several objectives that organize the over 230 actions.

VISION

The City of Delaware strives to promote a high quality of life for all community members, protecting its unique character while embracing positive change.

GOALS

Building off the vision, the six goals below articulate the highest level of desired outcomes for the plan.

A. MANAGE GROWTH AND CHANGE

> Direct, design and encourage new development to promote compatible land uses, create strong quality of place including a mix of uses where appropriate, support fiscal health and promote sustainability.

B. ADVANCE ECONOMIC PROSPERITY

> Provide economic opportunity for all residents and support diverse, successful and resilient business and industry.

C. BUILD SOCIAL COHESION AND EQUITY

> Foster Delaware's sense of community across geographies, income categories and demographic groups and provide stable foundations for a high quality of life.

D. PROMOTE HOUSING QUALITY AND VARIETY

> Ensure a broad spectrum of housing options to meet the current and future needs of the population.

E. LEVERAGE RESOURCES, INFRASTRUCTURE AND AMENITIES

> Preserve and enhance key historic buildings and neighborhoods, natural areas and open spaces, transportation and mobility options, and quality facilities and services.

F. ENSURE FISCAL SUSTAINABILITY

> Promote development, land use, infrastructure and other policies that will support a healthy fiscal position.

KEY CONDITIONS AND TRENDS

Over the past several decades, the City of Delaware has experienced significant changes with respect to people (population), place (physical environment), and prosperity (economics). Existing conditions and trends in the City and the region were analyzed and have informed the plan's goals, objectives and actions.

PEOPLE

- City and region growing
- All age demographics attracted to the community
- Diversifying population (age, race and ethnicity, household type, etc.)

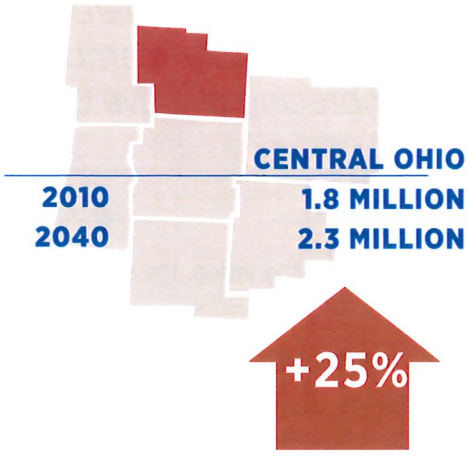
PLACE

- Significant residential development
- Thriving National Award-Winning Downtown
- Critical new roadways constructed and needed
- Demand for housing options growing
- Pockets on disinvestment

PROSPERITY

- Diverse economic base
- Mismatch between where people live and work
- Strong but changing industrial and business market
- Investment in infrastructure
- Emphasis on fiscal sustainability
- High quality of life and affordable housing stock

REGIONAL GROWTH PROJECTIONS



Source: insight2050, U.S. Census, American Community Survey 2012

EMPLOYMENT INFLOW-OUTFLOW



Source: US Census, 2015

THEMES

Key themes that emerged under each Goal for the Plan are summarized below and supported by specific actions.

A. MANAGE GROWTH AND CHANGE

- Encourage infill and redevelopment
- Target Focus Areas for new development / selected intensification
- Coordinate with infrastructure investments
- Promote housing options (affordable/ attainable)
- Leverage incentive-based tools (TIF, CIC, property tax-related etc.)
- Coordinate regionally
- Promote connectivity
- Update zoning for implementation

B. ADVANCE ECONOMIC PROSPERITY

- Focus on marketing / economic development brand
- Support small business / entrepreneurs
- Encourage mix of uses, flexible spaces and quality of places in Southwest
- Strengthen workforce development and align with residents
- Utilize tools / incentives
- Update zoning for implementation



C. BUILD SOCIAL COHESION AND EQUITY

- Make new residents feel welcome
- Make public spaces and events attractive and inviting for all
- Recognize our diversity
- Support age-friendly and accessibility initiatives and physical improvements
- Foster sense of Citywide togetherness and pride
- Address public health concerns (food access, public health-related, etc.)

D. PROMOTE HOUSING QUALITY AND VARIETY

- Encourage variety of housing types, including "starter", "empty nester", attainable, and affordable
- Support housing inside long standing utility boundary
- Encourage connections between new housing developments
- Encourage mix of housing types and mixed use in identified areas

E. LEVERAGE RESOURCES INFRASTRUCTURE AND AMENITIES

- Continue Historic Preservation and leverage Downtown even more
- Enhance riverfront access
- Encourage greenways and open space access along with new development
- Focus on the Arts
- Encourage energy efficiency / sustainability
- Coordinate with Thoroughfare Plan

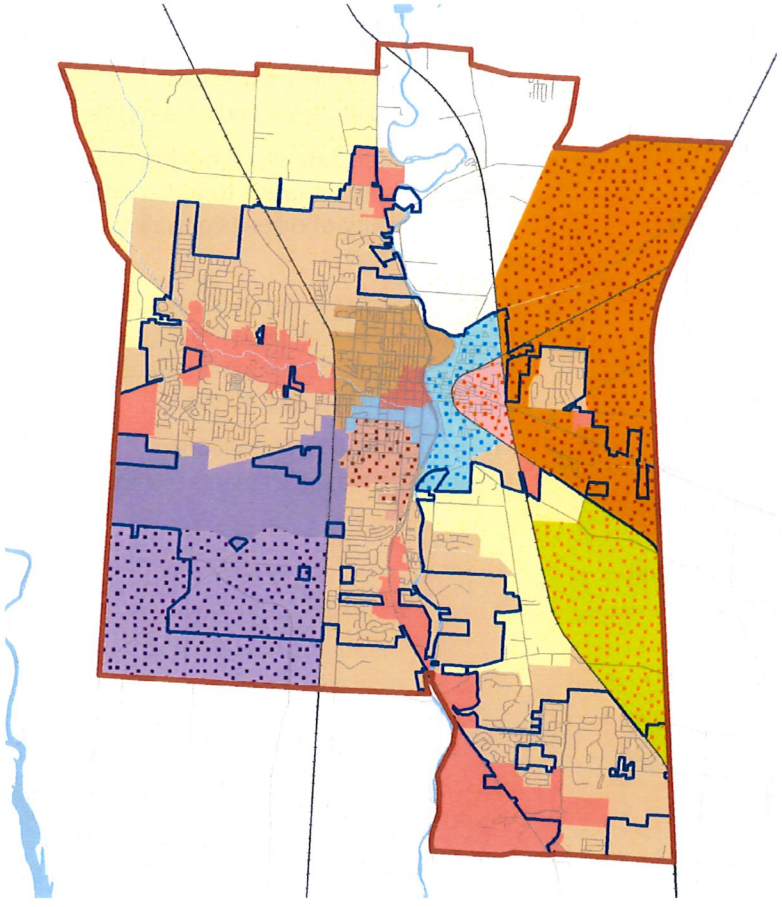
F. ENSURE FISCAL SUSTAINABILITY

- Maintain current high standard for fiscal management
- Develop strategy / study of fiscal implications of land uses
- Improve data collection / management
- Develop long-term funding sources for roadway infrastructure



CHARACTER AND LAND USE

The plan includes a character and land use map that includes Character Areas (expected to see development in the next ten years that will generally align with existing character) and Focus Areas (expected to see significant new development in the next ten years, that includes different and/or a greater mix of uses). Specific recommendations for each of the Focus Areas are included. For the Southeast and Southwest Focus Areas, creating Area Plans is also recommended.



CHARACTER AREAS

- Traditional Residential
- Suburban Residential
- Rural Residential
- Rural Conservation
- Activity District
- Downtown
- Business Campus
- OWU District

FOCUS AREAS

- Southeast
- Southwest
- Riverfront
- Near East Side Gateway
- South Sandusky Street
- Far East Side

SOUTHEAST

- Large (approximately 1,500 acres) area that is largely undeveloped and ideal for new development
- Envisioned as a mixed-use area, including a variety of housing types
- Planned infrastructure improvements (e.g. Glenn Parkway Extension) and adjacency to amenities
- Detailed area plan needed

SOUTHWEST

- Large (approximately 2,000 acres) area
- Has three areas that are loosely categorized or marketed as the "business parks" (Delaware Business Park, Innovation Park, Delaware Crossing Business Center
- Some areas have pre-existing industrial park character expected to largely remain
- South of the airport and US 42 presents opportunity for a more mixed-use environment
- Detailed area plan needed

RIVERFRONT / NEAR EAST SIDE GATEWAY

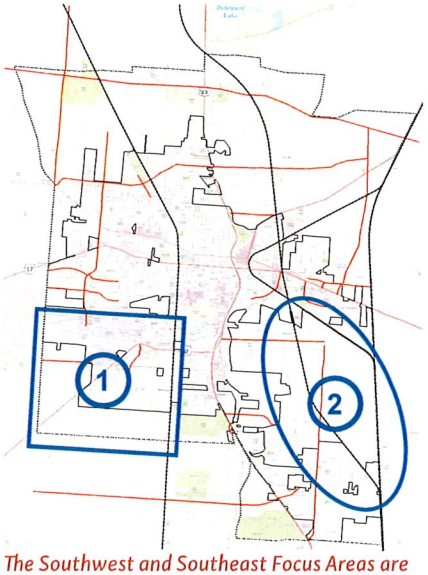
- Includes traditional / suburban residential development, major neighborhood and community scale commercial corridors, and railroad-oriented industrial / service
- Opportunity for riverfront access and development
- Infill housing potential (including attainable housing) and intensification of uses possible
- Detailed area plan needed

SOUTH SANDUSKY STREET

- Includes a traditional neighborhood and one of the City's earliest automotive corridors
- Capitalize on civic anchors (Woodward Elementary, cemetery, Second Ward Community Center, Delaware General Health District)
- Address obsolete commercial development by encouraging incremental redevelopment of commercial properties – encourage neighborhood grocery/food options
- Develop stronger gateways, promote pedestrian-oriented design and support housing

FAR EAST SIDE

- Includes two distinct parts: Near East Side Gateway and undeveloped area further north
- Near East Side Gateway provides opportunity to better knit built fabric together and improve quality of place (sidewalks, amenities, etc.)
- Farther area to the north offers long-term potential for limited residential growth and some economic development areas (not anticipated within next 10 years)
- Preserving corridors for planned transportation improvements is important



The Southwest and Southeast Focus Areas are recommended for more detailed Area Plans.

MANAGED GROWTH AND AREA PLANNING

① SOUTHWEST

The Southwest Focus Area is dominated by industrial and business uses, which fan along US Route 42 West and nearby streets. Older industrial areas within the "Central Industrial" triangle formed by London Road, Liberty Road, and U.S. Route 42 accommodate a handful of heavy industrial facilities alongside residential neighborhoods and under-utilized buildings and land. Newer areas south of the airport have attracted several light industrial, high-tech and business uses and plans for land along Sawmill Parkway have envisioned more industrial and business development further south. There are transitions and land uses to consider which differ between the west and east sides of US 42, south of the airport. Activity nodes and residential uses should be considered appropriate in this area.

② SOUTHEAST

The Southeast Focus Area is almost entirely agricultural with larger lots and some single family residential uses, mostly along Curve, Braumiller, and Berlin Station Roads. More intense development should be located around major transportation corridors such as the future Glenn Parkway with mixed-use nodes that transition to less intense uses.

IMPLEMENTATION AND NEXT STEPS

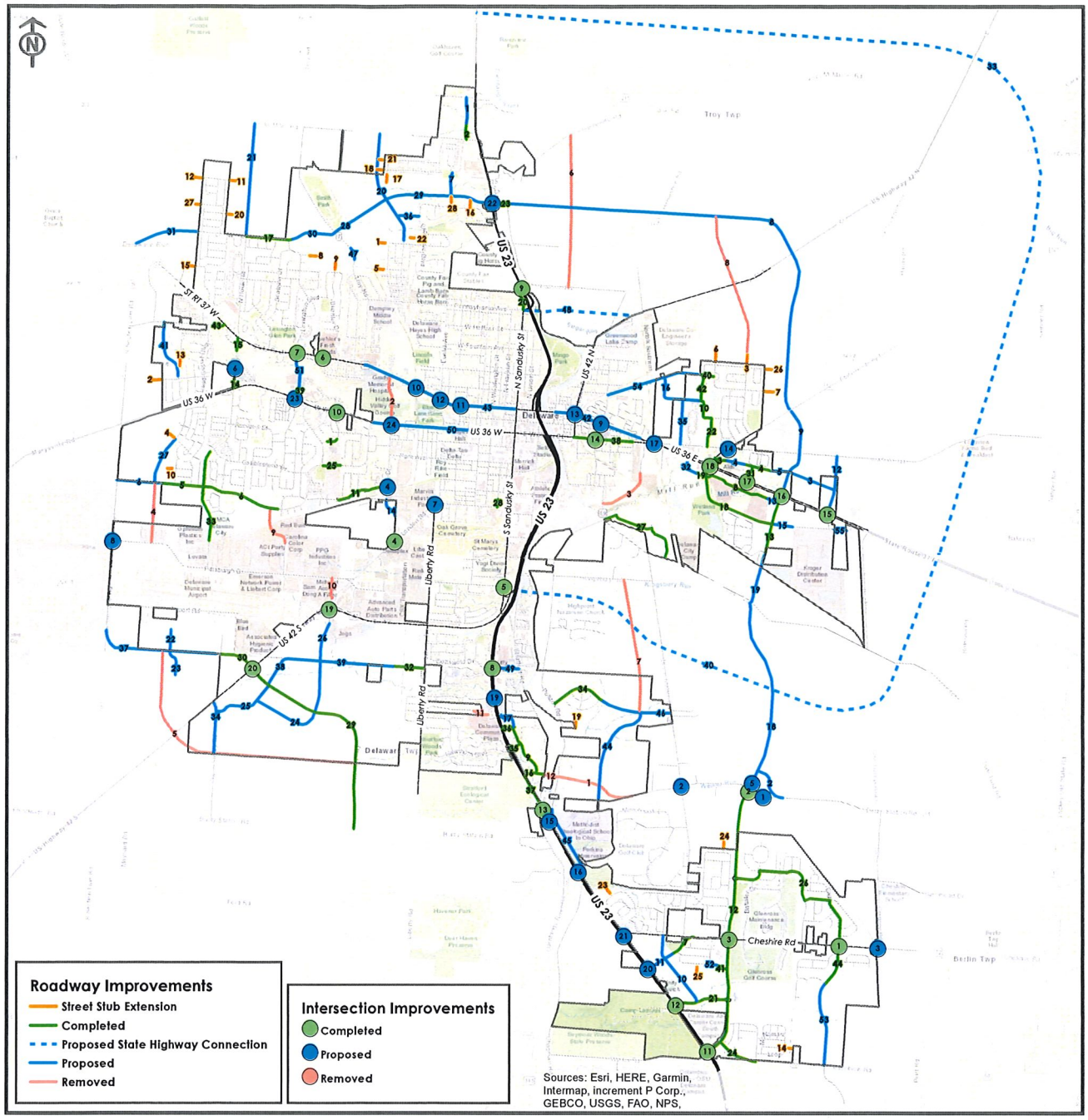
The plan includes an implementation matrix, which assigns responsibilities and timeframes for all Actions.

TIMEFRAMES

Of the Actions 65 are considered short-term (0-3 years), 71 are considered medium term (3-6 years), 19 are considered long term (6+ years) and 79 are considered ongoing. The Comprehensive Plan should be reviewed on an annual basis to assess progress on Actions and identify any adjustments that are needed.

RESPONSIBILITIES

Responsibility for implementing the actions will fall on multiple agencies, organizations and others, including but not limited to City Departments. Nearly half of all Actions will require leadership by more than one entity. The implementation process will require collaboration and commitment for many years to come, and may involve the establishment of working groups or task forces to focus on key topical areas.



Roadway Improvements

Proposed:

1 Backage Road Extension
2 Berlin Station Road Relocation
3 Biltmore Drive Extension
4 Biltmore Drive Extension
5 Biltmore Drive Extension
6 Boulder Drive Extension
7 Bruce Road Extension
8 Byxbe Parkway Extension
9 Byxbe Parkway Extension
10 Cheshire Crossing Drive Extension
11 Cheshire Road Extension
12 Commercial Connector Road
13 Commercial Frontage Road
14 Curtis Street Realignment
15 Davidson Lane Extension
16 Ferguson Avenue Extension
17 Frontage Road Extension
18 Glenn Parkway Extension
19 Glenn Road Improvement
20 Heritage Blvd. Extension
21 Houk Road Extension to Hills Miller Rd.
22 Industrial Access Drive (North)
23 Industrial Access Drive (South)
24 Industrial Backage Road Construction
25 Industrial Backage Road Construction
26 Jegs Blvd. Extension
27 Lehner Woods Blvd. Extension
28 Merrick Blvd. CSX RR Crossing
29 Merrick Blvd. Extension
30 Merrick Blvd. Extension (Cambridge to Troy)
31 Merrick Blvd. Extension West to SR 203
32 Mill Run Loop Extension
33 Northeast US36/SR37/US23 Bypass
34 Owen Fraley Road Realignment
35 Residential Connector Street
36 Residential Connector Street
37 Sawmill Parkway Extension Phase G
38 Slack Road Realignment
39 Slack Road Reconstruction
40 Southeast US23/US42 to US36/37 Bypass
41 Springer Woods Blvd Extension
42 SR37 (E Central Avenue) Improvement
43 SR37 (W Central Ave. Reconstruction)
44 Stockdale Farms Drive
45 Stratford Road Extension
46 Terra Alta Drive Extension
47 Troy Road Realignment
48 US 42 to US 23 Connector
49 US23/Stratford Connector
50 US36 (W William Street Reconstruction)
51 Valleyside Drive Extension
52 Vista Ridge Drive Extension
53 Winterbourne Drive Extension
54 Vernon Avenue Reconstruction
55 Nutter Farm Lane Extension (East)

Street Stub Extensions:

1 Rutherford Ave Extension
2 Aaron Drive Extension
3 Ashburn Drive Extension
4 Benjamin Street Extension
5 Birchard Ave Extension
6 Brittany Drive Extension
7 Brittany Drive Extension
8 Broadview Chase Dr Extension
9 Buehler Dr. Extension
10 Burgoyne Street Extension
11 Connaught Place Extension
12 Connaught Place Extension
13 Curly Smart Circle Extension
14 Ensigns Lane Extension
15 Farmland Drive Extension
16 Hayloft Dr Extension
17 Hope Lane Extension
18 Kensington Dr Extension
19 Prato Road Extension
20 Silversmith Lane Extension
21 Sylvan Lane Extension
22 Taylor Ave Extension
23 Unnamed Street Extension
24 Unnamed Street Extension
25 Unnamed Street Extension
26 Wallace Drive Extension
27 White Elm Drive Extension
28 Woodhaul Dr Extension

Complete:

1 Applegate Lane Extension
2 Backage Road
3 Biltmore Drive Extension
4 Biltmore Drive Extension
5 Boulder Drive Extension
6 Boulder Drive Extension (S Houk to Firestone)
7 Cheshire Road Relocation
8 Commercial Frontage Road
9 Coughlan Lane Extension
10 Ferguson Ave Extension
11 Firestone Drive Extension
12 Glenn Parkway Extension
13 Glenn Road Improvement
14 Houk Road Improvement
15 Houk Road Realignment
16 Meeker Way Construction
17 Merrick Blvd. Extension
18 Mill Run Crossing Construction
19 Mill Run Loop Extension
20 N Sandusky Street Extension
21 Ohio Health Blvd.
22 Old Colony Drive Extension
23 Panhandle Road Bridge Replacement
24 Peachblow Road Realignment
25 Penick Avenue Extension
26 Residential Loop Connection
27 Rochedale Run/Randall Rd.
28 S Washington St Extension
29 Sawmill Parkway
30 Sawmill Parkway Extension Phase F
31 Sky View Lane Construction
32 Slack Road Reconstruction
33 South Houk Road Extension
34 Terra Alta Drive
35 US23/Hawthorn Blvd. Intersection & Extension
36 US23/Penny Way Improvement
37 US23/SR315/Stratford Rd Intersection Improvement
38 US36 (E William) Widening
39 Valleyside Drive Extension
40 Vernon Avenue Extension
41 Vista Ridge Drive Extension
42 Wallace Drive Extension
43 Warrensburg/SR 37 Intersection
44 Winterbourne Drive

Removed:

1 Braumiller Road Realignment
2 Curtis Street Extension
3 East Point Crossing Extension
4 Industrial Connector Street
5 Industrial Loop Road
6 Neighborhood Collector Street
7 Neighborhood Collector Street
8 Neighborhood Collector Street
9 Neighborhood Connector Street
10 Pittsburgh Drive Connector
11 Pollyanna Drive Extension
12 Stratford-Pollock Road Connection

Intersection Improvements

Proposed:

1 Berlin Station Road Railway Crossing Removal
2 Braumiller/Berlin Station Intersection
3 Cheshire Road/CSX Crossing
4 Curtis St/Firestone Drive Intersection
5 Glenn Parkway Railroad Grade Separation
6 Houk Road/Greenlawn Drive Turn Lane
7 London Road/Liberty Road Intersection
8 Pittsburgh Drive/Section Line Road Intersection
9 SR37/Channing Street Intersection Improvement
10 SR37/CSX RR Bridge Clearance Improvement
11 SR37/Elizabeth Intersection Improvement
12 SR37/Euclid Ave. Intersection Improvement
13 SR37/US42 (Central/Lake) Intersection
14 SR521/Bowtown Intersection Modification
15 Stratford Road/US23 Intersection modification
16 Stratford/US23 Intersection
17 The Point Improvement
19 US 23/Hull Drive Intersection Modification
20 US23/Cheshire Road Intersection
21 US23/Cheshire Road Intersection Modification
22 US23/Merrick/Panhandle Intersection
23 US36/Carson Farms/Valleyside Dr. Signalization
24 US36/Curtis Street Intersection Improvement
25 US42/Owen Fraley Rd. Intersection Improvement

Complete:

1 Cheshire Road/Winterbourne Intersection
2 Glenn Parkway/Berlin Station Intersection
3 Glenn Parkway/Cheshire Road
4 London Road/Curtis Street Intersection
5 Sandusky/Belle Intersection Signalization
6 SR 37 (Central Ave.)
7 SR 37/Lexington Blvd. Intersection Signal
8 US 23/Cotswold Drive Intersection Modification
9 US 23/N Sandusky Intersection
10 US 36/Delaware Crossing Intersection
11 US23/Glenn Road/Winter Rd Intersection
12 US23/Ohio Health Blvd. Intersection
13 US23/SR315/Stratford Rd Intersection Improvement
14 US36/Cheshire Street Signal
15 US36/Davidson Lane Intersection
16 US36/Glenn Road Intersection Improvement
17 US36/Glenwood Commons Intersection
18 US36/SR521 Intersection Improvement
19 US42/Jegs Blvd. Intersection
20 US42/Sawmill Parkway Intersection

EST 1808 CITY OF DELAWARE OHIO

City of Delaware, Ohio 2020-2040 Thoroughfare Plan Project Summary

Adopted by City Ordinance: 21 – XX' XX-XX-2021

Last Updated 02/22/2021

City of Delaware Planning and Zoning Code

Chapter 1101 – Master Plan Amendments

Repeal Chapter 1101 – Master Plan and replace it with the following:

Chapter 1101 Comprehensive Plan

1101.01 COMPREHENSIVE PLAN ADOPTED.

The Delaware Together Comprehensive Plan - 2021 as prepared by the City of Delaware, a copy of which is attached hereto, is hereby adopted as the official Comprehensive Master Plan for the City of Delaware, Ohio.

1101.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Comprehensive Plan and such Plan, as certified, shall be on file in the office of the City Manager.

1101.03 AMENDING THE COMPREHENSIVE PLAN

A. Amendment Procedures. Amendments to the Comprehensive Plan may be initiated in one of the following ways:
   (1) Applications to amend the Character & Focus Area Map may be filed by the record property owner or designee for the property located within the area of the proposed amendment; or by any government official, unit or bureau affected by such amendment.
   (2) Applications to amend the text of the Comprehensive Plan may be filed by any individual or organization; or by any government official, unit or bureau affected by such amendment.
   (3) By the adoption of a motion by the Planning Commission.
   (4) By the adoption of a resolution by the City Council.

B. Amendments to the Comprehensive Plan Initiated by Property Owner(s) or designee. An amendment initiated under Section 1101.03-A shall be submitted and reviewed according to the following:
   (1) Submission Requirements. Applications for amendments shall contain the following information:
      (a) The name, address and phone number of the applicant(s) and the property owner if other than the applicant.
      (b) A tax map or survey as determined by the Director of Planning and Community Development showing the property lines of the subject property or properties or areas.
      (c) A statement of reasons for the proposed amendment, including evidence that quantifiable and qualitative changes in the area or respective policy(s) in question support the proposed amendment.
      (d) A statement on the ways in which the proposed amendment can be supported by the Comprehensive Plan's goals, objectives and actions, the Development Framework Chapter, the Character & Land Use Chapter, the Fiscal Sustainability Chapter, as well as the purposes and the intent of the Comprehensive Plan.
      (e) Payment of the appropriate fees as set forth in the schedule of fees adopted

by Council.

(f) A list of all property owners and their mailing addresses who are within 150 feet from the parcel(s) proposed to be changed as determined by the then published records to the Delaware County Auditor's website and others that may have substantial interest in the case.

(2) Application Submission: Applications shall be submitted in accordance with the published schedule. The Director of Planning and Community Development shall have the authority to amend the schedule from time to time.

(3) Review for Completeness. The Director of Planning and Community Development shall review the submitted application for completeness and compliance with the applicable submission requirements within ten (10) days of receipt of such application. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant of the deficiencies and place the application on hold until complete. When the application is determined complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration.

(4) Transmittal to Planning Commission. After the filing of a completed application, the Director of Planning and Community Development shall transmit the application to the Planning Commission to begin the process set forth below.

C. Amendments Initiated by the Planning Commission or City Council. After the passage of a motion by the Planning Commission or the adoption of a resolution by Council, the motion or resolution shall be reviewed and considered first by the Planning Commission who shall make a recommendation to City Council. Second, City Council shall review and consider the application after Planning Commission. The process for review shall be as set forth in this Chapter.

D. Planning Commission Process for Public Hearing and Review. Upon the receipt of an application or resolution or upon the passage of a motion, the Planning Commission shall set a date for a public hearing thereon. Notice of the public hearing shall comply with the following:

(1) Notice of the proposed amendment shall be given by the City in one or more newspapers of general circulation in the City or by posting on the City's website.

(2) Any such notice shall be made at least ten (10) days prior to the date of the required hearing.

(3) In addition, the Director of Planning and Community Development or designee shall send a notice to the tax mailing addresses of all property owners whose property is located within 150 feet of the parcel(s) proposed to be amended under Section 1101.03-A-(1) as determined by the then published records to the Delaware County Auditor website.

(4) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested.

(5) Failure of delivery of any such notice shall not invalidate action taken on such application.

(6) For proposed amendments to the Character & Focus Area Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed

in the amendment in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(7) The Planning Commission may continue or defer its consideration and no further or additional notice(es) shall be required.

E. Recommendation by the Planning Commission.

(1) Within sixty (60) days from receipt of the proposed amendment, and after the conclusion of the public hearing, the Planning Commission shall recommend one of the following to Council.

(a) That the amendment be granted as requested;

(b) That the amendment be granted as modified by the Planning Commission; or

(c) That the amendment be denied.

(2) If the Planning Commission does not make a recommendation on the proposed amendment within the sixty (60) days, or an extended period as may be agreed upon by the applicant or City Council it shall be deemed that the recommendation of the Planning Commission is that the amendment be denied.

(3) The Planning Commission shall file with the Clerk of Council a report of the Planning Commission's action.

F. City Council Process for Public Hearing and Review. Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing. The hearing shall be not more than thirty (30) days from the receipt of the recommendation. Notice of the public hearing shall be given by Council according to the following:

(1) Notice of the proposed amendment shall be given by the City in one or more newspapers of general circulation in the City or by posting on the City's website.

(2) Any such notice shall be made at least ten (10) days prior to the date of the required hearing.

(3) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested.

(4) Failure of delivery of any such notice shall not invalidate action taken on such application.

(5) For proposed amendments to the Character & Focus Area Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed to be rezoned in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(6) During the thirty (30) days prior to the public hearing, the text of the

proposed amendment, maps if applicable, and the maps, plans and reports that constitute the recommendation of the Planning Commission, shall be on file for public examination in the Department of Planning and Community Development.

G. Final Action by Council. Following such hearing and after reviewing the recommendations of the Planning Commission thereon, Council shall consider such recommendations and vote on the passage of the proposed amendment to the Comprehensive Plan. Approval of such amendment shall take effect within 30 days. (Ord. 04-55, Passed 4-12-04; Ord 21-XX, Passed XX-XX-2021)

City of Delaware Planning and Zoning Code

Chapter 1103 – Thoroughfare Plan Amendments

Repeal Chapter 1103 – Thoroughfare Plan and replace it with the following:

Chapter 1103 Thoroughfare Plan

1103.01 THOROUGH PLAN ADOPTED.

The 2020-2040 Thoroughfare Plan as prepared by the City of Delaware, a copy of which is attached hereto, is hereby adopted as the official thoroughfare plan for major streets and thoroughfares for the City of Delaware, Ohio and its long-range planning area.

1103.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Thoroughfare Plan and such Plan, as certified, shall be on file in the office of the City Manager.

1103.03 CERTIFICATION TO COUNTY RECORDER, ENGINEER, AND DIRECTOR OF REGIONAL PLANNING

The City Clerk is authorized and directed to certify Council's approval and certification of the Thoroughfare Plan to the County Recorder, County Engineer, and Director of the Regional Planning Commission.

(Ord 21-XX, Passed XX-XX-2021)

Existing

City of Delaware Planning and Zoning Code

Chapter 1101 – Master Plan Amendments

Chapter 1103 – Thoroughfare Plan

These are presented in the following pages.

CODIFIED ORDINANCES OF DELAWARE

PART ELEVEN - PLANNING AND ZONING CODE

TITLE ONE - Planning
Chap. 1101. Master Plan.
Chap. 1103. Thoroughfare Plan.

CHAPTER 1101
Master Plan

1101.01 Master Plan adopted.
1101.02 Certification and file copy.
1101.03 Planning policy statement.

CROSS REFERENCES
Official City plan - see CHTR. Sec. 103
Procedure in plan legislation - see CHTR. Sec. 104

1101.01 COMPREHENSIVE PLAN ADOPTED.

The Comprehensive Plan 2003-2008 as prepared by the City of Delaware Department of Planning and Community Development, a copy of which is attached hereto, is hereby adopted as the official Comprehensive Plan for the City of Delaware, Ohio. (Ord. 04-24. Passed 3-8-2004.)

1101.02 CERTIFICATION AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval on a copy of the Comprehensive Plan and such Plan, as certified, shall be on file in the office of the City Manager. (Ord. 04-24. Passed 3-8-2004.)

1101.03 AMENDING THE COMPREHENSIVE PLAN

A. Amendment Procedures. Amendments to the Comprehensive Plan may be initiated in one of the following ways:

(1) Applications to amend the Future Land Use Map may be filed by an owner or lessee located within the area of the proposed amendment; or by any government official, unit or bureau affected by such amendment.

(2) Applications to amend the text of the Comprehensive Plan may be filed by any individual or organization; or by any government official, unit or bureau affected by such amendment.

(3) By the adoption of a motion by the Planning Commission.

(4) By the adoption of a motion by the City Council.

B. Amendments to the Comprehensive Plan Initiated by Property Owner(s). An amendment initiated under the procedures established 1101.03A shall be submitted and reviewed according to the following:

(1) Submission Requirements. Applications for amendments shall contain the following information:

(a) The name, address and phone number of the applicant(s) and the property owner if other than the applicant.

(b) A tax map showing property lines and the proposed land use designation consistent with the categories as shown on the Future Land Use Map and/or a written proposal to modify the text, referencing the page and section number.

(c) A statement of reasons for the proposed amendment, including evidence that quantifiable and qualitative changes in the area or respective policy(s) in question support the proposed amendment.

(d) A statement on the ways in which the proposed amendment can be supported by the goals, objectives and strategies, as well as the purposes and the intent of the Comprehensive Plan.

(e) Payment of the appropriate fees as set forth in the schedule of fees adopted by Council.

(f) A list of all property owners and their mailing addresses who are within 150 feet from the parcel(s) proposed to be rezoned and others that may have substantial interest in the case.

(2) Review for Completeness. The Director of Planning and Community Development shall review the submitted application for completeness and compliance with the applicable submission requirements within ten (10) days of receipt of such application. If the application is deemed insufficient, the Director of Planning and Community Development shall notify the applicant of the deficiencies and place the application on hold until complete. When the application is determined complete and the application fee has been paid, the Director of Planning and Community Development shall officially accept the application for consideration.

(3) Transmittal to Planning Commission. After the filing of a completed application by an owner, lessee of property or developer with an option on such property, the Director of Planning and Community Development shall transmit the application to the Planning Commission to begin the process set forth below.

C. Amendments Initiated by the Planning Commission. After the passage of a motion by the Planning Commission or the adoption of a resolution by Council, the motion or resolution shall be reviewed and considered by the Planning Commission and Council according to the process set forth herein.

D. Public Hearing and Notice by the Planning Commission. Upon the receipt of an application or resolution or upon the passage of a motion, the Planning Commission shall set a date for a public hearing thereon. Notice of the public hearing shall comply with the following:

(1) Notice of the proposed amendment shall be published at least ten (10) days prior to the date of the required hearing, in one or more newspapers of general circulation in the City. The notice shall include the map of a proposed amendment to the Future Land Use Map.

In addition, the Director of Planning and Community Development or designee shall send a notice to the tax mailing addresses of all property owners whose property is located within 150 feet of the parcel(s) proposed to be rezoned.

(2) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested. Failure of delivery of such notice shall not invalidate any such amendment.

(3) For proposed amendments to the Future Land Use Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed in the amendment in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(4) The Planning Commission may continue or defer its consideration and no further written notice shall be required.

E. Recommendation by the Planning Commission.

(1) Within sixty (60) days from receipt of the proposed amendment, and after the conclusion of the public hearing required in Section 1130.05, the Planning Commission shall recommend one of the following to Council.

(a) That the amendment be granted as requested;

(b) That the amendment be granted as modified by the Planning Commission; or

(c) That the amendment be denied.

(2) If the Planning Commission does not make a recommendation on the proposed amendment within the sixty (60) days, or an extended period as may be agreed upon by the applicant or City Council it shall be deemed that the recommendation of the Planning Commission is that the amendment be denied.

(3) The Secretary of the Planning Commission shall file with the Clerk of Council a report of the Planning Commission's action.

F. Public Hearing and Notice by Council. Upon receipt of the recommendation from the Planning Commission, Council shall schedule a public hearing. The hearing shall be not more than thirty (30) days from the receipt of the recommendation. Notice of the public hearing shall be given by Council according to the following:

(1) Notice of the public hearing shall be given to at least one (1) or more newspapers of general circulation in the City. The notice shall be published at least ten (10) days before the date of the hearing. The notice shall include the map of a proposed amendment to the Future Land Use Map.

(2) Notices shall include the time and place of the public hearing, a summary of the proposed amendment and a statement that opportunity to be heard will be afforded to any person interested. Failure of delivery of such notice shall not invalidate any such amendment.

(3) For proposed amendments to the Future Land Use Map, the petitioner shall post a sign conforming to the following:

(a) The sign shall be posted on at least one of the parcels in the area proposed to be rezoned in a location visible from an adjacent street.

(b) The sign shall be two (2) feet by two (2) feet with letters not less than two (2) inches in height notifying the public of the date, time and location of the upcoming hearing.

(c) The sign shall be posted continuously for at least ten (10) days prior to the date of the required public hearing and removed within 72 hours after the date of the public hearing.

(4) During the thirty (30) days prior to the public hearing, the text of the proposed amendment, maps if applicable, and the maps, plans and reports that constitute the recommendation of the Planning Commission, shall be on file for public examination in the Department of Planning and Community Development.

G. Final Action by Council. Following such hearing and after reviewing the recommendations of the Planning Commission thereon, Council shall consider such recommendations and vote on the passage of the proposed amendment to the Comprehensive Plan. Approval of such amendment shall take effect within 30 days. (Ord. 04-55, Passed 4-12-04)

CHAPTER 1103
Thoroughfare Plan

1103.01 Thoroughfare Plan accepted.
1103.02 Certification on Plan and file copy.
1103.03 Certification to County Recorder, Engineer and Director of Regional Planning Commission.

1103.01 THOROUGHFARE PLAN ACCEPTED.

The official plan for major streets and thoroughfares for the City of Delaware and for territory within three miles thereof, prepared by the firm of ms Consultants and titled Thoroughfare Plan – City of Delaware, Ohio, is hereby accepted, confirmed and certified.

1103.02 CERTIFICATION ON PLAN AND FILE COPY.

The City Clerk is authorized and directed to certify Council's approval and certification on the Thoroughfare Plan and cause such Plan, as certified, to be filed in the office of the City Manager.

1103.03 CERTIFICATION TO COUNTY RECORDER, ENGINEER AND DIRECTOR OF REGIONAL PLANNING COMMISSION.

The City Clerk is authorized and directed to certify Council's approval and certification of the Thoroughfare Plan to the County Recorder, County Engineer and Director of the Regional Planning Commission.

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EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2021-0589 & 0591
REQUEST: Multiple Requests
PROJECT: Houk Road Condominiums
MEETING DATE: April 7, 2021

APPLICANT/OWNER
WEEE LLC - George Rodman
1191 River Road
Ostrander, Ohio 43061

REQUEST
2021-0589: A request by WEEE LLC., for approval of a Conditional Use Permit to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive.
2021-0591 A request by WEEE LLC., for approval of a Preliminary Development Plan for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road and just north of Greenlawn Drive.

PROPERTY LOCATION & DESCRIPTION
The approximate 18.28 acres on four existing parcels is located on the west side of Houk Road, east of Hanover Court Condominiums and Troy Road Subdivision #3, south of Troy Road Subdivision #1 and #3 and north of Greenlawn Drive. The subject site is zoned R-3 (One-Family Residential District). The property to the north is zoned Planned Office/Intuitional, the property to the east is zoned B-1 with text limitations (Neighborhood Business District) and the property to the west is zoned R-4 (Medium Density Residential). The properties to the south are zoned residential in the Township.

BACKGROUND/PROPOSAL
The owner is proposing a planned residential development (PRD) with attached single-family dwellings (similar to Enclaves at Adalee type development) for the subject 18.28-acre site. Of the 18.28-acres, 7.8 acres are in the 100-year floodplain which will be preserved. The development would have 21 buildings (42 residential dwelling units for a density of 2.29 units per acre) which would be divided into 9 single story ranch type buildings with a full walkout lower level overlooking the stream and 12 single story ranch type buildings with a full basement. Attached single-family dwellings (two-family dwellings) are permitted for the R-3 district when part of a PRD (Planned Residential Development District) with Conditional Use Permit approval. Each unit would be on a individual fee simple lots with a property line along the common wall. The existing historic schoolhouse which is utilized as a single-family house on the southeastern portion of the site would be preserved and be leased or sold as such.

In 2001 (Ordinance 01-54), the previous owner of the westernmost nine-acre parcel had a Preliminary Development Plan approved for a 38-unit condominium development that was extended five times until it expired in 2009 because of development inactivity. In 2017, the current owner submitted a Concept Plan for review for a mixed-use development which included single-family homes, condominiums, and office buildings on the subject site. In 2020, the owner revised the Concept Plan to 42 attached dwelling units that the Planning Commission reviewed favorably, and the owner is currently pursuing Conditional Use Permit for a PRD and Preliminary Development Plan approval.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is R-3 which conditionally permits attached single-family units. A Planned Residential Development (PRD) is a conditionally permitted use in the R-3 (One-Family Residential District) which then permits the proposed single-family attached units. Planned Residential Developments are permitted in order to encourage and accommodate, in a unified project, creative and imaginative residential developments that utilize innovations in the technology of land development that are in the best interests of the City and to preserve sensitive natural areas and open space that contribute to the character of the City of Delaware. In order to accomplish this purpose, Planned Residential Developments provide for a variety of dwelling types, including single-family detached, clustered, and attached single-family units. These regulations are designed to achieve, among other elements, the following objectives:

- To allow flexible residential development on larger sites, especially sites that have natural features such as wetlands, natural ponds, marshes, steep slopes, rock outcroppings, floodplains and larger wooded areas, which contribute to the character of the City of Delaware.
- To promote economical and efficient use of land and reduce infrastructure costs through unified development.
- To permit the flexible spacing of buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and recreation areas; and the creation of functional and interesting residential areas.
- To ensure that Planned Residential Developments are compatible with the surrounding single-family neighborhoods.

The proposed attached single-family units on this unique site with environmental characteristics achieves compliance with all the above objectives. The proposed supplementary development text shall be updated to reflect the conditions of this report and shall be part of the zoning requirement of this approval (if approved) as well as not inconsistent with preliminary submitted renderings. From a zoning procedural perspective, the development would require Conditional Use Permit approval to allow the PRD, Preliminary and Final Development Plan and Preliminary and Final Subdivision Plat approval by the Planning Commission and City Council.

- **COMPREHENSIVE PLAN:** The current Comprehensive Plan Map recommends a future land use of Medium Density Single Family (3.25 to 4.75 dwelling units per acre) on the eastern half of the site and Moderate Density Multi-Family (8 to 10 units per acre) on the western half of the site within the Delaware Run Sub-Area. Specific to the overall sub-area in which the properties are located, the current Comprehensive Plan contains the following land use recommendations that are applicable to this site:
  - LU27.1 The completion of current residential developments is supported. The construction of new residential developments is supported if the densities are consistent with the recommendations of the Future Land Use Map.
  - LU27.4 Additional public parkland and private open space is supported along Delaware Run, including the construction of a bike path along the run in a public access easement. Bike paths will also be developed along major arterials and along the Norfolk Southern rail line.
  - LU27.9 Ravines and wooded tracts are preserved and integrated into developments to provide public access while maintaining natural preserves. Conservation easements are dedicated along all streams and ravines. Natural areas connect with the Olentangy River to provide wildlife corridors. Innovative storm water control measures should be used to clean the run-off before it gets to the Olentangy River.

  In summary, the proposed attached single-family dwelling use at a density of 2.29 units per acre is well under the density maximums for this area per the current land use plan. Therefore, the proposed planned residential development would be considered compatible because the development is of appropriate size, scale, buffering and building materials to the adjacent single-family residential development along Greenlawn Drive, to the south and west while preserving the environmental characteristics on the subject site.

  Additionally, over the past three years the City of Delaware has been in the process of updating the Comprehensive Plan (on tonight's agenda for Planning Commission approval). While not yet adopted, it should be noted that this proposed development would also meet the guidance of the "Delaware Together" Comprehensive Plan, in general terms. Per the potential future plan, this property would be located in a character area called an "Activity District" which is a node that provides local and regional destinations for the community. Some of the development types targeted for an Activity District would include, but not be limited to, "Suburban Mixed Residential" and "Natural Conservation/Preserves". This proposed development offers a housing product which blends into a neighborhood with a mix of residential uses and also preserves a notable wooded area and flood plain. Therefore, this development would be appropriate for this property's character area per the "Delaware Together" Comprehensive Plan.

- **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.

- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck. Adequate water supplies and road infrastructure shall be in place prior to the beginning of building construction. Parking lanes shall be properly marked and required signage shall be in place before the issuance of any certificate of occupancy. The private hydrant system shall meet the fire flow requirements which includes annual maintenance and testing. The Fire Department recommends the installation of a fire sprinkler system for the residential buildings.
- **ROADS AND ACCESS:** The developer submitted a Traffic Access Study (TAS) that was reviewed by the City Engineer and yielded the following results. The site would have a right-in/right-out curb cut on South Houk Road and two full movement curb cuts on Greenlawn Drive. Due to Greenlawn Drive currently being a Township Road along this frontage, the County Engineer must approve these curb cuts and may require widening of Greenlawn Road. Staff strongly recommends that the western most access point on Greenlawn Drive should be aligned with the driveways of the residential houses across Greenlawn Drive if possible (the easternmost curb cut is essentially located adjacent to the property lines between the two houses). The 24-foot-wide internal roads would be private but would have to be constructed to public standards along with a sidewalk on one side of the private street. The development would provide 35 additional parallel parking spaces in which the private street is widened by nine feet in these areas (the east/west street and westernmost north/south street). Also, the City Engineer would require a contribution fee of $60,000 for turn lane improvements on Houk Road at Greenlawn Drive. Furthermore, the entire private street network would have to achieve compliance with the minimum engineering, public works and fire department requirements.
- **PEDESTRIAN CONNECTIVITY:** A bike path along the stream is proposed per the adopted Bicycle and Pedestrians Plan 2027 and the City would require an easement by the owner with the exact alignment to be determined by the Parks and Natural Resource and Engineering Departments (the bike path would be constructed by City in the future with likely grant money). A sidewalk on the north side of Greenlawn Drive from Houk Road to the existing sidewalk just west of the site shall be constructed. In addition, a multi- use path 8 feet wide shall be install along the Houk Road frontage from the right-in/right-out south to Greenlawn Drive. Furthermore, a pedestrian crossing is required at Houk Road and Greenlawn Drive including curb ramps, signage, pavement markings and a rectangular flashing beacon (RRFB). Also, a private sidewalk would be required on one side of the internal private streets.
- **SITE CONFIGURATION:** The overall layout of the development will protect the northern portion of the site which includes the 100-year flood plan within a proposed conservation easement area to be dedicated to the City while the southern portion of the site will contain the single family attached units and street network. As mentioned above, there are three access points into the development. The access point from Houk Road is a right-in/right-out only which will extend east to west across the site into a cul-de-sac. The two full movement access points from Greenlawn Drive will extend south to north to connect the site. A large detention basin will be located at the middle of the site and a second smaller detention basin will be located on the eastern edge of the site. The twenty-one single story buildings will be spaced evenly across the site along four private streets and two cul-de-sacs. Each unit would have a two-car garage and range in size between 1,500 to 2,000 square feet. Nine single-story buildings with a full walkout basement will be located along the northern side of the road network to preserve the site's topography. Along the main east/west private street and the western most north/south private street would be a total of 35 visitor parallel parking spaces. The existing historic schoolhouse which is single family residential unit on the southeastern corner of the site will be preserved and leased or sold as such.
- **BUILDING DESIGN:** The applicant proposes a cohesive and unified design throughout the development where each building will be consistent in overall design, color, material, and architectural pattern while varying unit to unit. Per the development text, similarities throughout the development would include window styles and patterns, 6:12 roof pitches, use and mix of exterior materials and building massing. The maximum height of any building or structure with a walkout type of design shall not exceed one-story or 18 feet from the grade at the front of the subject building. If the building or structure does not have a walkout type of design, then the maximum height shall be 30 feet as measured from finish floor elevation to the highest point of the roof. The exterior material color palette shall consist of natural colors including white and while

additional colors may be used as accents, they shall not be high gloss colors. The exterior elevations shall include at least 25% natural materials on the front elevation of brick or stone. EIFS and stucco or similar products are prohibited, except as accents. Treated lumber shall be painted or stained to be consistent with the development's design. Trim board around all corners, windows, and doors shall be a minimum of 3.5 inches all around each building and if a shutter or shutters are used than no trim shall be required adjacent to that window. Frieze trim that is a minimum of 3.5 inches wide shall be required under all overhangs and gables. The roofs shall have dimensional asphalt shingles and the principal roof structure shall have an overhang with a minimum of 12 inches. The windows shall be of vertical or square proportion, but accent windows may be circular, half-round, or octagonal and are limited to one per elevation unless used in pair. The rear and side elevations shall be required to have a minimum of one window. All dwelling units shall have a two-car garage at maximum and the garage doors shall be architecturally upgraded to include design elements consistent with the design of the development and submitted elevations.

- **LANDSCAPING & SCREENING:** Per Chapter 1166 Landscaping and Screening Requirements, the applicant is proposing a comprehensive landscape package that would include street trees, front yard trees, perimeter buffering, and screening adjacent to the recently constructed single family house along Greenlawn Drive that is surrounded on three sides by the proposed development. The north setback will have significant screening due to the 7.8-acre conservation area which will provide approximately 350 feet of buffering to the homes north of this development. To the west the applicant proposes a 50-foot buffer which will include existing preservation of mature trees to ensure a minimum 6-foot-high buffer. To the east and south, a 60-foot buffer is proposed in order to blend in with the existing setbacks along Greenlawn Drive and the condominiums east of Houk Road. Also, a mound 4 to 6 feet high with landscaping shall be installed along Greenlawn Drive. In addition adjacent to the single-family residence along Greenlawn Drive a 6-foot-high mound with landscaping consisting of a continuous screen of evergreen trees and/or opaque 6 foot high fence within a minimum 25 foot building setback shall be installed east and west of the subject house. To the north adjacent to the detention basin, the grade does not allow for a mound so a 6-foot-high opaque fence or the like shall be installed. All landscape plans would need to be reviewed and approved by the Shade Tree Commission.
- **TREE REMOVAL & REPLACEMENT:** The site has wooded areas throughout the site and the applicant provided a tree survey for the entire site to document the total number of trees and caliper inches proposed to be preserved and removed. The developer is removing 5,391 caliper inches of trees (474 trees) while preserving 7,861 caliper inches of trees (746 trees) for a surplus of 2,470 caliper inches. Therefore, the development is preserving significantly more trees than being removed and achieves compliance with other recently approved planned districts, the proposed development text and Chapter 1168 Tree Preservation Regulations. Of the trees being preserved, 2,425 caliper inches (222 trees) would be located within the 7.8-acre conservation area which includes the 100-year flood plain and shall be dedicated as a conversation easement to the City. The sidewalk along the north side of Greenlawn Drive would likely require more trees to be removed but the large surplus would accommodate the removal while still achieving compliance with the proposed development text and Chapter 1168 Tree Preservation Regulations.
- **GATEWAYS & CORRIDORS PLAN:** Any ground signage would be required to achieve compliance with the adopted Gateways & Corridors Plan.
- **LIGHTING:** At this point in the process the lighting plans were not submitted, however, a plan would be required for the private streets at Final Development Plan submittal. All lighting plans would have to achieve compliance with the zoning code and be approved by the City.
- **COMMUNITY IMPACT ASSESSMENT:** A Community Impact Assessment (CIA) was submitted and is an attachment to the staff report.

STAFF RECOMMENDATION (2021-0589 – CONDITIONAL USE PERMIT)

Staff recommends approval of a request by WEEE LLC., for a Conditional Use Permit to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive, with the following condition that:

1. Any new structure(s) or any change of land use shall require conformance with Chapter 1135 Planned Residential Development District and the approved development text and not be inconsistent with the submitted elevations.

STAFF RECOMMENDATION (2021-0591 –PRELIMINARY DEVELOPMENT PLAN)
Staff recommends approval of a request by WEEE LLC., for a Preliminary Development Plan for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road and just north of Greenlawn Drive, with the following conditions:

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. The western most access point on Greenlawn Drive shall be aligned with the driveways of the residential houses across Greenlawn Drive if possible.
3. The private streets shall be a minimum 24-feet-wide and built to public street standards per the City Engineer with no parking permitted except for the 35 parallel parking spaces that are located on the 9-foot-wide expanded paved area.
4. An internal sidewalk shall be located on one side of private streets.
5. A public sidewalk shall be installed on the north side of Greenlawn Drive from Houk Road to existing sidewalk just west of the site.
6. An 8-foot-wide multi- use path shall be installed along the Houk Road frontage from the right-in/right-out south to Greenlawn Drive.
7. A pedestrian crossing shall be required at Houk Road and Greenlawn Drive which includes curb ramps, signage, pavement markings and a rectangular flashing beacon (RRFB).
8. Due to Greenlawn Drive currently being a Township Road along this frontage, the County Engineer shall approve the proposed two curb cuts and may require improvements to Greenlawn Drive.
9. The lots and single-family attached units shall comply with the minimum bulk and setback requirements as shown on this plan.
10. The single-family attached units shall comply with building design requirements of the approved development text and residential design requirements in Chapter 1171.08 Design Criteria and Performance Standards of the zoning code.
11. The minimum single-family attached unit size shall be 1,500 square feet per the approved development text.
12. A morning/sunroom, deck and the like shall be permitted and shall extend a maximum depth of 12 feet from the rear of each unit.
13. The morning/sunroom, deck and the like building envelope shall be documented on the approved Final Development Plan and Final Subdivision Plat.
14. A 4 to 6 feet high mound with landscaping shall be installed along Greenlawn Drive.
15. A 4 to 6-foot-high mound with landscaping to provide a continuous screen shall be installed east and west of single-family house on Greenlawn Drive (Milner property).
16. A 6-foot-high opaque fence or the like shall be installed just south of the single-family house on Greenlawn Drive (Milner property).
17. Individual building landscaping shall be required per Chapter 1171.08 Design Criteria and Performance Standards of the zoning code.
18. All landscaping plans shall be submitted, reviewed and approved by the Shade Tree Commission.
19. The developer is preserving 7,861 caliper inches of trees (746 trees) and only removing 5,391 caliper inches of trees (474 trees) for a surplus of 2,470 caliper inches which would achieve compliance with other recently approved planned districts, the proposed development text and be in conformance with Chapter 1168 Tree Preservation Regulations.
20. The 7.8-acre area on the northern portion of the site including the 100-year floodplain shall be dedicated

to the City as a conservation easement area.

21. A lighting plan shall be submitted, reviewed and approved by the City.
22. A sign permit application for the proposed entrance ground sign shall be submitted, reviewed and approved by staff.
23. The development shall achieve compliance with all fire department requirements.
24. All the common area, mounding, landscaping, etc., shall be the responsibility of a Homeowners Association.
25. The historic schoolhouse located on the southeastern corner of the site shall only be utilized as a single-family dwelling.
26. The submitted development text shall be revised to achieve compliance with all the conditions of this report.

COMMISSION NOTES:

FILE:
ORIGINAL: **3/30/21**
REVISED:

DEVELOPMENT TEXT

PROPOSED PLANNED RESIDENTAL DISTRICT
258 HOUK ROAD
DELAWARE, OHIO

April 1, 2021

1. DESCRIPTION OF DEVELOPMENT

The site is 18.73 acres with 7.8 acres in the 100 year floodplain. The property is zoned R3. The site is contiguous to commercial uses to the north, condominiums to the east and west and single family homes in the township to the south. Two-family dwellings are planned for the site. Two-family dwellings are an approved use in the R3 district. They are approved as a Planned Residential District (PRD). 21 buildings (42 units) are proposed. 9 buildings will be single story ranch type with full walkout lower level. 12 buildings will be single story ranch type with full basement. Units are 1500-2000sf/level, predominantly two bedroom with two car garage. A 25' full width driveway allows for two additional parking spaces per unit. Patios or decks (on walkout units) are proposed. 35 additional parallel parking spaces are provided on the private street. This site and architectural style and design offers a high quality "walkout" type of product that Delaware currently does not have.

2. ROADS AND ACCESS

Two full access points are proposed on Greenlawn Drive and one right in/ right out on Houk Road. Greenlawn is a Township Road and the County Engineer must approve curb cuts. A traffic study will be completed. The private road is 24' wide with corner and cul de sac radiuses per emergency vehicle standards. Trash will be collected by using "tip cans" per City standards. A traffic study will be completed.

3. PEDESTRIAN CONNECTIVITY

A bike path will be provided connecting Houk Road to the western edge of the property. The path will be located at the northern portion of the property, away from the proposed homes. Private internal sidewalks will be provided on one side of the private streets to allow for safe Pedestrian access throughout the development. A public sidewalk will be provided along Houk Road.

4. TREE REMOVAL AND REPLACEMENT

Trees in the 7.8 acre floodplain area will remain except where they will need to be removed for the new bike path. 5,391 caliper inches of trees (474 trees) will be removed in the PRD area. A conservation area or easement will be established in the 100 year floodplain area preserving 5,436 caliper inches of trees (526 trees). In addition 2,425 caliper inches of trees (222 trees) will be preserved in the PRD area. Any tree removal and replacement as a result of the proposed development shall meet the requirements of Chapter 1168 along with the following replacement and preservation schedule as approved in the development text: 1. Trees in poor condition shall not be replaced (dead, damaged or diseased); 2. Trees in fair condition shall be replaced at 50%; 3. Trees in good condition shall be replaced at 100%; 4. Ash trees, dead, damaged and diseased trees per the City Arborist shall not be counted toward replanting requirements. Therefore, the development is preserving significant more trees than being removed and achieves compliance with other recently approved planned districts, the proposed development text and Chapter 1168 Tree Preservation Regulations

5. OPEN SPACE

Common open space shall be provided per PRD regulations

6. LANDSCAPING, SCREENING, BUILDING SETBACKS AND BUFFERING

- Street trees shall be provided along private streets
- North buffer- Trees in the 7.8 acre preserve area provide buffering from homes 350' away
- South Buffer- 60' building setback (matching setback to existing homes south of Greenlawn).
  Effort to preserve existing trees and supplement with 6' high mounding consisting of evergreens and/or earthen mounding
- East Buffer- 50' building setback (similar to condominiums east of Houk).
  Existing trees to be preserved.
- West Buffer- 50'buiolding setback (condominiums to west appear to be 25')
  Effort to preserve existing trees.
- Milner Property- 25' building setback. 6' high mounding consisting of evergreens, earthen mound or opaque fencing on the east and west property lines. A 25' buffer on the north property line

7. LIGHTING

Building, site and accent lighting shall be provided in accordance with the current zoning and building code.

8. SIGNS

A comprehensive sign plan shall be provided and approved in accordance with Section 1165

9. BUILDING DESIGN

The intent of this regulation is to create a cohesive and unified design throughout the development. Each building shall be consistent in overall design, color, material and architectural pattern as determined through the Final Development Plan process that is not dissimilar from the preliminary architectural renderings and that achieves compliance with the following requirements:

- The architectural design/ patterns of the dwellings shall be similar and may be repeated from one building to the next to unify the project into a single architectural style. Similarities shall include window styles and patterns, 6:1`2 roof pitches, use and mix of exterior materials and building massing
- Exterior materials color palette shall consist of natural colors including white. Additional colors may be used as accents but may not be high gloss colors.
- A minimum 25% of the front elevation shall be comprised of brick or stone.
- EIFS and Stucco or similar products are prohibited as exterior materials, except as accents.
- Treated lumber shall be painted or stained
- Trim board around all corners, windows and doors shall be a minimum of 3.5" all around. If a shutter or shutters are used no trim is required adjacent to window.
- Frieze trim a minimum of 3.5" wide shall be required under all overhangs and gables.
- Roofs shall have dimensional asphalt shingles
- The principal roof structure shall have an overhang of not less than 12".
- Windows shall be of vertical or square proportion. Accent windows may be circular, half-round or octagonal and are limited to one per elevation unless used in pair. The rear and side elevations shall have a minimum of one window.
- All dwelling units shall have a two-car garage maximum. All garage doors facing a private street shall be architecturally upgraded to include design elements consistent with the design of the development.
- Each unit shall have a basement or walk out basement.

10. MAXIMUM BUILDING HEIGHT

The maximum height of any building or structure shall be 30' as measured from finish floor elevation to the highest point of the roof when the subject building does not have a walkout type of design. When the building has a walkout type design the height of the building shall not exceed one-story or 18' from the grade at the front of the subject building. The existing topography lends itself for the opportunity for walkout type building design.

11. PARKING SETBACKS

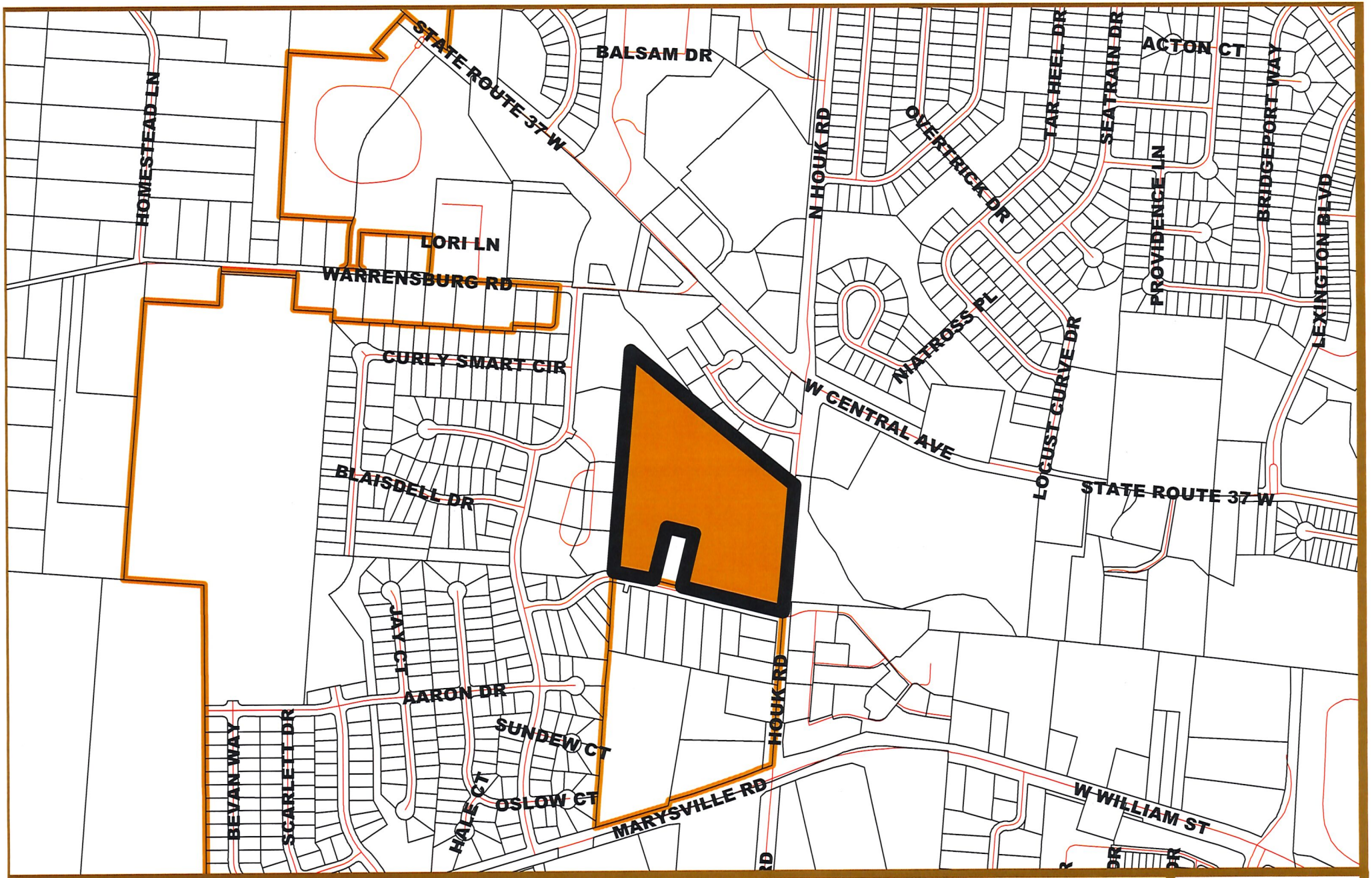
Parking setbacks from adjacent property lines shall be 30'.

12. UTILITIES

All new utilities to be constructed and/or extended will be private and comply with City minimum requirements.

13. STORM WATER MANAGEMENT

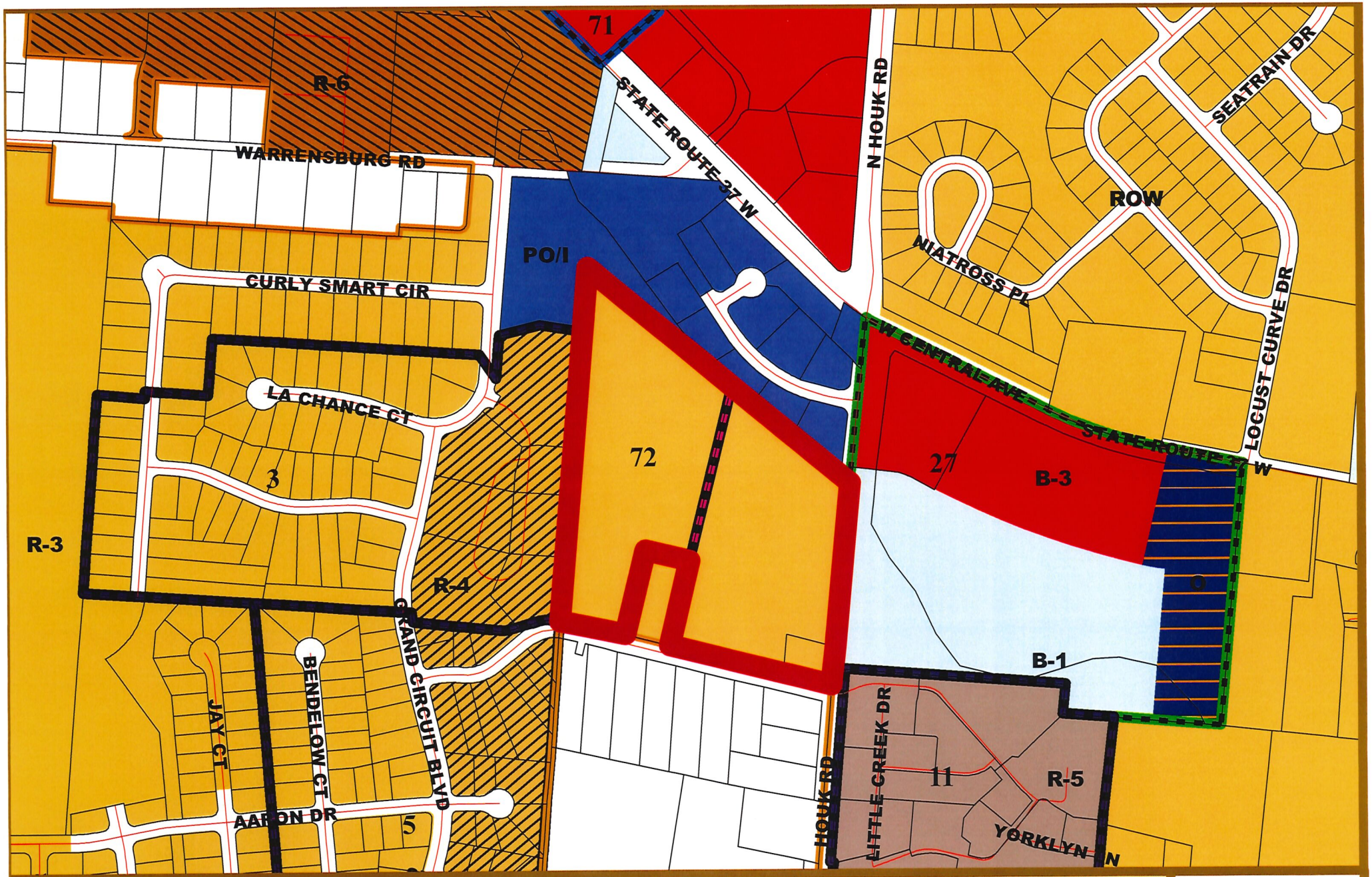
Preliminary grading plans and storm water calculations have been completed. Two detention basins will be required. Storm water management will comply with all City standards.



EST 1808
CITY OF
DELAWARE
OHIO

2021-0589 & 0591
Conditional Use Permit and Preliminary Development Plan
Houk Road Condominiums
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0589 & 0591
Conditional Use Permit and Preliminary Development Plan
Houk Road Condominiums
Zoning Map

N



EST 1808
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2021-0589 & 0591
Conditional Use Permit and Preliminary Development Plan
Houk Road Condominiums
Aerial (2019) Map

N



houk road condos

preliminary site concepts
february 02, 2021

project brief

The houk road development is a buildout of 21 duplex condos (total 42 units) on a 18.73 acre site. As a site in which roughly a half of the site is in a floodplain and therefore unbuildable, we worked to best layout a new development that acts to best preserve unbuildable areas while creating a pleasant, human scaled neighborhood. A large topographical drop-off towards the rear of the property enables the condos on this slope to become 2 story rear walkout ranches. The rest of the buildings are to become 1 story ranch condos.

While designing our sample building masses, we looked to the surrounding rural character to influence the architecture. The condos themselves will be rustic/contemporary with lap siding, stone, and wood accents. While traditional in look and feel - the buildings will still be amendable to a contemporary lifestyle of its inhabitants.

table of contents

00.0 // cover
01.0 // existing site
01.1 // proposed site plan
02.0 // 3d massing
02.1 // 3d massing
02.2 // 3d massing
03.0 // floor plans
03.1 // floor plans

archall

© 2020 ARCHITECTURAL ALLIANCE



existing site

SCALE: 1" = 150'-0"

houk road condos

PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020

archall

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site data:

building types	
- type a (ranch walkouts)	9
- type b (standard ranch)	12
total buildings:	21
total units:	42
(total walkouts: 18)	
total acres (gross) //	18.73
units per acre //	2.25

N

proposed site

SCALE: 1" = 150'-0"

houk road condos

PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020

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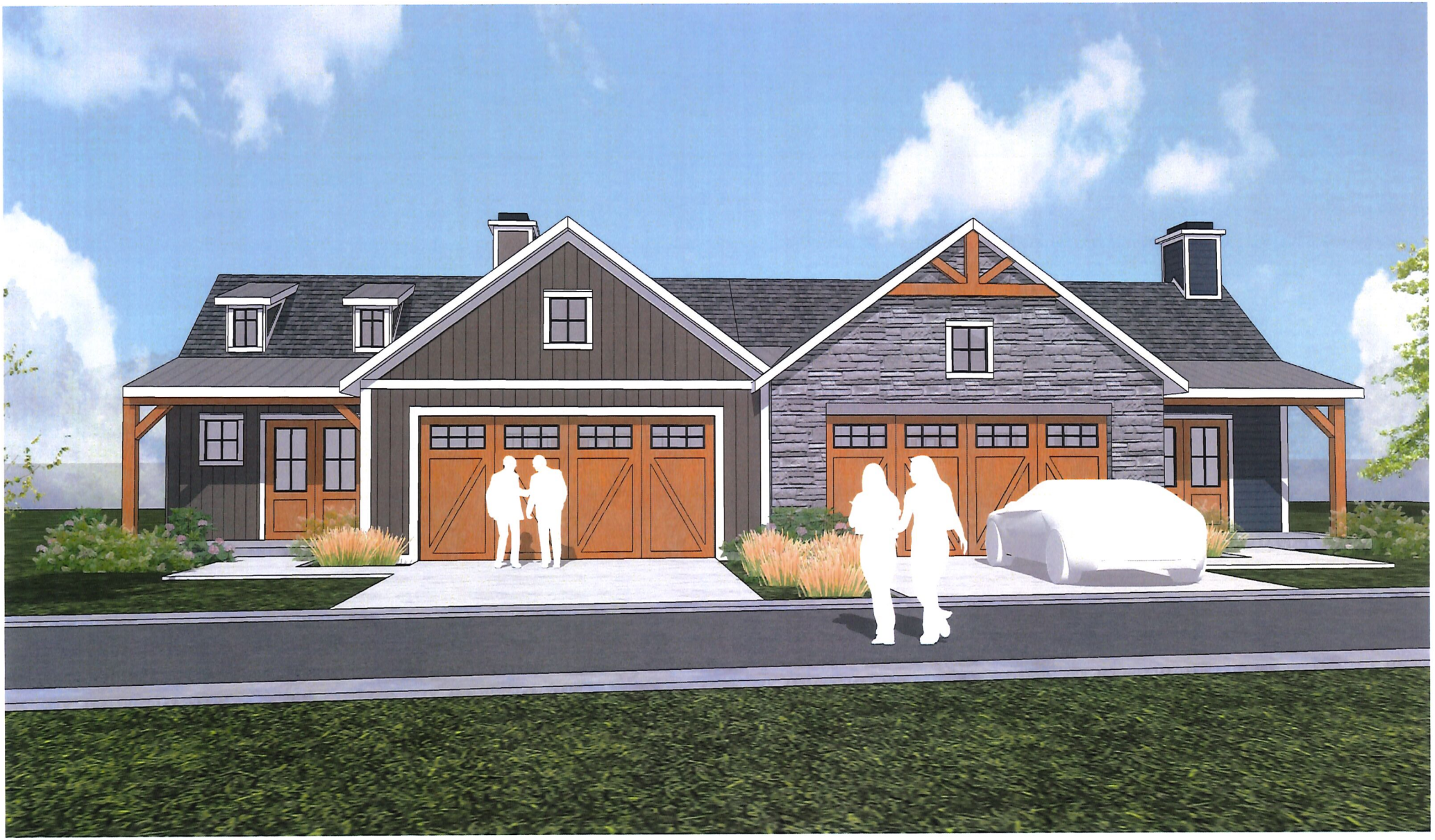
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01 **perspective** // sample duplex condo

houk road condos
PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020 | archall

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02 **perspective** // sample duplex condo

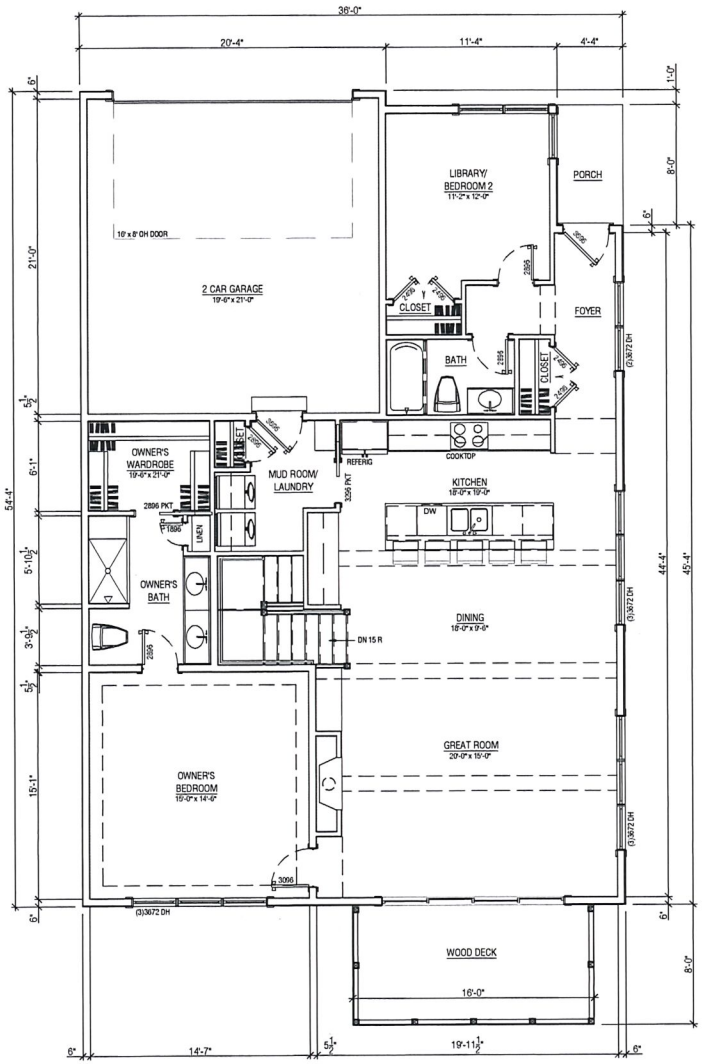
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03 **perspective** // sample duplex walk-out condo

houk road condos
PRELIMINARY SITE CONCEPTS | FEBRUARY 02, 2020 | archall

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A 1ST FLOOR: TYPE A WALKOUT

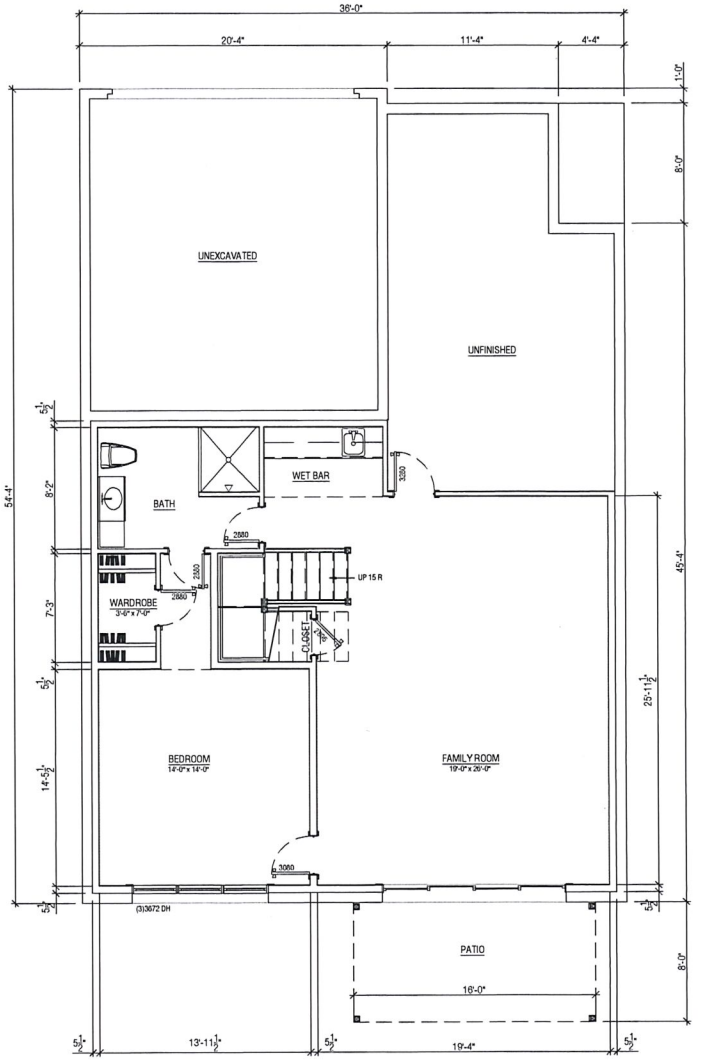
SCALE 1/8" = 1'-0"

10 8 6 4 2 0

SQUARE FOOTAGE

CONDITIONED AREA= 1,480 SF

TOTAL= 1,905 SF



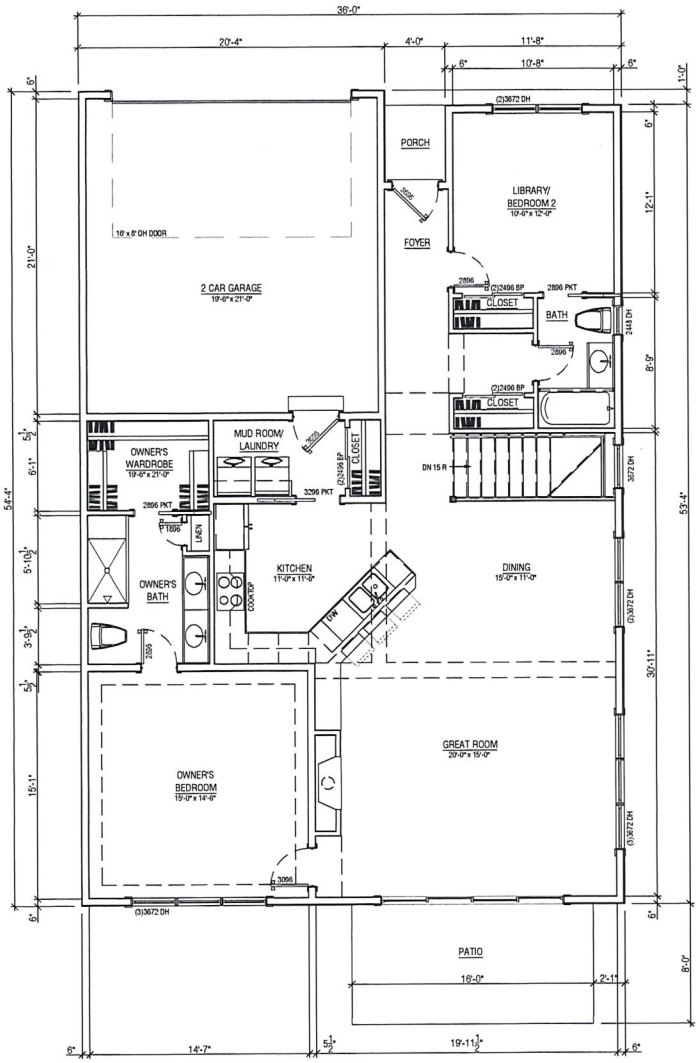
B LOWER LEVEL: TYPE A WALKOUT

SCALE 1/8" = 1'-0"

10 8 6 4 2 0

BASEMENT AREA= 1,365 SF

CONDITIONED AREA= 978 SF



A

1ST FLOOR: TYPE B

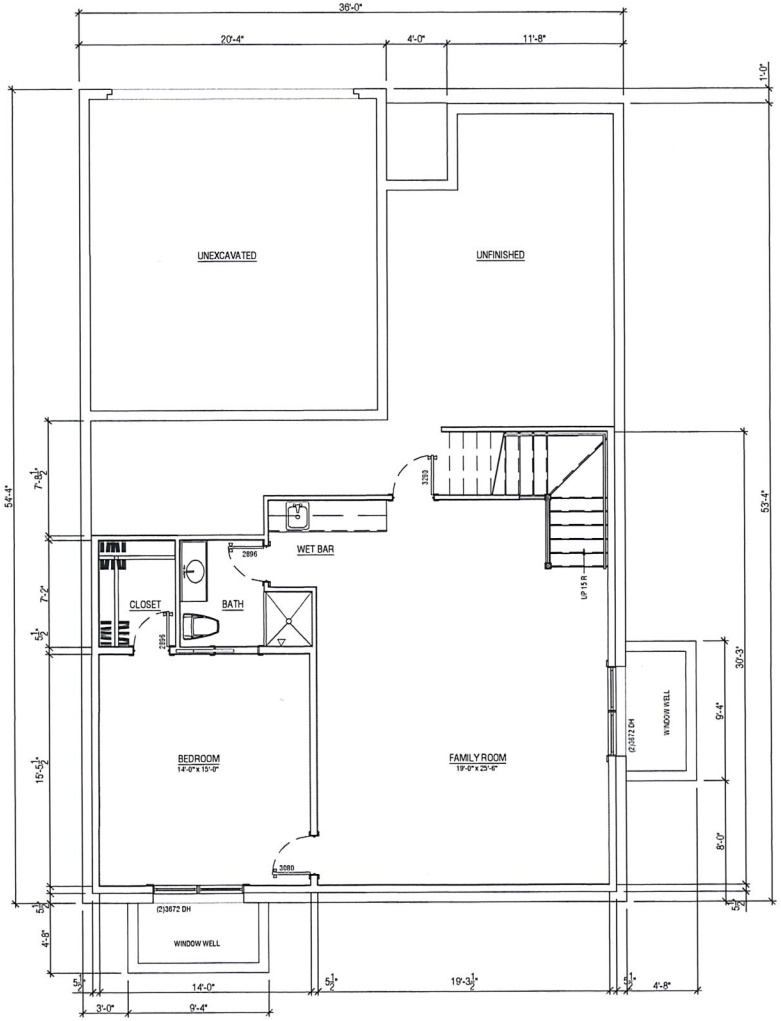
SCALE 1/8" = 1'-0"

10 8 6 4 2 0

SQUARE FOOTAGE

CONDITIONED AREA= 1,492 SF

TOTAL= 1,919 SF



B

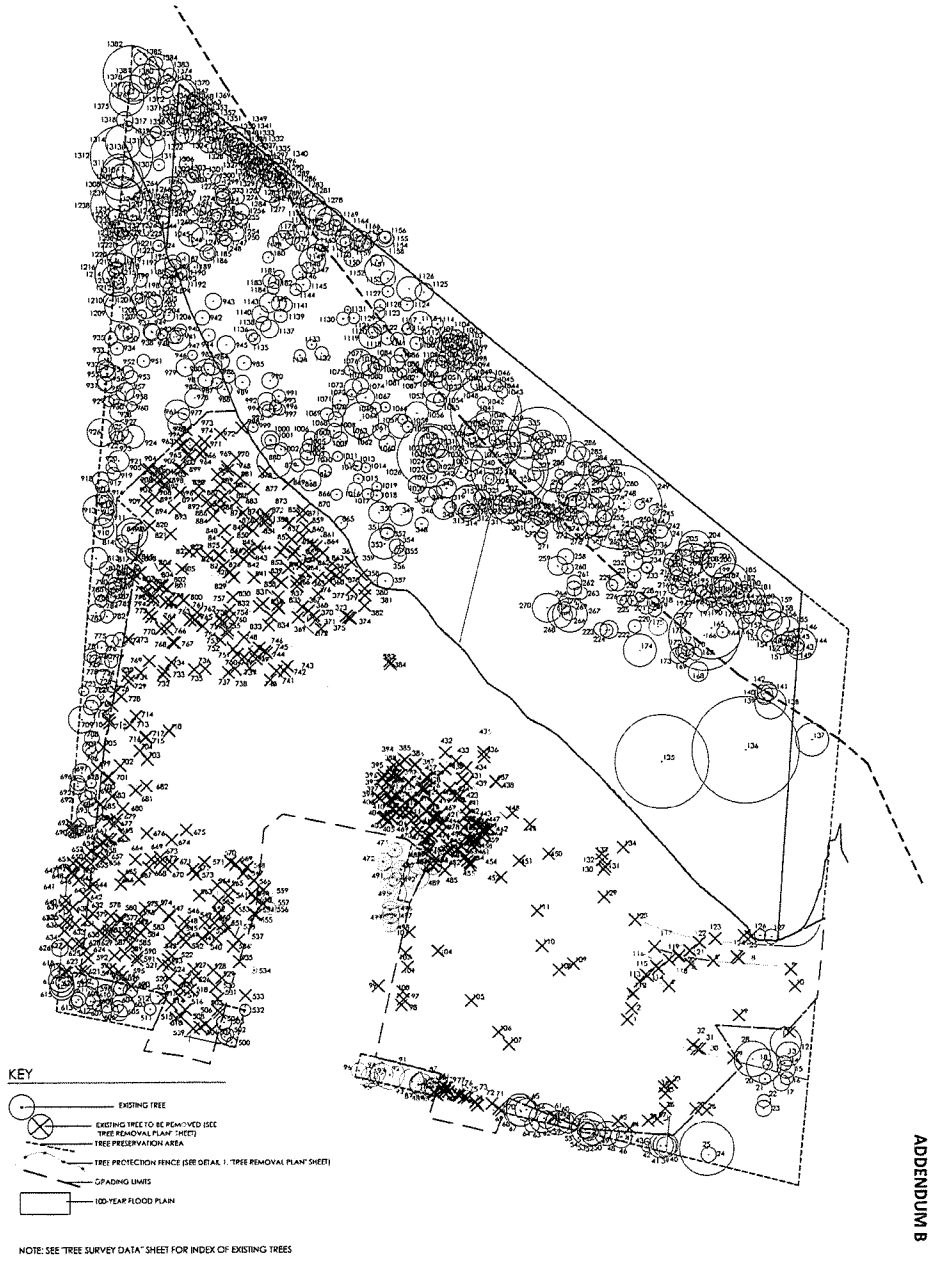
LOWER LEVEL: TYPE B

SCALE 1/8" = 1'-0"

10 8 6 4 2 0

BASEMENT AREA= 1,376 SF

CONDITIONED AREA= 865 SF



NOTE: SEE "TREE SURVEY DATA" SHEET FOR INDEX OF EXISTING TREES

ADDENDUM B

OVERALL TREE SURVEY PLAN DELAWARE, OH

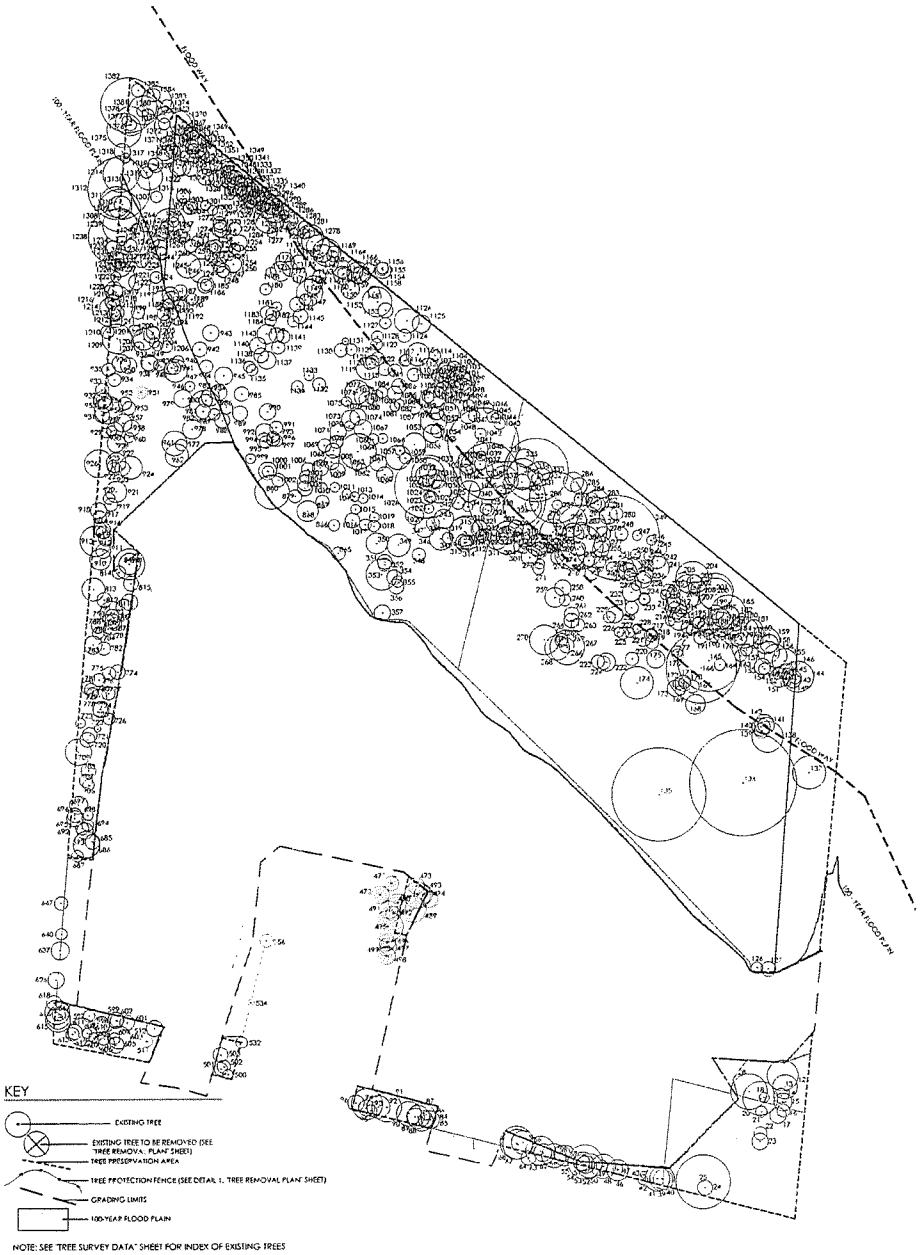
HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021

NORTH
SCALE: 1"=100'

Faris Planning & Design



TREE PRESERVATION PLAN DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021

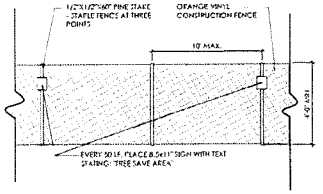
NORTH
SCALE: 1"=50'

0 25 50 100 150

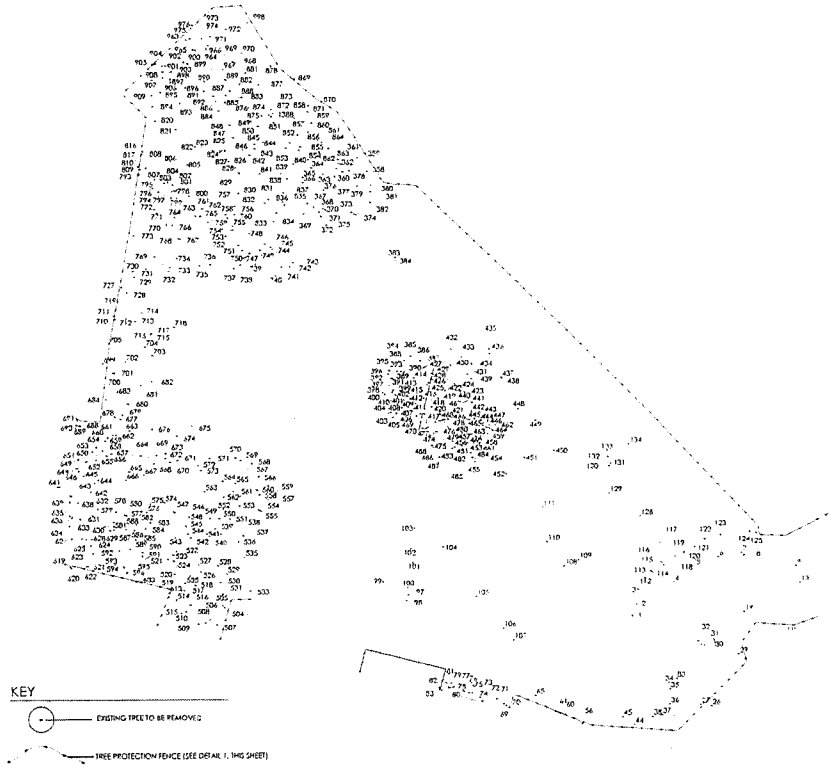
Faris Planning & Design

LAND PLANNING + LANDSCAPE ARCHITECTURE

CAITLIN SMITH STREET Suite 410 COLUMBUS, OH 43215
p: (614) 487-1964 www.farisplanningdesign.com



1 TREE PROTECTION FENCE
N.T.S.



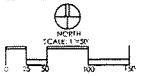
NOTE: SEE "TREE SURVEY DATA" SHEET FOR INDEX OF EXISTING TREES

TREE REMOVAL PLAN DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021



Faris Planning & Design
LAND PLANNING
LANDSCAPE ARCHITECTURE

TREE #	SIZE	SPECIES	CONDITION	STATUS
1	7	CHERRY	GOOD	REMOVE
2	6	PINE	GOOD	REMOVE
3	31	MAPLE	GOOD	REMOVE
4	13	TREE	DEAD	REMOVE
5	26	HACKBERRY	GOOD	REMOVE
6	6	SPRUCE	POOR	REMOVE
7	11	TREE	DEAD	REMOVE
8	15	WALNUT	GOOD	REMOVE
9	39	WALNUT	GOOD	REMOVE
10	34	MAPLE	GOOD	REMOVE
11	20	MAPLE	GOOD	REMOVE
12	19	MAPLE	GOOD	PRESERVE
13	15	ASH	POOR	PRESERVE
14	9	MULBERRY	FAIR	PRESERVE
15	11	MULBERRY	POOR	PRESERVE
16	8	HACKBERRY	GOOD	PRESERVE
17	10	HACKBERRY	GOOD	PRESERVE
18	6	HICKORY	FAIR	PRESERVE
19	9	TREE	DEAD	REMOVE
20	21	HICKORY	FAIR	PRESERVE
21	7	APPLE	FAIR	PRESERVE
22	8	SPRUCE	GOOD	PRESERVE
23	10	SPRUCE	GOOD	PRESERVE
24	9	HACKBERRY	FAIR	PRESERVE
25	33	HACKBERRY	GOOD	PRESERVE
26	22	SPRUCE	GOOD	REMOVE
27	18	SPRUCE	GOOD	REMOVE
28	22	PINE	GOOD	PRESERVE
29	11	SPRUCE	GOOD	REMOVE
30	13	PINE	FAIR	REMOVE
31	16	PINE	GOOD	REMOVE
32	15	PINE	FAIR	REMOVE
33	25	MULBERRY	POOR	REMOVE
34	11	PINE	GOOD	REMOVE
35	21	PINE	GOOD	REMOVE
36	22	PINE	GOOD	REMOVE
37	13	SWEETGUM	GOOD	REMOVE
38	13	SWEETGUM	GOOD	REMOVE
39	15	MULBERRY	FAIR	PRESERVE
40	12	MULBERRY	POOR	PRESERVE
41	15	PINE	GOOD	PRESERVE
42	6	HACKBERRY	FAIR	PRESERVE
43	12	TREE	DEAD	PRESERVE
44	10	SWEETGUM	GOOD	REMOVE
45	13	SWEETGUM	FAIR	REMOVE
46	13	LOCUST	GOOD	PRESERVE
47	6	HACKBERRY	GOOD	PRESERVE
48	15	LOCUST	GOOD	PRESERVE
49	7	LOCUST	FAIR	PRESERVE
50	15	HACKBERRY	GOOD	PRESERVE
51	11	MULBERRY	POOR	PRESERVE
52	10	MULBERRY	FAIR	PRESERVE
53	21	ASH	FAIR	PRESERVE
54	12	HICKORY	FAIR	PRESERVE
55	10	PINE	FAIR	PRESERVE
56	12	PINE	FAIR	REMOVE
57	13	PINE	GOOD	PRESERVE
58	10	HACKBERRY	GOOD	PRESERVE
59	15	LOCUST	FAIR	PRESERVE
60	9	PINE	FAIR	REMOVE
61	11	PINE	GOOD	REMOVE
62	11	PINE	FAIR	PRESERVE
63	18	PINE	FAIR	PRESERVE
64	9	LOCUST	GOOD	PRESERVE
65	13	WALNUT	GOOD	REMOVE
66	14	PINE	FAIR	PRESERVE
67	18	LOCUST	FAIR	PRESERVE
68	20	MULBERRY	FAIR	PRESERVE
69	7	ASH	GOOD	REMOVE
70	10	HACKBERRY	FAIR	REMOVE
71	9	APPLE	POOR	REMOVE
72	16	LOCUST	GOOD	REMOVE
73	17	LOCUST	FAIR	REMOVE
74	9	PINE	FAIR	REMOVE
75	10	PINE	FAIR	REMOVE
76	14	LOCUST	FAIR	REMOVE
77	14	LOCUST	GOOD	REMOVE
78	6	PINE	POOR	REMOVE
79	10	LOCUST	GOOD	REMOVE
80	6	PINE	GOOD	REMOVE
81	11	PINE	FAIR	REMOVE
82	11	LOCUST	FAIR	REMOVE
83	11	MAPLE	FAIR	REMOVE
84	11	PINE	FAIR	PRESERVE
85	9	PINE	FAIR	PRESERVE
86	6	PINE	POOR	PRESERVE
87	17	LOCUST	POOR	PRESERVE
88	14	LOCUST	FAIR	PRESERVE
89	11	LOCUST	FAIR	PRESERVE
90	15	LOCUST	FAIR	PRESERVE
91	10	LOCUST	GOOD	PRESERVE
92	14	PINE	FAIR	PRESERVE
93	7	PINE	FAIR	PRESERVE
94	19	LOCUST	GOOD	PRESERVE
95	10	LOCUST	FAIR	PRESERVE
96	10	PINE	FAIR	PRESERVE
97	7	HACKBERRY	FAIR	REMOVE
98	10	HACKBERRY	GOOD	REMOVE
99	23	OAK	GOOD	REMOVE
100	30	COTTONWOOD	FAIR	REMOVE
101	30	PINE	GOOD	REMOVE
102	37	WALNUT	POOR	REMOVE
103	21	PINE	FAIR	REMOVE
104	34	MAPLE	FAIR	REMOVE
105	31	MAPLE	FAIR	REMOVE
106	39	MAPLE	GOOD	REMOVE
107	21	SWEETGUM	FAIR	REMOVE
108	12	RED CEDAR	POOR	REMOVE
109	7	MULBERRY	FAIR	REMOVE
110	13	APPLE	POOR	REMOVE
111	35	MAPLE	FAIR	REMOVE
112	17	SWEETGUM	FAIR	REMOVE
113	7	PINE	FAIR	REMOVE
114	6	PINE	FAIR	REMOVE
115	13	SPRUCE	GOOD	REMOVE
116	20	SWEETGUM	FAIR	REMOVE
117	15	PINE	FAIR	REMOVE
118	14	MAPLE	GOOD	REMOVE
119	9	SPRUCE	FAIR	REMOVE
120	6	SPRUCE	GOOD	REMOVE
121	10	TREE	DEAD	REMOVE
122	7	SPRUCE	FAIR	REMOVE
123	10	SPRUCE	GOOD	REMOVE
124	6	SPRUCE	GOOD	REMOVE
125	6	SPRUCE	POOR	REMOVE
126	7	SPRUCE	FAIR	PRESERVE **
127	9	SPRUCE	FAIR	PRESERVE **
128	25	PINE	FAIR	REMOVE
129	30	PINE	FAIR	REMOVE
130	12	MULBERRY	POOR	REMOVE
131	8	TREE	DEAD	REMOVE
132	8	PINE	POOR	REMOVE
133	31	PINE	FAIR	REMOVE
134	35	PINE	GOOD	REMOVE
135	37	MAPLE	GOOD	PRESERVE **
136	65	MAPLE	GOOD	PRESERVE **
137	20	COTTONWOOD	FAIR	PRESERVE **
138	19	COTTONWOOD	FAIR	PRESERVE **
139	9	COTTONWOOD	POOR	PRESERVE **
140	11	COTTONWOOD	POOR	PRESERVE **
141	10	COTTONWOOD	FAIR	PRESERVE **
142	12	COTTONWOOD	POOR	PRESERVE **
143	6	COTTONWOOD	FAIR	PRESERVE **
144	19	LOCUST	POOR	PRESERVE **
145	11	TREE	DEAD	PRESERVE **
146	7	COTTONWOOD	GOOD	PRESERVE **
147	9	LOCUST	FAIR	PRESERVE **
148	9	ASH	FAIR	PRESERVE **
149	11	ASH	GOOD	PRESERVE **
150	9	TREE	DEAD	PRESERVE **
151	12	COTTONWOOD	FAIR	PRESERVE **
152	7	HACKBERRY	POOR	PRESERVE **
153	10	WALNUT	FAIR	PRESERVE **
154	7	COTTONWOOD	GOOD	PRESERVE **
155	15	HACKBERRY	GOOD	PRESERVE **
156	14	LOCUST	GOOD	PRESERVE **
157	13	LOCUST	FAIR	PRESERVE **
158	11	LOCUST	GOOD	PRESERVE **
159	16	HACKBERRY	GOOD	PRESERVE **
160	6	HACKBERRY	GOOD	PRESERVE **
161	6	HACKBERRY	FAIR	PRESERVE **
162	7	WALNUT	FAIR	PRESERVE **
163	7	ELM	GOOD	PRESERVE **
164	7	COTTONWOOD	GOOD	PRESERVE **
165	38	MAPLE	GOOD	PRESERVE **
166	43	MAPLE	GOOD	PRESERVE **
167	9	COTTONWOOD	FAIR	PRESERVE **
168	12	COTTONWOOD	POOR	PRESERVE **
169	6	COTTONWOOD	GOOD	PRESERVE **
170	7	COTTONWOOD	FAIR	PRESERVE **
171	10	MULBERRY	FAIR	PRESERVE **
172	7	COTTONWOOD	POOR	PRESERVE **
173	10	MULBERRY	FAIR	PRESERVE **
174	30	ELM	GOOD	PRESERVE **
175	11	WALNUT	POOR	PRESERVE **
176	7	MAPLE	POOR	PRESERVE **
177	7	MAPLE	FAIR	PRESERVE **
178	7	COTTONWOOD	FAIR	PRESERVE **
179	7	COTTONWOOD	FAIR	PRESERVE **
180	19	LOCUST	GOOD	PRESERVE **

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
181	10	HONEYSUCKLE	GOOD	PRESERVE **
182	8	TREE	DEAD	PRESERVE **
183	6	COTTONWOOD	FAIR	PRESERVE **
184	9	COTTONWOOD	GOOD	PRESERVE **
185	21	OSAGE ORANGE	FAIR	PRESERVE **
186	14	HACKBERRY	GOOD	PRESERVE **
187	11	LOCUST	GOOD	PRESERVE **
188	15	LOCUST	FAIR	PRESERVE **
189	7	ASH	FAIR	PRESERVE **
190	6	COTTONWOOD	FAIR	PRESERVE **
191	8	WALNUT	FAIR	PRESERVE **
192	6	WALNUT	FAIR	PRESERVE **
193	7	COTTONWOOD	FAIR	PRESERVE **
194	7	WALNUT	FAIR	PRESERVE **
195	7	COTTONWOOD	GOOD	PRESERVE **
196	8	ASH	FAIR	PRESERVE **
197	6	ASH	GOOD	PRESERVE **
198	7	COTTONWOOD	FAIR	PRESERVE **
199	9	HACKBERRY	GOOD	PRESERVE **
200	20	COTTONWOOD	GOOD	PRESERVE **
201	22	COTTONWOOD	GOOD	PRESERVE **
202	7	CHERRY	GOOD	PRESERVE **
203	9	LOCUST	GOOD	PRESERVE **
204	20	LOCUST	FAIR	PRESERVE **
205	9	ELM	FAIR	PRESERVE **
206	6	COTTONWOOD	GOOD	PRESERVE **
207	9	LOCUST	POOR	PRESERVE **
208	20	LOCUST	FAIR	PRESERVE **
209	20	LOCUST	GOOD	PRESERVE **
210	8	COTTONWOOD	FAIR	PRESERVE **
211	7	ASH	GOOD	PRESERVE **
212	13	WALNUT	GOOD	PRESERVE **
213	7	ASH	FAIR	PRESERVE **
214	7	WALNUT	FAIR	PRESERVE **
215	13	WALNUT	GOOD	PRESERVE **
216	6	COTTONWOOD	FAIR	PRESERVE **
217	6	ASH	FAIR	PRESERVE **
218	8	ASH	POOR	PRESERVE **
219	8	ASH	FAIR	PRESERVE **
220	8	ASH	FAIR	PRESERVE **
221	10	WALNUT	FAIR	PRESERVE **
222	11	COTTONWOOD	FAIR	PRESERVE **
223	8	ASH	FAIR	PRESERVE **
224	8	ASH	POOR	PRESERVE **
225	7	WALNUT	FAIR	PRESERVE **
226	6	WALNUT	POOR	PRESERVE **
227	6	ASH	FAIR	PRESERVE **
228	6	ASH	POOR	PRESERVE **
229	7	WALNUT	FAIR	PRESERVE **
230	10	WALNUT	GOOD	PRESERVE **
231	8	WALNUT	FAIR	PRESERVE **
232	11	ELM	GOOD	PRESERVE **
233	7	ASH	GOOD	PRESERVE **
234	7	ASH	FAIR	PRESERVE **
235	8	WALNUT	GOOD	PRESERVE **
236	10	LOCUST	GOOD	PRESERVE **
237	6	ASH	FAIR	PRESERVE **
238	10	HACKBERRY	GOOD	PRESERVE **
239	7	HACKBERRY	GOOD	PRESERVE **
240	11	HACKBERRY	POOR	PRESERVE **
241	15	WALNUT	GOOD	PRESERVE **
242	10	HACKBERRY	GOOD	PRESERVE **
243	10	HACKBERRY	FAIR	PRESERVE **
244	6	HACKBERRY	GOOD	PRESERVE **
245	10	HACKBERRY	FAIR	PRESERVE **
246	6	HACKBERRY	GOOD	PRESERVE **
247	6	ELM	FAIR	PRESERVE **
248	8	WALNUT	GOOD	PRESERVE **
249	52	WALNUT	GOOD	PRESERVE **
250	8	HACKBERRY	GOOD	PRESERVE **
251	9	HACKBERRY	GOOD	PRESERVE **
252	11	HACKBERRY	FAIR	PRESERVE **
253	7	HACKBERRY	FAIR	PRESERVE **
254	7	ASH	POOR	PRESERVE **
255	10	LOCUST	FAIR	PRESERVE **
256	7	WALNUT	GOOD	PRESERVE **
257	8	WALNUT	FAIR	PRESERVE **
258	10	COTTONWOOD	FAIR	PRESERVE **
259	12	COTTONWOOD	GOOD	PRESERVE **
260	7	ELM	FAIR	PRESERVE **
261	9	ELM	POOR	PRESERVE **
262	9	WALNUT	FAIR	PRESERVE **
263	8	LOCUST	GOOD	PRESERVE **
264	6	HACKBERRY	FAIR	PRESERVE **
265	7	WALNUT	POOR	PRESERVE **
266	9	COTTONWOOD	FAIR	PRESERVE **
267	21	COTTONWOOD	GOOD	PRESERVE **
268	15	COTTONWOOD	GOOD	PRESERVE **
269	8	WALNUT	FAIR	PRESERVE **
270	18	COTTONWOOD	GOOD	PRESERVE **
271	7	COTTONWOOD	FAIR	PRESERVE **
272	6	COTTONWOOD	FAIR	PRESERVE **
273	8	HACKBERRY	GOOD	PRESERVE **
274	18	HACKBERRY	GOOD	PRESERVE **
275	9	WALNUT	GOOD	PRESERVE **
276	28	LOCUST	GOOD	PRESERVE **
277	10	WALNUT	GOOD	PRESERVE **
278	9	ELM	POOR	PRESERVE **
279	12	ASH	POOR	PRESERVE **
280	8	ELM	FAIR	PRESERVE **
281	11	HACKBERRY	FAIR	PRESERVE **
282	9	ASH	FAIR	PRESERVE **
283	14	HACKBERRY	FAIR	PRESERVE **
284	7	HACKBERRY	FAIR	PRESERVE **
285	10	HACKBERRY	GOOD	PRESERVE **
286	12	ELM	POOR	PRESERVE **
287	9	HACKBERRY	GOOD	PRESERVE **
288	32	LOCUST	GOOD	PRESERVE **
289	8	HACKBERRY	FAIR	PRESERVE **
290	7	WALNUT	POOR	PRESERVE **
291	9	HACKBERRY	GOOD	PRESERVE **
292	20	LOCUST	GOOD	PRESERVE **
293	13	LOCUST	FAIR	PRESERVE **
294	16	COTTONWOOD	GOOD	PRESERVE **
295	7	COTTONWOOD	FAIR	PRESERVE **
296	7	COTTONWOOD	FAIR	PRESERVE **
297	7	WALNUT	FAIR	PRESERVE **
298	10	HACKBERRY	GOOD	PRESERVE **
299	13	HACKBERRY	FAIR	PRESERVE **
300	7	COTTONWOOD	GOOD	PRESERVE **
301	10	COTTONWOOD	POOR	PRESERVE **
302	10	HACKBERRY	FAIR	PRESERVE **
303	6	HACKBERRY	GOOD	PRESERVE **
304	8	HACKBERRY	GOOD	PRESERVE **
305	6	HACKBERRY	POOR	PRESERVE **
306	6	HACKBERRY	GOOD	PRESERVE **
307	20	LOCUST	FAIR	PRESERVE **
308	11	HACKBERRY	FAIR	PRESERVE **
309	9	HACKBERRY	GOOD	PRESERVE **
310	14	HACKBERRY	FAIR	PRESERVE **
311	14	COTTONWOOD	POOR	PRESERVE **
312	8	HACKBERRY	FAIR	PRESERVE **
313	11	HACKBERRY	GOOD	PRESERVE **
314	8	HACKBERRY	GOOD	PRESERVE **
315	21	COTTONWOOD	GOOD	PRESERVE **
316	8	HACKBERRY	GOOD	PRESERVE **
317	8	HACKBERRY	FAIR	PRESERVE **
318	9	HACKBERRY	FAIR	PRESERVE **
319	18	COTTONWOOD	FAIR	PRESERVE **
320	6	ASH	FAIR	PRESERVE **
321	10	HACKBERRY	GOOD	PRESERVE **
322	7	HACKBERRY	GOOD	PRESERVE **
323	11	HACKBERRY	GOOD	PRESERVE **
324	7	HACKBERRY	GOOD	PRESERVE **
325	7	WALNUT	FAIR	PRESERVE **
326	23	HACKBERRY	FAIR	PRESERVE **
327	8	HACKBERRY	POOR	PRESERVE **
328	47	HACKBERRY	GOOD	PRESERVE **
329	6	WALNUT	FAIR	PRESERVE **
330	10	HACKBERRY	FAIR	PRESERVE **
331	7	ELM	FAIR	PRESERVE **
332	7	HACKBERRY	FAIR	PRESERVE **
333	15	CHERRY	POOR	PRESERVE **
334	29	LOCUST	GOOD	PRESERVE **
335	11	ELM	GOOD	PRESERVE **
336	19	LOCUST	GOOD	PRESERVE **
337	17	LOCUST	FAIR	PRESERVE **
338	11	HACKBERRY	FAIR	PRESERVE **
339	35	LOCUST	POOR	PRESERVE **
340	13	HACKBERRY	FAIR	PRESERVE **
341	6	HACKBERRY	FAIR	PRESERVE **
342	8	ELM	FAIR	PRESERVE **
343	12	HACKBERRY	FAIR	PRESERVE **
344	8	HACKBERRY	FAIR	PRESERVE **
345	7	HACKBERRY	FAIR	PRESERVE **
346	14	HACKBERRY	GOOD	PRESERVE **
347	12	HACKBERRY	FAIR	PRESERVE **
348	8	HACKBERRY	FAIR	PRESERVE **
349	14	HICKORY	FAIR	PRESERVE **
350	13	MULBERRY	FAIR	PRESERVE **
351	9	HACKBERRY	GOOD	PRESERVE **
352	8	HAWTHORN	FAIR	PRESERVE **
353	19	HICKORY	FAIR	PRESERVE **
354	9	MAPLE	FAIR	PRESERVE **
355	7	ELM	FAIR	PRESERVE **
356	9	HACKBERRY	FAIR	PRESERVE **
357	10	WALNUT	GOOD	PRESERVE **
358	6	ASH	FAIR	REMOVE
359	12	PINE	POOR	REMOVE
360	9	TREE	DEAD	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SITE	SPECIES	CONDITION	STATUS
361	18	PINE	GOOD	REMOVE
362	8	PINE	POOR	REMOVE
363	7	PINE	GOOD	REMOVE
364	15	PINE	GOOD	REMOVE
365	7	BIRCH	FAIR	REMOVE
366	11	PINE	GOOD	REMOVE
367	9	PINE	POOR	REMOVE
368	9	PINE	FAIR	REMOVE
369	12	PINE	GOOD	REMOVE
370	9	PINE	FAIR	REMOVE
371	10	PINE	GOOD	REMOVE
372	30	PINE	GOOD	REMOVE
373	8	ELM	FAIR	REMOVE
374	10	ELM	FAIR	REMOVE
375	11	BIRCH	FAIR	REMOVE
376	6	HACKBERRY	FAIR	REMOVE
377	17	PINE	FAIR	REMOVE
378	7	ELM	FAIR	REMOVE
379	7	ELM	FAIR	REMOVE
380	13	PINE	FAIR	REMOVE
381	20	PINE	GOOD	REMOVE
382	10	HACKBERRY	GOOD	REMOVE
383	27	PINE	GOOD	REMOVE
384	22	TREE	DEAD	REMOVE
385	10	PINE	FAIR	REMOVE
386	10	PINE	FAIR	REMOVE
387	9	PINE	GOOD	REMOVE
388	7	PINE	POOR	REMOVE
389	9	PINE	FAIR	REMOVE
390	8	PINE	FAIR	REMOVE
391	11	PINE	FAIR	REMOVE
392	12	PINE	GOOD	REMOVE
393	8	PINE	FAIR	REMOVE
394	16	PINE	GOOD	REMOVE
395	9	PINE	GOOD	REMOVE
396	7	PINE	FAIR	REMOVE
397	9	PINE	GOOD	REMOVE
398	7	PINE	POOR	REMOVE
399	11	PINE	FAIR	REMOVE
400	7	WALNUT	POOR	REMOVE
401	9	PINE	FAIR	REMOVE
402	11	PINE	GOOD	REMOVE
403	6	HACKBERRY	GOOD	REMOVE
404	7	ELM	FAIR	REMOVE
405	7	WALNUT	FAIR	REMOVE
406	7	HONEYSUCKLE	POOR	REMOVE
407	7	WALNUT	GOOD	REMOVE
408	8	TREE	DEAD	REMOVE
409	11	PINE	POOR	REMOVE
410	10	ELM	GOOD	REMOVE
411	6	ELM	GOOD	REMOVE
412	6	ELM	FAIR	REMOVE
413	9	PINE	GOOD	REMOVE
414	9	PINE	GOOD	REMOVE
415	8	PINE	GOOD	REMOVE
416	10	PINE	FAIR	REMOVE
417	8	PINE	POOR	REMOVE
418	6	CHERRY	FAIR	REMOVE
419	7	HACKBERRY	GOOD	REMOVE
420	10	PINE	FAIR	REMOVE
421	10	ASH	GOOD	REMOVE
422	7	CHERRY	FAIR	REMOVE
423	14	PINE	GOOD	REMOVE
424	10	CHERRY	FAIR	REMOVE
425	9	TREE	DEAD	REMOVE
426	9	PINE	FAIR	REMOVE
427	11	PINE	FAIR	REMOVE
428	10	PINE	FAIR	REMOVE
429	7	CHERRY	FAIR	REMOVE
430	9	PINE	GOOD	REMOVE
431	10	PINE	FAIR	REMOVE
432	11	PINE	FAIR	REMOVE
433	10	PINE	FAIR	REMOVE
434	11	PINE	POOR	REMOVE
435	22	PINE	GOOD	REMOVE
436	7	HICKORY	FAIR	REMOVE
437	10	TREE	DEAD	REMOVE
438	8	WALNUT	FAIR	REMOVE
439	11	PINE	GOOD	REMOVE
440	7	MULBERRY	FAIR	REMOVE
441	6	CHERRY	FAIR	REMOVE
442	11	MULBERRY	FAIR	REMOVE
443	7	CHERRY	FAIR	REMOVE
444	8	CHERRY	FAIR	REMOVE
445	11	HACKBERRY	GOOD	REMOVE
446	8	ASH	GOOD	REMOVE
447	8	HACKBERRY	FAIR	REMOVE
448	17	PINE	FAIR	REMOVE
449	21	PINE	GOOD	REMOVE
450	18	PINE	FAIR	REMOVE
451	28	LOCUST	FAIR	REMOVE
452	16	WALNUT	FAIR	REMOVE
453	11	PINE	GOOD	REMOVE
454	19	PINE	GOOD	REMOVE
455	6	ASH	FAIR	REMOVE
456	8	PINE	FAIR	REMOVE
457	10	ELM	GOOD	REMOVE
458	8	HICKORY	FAIR	REMOVE
459	7	ELM	FAIR	REMOVE
460	7	CHERRY	FAIR	REMOVE
461	7	ASH	FAIR	REMOVE
462	7	ELM	POOR	REMOVE
463	10	PINE	FAIR	REMOVE
464	8	CHERRY	FAIR	REMOVE
465	7	CHERRY	FAIR	REMOVE
466	7	WALNUT	FAIR	REMOVE
467	8	ASH	FAIR	REMOVE
468	11	ASH	POOR	REMOVE
469	10	PINE	FAIR	REMOVE
470	8	CHERRY	FAIR	REMOVE
471	9	PINE	POOR	OFF SITE
472	11	PINE	FAIR	OFF SITE
473	10	PINE	FAIR	PRESERVE
474	10	PINE	GOOD	REMOVE
475	9	PINE	FAIR	REMOVE
476	10	PINE	GOOD	REMOVE
477	6	HACKBERRY	FAIR	REMOVE
478	8	ASH	GOOD	REMOVE
479	11	PINE	GOOD	REMOVE
480	6	CHERRY	GOOD	REMOVE
481	11	PINE	GOOD	REMOVE
482	9	PINE	GOOD	REMOVE
483	7	ELM	POOR	REMOVE
484	7	ELM	FAIR	REMOVE
485	10	PINE	FAIR	REMOVE
486	7	HACKBERRY	GOOD	REMOVE
487	10	PINE	POOR	REMOVE
488	15	PINE	GOOD	REMOVE
489	16	HACKBERRY	GOOD	PRESERVE
490	11	PINE	FAIR	OFF SITE
491	11	PINE	FAIR	OFF SITE
492	9	PINE	GOOD	OFF SITE
493	11	PINE	GOOD	PRESERVE
494	16	PINE	GOOD	PRESERVE
495	19	PINE	FAIR	OFF SITE
496	10	PINE	FAIR	OFF SITE
497	11	PINE	FAIR	OFF SITE
498	11	PINE	GOOD	OFF SITE
499	6	CHERRY	FAIR	OFF SITE
500	6	LOCUST	POOR	PRESERVE
501	8	LOCUST	POOR	PRESERVE
502	8	ELM	FAIR	PRESERVE
503	9	PINE	FAIR	PRESERVE
504	10	PINE	GOOD	REMOVE
505	6	HACKBERRY	GOOD	REMOVE
506	15	LOCUST	FAIR	REMOVE
507	8	LOCUST	FAIR	REMOVE
508	11	ELM	GOOD	REMOVE
509	11	HICKORY	FAIR	REMOVE
510	14	PINE	GOOD	REMOVE
511	7	MAPLE	GOOD	PRESERVE
512	10	ASH	POOR	PRESERVE
513	6	HACKBERRY	GOOD	REMOVE
514	9	PINE	POOR	REMOVE
515	10	PINE	POOR	REMOVE
516	9	PINE	FAIR	REMOVE
517	10	MAPLE	GOOD	REMOVE
518	9	CHERRY	GOOD	REMOVE
519	14	WALNUT	GOOD	REMOVE
520	11	CHERRY	GOOD	REMOVE
521	8	AILANTHUS	FAIR	REMOVE
522	11	PINE	POOR	REMOVE
523	11	PINE	FAIR	REMOVE
524	8	CHERRY	POOR	REMOVE
525	8	WALNUT	GOOD	REMOVE
526	7	HACKBERRY	GOOD	REMOVE
527	11	MULBERRY	POOR	REMOVE
528	11	WALNUT	FAIR	REMOVE
529	7	ASH	FAIR	REMOVE
530	8	HACKBERRY	GOOD	REMOVE
531	11	ELM	FAIR	REMOVE
532	7	HICKORY	FAIR	OFF SITE
533	7	HACKBERRY	GOOD	REMOVE
534	19	TREE	DEAD	OFF SITE
535	9	WALNUT	POOR	REMOVE
536	7	HICKORY	POOR	REMOVE
537	16	WALNUT	FAIR	REMOVE
538	17	ELM	FAIR	REMOVE
539	7	MAPLE	GOOD	REMOVE
540	6	WALNUT	POOR	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
541	7	HACKBERRY	GOOD	REMOVE
542	8	ELM	GOOD	REMOVE
543	9	MAPLE	GOOD	REMOVE
544	9	MAPLE	GOOD	REMOVE
545	9	WALNUT	POOR	REMOVE
546	23	MAPLE	GOOD	REMOVE
547	8	ELM	FAIR	REMOVE
548	9	ELM	POOR	REMOVE
549	6	MAPLE	GOOD	REMOVE
550	7	ELM	FAIR	REMOVE
551	8	ELM	FAIR	REMOVE
552	7	ELM	FAIR	REMOVE
553	9	MULBERRY	FAIR	REMOVE
554	8	PINE	GOOD	REMOVE
555	8	ELM	POOR	REMOVE
556	8	ASH	FAIR	OFF SITE
557	17	PINE	GOOD	REMOVE
558	6	ELM	FAIR	REMOVE
559	16	PINE	GOOD	REMOVE
560	7	ELM	FAIR	REMOVE
561	10	ELM	FAIR	REMOVE
562	9	ELM	GOOD	REMOVE
563	14	ELM	FAIR	REMOVE
564	13	HACKBERRY	GOOD	REMOVE
565	17	HACKBERRY	FAIR	REMOVE
566	6	ASH	FAIR	REMOVE
567	9	WALNUT	FAIR	REMOVE
568	6	WALNUT	FAIR	REMOVE
569	7	HACKBERRY	GOOD	REMOVE
570	6	ELM	FAIR	REMOVE
571	9	ASH	FAIR	REMOVE
572	6	WALNUT	GOOD	REMOVE
573	6	MAPLE	GOOD	REMOVE
574	19	ELM	FAIR	REMOVE
575	10	CHERRY	FAIR	REMOVE
576	7	WALNUT	FAIR	REMOVE
577	8	AILANTHUS	POOR	REMOVE
578	10	PINE	FAIR	REMOVE
579	13	PINE	GOOD	REMOVE
580	13	PINE	FAIR	REMOVE
581	7	PINE	POOR	REMOVE
582	9	PINE	FAIR	REMOVE
583	8	PINE	POOR	REMOVE
584	9	PINE	FAIR	REMOVE
585	10	PINE	GOOD	REMOVE
586	10	PINE	GOOD	REMOVE
587	12	PINE	GOOD	REMOVE
588	7	PINE	FAIR	REMOVE
589	8	PINE	GOOD	REMOVE
590	9	HACKBERRY	FAIR	REMOVE
591	8	ASH	POOR	REMOVE
592	9	PINE	GOOD	REMOVE
593	13	PINE	GOOD	REMOVE
594	8	PINE	GOOD	REMOVE
595	7	ELM	FAIR	REMOVE
596	16	PINE	FAIR	REMOVE
597	7	WALNUT	FAIR	PRESERVE
598	10	PINE	FAIR	PRESERVE
599	10	PINE	FAIR	PRESERVE
600	8	PINE	GOOD	REMOVE
601	9	ELM	FAIR	PRESERVE
602	8	PINE	GOOD	PRESERVE
603	14	PINE	GOOD	PRESERVE
604	7	PINE	FAIR	PRESERVE
605	10	PINE	GOOD	PRESERVE
606	10	LOCUST	GOOD	PRESERVE
607	8	LOCUST	GOOD	PRESERVE
608	6	ELM	FAIR	PRESERVE
609	6	PINE	GOOD	PRESERVE
610	9	PINE	FAIR	PRESERVE
611	9	HACKBERRY	GOOD	PRESERVE
612	17	PINE	FAIR	PRESERVE
613	8	HACKBERRY	FAIR	PRESERVE
614	13	LOCUST	GOOD	PRESERVE
615	14	PINE	GOOD	PRESERVE
616	8	ELM	FAIR	PRESERVE
617	15	PINE	FAIR	PRESERVE
618	9	PINE	POOR	OFF SITE
619	6	ELM	POOR	REMOVE
620	9	ELM	FAIR	REMOVE
621	8	ASH	POOR	REMOVE
622	9	PINE	POOR	REMOVE
623	13	LOCUST	FAIR	REMOVE
624	8	LOCUST	GOOD	REMOVE
625	8	LOCUST	FAIR	REMOVE
626	10	LOCUST	FAIR	OFF SITE
627	6	ELM	GOOD	REMOVE
628	8	LOCUST	GOOD	REMOVE
629	11	PINE	GOOD	REMOVE
630	9	PINE	FAIR	REMOVE
631	11	PINE	GOOD	REMOVE
632	7	HACKBERRY	FAIR	REMOVE
633	7	WALNUT	GOOD	REMOVE
634	10	PINE	GOOD	REMOVE
635	8	PINE	FAIR	REMOVE
636	11	PINE	GOOD	REMOVE
637	11	PINE	GOOD	OFF SITE
638	6	ELM	POOR	REMOVE
639	8	PINE	GOOD	REMOVE
640	7	ELM	FAIR	OFF SITE
641	19	PINE	GOOD	REMOVE
642	6	ELM	GOOD	REMOVE
643	6	ASH	POOR	REMOVE
644	10	WALNUT	FAIR	REMOVE
645	8	PINE	FAIR	REMOVE
646	8	ELM	GOOD	REMOVE
647	8	HACKBERRY	FAIR	OFF SITE
648	10	PINE	POOR	REMOVE
649	10	ELM	GOOD	REMOVE
650	6	ELM	FAIR	REMOVE
651	6	ELM	POOR	REMOVE
652	8	PINE	FAIR	REMOVE
653	7	ELM	GOOD	REMOVE
654	6	ELM	FAIR	REMOVE
655	7	AILANTHUS	FAIR	REMOVE
656	9	HONEYSUCKLE	POOR	REMOVE
657	7	ASH	GOOD	REMOVE
658	9	ELM	GOOD	REMOVE
659	6	MAPLE	FAIR	REMOVE
660	7	HONEYSUCKLE	POOR	REMOVE
661	8	ELM	FAIR	REMOVE
662	8	AILANTHUS	FAIR	REMOVE
663	8	AILANTHUS	FAIR	REMOVE
664	10	LOCUST	GOOD	REMOVE
665	8	MAPLE	GOOD	REMOVE
666	8	HACKBERRY	FAIR	REMOVE
667	16	PINE	FAIR	REMOVE
668	6	ELM	GOOD	REMOVE
669	12	LOCUST	GOOD	REMOVE
670	12	LOCUST	FAIR	REMOVE
671	8	WILLOW	FAIR	REMOVE
672	7	ELM	FAIR	REMOVE
673	9	WALNUT	FAIR	REMOVE
674	9	WALNUT	GOOD	REMOVE
675	9	WALNUT	GOOD	REMOVE
676	8	ELM	GOOD	REMOVE
677	7	ELM	FAIR	REMOVE
678	7	LOCUST	FAIR	REMOVE
679	9	HONEYSUCKLE	POOR	REMOVE
680	9	HACKBERRY	GOOD	REMOVE
681	11	PINE	GOOD	REMOVE
682	12	ELM	GOOD	REMOVE
683	8	HONEYSUCKLE	POOR	REMOVE
684	7	ELM	FAIR	REMOVE
685	9	ELM	FAIR	PRESERVE
686	16	LOCUST	GOOD	PRESERVE
687	7	ELM	FAIR	PRESERVE
688	7	ELM	FAIR	REMOVE
689	6	CHERRY	GOOD	REMOVE
690	6	ELM	GOOD	REMOVE
691	6	HACKBERRY	FAIR	REMOVE
692	8	ELM	FAIR	PRESERVE
693	10	LOCUST	GOOD	PRESERVE
694	7	LOCUST	FAIR	PRESERVE
695	10	ASH	GOOD	PRESERVE
696	9	CHERRY	GOOD	PRESERVE
697	11	CHERRY	FAIR	PRESERVE
698	6	ELM	GOOD	PRESERVE
699	8	ELM	FAIR	REMOVE
700	8	WALNUT	FAIR	REMOVE
701	8	ELM	FAIR	REMOVE
702	9	ELM	GOOD	REMOVE
703	9	HONEYSUCKLE	POOR	REMOVE
704	9	ELM	FAIR	REMOVE
705	10	ELM	FAIR	REMOVE
706	7	HACKBERRY	FAIR	PRESERVE
707	8	HACKBERRY	FAIR	PRESERVE
708	9	HACKBERRY	POOR	PRESERVE
709	16	LOCUST	GOOD	PRESERVE
710	3	PINE	GOOD	REMOVE
711	7	ELM	FAIR	REMOVE
712	7	PINE	GOOD	REMOVE
713	8	HONEYSUCKLE	FAIR	REMOVE
714	7	ELM	FAIR	REMOVE
715	8	ELM	FAIR	REMOVE
716	8	ELM	FAIR	REMOVE
717	8	HONEYSUCKLE	FAIR	REMOVE
718	7	WALNUT	GOOD	REMOVE
719	13	PINE	GOOD	REMOVE
720	9	CHERRY	POOR	PRESERVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE SURVEY DATA (1 OF 2) DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE
DATE: 1.13.2021

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N 5th Street Suite 401 Columbus, OH 43215
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TREE #	SIZE	SPECIES	CONDITION	STATUS
721	7	CHERRY	FAIR	PRESERVE
722	10	TREE	DEAD	PRESERVE
723	6	HACKBERRY	GOOD	PRESERVE
724	9	PINE	GOOD	PRESERVE
725	10	ELM	GOOD	PRESERVE
726	7	ELM	FAIR	PRESERVE
727	9	ELM	FAIR	REMOVE
728	9	CHERRY	FAIR	REMOVE
729	8	ELM	FAIR	REMOVE
730	9	ELM	FAIR	REMOVE
731	10	WALNUT	GOOD	REMOVE
732	7	WALNUT	GOOD	REMOVE
733	10	WALNUT	GOOD	REMOVE
734	10	WALNUT	FAIR	REMOVE
735	7	WALNUT	GOOD	REMOVE
736	6	WALNUT	GOOD	REMOVE
737	7	OAK	GOOD	REMOVE
738	15	PINE	FAIR	REMOVE
739	15	PINE	FAIR	REMOVE
740	16	PINE	GOOD	REMOVE
741	12	PINE	GOOD	REMOVE
742	11	PINE	GOOD	REMOVE
743	15	PINE	GOOD	REMOVE
744	7	HONEYSUCKLE	FAIR	REMOVE
745	13	PINE	FAIR	REMOVE
746	16	WILLOW	GOOD	REMOVE
747	8	HONEYSUCKLE	FAIR	REMOVE
748	10	PINE	GOOD	REMOVE
749	16	PINE	FAIR	REMOVE
750	10	PINE	FAIR	REMOVE
751	10	PINE	FAIR	REMOVE
752	17	PINE	GOOD	REMOVE
753	10	OAK	GOOD	REMOVE
754	13	PINE	GOOD	REMOVE
755	10	ASH	FAIR	REMOVE
756	10	PINE	FAIR	REMOVE
757	14	PINE	GOOD	REMOVE
758	10	PINE	FAIR	REMOVE
759	9	PINE	GOOD	REMOVE
760	16	PINE	FAIR	REMOVE
761	6	WALNUT	POOR	REMOVE
762	15	PINE	GOOD	REMOVE
763	8	PINE	GOOD	REMOVE
764	7	ELM	FAIR	REMOVE
765	7	PINE	FAIR	REMOVE
766	7	ELM	FAIR	REMOVE
767	8	WALNUT	GOOD	REMOVE
768	9	WALNUT	FAIR	REMOVE
769	6	WALNUT	GOOD	REMOVE
770	7	ELM	FAIR	REMOVE
771	12	ELM	GOOD	REMOVE
772	8	PINE	GOOD	REMOVE
773	10	HACKBERRY	GOOD	REMOVE
774	9	WALNUT	GOOD	PRESERVE
775	8	PINE	POOR	PRESERVE
776	8	PINE	FAIR	PRESERVE
777	8	PINE	POOR	PRESERVE
778	9	PINE	FAIR	PRESERVE
779	7	HONEYSUCKLE	FAIR	PRESERVE
780	8	HONEYSUCKLE	POOR	PRESERVE
781	8	ASH	FAIR	PRESERVE
782	8	HONEYSUCKLE	POOR	PRESERVE
783	11	HACKBERRY	FAIR	PRESERVE
784	7	HACKBERRY	POOR	PRESERVE
785	6	HACKBERRY	FAIR	PRESERVE
786	9	PINE	POOR	PRESERVE
787	8	ELM	FAIR	PRESERVE
788	9	PINE	GOOD	PRESERVE
789	9	ELM	FAIR	PRESERVE
790	7	PINE	POOR	PRESERVE
791	8	PINE	FAIR	PRESERVE
792	14	ELM	GOOD	PRESERVE
793	9	PINE	GOOD	REMOVE
794	11	PINE	GOOD	REMOVE
795	10	PINE	GOOD	REMOVE
796	8	ELM	FAIR	REMOVE
797	8	ELM	FAIR	REMOVE
798	9	PINE	FAIR	REMOVE
799	10	PINE	GOOD	REMOVE
800	8	PINE	FAIR	REMOVE
801	8	PINE	FAIR	REMOVE
802	15	LOCUST	FAIR	REMOVE
803	7	PINE	POOR	REMOVE
804	9	PINE	GOOD	REMOVE
805	35	LOCUST	GOOD	REMOVE
806	17	LOCUST	FAIR	REMOVE
807	9	PINE	GOOD	REMOVE
808	16	LOCUST	GOOD	REMOVE
809	8	LOCUST	GOOD	REMOVE
810	10	LOCUST	GOOD	REMOVE
811	10	PINE	GOOD	PRESERVE
812	9	PINE	GOOD	PRESERVE
813	14	LOCUST	GOOD	PRESERVE
814	8	LOCUST	FAIR	PRESERVE
815	9	LOCUST	FAIR	PRESERVE
816	9	LOCUST	GOOD	REMOVE
817	9	ELM	FAIR	REMOVE
818	19	LOCUST	GOOD	PRESERVE
819	13	LOCUST	FAIR	PRESERVE
820	8	ELM	FAIR	REMOVE
821	6	ELM	FAIR	REMOVE
822	8	ELM	FAIR	REMOVE
823	9	LOCUST	FAIR	REMOVE
824	8	HACKBERRY	FAIR	REMOVE
825	9	LOCUST	GOOD	REMOVE
826	15	LOCUST	GOOD	REMOVE
827	15	PINE	GOOD	REMOVE
828	7	ELM	POOR	REMOVE
829	13	PINE	GOOD	REMOVE
830	7	HACKBERRY	GOOD	REMOVE
831	11	WALNUT	POOR	REMOVE
832	13	PINE	FAIR	REMOVE
833	9	HONEYSUCKLE	POOR	REMOVE
834	13	ELM	FAIR	REMOVE
835	16	PINE	FAIR	REMOVE
836	7	HONEYSUCKLE	FAIR	REMOVE
837	15	PINE	POOR	REMOVE
838	9	ASH	FAIR	REMOVE
839	6	ELM	FAIR	REMOVE
840	9	PINE	POO	REMOVE
841	12	PINE	POOR	REMOVE
842	7	HACKBERRY	FAIR	REMOVE
843	9	LOCUST	POOR	REMOVE
844	6	HACKBERRY	GOOD	REMOVE
845	7	HACKBERRY	FAIR	REMOVE
846	7	HACKBERRY	GOOD	REMOVE
847	11	ASH	POOR	REMOVE
848	8	ELM	GOOD	REMOVE
849	10	ELM	FAIR	REMOVE
850	8	LOCUST	FAIR	REMOVE
851	8	HONEYSUCKLE	FAIR	REMOVE
852	9	ELM	FAIR	REMOVE
853	10	PINE	FAIR	REMOVE
854	12	PINE	FAIR	REMOVE
855	15	PINE	GOOD	REMOVE
856	14	PINE	GOOD	REMOVE
857	11	PINE	FAIR	REMOVE
858	13	PINE	FAIR	REMOVE
859	10	WALNUT	POOR	REMOVE
860	13	PINE	FAIR	REMOVE
861	16	PINE	GOOD	REMOVE
862	9	NE	GOOD	EMOVE
863	12	PINE	POOR	REMOVE
864	14	PINE	GOOD	REMOVE
865	8	HACKBERRY	FAIR	PRESERVE **
866	7	HONEYSUCKLE	FAIR	PRESERVE **
867	8	HACKBERRY	FAIR	PRESERVE **
868	13	HACKBERRY	FAIR	PRESERVE **
869	8	ELM	POOR	REMOVE
870	19	LOCUST	GOOD	REMOVE
871	7	WALNUT	GOOD	REMOVE
872	8	OAK	GOOD	REMOVE
873	18	ELM	GOOD	REMOVE
874	8	PINE	FAIR	REMOVE
875	6	WALNUT	GOOD	REMOVE
876	15	PINE	GOOD	REMOVE
877	15	PINE	FAIR	REMOVE
878	6	OAK	POOR	REMOVE
879	8	HACKBERRY	POOR	PRESERVE **
880	21	LOCUST	FAIR	PRESERVE **
881	13	PINE	FAIR	REMOVE
882	7	ASH	FAIR	REMOVE
883	11	ELM	FAIR	REMOVE
884	8	HONEYSUCKLE	FAIR	REMOVE
885	17	PINE	GOOD	REMOVE
886	8	ELM	FAIR	REMOVE
887	8	PINE	POOR	REMOVE
888	14	PINE	FAIR	REMOVE
889	9	LOCUST	FAIR	REMOVE
890	110	CHERRY	FAIR	REMOVE
891	7	PINE	POOR	REMOVE
892	11	PINE	FAIR	REMOVE
893	8	MAPLE	FAIR	REMOVE
894	9	ELM	FAIR	REMOVE
895	7	ELM	GOOD	REMOVE
896	12	PINE	GOOD	REMOVE
897	7	ELM	FAIR	REMOVE
898	9	PINE	GOOD	REMOVE
899	8	ELM	FAIR	REMOVE
900	7	ELM	GOOD	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
901	7	ELM	FAIR	REMOVE
902	10	PINE	GOOD	REMOVE
903	10	PINE	GOOD	REMOVE
904	7	ELM	FAIR	REMOVE
905	7	MAPLE	GOOD	REMOVE
906	16	PINE	GOOD	REMOVE
907	7	ELM	GOOD	REMOVE
908	7	MAPLE	FAIR	REMOVE
909	7	ELM	FAIR	REMOVE
910	13	LOCUST	FAIR	PRESERVE
911	9	HACKBERRY	FAIR	PRESERVE
912	9	LOCUST	FAIR	PRESERVE
913	19	OAK	GOOD	PRESERVE
914	8	ELM	GOOD	PRESERVE
915	8	ELM	GOOD	PRESERVE
916	10	LOCUST	GOOD	PRESERVE
917	8	HACKBERRY	GOOD	PRESERVE
918	10	HACKBERRY	GOOD	PRESERVE
919	8	CHERRY	FAIR	PRESERVE
920	7	CHERRY	FAIR	PRESERVE
921	13	HACKBERRY	FAIR	PRESERVE
922	8	CHERRY	FAIR	PRESERVE
923	9	PINE	GOOD	PRESERVE
924	14	LOCUST	GOOD	PRESERVE
925	8	ELM	GOOD	PRESERVE
926	17	LOCUST	GOOD	PRESERVE
927	12	PINE	GOOD	PRESERVE
928	11	HACKBERRY	GOOD	PRESERVE
929	6	HACKBERRY	FAIR	PRESERVE
930	6	HACKBERRY	GOOD	PRESERVE
931	9	LOCUST	POOR	PRESERVE
932	11	HACKBERRY	FAIR	OFF SITE
933	8	HACKBERRY	GOOD	OFF SITE
934	8	ASH	FAIR	PRESERVE
935	8	HACKBERRY	POOR	PRESERVE
936	11	HACKBERRY	GOOD	PRESERVE
937	10	CHERRY	POOR	PRESERVE
938	10	CHERRY	FAIR	PRESERVE
939	7	HACKBERRY	GOOD	PRESERVE
940	7	HACKBERRY	GOOD	PRESERVE
941	8	CHERRY	FAIR	PRESERVE
942	9	WALNUT	FAIR	PRESERVE **
943	10	ELM	FAIR	PRESERVE **
944	8	HACKBERRY	FAIR	PRESERVE **
945	11	LOCUST	GOOD	PRESERVE **
946	6	HACKBERRY	FAIR	PRESERVE
947	14	CHERRY	GOOD	PRESERVE
948	8	CHERRY	FAIR	PRESERVE
949	7	HACKBERRY	FAIR	PRESERVE
950	10	LOCUST	FAIR	PRESERVE
951	8	AILANTHUS	FAIR	PRESERVE
952	8	HACKBERRY	FAIR	PRESERVE
953	8	LOCUST	FAIR	PRESERVE
954	9	HACKBERRY	GOOD	PRESERVE
955	9	LOCUST	GOOD	PRESERVE
956	17	LOCUST	FAIR	PRESERVE
957	11	LOCUST	GOOD	PRESERVE
958	10	ASH	GOOD	PRESERVE
959	10	CHERRY	FAIR	PRESERVE
960	6	ELM	FAIR	PRESERVE
961	15	PINE	GOOD	PRESERVE
962	14	PINE	FAIR	PRESERVE
963	7	HONEYSUCKLE	FAIR	REMOVE
964	16	LOCUST	FAIR	REMOVE
965	11	LOCUST	GOOD	REMOVE
966	10	TREE	DEAD	REMOVE
967	14	LOCUST	FAIR	REMOVE
968	14	PINE	GOOD	REMOVE
969	13	PINE	GOOD	REMOVE
970	11	LOCUST	POOR	REMOVE
971	10	LOCUST	POOR	REMOVE
972	15	MAPLE	GOOD	REMOVE
973	19	PINE	GOOD	REMOVE
974	15	PINE	FAIR	REMOVE
975	10	LOCUST	POOR	REMOVE
976	15	PINE	FAIR	REMOVE
977	7	HONEYSUCKLE	POOR	PRESERVE
978	12	CHERRY	POOR	PRESERVE
979	11	CHERRY	GOOD	PRESERVE
980	8	HACKBERRY	FAIR	PRESERVE
981	9	CHERRY	FAIR	PRESERVE
982	19	CHERRY	GOOD	PRESERVE
983	11	CHERRY	FAIR	PRESERVE
984	10	CHERRY	POOR	PRESERVE **
985	9	HACKBERRY	FAIR	PRESERVE **
986	8	CHERRY	FAIR	PRESERVE **
987	7	HACKBERRY	FAIR	PRESERVE
988	9	HACKBERRY	GOOD	PRESERVE
989	9	CHERRY	FAIR	PRESERVE **
990	10	HONEYSUCKLE	FAIR	PRESERVE **
991	8	WILLOW	GOOD	PRESERVE **
992	11	LOCUST	FAIR	PRESERVE **
993	7	HONEYSUCKLE	FAIR	PRESERVE **
994	9	AILANTHUS	FAIR	PRESERVE **
995	8	HONEYSUCKLE	POOR	PRESERVE **
996	8	HONEYSUCKLE	FAIR	PRESERVE **
997	7	AILANTHUS	FAIR	PRESERVE **
998	9	HONEYSUCKLE	FAIR	REMOVE
999	6	HACKBERRY	GOOD	PRESERVE **
1000	11	LOCUST	FAIR	PRESERVE **
1001	7	AILANTHUS	FAIR	PRESERVE **
1002	8	WALNUT	FAIR	PRESERVE **
1003	9	LOCUST	GOOD	PRESERVE **
1004	10	LOCUST	GOOD	PRESERVE **
1005	8	ELM	FAIR	PRESERVE **
1006	8	WALNUT	GOOD	PRESERVE **
1007	10	WALNUT	GOOD	PRESERVE **
1008	9	HACKBERRY	GOOD	PRESERVE **
1009	9	ELM	GOOD	PRESERVE **
1010	6	WALNUT	GOOD	PRESERVE **
1011	6	WALNUT	FAI	PRESERVE **
1012	6	WALNUT	FAIR	PRESERVE **
1013	6	WALNUT	FAIR	PRESERVE **
1014	6	WALNUT	POOR	PRESERVE **
1015	6	LOCUST	FAIR	PRESERVE **
1016	9	ELM	GOOD	PRESERVE **
1017	7	HACKBERRY	GOOD	PRESERVE **
1018	7	HACKBERRY	FAIR	PRESERVE **
1019	6	HACKBERRY	GOOD	PRESERVE **
1020	11	HACKBERRY	FAIR	PRESERVE **
1021	6	HACKBERRY	FAIR	PRESERVE **
1022	7	HACKBERRY	GOOD	PRESERVE **
1023	9	HACKBERRY	FAIR	PRESERVE **
1024	7	HACKBERRY	GOOD	PRESERVE **
1025	14	HACKBERRY	FAIR	PRESERVE **
1026	39	HACKBERRY	POOR	PRESERVE **
1027	9	HACKBERRY	POOR	PRESERVE **
1028	7	HACKBERRY	GOOD	PRESERVE **
1029	8	HACKBERRY	FAIR	PRESERVE **
1030	12	HACKBERRY	GOOD	PRESERVE **
1031	13	HACKBERRY	GOOD	PRESERVE **
1032	10	ELM	FAIR	PRESERVE **
1033	20	HACKBERRY	GOOD	PRESERVE **
1034	7	HACKBERRY	FAIR	PRESERVE **
1035	24	HACKBERRY	GOOD	PRESERVE **
1036	6	HACKBERRY	FAIR	PRESERVE **
1037	7	ELM	POOR	PRESERVE **
1038	9	HACKBERRY	FAIR	PRESERVE **
1039	6	ELM	FAIR	PRESERVE **
1040	9	HACKBERRY	GOOD	PRESERVE **
1041	43	LOCUST	GOOD	PRESERVE **
1042	7	HACKBERRY	FAIR	PRESERVE **
1043	7	HACKBERRY	FAIR	PRESERVE **
1044	6	ASH	FAIR	PRESERVE **
1045	7	CHERRY	FAIR	PRESERVE **
1046	6	HACKBERRY	FAIR	PRESERVE **
1047	7	HACKBERRY	FAIR	PRESERVE **
1048	10	HACKBERRY	GOOD	PRESERVE **
1049	8	HACKBERRY	GOOD	PRESERVE **
1050	7	HACKBERRY	FAIR	PRESERVE **
1051	12	HACKBERRY	GOOD	PRESERVE **
1052	8	LOCUST	FAIR	PRESERVE **
1053	16	LOCUST	GOOD	PRESERVE **
1054	8	HACKBERRY	GOOD	PRESERVE **
1055	11	HACKBERRY	FAIR	PRESERVE **
1056	14	OAK	GOOD	PRESERVE **
1057	6	HACKBERRY	FAIR	PRESERVE **
1058	15	LOCUST	GOOD	PRESERVE **
1059	7	ASH	GOOD	PRESERVE **
1060	10	WALNUT	FAIR	PRESERVE **
1061	10	LOCUST	POOR	PRESERVE **
1062	6	ELM	GOOD	PRESERVE **
1063	6	WALNUT	GOOD	PRESERVE **
1064	22	WALNUT	GOOD	PRESERVE **
1065	7	HACKBERRY	FAIR	PRESERVE **
1066	6	CHERRY	POOR	PRESERVE **
1067	11	HACKBERRY	GOOD	PRESERVE **
1068	9	WALNUT	POOR	PRESERVE **
1069	8	HACKBERRY	FAIR	PRESERVE **
1070	8	WALNUT	GOOD	PRESERVE **
1071	10	WALNUT	GOOD	PRESERVE **
1072	6	CHERRY	FAIR	PRESERVE **
1073	11	WALNUT	GOOD	PRESERVE **
1074	10	WALNUT	GOOD	PRESERVE **
1075	6	HACKBERRY	FAIR	PRESERVE **
1076	15	CHERRY	FAIR	PRESERVE **
1077	13	HACKBERRY	FAIR	PRESERVE **
1078	9	CHERRY	GOOD	PRESERVE **
1079	7	CHERRY	FAIR	PRESERVE **
1080	7	ELM	FAIR	PRESERVE **

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
1081	6	HACKBERRY	GOOD	PRESERVE **
1082	6	WALNUT	GOOD	PRESERVE **
1083	7	CHERRY	GOOD	PRESERVE **
1084	7	CHERRY	GOOD	PRESERVE **
1085	9	HACKBERRY	FAIR	PRESERVE **
1086	9	HACKBERRY	GOOD	PRESERVE **
1087	8	WALNUT	GOOD	PRESERVE **
1088	16	LOCUST	GOOD	PRESERVE **
1089	7	HACKBERRY	FAIR	PRESERVE **
1090	13	WALNUT	GOOD	PRESERVE **
1091	6	HACKBERRY	GOOD	PRESERVE **
1092	6	HACKBERRY	FAIR	PRESERVE **
1093	11	HACKBERRY	GOOD	PRESERVE **
1094	9	HACKBERRY	FAIR	PRESERVE **
1095	14	WALNUT	GOOD	PRESERVE **
1096	7	HACKBERRY	FAIR	PRESERVE **
1097	6	HACKBERRY	GOOD	PRESERVE **
1098	14	COTTONWOOD	FAIR	PRESERVE **
1099	8	HACKBERRY	GOOD	PRESERVE **
1100	9	HACKBERRY	FAIR	PRESERVE **
1101	8	COTTONWOOD	GOOD	PRESERVE **
1102	7	HACKBERRY	FAIR	PRESERVE **
1103	7	HACKBERRY	GOOD	PRESERVE **
1104	8	HACKBERRY	GOOD	PRESERVE **
1105	10	HACKBERRY	GOOD	PRESERVE **
1106	11	HACKBERRY	GOOD	PRESERVE **
1107	7	HACKBERRY	FAIR	PRESERVE **
1108	9	HACKBERRY	GOOD	PRESERVE **
1109	6	HACKBERRY	FAIR	PRESERVE **
1110	8	HACKBERRY	GOOD	PRESERVE **
1111	8	HACKBERRY	GOOD	PRESERVE **
1112	11	ELM	POOR	PRESERVE **
1113	7	HACKBERRY	FAIR	PRESERVE **
1114	7	HACKBERRY	GOOD	PRESERVE **
1115	14	WALNUT	FAIR	PRESERVE **
1116	7	HACKBERRY	FAIR	PRESERVE **
1117	7	HACKBERRY	FAIR	PRESERVE **
1118	8	CHERRY	POOR	PRESERVE **
1119	14	CHERRY	FAIR	PRESERVE **
1120	7	CHERRY	FAIR	PRESERVE **
1121	8	CHERRY	FAIR	PRESERVE **
1122	8	CHERRY	FAIR	PRESERVE **
1123	7	OAK	FAIR	PRESERVE **
1124	8	OAK	POOR	PRESERVE **
1125	11	WALNUT	GOOD	PRESERVE **
1126	15	HACKBERRY	GOOD	PRESERVE **
1127	7	CHERRY	GOOD	PRESERVE **
1128	7	WALNUT	GOOD	PRESERVE **
1129	7	CHERRY	GOOD	PRESERVE **
1130	8	CHERRY	FAIR	PRESERVE **
1131	8	TREE	DEAD	PRESERVE **
1132	8	LOCUST	FAIR	PRESERVE **
1133	6	CHERRY	FAIR	PRESERVE **
1134	7	CHERRY	FAIR	PRESERVE **
1135	7	HONEYSUCKLE	FAIR	PRESERVE **
1136	7	AILANTHUS	FAIR	PRESERVE **
1137	11	CHERRY	FAIR	PRESERVE **
1138	9	CHERRY	GOOD	PRESERVE **
1139	8	CHERRY	FAIR	PRESERVE **
1140	10	CHERRY	POOR	PRESERVE **
1141	8	HONEYSUCKLE	FAIR	PRESERVE **
1142	9	CHERRY	GOOD	PRESERVE **
1143	12	CHERRY	FAIR	PRESERVE **
1144	7	ASH	GOOD	PRESERVE **
1145	9	WALNUT	GOOD	PRESERVE **
1146	9	LOCUST	POOR	PRESERVE **
1147	7	WALNUT	GOOD	PRESERVE **
1148	18	WALNUT	FAIR	PRESERVE **
1149	11	WALNUT	GOOD	PRESERVE **
1150	11	COTTONWOOD	FAIR	PRESERVE **
1151	7	HACKBERRY	GOOD	PRESERVE **
1152	18	COTTONWOOD	FAIR	PRESERVE **
1153	9	LOCUST	FAIR	PRESERVE **
1154	10	LOCUST	GOOD	OFF SITE
1155	8	HACKBERRY	POOR	OFF SITE
1156	7	HACKBERRY	FAIR	OFF SITE
1157	7	HACKBERRY	FAIR	OFF SITE
1158	7	HACKBERRY	GOOD	PRESERVE **
1159	10	HACKBERRY	GOOD	PRESERVE **
1160	11	HACKBERRY	FAIR	PRESERVE **
1161	7	HACKBERRY	POOR	PRESERVE **
1162	8	WALNUT	GOOD	PRESERVE **
1163	11	HACKBERRY	FAIR	PRESERVE **
1164	8	HACKBERRY	FAIR	PRESERVE **
1165	7	HACKBERRY	POOR	PRESERVE **
1166	13	HACKBERRY	FAIR	PRESERVE **
1167	7	HACKBERRY	FAIR	PRESERVE **
1168	7	HACKBERRY	FAIR	PRESERVE **
1169	17	COTTONWOOD	POOR	PRESERVE **
1170	8	TREE	DEAD	PRESERVE **
1171	9	WALNUT	POOR	PRESERVE **
1172	11	HACKBERRY	FAIR	PRESERVE **
1173	14	HACKBERRY	FAIR	PRESERVE **
1174	13	HACKBERRY	GOOD	PRESERVE **
1175	9	WALNUT	FAIR	PRESERVE **
1176	11	WALNUT	FAIR	PRESERVE **
1177	9	WALNUT	FAIR	PRESERVE **
1178	6	HACKBERRY	FAIR	PRESERVE **
1179	12	WALNUT	FAIR	PRESERVE **
1180	7	HACKBERRY	FAIR	PRESERVE **
1181	6	OAK	GOOD	PRESERVE **
1182	8	WALNUT	GOOD	PRESERVE **
1183	8	HACKBERRY	FAIR	PRESERVE **
1184	7	CHERRY	FAIR	PRESERVE **
1185	10	CHERRY	FAIR	PRESERVE **
1186	7	CHERRY	POOR	PRESERVE **
1187	8	CHERRY	POOR	PRESERVE **
1188	7	CHERRY	FAIR	PRESERVE
1189	7	CHERRY	FAIR	PRESERVE **
1190	8	ASH	GOOD	PRESERVE **
1191	7	ELM	FAIR	PRESERVE **
1192	11	CHERRY	FAIR	PRESERVE
1193	7	CHERRY	POOR	PRESERVE
1194	7	OAK	FAIR	PRESERVE
1195	10	OAK	FAIR	PRESERVE **
1196	10	ASH	POOR	PRESERVE **
1197	12	CHERRY	FAIR	PRESERVE
1198	8	ELM	FAIR	PRESERVE
1199	8	CHERRY	FAIR	PRESERVE
1200	6	WALNUT	FAIR	PRESERVE
1201	7	WALNUT	GOOD	PRESERVE
1202	8	CHERRY	FAIR	PRESERVE
1203	6	LOCUST	POOR	PRESERVE
1204	6	CHERRY	FAIR	PRESERVE
1205	10	LOCUST	GOOD	PRESERVE
1206	7	ASH	GOOD	PRESERVE
1207	6	HONEYSUCKLE	FAIR	PRESERVE
1208	13	CHERRY	GOOD	PRESERVE
1209	18	CHERRY	GOOD	PRESERVE
1210	8	WALNUT	GOOD	OFF SITE
1211	7	HACKBERRY	GOOD	PRESERVE
1212	8	HACKBERRY	FAIR	PRESERVE
1213	9	HACKBERRY	GOOD	PRESERVE
1214	13	LOCUST	GOOD	PRESERVE
1215	6	HACKBERRY	FAIR	PRESERVE
1216	26	LOCUST	GOOD	PRESERVE
1217	9	HACKBERRY	GOOD	PRESERVE
1218	8	HACKBERRY	FAIR	PRESERVE
1219	9	HACKBERRY	POOR	PRESERVE
1220	11	HACKBERRY	GOOD	PRESERVE
1221	21	HACKBERRY	GOOD	PRESERVE
1222	6	HACKBERRY	FAIR	PRESERVE
1223	9	CHERRY	POOR	PRESERVE
1224	7	HACKBERRY	GOOD	PRESERVE
1225	11	COTTONWOOD	FAIR	PRESERVE
1226	8	CHERRY	FAIR	PRESERVE
1227	6	HACKBERRY	FAIR	PRESERVE
1228	7	HACKBERRY	FAIR	PRESERVE
1229	6	HACKBERRY	GOOD	PRESERVE
1230	17	LOCUST	FAIR	PRESERVE
1231	6	HACKBERRY	FAIR	PRESERVE
1232	10	LOCUST	FAIR	PRESERVE
1233	9	LOCUST	FAIR	PRESERVE
1234	8	LOCUST	FAIR	OFF SITE
1235	10	ASH	POOR	OFF SITE
1236	8	CHERRY	GOOD	PRESERVE
1237	6	LOCUST	POOR	PRESERVE
1238	34	HACKBERRY	GOOD	PRESERVE
1239	21	HACKBERRY	FAIR	PRESERVE
1240	6	CHERRY	FAIR	PRESERVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

TREE #	SIZE	SPECIES	CONDITION	STATUS
1241	6	CHERRY	POOR	PRESERVE
1242	7	CHERRY	FAIR	PRESERVE **
1243	10	CHERRY	GOOD	PRESERVE **
1244	8	OAK	GOOD	PRESERVE **
1245	15	WALNUT	GOOD	PRESERVE **
1246	15	ELM	POOR	PRESERVE **
1247	8	CHERRY	FAIR	PRESERVE **
1248	7	WALNUT	GOOD	PRESERVE **
1249	7	CHERRY	FAIR	PRESERVE **
1250	10	HACKBERRY	FAIR	PRESERVE **
1251	6	HACKBERRY	GOOD	PRESERVE **
1252	7	CHERRY	GOOD	PRESERVE **
1253	6	CHERRY	GOOD	PRESERVE **
1254	8	CHERRY	FAIR	PRESERVE **
1255	7	CHERRY	FAIR	PRESERVE **
1256	10	ELM	FAIR	PRESERVE **
1257	7	CHERRY	POOR	PRESERVE **
1258	8	CHERRY	GOOD	PRESERVE **
1259	8	HACKBERRY	FAIR	PRESERVE **
1260	8	CHERRY	FAIR	PRESERVE **
1261	7	TREE	DEAD	PRESERVE **
1262	8	ASH	POOR	PRESERVE **
1263	8	WALNUT	FAIR	PRESERVE **
1264	19	CHERRY	POOR	PRESERVE **
1265	6	ASH	FAIR	PRESERVE **
1266	6	CHERRY	FAIR	PRESERVE **
1267	6	CHERRY	FAIR	PRESERVE **
1268	8	WALNUT	FAIR	PRESERVE **
1269	6	CHERRY	FAIR	PRESERVE **
1270	7	CHERRY	FAIR	PRESERVE **
1271	6	HACKBERRY	POOR	PRESERVE **
1272	8	CHERRY	GOOD	PRESERVE **
1273	8	WALNUT	FAIR	PRESERVE **
1274	9	WALNUT	FAIR	PRESERVE **
1275	10	CHERRY	GOOD	PRESERVE **
1276	8	CHERRY	FAIR	PRESERVE **
1277	6	ASH	FAIR	PRESERVE **
1278	16	LOCUST	GOOD	PRESERVE **
1279	6	HACKBERRY	GOOD	PRESERVE **
1280	7	COTTONWOOD	GOOD	PRESERVE **
1281	7	OAK	GOOD	PRESERVE **
1282	11	OAK	FAIR	PRESERVE **
1283	6	LOCUST	GOOD	PRESERVE **
1284	19	LOCUST	GOOD	PRESERVE **
1285	8	TREE	DEAD	PRESERVE **
1286	7	HACKBERRY	FAIR	PRESERVE **
1287	9	LOCUST	FAIR	PRESERVE **
1288	6	HACKBERRY	GOOD	PRESERVE **
1289	7	HACKBERRY	FAIR	PRESERVE **
1290	9	HACKBERRY	GOOD	PRESERVE **
1291	17	COTTONWOOD	GOOD	PRESERVE **
1292	8	LOCUST	FAIR	PRESERVE **
1293	7	LOCUST	POOR	PRESERVE **
1294	9	HACKBERRY	GOOD	PRESERVE **
1295	15	LOCUST	GOOD	PRESERVE **
1296	8	WALNUT	FAIR	PRESERVE **
1297	8	LOCUST	GOOD	PRESERVE **
1298	8	HACKBERRY	GOOD	PRESERVE **
1299	9	ASH	GOOD	PRESERVE **
1300	6	CHERRY	FAIR	PRESERVE **
1301	6	HACKBERRY	FAIR	PRESERVE **
1302	7	CHERRY	GOOD	PRESERVE **
1303	6	CHERRY	FAIR	PRESERVE **
1304	8	HACKBERRY	GOOD	PRESERVE **
1305	6	HACKBERRY	FAIR	PRESERVE **
1306	8	ASH	FAIR	PRESERVE **
1307	7	ASH	GOOD	PRESERVE **
1308	26	HACKBERRY	POOR	PRESERVE
1309	14	HACKBERRY	FAIR	PRESERVE
1310	10	HACKBERRY	POOR	PRESERVE
1311	16	HACKBERRY	FAIR	PRESERVE
1312	38	HACKBERRY	FAIR	OFF SITE
1313	6	HACKBERRY	POOR	PRESERVE **
1314	22	HACKBERRY	GOOD	PRESERVE
1315	16	COTTONWOOD	FAIR	PRESERVE **
1316	7	OAK	FAIR	PRESERVE **
1317	6	HACKBERRY	GOOD	PRESERVE **
1318	10	LOCUST	GOOD	PRESERVE
1319	7	OAK	FAIR	PRESERVE **
1320	9	CHERRY	GOOD	PRESERVE **
1321	11	COTTONWOOD	FAIR	PRESERVE **
1322	10	COTTONWOOD	FAIR	PRESERVE **
1323	9	COTTONWOOD	GOOD	PRESERVE **
1324	10	HACKBERRY	FAIR	PRESERVE **
1325	10	LOCUST	GOOD	PRESERVE **
1326	6	HACKBERRY	GOOD	PRESERVE **
1327	12	LOCUST	POOR	PRESERVE **
1328	9	LOCUST	FAIR	PRESERVE **
1329	8	COTTONWOOD	FAIR	PRESERVE **
1330	6	HACKBERRY	GOOD	PRESERVE **
1331	8	HACKBERRY	FAIR	PRESERVE **
1332	11	HACKBERRY	POOR	PRESERVE **
1333	17	LOCUST	FAIR	PRESERVE **
1334	9	LOCUST	POOR	PRESERVE **
1335	10	LOCUST	GOOD	PRESERVE **
1336	9	LOCUST	GOOD	PRESERVE **
1337	10	LOCUST	FAIR	PRESERVE
1338	6	HACKBERRY	FAIR	PRESERVE **
1339	10	COTTONWOOD	FAIR	PRESERVE **
1340	8	LOCUST	GOOD	PRESERVE **
1341	8	LOCUST	FAIR	PRESERVE **
1342	12	LOCUST	FAIR	PRESERVE **
1343	11	LOCUST	FAIR	PRESERVE **
1344	9	ELM	FAIR	PRESERVE **
1345	8	HACKBERRY	FAIR	PRESERVE **
1346	7	HACKBERRY	FAIR	PRESERVE **
1347	19	LOCUST	GOOD	PRESERVE **
1348	13	ELM	FAIR	PRESERVE **
1349	8	ELM	FAIR	PRESERVE **
1350	7	ELM	FAIR	PRESERVE **
1351	11	HACKBERRY	GOOD	PRESERVE **
1352	8	HACKBERRY	POOR	PRESERVE **
1353	7	HACKBERRY	GOOD	PRESERVE **
1354	7	HACKBERRY	FAIR	PRESERVE **
1355	6	HACKBERRY	FAIR	PRESERVE **
1356	13	COTTONWOOD	GOOD	PRESERVE **
1357	6	HACKBERRY	FAIR	PRESERVE **
1358	9	COTTONWOOD	POOR	PRESERVE **
1359	7	COTTONWOOD	FAIR	PRESERVE **
1360	9	COTTONWOOD	FAIR	PRESERVE **
1361	9	COTTONWOOD	GOOD	PRESERVE **
1362	6	HACKBERRY	GOOD	PRESERVE **
1363	7	HACKBERRY	FAIR	PRESERVE **
1364	14	ELM	GOOD	PRESERVE **
1365	6	HACKBERRY	FAIR	PRESERVE **
1366	6	HACKBERRY	GOOD	PRESERVE **
1367	8	HACKBERRY	GOOD	PRESERVE **
1368	10	HACKBERRY	FAIR	PRESERVE **
1369	7	HACKBERRY	FAIR	PRESERVE **
1370	15	COTTONWOOD	GOOD	PRESERVE **
1371	23	LOCUST	GOOD	PRESERVE **
1372	7	ELM	GOOD	PRESERVE **
1373	10	LOCUST	GOOD	PRESERVE **
1374	8	HACKBERRY	FAIR	PRESERVE
1375	21	LOCUST	FAIR	OFF SITE
1376	7	HACKBERRY	FAIR	PRESERVE **
1377	6	HACKBERRY	POOR	PRESERVE
1378	10	LOCUST	GOOD	PRESERVE **
1379	7	LOCUST	POOR	PRESERVE **
1380	7	HACKBERRY	FAIR	PRESERVE **
1381	18	LOCUST	FAIR	PRESERVE **
1382	34	ASH	GOOD	PRESERVE **
1383	18	COTTONWOOD	FAIR	PRESERVE **
1384	8	HACKBERRY	FAIR	PRESERVE
1385	8	HACKBERRY	GOOD	PRESERVE **
1386	21	LOCUST	GOOD	PRESERVE
1387	10	HACKBERRY	GOOD	PRESERVE
1388	9	PINE	GOOD	REMOVE

** INDICATES TREES WITHIN 100 YEAR FLOOD PLAIN

REPLACEMENT CALCULATIONS*

*ALL MAJOR TREES, NOT INCLUDING DEAD OR INVASIVE

TREES REMOVED	INCHES REMOVED
474	5,391

PRESERVED TREES WITHIN 100-YEAR FLOOD PLAIN

*ALL MAJOR TREES, NOT INCLUDING DEAD OR INVASIVE

TREES PRESERVED	INCHES PRESERVED
526	5,436

PRESERVED TREES (NOT IN 100-YEAR

*ALL MAJOR TREES, NOT INCLUDING DEAD OR INVASIVE

TREES PRESERVED	INCHES PRESERVED
222	2,425

TREE SURVEY DATA (2 OF 2) DELAWARE, OH

HOUK ROAD DEVELOPMENT

PREPARED FOR ARCHITECTURAL ALLIANCE

DATE: 1.13.2021

Faris Planning & Design

LAND PLANNING - LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215

p (614) 487-1964 www.farisplanninganddesign.com

COMMUNITY IMPACT ASSESSMENT

Project Name	To be Determined
Applicant	George Rodman Designated Manager
Owner	WEEE, LLC
Zoning Requested	R-3 with Planned Residential District Overlay (CUP)

A. General Provisions and Requirements:		
	1. Acreage	18.28 Acres Inclusive of Existing Right-Of-Way of Houk Road and Exclusive of Greenlawn Right of Way
	2. Pin Nos.	519-331-02-003-000; 519-331-02-005-000 and 519-331-02-006-000 as is Currently Shown on the Delaware County Auditor's Tax Duplicate See Exhibits 1A, 1B and 1C for Auditor Parcel Information
	3. Current Zoning	R-3
B. Specific Information		
	1. Legal Description	WEEE, LLC currently owns a total of 18.28 acres of which approximately.3802 acres is the road right of way of Houk Road. See Exhibit 2 for the Legal Description.
	a. Reference	Official Record Book 346, Pages 237-238, Official Record Book 483, Pages 2655-2656, Official Record Book 569, Pages 1238-1239 and Official Record Book 1527, Pages 562-565, Recorders

	Office, Delaware County, Ohio See Exhibit 3 attached hereto. Milner Deed, Official Record Vol. 596, Pages 381-382, as exception is also attached as Exhibit 3A.
b. Current Land Assessment	There appears to no assessments pertaining the parcels identified in A 2. above.
c. Adjacent Parcels/ Including Ownership	51933103001000 E ANNE STOVER 51933103002000 FRANK STASCHIAK ADRIANA STASCHIAK 51933103003000 GARY N DAUBENSPECK BETTY L DAUBENSPECK 51933103004000 RUTH ANN FISHER 51933103005000 RUTH M LANDON 51933103006000 KENNETH H BAKER 51933102004000 GARY L MILNER 51933103007000 THOMAS R PICKETT 51933103008000 PAUL N CLARK 51933204005000 JOSHUA BLAKE PENNINGTON HALEY NICOLE LANHAM 51933204006000 CHRISTOPHER K JONES DAWN R HARDWICK 51933204004000 MATTHEW C FERRELL JENNIFER D FERRELL 51933102002511 JAMES F KEEFER 51933102002510 SANDRA K EDWARDS 51933102002509 WILLIAM S KEESEE SHIRLEY M KEESE 51933102002508 AMY WELCH, TRUSTEE 51933102002507 HERBERT H WILLIAMS, TRUSTEE 51933102002506 CYNTHIA D HAEBERLE 51933104004505 TERESA OCONNELL 51933104004504 ROBERT PACKHAM KATHLEEN A PACKHAM 51933104004503 EDWARD LENTZ ANDREA D LENTZ 51933104004502 ELIZABETH W FLETCHER

	51933104004501	PHYLLIS A MOORE
	51933104004500	DEBORAH K PETTENGER
	51933104003503	LLOYD S LAUVER
		PATRICIA A LAUVER
	51933104003502	JAYNE MARCUM
	51933104003501	GARY A SALYER
		SONDRA J SALYER
	51933104003500	SUZANNE J CARROLL
	51933104002505	JEFFREY A RICH
		AMANDA A RICH
	51933104002504	RAY L MYERS
	51933104002503	LARRY G WADE, TRUSTEE
	51933104002502	MARY CATHERINE BILLS
	51933104002501	AMES W WILLIAMS
		EDNA S WILLIAMS
	51933104002500	J THOMAS SHONEBARGER
		CHERYL E SHONEBARGER
		ROBERT PACKHAM
		STATUTORY AGENT
		HANOVER COURT
		CONDOMINIUM ASSOC.
	51933102001000	DELCO PARTNERS LTD
		STEPHEN D HOLZER
		STATUTORY AGENT
	51933102011001	BARRET HAYDEN ENTERPRISES
		LLC
		CHRISTINA S LECHNER
		STATUTORY AGENT
	51933102011000	ANTHONY L JONES
		CAROL Y JONES
	51933102015000	DAVID W ZEHNDER, TRUSTEE
	51933102016000	JAN H LARSON
		NANCY LARSON
	51933102007000	JAMES E HALTER
		ROSALIE HALTER
	51933102008000	
	51933102009000	

	51933102010000 51933101022001 CVS 6164 OH LLC 51933101022000 LOCUST CURVE PARTNERS LLC JOHN J VLAHOS STATUTORY AGENT 51933101022002 CITY OF DELAWARE OHIO 51933101012500 ANGELA P DELEWESE DONALD A DELEWESE 51933101012501 DENISE CLAYTOR 51933101012502 KEITH A RADICK K&C SERVICE CORPORATION STATUTORY AGENT See Exhibit 4 attached hereto.
d. Recitation of Covenants Existing or Proposed and Running with the Land	None at Present
2. Location and Access	The entire property is located west of Houk Road. All access is presently to the east on Houk Road with location and access from Greenlawn Drive along the south property line onto the Township and city road system to the west and south on the Greenlawn Drive extension and point connecting to Grand Circuit Blvd. and Warrensburg Road. Also, if the development is approved some road improvement will be required on Houk Road on the east.

3. Adjacent Lands	**North** - City of Delaware is PO/I-Planned Office/Institutional District; **East** - City of Delaware is B-1:Limited Business District and B-3: Community Business District with Text Limitations and R-5: Single-Family Cluster and Attached Residential District with PUD; **South** – Township of Delaware FR-1 Housing with Office and a church complex; **West** - City of Delaware is R-4: Single- and Two-Family Residential District with a PUD and PO/I-Planned Office/Institutional District.
4. Existing Site Land Use	Current use of lands in the City of Delaware and is currently zoned R-3 Single-Family Residential District.
95. Maps, Charts	See Exhibit 5 attached hereto
6. Utility Availability	See Exhibit 6 attached hereto
6. Environmental Impacts	A Phase One Environmental has been conducted and is attached as Addendum A.
	a. Topography and Drainage: Drainage flow on the property is from west/ southwest to the northeast/east toward the Delaware Run then to the Olentangy River. The entire property is sloped towards and part of the Olentangy River Watershed District. See Exhibit 7 attached hereto.
	b. Vegetation: This parcel of land has a vegetation in the form of significant trees in the north are area of the property most of which is currently in the 100-year floodplain. The balance of the acreage has been a single residence least 40 years. The remainder of the property has several trees, but most are in the old fence line areas. See Exhibit 8 attached hereto. See Addendum B attached hereto.

	c. Soils: Map of soils is attached hereto as Exhibit 9
	d. Ecology: Land over the years was in its natural state except for the areas where structures existed. No unusual vegetation.
	e. Flood Plain: See Exhibit 10 attached hereto;
7. Air and Noise Pollution	No site activity or uses will be included that will generate any unusual noise or air pollution. There will be a higher level of noise and dust during construction period and will be limited to parcels under construction. Noise from traffic and pollution from existing traffic on Houk Road US 36 and SR 37 will override any proposed uses that will take place on this property. Most of the traffic will be residential vehicle traffic.
8. Sanitary Sewers & Storm Drainage	At present, drainage is provided by farm tiles and county tiling systems of the 1920's. With development, drainage and retention systems will be installed and constructed on the subject premises to City Standards. Sanitary Sewer and is available to be either from the west or the north. Water is available from the east, south, and north.
9. Traffic and Parking	A traffic study is prepared by Gina Michelle Balsamo, Project Engineer, Carpenter/Marty Transportation. The traffic study is complete it will be submitted by a separate submission upon coordinating the traffic studies from differ commercial and residential projects in the vicinity in coordination with Delaware City Engineer. See Addendum C attached hereto or by separate submission.

10. View Interference	Because of the size of the land, its topography and its proposed use and the distance from existing structures planned both to the North, East, South and West. No significant view interference is expected.
11. Historic Sites	None that applicant is aware of at the present time. Old Brick House is on the .5 acres tract but is not listed on the National Registry of Historic Places as determined by the Delaware County Historical Society.
12. Compatibility	The proposed residential development should enhance and compliment development to the north; Hanover Court to the west; farm residential development to the south and southeast. Land to the east is commercial but at a significant distance with large open areas in between.

C. Impact on Public Services.

1. Tax Effect	It is difficult to ascertain the overall tax effect of this project. This may be a phased project with various residential uses. Income tax shall be generated from both the Construction Phase and the End Use Phase with residential components, over (2) or possibly three (3) phases. See Addendum D attached hereto. Addendum D includes no income tax projections for the construction phases. A Municipal Impact Fee will be charged as each building permit for each lot is pulled on the project.

2. Police & Fire	City of Delaware has annexed lands to the north, west and east. No more impact on police and fire is expected than usual police and fire service to the north, east, west, and south of the property and the residential property to the east. A fire station is currently located within one mile on Central Avenue A second station is located at the southern end of Pittsburg Drive to the southeast. Police and Fire Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction.
3. Schools	The entire project is in the Delaware City School District. The residential nature of the project should have no more impact on schools under the residential uses currently being developed on the north, west, and southwest of the project as well as future residential projects planned for the west and south of the project.
4. Parks and Recreation	The primary development plan will set forth location acreage both for recreation and open space throughout the project. Parks & Recreation Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction.
5. Traffic Control	Traffic coming from the north will be able to access the property at the northern most right in/right out Access points as well as a right turn on to Greenlawn Drive. Traffic from the south will be able to turn left on to Greenlawn though the possible use and construction of a left turn lane, if warranted. Ingress and Egress access is also available from the west and south via Grand Circuit Blvd from US 36 or Warrensburg Road. Internal roads will also assist with internal traffic movement in the project.

D. General Requirements	
1. Financial Interest	The expected value of the project at build out at current average sale price is $11,650,000.00 for housing improvements and lot land value. See Addendum D attached hereto.
2. Coordination	All coordination of services has been with the City of Delaware, Ohio. Access improvements on Houk Road on the east will require input and coordination with City of Delaware Engineer's Office.
3. Economic Impact	Demands for police and fire services should be like all existing residential developments in the City of Delaware. Economic benefits to the community will be significant to the general retail stores and centers presently in the City and County.
4. Construction Scheduling	It seems likely that this project will be phased in its development once the preliminary and final development plans are approved. Internal construction within the project should be capable of completion in a timely manner.
5. Adjacent Development	See Item B.1. c. above

6. Alternatives	It appears given the surrounding land uses and the City Masterplan and pre-annexation negotiations, the best use of this land is a residential use with buffering along the west property line and possibly limited along the south property line abutting Greenlawn Drive as well as around the Milner where applicable.

Respectfully submitted,

Michael R. Shade
Attorney at Law

EXHIBIT 1A

519-331-02-003-000

GREENLAWN DR

Auditor's Home Page
Owner Search
Address Search
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Property Report
Sex Offender Search

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Property Information

Parcel Number	519-331-02-003-000
Owner Name	WEEE LLC
Owner Address	GREENLAWN DR DELAWARE OH 43015
Tax District	14 DELAWARE CORP
School District	2103 DELAWARE CSD
Neighborhood	14509 Del Corp 509
Use Code	501 Resid Unplat 0-09.99 acres
Acres	9.78000
Description	LANDS 19 5 3 31

Property Address:
GREENLAWN DR

DELAWARE OH 43015

Tax Payer Address:
WEEE LLC

1191 RIVER RD
OSTRANDER OH 43061
USA

Assessment Info		Current Value	
Board of Revision	N	Mkt Land Value	$131,500
Homestead/Disability	N	CAUV	$0
Owner Occ Credit	N	Mkt Impr Value	$0
Divided Property	N	Total	$131,500
New Construction	N	**Current Tax**	
Foreclosure	N	Tax Due	$2,932.66
Other Assessments	N	Paid To Date	$2,932.66
Front Ft.	N	Current Balance Due	$0.00

Recent Transfer

# Parcels	3
Deed Type	Warranty Deed Ex
Amount	$0
Transfer Date	9/14/2017
Conveyance	
Deed #	1670

<< Previous Card **Card 1 of 0** Next Card >>

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch



Property Photos



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EXHIBIT 1B

519-331-02-005-000

258 HOUK RD

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Auditor's County Page

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Property Information

Parcel Number	519-331-02-005-000
Owner Name	WEEE LLC
Owner Address	258 HOUK RD DELAWARE OH 43015
Tax District	14 DELAWARE CORP
School District	2103 DELAWARE CSD
Neighborhood	14509 Del Corp 509
Use Code	511 Single family Dwlg Unplat 0-09.99 acres
Acres	0.50000
Description	LANDS 19 5 3 31

Property Address:
258 HOUK RD

DELAWARE OH 43015

Tax Payer Address.
WEEE LLC

1191 RIVER RD
OSTRANDER OH 43061
USA

Assessment Info		Current Value	
Board of Revision	N	Mkt Land Value	$31,100
Homestead/Disability	N	CAUV	$0
Owner Occ Credit	N	Mkt Impr Value	$49,400
Divided Property	N	Total	$80,500
New Construction	N	**Current Tax**	
Foreclosure	N	Tax Due	$1,795.42
Other Assessments	N	Paid To Date	$1,795.42
Front Ft.	N	Current Balance Due	$0.00

Recent Transfer

# Parcels	3
Deed Type	Warranty Deed Ex
Amount	$0
Transfer Date	9/14/2017
Conveyance	
Deed #	1670

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

Above Grade	864	Room Count	4	Fireplace(s)	0
Below Grade	0	Story Height	1	Year Built	1897
Finished Basement	No	# Bedrooms	1	Year Remodeled	0
Basement Type	Crawl	Full Baths	1	Style	Convention
*See Improvements Tab For More Detail On Fields Shown Above		Half Baths	0	Ext Walls	Siding w/Masonry 5
		Heating	Yes		
		Air Cond	Central		

Card - 1

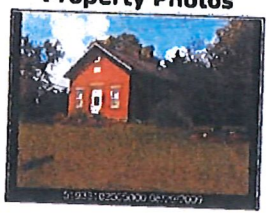
Property Sketch and Photos -- Card 1

Property Sketch



Print Version

Property Photos



Last Updated: 12/1/2020

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Delaware County GIS

George Kaitsa, MBA, County Auditor

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Robert Parsons, GIS Director

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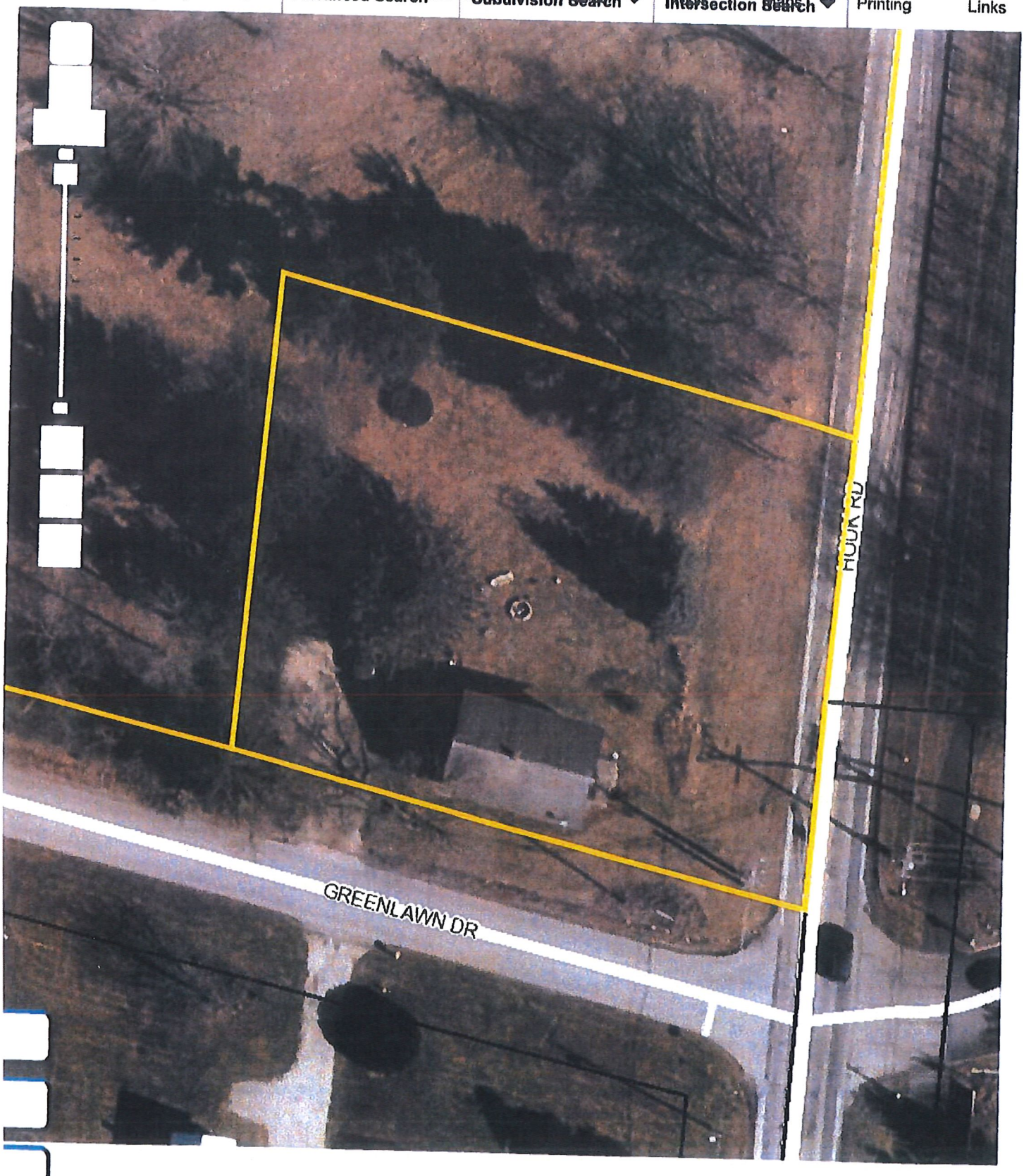


EXHIBIT 1C

519-331-02-006-000

305 HOUK RD

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Property Information

Parcel Number	519-331-02-006-000
Owner Name	WEEE LLC
Owner Address	305 HOUK RD DELAWARE OH 43015
Tax District	14 DELAWARE CORP
School District	2103 DELAWARE CSD
Neighborhood	14509 Del Corp 509
Use Code	512 Single family Dwlg Unplat 10-19.99 acres
Acres	8.00000
Description	LANDS 19 5 3 31,26

Property Address:
305 HOUK RD

DELAWARE OH 43015

Tax Payer Address:
WEEE LLC

1191 RIVER RD
OSTRANDER OH 43061
USA

Assessment Info		Current Value	
Board of Revision	N	Mkt Land Value	$149,700
Homestead/Disability	N	CAUV	$0
Owner Occ Credit	N	Mkt Impr Value	$101,200
Divided Property	N	Total	$250,900
New Construction	N	**Current Tax**	
Foreclosure	N	Tax Due	$5,595.20
Other Assessments	N	Paid To Date	$5,595.20
Front Ft.	N	Current Balance Due	$0.00

Recent Transfer

# Parcels	3
Deed Type	Warranty Deed Ex
Amount	$0
Transfer Date	9/14/2017
Conveyance	
Deed #	1670

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information

Above Grade	1934	Room Count	7	Fireplace(s)	1
Below Grade	0	Story Height	1	Year Built	1963
Finished Basement	No	# Bedrooms	3	Year Remodeled	0
Basement Type	None	Full Baths	2	Style	Convention
*See Improvements Tab For More Detail On Fields Shown Above		Half Baths	0	Ext Walls	Siding w/Masonry 1
		Heating	Yes		
		Air Cond	Central		

Card - 1

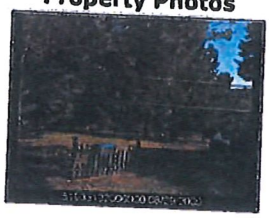
Property Sketch and Photos -- Card 1

Property Sketch



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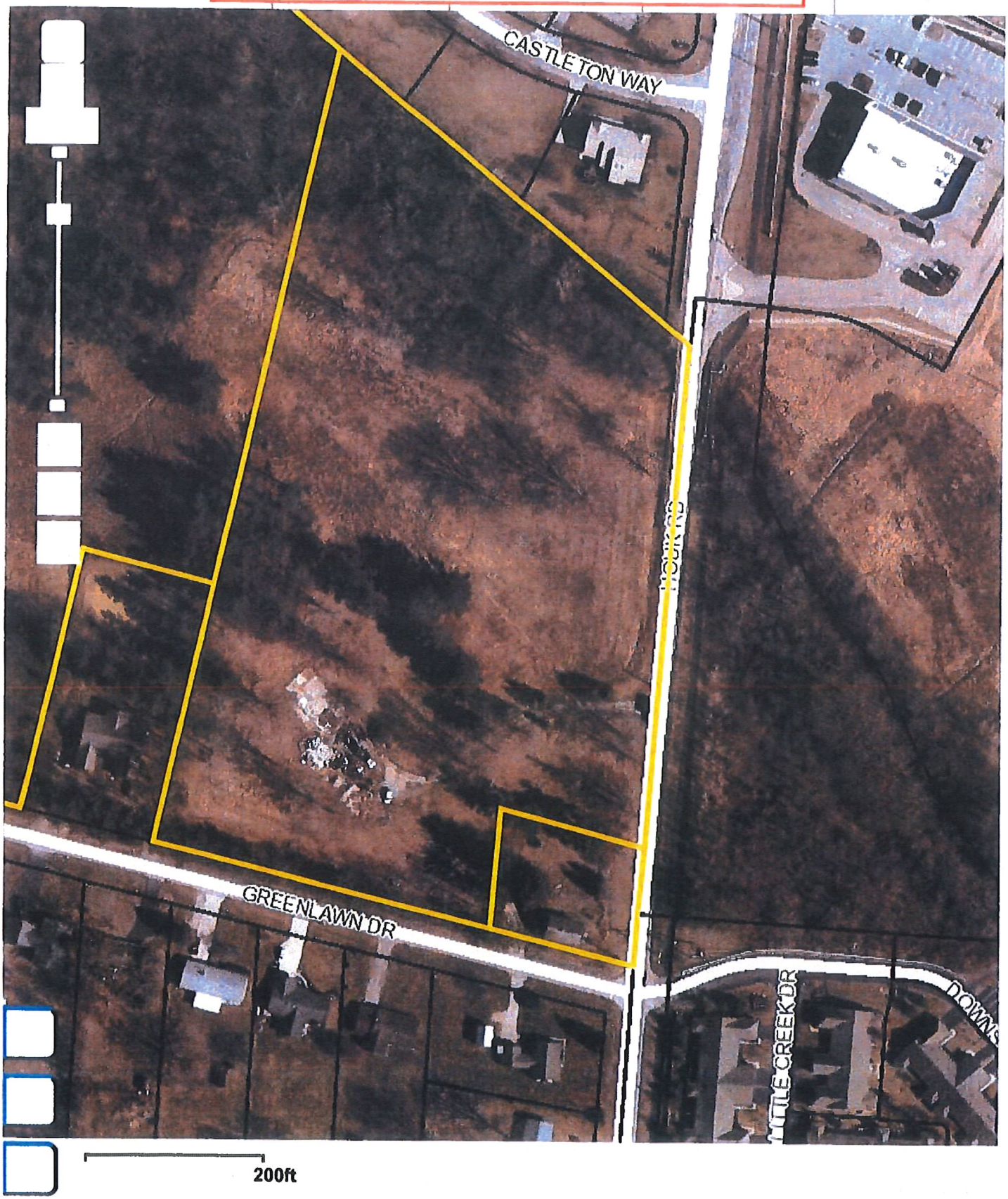


EXHIBIT 2

Tract 1:

Situated in the City of Delaware, Delaware County, Ohio; Being in Range 19, Township 5, Section 3 and the North part of Lot #31, U.S. Military Lands and further described by beginning at a stone in the lot line between lots 30 and 31, said stone is 1426.9 feet N. 3° 30' E. of the intersection of said lot line and the centerline of U.S. 36; thence continuing N. 3° 50' E. along said lot line 1185.4 feet to a stone; thence S. 49° 10' E., 1145.8 feet to the east line of lot #31 and in the approximate center of the Delaware Run; thence S. 3° 53' W. along said east lot line and approximately paralleling a country road 518.8 feet; thence N. 76° 20' W. 165.0 feet to a 1/2 inch pipe, passing over another ½ inch pipe at 18.26 feet; thence S. 3° 53' W. 132.0 feet to a ¾ inch pipe; thence N. 76° 36' W. 762.5 feet to the PLACE OF BEGINNING and **containing 18.78 acres** of land, more or less. Subject to all legal highway easements of record (Surveyed by Merle Johnson S-1455, 4-20-54) previous deed reference 250, page 594.

EXCEPT THE FOLLOWING:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000 acres**, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

ALSO EXCEPT THE FOLLOWING:

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 31, in Section 3, Township 5, Range 19, of the United States Military Lands and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of Greenlawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the TRUE POINT OF BEGINNING of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way line of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, along the said west line of the 8.00 acre tract, a distance of 290.45 feet to the TRUE POINT OF BEGINNING.

Containing 1.00 acre, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

Subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on September 22, 1988. Basis of Bearings is Deed Book 416, Page 556.

There remains, after said exceptions, a total of 9.78 ACRES, more or less.

Tract 2:

Situated in the City of Delaware, County of Delaware and State of Ohio:

Being a part of Lot 31, Section 3, Township 5, Range 19, U.S. Military Lands and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 15 (Houk Road) at the southwest corner of Lot 25 (northwest corner of Lot 24);

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 58.12 feet to a railroad spike found at the extension of the northerly right of way line of Township Road 348 (Greenlawn Drive) to the centerline of said Houk Road;

thence along the northerly line of Greenlawn Drive and extension thereof, North 73° 52' 03" West (passing over a 5/8" solid iron pin set at 25.34 feet), a total distance of 165.00 feet to a 5/8" solid iron pin set at a southeasterly corner of a 8.0 acre tract of land now or formerly owned by John V. and Marion L. Whittle as described in Deed Book 478, page 570;

thence along the grantor's westerly line, and an easterly line of the 8.0 acre tract, North 06° 41' 45" East, a distance of 132.00 feet to an iron pipe found at the grantor's northwest corner and a corner of the said 8.0 acre tract;

thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73° 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements, restrictions and rights-of-way of record;

For last conveyance refer to Deed Book 469, page 223, Delaware County Recorder's Office;

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

Bearing system based on the centerline of Houk Road (North 06° 41' 45" East), taken from Plat Book 10, pages 19-27.

Tract 3:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000 acres**, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

EXHIBIT 3

SURVIVORSHIP DEED
(Statutory Form, Section 5302.17, Ohio Revised Code)

200300026579
SHADE & SHADE

M Dale Nelson, Jr., unmarried, and Darlene D. Nelson, also known as Stevie Nelson, unmarried, for valuable consideration paid, grant with general warranty covenants to George A. Rodman, husband of Lori L. Rodman, and Lori L. Rodman, wife of George A. Rodman, for their joint lives, remainder to the survivor of them whose tax-mailing address is 1191 River Road, Ostander, Ohio 43061, the real estate described in Exhibit A attached hereto.

Parcel No. 519-331-02-006-000.

This deed is executed by the Grantors and accepted by the Grantees subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference see deed of record in Deed Book 560, Page 275, Recorder's Office, Delaware County, Ohio. The Grantors each release their respective right of dower herein.

Grantor has executed this instrument this 8th day of May, 2003.

M. Dale Nelson, Jr.

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 8th day of May, 2003, before me, a notary public in and for said County and State, appeared M Dale Nelson, Jr., Grantor in the foregoing deed and acknowledged that he did examine and read the same and did sign the foregoing instrument, and that the same is his free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

STATE OF OHIO

DAVID C. SHADE, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
Section 147.03 R.C.

NOTARY PUBLIC

Grantor has executed this instrument this 9th day of May, 2003.

200300026579
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
05-09-2003 At 12:57 PM.
DEED 14.00
OR Book 346 Page 237 - 238

Stevie Nelson
FKA Darlene D Nelson
Darlene D. Nelson, also known as
Stevie Nelson

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 9th day of May, 2003, before me, a notary public in and for said County and State, appeared Darlene D. Nelson, also known as Stevie Nelson, Grantor in the foregoing deed and acknowledged that she did examine and read the same and did sign the foregoing instrument, and that the same is her free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

STATE OF OHIO

DAVID C. SHADE, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
Section 147.03 R.C.

NOTARY PUBLIC

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 5/09/03 Transfer Tax Paid 912.00
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By Melanie Hoy

This instrument was prepared by Shade and Shade, Attorneys at Law, 41 North Sandusky Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015-0438
W:\CARLA-D\DEEDS\DOCUMENT\NELSON.RODMAN.DOC 03-178

EXHIBIT A

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and art of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the true place of beginning; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the true place of beginning.

The tract as surveyed and described by registered surveyor Steve A. Stole, S-6194, contains 8.000 acres, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

W:\CARLA-D\Descriptions\NELSON.RODMAN.DOC 03-178

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☐ Municipal Approval Required
Delaware County Engineer

APPROVED FOR
Transfer
Chris Bauserman
Delaware County Engineer
WFS

VOL 0483 PAGE 2655

SURVIVORSHIP DEED
(Statutory Form, Section 5302.17, Ohio Revised Code)

Brian T. Cotterman and Heather White-Cotterman, husband and wife, for valuable consideration paid, grant with general warranty covenants to George A. Rodman, husband of Lori L. Rodman, and Lori L. Rodman, wife of George A. Rodman, for their joint lives, remainder to the survivor of them whose tax-mailing address is 1191 River Road, Delaware, Ohio 43015 the real estate described in Exhibit A attached hereto.

Parcel No. 519-331-02-005-000.

Property known as 258 Houk Road, Delaware, Ohio 43015

This deed is executed by the Grantor and accepted by the Grantees subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference see deed of record in O.R. Vol. 29, Page 1059, Recorder's Office, Delaware County, Ohio. The Grantors each release their respective right of dower herein.

Grantor has executed this instrument this 25th day of March, 2004.

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

Brian T. Cotterman

Heather White-Cotterman

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 25th day of March, 2004, before me, a notary public in and for said County and State, appeared Brian T. Cotterman and Heather White-Cotterman, Grantors in the foregoing deed and acknowledged that they did examine and read the same and did sign the foregoing instrument, and that the same is their free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

NOTARY PUBLIC

This instrument was prepared by Shade and Shade, Attorneys at Law, 41 North Sandusky Street, Suite 410, P O. Box 438, Delaware, Ohio 43015-0438.

W:\CARLA-D\DEEDS\COTTERMAN.RODMAN.DOC 04-057

200400013011
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
03-26-2004 At 03:34 pm.
DEED 28.00
OR Book 483 Page 2655 - 2656

200400013011
SHADE & SHADE
Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 3/26/04 Transfer Tax Paid $360
TRANSFERRED OR [redacted]
Delaware County Auditor By

Exhibit "A" Attachment

Situated in the City of Delaware, County of Delaware and State of Ohio:

Being a part of Lot 31, Section 3, Township 5, Range 19, U.S. Military Lands and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 15 (Houk Road) at the southwest corner of Lot 25 (northwest corner of Lot 24);

thence along the centerline of said Houk Road, South 06 deg. 41' 45" West, a distance of 58.12 feet to a railroad spikefound at the extension of the northerly right of way line of Township Road 348 (Greenlawn Drive) to the centerline of said Houk Road;

thence along the northerly line of Greenlawn Drive and extension thereof, North 73 deg. 52' 03" West (passing over a 5/8" solid iron pin set at 25.34 feet), a total distance of 165.00 feet to a 5/8" solid iron pin set at a southeasterly corner of a 8.0 acre tract of land now or formerly owned by John V. and Marion L. Whittle as described in Deed Book 478, page 570;

thence along the grantor's westerly line, and an easterly line of the 8.0 acre tract, North 06 deg. 41' 45" East, a distance of 132.00 feet to an iron pipe found at the grantor's northwest corner and a corner of the said 8.0 acre tract;

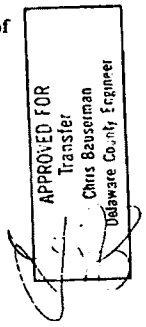
thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73 deg. 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

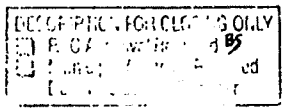
thence along the centerline of said Houk Road, South 06 deg. 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements , restrictions and rights-of-way of record;

For last conveyance refer to Deed Book 469, page 223, Delaware County Recorder's Office;

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

Bearing system based on the centerline of Houk Road (North 06 deg. 41' 45" East), taken from Plat Book 10, pages19-27.





VOL 0569 PAGE 1238

200400054736
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
12-14-2004 At 09:53 am.
DEED 28.00
OR Book 569 Page 1238 - 1239

LAWYERS TITLE AGENCY OF DELAWARE, INC.
4396

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT THOMAS A. LAWSON AND ANISSA F. LAWSON, husband and wife, of Delaware County, Ohio, for valuable consideration paid, grant with general warranty covenants, to GEORGE A. RODMAN AND LORI L. RODMAN, husband and wife, for their joint lives, remainder to the survivor of them, the following REAL PROPERTY:

See Exhibit "A" attached hereto.

200400054736
LAWYERS TITLE-SCOTT MILLER

Property Address: 9.78 acres, more or less, Greenlawn Drive, Delaware, Ohio

PIN 519-331-02-003-000

This deed is executed and delivered by Grantors and accepted by Grantees subject to all legal highways and subject to and with all restrictions, easements, conditions, limitations, and reservations of record and to zoning restrictions which have been imposed thereon. Also excepting all taxes and assessments, if any, pro-rated to the date hereof and after which Grantees assume and agree to pay.

Prior Instrument Reference: OR Volume 24, Page 2141 of Deed Records of Delaware County, Ohio.

Grantors release all rights of dower therein.

Executed on this 10th day of December, 2004.

THOMAS A. LAWSON

ANISSA F. LAWSON

STATE OF OHIO
COUNTY OF DELAWARE, SS:

BE IT REMEMBERED, that on this 10 day of December, 2004, before me, the subscriber, a notary public in and for said county and state, personally came THOMAS A. LAWSON and ANISSA F. LAWSON the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary acts and deeds.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the day and year aforesaid.

NOTARY PUBLIC STATE OF OHIO

CAROLYN KAY RIGGLE
Notary Public, State of Ohio
My Commission Expires
10-21-08

Notary Public

THIS INSTRUMENT PREPARED BY: G. SCOTT MILLER, ATTORNEY AT LAW, DELAWARE, OHIO

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 12-13-04 Transfer Tax Paid 975.00
TRANSFERRED ~~OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By Melissa Hayes

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

MB C:\Documents and Settings\user1\My Documents\Deeds\Lawson to Rodman WD.DOC

Page 2 of 2

VOL 0569 PAGE 1239

Exhibit "A"

Situated in the City of Delaware, Delaware County, Ohio, Being in Range 19, Township 5, Section 3 and the North part of Lot #31, U.S. Military Lands and further described by beginning at a stone in the lot line between lots 30 and 31, said stone is 1426.9 feet N. 3° 30' E. of the intersection of said lot line and the centerline of U.S. 36; thence continuing N. 3° 50' E. along said lot line 1185.4 feet to a stone; thence S. 49° 10' E., 1145.8 feet to the east line of lot #31 and in the approximate center of the Delaware Run; thence S. 3° 53' W. along said east lot line and approximately paralling a country road 518.8 feet, thence N. 76° 20' W. 165.0 feet to a ½ inch pipe, passing over another ½ inch pipe at 18.26 feet, thence S. 3° 53' W. 132.0 feet to a ¾ inch pipe; thence N. 76° 36' W. 762.5 feet to the place of beginning and containing 18.78 acres of land, more or less. Subject to all legal highway easements of record (Surveyed by Merle Johnson, S-1455, 4-20-54) previous deed reference 250, page 594.

EXCEPT THE FOLLOWING

Situated in the City of Delaware, Delaware County, Ohio; in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455), and being bounded and described as follows

Beginning for reference at a railroad spike found in County Road 15 (Houck Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25, thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the true place of beginning; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet), thence with the run South 40° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to iron pipe; thence South 3° 53' 00" West, 132.00 feet to the true place of beginning.

A tract as surveyed and described (5-6-77) by registered surveyor Steve A. Stolte, S-6194, contains 8.00 acres, more or less, but subject to the legal road right-of-way and all easements of record.

EXCEPT THE FOLLOWING:

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 31, in Section 3, Township 5, Range 19, of the United States Military Lands and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of Greenlawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the True Point of Beginning of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way line of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, along the said west line of the 8.00 acre tract, a distance of 290.45 feet to the True Point of Beginning.

Containing 1.00 acre, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

Subject to all easements, restrictions and rights-of-way, if any, of record

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on September 22, 1988. Basis of Bearings is Deed Book 416, Page 556

LEAVING A TOTAL OF 9.78 ACRES, MORE OR LESS

APPROVED FOR
Transfer
Chris Bauserman
Delaware County Engineer

Delaware County
Transfer Tax Not Required Pursuant To Section 319.202 Of The R.C.
Date 9/14/17 Transfer Tax $ 0
TGH

Doc ID: 011614500004 Type: OFF
Kind: DEED
Recorded: 09/14/2017 at 02:11:09 PM
Fee Amt: $44.00 Page 1 of 4
Workflow# 0000149279-0005
Delaware County, OH
Melissa Jordan County Recorder
File# 2017-00026323
BK 1527 PG 562-565
SHADE & SHADE BOX

GENERAL WARRANTY DEED
(Statutory Form, Sections 5302.05 - .06, Ohio Revised Code)

George A. Rodman and Lori L. Rodman, husband and wife, for valuable consideration paid, grants with general warranty covenants to **Weee LLC, an Ohio limited liability company,** the real estate more particularly described in attached Exhibit A including all appurtenances including easements benefiting such real estate:

Parcel Numbers: 519-331-02-003-000, 519-331-02-005-000 and 519-331-02-006-000
Tax-billing address: 1191 River Road, Ostrander, Ohio 43061

This deed is executed by the Grantors and accepted by the Grantee subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference, see deed of record in OR 346, Page 237, OR 483, Page 2655, and OR 569, Page 1238, Recorder's Office, Delaware County, Ohio. The Grantors each release their right of dower herein.

The Grantors have executed this instrument this 22nd day of May, 2017.

George A. Rodman
George A. Rodman

Lori L. Rodman
Lori L. Rodman

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 22nd day of May, 2017, before me, a notary public in and for said County and State, appeared George A. Rodman and Lori L. Rodman, husband and wife, Grantors in the foregoing deed and acknowledged that they did examine and read the same and did sign the foregoing instrument, and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.

DAVID C. SHADE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
SECTION 147.03 R.C.

NOTARY PUBLIC

This instrument was prepared by Shade and Shade, Attorneys at Law, 41 North Sandusky Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015-0438.

EXHIBIT A

Tract 1:

Situated in the City of Delaware, Delaware County, Ohio; Being in Range 19, Township 5, Section 3 and the North part of Lot #31, U.S. Military Lands and further described by beginning at a stone in the lot line between lots 30 and 31, said stone is 1426.9 feet N. 3° 30' E. of the intersection of said lot line and the centerline of U.S. 36; thence continuing N. 3° 50' E. along said lot line 1185.4 feet to a stone; thence S. 49° 10' E., 1145.8 feet to the east line of lot #31 and in the approximate center of the Delaware Run; thence S. 3° 53' W. along said east lot line and approximately paralleling a country road 518.8 feet; thence N. 76° 20' W. 165.0 feet to a 1/2 inch pipe, passing over another ½ inch pipe at 18.26 feet; thence S. 3° 53' W. 132.0 feet to a ¼ inch pipe; thence N. 76° 36' W. 762.5 feet to the PLACE OF BEGINNING and **containing 18.78 acres** of land, more or less. Subject to all legal highway easements of record (Surveyed by Merle Johnson S-1455, 4-20-54) previous deed reference 250, page 594.

EXCEPT THE FOLLOWING:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000 acres**, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

ALSO EXCEPT THE FOLLOWING:

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 31, in Section 3, Township 5, Range 19, of the United States Military Lands and being more particularly described as follows:



Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of Greenlawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the TRUE POINT OF BEGINNING of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way line of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, along the said west line of the 8.00 acre tract, a distance of 290.45 feet to the TRUE POINT OF BEGINNING.

Containing 1.00 acre, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

Subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612 on September 22, 1988. Basis of Bearings is Deed Book 416, Page 556.

There remains, after said exceptions, a total of 9.78 ACRES, more or less.

Tract 2:

Situated in the City of Delaware, County of Delaware and State of Ohio:

Being a part of Lot 31, Section 3, Township 5, Range 19, U.S. Military Lands and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 15 (Houk Road) at the southwest corner of Lot 25 (northwest corner of Lot 24);

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 58.12 feet to a railroad spike found at the extension of the northerly right of way line of Township Road 348 (Greenlawn Drive) to the centerline of said Houk Road;

thence along the northerly line of Greenlawn Drive and extension thereof, North 73° 52' 03" West (passing over a 5/8" solid iron pin set at 25.34 feet), a total distance of 165.00 feet to a 5/8" solid iron pin set at a southeasterly corner of a 8.0 acre tract of land now or formerly owned by John V. and Marlon L. Whittle as described in Deed Book 478, page 570;

thence along the grantor's westerly line, and an easterly line of the 8.0 acre tract, North 06° 41' 45" East, a distance of 132.00 feet to an iron pipe found at the grantor's northwest corner and a corner of the said 8.0 acre tract;

thence along a southerly line of said 8.0 acre tract and the grantor's northerly line, South 73° 52' East (passing over a 5/8" solid iron pin set at 139.66 feet) a total distance of 165.00 feet to a railroad spike set in the centerline of Houk Road;

thence along the centerline of said Houk Road, South 06° 41' 45" West, a distance of 73.88 feet to the PLACE OF BEGINNING;
Containing 0.493 of an acre more or less, subject to all easements, restrictions and rights-of-way of record;

For last conveyance refer to Deed Book 469, page 223, Delaware County Recorder's Office;

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped STULTS & ASSOC.;

Bearing system based on the centerline of Houk Road (North 06° 41' 45" East), taken from Plat Book 10, pages 19-27.

Tract 3:

Situated in the State of Ohio, County of Delaware, and City of Delaware, in Section 3, Township 5, Range 19 of the U.S. Military Lands and part of Farm Lot 31; being a division of the 18.78 acre tract of Edward Sherman (Deed Record 250, Page 594) as surveyed in 1954 by registered surveyor Merle Johnson (S-1455); and being bounded and described as follows:

Beginning for reference at a railroad spike found in County Road 15 (Houk Road), in the east line of Farm Lot 31, in the north line of Township Road 348 (Greenlawn Drive) extended, and being South 3° 53' 00" West, 58.22 feet from the southwest corner of Farm Lot 25; thence North 76° 40' 48" West, 165.00 feet to a set iron pipe (passing a found iron pipe at 25.37 feet) to the TRUE PLACE OF BEGINNING; thence with the south line of said 18.78 acre tract North 76° 40' 48" West, 388.74 feet to an iron pipe; thence North 12° 14' 57" East, 296.32 feet to an iron pipe; thence North 15° 52' 06" East, 568.85 feet to a point in the approximate center of Delaware Run and in the north line of the aforesaid 18.78 acre tract (passing a set iron pipe at 456.14 feet); thence with the run South 49° 10' 00" East, 481.76 feet to a railroad spike in the east line of Farm Lot 31; thence South 3° 53' 00" West, 518.80 feet to a railroad spike (the beginning point bears South 3° 53' 00" West, 132.00 feet); thence North 76° 40' 48" West, 165.00 feet to an iron pipe; thence South 3° 53' 00" West, 132.00 feet to the TRUE PLACE OF BEGINNING.

The tract as surveyed and described by Registered Surveyor Steve A. Stole, S-6194, **contains 8.000** acres, more or less, out of the said total of 18.78 acres but subject to the legal road right-of-way and all easements of record.

EXHIBIT 3A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT The Delaware County Bank and Trust Company, an Ohio corporation, of Delaware County, Ohio, for valuable consideration paid, grants with general warranty covenants to Gary L. Milner, unmarried, whose tax mailing address is 168 Trestle Tree Court, Delaware, Ohio 43015, the following REAL PROPERTY:

Situated in the County of Delaware, in the State of Ohio and in the City of Delaware and bounded and described as follows:

See Exhibit "A" attached

This conveyance made subject to all restrictions, reservations, conditions, easements, taxes and assessments of record.

Prior Instrument Reference: Volume 546, Page 197.

WITNESS OUR HANDS THIS 6th day of November, 1995.

Signed and acknowledged in the presence of:

THE DELAWARE COUNTY BANK AND TRUST COMPANY

BY: Michael J. Nagy

ITS: Vice President

STATE OF OHIO, COUNTY OF DELAWARE, SS;

Before me, a Notary Public, in and for said county and state, personally appeared the above named The Delaware County Bank and Trust Company by Michael J. Nagy, its Vice-President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Delaware, Ohio, this 6th day of November, 1995.

Notary Public

THOMAS R. WHITNEY, ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date
Sec. 147.03 O.R.C.

Delaware County
The Grantor has complied with
Section 319.202 of the R.C.
Date 11-8-95 Transfer Tax Paid $ 540.00
TRANSFERRED ON TRANSFER RECORD NECESSARY
Jon M. Peterson, Auditor By

19622 NOV 8 1995 8:32 FILED FOR RECORD
DELAWARE COUNTY, OHIO
RECORDED Nov 14 1995 at 2:25 P.M. RECORD.
VOL. 596 PAGE 381 FEE $ 14.00
COUNTY RECORDER

This instrument was prepared by Thomas R. Whitney, Attorney at Law
163 North Sandusky Street, Suite 101, Delaware, Ohio 43015
(614) 363-5040

a/milner.fa

VOL 0596 PAGE 381

EXHIBIT A

VOL 0596 PAGE 382

Situated in the County of Delaware, in the State of Ohio and in the City of Delaware and bounded and described as follows:

Situated in the City of Delaware, being part of Farm Lot 31 in Section 3, Township 5, Range 19 of the United States Military Lands and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Houck Road and the north right-of-way line of GreenLawn Drive;

thence North 76° 40' 48" West, along the said north right-of-way line of Greenlawn Drive, a distance of 553.73 feet to an iron pipe set, being the southwest corner of an 8.00 acre tract now or formerly owned by John Whittle, as described in Deed Book 478, Page 569, all iron pipes set are set with a plastic cap marked "SLSS RS 6612", said point being the TRUE POINT OF BEGINNING of the following described tract;

thence North 76° 40' 48" West, continuing along the said north right-of-way of Greenlawn Drive, a distance of 150.00 feet to an iron pipe set;

thence North 12° 14' 57" East, a distance of 290.45 feet to an iron pipe set;

thence South 76° 40' 48" East, a distance of 150.00 feet to an iron pipe set, being on the west line of the said 8.00 acre tract;

thence South 12° 14' 57" West, a long the said west line of the 8.00 acre tract, a distance of 290.45 feet to the TRUE POINT OF BEGINNING;

containing 1.00 acres, more or less, being part of an original 10.78 acre tract as described in Deed Book 416, Page 556;

subject to all easements, restrictions and rights-of-way, if any, of record.

Surveyed by Frank Celio, Surveyor, Registration Number 6612, on September 22, 1988. Basis of Barings is Deed Book 416, Page 556.

APPROVED FOR TRANSFER FRED L. STULTS Delaware County Engineer

APPROVED FOR TRANSFER FRED L. STULTS Delaware County Engineer

EXHIBIT 4



Delaware County GIS
George Kaitsa, MBA, County Auditor
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Robert Parsons, GIS Director
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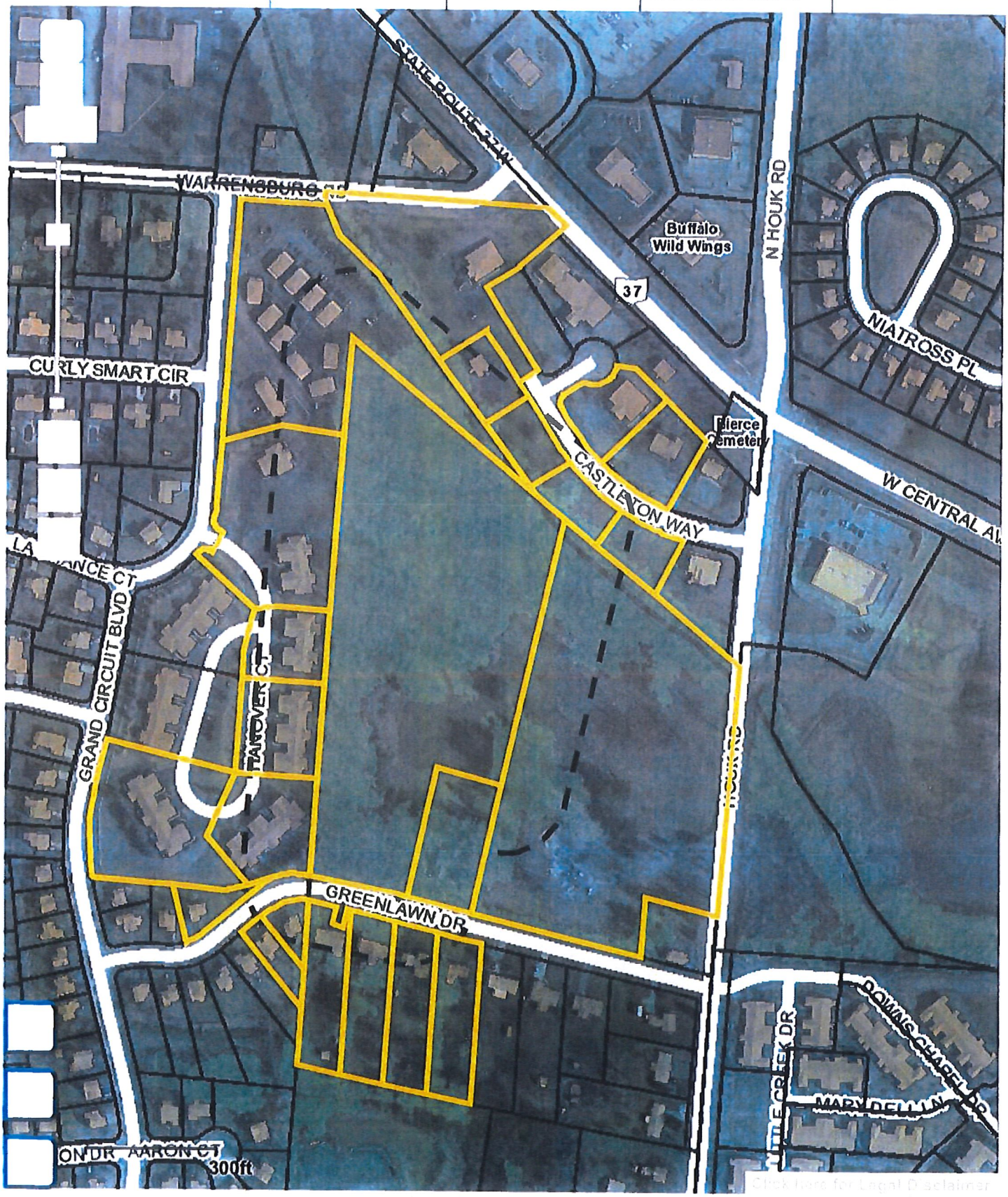
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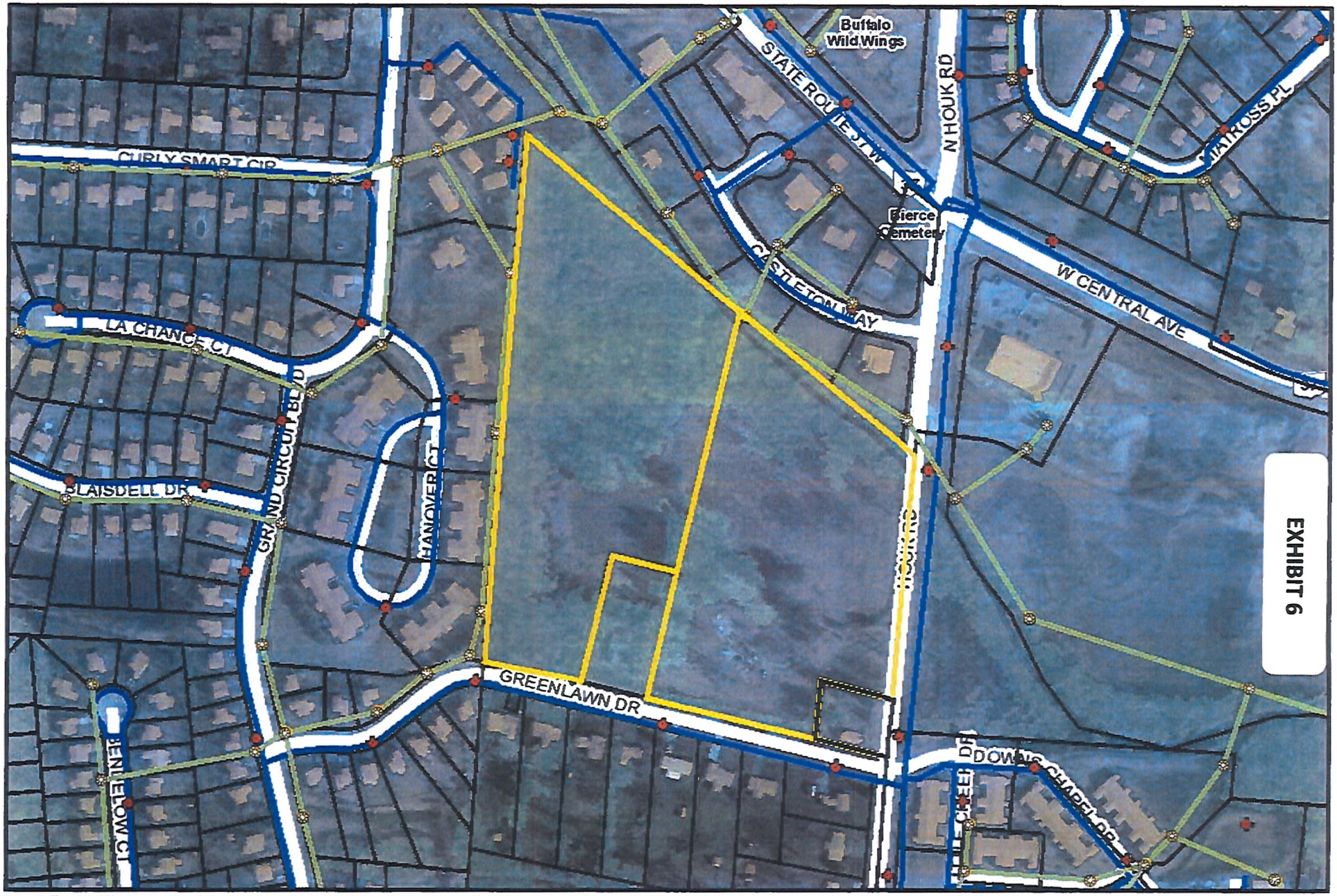
Delaware County Auditor
George Kaitsa

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Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
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Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office

Printed on 12/16/2020

N W E S

0 155 310 620 ft



Delaware County Auditor
George Kaitsa

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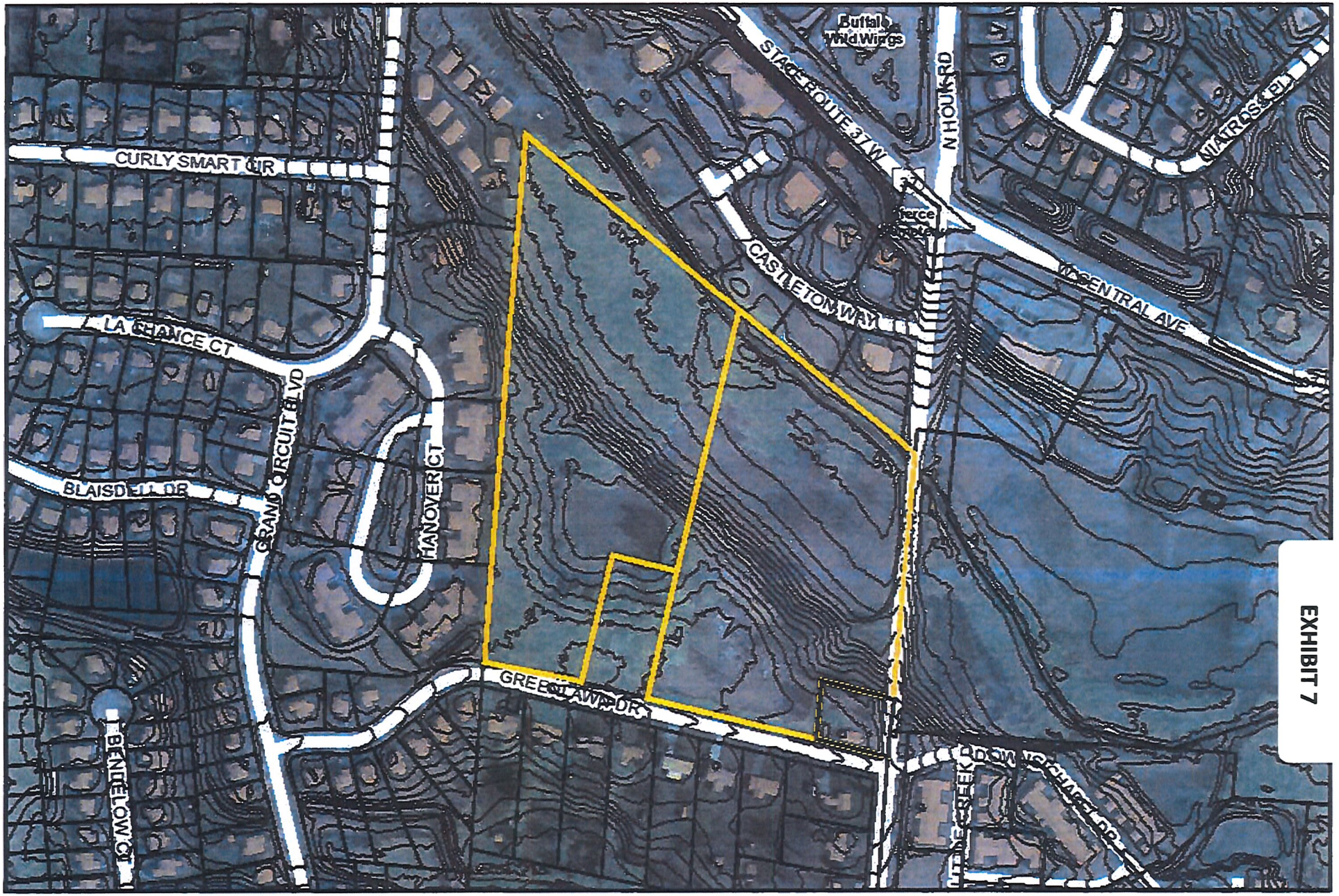


EXHIBIT 7

Delaware County Auditor
George Kaitsa

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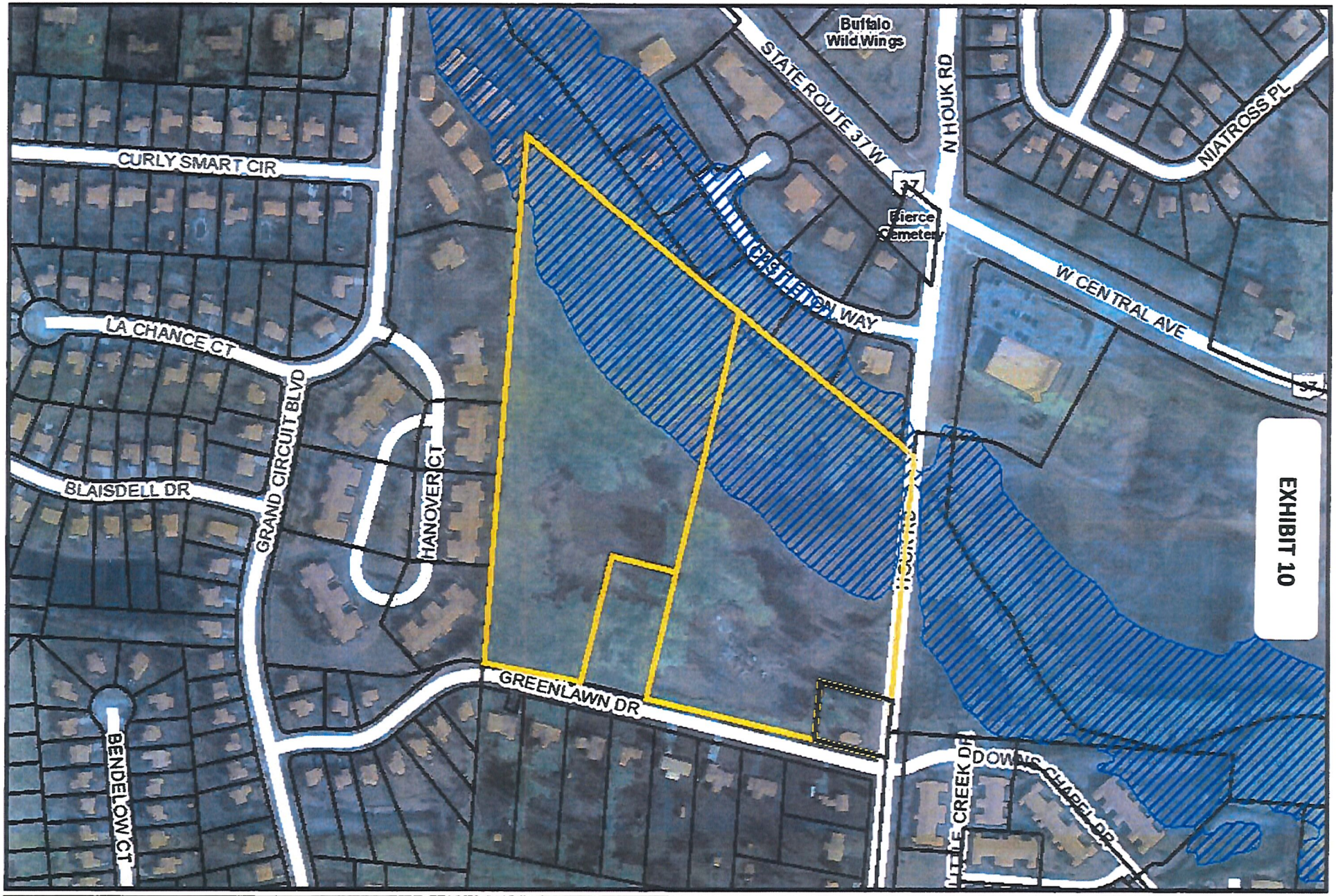
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George Kaitsa

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N W E S

0 155 310 620 Ft

FEES & CHARGES

PROPERTY OWNERSHIP	TOTAL
AREAGE	18.28
SCHOOL DISTRICT	
NUMBER OF HOUSING DWELLING UNITS	43
FEE OR CHARGES	
REZONING/ANNEXATION/CUP	500.00
PRELIMINARY PLAN / PLAT	1,664.00
FINAL PLAN / PLAT	3,150.00
SUBTOTAL	5,314.00
BUILDING PERMITS AND CHARGES	84,000.00
SANITARY SEWER CAPACITY FEE	173,667.00
WATER CAPACITY FEE	242,950.00
IMPACT FEES	88,924.00
ENGINEERING FEES	76,800.00
TOTAL FEES	**676,969.00**
* AVERAGE ANNUAL UTILITY CHARGE AT BASE RATE	$23,230.00

TOTAL ESTIMATED PROJECT FEES TO BE PAID TO CITY
$676,969.00

TOTAL ESTIMATED ANNUAL INCOME TAX TO BE PAID TO CITY
$85,785.00

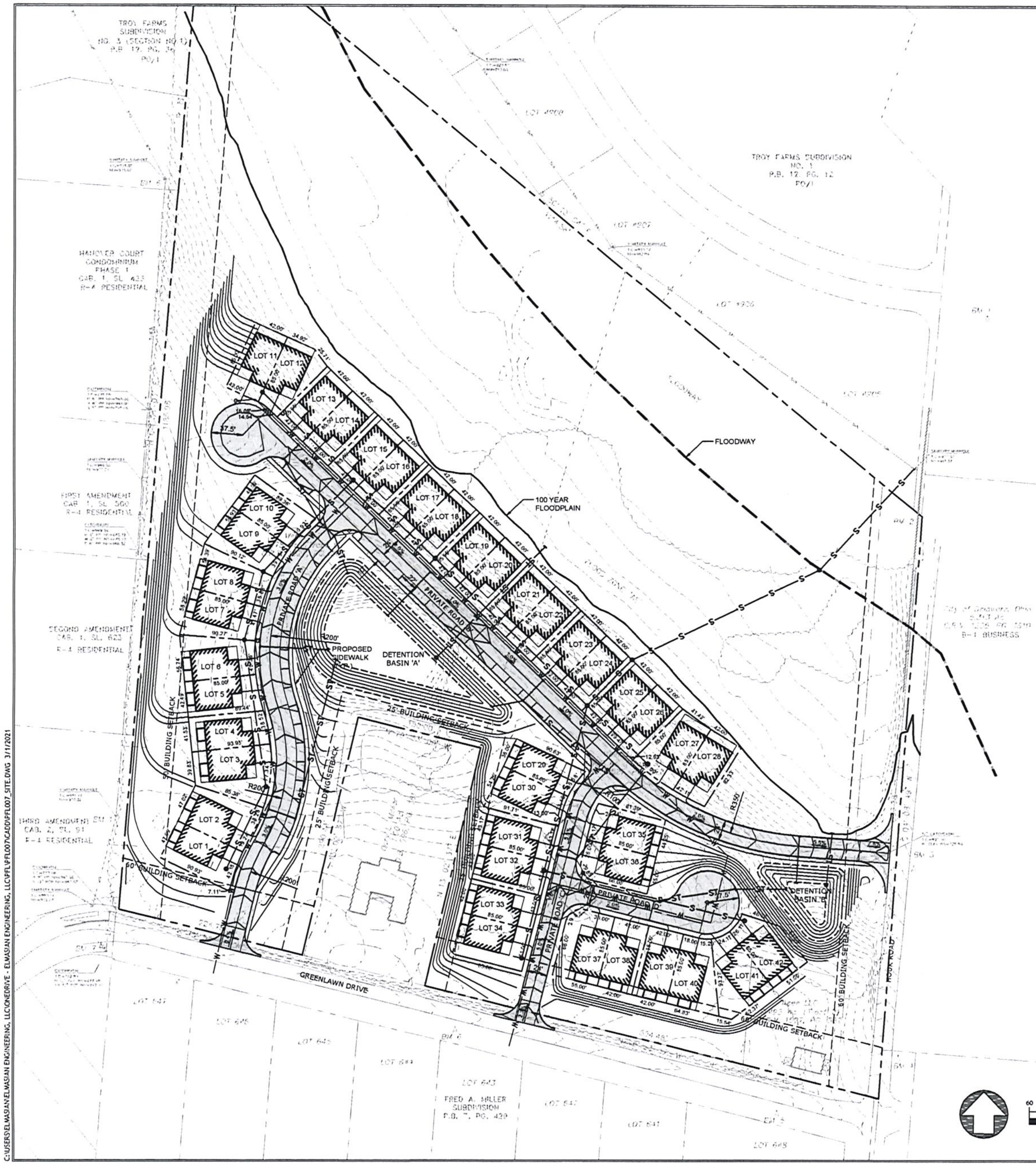
INCOME TAX

SECTION	TYPE OF HOUSES	NUMBER OF UNITS	AVERAGE HHI	CITY TAX	TOTAL TAX
	Walkout Units	18	$107,854.00	$1,995.00	$35,910.00
	Regular Units	25	$107,854.00	$1,995.00	$49,875.00
TOTAL		AVERAGE HOUSEHOLD INCOME		TOTAL ANNUAL INCOME TAX	$85,785.00
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE	$69,087.00	U.S. CENSUS BUREAU 2019			
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE	$74,194.00	* STATISTICAL ATLAS 2019	DOES NOT INCLUDE INCOME TAXES RECEIVED DURING CONSTRUCTION		
POWELL MEDIAN INCOME	$157,149.00				

PROPERTY TAXES BREAKDOWN
PHASES - WINTERBROOKE PLACE

		AVERAGE SALE PRICE	TOTAL SALE VALUATION	DELAWARE CORP	
	NUMBER OF UNITS				
Walkout Units	18	$300,000.00	$5,400,000.00		
Regular Units	25	$250,000.00	$6,250,000.00		SCHOOLS
TOTAL	43	TOTAL	$11,650,000.00		
		AVERAGE	$270,930.00	$3,802.00	$180,482.00

ADDENDUM D



SITE DATA

PARCEL:	51933102006000 / 51933102003000
ZONING:	R-3 RESIDENTIAL
ACREAGE:	8.00 / 9.780
NO. OF BUILDINGS:	21
NO. OF LOTS:	42
LOT DENSITY:	11.32 LOTS/AC.
AVG. LOT SIZE:	0.08383 AC (3848 SF)
PRIVATE STREET:	1.4723 AC.
COMMON SPACE:	12.5972 AC. (70.9%)

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- —S—S— PROPOSED SANITARY LINE
- —ST—ST— PROPOSED STORM LINE
- —W—W— PROPOSED WATER LINE

GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 inch = 60 ft.



LOCATION MAP

NO SCALE

OWNER
GEORGE RODMAN
WEEE LLC
258 HOUK RD
DELAWARE, OH 43015
GEORGERODMAN@MAIL.COM
740.272.0485

ENGINEER
NICK ELMASIAN, PE
ELMASIAN ENGINEERING, LLC
PO BOX 626
PATASKALA, OH 43062
(614)327-2008

SURVEYOR
KAREN COFFMAN, PS
SCIOTO LAND SURVEYING, INC.
173 NORTH SANDUSKY STREET
DELAWARE, OH 43015
(740)369-7577

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

elmasian engineering, LLC
PO BOX 3252
Dublin, OH 43016
PH: 614-327-2008
www.elmasian.net

PRELIMINARY DEVELOPMENT PLAN
HOUK ROAD DEVELOPMENT
DELAWARE, OH 43015

DATE	3/1/21
SCALE	N/A
SHEET NO.	1 OF 1
FILE NO.	PFL007

C:\USERS\ELMASIAN\ELMASIAN ENGINEERING, LLC\ONEDRIVE - ELMASIAN ENGINEERING, LLC\PFL\PFL007\CADD\PFL007_SITE.DWG 3/1/2021

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 Currently Unnamed Address 305 Houk Road, Delaware, OH 43015

Acreage 18.28 Square Footage _____ Number of Lots _____ Number of Units 42

Zoning District/Land Use R-3 Proposed Zoning/Land Use R3 w/ PRD overlay Parcel # 519-331-02-003-000, 519-331-02-005-000, 519-331-02-006-000

Applicant Name WEEE LLC Contact Person George A. Rodman

Applicant Address 1191 River Road, Ostrander, OH 43061

Phone 740-272-0465 Fax _____ E-mail georgerodman@mail.com

~~Owner Name~~ Architect Architectural Alliance Contact Person John Oney, CEO

~~Owner~~ Architect Address 49 East 3rd Avenue, Apt. 118, Columbus, OH 43201

Phone 614-469-7500 Fax _____ E-mail joney@archall.com

~~Engineer/Architect~~/Attorney Michael R. Shade Contact Person _____

Address 236 West Central Avenue, Delaware, OH 43015-1739

Phone 740-363-9232 Fax 740-363-0146 E-mail mrs@ss-dta.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.

George A. Rodman
Owner Signature

George A. Rodman
Owner Printed Name

_____
Agent Signature

Michael R. Shade
Agent Printed Name

Sworn to before me and subscribed in my presence this 4 day of February, 2021.

NOTARY PUBLIC STATE OF OHIO
TREESE FARRELL
Notary Public, State of Ohio
My Commission Expires
February 18, 2022
Notary Stamp

Treese Farrell
Notary Public

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0601 & 0603
REQUEST: Multiple Requests
PROJECT: Communities at Glenross – Section 14
MEETING DATE: April 7, 2021

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

REQUEST
2021-0601: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.
2021-0603: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Cheshire Road, west of Winterbourne Drive and just east of the Glenross Golf Course. 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 west is zoned PO/I PMU (Planned Office / Institutional with a Planned Mixed-Use Overlay District).

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, Section 16 was approved in 2020 and recently Sections 17 and 19 were approved in 2021.

Now the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 14 which consists of 44 single-family lots on 26.924 acres.

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 14 is in Sub-Area IA 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. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer and all other 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 to the end of Section 14, the remaining southernmost panhandle shall be dedicated to the City as right-of-way.
- **ROADS AND ACCESS:** Section 14 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 four different access points to Section 14 which connects to Section 13 to the north. West Wind Road will extend north and south through Section 14 and Solar Wind Road extends east to west, and Harvest Walk Loop extends from the end of West Wind Road to create a loop that connects to Silver Branch Drive in Section 13. 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. Finally, the City Engineer, Pulte Homes and adjacent developer of Winterbrook Place is negotiating the details of connecting and constructing Winterbourne Drive between each development.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan identifies a bike path along both sides of 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 14 would be a minimum lot area of 10,400 square feet with minimum 80 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 10 feet with a minimum house size of 2,000 square feet. Also, all the corner lots achieve compliance with the oversized corner lot requirements in the zoning code. An approximate 8.704 acres of 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 14 would require the following design requirements: 1.) 100% of all the façade elevations of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick, stone, fiber cement siding, wood, stucco; 2.) Stucco shall not exceed 50% of the front elevation 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 comprehensive landscape plan has been submitted which includes street trees along Winterbrook Drive, West Wind Road, Solar Wind Road, and Harvest Walk Loop. In addition, there will be mounding and landscaping in the reserve areas along the bike path in the eastern portion of Section 14 that shall be consistent with the existing landscaping in Sections 12 and 13. Also, the developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per the approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction. The Shade Tree Commission would need to approve all landscape plans.
- **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. Within Section 14, lots 13406 and 13407 contain 6.968 acres which will primarily be utilized for detention. In addition, lot 13408 contains 1.736 acres which contains a bike path, mounding, and landscaping. All of the open space shall be maintained by the existing Homeowner's Association.
- **TREE PRESERVATION:** The developer has provided a tree inventory for Section 14 of trees being removed/preserved and a landscape plan identifying new trees being planted less the required street trees. The developer is removing 57 qualified trees totaling 905 caliper inches while 13 deciduous trees (minimum 2.5 caliper inches), 10 ornamental trees (minimum 2 caliper inches), and 20 evergreen trees (minimum 6 foot high at installation) are being planted (which total 127.5 caliper inches). This proposed tree removal/preservation plan for Section 14 is just one segment of the overall tree removal/preservation plan for

the Communities at Glenross Sections 11-22 that was approved by staff in November 2020. An overall 1,918 caliper inches will be removed in Sections 11-22 and will be replaced by 2,467.5 caliper inches throughout these sub-sections which ultimately is a significant surplus of caliper inches of trees. As mentioned above, the developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per the approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction. Therefore, the proposed tree removal/preservation plan for Section 14 achieves compliance with Chapter 1168 Tree Preservation Regulations as the overall plan for Section 11-22 will replace more trees than removed.

- **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 – (2021-0601 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes for a Final Development Plan for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road, 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. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The City Engineer, Pulte Homes and adjacent developer of Winterbrook Place shall negotiate the details of connecting and constructing Winterbourne Drive between each development.
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. The Winterbourne Drive mound and landscape buffering shall match the existing buffering in Section 11, 12, and 13 of the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
7. A street tree plan shall be approved by the Shade Tree Commission.
8. The bike path along both sides of Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. 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.
10. 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.
11. The proposed Tree Removal and Landscape Plan shall achieve compliance with the approved Communities at Glenross Tree Replacement Plan on November 13, 2020.
12. The developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction.

STAFF RECOMMENDATION – (2021-0603 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road, with the following conditions that:

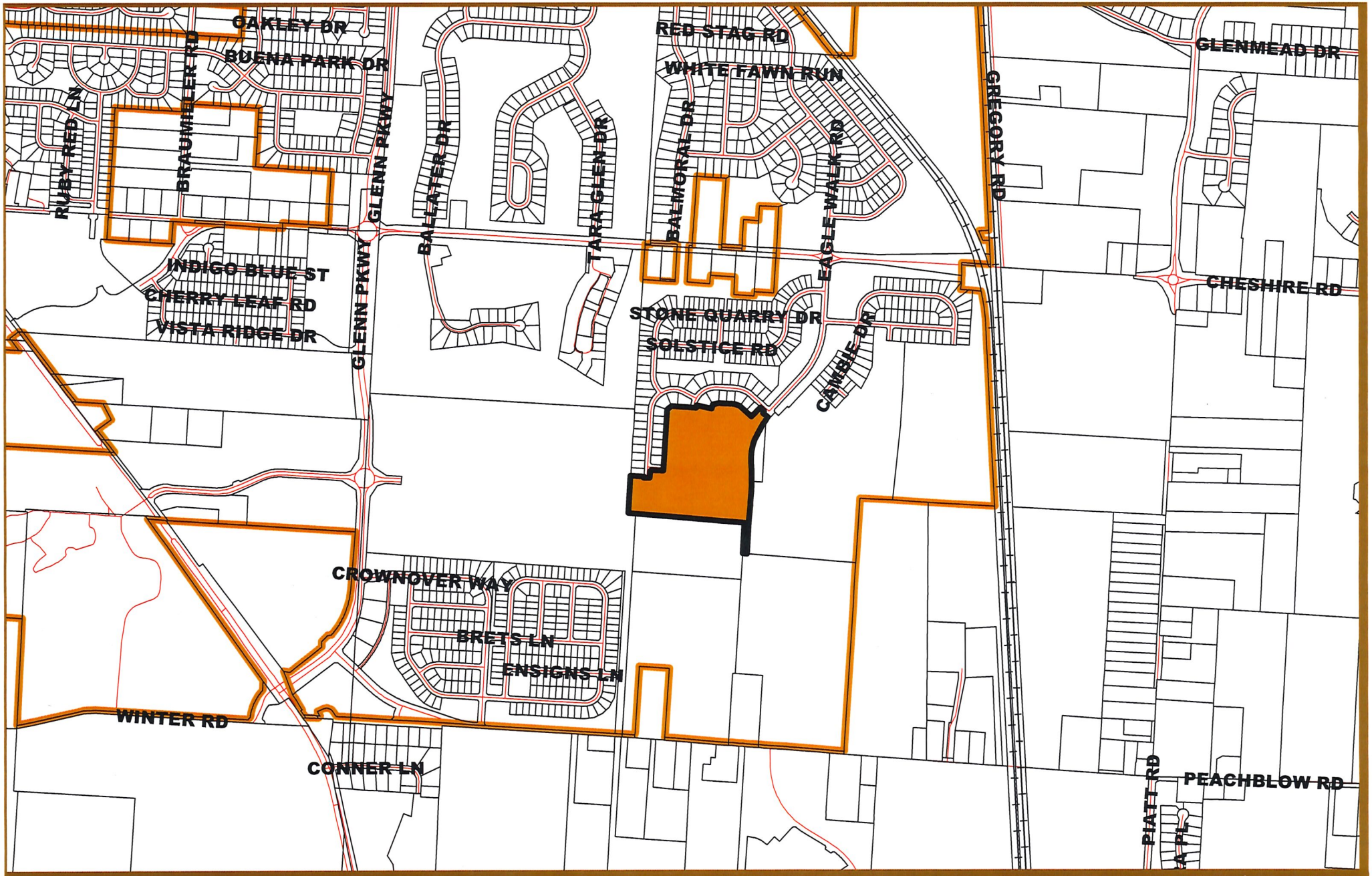
1. The Applicant needs to obtain final engineering approvals, including any storm water, utility, and cluster mailbox issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The City Engineer, Pulte Homes and adjacent developer of Winterbrooke Place shall negotiate the details of connecting and constructing Winterbourne Drive between each development.
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. The Winterbourne Drive mound and landscape buffering shall match the existing buffering in Section 11, 12, and 13 of the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
7. A street tree plan shall be approved by the Shade Tree Commission.
8. The bike path along both sides of Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
9. 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.
10. 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.
11. The proposed Tree Removal and Landscape Plan shall achieve compliance with the approved Communities at Glenross Tree Replacement Plan on November 13, 2020.
12. The developer shall provide buffering to the west of Section 14 adjacent to the Ohio Health property per approved development text. The City shall determine the exact buffering adjacent to the Ohio Health Property per the existing conditions of the site after construction.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

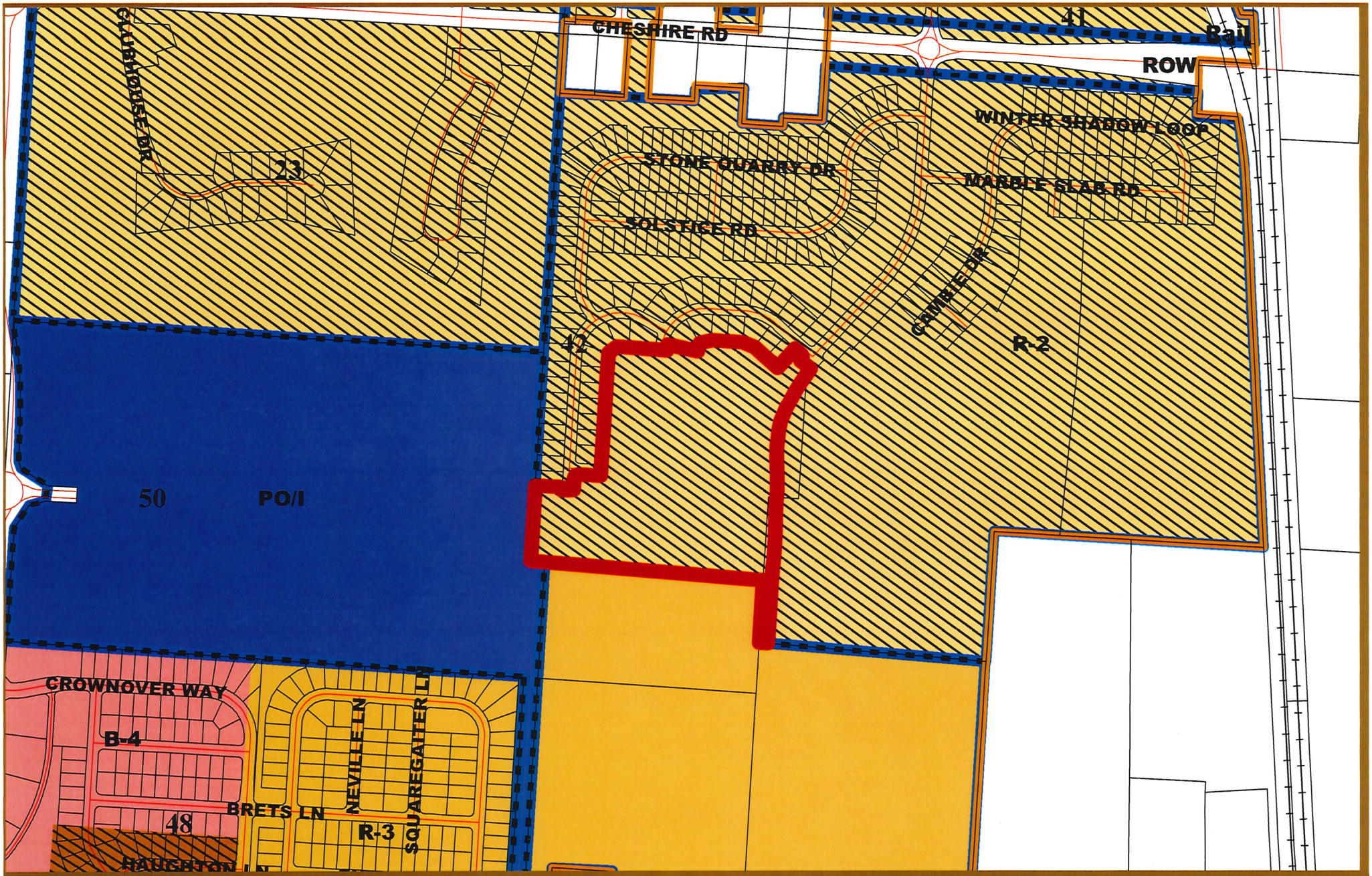
FILE:
ORIGINAL: **03/30/21**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-0601 & 0603
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 14
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0601 & 0603
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 14
Zoning Map

N

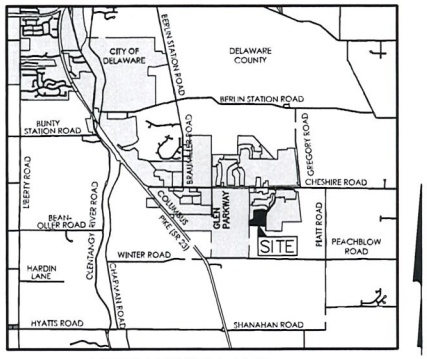


EST 1808
CITY OF
DELAWARE
OHIO

2021-0601 & 0603
Final Development Plan and Final Subdivision Plat
Communities at Glenross - Section 14
Aerial (2019) Map

N

COMMUNITIES AT GLENROSS
SECTION 14



LOCATION MAP

NO SCALE

PREPARED FOR:

PulteGroup

475 METRO PLACE SOUTH

SUITE 200

DUBLIN, OHIO 43017

PH. 614-376-1000

SUBMITTAL: MARCH 3, 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 PLAT:	
SECTION 14 :	SHEET 1-3
SITE PLAN:	SHEET 4
LIGHTING PLAN:	SHEET 5-6
TREE INVENTORY & REMOVAL PLAN:	SHEET 7
STREET TREE PLAN:	SHEET 8-9
ILLUSTRATIVE SITE PLAN:	SHEET 10
LANDSCAPE PLAN:	SHEET L-1 & L-2

THE COMMUNITIES AT GLENROSS
SECTION 14

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 27 (1.571 acres) and 28 (25.353 acres), Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 26.924 acres of land, more or less, said 26.924 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 10, Tract 1 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 14"**, a subdivision containing Lots numbered 13362 to 13408, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Harvest Walk Loop, Solar Wind Road, West Wind Road and Winterbourne Drive (5.289 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 Harvest Walk Loop, Solar Wind Road, West Wind Road and Winterbourne Drive (5.289 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. Ferrayno, P.E., Public Works Director/City Engineer, Delaware, Ohio

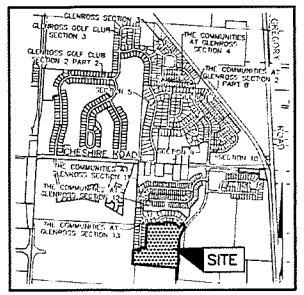
Approved this ____ Day of _____, 20___
Blake Jordan, P.E., Public Utilities Director, Delaware, Ohio

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 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
8800 Lyra Drive, Suite 450, Columbus, OH 43240
Phone: (614) 775-4500 Toll Free: (866) 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 14

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 14 in effect at the time of platting of The Communities at Glenross Section 14 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	5 feet
Rear yard:	15 feet
Zoning classification:	PMH/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 lot 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 14 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 2015-1129.

NOTE "D": All utilities within The Communities at Glenross Section 13 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	26.924 Ac.
Acreage in Lots 13406, 13407 and 13408	8.704 Ac.
Acreage in remaining lots	12.931 Ac.
Acreage in right-of-way	5.289 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 14 is out of the following Delaware County Parcel Numbers:

418320101035000	26.369 Ac.
418320101040000	0.555 Ac.

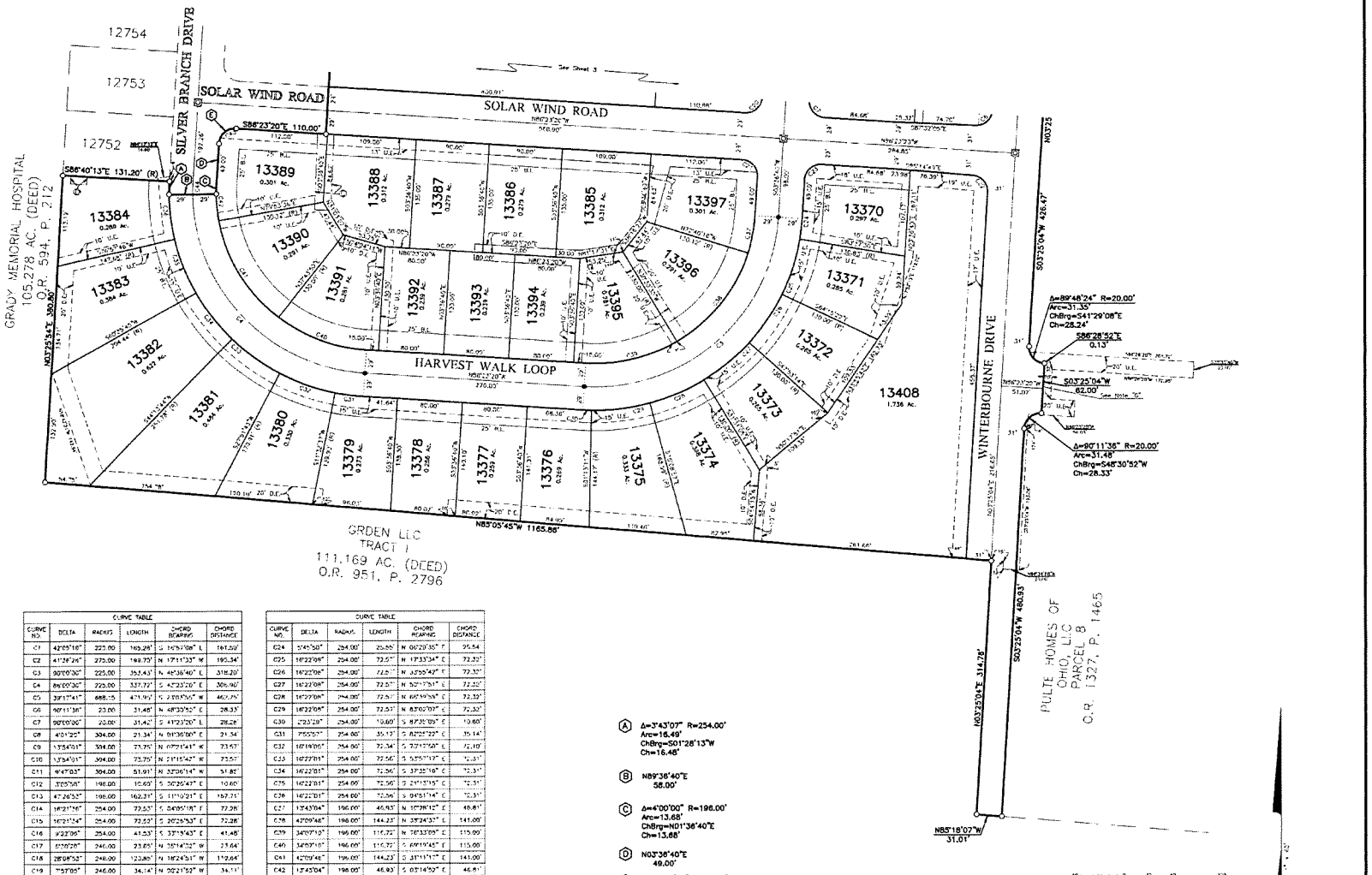
NOTE "G": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "H" - LOTS 13406, 13407 & 13408: Lots 13406, 13407 & 13408, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in The Communities at Glenross subdivision for open space and stormwater facilities.

NOTE "I": 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 14 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 "J": 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 "K" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - SOLAR WIND ROAD: 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 easterly terminus of Solar Wind Road 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.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	42°05'16"	225.00	165.28'	S 16°57'08" E	161.59'
C2	41°28'26"	275.00	198.99'	N 17°11'37" W	194.64'
C3	90°00'00"	225.00	353.43'	N 48°36'40" E	318.20'
C4	86°00'30"	225.00	337.72'	S 42°23'20" E	306.90'
C5	39°17'41"	688.15	471.99'	S 70°03'55" W	462.79'
C6	90°11'36"	20.00	31.48'	N 48°30'52" E	28.33'
C7	90°00'00"	20.00	31.42'	S 41°23'20" E	28.28'
C8	4°01'26"	304.00	21.34'	N 01°36'00" E	21.34'
C9	13°54'01"	304.00	73.75'	N 07°21'41" W	73.57'
C10	13°54'01"	304.00	73.75'	N 21°15'42" W	73.57'
C11	9°47'03"	304.00	51.91'	N 32°36'14" W	51.85'
C12	3°05'58"	198.00	10.69'	S 30°26'47" E	10.69'
C13	47°26'52"	198.00	163.97'	S 11°19'21" E	159.31'
C14	16°23'36"	254.00	72.67'	S 04°05'18" E	72.42'
C15	16°23'36"	254.00	72.67'	S 20°28'53" E	72.42'
C16	9°22'06"	254.00	41.53'	S 33°15'43" E	41.48'
C17	5°10'28"	246.00	23.05'	N 35°14'52" W	23.04'
C18	28°08'52"	246.00	120.86'	N 18°24'51" W	119.64'
C19	7°57'05"	246.00	34.14'	N 00°21'52" W	34.11'
C20	90°00'00"	20.00	31.42'	N 48°36'40" E	28.28'
C21	90°00'00"	20.00	31.42'	N 41°23'20" W	28.28'
C22	89°46'24"	20.00	31.35'	N 41°29'08" W	28.24'
C23	90°00'00"	20.00	31.42'	S 48°36'40" W	28.28'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C24	5°45'50"	254.00'	25.55'	N 00°29'35" E	25.54'
C25	16°22'06"	254.00'	72.57'	N 17°33'34" E	72.32'
C26	16°22'06"	254.00'	72.57'	N 33°55'40" E	72.32'
C27	16°22'06"	254.00'	72.57'	N 50°17'31" E	72.32'
C28	16°22'06"	254.00'	72.57'	N 66°39'58" E	72.32'
C29	16°22'06"	254.00'	72.57'	N 82°50'07" E	72.32'
C30	2°23'28"	254.00'	10.60'	S 89°35'09" E	10.60'
C31	7°55'57"	254.00'	35.17'	S 82°25'27" E	35.14'
C32	16°19'06"	254.00'	72.34'	S 73°12'50" E	72.10'
C33	16°22'01"	254.00'	72.56'	S 57°15'17" E	72.31'
C34	16°22'01"	254.00'	72.56'	S 41°33'16" E	72.31'
C35	16°22'01"	254.00'	72.56'	S 25°51'15" E	72.31'
C36	16°22'01"	254.00'	72.56'	S 10°09'14" E	72.31'
C37	13°43'04"	198.00'	46.93'	N 10°28'12" E	46.81'
C38	47°09'48"	198.00'	144.23'	N 38°24'37" E	141.00'
C39	34°07'10"	198.00'	116.72'	N 76°33'05" E	115.00'
C40	34°07'10"	198.00'	116.72'	S 69°19'45" E	115.00'
C41	47°09'48"	198.00'	144.23'	S 31°11'17" E	141.00'
C42	13°43'04"	198.00'	46.93'	S 03°14'52" E	46.81'
C43	90°00'00"	20.00'	31.42'	S 48°36'40" W	28.28'
C44	4°00'00"	225.00'	15.71'	S 01°36'40" W	15.71'
C45	24°57'32"	225.00'	98.01'	S 16°34'16" W	97.24'

(A) Δ=3°43'07" R=254.00' Arc=16.49' ChBrg=S01°28'13"W Ch=16.48'

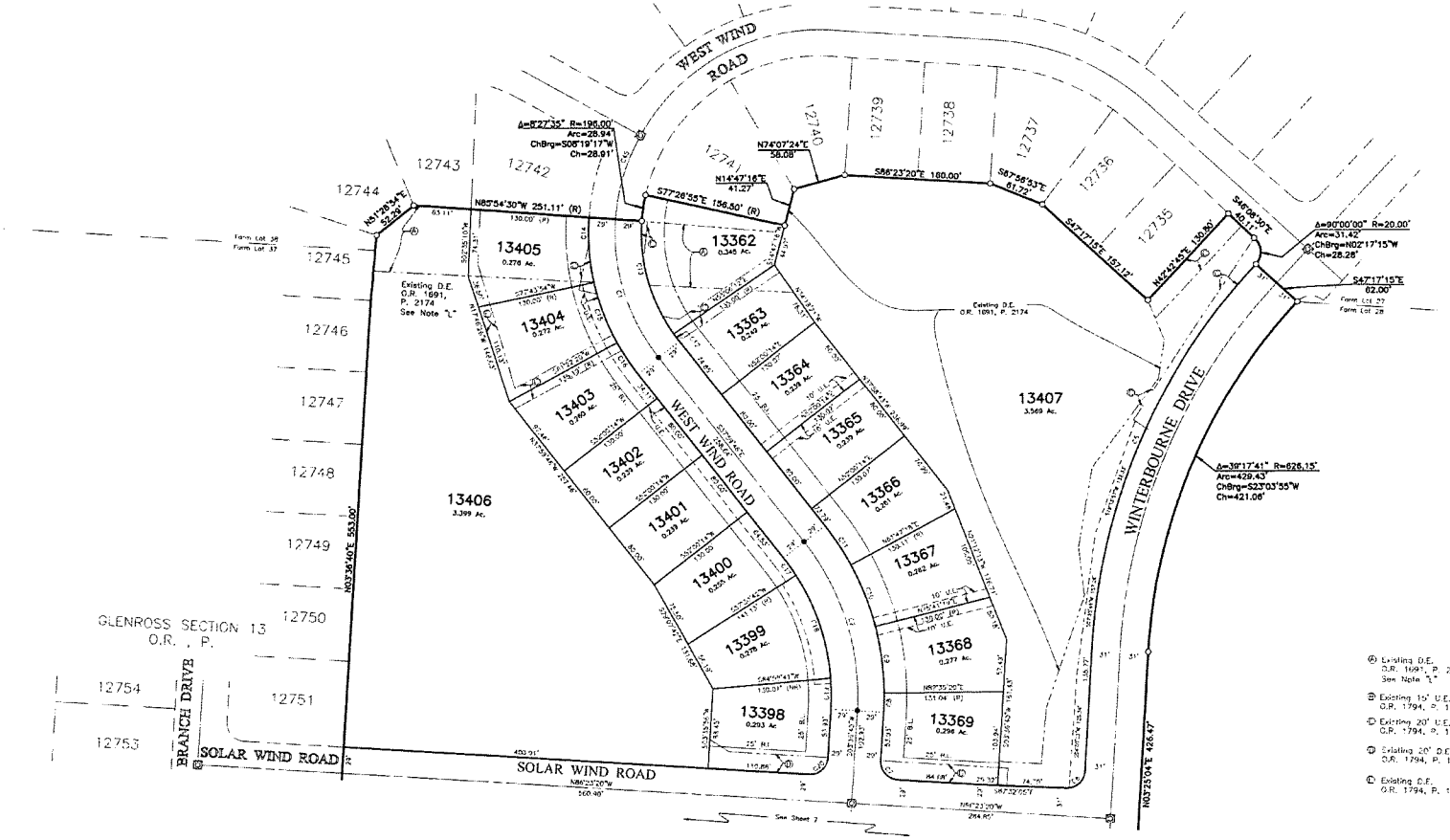
(B) N89°36'40"E 58.00'

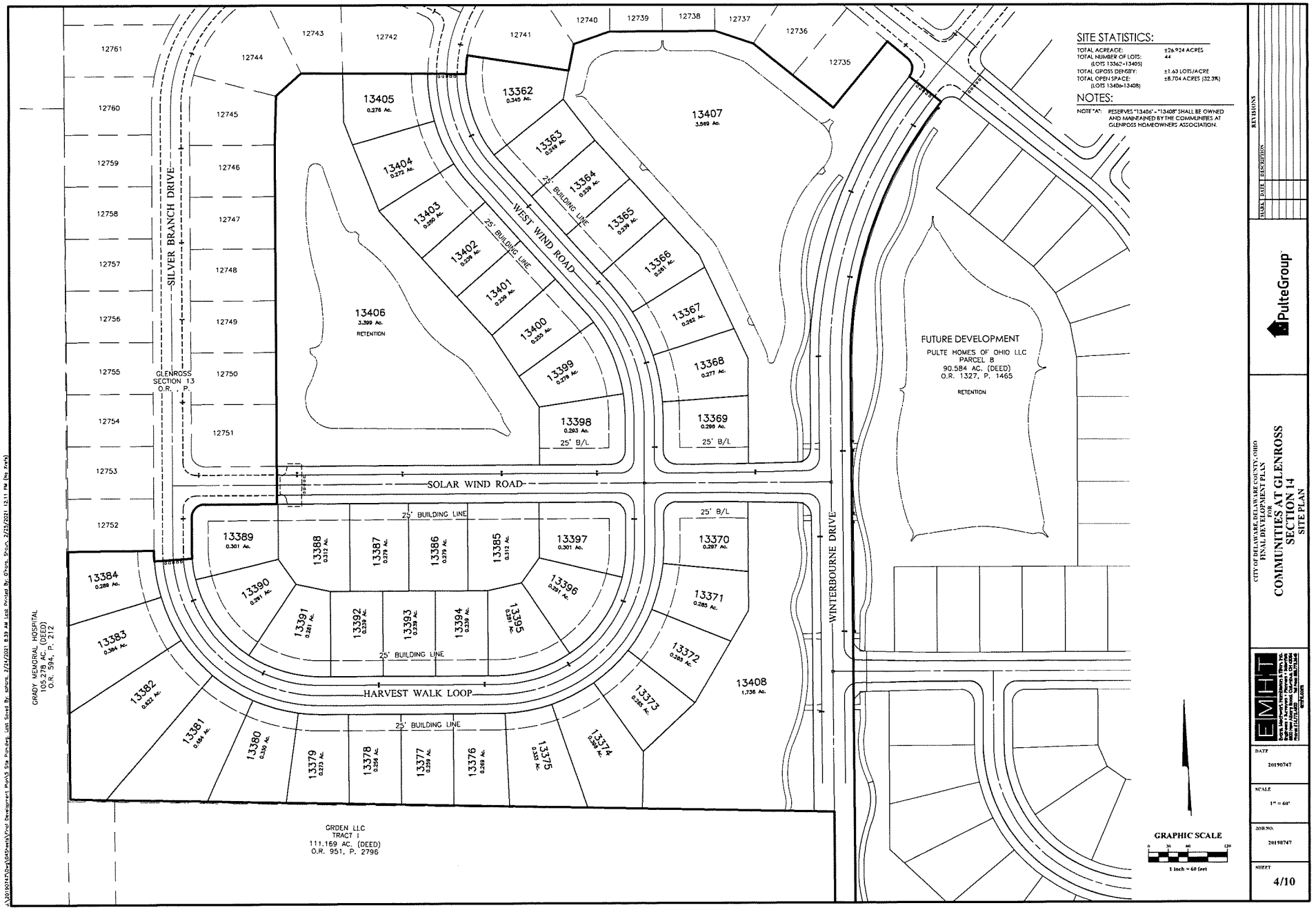
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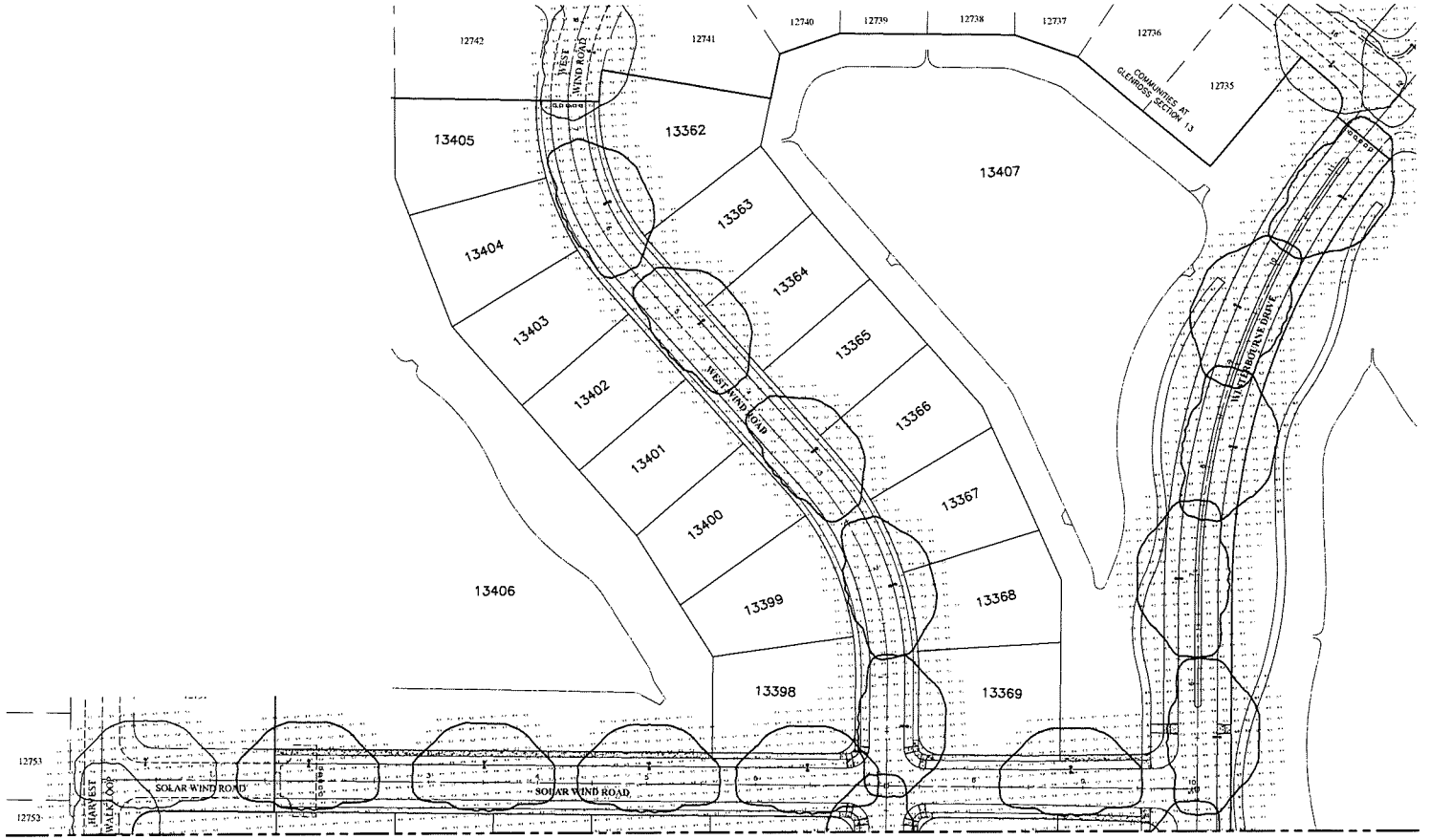
(D) N03°36'40"E 49.00'

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

THE COMMUNITIES AT GLENROSS
SECTION 14




SITE STATISTICS:
TOTAL ACREAGE: ±26.924 ACRES
TOTAL NUMBER OF LOTS: 44
(LOTS 13362-13405)
TOTAL GROSS DENSITY: ±1.63 LOTS/ACRE
TOTAL OPEN SPACE: ±8.704 ACRES (32.3%)
(LOTS 13406-13408)
NOTES:
NOTE "A": RESERVES "13406" - "13408" SHALL BE OWNED AND MAINTAINED BY THE COMMUNITIES AT GLENROSS HOMEOWNERS ASSOCIATION.
SILVER BRANCH DRIVE
WEST WIND ROAD
SOLAR WIND ROAD
HARVEST WALK LOOP
WINTERBOURNE DRIVE
25' BUILDING LINE
25' B/L
RETENTION
FUTURE DEVELOPMENT
PULTE HOMES OF OHIO LLC
PARCEL B
90.584 AC. (DEED)
O.R. 1327, P. 1465
GLENROSS SECTION 13 O.R. , P.
GRADY MEMORIAL HOSPITAL
105.2 AC. (DEED)
O.R. 594, P. 212
GRDEN LLC
TRACT I
111.169 AC. (DEED)
O.R. 951, P. 2796
GRAPHIC SCALE
1 inch = 60 feet
REVISIONS
MARK DATE DESCRIPTION
PulteGroup
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 14
SITE PLAN
EMH&T
DATE
20190747
SCALE
1" = 60'
JOB NO.
20198747
SHEET
4/10



CONTINUATION LINE SEE SHEET 6

LUMINAIRE SCHEDULE					
Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
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, Factory 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	57

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Winterbourne Drive	0.5 fc	0.9 fc	0.2 fc	4.5:1	2.5:1
West Wind Road	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1
Solar Wind Road	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1
Harvest Walk Loop	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1
Site Sidewalks	0.2 fc	0.6 fc	0.1 fc	6.0:1	2.0:1

LEGEND

Proposed Luminaire Template (0.1 Foot-Candle Influence)

Ex. Luminaire Template (0.1 Foot-Candle Influence)

REVISIONS

NUM.	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 14
LIGHTING PLAN

EMH&T
Engineers, Surveyors, Planners, Scientists
5500 New Albany Road
New Albany, Ohio 43054
614.775.4500
emht.com

DATE 20190747

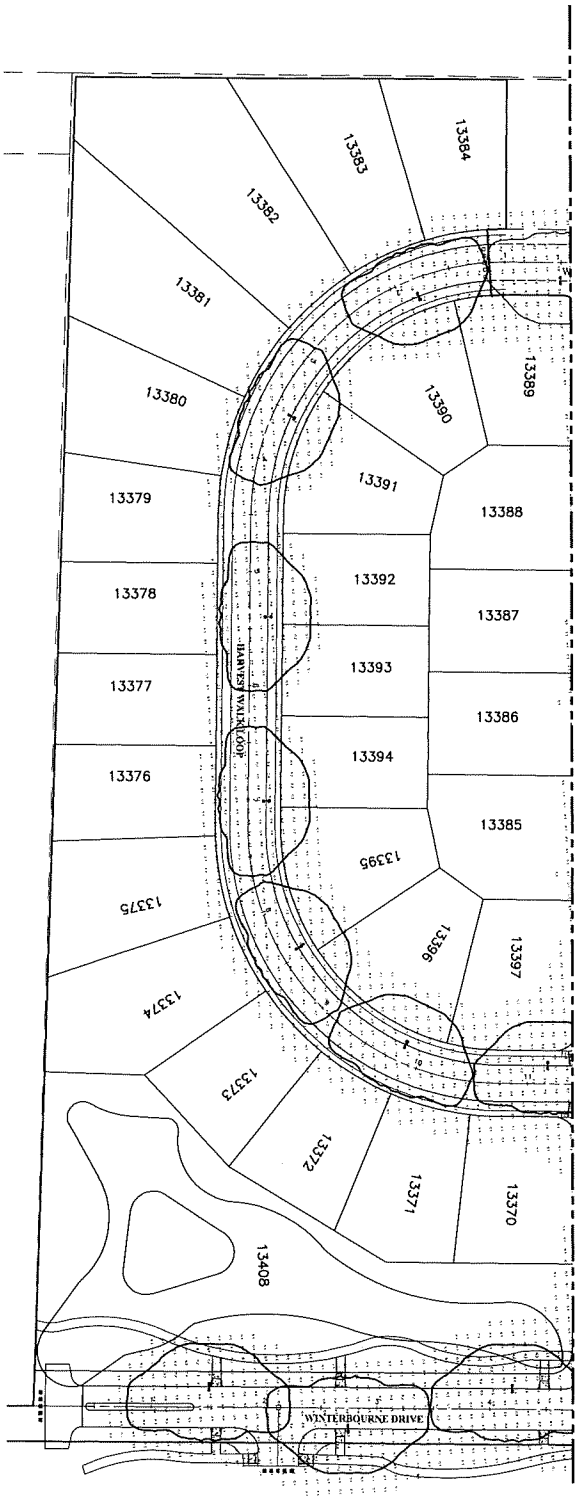
SCALE 1" = 50'

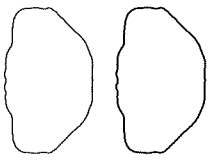
JOB NO. 20190747

SHEET 5/10

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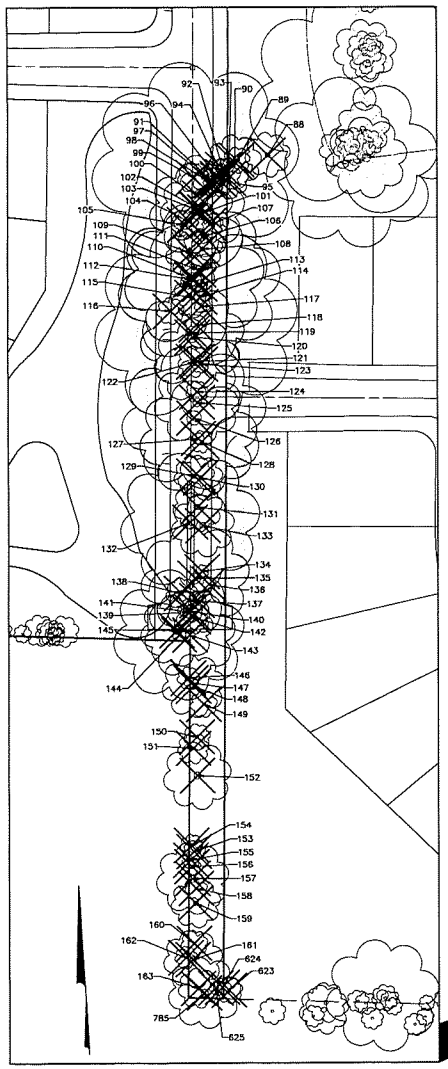


LEGEND



SHEET 6 of 10	JOB NO. 20190747	SCALE 1" = 50'	DATE 2/23/2021	EMH,T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 8800 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR COMMUNITIES AT GLENROSS SECTION 14 LIGHTING PLAN	PulteGroup

REVISIONS		
MARK	DATE	DESCRIPTION

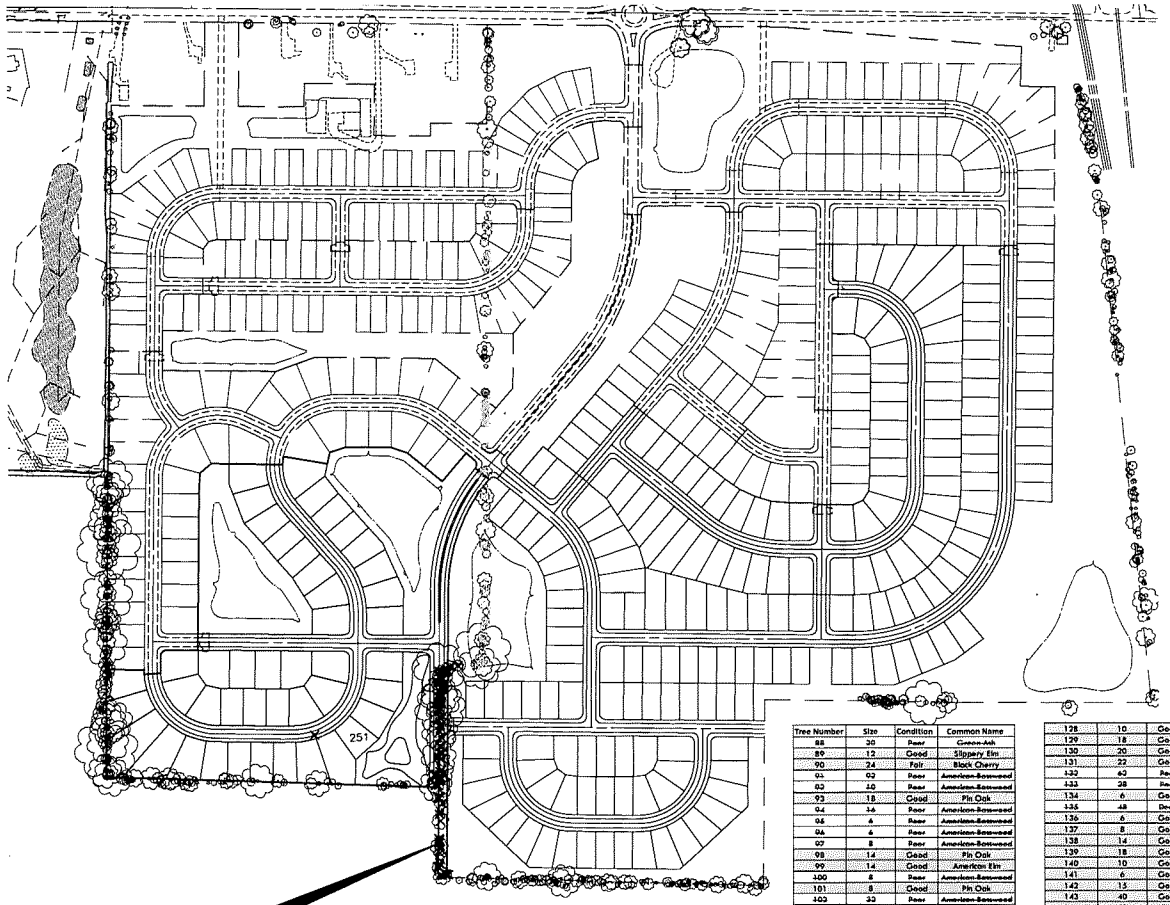


SCALE 1"=50'

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

Tree Number	Size	Condition	Common Name
88	30	Poor	Green Ash
89	12	Good	Slippery Elm
90	24	Fair	Black Cherry
91	60	Poor	American Basswood
92	30	Poor	American Basswood
93	18	Good	Pin Oak
94	36	Poor	American Basswood
95	6	Poor	American Basswood
96	6	Poor	American Basswood
97	8	Poor	American Basswood
98	14	Good	Pin Oak
99	14	Good	American Elm
100	8	Poor	American Basswood
101	8	Good	Pin Oak
102	32	Poor	American Basswood
103	42	Poor	American Basswood
104	14	Good	American Elm
105	12	Good	Pin Oak
106	32	Poor	American Basswood
107	12	Good	Pin Oak
108	18	Good	Pin Oak
109	32	Poor	American Basswood
110	42	Poor	American Basswood
111	16	Good	Black Cherry
112	10	Fair	American Elm
113	72	Poor	American Basswood
114	6	Poor	Green Ash
115	18	Good	Shagbark Hickory
116	12	Fair	Pear
117	6	Fair	Pear
118	90	Poor	American Basswood
119	6	Good	American Elm
120	46	Good	Pin Oak
121	38	Dead	Green Ash
122	14	Poor	American Elm
123	8	Good	Pin Oak
124	10	Good	Hackberry
126	38	Dead	Green Ash
126	64	Poor	American Basswood
127	42	Poor	Green Ash

128	10	Good	Pin Oak
129	18	Good	Pin Oak
130	20	Good	Pin Oak
131	22	Good	Pin Oak
132	60	Poor	American Basswood
133	38	Poor	American Basswood
134	6	Good	Red Mulberry
135	48	Dead	Green Ash
136	6	Good	Red Mulberry
137	8	Good	Hackberry
138	14	Good	Hackberry
139	18	Good	Hackberry
140	10	Good	Hackberry
141	6	Good	Hackberry
142	15	Good	Hackberry
143	40	Good	Shagbark Hickory
144	58	Fair	Silver Maple
145	32	Good	Pin Oak
146	10	Good	Black Locust
147	6	Fair	Black Cherry
148	28	Good	Pin Oak
149	12	Good	Pin Oak
150	12	Good	Pin Oak
151	14	Good	Shagbark Hickory
152	30	Good	Pin Oak
153	10	Good	Shagbark Hickory
154	10	Good	Pin Oak
155	8	Good	Shagbark Hickory
156	8	Good	Shagbark Hickory
157	32	Good	Pin Oak
158	10	Good	Shagbark Hickory
159	22	Good	Pin Oak
160	12	Good	Pin Oak
161	26	Good	Pin Oak
162	10	Good	Pin Oak
163	18	Good	Pin Oak
251	8	Good	Black Cherry
623	12	Good	Pin Oak
624	8	Good	Pin Oak
625	6	Good	Pin Oak
785	32	Good	Pin Oak

TREE INVENTORY

Total Number of Trees: 81 (1763 Caliper Inches)

Trees Removed (not including poor, dead or ash trees): 57 (905 Caliper Inches)

Poor, Dead or Ash Trees: 24 (858 Caliper Inches)

Trees to be Removed

Trees to be Removed Requiring Replacement

ABC

Poor, Dead or Ash Trees to be Removed

OVERALL TREE INVENTORY

	Removed	Replaced
Section 11	379	551.5
Section 12	0	293.5
Section 13	199	488
Section 14	905	127.5
Section 15	0	204.5
Section 16	435	254
Section 17	0	0
Section 18	0	265
Section 19	0	0
Section 20	0	0
Section 21	0	113.5
Section 22	0	217
Total	1918	2467.5

REVISIONS

NUMBER	DATE	DESCRIPTION

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CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

COMMUNITIES AT GLENROSS
SECTION 14
TREE INVENTORY & REMOVAL PLAN

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

DATE
20190747

SCALE
As Noted

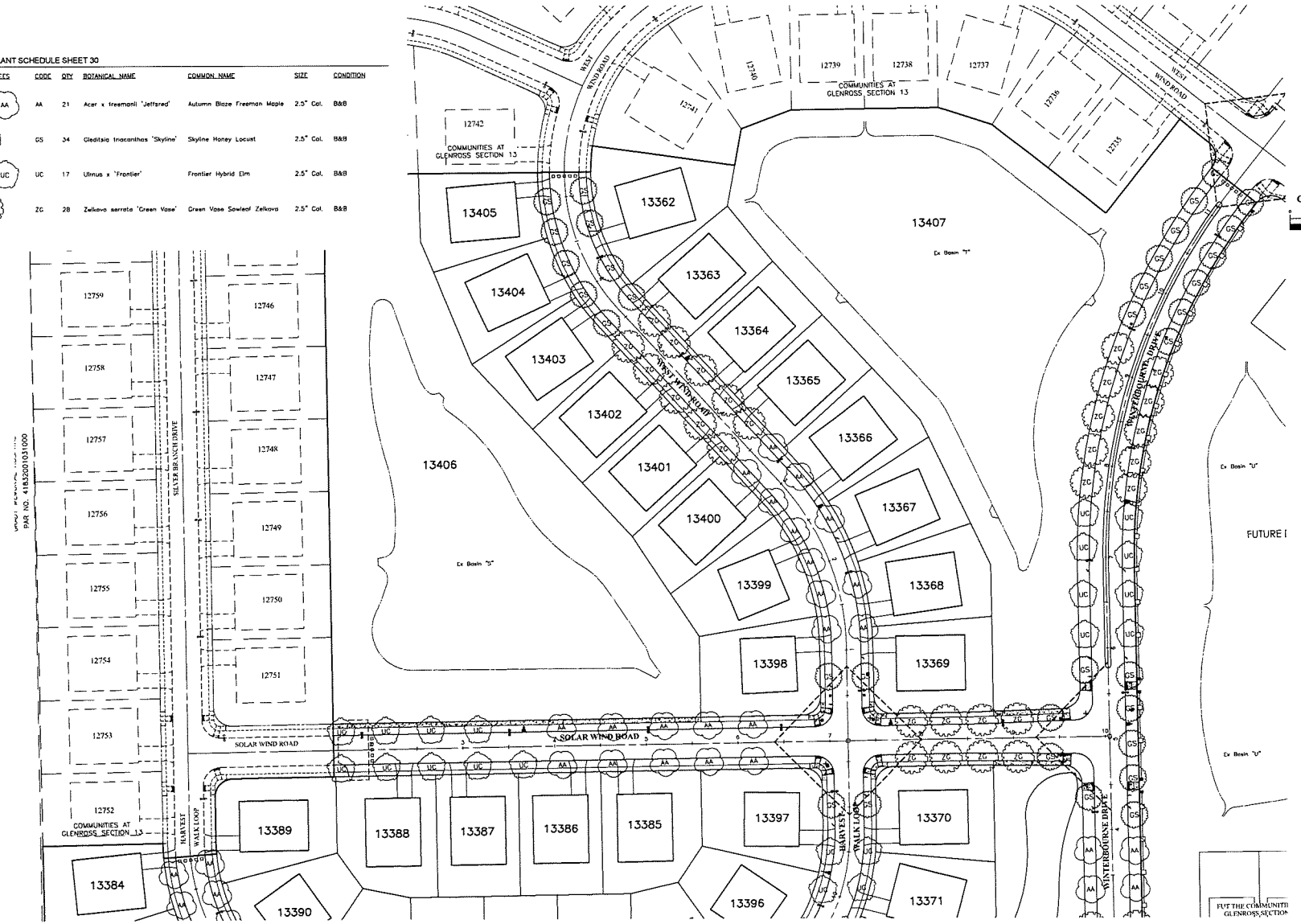
JOB NO.
20190747

SHEET
7/10

J:\2019\0747\0-p\SHEETS\Final Development Plan\7 Tree Inventory & Removal Plan.dwg, Last Saved By: sdavis, 3/1/2021 1:35 PM Last Plotted By: Davis, Shaun, 3/2/2021 8:57 AM (No Pen)

PLANT SCHEDULE SHEET 30

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AA	AA	21	Acer x freemanii 'Jeffsred'	Autumn Blaze Freeman Maple	2.5" Cal.	B&B
GS	GS	34	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B
UC	UC	17	Ulmus x 'Frontier'	Frontier Hybrid Elm	2.5" Cal.	B&B
ZG	ZG	28	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2.5" Cal.	B&B



REVISIONS

MARK	DATE	DESCRIPTION

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CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

COMMUNITIES AT GLENROSS
SECTION 14
STREET TREE PLAN

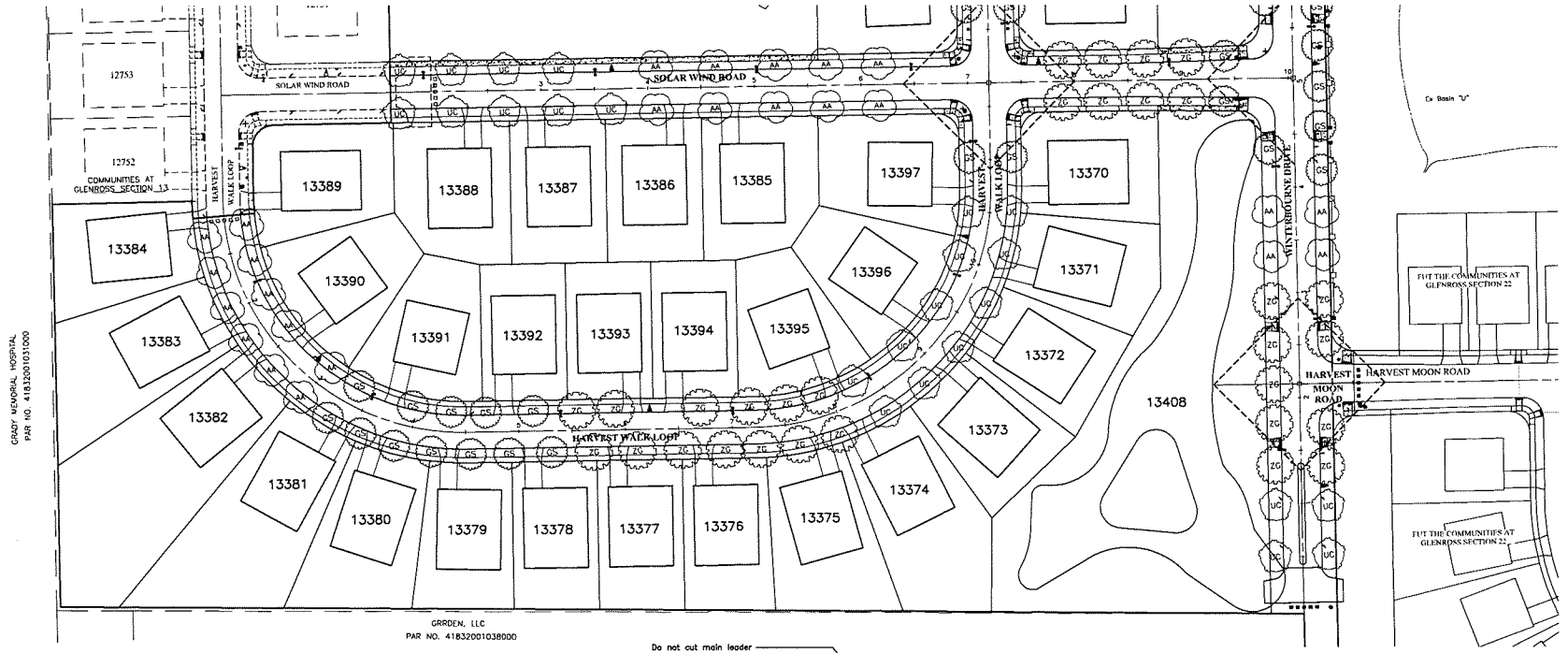
EMHT

DATE
20190747

SCALE
1" = 50'

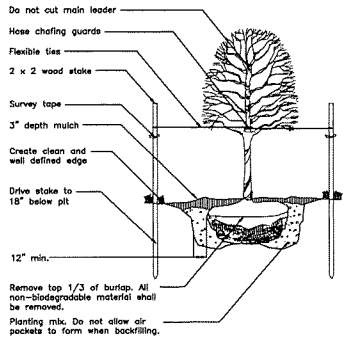
JOB NO.
20190747

SHEET
8/10



PLANT SCHEDULE SHEET 31

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AA	AA	15	Acer x freemanii 'Jeffsred'	Autumn Blaze Freeman Maple	2.5" Cal.	B&B
GS	GS	12	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2.5" Cal.	B&B
UC	UC	15	Ulmus x 'Frontier'	Frontier Hybrid Elm	2.5" Cal.	B&B
ZG	ZG	22	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2.5" Cal.	B&B



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, peat 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.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

REVISIONS
NUMBER | DATE | DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 14
STREET TREE PLAN

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

DATE
20190747

SCALE
1" = 50'

JOB NO.
20190747

SHEET
9/10

A:\2019\19747\Dwg\Sheets\Final Development Plan\8 Street Tree Planting Last Saved By: Johns, 7/23/2021 2:51 PM Last Plotted By: Johns, 7/23/2021 12:14 PM (No Xref)

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SHEET 10/10

ISSUE DATE 2/19/2021

SCALE 1" = 60'

DRAWN BY

DATE 2/19/2021

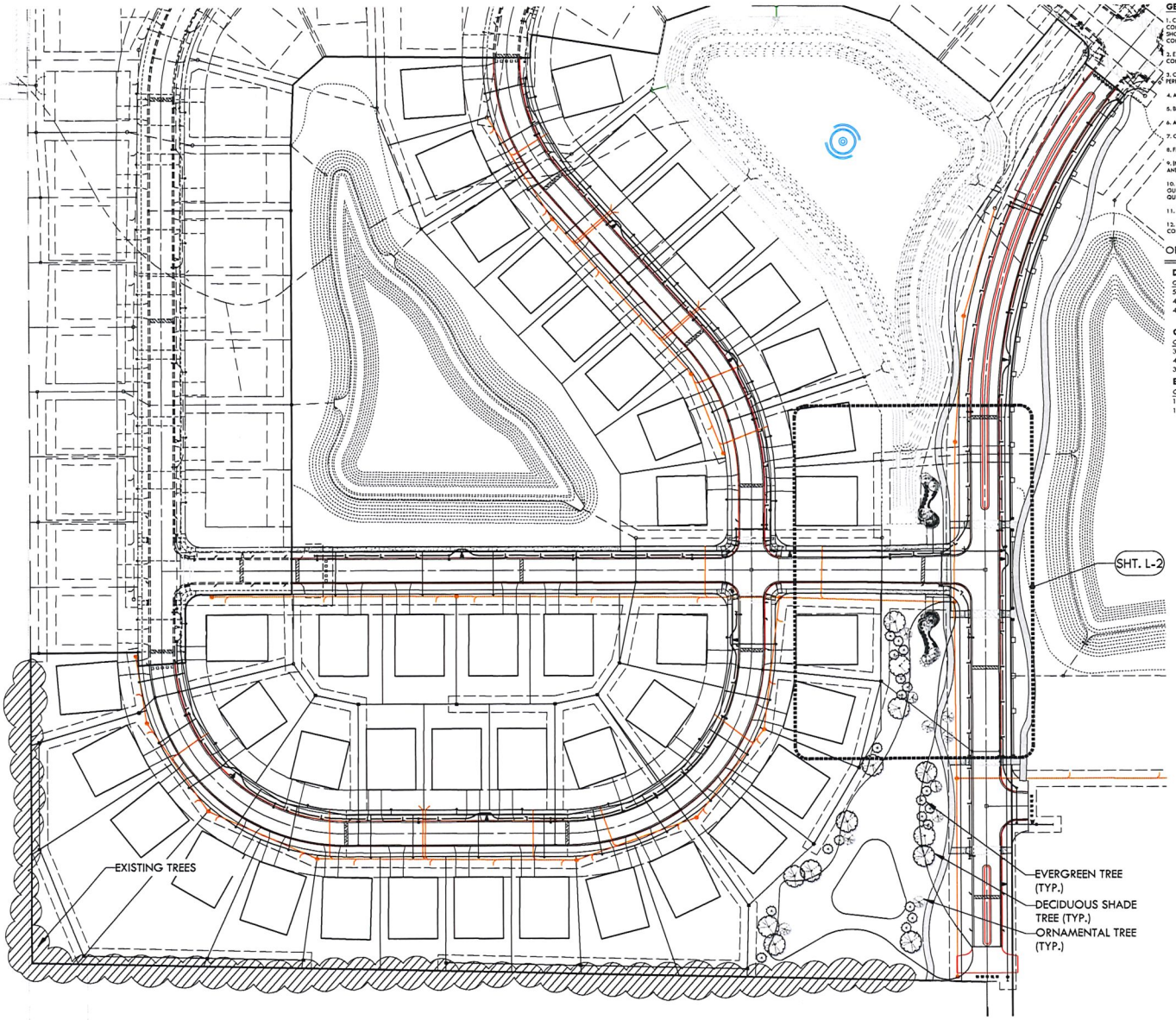
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CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 14
ILLUSTRATIVE SITE PLAN

PulteGroup

REVISIONS

MARK	DATE	DESCRIPTION



1 OVERALL SITE PLAN
Scale: 1" = 60'-0"

0' 30' 60' 120'

GENERAL PLANTING NOTES

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN BARK MULCH BED.
5. BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
6. ALL SHRUBS TO BE A MINIMUM OF 4'-0" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.
9. IN AREAS DESIGNATED "ANNUALS", LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER, SYSTEM (IF APPLICABLE).
12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.

OPEN SPACE PLANT LIST

DECIDUOUS TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
5		RED OAK	QUERCUS RUBRA	2.5" CAL
4		AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2.5" CAL
4		OCTOBER GLORY MAPLE	ACER ' OCTOBER GLORY'	2.5" CAL

ORNAMENTAL TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
3		IVORY SILK LILAC	SYRINGA RETICULATA	2" CAL
4		PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	2" CAL
3		WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTERKING'	2" CAL

EVERGREEN TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
10		NORWAY SPRUCE	PICEA ABIES	6' HT
10		WHITE SPRUCE	PICEA GLAUCA	6' HT

MARK	DATE	DESCRIPTION

REVISIONS

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PROJECT
COMMUNITIES AT GLENROSS SEC 14
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
OVERALL SITE PLAN

PulteGroup

BLENDON GARDENS

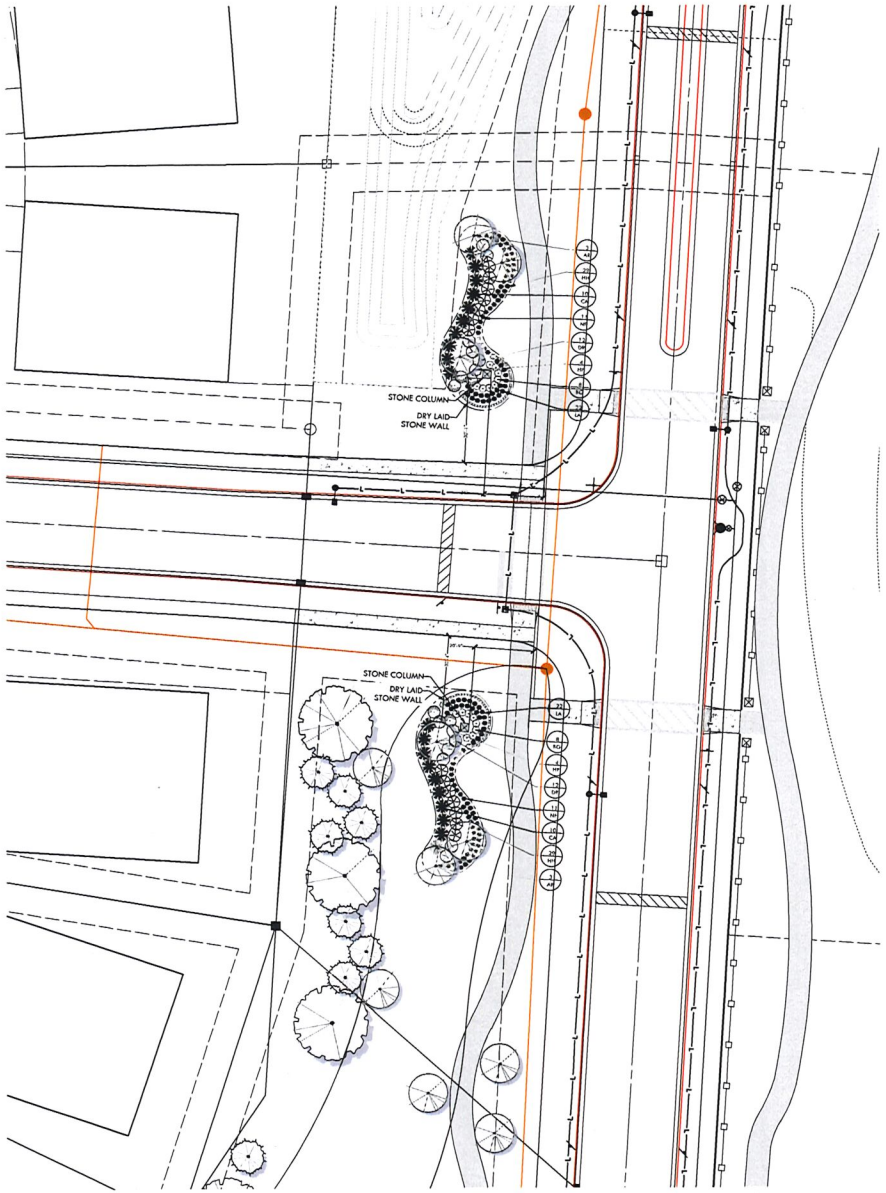
DATE: 2.26.21

DRAWN BY: C. CARTWRIGHT

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:
L-1



2 ENTRY LANDSCAPE PLAN

Scale: 1" = 20'-0"

0' 10' 20' 40'

ENTRY ENLARGEMENT PLANT LIST

DECIDUOUS TREE

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
6	AR	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	2.5" CAL

EVERGREEN SHRUBS

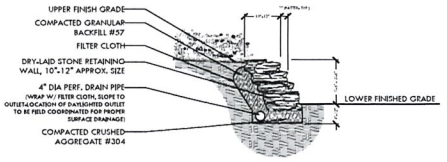
QTY	CODE	COMMON NAME	LATIN NAME	SIZE
16	BG	WINTER GEM BOXWOOD	BUXUS 'WINTERGEM'	3 GAL

DECIDUOUS SHRUBS

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
8	HP	BOBO HYDRANGEA	HYDRANGEA PANICULATA	5 GAL.
24	DR	VARIEGATED RED TWIG DOGWOOD	CORNUS ALBA	5 GAL.

GRASSES / PERENNIALS

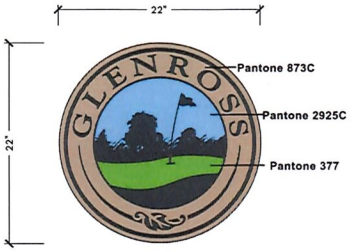
QTY	CODE	COMMON NAME	LATIN NAME	SIZE
20	CA	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA	2 GAL.
22	NF	WALKERS LOW CATMINT	NEPETA FAASSENII	1 GAL.
58	HH	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	1 GAL.
44	LA	MUNSTEAD LAVENDER	LAVENDULA 'MUNSTEAD'	1 GAL.



5 DRY STACKED WALL DETAIL

Scale: 1/2" = 1'-0"

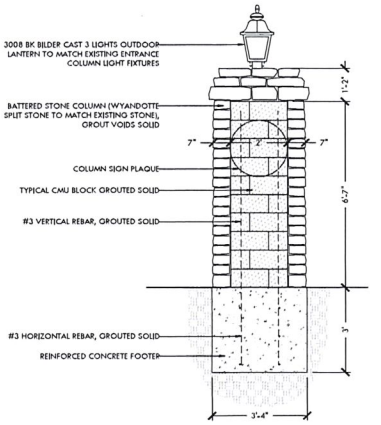
0' 1' 2' 4'



22" ROUND SINGLE SIDED 2" DEEP ENGRAVED ALUMINUM MEDALLIONS

4 DETAIL: SIGN LOGO

Scale: N.T.S.



3 STONE COLUMN DETAIL

Scale: 1/2" = 1'-0"

0' 1' 2' 4'

MARK	DATE	DESCRIPTION
		REVISIONS

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PROJECT

COMMUNITIES AT GLENROSS SEC 13

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

ENTRY LANDSCAPE PLAN

PulteGroup

BLENDON GARDENS

DATE 2.26.21

DRAWN BY C. CARTWRIGHT

CHECKED BY B. THORNTON

PROJECT NUMBER

SHEET

L-2

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

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 14 Address CHESHIRE ROAD

Acreage 26.924 Square Footage _____ Number of Lots 47 Number of Units _____

Zoning District/Land Use PMU/R2 Proposed Zoning/Land Use _____ Parcel # 418-320-01-035-000

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 Joe Looby

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4706 Fax _____ E-mail jlooby@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 Owner Printed Name

_____ _____
Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

_____ _____
Notary Stamp Notary Public

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-0605-0606
REQUEST: Multiple Requests
PROJECT: Terra Alta Clubhouse
MEETING DATE: April 7, 2021

APPLICANT/OWNER
Terra Alta LLC
148 West Shrock Road
Westerville, Ohio 43081

REQUEST
2021-0605: A request by Terra Alta LLC., for approval of a Final Development Plan for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
2021-0606: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

PROPERTY LOCATION & DESCRIPTION
The subject 1.4-acre parcel is located north of Terra Alta Drive at the terminus of Firenze Road. The subject site is zoned R-2 PMU (Single-Family Residential District with a Planned Mixed-Use Overlay District) as are the surrounding properties.

BACKGROUND
In March 2020, the developer received a Rezoning Amendment, Conditional Use Permit, Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat approval by the Planning Commission and City Council, The development combined the former Stockdale Farms development with the Terra Alta development and included the Rogers property and now totals a proposed 870 single family units with 657 single family lots and 213 condominium, patio home and duplex units on 472.9 acres.

In September 2014, Terra Alta Section 1 Part 1 and 2 received Final Development Plan and Final Subdivision Plat (Ordinances 14-89-92) for 73 single family lots on approximately 78.89 acres. The site construction has been completed and the developer is currently selling houses in Section 1. In August 2020, Section 2 Final Development Plan and Final Subdivision Plat which contains 92 single family lots on approximately 26.519 acres was approved by Planning Commission and City Council.

Now the developer is proposing to construct the clubhouse which includes an outdoor pool area with 33 parking spaces. Also, the applicant is platting the subject lot to achieve compliance with the City subdivision requirements.

STAFF ANALYSIS

- **ENGINEERING**: The Applicant has submitted final engineering drawings for review by 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. All utilities shall be stubbed to the section line to facilitate future adjacent development.
- **ROADS, TRAFFIC & ACCESS:** The clubhouse would have two full access curb cuts from Terra Alta Drive. The eastern most drive would extend into the drop off lane area while the western most curb cut adjacent to Firenze Road would extend into a 33-space parking lot.
- **SITE PLAN**: The approximate 6,124 square foot clubhouse is located on the eastern portion of the 1.4-acre site with the outdoor pool and deck located just north of the clubhouse. The 33-space parking lot is located west of the clubhouse with a drop-off lane at the main entrance into the clubhouse. An interior sidewalk connects the parking lot and clubhouse to the public sidewalk along Terra Alta Drive at the two curb cuts.
- **BUILDING DESIGN:** The one-story clubhouse would have an asphalt shingled pitched roof with two cupolas. The building would have a limestone wainscoting with the walls consisting of limestone and white fiber cement siding or vinyl siding with several windows with grids to create an architecturally appealing building. The main entrance would be on the south elevation (drop-off area) and a secondary entrance on the

west elevation facing the parking lots. The specific building materials and colors would need to be submitted at building permit review and approved by staff.

- **LANDSCAPE PLAN**: The developer submitted a comprehensive landscape plan which includes street trees, front yard trees and a continuous row of shrubs adjacent to the south and west perimeters of the parking lot. Staff recommends the continuous row of shrubs shall be a minimum 3 feet high at planting. The landscape plans wound need to be submitted, reviewed, and approved by the Shade Tree Commission. It is imperative that the Applicant coordinate the landscaping plan with the engineering site development plan so that required landscaping does not impede visibility at intersections or of any traffic control signs.
- **LIGHTING PLAN**: The developer is proposing five light poles with cut-off style fixtures throughout the parking lots and drop-off aisle. The pole shall be a maximum 25 feet in height and be black. The lighting shall be achieve compliance with the zoning code and be approved by the City,
- **MISCELLANEOUS**: The clubhouse and pool shall be owned and maintained by the Homeowners Association.

STAFF RECOMMENDATION – (FINAL DEVELOPMENT PLAN – 2021-0605)
Staff recommends approval of a request by Terra Alta LLC., for a Final Development Plan for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), 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. The landscape plan shall be submitted, reviewed, and approved by the Shade Tree Commission.
3. The light poles shall be a maximum 25 feet in height and be black in color. The lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with the minimum zoning requirements.
4. The clubhouse and pool shall be privately owned and maintained by the Homeowners Association.
5. A continuous row of shrubs a minimum 3 feet high shall be installed along the southern and western portion of the parking lot.
6. The street trees along the frontage of the subject lot shall be installed per zoning requirements.
7. The exact building material and colors need to be submitted during building permit review and approved by staff administratively.

STAFF RECOMMENDATION – (FINAL DEVELOPMENT PLAT – 2021-0606)
Staff recommends approval of a request by Terra Alta LLC., for approval of a Final Subdivision Plat for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District), with following condition that:

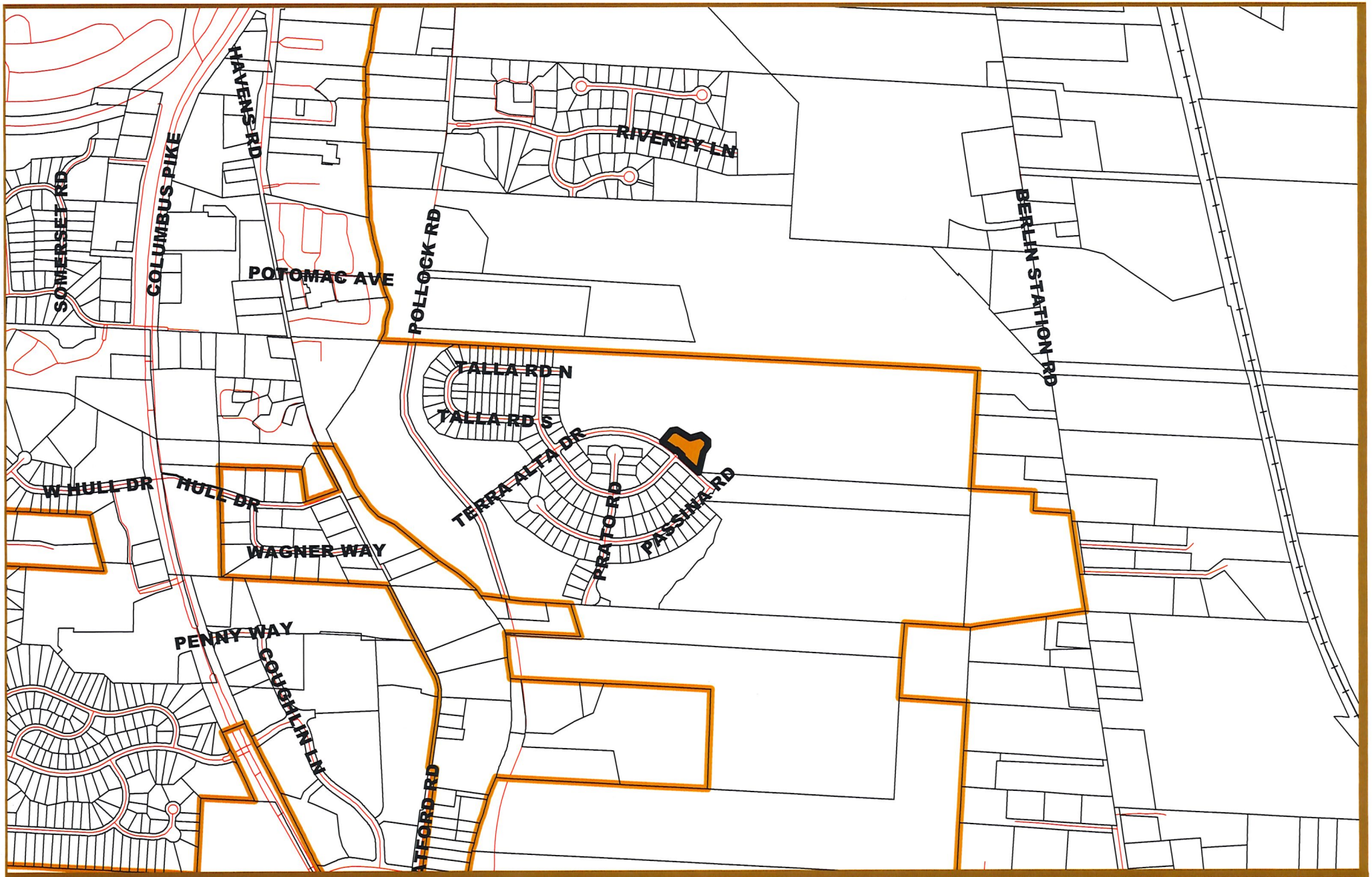
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The street trees along the frontage of the subject lot shall be installed per zoning requirements.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

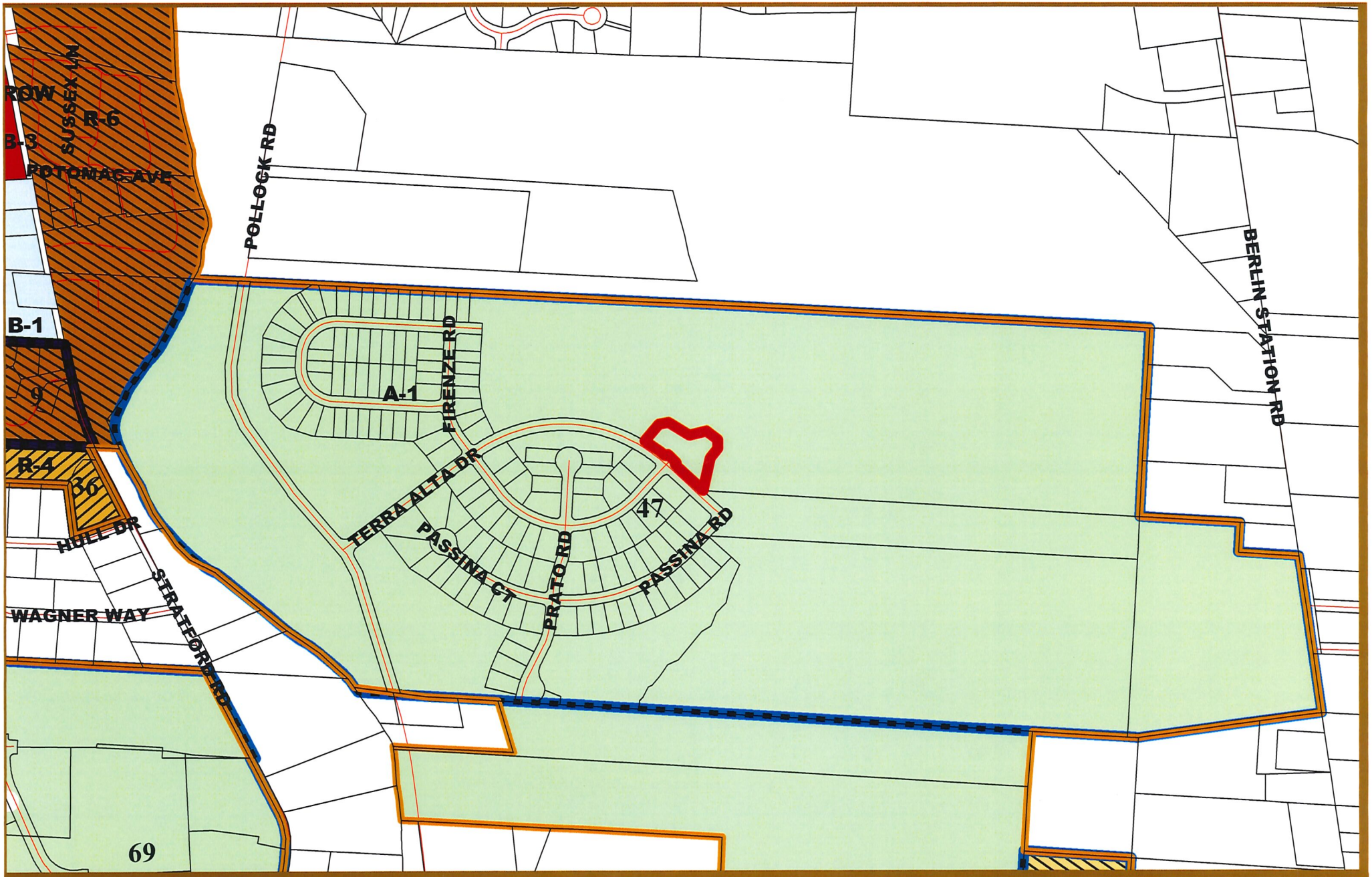
FILE:
ORIGINAL: 3/29/21
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-0605-0606
Final Development Plan and Final Subdivision Plat
Terra Alta - Clubhouse
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-0605-0606
Final Development Plan and Final Subdivision Plat
Terra Alta - Clubhouse
Zoning Map

N

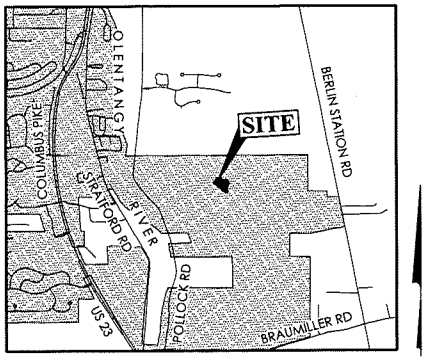


EST 1808
CITY OF
DELAWARE
OHIO

2021-0605-0606
Final Development Plan and Final Subdivision Plat
Terra Alta - Clubhouse
Aerial (2019) Map

N

TERRA ALTA CLUBHOUSE



LOCATION MAP
NO SCALE

PREPARED FOR:

TERRA ALTA, LLC

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-2045

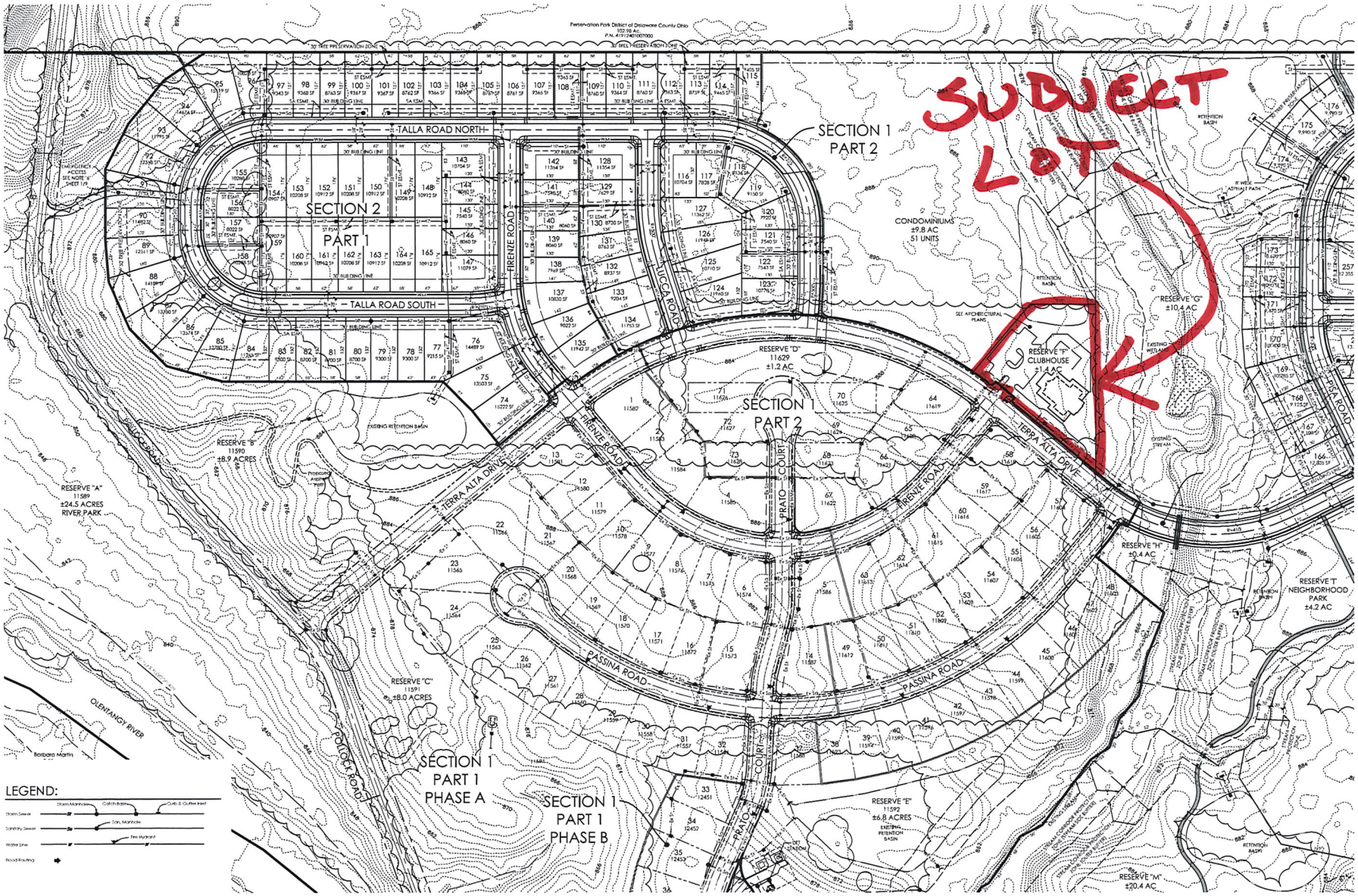
SUBMITTAL: MARCH 3, 2021

INDEX OF DRAWINGS

FINAL PLAT:	SHEET 1-2
SITE PLAN:	SHEET 3
LANDSCAPE PLAN:	SHEET 4
LIGHTING PLAN:	SHEET 5
ILLUSTRATIVE SITE PLAN:	SHEET 6

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



REVISIONS	
DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
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TERRA ALTA LLC.
142 WEST SCHROCK ROAD
WESTERVILLE, OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT (AMENDED)
FOR
TERRA ALTA
SITE PLAN

LOCATED IN:
FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

Date	Job No.
FEBRUARY 5, 2020	20180057
Scale	Sheet
1"=100'	2/9

PRELIMINARY PLAT FOR TERRA ALTA

TERRA ALTA CLUBHOUSE

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 10, Quarter Township 1, Township 4, Range 19, United States Military Lands, containing 1.406 acres of land, more or less, said 1.406 acres being part of those tracts of land conveyed to **TERRA ALTA LLC** by deed of record in Official Record 1518, Page 1449, Recorder's Office, Delaware County, Ohio.

The undersigned, **TERRA ALTA LLC**, an Ohio limited liability company, by **VINCENT C. ROMANELLI**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TERRA ALTA CLUBHOUSE"**, a subdivision containing a Lot numbered 13539, does hereby accept this plat of same.

Easements are hereby reserved in, over and under areas designated on this plat as "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, **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, has hereunto set his hand this ___ day of _____, 20___.

Signed and Acknowledged In the presence of:

TERRA ALTA LLC

_____

By _____
VINCENT C. ROMANELLI, Managing Member

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **TERRA ALTA 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 this plat is 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

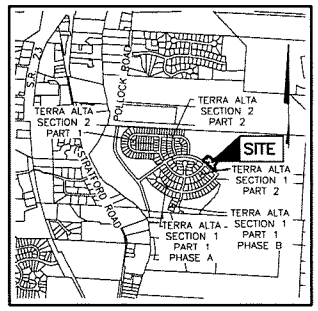
Approved this ____ Day of _____ 20___
_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

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 Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations.

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

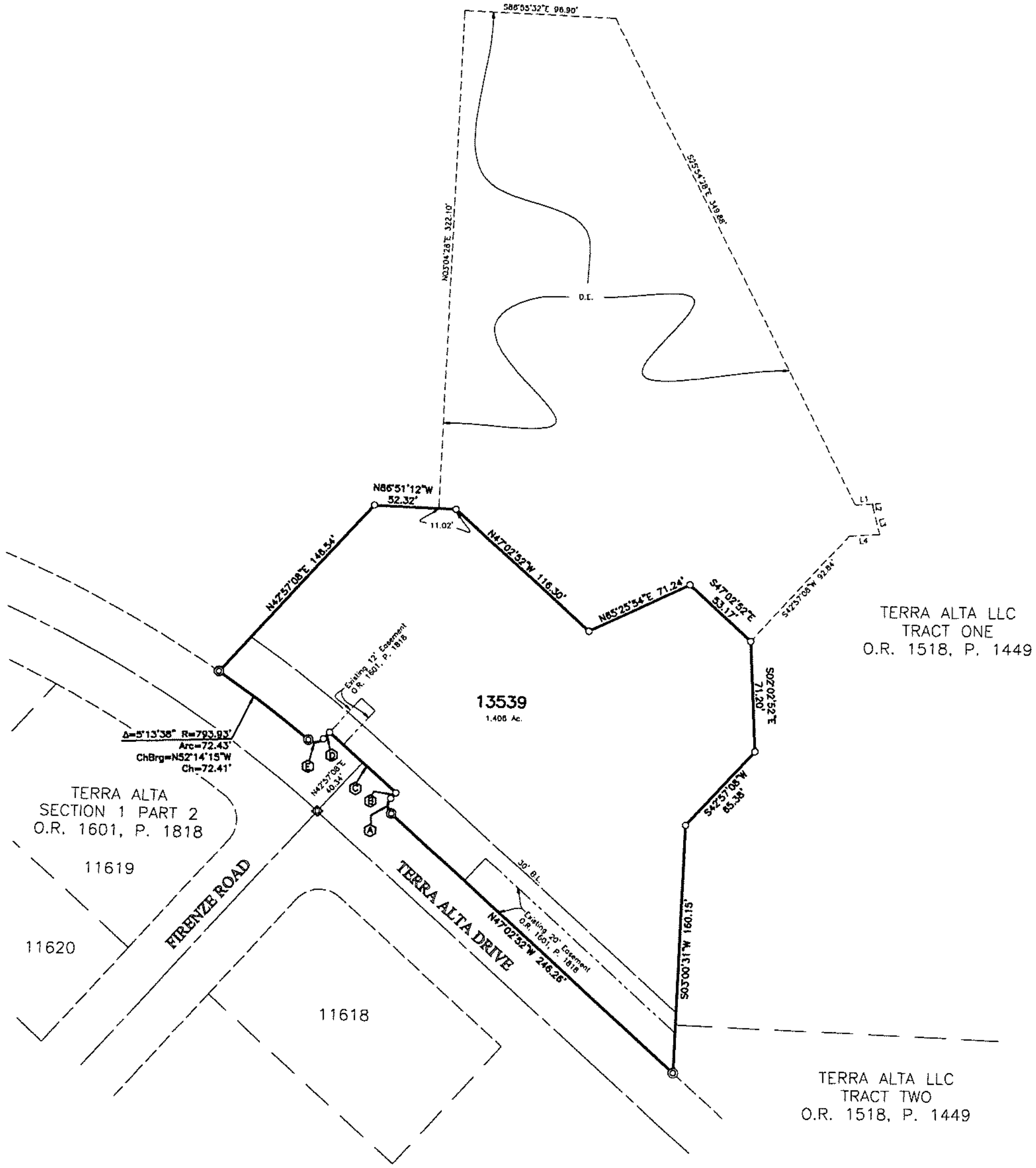
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

o = 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:\2020\0659\DWG\0659-SUBDIV.PLAT.2020059-VS-PLAT-01.DWG plotted by NORMAN (NORMA on 2/19/2021 3:13:42 PM last saved by NORMAN on 2/19/2021 3:13:31 PM
File: 2020059-VS-SUBDIV.PLAT.2020059-VS-PLAT-01.DWG & 2020059-VS-PLAT-REF-XREF.DWG & 20130717-VS-PLAT-SEC1-PREL.DWG & 5 UNNAMED BINDING & 2020059-VS-PLAT-XREF.DWG

TERRA ALTA CLUBHOUSE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°55'41"W	11.21'
L2	S05°21'21"E	2.32'
L3	S13°20'46"E	17.97'
L4	S86°55'41"W	19.41'

(A) Δ=90°00'00" R=7.00'
Arc=11.00'
ChBrg=N02°02'52"W
Ch=9.90'

(B) N42°57'08"E
5.00'

(C) N47°02'52"W
58.00'

(D) S42°57'08"W
5.81'

(E) Δ=87°25'26" R=7.00'
Arc=10.68'
ChBrg=S86°39'51"W
Ch=9.67'

Legend

B.L. = Build Line
D.E. = Drainage Easement

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 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 Terra Alta Clubhouse in effect at the time of platting of Terra Alta Clubhouse specifies the following setback requirements:

Front 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 Terra Alta Clubhouse are subject to the terms, conditions, restrictions, (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Terra Alta", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-75 on file at the City of Delaware Department of Planning and Community Development as PC 2013-2044.

NOTE "D": All utilities within Terra Alta Clubhouse 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.

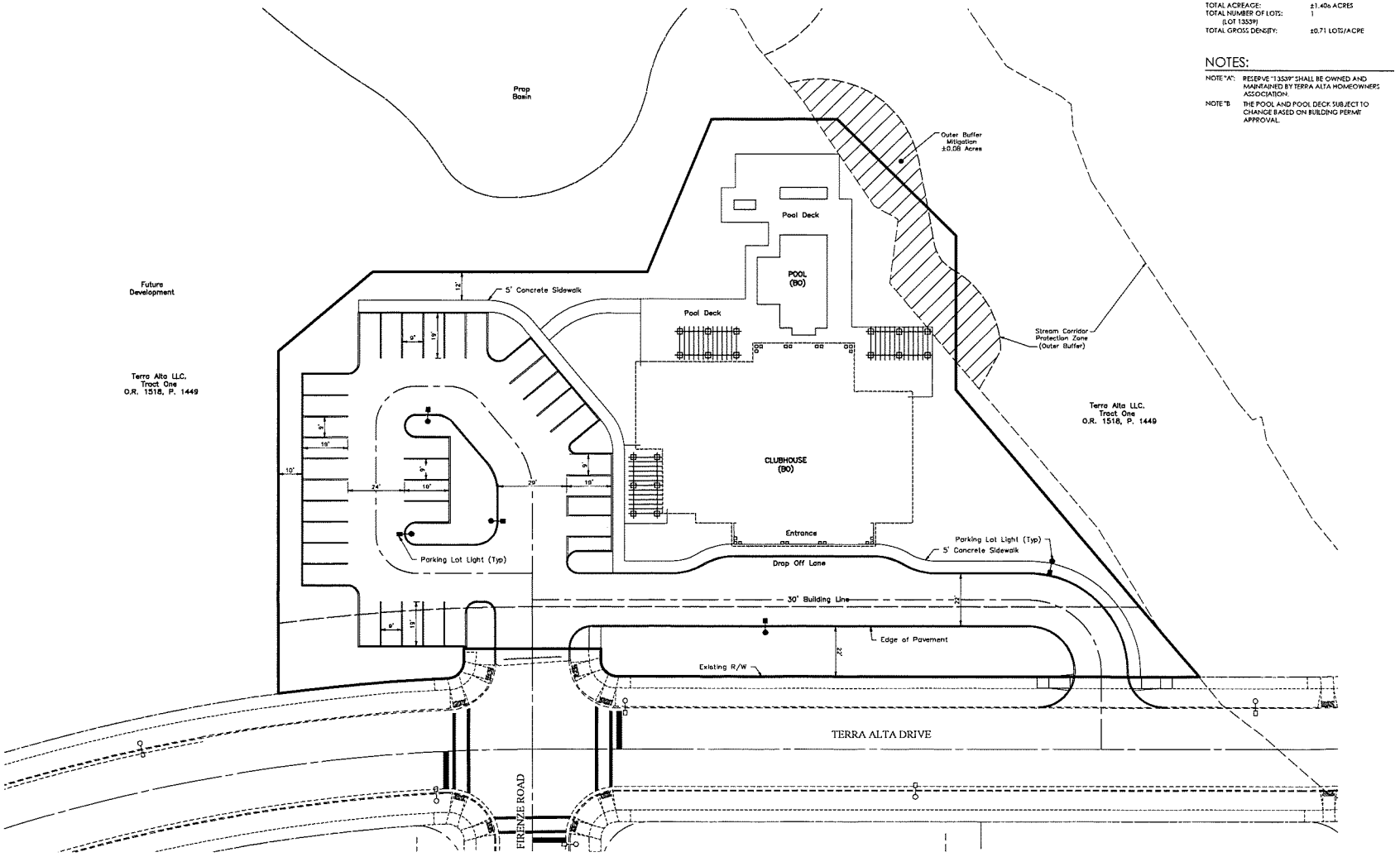
NOTE "E" - ACREAGE BREAKDOWN: Terra Alta Clubhouse is out of the following Delaware County Parcel Number:

41913001001000	1.393 Ac.
41913001002000	0.013 Ac.

NOTE "F": 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 Terra Alta Clubhouse 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 "G": At the time of platting, all of Terra Alta Clubhouse is within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on Flood Insurance Rate Map, Community Panel Number 39041C0118K, for Delaware County, Ohio and Incorporated areas, with an effective date of April 16, 2009.

40 32 24 16 8 0 20 40 80
GRAPHIC SCALE (in feet)



SITE STATISTICS:

TOTAL ACREAGE:	±1.40± ACRES
TOTAL NUMBER OF LOTS: (LOT 13539)	1
TOTAL GROSS DENSITY:	±0.71 LOTS/ACRE

NOTES:

NOTE "A": RESERVE "13539" SHALL BE OWNED AND MAINTAINED BY TERRA ALTA HOMEOWNERS ASSOCIATION.

NOTE "B THE POOL AND POOL DECK SUBJECT TO CHANGE BASED ON BUILDING PERMIT APPROVAL.

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

REVISIONS

MARK	DATE	DESCRIPTION

TERRA ALTA, LLC
VINCE ROMANELLI
148 WEST SCHRACK ROAD
WESTERVILLE OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-2045

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

TERRA ALTA CLUBHOUSE

SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: (614) 775-4500 FAX: (614) 775-4800
www.emht.com

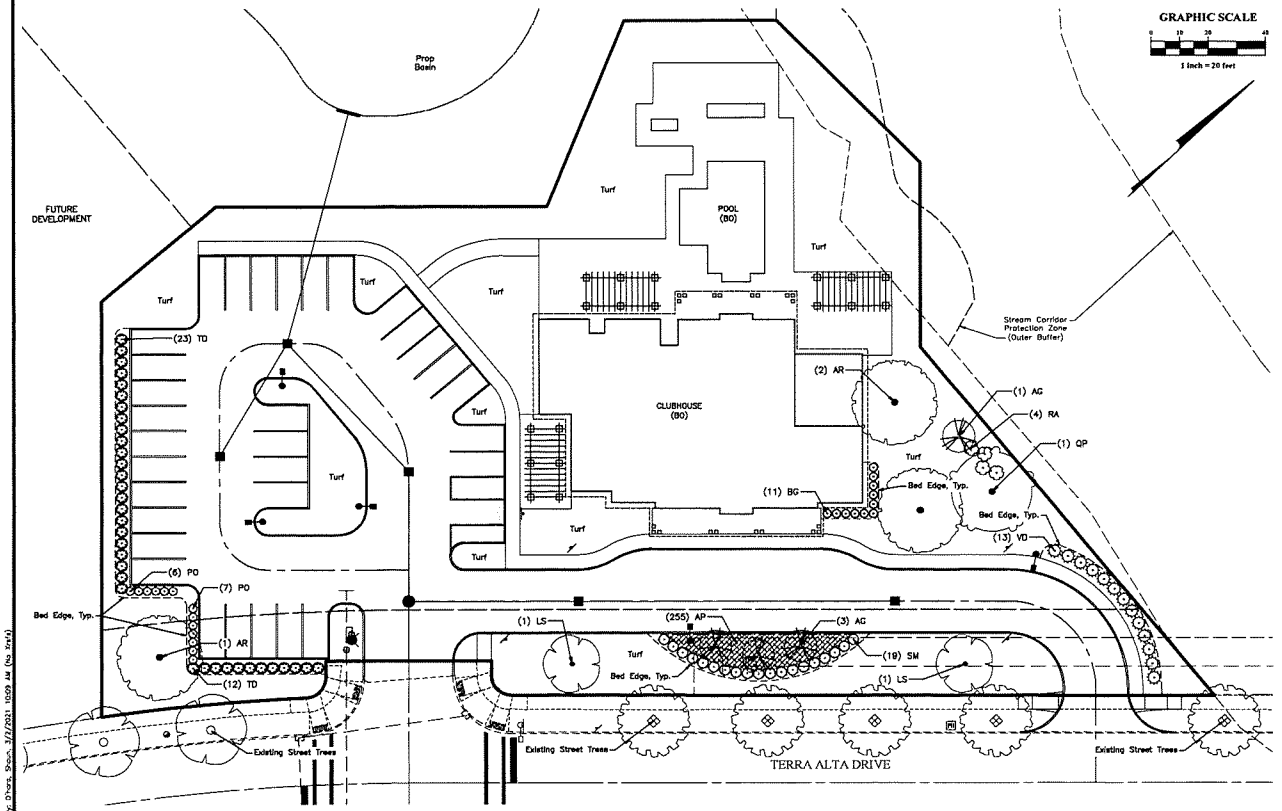
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March 3, 2021

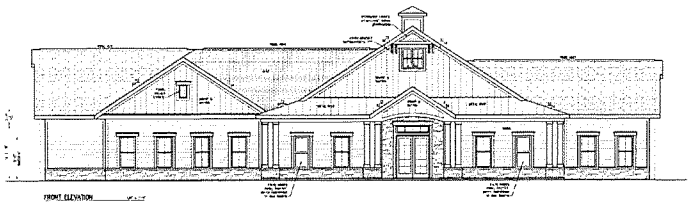
SCALE
1" = 20'

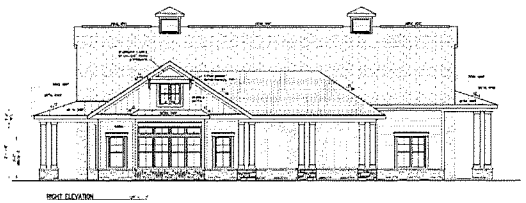
JOB NO.
20200659

SHEET
3/6

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See architecture plans for clubhouse and pool information.

PLANT SCHEDULE CLUBHOUSE LANDSCAPE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AR	3	Acer rubrum	Red Maple	3" Cal.	B&B
LS	2	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweet Gum	3" Cal.	B&B
QP	1	Quercus palustris	Pin Oak	3" Cal.	B&B
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.75" Cal.	Clump Form
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
PO	13	Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	24" Ht.	Cont.
RA	4	Rhus aromatica	Fragrant Sumac	18" Ht.	Cont.
SM	19	Syringa meyeri	Pollbin Lilac	24" Ht.	B&B
VD	13	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	36" Ht.	B&B
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
BG	11	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	Cont.
TD	35	Taxus x media 'Densiformis'	Dense Yew	30" Ht.	B&B
SEASONAL DISPLAY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
AP	550 sf	Annuals/Perennials/Ornamental Grasses		#1	Cont.

NOTES:

The City of Delaware Codified Ordinance states:

1166.06 Street tree planting requirements.
In all zoning districts, developers shall plant and maintain shade trees along public and private streets in compliance with the following (Ord. 03-78. Passed September 22, 2003)

Street trees for the clubhouse frontage were a part of the Terra Alta Drive plans.

1166.07 Landscaping requirements for front yards.

Except for lots devoted to single-family detached dwellings and two-family dwellings, all areas within the required building and parking setback, excluding driveway openings, shall be landscaped and maintained in compliance with the following:

(a) One shade tree shall be provided for every fifty (50) linear feet of lot frontage or fraction thereof, not including drive entrances.
The clubhouse lot has 390' of frontage along Terra Alta Drive. A rate of one tree per 50 feet equates to eight trees. Due to limited space within the front yard, the developer is proposing to install some of the eight trees in areas other than the front yard - see Landscape Plan this sheet.

(b) Each tree at the time of installation shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet. Two 1.75-inch trees may be substituted for each 3.0-inch tree. (Ord. 02-54. Passed June 10, 2002)
The Developer shall install the four 1.75-inch caliper and six 3-inch caliper front yard trees.

(c) One shrub shall be provided for every ten (10) linear feet of lot frontage or fraction thereof, not including drive entrances.
The clubhouse lot has 390' of frontage along Terra Alta Drive. A rate of one shrub per 10 feet equates to 39 shrubs. Due to limited space within the front yard, the developer is proposing to install some of the 49 shrubs in areas other than the front yard - see Landscape Plan this sheet.

(d) All areas not devoted to trees and shrubs shall be planted with grass, ground cover or other live landscape treatment, excluding paving or gravel.
All areas not devoted to trees and shrubs will be planted with grass.

(e) The landscaping may be flexible in its arrangement by appropriately aggregating the required plant material.
See Site Plan this sheet.

1166.08 Screening and buffering when a lot abuts a residential district or use.

Screening and buffering along the entire length of a common boundary shall be provided in accordance with the following regulations and shall be approved as part of the development plan required by Chapter 1129.

(a) Required for the Following. Screening and buffering shall be required according to the following:
(1) When a lot in any nonresidential district abuts a residential district.
(2) When a lot in an R-5, R-6, R-7 or R-8 District abuts a residential district, and
(3) When a lot in a residential district is devoted to a nonresidential conditional use.

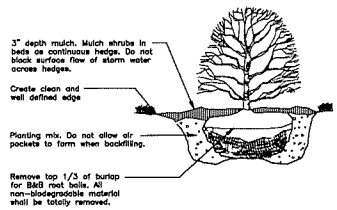
(b) Width of Buffer Yard. Each required buffer yard shall have a minimum width equal to the parking setback required for the district.

(c) Screening. When the natural vegetation within the required buffer yard does not form a solid, continuous, visual screen or does not have a minimum height of six (6) feet along the entire length of the common boundary, screening shall be installed in compliance with the following:
(1) Screening Materials. Screening within the buffer yard shall consist of one or more of the following:
A. A dense vegetative planting incorporating trees and/or shrubs of a variety which shall be equally effective in winter and summer. Trees and/or shrubs shall be adequately spaced to form a solid, continuous visual screen within three (3) years after the initial installation.
B. Non-living opaque structures such as a solid masonry wall or a solid fence that is compatible with the principal structure.
C. A fence with openings through which light and air may pass together with a landscaped area at least ten (10) feet wide. A chain link fence shall not be permitted.D.A landscaped mound or berm at least five (5) feet wide, with no more than a 3:1 slope.
(2) Location. The location of the wall, fence, or vegetation shall be placed within the buffer yard to maximize the screening effect, as determined by the Planning Commission.
(3 Height of Screening. The height of screening shall be in accordance with the following:
A. Visual screening by walls, fences, or mounds in combination with vegetation, fences or walls shall be a minimum of six (6) feet high measured from the natural grade, except as set forth in subsection B below.
B. Whenever the required screening is located within a front yard or within fifty (50) feet of a parking lot, drive, or driveway entrance, the required screening shall not exceed a height of three (3) feet.
C. When used alone, vegetation shall be a minimum of six (6) feet high, as measured from the natural grade, in order to accomplish the desired screening effect. The required height shall be achieved no later than two (2) years after the initial installation.

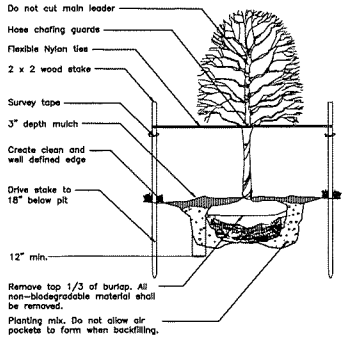
1166.09 Screening and landscaping of parking lots.
(a) Landscaping on the Interior of Parking Lots. All new parking spaces and tree associated driving aisle shall be defined by landscaped curbed islands, as described more fully elsewhere in this Chapter plus Chapter 1161—Parking. In addition to those parking lot islands, larger parking lots shall provide additional interviewing or midway islands to break up the sea of asphalt, to provide shade for cars and pedestrians, and to be areas to absorb run-off. As such, additional interior landscaping of parking lots shall be provided in accordance with the following requirements: (Ord. 04-82. Passed 6-14-04)
1. For any parking area designed to accommodate forty (40) or more vehicles, a minimum of 5 percent (5%) of the parking lot shall be planted as landscaped island areas.
A. Landscaped islands shall be developed and distributed throughout the parking lot to:
1. Define major circulation aisles and driving lanes, and
2. Provide visual and climatic relief from broad expanses of pavement.
B. Each island shall be a minimum of ten (10) feet in any horizontal dimension.
C. Within the landscaped islands, one (1) shade tree shall be provided for every ten (10) parking spaces. Each tree, at the time of installation, shall have a minimum caliper of 3.0 inches and a clear trunk height of at least six (6) feet. Two 1.75-inch trees may be substituted for each 3.0-inch tree.
D. 2 Shrubs or low, spreading plant materials shall be planted within required landscaped islands in such a way that there is no impairment to the visibility of motorists or pedestrians.
E. C Landscaped areas adjacent to the perimeter of the parking area shall not be counted as interior parking lot landscaped areas.
The proposed parking lot contains 29 spaces (less than 40 spaces).
2. For the purpose of this Section the area of a parking lot shall be the total vehicular surface area including circulation aisles.

(b). Screening Along Public Streets and Perimeter of Parking Areas. Whenever parking areas consisting of five (5) spaces or more are located such that the parked cars will be visible from a public street, screening, in addition to the interior landscaping required in subsection (a) above, shall be provided and maintained between the parking area and the street right-of-way.
(1)All shrubs, berms, walls, and fences shall have a minimum height of three (3) feet.
(2)Such landscaping and/or screening shall be located parallel to and within five (5) feet of the edge of the parking lot.
(3)Berms, with vegetation, are preferred.
A continuous row of shrubs shall be installed between the parking lot and Terra Alta Drive, and along the west property line. See Landscape Plan this sheet.

The Developer and/or Home Owners Association my install more plants than what are depicted on this sheet sometime in the future.



Shrub Planting
No Scale



Deciduous Tree Planting
No Scale

MARK	DATE	DESCRIPTION
		REVISIONS

TERRA ALTA, LLC
VINCE ROMANELLI
1458 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-2045

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

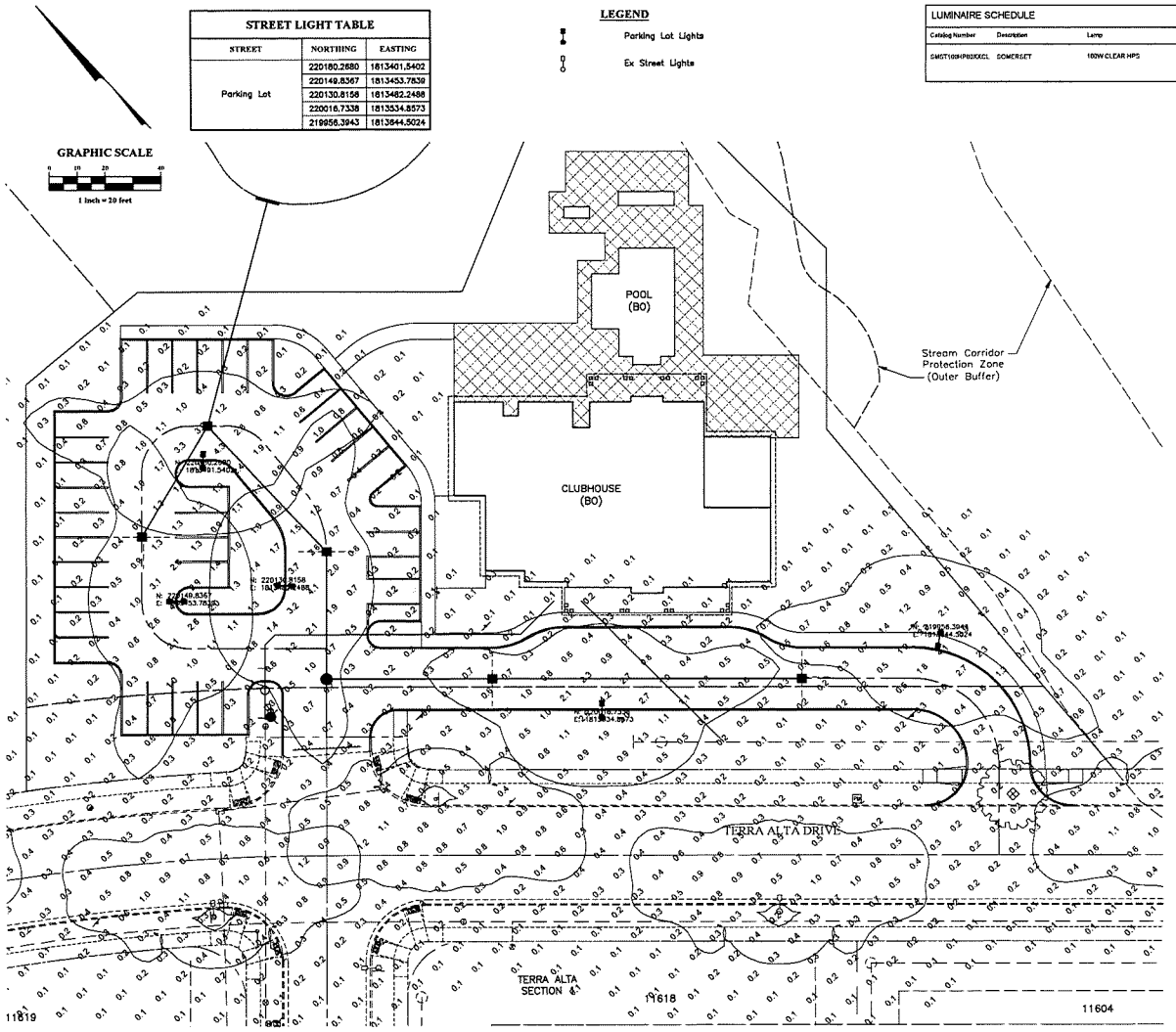
TERRA ALTA CLUBHOUSE

LANDSCAPE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3800 Tuttle Crossing Blvd., Dublin, OH 43016
Phone: (614) 775-4500 Fax: (614) 775-4800
emht.com

DATE: March 3, 2021
SCALE: 1" = 20'
JOB NO.: 20200659
SHEET: 4/6

J:\2020\0659\Dwg\04\Design\Civil development plan\Landscape Plan.dwg, Last Saved By: jbriggs, Mar 03, 2021 9:53 AM, Last Plotted By: jbriggs, Mar 03, 2021 10:09 AM (No Xrefs)



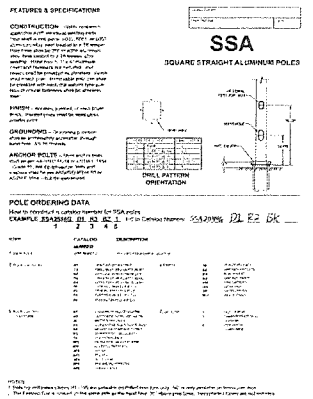
STREET LIGHT TABLE		
STREET	NORTHING	EASTING
Parking Lot	220180.2680	1813401.5402
	220149.8367	1813453.7839
	220130.8158	1813482.2488
	220016.7338	1813534.8573
	219956.3943	1813844.5024

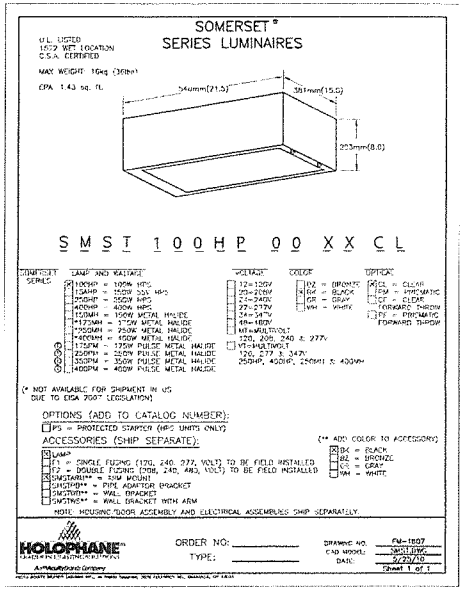
LEGEND

- Parking Lot Lights
- Ex Street Lights

LUMINAIRE SCHEDULE						
Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
SMST100HP00XXCL	SOMERSET	100W CLEAR HPS	SMST100HP00XXCL.ies	9500	0.81	128

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot and Drives	0.9 fc	4.3 fc	0.2 fc	26.5:1	4.5:1





REVISIONS			
MARK	DATE	DESCRIPTION	

TERRA ALTA, LLC
VINCE ROMANELLI
148 WESTMINSTER AVENUE
WESTERVILLE, OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-3045

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

TERRA ALTA CLUBHOUSE

LIGHTING 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: March 3, 2021

SCALE: 1" = 20'

JOB NO.: 20200659

SHEET: 5/6

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GRAPHIC SCALE
1 inch = 30 feet

SHEET	JOB NO.	SCALE	DATE		
9/9	20200659	1" = 30'	March 3, 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
TERRA ALTA CLUBHOUSE

ILLUSTRATIVE SITE PLAN

TERRA ALTA, LLC
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
TEL: (614) 891-2042
FAX: (614) 891-2045

REVISIONS

MARK	DATE	DESCRIPTION

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

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 Terra Alta Clubhouse Address Terra Alta Drive

Acreage 1.4 Square Footage +/- 6,127 SF Number of Lots 1 Number of Units 1

Zoning District/Land Use R-2 PMU Proposed Zoning/Land Use _____ Parcel # 419-13001001000, 419-13001002000

Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Road, Westerville, Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Owner Name Terra Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schock Road, Westerville Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Joe Looby

Address 5500 New Albany Road, Columbus, Ohio 43054

Phone 614-775-4700 Fax _____ E-mail jlooby@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 Owner Printed Name

_____ Joseph E. Looby (EMHT)

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

_____

Notary Stamp Notary Public

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

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
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Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Road, Westerville, Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Owner Name Terra Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schock Road, Westerville Ohio 43081

Phone 614-891-2042 Fax _____ E-mail Johlin@rh-homes.com

Engineer/Architect/Attorney EMH&T Contact Person Matt Kirk

Address 5500 New Albany Road, Columbus, Ohio 43054

Phone 614-775-4700 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 Owner Printed Name

_____ Matthew A. Kirk (EMHT)
Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

_____ _____
Notary Stamp Notary Public
