CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

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

REGULAR MEETING May 5, 2021

1. ROLL CALL

2. APPROVAL of the Motion Summary of the Planning Commission meeting held on April 7, 2021, as recorded and transcribed.

3. REGULAR BUSINESS

A. Glenross North
(1) 2021-1052: A request by Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
(2) 2021-1056: A request by Vincent Romanelli for approval of a Conditional Use Permit allowing the Placement of PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
(3) 2021-1071: A request by Vincent Romanelli for approval of a Preliminary Development Plan for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
(4) 2021-1072: A request by Vincent Romanelli for approval of a Preliminary Subdivision Plat for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

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

- o 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.**

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

d. Commission Action

B. Davis Subdivision Tract

(1) 2021-1078: A request by Charles R. Davis for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.

(2) 2021-1081: A request by Charles R. Davis for approval of a Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.

Anticipated Process

a. Staff Presentation
b. Applicant Presentation
c. Public comment (public hearing)

PUBLIC COMMENT OPTIONS:

- o 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.

- o 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.**

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

d. Commission Action

4. PLANNING DIRECTOR'S REPORT

5. COMMISSION MEMBER COMMENTS AND DISCUSSION

6. NEXT REGULAR MEETING: June 2, 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
April 7, 2021
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:33 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, 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 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.

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

Motion: Vice-Chair Mantzoros motioned to approve the Motion Summary for the Planning Commission word session meeting held on March 17, 2021, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 7-0 vote.

ITEM 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)
         There was no public comment submitted or request to speak.

      c. Commission Action

Motion: Mr. Volenik motioned to approve 2021-0812, seconded by Mr. Prall. Motion approved by a 7-0 vote.
Motion: Mr. Volenik motioned to approve 2021-0814, seconded by Mr. Prall. Motion approved by a 7-0 vote.

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

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

John Oney
Archall Architectural Alliance
49 East Third Avenue
Columbus, Ohio

c. Public comment (public hearing)

The following individuals provided public comment through Cisco Webex:

Dawn Hardwick
2203 Green Lawn Drive
Delaware, Ohio

Jayne Marcum
128 Hanover Court
Delaware, Ohio

Gary Salyer
126 Hanover Court

Michael Dardarian
1890 Mary Dell Lane
Delaware, Ohio

Diane Orick
1920 Mary Dell Lane
Delaware, Ohio

Gary and Teresa Milner
2138 Greenlawn Drive
Delaware, Ohio

The following individuals submitted a letter which was read into the record by the City Council Clerk:

Edward Schlote
378 Cod Springs Lane
Delaware, Ohio

Paul Clark
2191 Greenlawn Drive
Delaware, Ohio

Brett Latta
376 North Sandusky Street
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0589, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0591, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

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

APPLICANT:
Joe Looby
EMHT
5500 New Albany Road
Columbus, Ohio

Joseph Lamparyk
Pulte Homes of Ohio LLC
475 Metro Place South, Suite 200
Columbus, Ohio

c. Public comment (not a public hearing)

There was no public comment request to speak or letters submitted.

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0601, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0603, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

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

APPLICANT:
Jeff Strung
EMHT
5500 New Albany Road
Columbus, Ohio

Jim Ohlin
Terra Alta LLC
148 West Schrock Road
Westerville, Ohio

c. Public comment (not a public hearing)

There was no public comment request to speak or letters submitted.

d. Commission Action

Motion: Mr. Volenik motioned to approve 2021-0605, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approve 2021-0606, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: May 5, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:45 p.m.

_____
Chairperson

Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-1052, 1056, 1071-1072
REQUEST: Multiple Requests
PROJECT: Glenross North Subdivision
MEETING DATE: May 5, 2021

APPLICANT/OWNER
Vince Romanelli
148 West Schrock Road
Westerville, Ohio 43081

REQUESTS
2021-1052: A request by Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
2021-1056: A request by Vincent Romanelli for approval of a Conditional Use Permit allowing the Placement of PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
2021-1071: A request by Vincent Romanelli for approval of a Preliminary Development Plan for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
2021-1072: A request by Vincent Romanelli for approval of a Preliminary Subdivision Plat for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

PROPERTY LOCATION & DESCRIPTION
The subject parcel is located east of Glenn Parkway, west of the railroad tracks and north of the Glenross North Subdivision Sections 1-4. The parcel is in the process of being annexed into the City and would be zoned A-1 (Agricultural District) upon annexation per the zoning code unless the applicant requests a rezoning which they are in this application. The zoning to the south is R-2 PMU\(One Family Residential District with a Planned Mixed Overlay District) while the zoning to the north, east and west is FR-1in the Township.

BACKGROUND/PROPOSAL
In 2015, Planning Commission and City Council approved a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat (Ordinances 15-68-71) for Glenross North Subdivision Sections 1-4 for 196 single family-lots on approximately 100 acres. Since then the developer has received Final Development Plan and Final Subdivision Plats for all four sections with houses under construction in Sections 1-3.

Now the developer is proposing to annex the 43.6 acres north of Glenross North Sections 1-4 and requesting a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to construct 91 single-family lots on 43.6 acres. The proposed development would be an addition to the Glenross North Subdivision containing Sections 5 and 6 with updated development text.

STAFF ANALYSIS

- **ZONING:** The developer is proposing to rezone the property to R-2 PMU (Planned Mixed Use Overlay District) with development text to be consistent with Glenross North Sections 1-4 while allowing an appropriate transition to Berlin Station Road which allows greater flexibility and creativity in the layout of the development, create active and passive open space. While there are certain benefits to the Developer, the PMU Overlay also allows greater control of the development by the City by ensuring the development will be executed to a very specific and high-quality standard. From a procedural perspective, the development requires a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat approval by the Planning Commission and City Council. Subsequently, each section would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council.
- **LAND USE:** The proposed single-family development is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the "Cheshire Subarea" of the plan. The

proposed density of 2.09 units per acres is less than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan.

Additionally, over the past three years the City of Delaware has been in the process of updating the Comprehensive Plan. 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 "Suburban Residential" which is an area found towards the perimeter of the current city limits characterized by homogenous housing types and architectural styles in a block, along a street, or clustered in pods around a common open space. Some of the development types targeted for Suburban Residential Areas would include, but not be limited to, "Traditional Small Lot Single-Family", "Traditional Medium Lot Single-Family", and "Natural Conservation/Preserves". This proposed development offers a housing product which blends into an adjacent neighborhood with a similar residential use. In addition, the proposed development contains the following critical factors for a Suburban Residential Area; connectivity of roads, improving connectivity through completion of sidewalk and trail connections, providing adequate common open space, and requiring tree lawns along all residential streets. Therefore, this development would be appropriate for this property's character area per the "Delaware Together" Comprehensive Plan.

- **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 a technical review by the Engineering Department once a complete plan set is submitted for review. In addition, all retention ponds should be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer. Also, this area is subject to the South East Highland Sanitary Sewer additional capacity fee of $3,200 per dwelling unit.
- **ROADS AND TRAFFIC**: The proposed main access point would be from a proposed right-in/right-out on Glenn Parkway which has a center median and internally the development would connect into Section 4 to the south thru Irvine Way. All the streets would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development is subject to the single-family lot transportation fee of $1,000 per dwelling unit.
- **SITE LAYOUT:** In Sections 5 and 6, the main access road from Glenn Parkway extends east into a loop street design with an access point to Section 4 on the southern portion of the loop. The southern leg of the loop extends into a cul-de-sac that terminates at the railroad tracks. A retention pond is located north and south of the entrance along Glenn Parkway which are located in 4.8-acre and 2.3-acre reserve areas respectively. A landscape buffer with mounds and trees would span along Glenn Parkway and adjacent to the railroad tracks to the east.

  The developer is proposing 91 single family lots with the minimum lot size being 65 x140 (9,100 square feet). The minimum building setbacks would require 30 foot front yard, 35 foot rear yard and 15 foot side yard (minimum 6 feet) setbacks. In addition, the minimum house sizes would be 1,800 square feet for a one-story ranch and 2,000 square feet for a two-story. Also to comply with the base zoning code, all the corner lots would be oversized by 33% from the base lot size.
- **DESIGN:** Sections 5 & 6 of the proposed subdivision has the following architectural standards: 1.) At least 35% of the front elevation of all homes constructed on the Property (excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows) shall consist of brick, stone or cultured stone;2.) All vinyl siding products used on homes constructed on the Property shall be architectural grade, vinyl siding – higher end, as defined in Chapter 1171.08 (c) on all elevations; 3.) EIFS or similar products are prohibited as an exterior material; 4.) 5). All houses shall have a minimum 2 car attached garage: 6). All houses shall have dimensional shingles; 7.) All houses shall have a roof pitch of not less than 6/12. In addition, all the houses shall comply with approved development text and Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **PARKLAND AND OPEN SPACE**: Sections 5 & 6 has 13.1 acres of passive open space in four reserve areas A-D (the reserve areas shall be re-lettered to F, G, H & I respectively to be consistent and sequential with Sections 1-4). Reserve A (1.9 acres) which is located on northern portion of the development, shall be

dedicated to the City. Reserve B (4.8 acres) and Reserve C (2.3 acres) are located north and south of main entrance along Glenn Parkway and contains retention ponds, mounding and landscaping while Reserve D (4.1 acres) is located along the railroad tracks which contains mounding and landscaping for buffering against the railroad tracks.

The active parkland for this development is located in Section 2 which includes 7.0-acre radial park with amenities such as a pool with a pool house, a tot lot and open playing field. In addition, there is a 8.69 City neighborhood park located along Glenn Parkway just south of the roundabout. These two parks would provide active amenities for the entre subdivision.

- **LANDSCAPING PLAN:** The applicant has submitted a comprehensive landscaping plan that includes street trees, perimeter landscaping, reserve landscaping and entrance signage landscaping. The developer is proposing a minimum 3-6-foot-high mound with landscaping and a three rail wood fence stained white adjacent to Glenn Parkway. Staff recommends a composite fence material because of future maintenance issues. In addition, the applicant is proposing an approximate 4-6 foot high mound adjacent to the railroad tracks while the development text requires a 10-12 foot high mound to be consistent with mounding at Glenross North Subdivision Sections 1-4 and the Communities at Glenross Subdivision just south of the subject development. Entrance signage is located on each side of the main entrance that would be approximately 6 feet tall and 5 feet wide and be constructed of cut limestone with a stone cap. The evergreen trees shall be a minimum 4-foot-high at installation and the deciduous trees shall be a minimum 1.75-inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impeded visibility at intersections, or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.
- **BIKE PATHS AND PEDESTRIAN ROUTES**: The developer constructed an 8-foot-wide asphalt bike path along Glenn Parkway to the then terminus of Glenn Parkway (Section 1). Since then, the City has extended Glenn Parkway north to Berlin Station Road and now the developer shall extend the bike path along the entire frontage of their development. Sidewalks would be provided on both sides of all public streets in the subdivision.
- **TREE PRESERVATION:** The development would have to achieve compliance with Chapter 1168 Tree Preservation Regulations. The applicant needs to identify all trees (if any) a minimum 6 inches in caliper and identify if they will be saved and removed trees for staff review and approval prior to Final Subdivision Plat approval of the subject section. There appears to be minimal trees on the site but the existing tree lines along the north and east property lines shall be preserved.
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City and achieve compliance with the zoning code prior to Final Subdivision Plat approval of each subject section.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The developer has constructed the site work for Sections 1-3 with houses being built and the site construction for Section 4 is going to commerce soon. Section 5 site construction shall include the entrance from Glenn Parkway and the connection to Section 4 at Irvine Way for two access points into the development. Section 6 would complete the remainder of the subdivision.
- **CLUSTER MAILBOXES:** The developer shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.

STAFF RECOMMENDATION (2021-1052 – REZONING)
Staff recommends approval of a request by Vincent Romanelli for a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road, with the following condition that:

1. Any change of use of or major modification of the plan shall require conformance to all provisions of the Development Text.

STAFF RECOMMENDATION (2021-1056 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Vincent Romanelli for a Conditional Use Permit allowing the Placement of PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

STAFF RECOMMENDATION – (2021-1071 PRELIMINARY DEVELOPMENT PLAN)
Staff recommends approval of request by Vincent Romanelli for a Preliminary Development Plan for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road, 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. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. Reserve A (1.9 acres) shall be dedicated to City in the mylar Final Plat approval of Section 5.
6. A minimum 3-6-foot-high mound with landscaping shall be located along Glenn Parkway and a three-rail wood fence stained white adjacent to the retention ponds. 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 10-12-foot-high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding at Glenn Ross North Sections 1-4 and the Communities at Glenross just south of the subject development. The subject plan shall be reviewed and approved by the Shade Tree Commission.
8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
10. The tree lines along the north and east property lines shall be preserved as much as feasible.
11. The bike path along Glenn Parkway shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval of each section.
13. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of $3,200 per edu, the single family lot transportation fee of $1,000 per dwelling unit.
14. The reserve areas in Section 5 & 6 shall be re-lettered to F, G, H & I respectively to be consistent and

sequential with Sections 1-4.

15. Section 5 site construction shall include the entrance from Glenn Parkway and the connection to Section 4 at Irvine Way.
16. The developer shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.

STAFF RECOMMENDATION – (2021-1072 PRELIMINARY SUBDIVSION PLAT)

Staff recommends approval of a request by Vincent Romanelli for a Preliminary Subdivision Plat for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road, 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. All retention ponds shall be setback a minimum of 80 feet from the edge of pavement for roads of 35 mph or higher or per the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. Reserve A (1.9 acres) shall be dedicated to City in the mylar Final Plat approval of Section 5.
6. A minimum 3-6-foot-high mound with landscaping shall be located along Glenn Parkway and a three-rail wood fence stained white adjacent to the retention ponds. 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 10-12-foot-high mound with landscaping shall be installed adjacent to the railroad tracks to be consistent with mounding at Glenn Ross North Sections 1-4 and the Communities at Glenross just south of the subject development. The subject plan shall be reviewed and approved by the Shade Tree Commission.
8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
10. The tree lines along the north and east property lines shall be preserved as much as feasible.
11. The bike path along Glenn Parkway shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
12. The street lighting plan shall be submitted, reviewed and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval of each section.
13. All elements of the Pre-Annexation Agreement shall achieve compliance with including but not limited to: voluntary developer entrance into the a New Community Authority, an additional sanitary sewer charge for the Southeast Highlands trunk sewer of $3,200 per edu, the single family lot transportation fee of $1,000 per dwelling unit.
14. The reserve areas in Section 5 & 6 shall be re-lettered to F, G, H & I respectively to be consistent and sequential with Sections 1-4.
15. Section 5 site construction shall include the entrance from Glenn Parkway and the connection to Section 4 at Irvine Way.
16. The developer shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 04/30/21

GLENROSS NORTH SUBDIVISION (SECTIONS 1-6)
PLANNED MIXED USE DEVELOPMENT TEXT
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT & RELATIONSHIP TO THE CITY OF DELAWARE COMPREHENSIVE PLAN

The Applicant is proposing an addition to Glenross North Subdivision that was approved in August 2005 (Ordinance 15-98) which would require an annexation and a rezoning amendment that would expand the subdivision to north by approximately 43.6 acres for a total of 143.6 acres. The applicant is requesting of the rezoning of the 43.6 acres from A-1 (Agricultural District – default zone upon annexation) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) to be consistent with existing Glenross North Subdivision. With the rezoning amendment, the subdivision would be divided into two Sub-Areas (A & B). The existing 100 acres would be Sub-Area A which would contain Sections 1-4 (already constructed and houses are being sold) while Sub-Area B would encompass 43.6 acres within Sections 5 and 6.



The R-2 PMU (One-Family Residential with a Planned Mixed Use Overlay District) which would consist of single-family homes and public and private park facilities that would connect into the existing City park and bikeway system would have 287 single family lots with 196 single family lots (majority have been constructed) in Sub-Area A and 91 single-family lots in Sub-Area B . The Applicant believes that such amendment will provide for the highest and best use of the Property, thereby permitting quality housing stock to be constructed within the City of Delaware. Additionally, as further discussed below, the Applicant believes that such amendment is in accordance with the City of Delaware Comprehensive Plan.

The purpose of this Development Text is to set forth all supplemental information required by the Zoning Code and set forth in textual form certain development standards that will apply to the Property. Accompanying this Development Text is a Preliminary Development Plan and Preliminary Subdivision Plat for Sub-Area B. All terms and conditions of the Preliminary Development Plan are incorporated in this Development Text by this reference.

The Property consists of approximately 143.6 acres located east of Glenn Parkway and north of the Glenross Golf Club, being located in the Cheshire Subarea of the City's Land Use Element incorporated in the Comprehensive Plan. The Property has been designated for development as residential housing in the City's Future Land Use Map. The proposed amendment is in keeping with the goals and policies established by the Comprehensive Plan for the following reasons:

a. The Property will be developed as residential housing as contemplated by the Land Use Element incorporated in the Comprehensive Plan.

b. The use of the Planned Mixed Use (PMU) Overlay District is consistent with the City's Objectives and Strategies in maintaining a reasonable land use balance to reflect the vision of the Comprehensive Plan. As stated in LU6.7 of the Land Use Element, planned district zoning "should be used as a flexible tool to meet the City's gross density requirements while providing a creative development plan with a mix of units, densities, and housing values within individual developments."

c. The Comprehensive Plan anticipates supporting residential development in the Cheshire Subarea and encourages mixing densities and unit types, as well as small open spaces to create interest and a sense of place within neighborhoods. See, LU23 of the Land Use Element.

d. Residential development in the Cheshire Subarea will be served by the Southeast Highland Sanitary trunk line. See, LU23 of the Land Use Element.

e. The policies set forth in the Comprehensive Plan concerning expansion to the City's waste water treatment system and storm water management system will be implemented in connection with development of the Property.

f. The policies set forth in the Comprehensive Plan concerning parks and recreational facilities for Delaware residents will be implemented with development of the Property.

In summary, by the amendment to the Zoning Ordinance in connection with the development of the Property as a Planned Mixed Use (PMU) development, the goals and objectives of the Comprehensive Plan will be met. This development will provide the City of Delaware an opportunity to obtain quality housing stock and will preserve in a park like setting approximately 35.5 acres within the subdivision as open space (22.4 acres in Sub-Area A and 13.1 acres in Sub-Area B).

2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this development to provide a residential development with compatible and common architectural design, streetscape, signage, lighting, and pedestrian amenities throughout the entire development. Architectural and site design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for this area unless otherwise noted.

b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this Development Text or the Preliminary Development Plan, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

c. **Conformance with Pre-Annexation Agreement.** The entire subdivision shall achieve compliance with Pre-Annexation Agreement between the City and the developer

d. **Limitations.** Nothing in this Development Text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan consistent with this Development Text or the Preliminary Development Plan.

e. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.

(2) Major change in the approved location of land uses or land use sub-areas.

(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

f. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.

(2) Any minor increase in the number of or change in the type and/or mix of dwelling units less than 5% in the total number of dwelling units.

(3) Minor change in the approved location of land uses or land use sub-areas.

(4) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

(5) Minor structural alterations that do not alter the overall design intent of the buildings.

g. **Tree Removal and Replacement.** There do not appear to be many significant trees on the subject site. Qualifying Major Trees as defined under current City of Delaware code shall be replaced as prescribed within the then current code. Every effort shall be made to preserve existing tree rows along the east and south property lines.

h. **Master Association.** A master homeowners association will be created for the entire development. The master homeowners association shall be responsible for maintenance and upkeep of all Reserves (except Reserve A which shall be dedicated to the City as a public park and the sidewalk adjacent to the park shall be maintained by the HOA), entrance features and common open space located on the Property. Any declaration shall be reviewed and approved by the City prior to the recording of the declaration. By majority vote of the property owners, the association shall be transferred to the homeowners when 75% of the units have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the City Director of Planning and Community Development that less than 75% of the units have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the units have been sold to third party buyers.

i. **Common Open Space.** The common open space (Reserves C, D, E, F, G, H & I) for the development of the Property shall contain approximately 27.1 acres. All open space will be owned and maintained by the Homeowners Association for the Development (except Reserve A which shall be dedicated to the City as a public park) subject to all necessary easements and agreements in connection with the overall development of the Property. The identified areas shall satisfy all common open space requirements. All common open space shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located.

j. **Parkland.** The Parkland (Reserves A & B) required by the Zoning Code shall be satisfied by the dedication of approximately 8.4 acres of land located primarily in the middle of the subdivision (7.0 acres) and just south of the main entrance (1.4 acres) on Glenn Parkway. The City may subsequently grant any covenants, easements, or restrictions to a third party for the purposes of holding the same. Applicant shall grant to the City an easement for a bike path along Glenn Parkway but maintained by the Homeowners Association, as depicted on the Preliminary Development Plan and as designed and constructed by the Applicant. The parkland and bike paths shall be open to the public with signage identifying such. Prior to or concurrent with the submittal of the Preliminary Subdivision Plat, the Applicant shall submit for review and approval a Preliminary Parkland and Open Space Improvement Plan. All public parkland shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located. Final plans for improvement shall be submitted concurrent with required phase of development.

k. **Utilities to be Located Underground.** All new utilities serving the Property shall be located underground. Additionally, and if determined to be economically feasible, any existing utilities that will serve the Property that are located above ground shall be relocated underground. The Applicant and the City shall work together to ensure that any technical and financial information provided by the respective utility company is fair and reasonable. Cell towers, DAS and small cell site(s) applications shall not be allowed with the subdivision and the covenant shall not reflect this.

l. **Composite Utility Plan Required.** Prior to the installation of any non-City owned utility, a composite utility plan shall be submitted for review and approval by the City. Such plan shall depict the location and type of all non-City owned utilities including the location and type of any above ground pedestal, transformer, meter, cabinet, and other such above ground structures that support the respective utility. Any above ground structure shall be inconspicuously located, dark green in color, and if located in any front yard shall not be higher than 5 feet.

m. **Removal of Existing Farm Fencing.** Unless demonstrated to the City that such fencing is not in the ownership of the Applicant, all existing farm fencing and barbed wire fencing shall be removed from the site at a minimum on a lot by lot basis.

n. **Construction Trailers.** Construction trailers shall meet all requirements of the current Zoning Code and shall be removed once construction activity has moved to another phase of the development. For example, once the public improvements have been accepted in Phase 2 any construction trailer located in Phase 1 shall be relocated to Phase 2 provided the respective builder is or will be constructing lots in the subsequent phase.

o. **Pedestrian Connectivity.** Multi-use paths will be constructed and accepted concurrently with the public improvements in which the multi-use path is located. Sidewalks will be constructed concurrently with the construction of a home on each lot.

    (1) A bike path was constructed along Glenn Parkway along Sections 1 per the adopted Bicycle and Pedestrian Plan 2027.

(2) The existing bike path on the east side of Glenn Parkway shall be extended north along the frontage of Sections 2-6 of the subdivision.

p. **Open Spaces.** Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:

1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk or pathway network and provide active recreation throughout as approved on the Preliminary Development Plan.

2) Crosswalks leading to open spaces shall be provided and as acceptable by the City Engineer.

3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces as depicted on the Preliminary Development Plan.

4) All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting and the incomplete landscaping is bonded with the City.

q. **Entry Features and Signs.** With the Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area. Internally illuminated signs are prohibited, but externally illuminated and backlighting of lettering is permitted.

r. **Prohibited Uses**. The following uses shall be prohibited:

(1) **Adult Entertainment Businesses:** (also known as sexually oriented businesses) are expressly prohibited from locating anywhere on the proposed Development site.

(2) **Wireless telecommunication facilities:** New, non-small cell towers are expressly prohibited from the entire Development site.

(3) **Outdoor Storage:** No outdoor storage is permitted on the site which includes open dumps, mineral extraction, etc.

(4) **Medical Marijuana**: No medical marijuana principal or accessory uses are permitted on the subject site.

(5) **Games of Skill:** Accessory or principle for-profit, non-charitable, skill based gaming uses oriented towards adults and designed to substantially mimic gambling devices such as but not limited to spinning skill stop games but not including traditional video arcade type

games typically found in restaurant/party center arrangements, for example Dave & Buster's, Magic Mountain, and Chuck E. Cheese

3. SUB-AREA A – (SECTIONS 1-4) SINGLE-FAMILY STANDARDS

a. **Uses.** The following uses of the Property shall be considered permitted or conditionally permitted as represented in the chart below by P or C, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this Development Text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

Land Use Category	Glenross North Uses
(1) Residential	
(1) Detached single-family dwelling	P
(2) Minor home occupation	P
(2) Recreational/Open Space	
(1) Park, playground	P
(2) Non-commercial recreation facility (including homeowner association-controlled facilities)	P
(3) Other	
(1) Public Safety & Service facility (local service)	C

b. **Density of Dwelling Unit Type.** The overall density shall not exceed that approved on the Preliminary Development Plan.

c. **Lot Standards.** The minimum lot sizes and frontages shall be that depicted on the Preliminary Subdivision Plat.

d. **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit.

Minimum Building Setbacks*	**Glenross North**
(a) Front Yard Setback	30 ft.
(b) Rear Yard Setback	35 ft.
(2) Side Yard Setback (1) 70 Foot lots (2) 80 foot lots	 7.5 ft. (total 15 ft) 10 ft (total 20 ft)

*Side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows. Such projections may extend 3 feet into the required side yard setback.

e. **Floor Area Requirements.** Each dwelling unit shall provide for the following minimum floor area, exclusive of basements (unless walk-out units), unfinished attic spaces, garages, and any attached or detached accessory buildings.

A. One story ranch – 1,800 sq. ft. – plus 200 square feet per bedroom in excess of 2 bedrooms per base code.

B. Two story – 2,000 sq. ft. – plus 200 square feet per bedroom in excess of 2 bedrooms per base code.

f. **Maximum Building Height.** The maximum height of any principal building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

g. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-2 District standards for detached single-family dwellings.

(1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types each building shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process.

(2) Representative home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan. Minor variations

thereafter shall be potentially administratively approvable as written in this Development Text.

(3) Exterior Material and Trim Standards.

A. All elevations of the subject house shall be constructed of 100% natural materials excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows. Natural materials include brick, stone, cultured stone, wood siding, stucco, SmartSide, fibrous cement siding, or other approved material,

B. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.

C. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features but not as a predominant roof system.

D. EIFS or similar products (excluding stucco) are prohibited as an exterior material.

E. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.

F. All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.

G. All homes will have, at a minimum, dimensional shingles.

(4) Design Standards

A. Materials on each home shall be varied to provide variety throughout the community.

B. All front elevations shall include a variety of styles, colors, and/or materials types of materials and shall meet the varied locations requirement of Chapter 1171.

C. All homes will have not less than a 2-car attached garage.

D. The principal roof structure on all homes will have a roof pitch of not less than 6/12.

E. Minimum 8-inch overhangs and rakes.

F. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.

G. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6-inch cross section or diameter.

H. Treated lumber shall be painted or stained, except when used on outdoor decks.

I. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.

J. All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater. Any porch shall be a minimum depth of 6 feet.

K. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including de-emphasizing the door color, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

L. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including matching the door color to the predominant color of the main structure, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

M. Side elevations shall include multiple windows and design elements that provide visual interest as well as allow light into the unit.

N. Rear elevations facing a public right-of-way shall have a minimum of two windows.

h. **Accessory Structures.** Fences (other than decorative fencing along front entrance paths and front porches) are prohibited in any front yard and must meet the standard fence specifications as provided with the Final Development Plan. Privacy fences are prohibited except around spas and hot tubs. Attached decks and patios may extend up to five (5) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the current Zoning Code.

4. SUB-AREA B – (SECTIONS 5-6) SINGLE-FAMILY STANDARDS

a. **Uses.** The following uses of the Property shall be considered permitted or conditionally permitted as represented in the chart below by P or C, respectively, and as defined by attached Chapter 1121 of the Zoning Code. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this Development Text, uses listed as conditionally permitted uses shall meet all the then current Zoning Code standards for approval of a Conditional Use Permit current at the time of application for the specific conditional use as well as any other regulations contained within the Zoning Code and applicable to the conditional use.

(3) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

Land Use Category	Glenross North Uses
(4) Residential	
(1) Detached single-family dwelling	P
(2) Minor home occupation	P
(5) Recreational/Open Space	
(1) Park, playground	P
(2) Non-commercial recreation facility (including homeowner association-controlled facilities)	P
(6) Other	
(3) Public Safety & Service facility (local service)	C

i. **Density of Dwelling Unit Type.** The overall density shall not exceed that approved on the Preliminary Development Plan.

j. **Lot Standards.** The minimum lot sizes and frontages shall be that depicted on the Preliminary Subdivision Plat.

k. **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit.

Minimum Building Setbacks*	Glenross North
(a) Front Yard Setback	30 ft.
(b) Rear Yard Setback	35 ft.
(c) Side Yard Setback	6 ft minimum, 15 ft between homes

*Side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows. Such projections may extend 3 feet into the required side yard setback.

l. **Floor Area Requirements.** Each dwelling unit shall provide for the following minimum floor area, exclusive of basements (unless walk-out units), unfinished attic spaces, garages, and any attached or detached accessory buildings.

A. One story ranch – 1,800 sq. ft.

B. Two story – 2,000 sq. ft.

m. **Maximum Building Height.** The maximum height of any principal building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

n. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-2 District standards for detached single-family dwellings.

1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types each building shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process.

2) Representative home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan. Minor variations thereafter shall be potentially administratively approvable as written in this Development Text.

3) Exterior Material and Trim Standards.

A. At least 35% of the front elevation of all homes constructed on the Property (excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows) will consist of brick, stone or cultured stone.
B. All vinyl siding products used on homes constructed on the Property shall be architectural grade, Vinyl Siding – Higher End, as defined in Chapter 1171.08 (c) on all elevations.
C. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
D. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features.
E. EIFS or similar products are prohibited as an exterior material.
F. All exposed foundation walls shall be brick patterned concrete.
G. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.
H. All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.
I. All homes will have, at a minimum, dimensional shingles.

4) Design Standards

A. Materials on each home within a Sub-Area shall be varied to provide variety throughout the Sub-Area.
B. All front elevations shall include a variety of styles, colors, and/or materials types of materials including as an example, but not limited to, vinyl shake siding.
C. All homes will have not less than a 2-car attached garage.
D. The principal roof structure on all homes will have a roof pitch of not less than 6/12.
E. The principal roof structure on all homes will have an overhang of not less than 12 inches and an end rake of not less than 8 inches.
F. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
G. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6-inch cross section or diameter.
H. Treated lumber shall be painted or stained, except when used on outdoor decks.
I. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
J. All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, whichever is greater. Any porch shall be a minimum depth of 5 feet.
K. Front elevations shall be designed to de-emphasize the visual impact of the garage. All garage doors facing a public street shall be architecturally upgraded to include design elements consistent with the design of the home and development including de-emphasizing the door color, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.

o. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways & Corridors Plan unless modified herein.

(1) All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text.

(2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation or per City Arborist.

(3) Along Glenn Parkway, an earth mound, no less than 3 feet and not more than 6 feet in height as measured from the bike path shall be installed with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance.

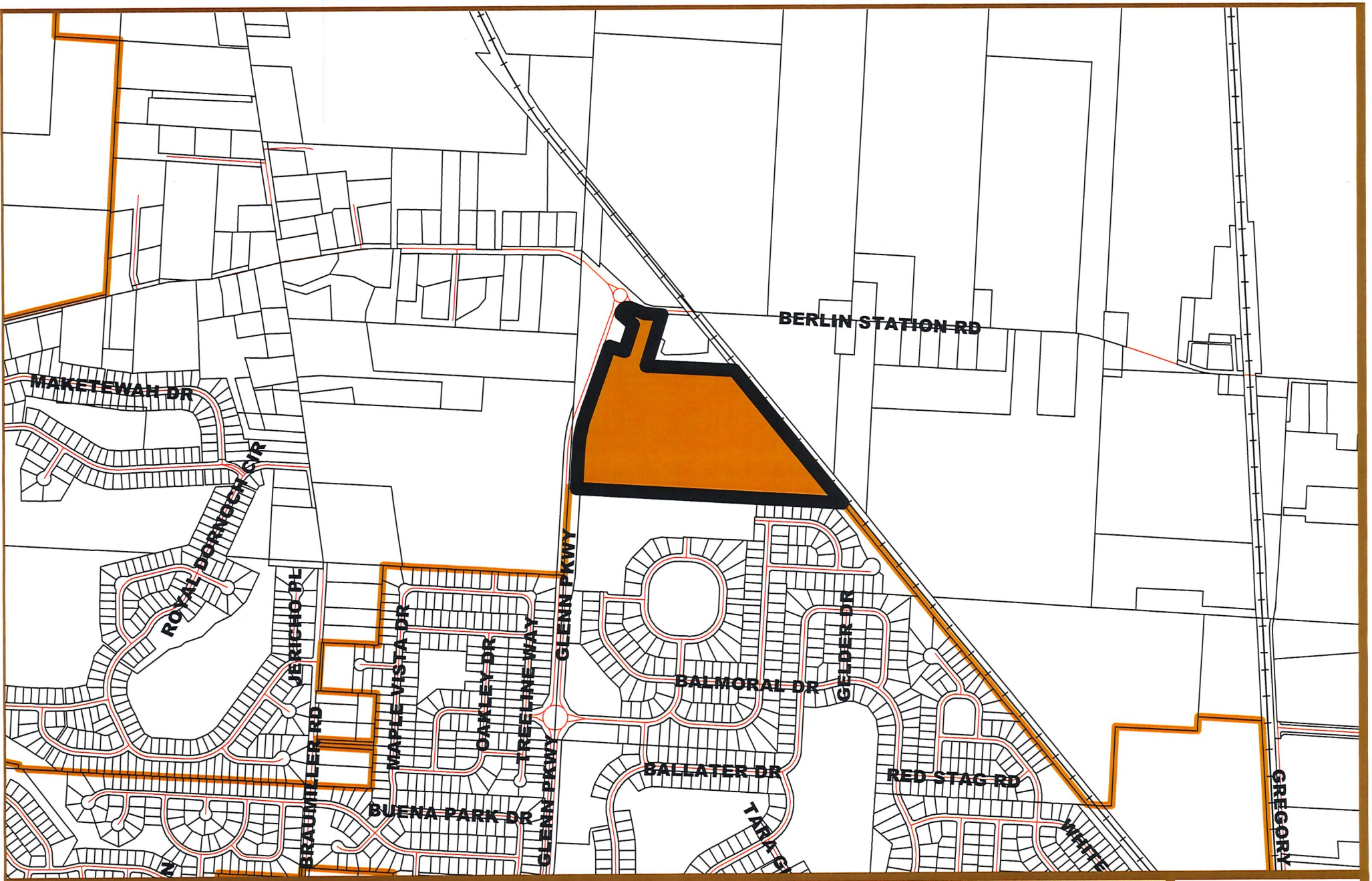
(4) A typical landscaping plan for each unit type shall be submitted and approved with the Final Development Plan. This typical landscaping shall set forth the minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy. Landscaping species may be varied on a permit by permit basis.

(5) Ground mounted equipment shall be screened from view using plant materials providing 100%-year-round opacity. Air conditioning units shall be located in manner that minimizes the view from the public right-of-way.

(6) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain/aerator.

(7) Along the existing railroad tracks, an earthen mound, no less than 10 to 12 feet high shall be installed with coniferous plantings providing complete screening at a combined mound and landscaping height of no less than 16 feet in a manner consistent with the mounding to the south in the Communities at Glenross Subdivision. This can be achieved by a soldier course of plantings across the top of the mound leaving sufficient room for trees to grow adequately as approved by the City's urban forester.

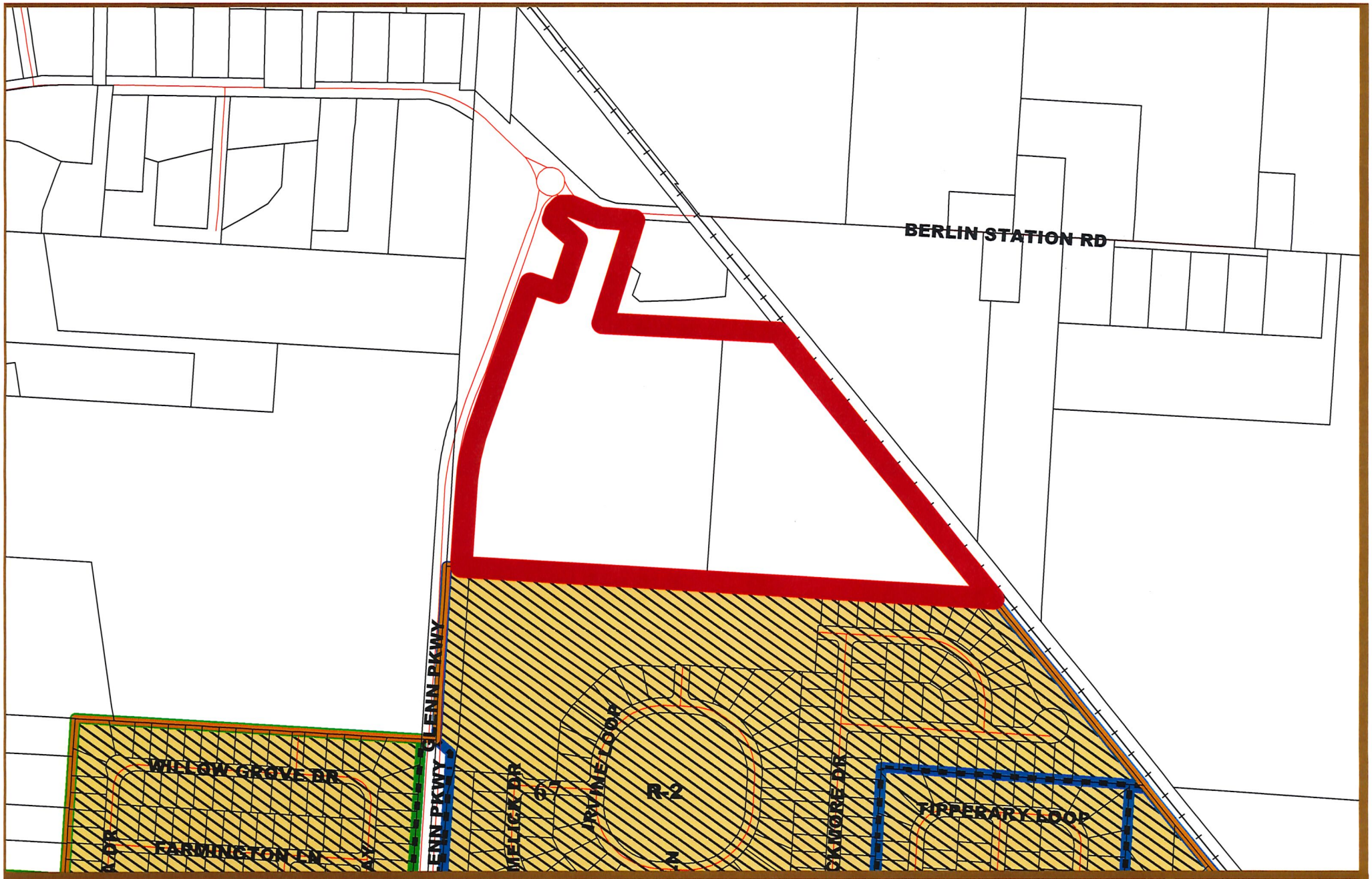
(8) Common HOA landscaping shall be well maintained including regular mowing, trimming, mulching and weeding.



EST 1808
CITY OF
DELAWARE
OHIO

2021-1052 & 1056 & 1071-1072
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Preliminary Subdivision Plat
Glenross North Subdivision - Sections 5 & 6
Location Map

N



EST 1808
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DELAWARE
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Glenross North Subdivision - Sections 5 & 6
Zoning Map

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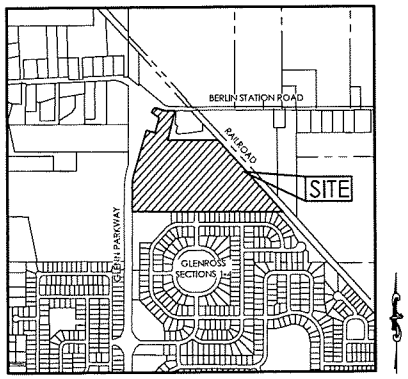
2021-1052 & 1056 & 1071-1072
Rezoning Amendment, Conditional Use Permit,
Preliminary Development Plan, and Preliminary Subdivision Plat
Glenross North Subdivision - Sections 5 & 6
Aerial (2019) Map

N

GLENROSS NORTH SECTION 5 & 6

DELAWARE, OHIO

PRELIMINARY DEVELOPMENT PLAN



LOCATION MAP

NO SCALE

NOTES

1. ALL OF THE GLENROSS NORTH SECTION 5 & 6 PROPERTY IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0118L, EFFECTIVE DATE FEBRUARY 17, 2016 AND 39041C0120K, EFFECTIVE DATE APRIL 16, 2009.

2. RESERVE "A" IS TO BE OWNED AND MAINTAINED BY THE CITY OF DELAWARE. RESERVES "B" THROUGH "D" ARE TO BE OWNED AND MAINTAINED BY THE GLENROSS NORTH SECTION 5 & 6 HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES.

3. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.

4. ALL PERMITS PERTAINING TO WETLANDS AND WATER OF THE UNITED STATES, AS REQUIRED BY THE ARMY CORPS OF ENGINEERS, SHALL BE OBTAINED AND PROVIDED TO THE CITY PRIOR TO THE PLANNING COMMISSIONS' APPROVAL OF ANY FINAL PLAT THAT CONTAINS SAID WETLANDS OR WATERS OF THE UNITED STATES.

5. THE OWNER AND DEVELOPER ACKNOWLEDGE AND AGREE THAT THE PROPERTY SHALL BE SUBJECT TO A $3,200 PER DWELLING UNIT ADDITIONAL FEE FOR SEWER CAPACITY IN ADDITION TO NORMAL AND CUSTOMARY FEE(S) IN PLACE A THE TIME OF BUILDING PERMITS.

6. THE OWNER AND DEVELOPER ACKNOWLEDGE AND AGREE THE PROPERTY SHALL BE SUBJECT TO A $1,000 PER DWELLING UNIT TRANSPORTATION FEE PAYABLE AT THE TIME OF BUILDING PERMIT AND WHICH SHALL BE USED BY THE CITY IN ITS SOLE DISCRETION FOR AREA TRANSPORTATION IMPROVEMENTS. THIS FEE IS IN ADDITION TO ANY NORMAL AND CUSTOMARY FEE(S) AND CHARGES REQUIRED BY THE CITY FOR THE DEVELOPMENT OF THE PROPERTY.

PREPARED FOR:

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

SUBMITTAL: APRIL 7, 2021

CIVIL ENGINEER &
LANDSCAPE ARCHITECT

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SITE STATISTICS:

TOTAL ACREAGE:	±43.6 ACRES
TOTAL NUMBER OF LOTS: 65' X ±145'	91
OPEN SPACE:	±13.1 ACRES (30.0%)
RESERVE "A":	±1.9 ACRES
RESERVE "B":	±4.8 ACRES
RESERVE "C":	±2.3 ACRES
RESERVE "D":	±4.1 ACRES
RIGHT-OF-WAY:	±6.6 ACRES (15.1%)
PROPOSED ZONING:	PMU / R-2
GROSS DENSITY: 91 LOTS DIVIDED BY ±43.6 GROSS ACRES	±2.09 LOTS/ACRE
NET DENSITY: ACREAGE REMOVED: ALL RESERVES AND RIGHT-OF-WAY (91 LOTS DIVIDED BY ±23.9 ACRES)	±3.8 LOTS/ACRE

DESIGN STANDARDS

LOT SIZE:	
MINIMUM LOT WIDTH:	65 FEET
MINIMUM LOT AREA:	9,100 S.F.
SETBACKS:	
FRONT (BUILDING LINE):	30 FEET
SIDE YARD:	6 FEET MINIMUM 15 FEET BETWEEN HOMES
REAR YARD:	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET



GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

EXISTING CONDITIONS

PREPARED FOR:

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY:

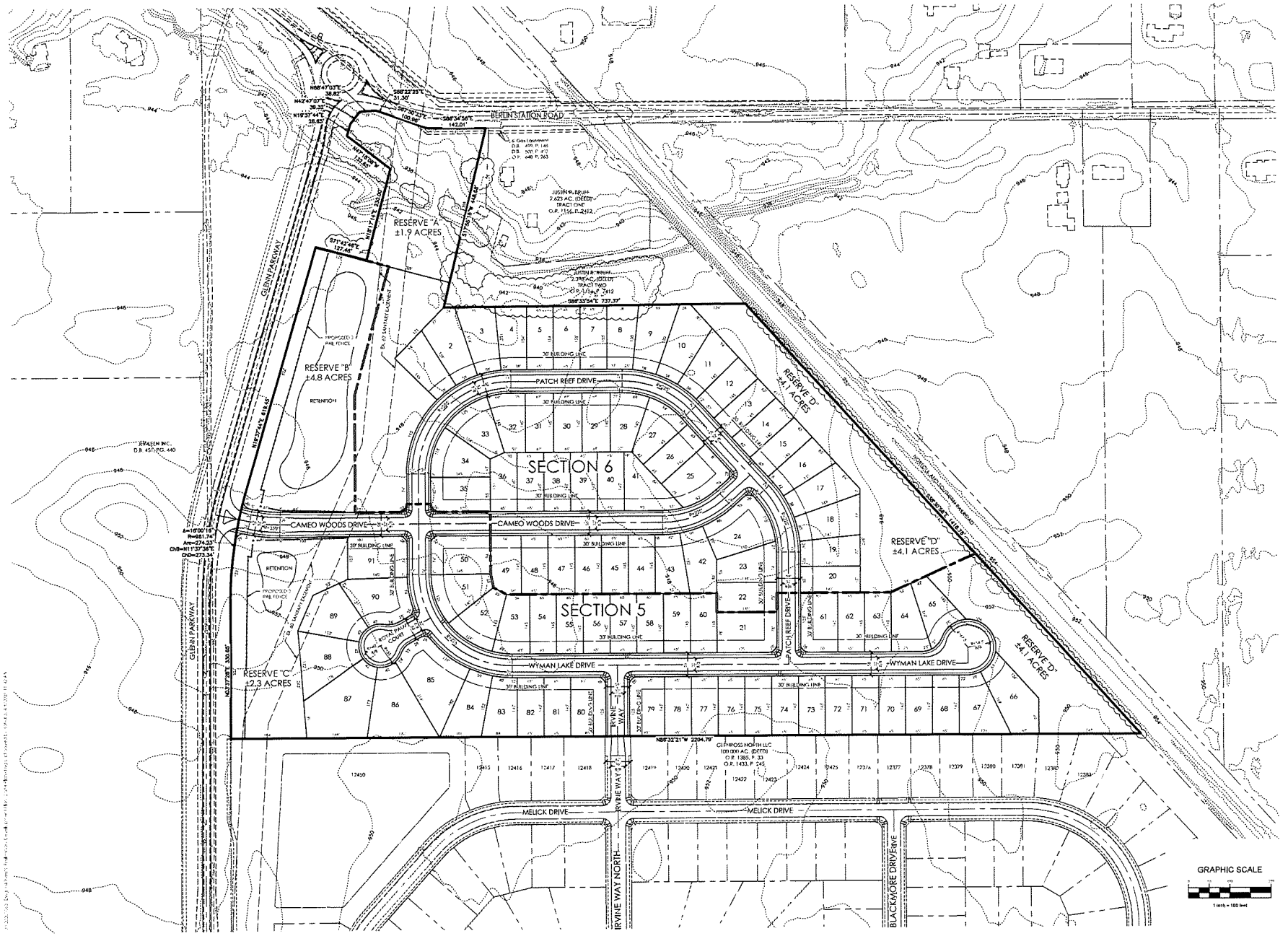
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

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NORTH
GLENROSS NORTH SECTION 5 & 6

SHEET
1 | 6

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GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

SITE PLAN

PREPARED FOR
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY
EMHT
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Engineers • Surveyors • Planners • Scientists
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NORTH

GLENROSS NORTH SECTIONS 5 & 6

SHEET 2 OF 6

2021-0061



GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

ILLUSTRATIVE SITE PLAN

PREPARED FOR:

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY:

EMHT

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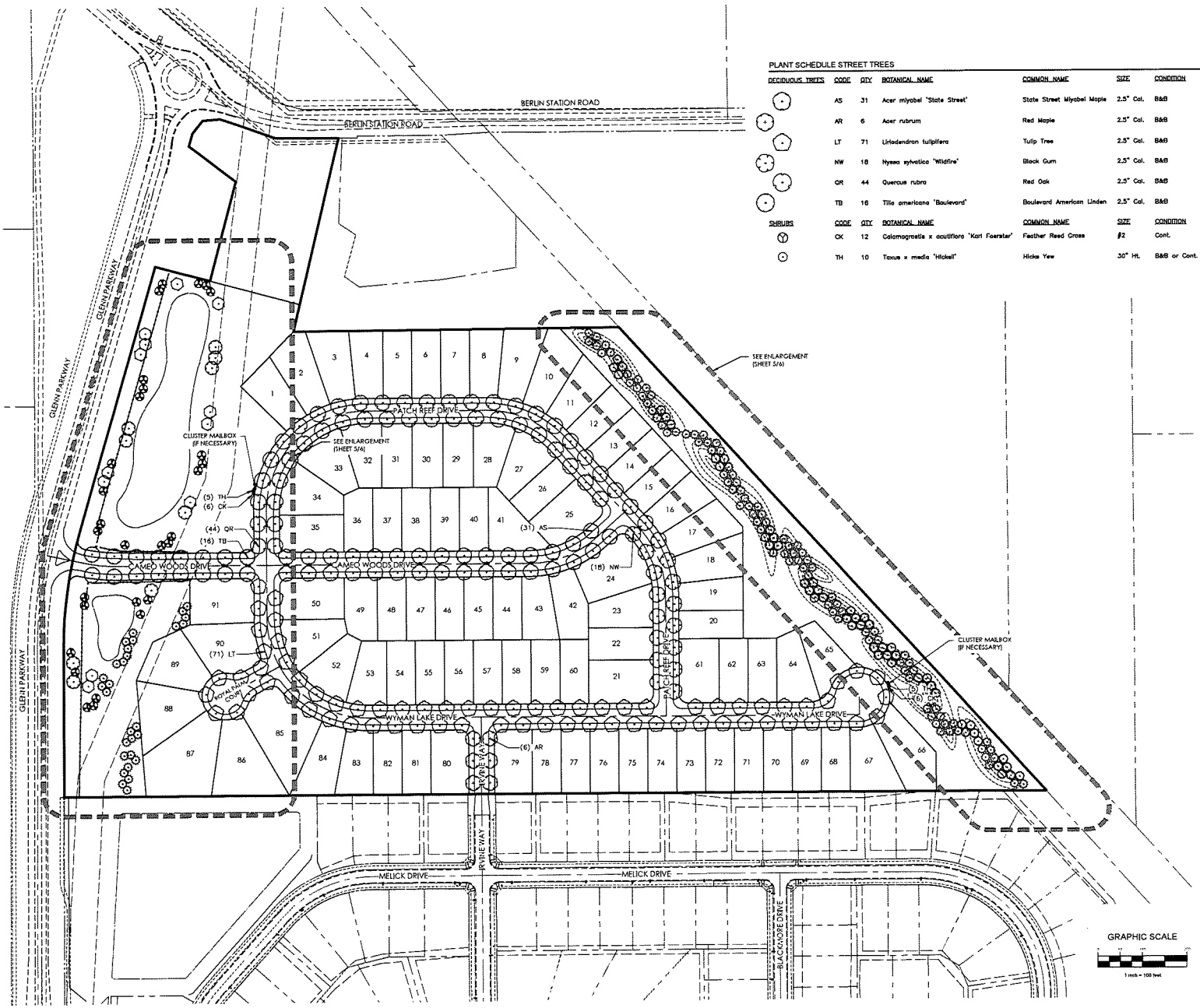
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NORTH

GLENROSS NORTH SECTION 5 & 6

SHEET 3 6

20200365



PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AS	31	Acer miyabei 'State Street'	State Street Miyabei Maple	2.5" Cal.	B&B
	AR	6	Acer rubrum	Red Maple	2.5" Cal.	B&B
	LT	71	Liriodendron tulipifera	Tulip Tree	2.5" Cal.	B&B
	NW	18	Nyssa sylvatica 'Wildfire'	Black Gum	2.5" Cal.	B&B
	QR	44	Quercus rubra	Red Oak	2.5" Cal.	B&B
	TB	16	Tilia americana 'Boulevard'	Boulevard American Linden	2.5" Cal.	B&B

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CK	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2	Cont.
	TH	10	Taxus x media 'Hicksii'	Hicks Yew	30" Ht.	B&B or Cont.

GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County , Ohio

PRELIMINARY DEVELOPMENT PLAN

LANDSCAPE PLAN

PREPARED FOR

VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY

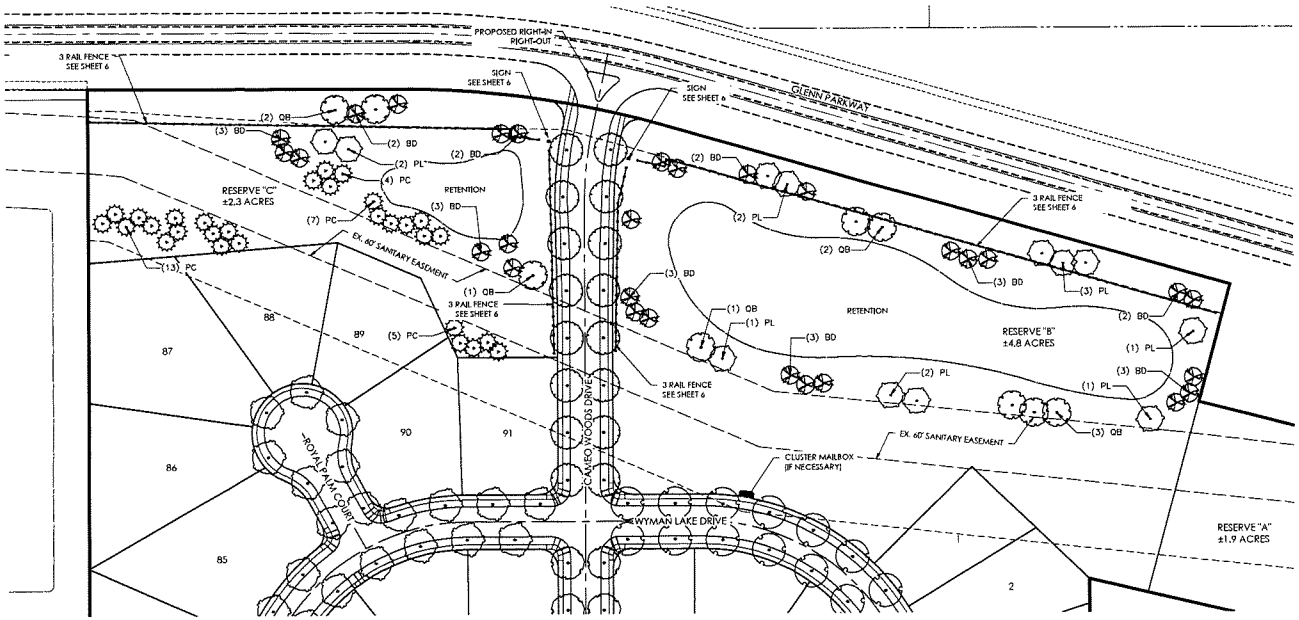
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Phone: 614.775.4500 Toll Free: 888.775.3648
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NORTH

GLENROSS NORTH SECTION 5 & 6

SHEET 4 OF 6

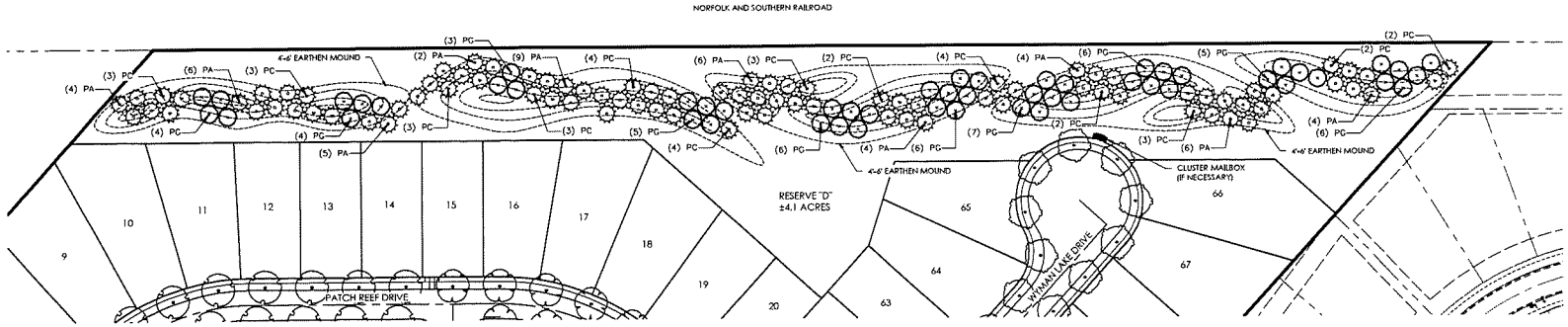


GLENN PARKWAY ENLARGEMENT

Scale: 1"=60'

RESIDENTIAL DEVELOPMENT SIGN

- TO BE INSTALLED PER SECTION 1165
- TWO SIGN, ONE ON EACH SIDE OF THE ENTRY DRIVE. SEE PLAN THIS SHEET
- SIGN SHALL BE LOCATED NO CLOSER THAN 10 FEET TO CAMEO WOODS DRIVE RIGHT-OF-WAY AND 2 FEET FROM THE CHANNEL EASEMENT ADJACENT GLENN PARKWAY
- A MIX OF PERENNIALS, EVERGREENS AND DECIDUOUS SHRUBS SHALL BE INSTALLED AT THE BASE OF THE SIGNS.
- SEE DETAILS AND SKETCH SHEET 6



EASTERN BUFFER

Scale: 1"=60'

PLANT SCHEDULE GLENN PARKWAY ENLARGEMENT

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	BD	29	Betula nigra 'Heritage'	Heritage River Birch	2" Cal.	B&B
	PL	12	Platanus occidentalis	American Sycamore	2.5" Cal.	B&B
	QB	9	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	PC	29	Picea pungens	Colorado Spruce	6' Ht.	B&B

PLANT SCHEDULE EASTERN BUFFER

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	PA	51	Picea abies	Norway Spruce	6' Ht.	B&B
	PC	53	Picea glauca	White Spruce	6' Ht.	B&B
	PC	40	Picea pungens	Colorado Spruce	6' Ht.	B&B

GRAPHIC SCALE

1 inch = 60 feet

GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

LANDSCAPE ENLARGEMENTS

PREPARED FOR:
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

PREPARED BY:
EMHT
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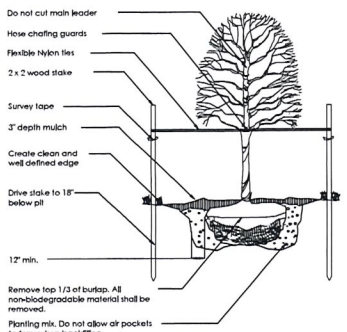
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NORTH

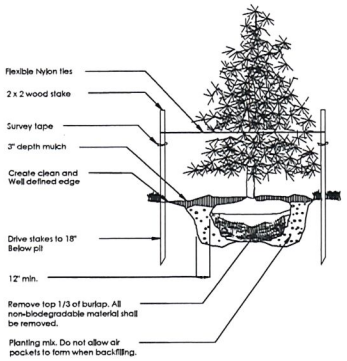
GLENROSS NORTH SECTIONS 5 & 6

SHEET 5 | 6

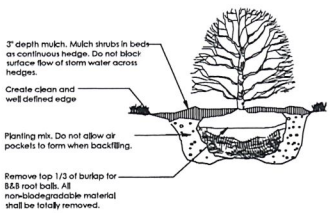
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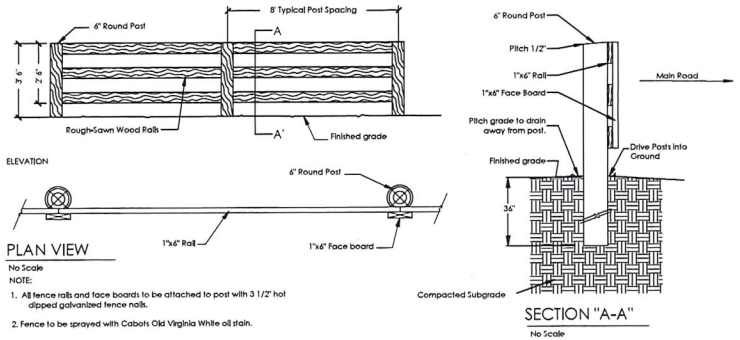
Deciduous Tree Planting
No Scale



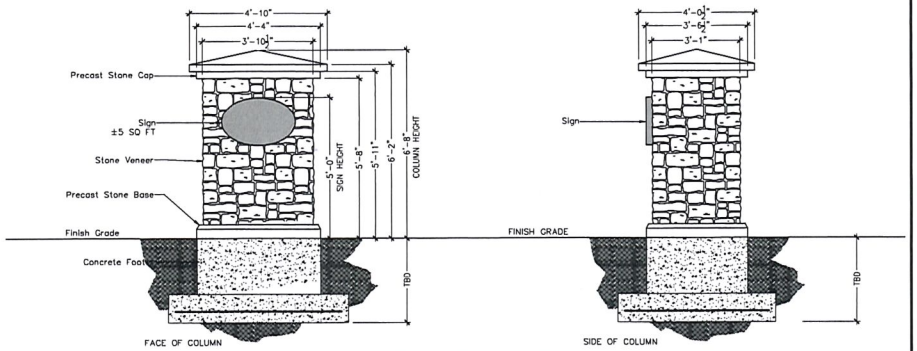
Evergreen Tree Planting
No Scale



Shrub Planting
No Scale



3 Rail Fence Detail
No Scale



Residential Development Sign - Details
No Scale



Residential Development Sign - Sketch
No Scale

GLENROSS NORTH SECTION 5 & 6

City of Delaware
Delaware County . Ohio

PRELIMINARY DEVELOPMENT PLAN

DETAILS

PREPARED FOR:
VINCE ROMANELLI
148 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081

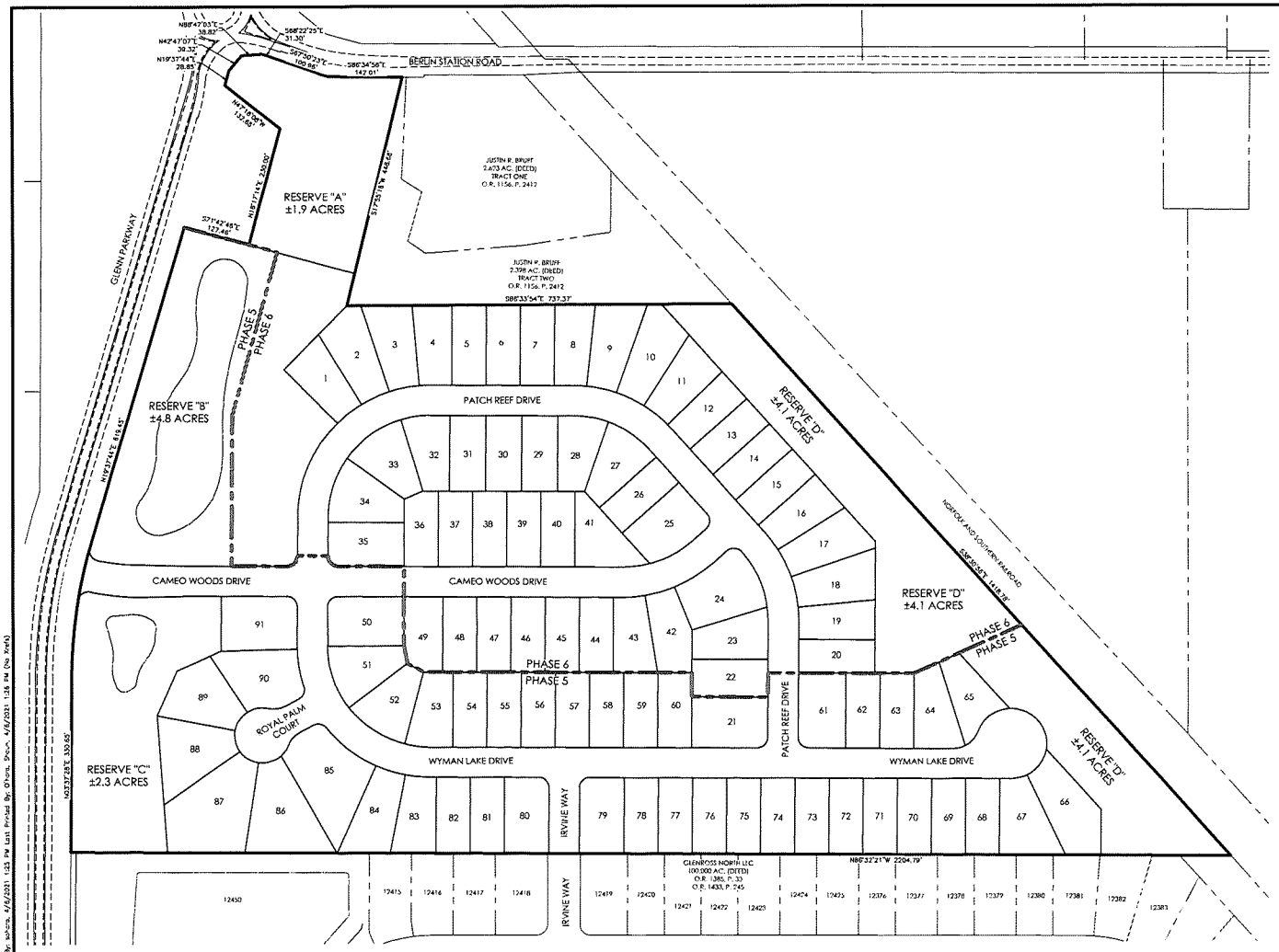
PREPARED BY:
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5500 New Albany Road, Columbus, OH 43054
Phone: 614-775-4500 Toll Free: 888.775.3648
emht.com

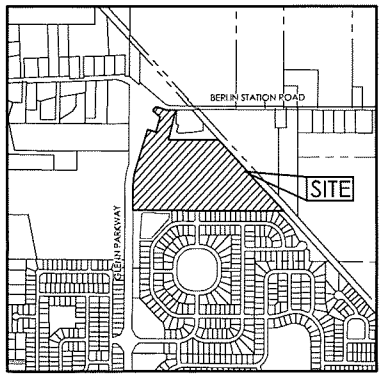
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NORTH
GLENROSS NORTH SECTION 5 & 6

SHEET 6 OF 6
20201063

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LOCATION MAP
NO SCALE

SITE STATISTICS:

TOTAL ACREAGE:	±43.6 ACRES
TOTAL NUMBER OF LOTS:	91
65' X ±145'	
OPEN SPACE:	±13.1 ACRES (30.0%)
RESERVE "A":	±1.9 ACRES
RESERVE "B":	±4.8 ACRES
RESERVE "C":	±2.3 ACRES
RESERVE "D":	±4.1 ACRES
RIGHT-OF-WAY:	±6.6 ACRES (15.1%)
PROPOSED ZONING:	PMU / P-2
GROSS DENSITY:	±2.09 LOTS/ACRE
91 LOTS DIVIDED BY ±43.6 GROSS ACRES	
NET DENSITY:	±3.8 LOTS/ACRE
ACREAGE REMOVED: ALL RESERVES AND RIGHT-OF-WAY (91 LOTS DIVIDED BY ±23.9 ACRES)	

DESIGN STANDARDS

LOT SIZE:	
MINIMUM LOT WIDTH:	65 FEET
MINIMUM LOT AREA:	9,100 S.F.
SETBACKS:	
FRONT (BUILDING LINE):	30 FEET
SIDE YARD:	6 FEET MINIMUM 15 FEET BETWEEN HOMES
REAR YARD:	35 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

NOTES

1. ALL OF THE GLENROSS NORTH SECTION 5 & 6 PROPERTY IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39041C0118L, EFFECTIVE DATE FEBRUARY 17, 2016 AND 39041C0120K, EFFECTIVE DATE APRIL 16, 2009.

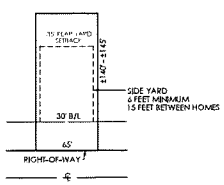
2. RESERVE "A" IS TO BE OWNED AND MAINTAINED BY THE CITY OF DELAWARE. RESERVES "B" THROUGH "D" ARE TO BE OWNED AND MAINTAINED BY THE GLENROSS NORTH SECTION 5 & 6 HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND STORMWATER FACILITIES.

3. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.

4. ALL PERMITS PERTAINING TO WETLANDS AND WATER OF THE UNITED STATES, AS REQUIRED BY THE ARMY CORPS OF ENGINEERS, SHALL BE OBTAINED AND PROVIDED TO THE CITY PRIOR THE PLANNING COMMISSIONS' APPROVAL OF ANY FINAL PLAT THAT CONTAINS SAID WETLANDS OR WATERS OF THE UNITED STATES.

5. THE OWNER AND DEVELOPER ACKNOWLEDGE AND AGREE THAT THE PROPERTY SHALL BE SUBJECT TO A $3,200 PER DWELLING UNIT ADDITIONAL FEE FOR SEWER CAPACITY IN ADDITION TO NORMAL AND CUSTOMARY FEE(S) IN PLACE AT THE TIME OF BUILDING PERMITS.

6. THE OWNER AND DEVELOPER ACKNOWLEDGE AND AGREE THE PROPERTY SHALL BE SUBJECT TO A $1,000 PER DWELLING UNIT TRANSPORTATION FEE PAYABLE AT THE TIME OF BUILDING PERMIT AND WHICH SHALL BE USED BY THE CITY IN ITS SOLE DISCRETION FOR AREA TRANSPORTATION IMPROVEMENTS. THIS FEE IS IN ADDITION TO ANY NORMAL AND CUSTOMARY FEE(S) AND CHARGES REQUIRED BY THE CITY FOR THE DEVELOPMENT OF THE PROPERTY.



65' LOTS
NO SCALE

GRAPHIC SCALE
1 inch = 100 feet

PC CASE NO. _____-_____ APPROVED BY THE PLANNING COMMISSION ON __/__/__

ORDINANCE NO. _____-_____ APPROVED BY CITY COUNCIL ON __/__/__

APPLICANT NAME, TITLE — DATE

MICHELE KOHLER, CITY CLERK — DATE

DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR — DATE

WILLIAM L. FERRIGNO, P.E., CITY ENGINEER — DATE

REVISIONS

NUMBER	DATE	DESCRIPTION

VINCE ROMANELLI
149 WEST SCIBROCK ROAD
WESTERVILLE, OHIO 43081
PH (614) 391-5442

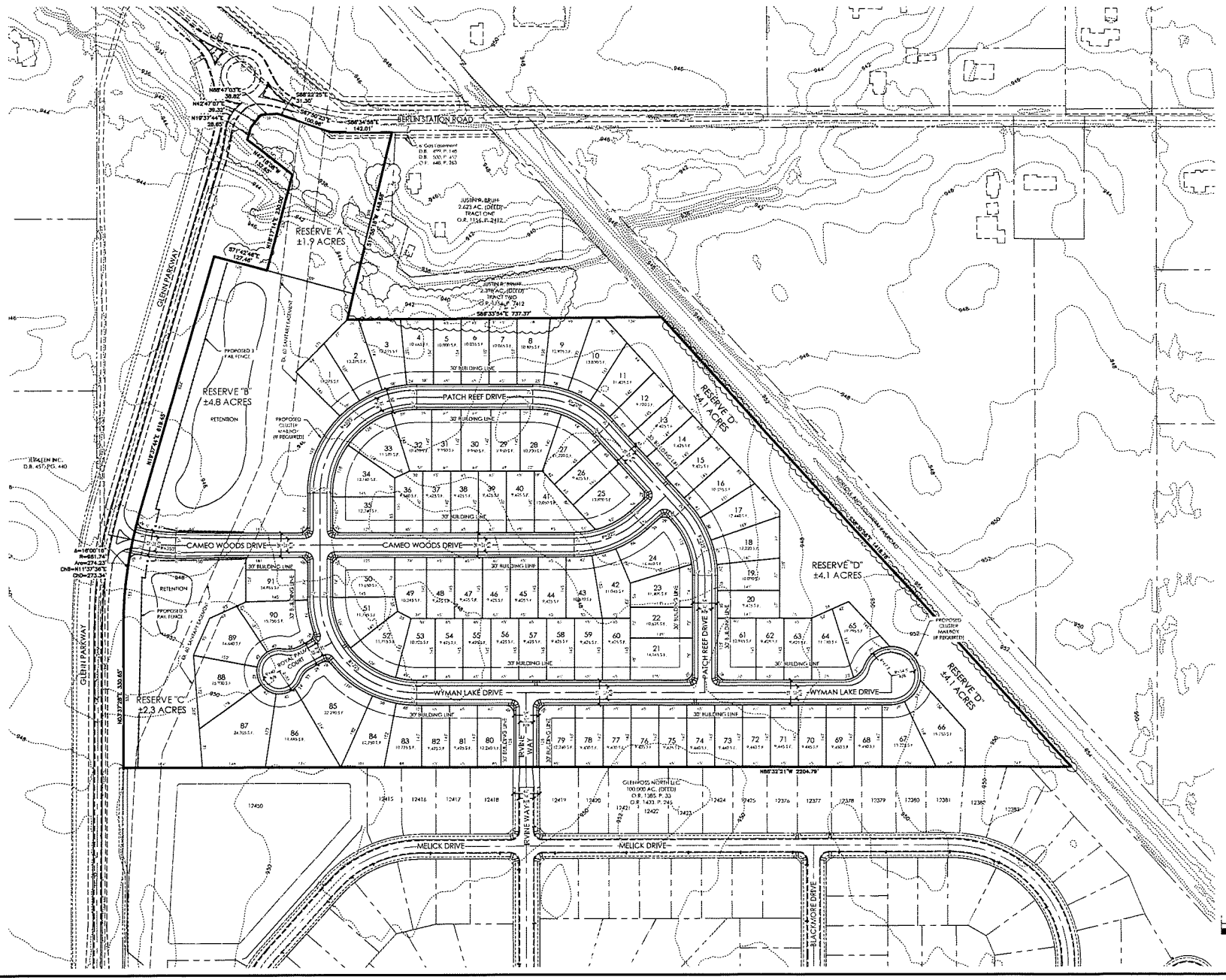
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR

GLENROSS NORTH SECTION 5 & 6
INDEX PLAN

EMHT
Environmental Planning & Design, Inc.
Engineers | Surveyors | Planners | Scientists
One Easton Oval, Suite 310, Columbus, Ohio 43219
Phone: 614.775.4500 Fax: 866.775.5344
emht.com

DATE: April 7, 2021
SCALE: 1" = 100'
JOB NO.: 20201063
SHEET: 1/4

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CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR

GLENROSS NORTH SECTION 5 & 6
SITE PLAN

REVISIONS

NUMBER	DATE	DESCRIPTION

VINCE ROMANELLI
145 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
PH (614) 975-2942

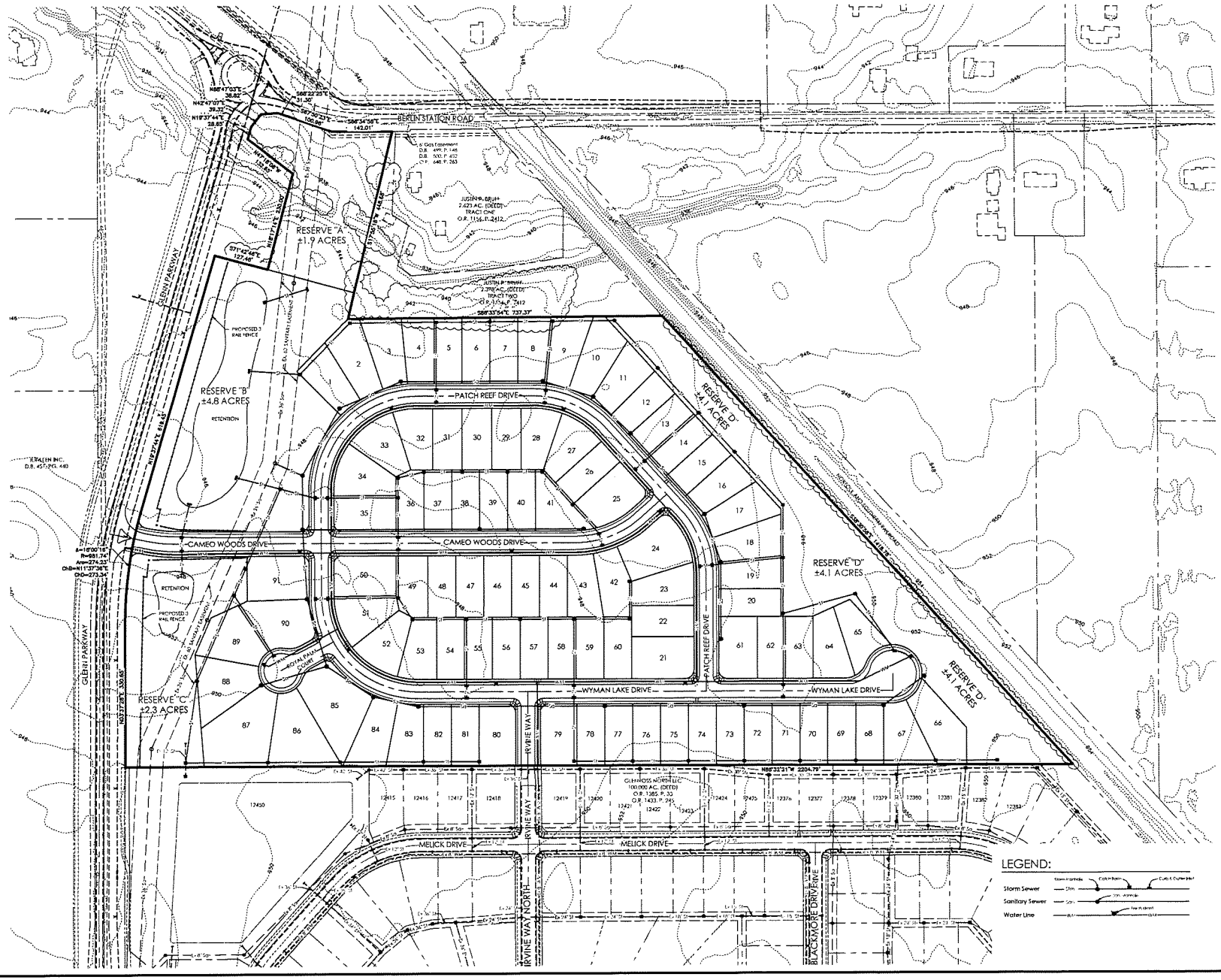
EMHT
Environmental Design Group, Inc.
Engineering, Surveying, Planning & Water Res.
8800 Lyra Drive, Suite 450, Columbus, OH 43240
(614) 775-4500 FAX (614) 775-4800
emht.com

DATE
April 7, 2021

SCALE
1" = 100'

JOB NO.
20201063

SHEET
2/4



REVISIONS

NO.	DATE	DESCRIPTION

VINCE ROMANELLI
VINCE ROMANELLI, ESQ.
WESTERVILLE, OHIO 43081
P: (614) 895-2042

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR

GLENROSS NORTH SECTION 5 & 6
UTILITY PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
660 Eversole Run, Suite 100, Zanesville, Ohio 43701
740.452.4486 • Fax 740.452.4487
www.emht.com

DATE: April 7, 2021
SCALE: 1" = 100'
JOB NO.: 20201063
SHEET: 3/4

TYPICAL PRIMARY SECTION WITH STANDARD CURB
(36' BC TO BC, 62' ROW)
NO SCALE

TYPICAL SECONDARY & CUL-DE-SAC SECTIONS WITH STANDARD CURB
(30' BC TO BC, 58' ROW)
NO SCALE

PAVEMENT LEGEND

① 1 1/2" Asphalt Concrete, Item 448 Type 1 (Medium Traffic) PG 64-22
② 2" Asphalt Concrete, Item 448 Type 2 - Intermediate Course (Medium Traffic) PG 64-22
③ 3" Asphalt Concrete Base, Item 301, PG 64-22
④ 6" Aggregate Base, Item 304
⑭ 8" Portland Cement Concrete Base, Class 'C', Item 305 Or RCC Supplemental SPEC 1523
⑤ Subgrade compaction, Item 203
⑥ Asphalt Rejuvenate Per Supplemental SPEC 1540
⑦ ITEM 407, Tack Coat Prior To Paving
⑧ ITEM 423, Crack Seal Edge Joints
⑨ Item 659, Seeding & Mulching (See Erosion and Sedimentation Control Plan)
⑩ Item 608.10, Concrete Sidewalk (By Home Builder Unless Otherwise Noted)
⑪ Concrete Curb & Gutter, Item 609
⑫ 4" Pipe Curb Underdrain, Item 605

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REVISIONS		
MARK	DATE	DESCRIPTION

VINCE ROMANELLI
149 WEST SCHROCK ROAD
WESTERVILLE, OHIO 43081
Ph (614) 891-2042

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAT
FOR
GLENROSS NORTH SECTION 5 & 6
TYPICAL SECTIONS

EMH&T
Civil Engineers, Surveyors & Environmental Scientists
5500 New Albany Road Columbus, OH 43054
Phone: 614.775.4500 • Fax: 614.775.4800
www.emht.com

DATE	SCALE	JOB NO.	SHEET
April 7, 2021	None	2020863	4/4

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-1078 & 1081
REQUEST: Multiple Requests
PROJECT: Davis Subdivision Tract
MEETING DATE: May 5, 2021

APPLICANT/OWNER
Charles R. Davis
102 Hidden Pastures Drive
Cramerton, NC 28032

REQUESTS
2021-1078: A request by Charles R. Davis for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.
2021-1081: A request by Charles R. Davis for approval of a Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.

PROPERTY LOCATION & DESCRIPTION
The subject site is located on the north side of West William Street just west of the Springer Woods Subdivision. The property is located in the township and zoned FR-1 (Farm Residential District) and is in the process of being annexed into the City. The properties to the north and east are zoned R-3 (One-Family Residential District), the property to the south is zoned A-1 (Agricultural District), and the properties to the west are zoned FR-1 and PCD (Planned Commercial and Office District) in the township.

BACKGROUND/PROPOSAL
As mentioned above, the subject 30.708-acre site is currently located in the township, but the owner is in the process of annexing the property into the City for the proposed development. The site is located within the City utility service area and has long been planned to be part of the City if developed. If annexed into the City the site would be automatically zoned A-1 (Agricultural District) as required by the Codified Ordinances and the applicant is requesting a R-3 (One-Family Residential District) zoning district to be compatible to the Springer Woods Subdivision located north and east of the subject site.

The proposal would consist of 77 single-family lots on approximately 30.708 acres for a density of 2.51 units per acre with 19.21% of the site utilized for open space (5.9 acres). Primary access to the site would be from a new curb cut on West William Street while secondary access would be from Aaron Drive to the east and Penwell Drive to the north, both through the existing Springer Woods Subdivision.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, if annexed into the City the site would be automatically zoned A-1 (Agricultural District) as required by the Codified Ordinances. The applicant is proposing a rezoning to R-3 (One-Family Residential District) to be consistent with the adjacent Springer Woods Subdivision. From a procedural perspective, a Rezoning Amendment and Preliminary Subdivision Plat would need to be approved by Planning Commission and City Council. Thereafter, each phase would require Final Subdivision Plat approval by Planning Commission and City Council.
- **LAND USE:** The Comprehensive Plan (2003-2008) Future Land Use Map recommends a future land use of Low Density Single-Family for the subject site in the "Delaware Run Subarea" of the plan. The proposed density of 2.51 units per acre for the subject site is in range of the 2.0-3.25 dwelling units per acre in the Comprehensive Plan. This is consistent with the surrounding area as the proposed development would meet the objective of continuing residential development within this subarea and begin a transition to a lower density housing. Specific to the overall subarea in which the property is located, the Delaware Run Subarea, the Comprehensive Plan contains the following land use recommendation that is applicable to these properties and consistent with this development proposal:
    - 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.

Additionally, over the past three years the City of Delaware has been in the process of updating the Comprehensive Plan. 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 "Suburban Residential" which is an area found towards the perimeter of the current city limits characterized by homogenous housing types and architectural styles in a block, along a street, or clustered in pods around a common open space. Some of the development types targeted for Suburban Residential Areas would include, but not be limited to, "Traditional Small Lot Single-Family", "Traditional Medium Lot Single-Family", and "Natural Conservation/Preserves". This proposed development offers a housing product which blends into an adjacent neighborhood with a similar residential use. In addition, the proposed development contains the following critical factors for a Suburban Residential Area; connectivity of roads, improving connectivity through completion of sidewalk and trail connections, providing adequate common open space, and requiring tree lawns along all residential streets. Therefore, this development would be appropriate for this property's character area per the "Delaware Together" Comprehensive Plan.

- **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 a 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 and water. Per the annexation agreement, the extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to applicant and as required by the City through the normal and customary development review process. During the anticipated development review process, the City shall extend sanitary sewer to the western edge of the Lehner Woods Subdivision, but the subject development will be required to continue utilities at their cost across their site to the westernmost boundary line of their property in accordance with city policy and regulations.
- **ROADS AND TRAFFIC:** The applicant is in the process of completing a traffic impact study that will have to be reviewed and approved by the City Engineer. The applicant shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer. The primary access to the site would be from a new curb cut on West William Street while secondary access would be from Aaron Drive to the east and Penwell Drive to the north, both through the existing Springer Woods Subdivision.

  Internally, the single access point from West William Street would be extended north through a majority of the subject site. A secondary connection would be made from the north to extend Penwell Drive from the Springer Woods Subdivision. Penwell Drive would be extended south through the proposed subdivision to create a half loop with the primary access road. The remainder of the streets would be east-to-west connections between the proposed subdivision and the existing Springer Woods Subdivision to the east and potential future subdivisions to the west. All the streets in the proposed subdivision would be residential in nature and would have to be constructed to public standards and achieve compliance with the minimum engineering requirements.
- **SITE LAYOUT:** The layout is designed around the north to south extension of Penwell Drive from Springer Woods into a half loop which connects to West William Street with single-family lots located on either side of the road. This site is currently flat farmland with existing tree lines along the northern, eastern, and western property line. The applicant is proposing 77 single-family lots on 30.708 acres and the proposed subdivision would include 5.9 acres utilized for open space.

  The proposed 77 single-family lots would achieve compliance with the minimum lot area with minimum 65-foot lot widths and corner lots oversized (33% oversized). The applicant shall review the corner lots to ensure they achieve compliance with lot requirements and building setback requirements for future homes. The front yard setback would be 30 feet, the rear yard setback would be 40 feet, and the side yard setbacks would be 8 feet.

  There is one proposed detention basin located within the development along West William Street. Also, there is one active open space area located in the center of the development. In addition, a landscape buffer with

mounds and trees is required along West William Street and shall be consistent with the existing landscape buffer screening the Springer Woods Subdivision.

- **DESIGN:** With the proposed subdivision being a straight R-3 zoning district, the houses would have to achieve compliance with the minimum standards of the Residential Design Criteria And Performance Standards in Chapter 1171.08. These standards would include: 1). At least 25% of the front elevation shall consist of natural materials; 2). Minimum 8-inch roof overhang; 3). Minimum 4-inch window trim or shutters; and 4). Minimum landscape package; are some of the requirements in Chapter 1171.08.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant is proposing a bike path along the north side of West William Street per the City Engineer's requirements to be consistent with the Springer Woods Subdivision and achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. Sidewalks will be provided on both sides of all public streets in the subdivision.
- **PARKLAND AND OPEN SPACE:** The proposed plan has 6.1 acres of open space (19.86%) which appears to be divided into four areas throughout the site. However, the 0.2-acre Reserve Area A to the northeast corner of the site has no public access and thus shall be eliminated from the plan and instead this space shall be used to extend the lot lines of the adjacent residential lots (lots 35-37). Therefore, this subdivision would then have 5.9 acres of open space (19.21%) divided across three areas throughout the site. One of these open areas, Reserve Area B – 1.2 acres, located at the center of the site would be utilized for active open space. The final details of the active open space shall be reviewed and approved with the Final Subdivision Plat, but at a minimum should include a tot lot, play field, and mounding adjacent to the lots to the south. In addition, Reserve B shall be graded so that any storm water drains are located along the perimeter so to not interfere with the play field. The remaining two open areas, Reserve Area C – 3.7 acres and Reserve Area D – 1.0 acres, located on the southern section of the site would be passive open space utilized for detention and tree preservation. A walking path with benches should be considered in Reserve C if feasible. Finally, all the reserve areas shall be owned and maintained by the homeowner's association.
- **TREE PRESERVATION:** Per the submitted tree survey with the Preliminary Subdivision Plat, the applicant is removing 1,035 caliper inches (88 trees) of qualified trees (trees six inches in diameter or more). Therefore, to achieve compliance with Chapter 1168 Tree Preservation Regulations in this straight R-3 zoned subdivision, the applicant shall make a payment in lieu of planting trees. A payment in lieu of planting is $100 per caliper inch (1,035 caliper inches total), for a total of $103,500, will be due in lieu of planting trees, or plant more trees on this site or another qualifying site, or pay a per lot tree fee with the building permit, or install more trees on each lot with the building permit, or a combination of the above. If trees are removed during construction, the trees would have to be documented and inventoried to ensure they achieve compliance with Chapter 1168 Tree Preservation Regulations. However, it should be noted that the applicant is preserving 3,633 caliper inches of trees (222 trees) which is preserving significantly more trees (2,488 caliper inches) than are being removed.
- **LANDSCAPE PLAN:** The applicant shall submit a comprehensive landscape plan that includes street trees, reserve area landscaping, entrance signage landscaping, and streetscape landscaping. The mounding and landscaping along West William Street shall include a minimum 4-foot-high mound with a continuous screen of landscaping with minimum 6-foot-high evergreen trees planted 20 feet on-center in staggered alignment to be consistent with the existing mounding and landscaping if front of the Springer Woods Subdivision. Any entrance signage shall achieve compliance with Gateways and Corridors Design Standards with appropriate landscaping. The Shade Tree Commission shall review and approve the comprehensive landscape plan.
- **LIGHTING PLAN:** A lighting plan has not been submitted but would be required for Final Subdivision Plat approval and would have to achieve compliance with the zoning code and approved by the City.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **CLUSTER MAILBOX:** The applicant shall consult with the City Engineer to determine the appropriate locations for the cluster mailboxes per the City guidelines.
- **PHASING:** The applicant has not yet determined the phasing of this subdivision. However, the first section shall include the access from West William Street and access to the east through Aaron Drive.

STAFF RECOMMENDATION – (2021-1078 REZONING)

Staff recommends approval of a request by Charles R. Davis for a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision. with the following condition that:

1. The applicant shall achieve compliance with all requirements of the R-3 (One-Family Residential) zoning district.

STAFF RECOMMENDATION – (2021-1081 PRELIMINARY SUBDIVISION PLAT)

Staff recommends approval of a request by Charles R. Davis for a Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision, 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 applicant shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. All detention ponds shall be setback from a public road per the City Engineer.
4. The lots and houses shall comply with the minimum bulk and setback requirements per the zoning code.
5. The single-family houses shall comply with the minimum architectural standards in the applicable sections of the current zoning code.
6. All the active open space areas shall have amenities approved by Staff. The active open space shall be programmed, and the final details of the tot lot, active open space, mounding, and the like shall be reviewed and approved with the Final Subdivision Plat. All open spaces shall be owned and maintained by the homeowner's association but allow public access.
7. A minimum 4-foot-high mound with landscaping shall be located along West William Street to be consistent with the roadway treatment in the Springer Woods Subdivision.
8. A minimum 3-foot-high mound with landscaping shall be located along the southern side of Reserve Area B.
9. A comprehensive landscape plan including street trees, reserve area landscaping, entrance signage landscaping, and streetscape landscaping shall be submitted, reviewed, and approved by the Shade Tree Commission.
10. The applicant shall make a payment of $103,500, which will be due in lieu of planting trees, or plant more trees on this site or another qualifying site, or pay a per lot tree fee with the building permit, or install more trees on each lot with the building permit, or a combination of the above to achieve compliance with the Tree Preservation Regulations in Chapter 1168.
11. The existing tree lines along the northern, eastern, and western perimeters of the development shall be preserved if feasible and placed in a tree preservation easement (along with the preserved trees located in the southwest corner of the site), if not in storm sewer easement.
12. The bike path along West William Street shall be installed by the applicant and located within an easement dedicated to the City and shall be maintained by the homeowner's association.
13. The street lighting plan shall be submitted, reviewed, and approved by the City and achieve compliance with all zoning requirements prior to final subdivision plat approval.
14. The applicant shall rename Aaron Drive West per requirements of the Engineering Department.
15. The 0.2-acre Reserve Area A to the northeast corner of the site shall be removed from the plan and instead this space shall be used to extend the lot lines of the adjacent residential lots (lots 35-37).

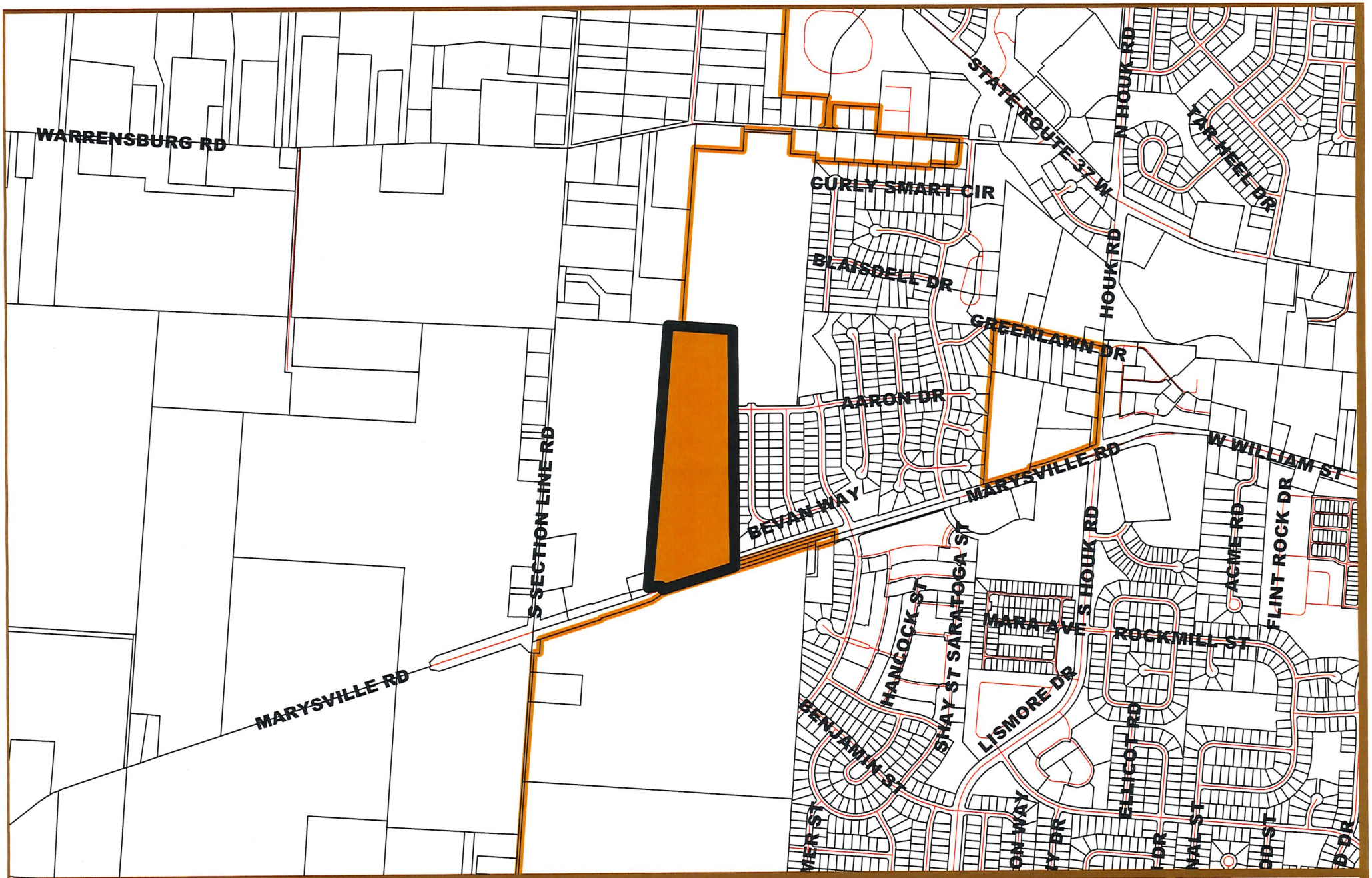
16. The applicant shall consult with City Engineer to determine the appropriate locations for cluster mailboxes per City guidelines.
17. The first section shall include the access from West William Street and access to the east through Aaron Drive

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

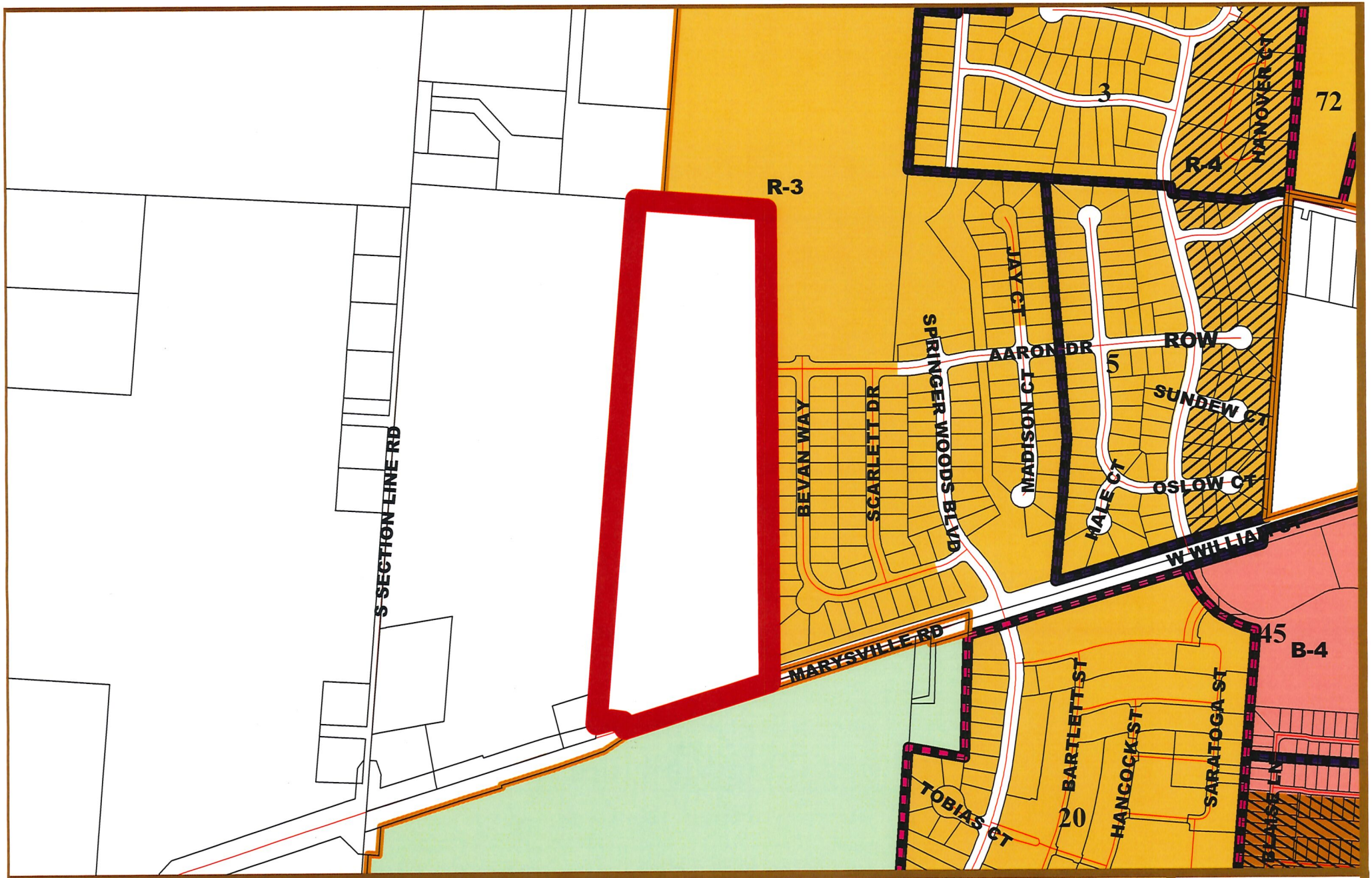
FILE:
ORIGINAL:
REVISED: 4/29/21



EST 1808
CITY OF
DELAWARE
OHIO

2021-1078 & 1081
Rezoning Amendment and Preliminary Subdivision Plat
Davis Tract Subdivision
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1078 & 1081
Rezoning Amendment and Preliminary Subdivision Plat
Davis Tract Subdivision
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1078 & 1081
Rezoning Amendment and Preliminary Subdivision Plat
Davis Tract Subdivision
Aerial (2019) Map

N

DAVIS TRACT

MARYSVILLE ROAD

CITY OF DELAWARE, OHIO

R-3 ZONING AND PRELIMINARY PLAT



OWNER/APPLICANT:
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE SUITE 203
CRAMERTON, NC 28032

LEGAL COUNSEL:
MIKE SHADE
SHADE AND SHADE, LLC.
41 N SANDUSKY STREET
SUITE 410
DELAWARE, OHIO 43015

ENGINEER, PLANNER AND LANDSCAPE ARCHITECT:
EMH&T
LINDA MENEREY
5500 NEW ALBANY ROAD W
NEW ALBANY, OHIO 43054

Submittal: April 7, 2021
Updated : April 21, 2021

DAVIS TRACT

MARYSVILLE ROAD
CITY OF DELAWARE, OHIO

R-3 ZONING and PRELIMINARY PLAT

SECTION I: Supplemental Information

- Application
- Project Narrative
- Community Impact Assessment (Draft)
- Utility Summary Memo

SECTION II: R-3 Zoning Exhibits

- Cover Sheet
- Vicinity Map
- Existing Conditions
- Illustrative Site Plan
- Site Plan
- Site Details
- Tree Survey
- Tree Removal Plan
- Tree Survey Chart

SECTION III: Preliminary Plat Exhibits

- Cover Sheet
- Legal Description
- Existing Conditions
- Preliminary Plat
- Typical Sections
- Typical Plot Plans

SECTION IV: Reports/Studies

- Phase I ESA
- Preliminary Storm water Report
- Traffic Impact Study

DAVIS TRACT

MARYSVILLE ROAD
CITY OF DELAWARE, OHIO

R-3 ZONING and PRELIMINARY PLAT

SECTION I -
Supplemental Materials

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 Davis Subdivision Address Vacant Ground Marysville Road

Acreage 30.708 Square Footage _____ Number of Lots 77 Number of Units _____

Zoning District/Land Use F-R1 Proposed Zoning/Land Use R-3 Parcel # 519-330-01-005-000

Applicant Name Michael R. Shade Contact Person Michael R. Shade

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

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

Owner Name _____ Contact Person _____

Owner Address 102 Hidden Pastures Drive, Cramerton, NC 28032

Phone 704-651-3599 Fax _____ E-mail cdavis@cashort.com

Engineer/~~Architect/Attorney~~ EMH&T Contact Person Linda Menerey, PLA ASLA

Address 5500 New Albany Road, Columbus, OH 43054

Phone 614-775-4710 Fax _____ E-mail lmenerey@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

_____ Michael R. Shade
Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this 6th day of April, 2021.

NOTARIAL SEAL STATE OF OHIO

KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2021
Notary Stamp

_____
Notary Public

s/planning/forms

DAVIS TRACT

MARYSVILLE ROAD
CITY OF DELAWARE, OHIO

R-3 ZONING and PRELIMINARY PLAT
Project Narrative

The Charles R. Davis Tract consists of 30.708 acres. The current City of Delaware Master Plan and pre-annexation negotiations have determined that the best use of this land is single family residential, consistent and complementary to existing single family development to the east, north and southeast of the tract. Mr. Davis is providing a conceptual site plan and Preliminary Plat showing 77 single family lots consistent in size and frontage with the R-3 zoning category.

An internal roadway network and pedestrian sidewalks are planned through this project to connect US 36 with adjacent neighborhood streets that are stubbed to the east property line (Aaron Drive) and north property line (Penwell Drive). A stub street is shown to the west to provide for future connection and ultimate roadway extension on adjacent property to South Section Line Road. The proposed internal road network is thoughtfully designed with connectivity and traffic calming in mind by providing intersections and stop conditions that limit cut through and speeding traffic from US 36 to Warrensburg Road and the adjacent neighborhoods.

The site topography generally falls from the northwest to the southeast corner of the site where a storm water management pond will be constructed and serve as an amenity with landscaping. The mounding, landscaping and path along Marysville Road will be extended along the frontage of the proposed development. A centrally located park/ open space reserve in the middle of the site is sized to accommodate a tot lot, open play field, centralized mail box units, mounding and landscaping.

Existing site vegetation is comprised of a strong tree row with understory vegetation along the western property line. The tree row along the north property line has gaps in the trees with understory vegetation. The east property line is characterized by understory vegetation and very few significant trees. A small wooded area of approximately one acre is located in the southwest corner of the property. All or portions of these treed areas are anticipated to be preserved where grading and utility extensions permit. Tree species are generally native trees with many dead ash trees.

Sanitary, water and storm water extensions will occur along Marysville Road and from adjacent development to serve and be extended through the proposed development.

COMMUNITY IMPACT ASSESSMENT

DRAFT- Final to be submitted with the Preliminary Plan

Project Name	Davis Tract- (Name To be Determined)
Applicant	Charles R. Davis
Owner	Charles R. Davis
Zoning Requested	R-3

A. General Provisions and Requirements:

1. Acreage	30.708 Acres Inclusive of Existing Right-Of-Way
2. Pin Nos.	Parcel is Presently in the Township of Delaware, Delaware County, OH until Annexed: 519-330-01-005-000 as is Currently Shown on the Delaware County Auditor's Tax Duplicate
3. Current Zoning	Lands Presently in the Township of Delaware: FR-1 (Farm Residential District)

B. Specific Information

1. Legal Description	Charles R. Davis currently owns a total of 30.708 acres of which .551 acres is the road right of way. See Preliminary Plat Sheet ¼ for the Legal Description of the 30.708 acres being annexed to the City of Delaware, Ohio. The last recorded survey indicated a total acreage of 30.708. This was recalculated at the time of the preparation of Map of Annexation and is reflected in the Petition for Annexation.
a. Reference	Official Record Vol. 807, Pages 2146, Recorders Office, Delaware County, Ohio
b. Current Land Assessment	No Assessments appear of record.
c. Adjacent Parcels/ Including Ownership	51933001005000 ROUTE 36 PARTNERS LLC 51933002037000 ROUTE 36 PARTNERS LLC 51933001004001 STATE OF OHIO DEPARTMENT OF TRANSPORTATION 51933001004000 KEYE L SIMPKINS CATHERINE SIMPKINS 51933001003000 MARTHA SIMPKINS 51933201014001 JEFFERY D GEARHART

	JENNIFER M GEARHART 51933201012000 HOMEWOOD CORPORATION AMY JOHNSON, STATUTORY AGENT 51933210025000 D R HORTON INDIANA LLC 51933210024000 CT CORPORATION SYSTEM, 51933210023000 STATUTORY AGENT 51933210022000 51933210021000 51933210020000 51933210019000 51933210018000 51933210017000 51933210016000 51933210015000 51933210014000 BRIAN L STAMM LINDSAY NICOLE STAMM 51933001013000 MITCHELL BLAKE VANHOOSE DOREEN JASMINE VANHOOSE 51933210012000 THOMAS JOHN KOVACH TAMMY LYNN KOVACH 51933210011000 KEYE L SIMPKINS CATHERINE L SIMPKINS 51933210001000 SPRINGER WOODS HOMEOWNERS ASSOCN. INC TERRIE RICE STATUTORY AGENT
d. Recitation of Covenants Existing or Proposed and Running with the Land	None at Present
2. Location and Access	The entire property is located north of US 36 West/ Marysville Road/ West William Street. Existing access is presently to the south on US 36 West/ Marysville Road/ West William Street. Development of the parcel will facilitate the extension of Aaron Drive, an existing City street, stubbed to the east property line and Penwell Drive, an existing City street, stubbed to the north property line. The proposed development anticipates a stub street extension to the west.

3. Adjacent Lands	**North** - City of Delaware is R-3 Residential District;) **East** – City of Delaware is R-3 Residential District.; **South** – City of Delaware is currently zoned A-1 Agricultural. **West/ Northwest** – Township of Delaware is presently zoned FR-1 Farm Residential District. (See R-3 Rezoning: Vicinity Map- Sheet 1 of 7)
4. Existing Site Land Use	Current use of lands in the Township of Delaware is Farm Residential. (FR-1 District). All lands coming into the City will be seeking R-3 Zoning.
5. Maps, Charts	See R-3 Rezoning Exhibits.
6. Environmental Impacts	A Phase One Environmental has been conducted. A preliminary investigation will be prepared in conjunction with a Development Plan Submittal and is anticipated in summer 2021 to rule out any potential waters of the US.
	a. Topography and Drainage: The site topography generally falls from the northwest to the southeast corner of the site. The entire property is part of the Olentangy River Watershed District. (See R-3 Rezoning: Existing Conditions - Sheet 2 of 7)
	b. Vegetation: This parcel of land has been farmed for at least 50 years and is currently being farmed. Site vegetation is comprised of a strong tree row with understory vegetation along the western property line. The tree row along the north property line has gaps in the trees with understory vegetation. The east property line is characterized by understory vegetation and very few significant trees. A small wooded area of approximately one acre is located in the southwest corner of the property. There are several small grouping of trees internal to the site. Tree species are generally native trees with many dead ash trees. (See R-3 Rezoning: Existing Conditions - Sheet 2 of 7)
	c. Soils: Map of soils is provided with the rezoning application materials. (See R-3 Rezoning: Existing Conditions - Sheet 2 of 7)
	d. Ecology: Land over the years was use for agricultural purposes. No unusual vegetation.

7. Air and Noise Pollution	No site activity or uses will be included that will generate any unusual noise or air pollution, except normal dust from farming operations, not normally present in residential developments. There will be a higher level of noise and dust during construction period and will be limited to parcels under construction including this property and residential development in the area. Noise from traffic and pollution from existing traffic on U.S. 36 will override any proposed uses that will take place on this property and from existing quarry operations southwest of the property. However, 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 the proposed development, storm drainage and retention systems will be installed and constructed on the subject premises to City Standards. Sanitary Sewer and Water are available to be extended to the east at or near Springer Woods Blvd. City will extend lines to owner's eastern property line or share in the oversizing. The proposed development will extend water and sanitary lines through the development. (See Preliminary Plat - Sheet 3 of 4)
9. Traffic and Parking	A traffic study has been prepared by Todd Stanhope, Director of Traffic Engineering, Smart Services, Inc. and it is included with the submittal materials.
10. View Interference	Because of the size of the land and its proposed use and the distance from existing structures planned both to the North, East and South and Southeast. No significant view interference is expected.
11. Historic Sites	None that applicant is aware of at the present time.
12. Compatibility	The proposed residential development will complement and enhance the DR Horton development to the east and to the north as well as to Pulte Developments to the southeast and Route 36 Partners LLC and Section Line Partners LLC to the south of this project.

C. Impact on Public Services.

1. Tax Effect	It is difficult to ascertain the overall tax effect of this project. This will be a phased project with single family residential use. Income tax shall be generated from both the Construction Phase and the End Use Phase over three (3) or possibly four (4) 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 and east. No more impact on police and fire is expected than usual police and fire service to the north, east and south of the property and the residential property to the east. Fire stations are currently located on Central Avenue, northeast of the property and Pittsburg Drive, southeast of the property. Police and Fire Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction. Fire Service is also provided by the Delaware Township Fire Department. Police and Fire Impact Fees will be charged as each building permit for each lot is pulled on the project.
3. Schools	The entire project is located within 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 and east 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 charged as each building permit for each lot is pulled on the project.

5. Traffic Control	A roadway network will be constructed through this project to connect US 36 with adjacent neighborhood streets that are stubbed to the east and north property lines. The proposed road network is thoughtfully designed with connectivity and traffic calming in mind by providing intersections and stop conditions that limit cut through and speeding traffic from US 36 to Warrensburg Road and the adjacent neighborhoods.

D. General Requirements	
1. Financial Interest	See Addendum ___attached hereto. The expected value of the project at build out at current average sale price is _____for housing improvements and lot land value.
2. Coordination	All coordination of services has been with the City of Delaware, Ohio. Intersection and access improvements on US Route 36 on the south will require input and coordination with City of Delaware and Ohio Department of Transportation Office.
3. Economic Impact	Demands for police and fire services should be like all existing residential developments in the City of Delaware and in the immediate area of this development. 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 if the rezoning and preliminary and final development plans are approved. Internal construction within the project should be capable of completion in a timely manner depending on market conditions.
5. Adjacent Development	See Item B.1. c. above

6. Alternatives	It appears given the surrounding land uses and the current City Masterplan and pre-annexation negotiations have determined that the best use of this land is single family residential use.

Respectfully submitted,

Michael R. Shade
Attorney at Law

Engineers, Surveyors, Planners, Scientists

MEMO

Date: April 6, 2021

To: Mr. Charles Davis

From: Kyle Shreves, PE

Subject: Utility Memo
30-Acre Property (PID-51933001005000)
Delaware County, OH

Copies: File

Summary of Existing Utilities

Water

There is an existing City of Delaware16-inch water main located on the north side of U.S. 36/Marysville Road within the public right-of-way (and/or within easements) that can be extended to service the property listed above. Typically, the City of Delaware will require this main to be extended to the west property line of the this parcel within either the right-of-way, or within provided easements. Coordination (and a possible study) with the City will be necessary to understand the size of the waterline to be extended to the western limits. It is assumed that this main would support the domestic water and fire-protection needs for these properties.

There are also existing/future water mains within both the existing/future Springer Woods subdivision east of the property. Any waterline extended through the future development on this property would require connection to these lines, further supporting domestic water and fire protection.

Please note there is an existing 4-inch water main owned by the Del-Co Water Company running along the north side of U.S. 36/Marysville Road across the frontage of the site. This line would not be of a size that is useful for substantial development of this parcel.

Sanitary

There is an existing 12-inch diameter gravity sewer located along the south side of U.S. 36/Marysville Road that can be extended to service the property listed above. Currently this line terminates just east of the Lehner Woods Boulevard intersection. The following is known about the depth and capacity of the sewer:

- The depth of the sewer at the terminus is adequate to service the 30-acre property, PID-51933001005000. There have been past discussions regarding this sewer extension and the ability to service the area south of US 36/Marysville Road, which includes an 82-acre property, PID-51933002037000, and a 53-acre property, PID-51933002037007. The 53-acre property cannot currently be serviced if connected at Lehner Woods Blvd. Unfortunately, downstream of the terminus, the sewer was raised causing this issue. A possible solution would be to begin from the manhole in which the sewer was raised (at the intersection of Grand Circuit Boulevard and U.S. 36/Marysville Road) and lower the sewer to accommodate the above-referenced area. An alternative to this would be to divert this area to a future trunk sewer and pump station located south of the development. The current status of this southern sewer system is unknown.

- The three properties are within the tributary area of the existing 12-inch sewer mentioned above. However, the capacity of the existing sewer appears to have only taken into account the 53- and 82-acre properties as residential (density unknown), and does not apply a development type to the 30-acre property. It is assumed that the current development type (single-family) would require the City to confirm that the sewer has capacity to accept the proposed site (30 acres).

Storm Water Management/Drainage Outlet

The property drains from the north to the south with an ultimate outlet at the southeast corner of the property. This existing drainage is through an agricultural-type drainage system (tile and overland routing). Furthermore, improvements in this area have been considered by the City and past developers to the east. See explanation below:

- The outlet for the 30-acre site drains to a culvert under U.S. 36/Marysville Road (15-inch culvert) that appears to be undersized. There is a history of flooding at this location. In addition, a portion of the Springer Woods Development was constructed with storm sewer that appears to be sized properly; however, with the undersized culvert, there is an existing tail water condition. This condition will require upsizing of the culvert under U.S. 36/Marysville Road (and possible further improvements downstream). Please note the City is aware of the regional issues with this culvert and downstream restrictions and conditions. Further coordination with the City would be required to understand the status of potential improvements at the culvert by the City.

Note: These properties lie within Zone "X" (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level) on the FIRM map number 39041C0111K and 39041C0095K. A portion of these properties is located within the Olentangy River Watershed and therefore is subject to the Olentangy River Watershed EPA permit requirements.

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SECTION II –
R-3 Zoning Exhibits

DAVIS TRACT

R3 ZONING

CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO

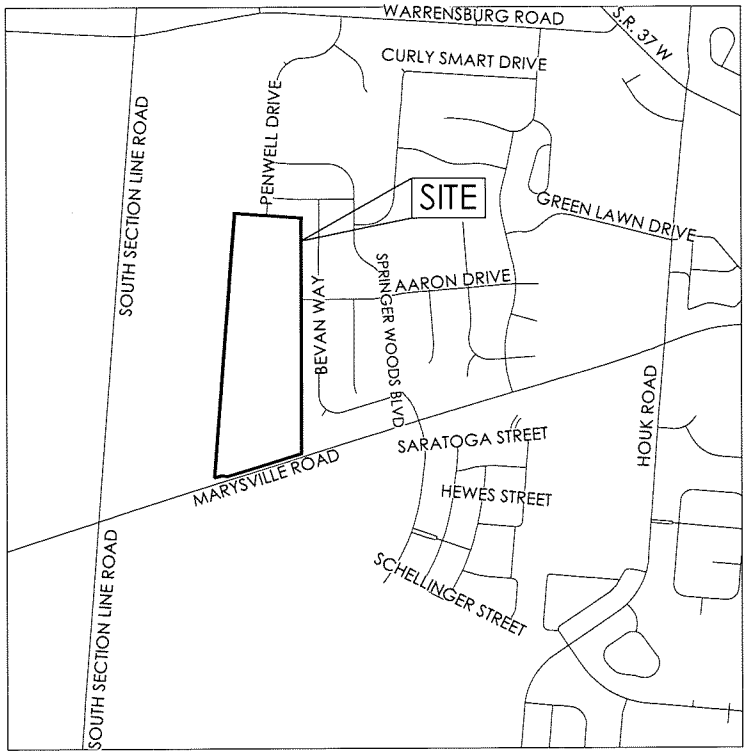
OWNER/APPLICANT:
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

SUBMITTAL:
APRIL 21, 2021

CIVIL ENGINEER, LAND PLANNER
& LANDSCAPE ARCHITECT:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
8800 River Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

LEGAL COUNSEL:
MIKE SHADE
SHADE AND SHADE, LLC.
41 N SANDUSKY STREET
SUITE 410
DELEWARE, OHIO 43015

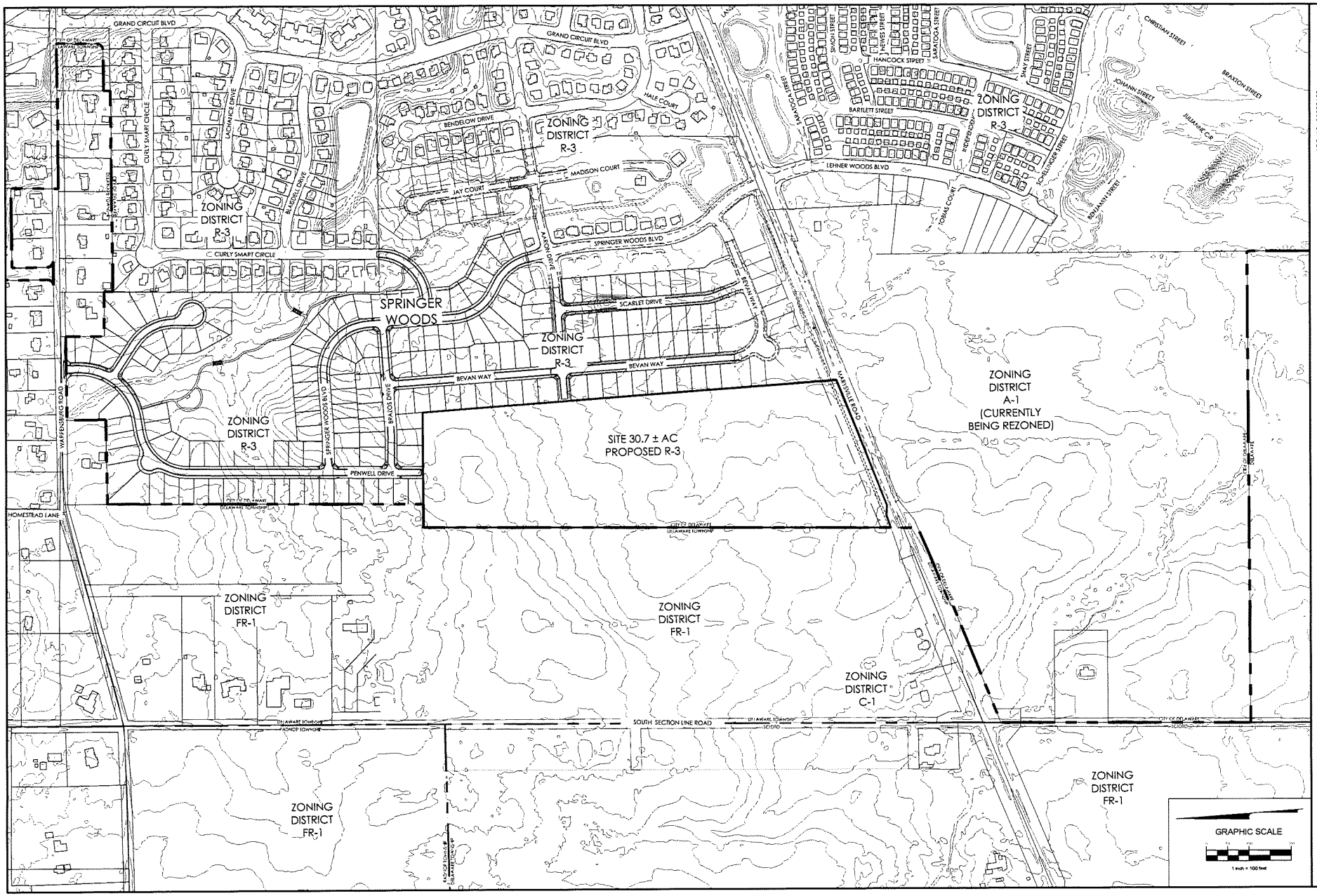


SITE LOCATION MAP
Not to Scale

INDEX OF DRAWINGS

SHEET 1: VICINITY MAP
SHEET 2: EXISTING CONDITIONS
SHEET 3: ILLUSTRATIVE SITE PLAN
SHEET 4: SITE PLAN
SHEET 5: SITE DETAILS
SHEET 6: TREE SURVEY
SHEET 7: TREE REMOVAL PLAN
SHEET 8: TREE SURVEY CHART

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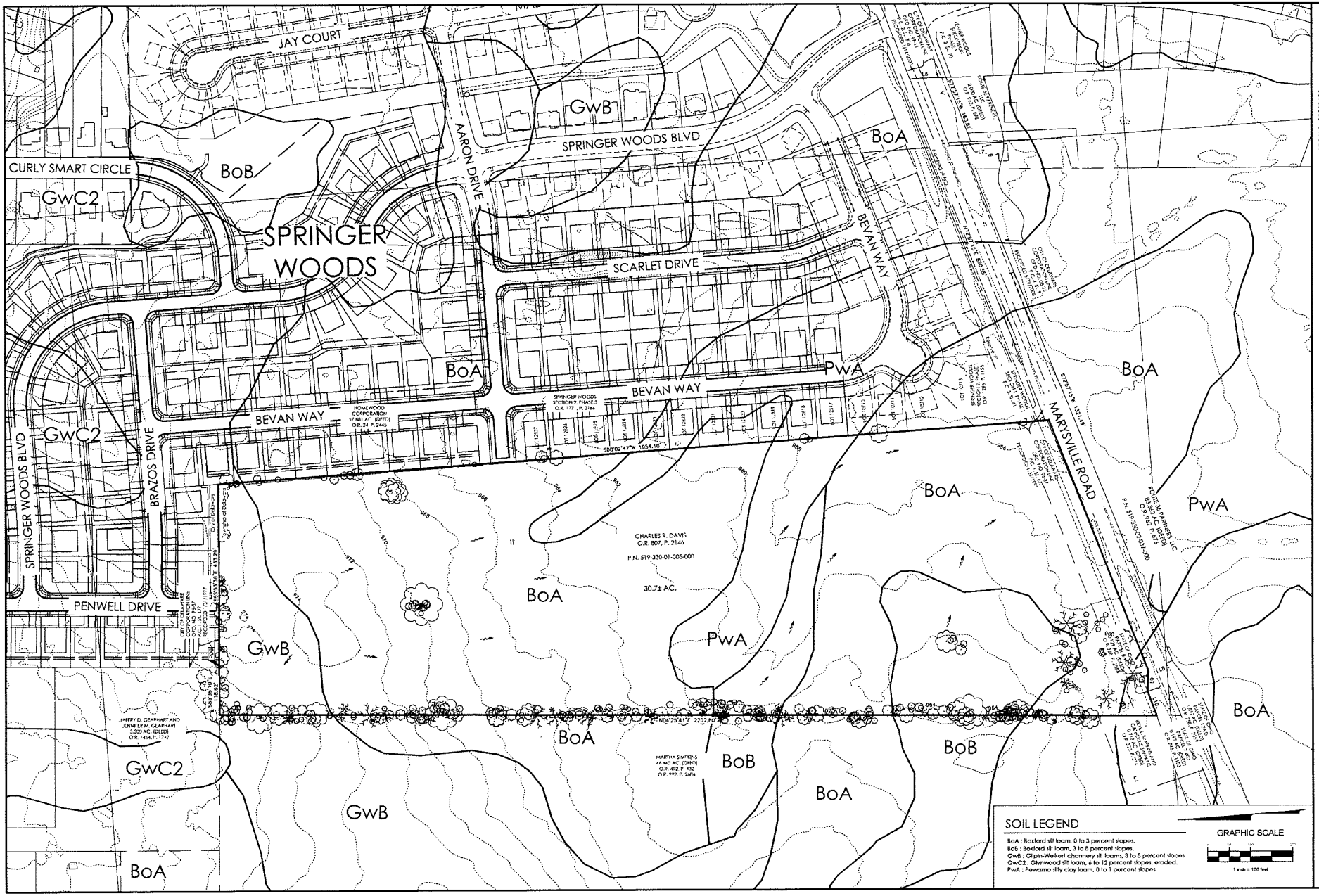
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

VICINITY MAP

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

1/8



JOB NO: 20200655

EMH&T

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

EXISTING CONDITIONS

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

2/8



Site Data

Site Area	± 30.7 ac
Lots	77
Gross Density	± 2.5 du/ac
Open Space/Parkland Required:	± 5.23 ac
• 30.7 x .10 = 3.7 ac (Parkland 10%)	
• 30.7 x .05 = 1.53 ac (Community Open Space 5%)	
Open Space/Parkland Provided:	± 6.1 ac

Minimum R-3 Standards:

- Minimum Frontage: 65' at front setback
- Minimum Lot Area Internal Lot : 8000 sf
- Minimum Lot Area Corner Lot : 10,400 sf
- Minimum Setbacks
  - Front: 30' min.
  - Side: 8' min.
  - Rear: 40' min.

Reserve Table - Open Space and Parkland

Reserve	Acreage	Use
Reserve A	± 0.2 ac	Open Space - Passive
Reserve B	± 1.2 ac	Parkland - Active and Passive Recreation
Reserve C	± 3.7 ac	Parkland - Passive Recreation
Reserve D	± 1.0 ac	Open Space-Passive Tree Preservation

GRAPHIC SCALE

1 inch = 100 feet

JOB NO: 20200655

APR. 21, 2021

DATE
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:
REVISED:

PREPARED BY:

EMH&T

Environmental Mitigation & Technology, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 888.775.3648
EMHT.COM

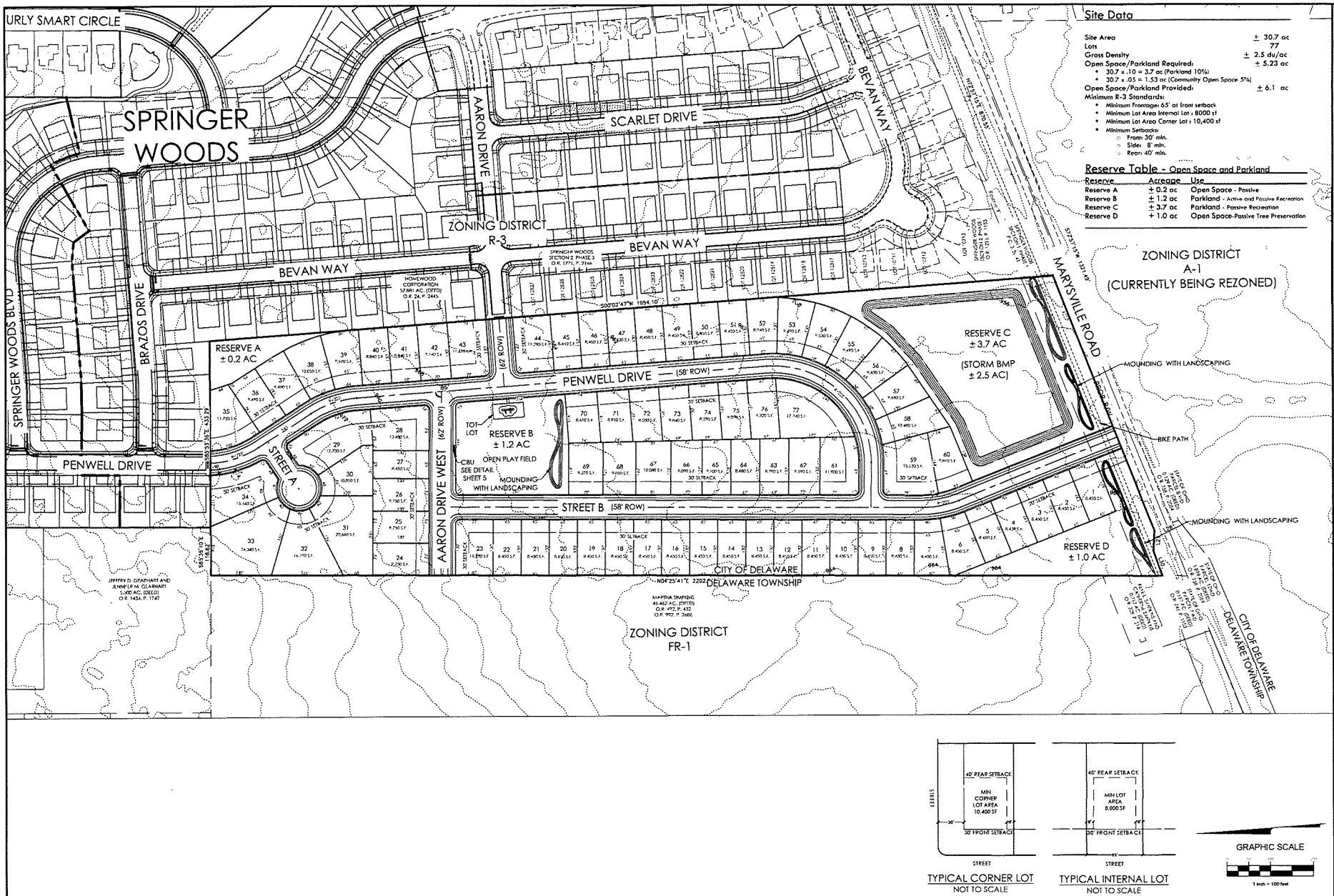
PREPARED FOR:

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

ILLUSTRATIVE
SITE PLAN

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO



Site Data

Site Area	± 30.7 ac
Lots	77
Gross Density	± 2.5 du/ac
Open Space/Parkland Required:	± 5.23 ac
• 30.7 x .10 = 3.7 ac (Parkland 10%)	
• 30.7 x .05 = 1.53 ac (Community Open Space 5%)	
Open Space/Parkland Provided:	± 6.1 ac

Minimum R-3 Standards:

- Minimum Frontages 65' at front setback
- Minimum Lot Area Internal Lot : 8000 sf
- Minimum Lot Area Corner Lot : 10,400 sf
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  - Front: 30' min.
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Reserve	Acreage	Use
Reserve A	± 0.2 ac	Open Space - Passive
Reserve B	± 1.2 ac	Parkland - Active and Passive Recreation
Reserve C	± 3.7 ac	Parkland - Passive Recreation
Reserve D	± 1.0 ac	Open Space-Passive Tree Preservation

TYPICAL CORNER LOT
NOT TO SCALE

TYPICAL INTERNAL LOT
NOT TO SCALE

GRAPHIC SCALE

1 inch = 100 feet

JOB NO. 20200655

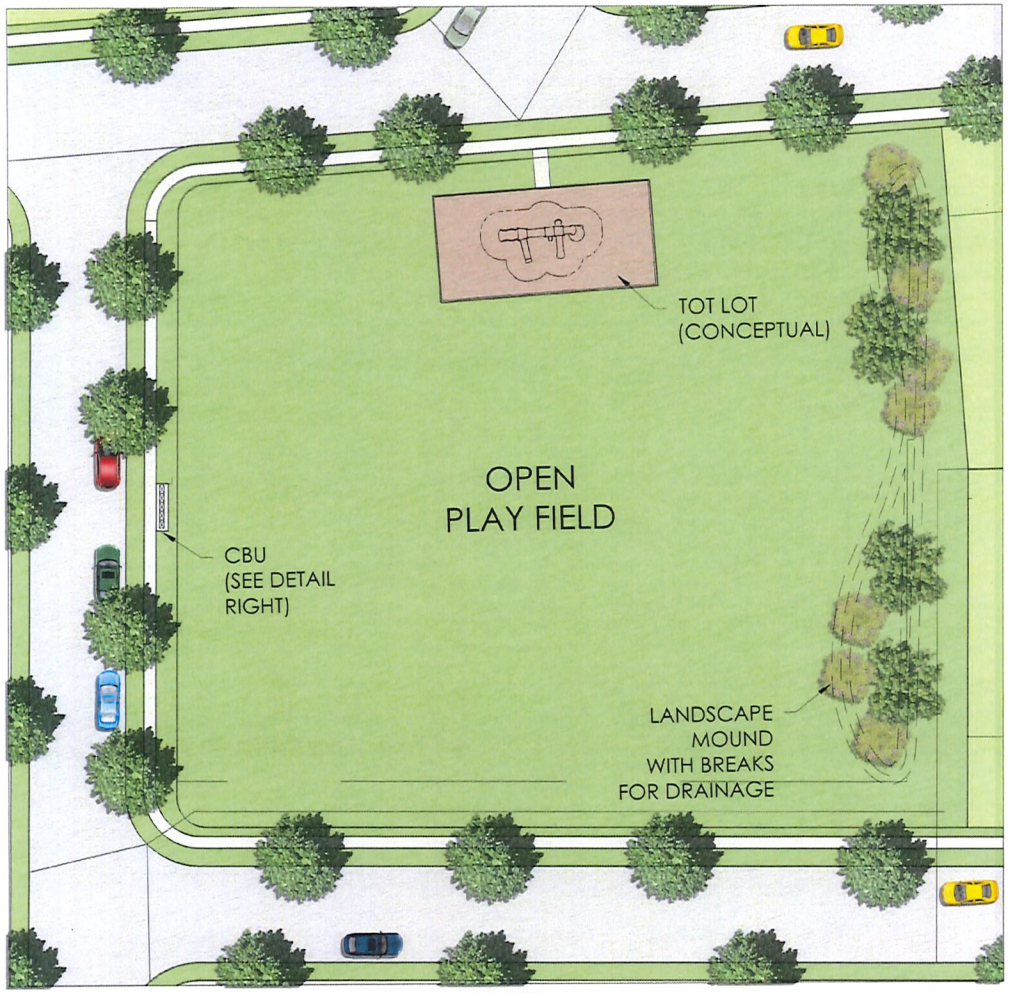
EMH&T
Environmental, Hydrological & Transportation Consultants
5500 New Albany Road, Columbus, Ohio 43054
Phone 614.775.4500 www.emht.com

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

SITE PLAN

DAVIS TRACT

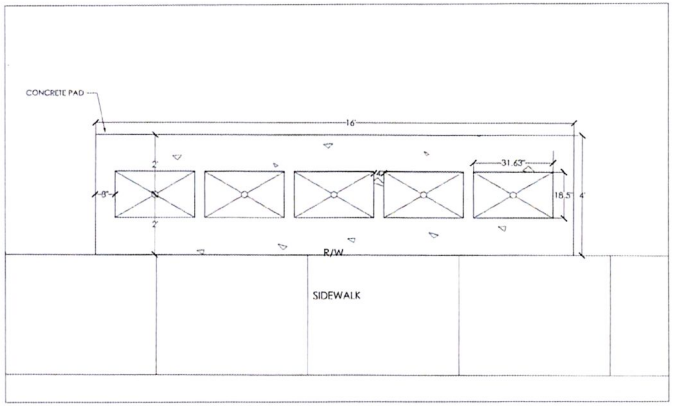
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO



RESERVE B DETAIL
1" = 20'

GRAPHIC SCALE

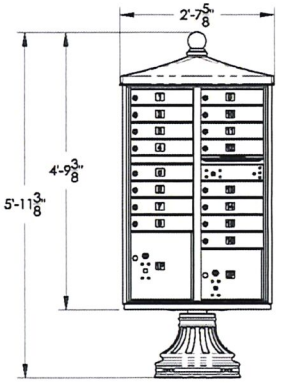
1 inch = 20 feet



TYPICAL 5 CBU PLAN
1" = 2'
* ALL DIMENSIONS ARE APPROXIMATE



DECORATIVE CBU



DECORATIVE CBU DETAIL

16 Tenant Door Cluster Box Unit
Color: Black
(US Mail Supply Product #1570-16V2
or comparable substitute
www.usmailsupply.com)

JOB NO: 20200655

DATE
APR 23, 2021
REVISED
REVISED
REVISED
REVISED
REVISED
REVISED
REVISED

PREPARED BY

EMH&T

PREPARED FOR

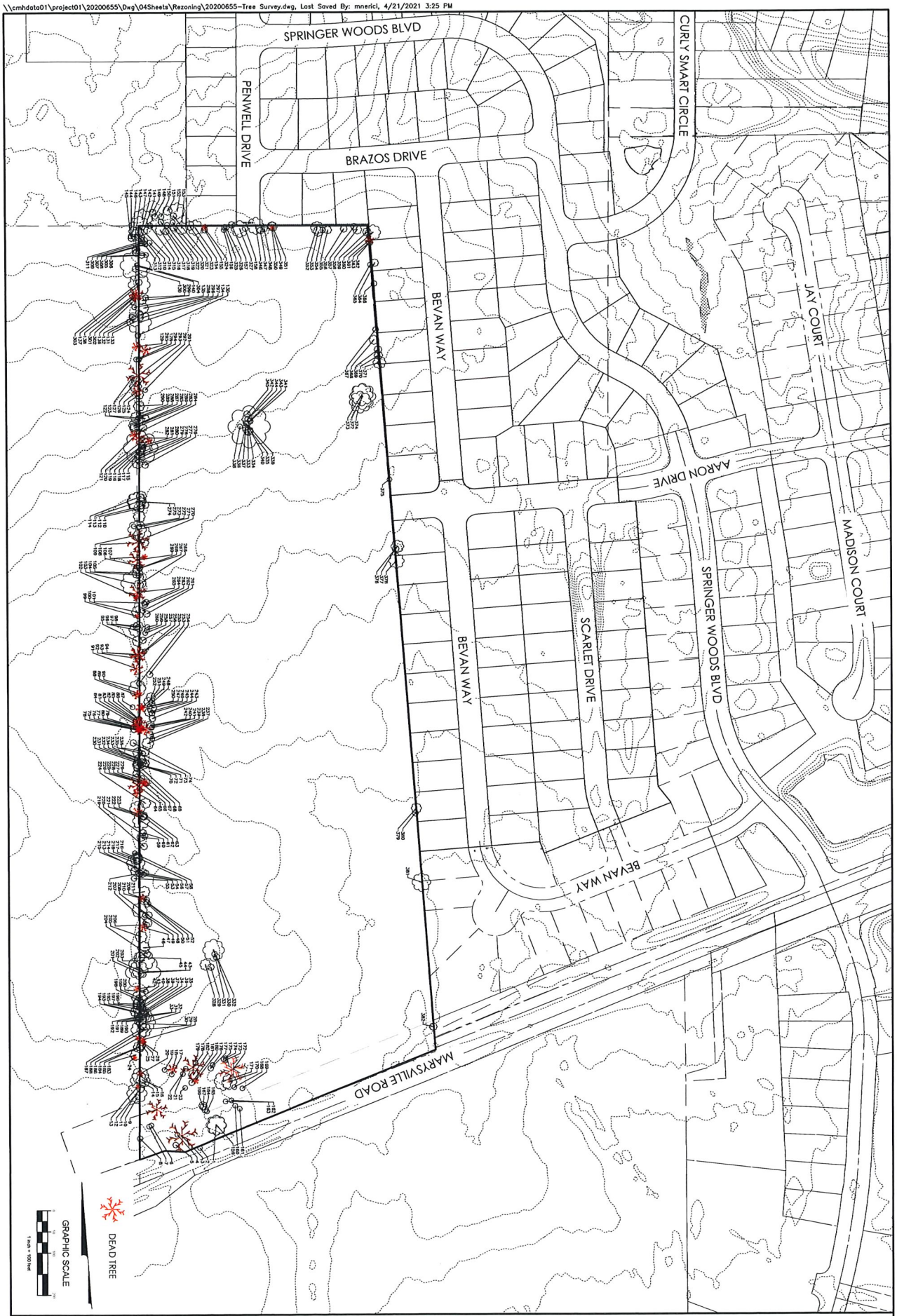
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

SITE DETAILS

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

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6/8

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

TREE SURVEY

PREPARED FOR:
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

PREPARED BY:
EMH'T
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

JOB NO: 20200655

DATE:	APRIL 21, 2021
REVISED:	
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REVISED:	

DAVIS TRACT
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO
TREE REMOVAL PLAN
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032
EMHT
JOB NO: 2020065S
7 / 8
Tree Inventory
Total Number of Trees: 382/ 4778 Cal. Inches
Number of Trees Removed: 160 / 1,145 Cal. Inches
Protected Specimen Trees: 72 Trees/ 110 Cal. Inches
Additional Trees: 88 Trees/ 1,035 Cal. Inches
Number of Trees Preserved: 222/3,633 Cal. Inches
Trees Removed
GRAPHIC SCALE
1 inch = 100 feet
MARYSVILLE ROAD
BEVAN WAY
SCARLET DRIVE
BEVAN WAY
SPRINGER WOODS BLVD
MADISON COURT
AARON DRIVE
JAY COURT
BEVAN WAY
BRAZOS DRIVE
PENWELL DRIVE
CURLY SMART CIRCLE
SPRINGER WOODS BLVD
J:\2020065S\Dwg\04Sheets\Rezoning\2020065S-Tree Survey.dwg, Last Saved By: aohara, 4/20/2021 1:39 PM

ID	Common Name	Scientific Name	Size	Trunk Coun	Condition
1	Sugar Maple	*Acer saccharum*	24	1	Good
2	Callery Pear	*Pyrus calleryana*	6	1	Good
~~3~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~38,12~~	~~2~~	~~Dead~~
4	Callery Pear	*Pyrus calleryana*	6	1	Good
5	Callery Pear	*Pyrus calleryana*	7	1	Good
6	Callery Pear	*Pyrus calleryana*	6	1	Good
7	Callery Pear	*Pyrus calleryana*	6	1	Good
8	Red Mulberry	*Morus rubra*	7,7	2	Fair
~~9~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~26,16~~	~~2~~	~~Dead~~
10	Hackberry	*Celtis occidentalis*	6	1	Good
11	American Elm	*Ulmus americana*	24	1	Good
12	American Elm	*Ulmus americana*	9	1	Fair
~~13~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Dead~~
14	American Elm	*Ulmus americana*	20	1	Fair
15	American Elm	*Ulmus americana*	20	1	Fair
16	American Elm	*Ulmus americana*	17	1	Fair
17	Black Walnut	*Juglans nigra*	6	1	Fair
~~18~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12,8~~	~~2~~	~~Dead~~
19	Black Walnut	*Juglans nigra*	6	1	Good
20	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	8	~~1~~	~~Dead~~
21	Black Walnut	*Juglans nigra*	6	1	Good
22	Black Walnut	*Juglans nigra*	6	1	Fair
23	Black Walnut	*Juglans nigra*	6	1	Good
~~24~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6,6~~	~~2~~	~~Dead~~
25	American Elm	*Ulmus americana*	10	1	Good
~~26~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	8	~~1~~	~~Dead~~
27	Honey Locust	*Gleditsia triacanthos*	9	1	Good
~~28~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Dead~~
29	Hackberry	*Celtis occidentalis*	20,11,8	3	Fair
30	Honey Locust	*Gleditsia triacanthos*	13	1	Good
~~31~~	~~American Elm~~	~~*Ulmus americana*~~	~~0~~	~~1~~	~~Poor~~
32	Honey Locust	*Gleditsia triacanthos*	20	1	Good
33	Honey Locust	*Gleditsia triacanthos*	13	1	Good
34	Hackberry	*Celtis occidentalis*	11	1	Good
35	Honey Locust	*Gleditsia triacanthos*	11	1	Good
36	Honey Locust	*Gleditsia triacanthos*	10,9	2	Good
37	Hackberry	*Celtis occidentalis*	6	1	Good
38	Honey Locust	*Gleditsia triacanthos*	14,11	2	Fair
39	Honey Locust	*Gleditsia triacanthos*	16,11	2	Fair
40	Honey Locust	*Gleditsia triacanthos*	14	1	Good
41	Pin Oak	*Quercus palustris*	18	1	Good
~~42~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~8~~	~~1~~	~~Dead~~
43	Pin Oak	*Quercus palustris*	42	1	Good
~~44~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~12~~	~~1~~	~~Poor~~
~~45~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~12~~	~~1~~	~~Poor~~
46	Hackberry	*Celtis occidentalis*	15	1	Fair
~~47~~	~~American Elm~~	~~*Ulmus americana*~~	~~12~~	~~1~~	~~Dead~~
48	Pin Oak	*Quercus palustris*	18	1	Good
49	American Elm	*Ulmus americana*	6	1	Fair
50	Pin Oak	*Quercus palustris*	9	1	Good
51	Pin Oak	*Quercus palustris*	6	1	Good
~~52~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~10,10~~	~~2~~	~~Dead~~
53	American Elm	*Ulmus americana*	7	1	Fair
54	American Elm	*Ulmus americana*	9	1	Good
55	Honey Locust	*Gleditsia triacanthos*	7	1	Good
56	Honey Locust	*Gleditsia triacanthos*	10	1	Good
57	Honey Locust	*Gleditsia triacanthos*	12	1	Good
~~58~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Poor~~
59	Honey Locust	*Gleditsia triacanthos*	10	1	Good
60	American Elm	*Ulmus americana*	8	1	Fair
61	Hackberry	*Celtis occidentalis*	20	1	Good
~~62~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
63	Hackberry	*Celtis occidentalis*	18	1	Good
~~64~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
~~65~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~20~~	~~1~~	~~Dead~~
66	American Elm	*Ulmus americana*	12	1	Fair
67	Black Cherry	*Prunus serotina*	9,8	2	Fair
68	American Elm	*Ulmus americana*	8	1	Good
69	Hackberry	*Celtis occidentalis*	14	1	Good
70	American Elm	*Ulmus americana*	6	1	Fair
71	Hackberry	*Celtis occidentalis*	11	1	Fair
72	American Elm	*Ulmus americana*	10	1	Fair
73	Hackberry	*Celtis occidentalis*	11	1	Good
74	Red Mulberry	*Morus rubra*	8	1	Fair
75	Honey Locust	*Gleditsia triacanthos*	8,6	2	Fair
~~76~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7,7~~	~~2~~	~~Dead~~
~~77~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Dead~~
~~78~~	~~American Elm~~	~~*Ulmus americana*~~	~~10,7~~	~~2~~	~~Dead~~
~~79~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~13~~	~~1~~	~~Dead~~
~~80~~	~~American Elm~~	~~*Ulmus americana*~~	~~10~~	~~1~~	~~Dead~~
~~81~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~18,9~~	~~2~~	~~Dead~~
82	American Elm	*Ulmus americana*	6	1	Fair
83	Honey Locust	*Gleditsia triacanthos*	12	1	Good
~~84~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~10,10~~	~~2~~	~~Dead~~
~~85~~	~~American Elm~~	~~*Ulmus americana*~~	~~7~~	~~1~~	~~Dead~~
86	American Elm	*Ulmus americana*	6	1	Fair
87	Honey Locust	*Gleditsia triacanthos*	6	1	Good
~~88~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~11~~	~~1~~	~~Dead~~
~~89~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~8,8~~	~~2~~	~~Dead~~
90	Hackberry	*Celtis occidentalis*	20	1	Good
~~91~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~16~~	~~1~~	~~Dead~~
92	Hackberry	*Celtis occidentalis*	7	1	Fair
~~93~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~10~~	~~1~~	~~Dead~~
~~94~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~20~~	~~1~~	~~Dead~~
95	Black Walnut	*Juglans nigra*	12	1	Good
96	American Elm	*Ulmus americana*	16	1	Good
97	Hawthorn	*Crataegus sp.*	6	1	Good
98	Shagbark Hickory	*Carya ovata*	12	1	Good
~~99~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Dead~~

100	Hackberry	*Celtis occidentalis*	15	1	Fair
101	Wild Crabapple	*Malus coronaria*	6,6	2	Good
~~102~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~8~~	~~1~~	~~Dead~~
103	American Elm	*Ulmus americana*	30	1	Good
104	Hackberry	*Celtis occidentalis*	6	1	Good
105	Hackberry	*Celtis occidentalis*	13	1	Good
106	Hackberry	*Celtis occidentalis*	7	1	Good
~~107~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Dead~~
108	Black Walnut	*Juglans nigra*	10	1	Fair
109	American Elm	*Ulmus americana*	20,10	2	Good
~~110~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~0~~	~~1~~	~~Poor~~
111	American Elm	*Ulmus americana*	14,8	2	Fair
112	American Elm	*Ulmus americana*	8	1	Fair
~~113~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Poor~~
114	Black Walnut	*Juglans nigra*	12,11	2	Good
115	American Elm	*Ulmus americana*	12,10	2	Fair
116	Honey Locust	*Gleditsia triacanthos*	41,15,12	3	Good
117	Freeman's Maple	*Acer x freemanii*	10	1	Good
118	American Elm	*Ulmus americana*	14	1	Good
~~119~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~0~~	~~1~~	~~Dead~~
120	American Elm	*Ulmus americana*	9	1	Fair
~~121~~	~~American Elm~~	~~*Ulmus americana*~~	~~0~~	~~1~~	~~Poor~~
122	Hackberry	*Celtis occidentalis*	11	1	Good
123	American Elm	*Ulmus americana*	9	1	Good
124	Pin Oak	*Quercus palustris*	11	1	Good
~~125~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
126	Red Maple	*Acer rubrum*	12,10	2	Good
127	Black Walnut	*Juglans nigra*	6	1	Good
128	Hackberry	*Celtis occidentalis*	6	1	Fair
~~129~~	~~American Elm~~	~~*Ulmus americana*~~	~~11,0~~	~~2~~	~~Dead~~
130	Hackberry	*Celtis occidentalis*	7	1	Fair
131	Hackberry	*Celtis occidentalis*	8	1	Fair
132	American Elm	*Ulmus americana*	8	1	Fair
133	Hackberry	*Celtis occidentalis*	12	1	Fair
134	Pin Oak	*Quercus palustris*	29	1	Good
~~135~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~6~~	~~1~~	~~Poor~~
136	American Elm	*Ulmus americana*	6	1	Good
137	Pin Oak	*Quercus palustris*	26	1	Good
~~138~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~18~~	~~1~~	~~Dead~~
139	Black Walnut	*Juglans nigra*	8	1	Good
140	Pin Oak	*Quercus palustris*	36	1	Good
141	Black Walnut	*Juglans nigra*	9	1	Good
142	Black Walnut	*Juglans nigra*	10	1	Good
143	American Elm	*Ulmus americana*	6	1	Good
144	American Elm	*Ulmus americana*	8	1	Fair
145	Pin Oak	*Quercus palustris*	6	1	Good
146	Hackberry	*Celtis occidentalis*	11	1	Good
147	Pin Oak	*Quercus palustris*	24	1	Good
148	Black Walnut	*Juglans nigra*	7	1	Good
149	Black Walnut	*Juglans nigra*	8	1	Fair
150	Black Walnut	*Juglans nigra*	7	1	Good
151	Hackberry	*Celtis occidentalis*	11	1	Good
152	Black Walnut	*Juglans nigra*	19	1	Good
153	Honey Locust	*Gleditsia triacanthos*	15,14	2	Good
154	Honey Locust	*Gleditsia triacanthos*	18	1	Good
~~155~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~7~~	~~1~~	~~Good~~
156	American Elm	*Ulmus americana*	6	1	Fair
157	Black Walnut	*Juglans nigra*	8	1	Good
~~158~~	~~Hackberry~~	~~*Celtis occidentalis*~~	~~7~~	~~1~~	~~Good~~
159	Hackberry	*Celtis occidentalis*	23	1	Fair
160	Callery Pear	*Pyrus calleryana*	6,5,2	3	Fair
161	Callery Pear	*Pyrus calleryana*	6,3,3	3	Fair
162	Callery Pear	*Pyrus calleryana*	6	1	Fair
163	Callery Pear	*Pyrus calleryana*	6	1	Fair
164	American Elm	*Ulmus americana*	8,6,2	3	Good
165	American Elm	*Ulmus americana*	6	1	Good
166	Hackberry	*Celtis occidentalis*	10	1	Good
167	Black Walnut	*Juglans nigra*	8	1	Good
~~168~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~6~~	~~1~~	~~Fair~~
169	Black Walnut	*Juglans nigra*	6	1	Fair
~~170~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~18,7~~	~~2~~	~~Poor~~
~~171~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~22,3~~	~~2~~	~~Poor~~
~~172~~	~~Black Walnut~~	~~*Juglans nigra*~~	~~32~~	~~1~~	~~Dead~~
173	Black Walnut	*Juglans nigra*	6,4	2	Fair
174	Black Walnut	*Juglans nigra*	6	1	Good
175	Black Walnut	*Juglans nigra*	6	1	Fair
176	Black Walnut	*Juglans nigra*	6	1	Fair
177	Black Walnut	*Juglans nigra*	7	1	Fair
~~178~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~30,8~~	~~2~~	~~Dead~~
179	Callery Pear	*Pyrus calleryana*	6	1	Good
~~180~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~8~~	~~1~~	~~Dead~~
181	American Elm	*Ulmus americana*	7	1	Good
182	American Elm	*Ulmus americana*	12	1	Good
183	American Elm	*Ulmus americana*	13	1	Good
184	Honey Locust	*Gleditsia triacanthos*	13	1	Good
185	Black Cherry	*Prunus serotina*	10	1	Fair
~~186~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6,6~~	~~2~~	~~Dead~~
187	Black Cherry	*Prunus serotina*	6	1	Fair
188	American Elm	*Ulmus americana*	17	1	Good
189	Honey Locust	*Gleditsia triacanthos*	16, 13	2	Good
190	Honey Locust	*Gleditsia triacanthos*	14	1	Good
191	Honey Locust	*Gleditsia triacanthos*	8	1	Good
192	Honey Locust	*Gleditsia triacanthos*	18	1	Good
193	Honey Locust	*Gleditsia triacanthos*	12	1	Good
194	Honey Locust	*Gleditsia triacanthos*	16	1	Good
195	Honey Locust	*Gleditsia triacanthos*	6	1	Good
196	Honey Locust	*Gleditsia triacanthos*	6	1	Good
197	Honey Locust	*Gleditsia triacanthos*	10,13,12	3	Good
~~198~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Poor~~
~~199~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~8~~	~~1~~	~~Poor~~

200	Hackberry	*Celtis occidentalis*	6	1	Good
201	Hackberry	*Celtis occidentalis*	8	1	Good
202	Pin Oak	*Quercus palustris*	22	1	Good
203	American Elm	*Ulmus americana*	24	1	Good
204	Pin Oak	*Quercus palustris*	8	1	Good
205	Pin Oak	*Quercus palustris*	14	1	Good
206	Pin Oak	*Quercus palustris*	6	1	Good
207	Pin Oak	*Quercus palustris*	11	1	Good
208	Pin Oak	*Quercus palustris*	8	1	Good
209	American Elm	*Ulmus americana*	6,3	2	Good
210	Pin Oak	*Quercus palustris*	8	1	Good
211	Pin Oak	*Quercus palustris*	13	1	Good
212	Pin Oak	*Quercus palustris*	11	1	Good
213	Pin Oak	*Quercus palustris*	7	1	Good
214	Honey Locust	*Gleditsia triacanthos*	22	1	Good
215	American Elm	*Ulmus americana*	8	1	Good
216	Green Ash	*Fraxinus pennsylvanica*	12	1	Fair
217	American Elm	*Ulmus americana*	14	1	Good
~~218~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Poor~~
219	Honey Locust	*Gleditsia triacanthos*	8	1	Good
220	Honey Locust	*Gleditsia triacanthos*	8	1	Good
221	Hackberry	*Celtis occidentalis*	8	1	Good
222	Hackberry	*Celtis occidentalis*	8	1	Good
223	Hackberry	*Celtis occidentalis*	10	1	Good
224	Hackberry	*Celtis occidentalis*	12,12	2	Good
~~225~~	~~American Elm~~	~~*Ulmus americana*~~	~~8~~	~~1~~	~~Dead~~
226	Pin Oak	*Quercus palustris*	6	1	Good
227	Pin Oak	*Quercus palustris*	9	1	Good
~~228~~	~~American Elm~~	~~*Ulmus americana*~~	~~11~~	~~1~~	~~Dead~~
229	American Elm	*Ulmus americana*	6	1	Good
230	Hackberry	*Celtis occidentalis*	12	1	Good
231	Hackberry	*Celtis occidentalis*	11	1	Good
232	American Elm	*Ulmus americana*	9	1	Fair
233	American Elm	*Ulmus americana*	10	1	Fair
234	Hackberry	*Celtis occidentalis*	14	1	Good
235	Hackberry	*Celtis occidentalis*	6	1	Good
236	American Elm	*Ulmus americana*	12	1	Good
237	Honey Locust	*Gleditsia triacanthos*	14	1	Good
238	Honey Locust	*Gleditsia triacanthos*	6	1	Good
239	Honey Locust	*Gleditsia triacanthos*	9	1	Good
240	Honey Locust	*Gleditsia triacanthos*	9	1	Good
241	Honey Locust	*Gleditsia triacanthos*	6	1	Good
242	Red Mulberry	*Morus rubra*	11	1	Good
243	Honey Locust	*Gleditsia triacanthos*	8	1	Good
244	Honey Locust	*Gleditsia triacanthos*	7	1	Good
245	Honey Locust	*Gleditsia triacanthos*	10	1	Good
246	Honey Locust	*Gleditsia triacanthos*	12	1	Good
247	Honey Locust	*Gleditsia triacanthos*	6	1	Good
248	Honey Locust	*Gleditsia triacanthos*	7	1	Good
~~249~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6~~	~~1~~	~~Dead~~
~~250~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
251	Sycamore	*Platanus occidentalis*	11	1	Good
252	Honey Locust	*Gleditsia triacanthos*	11	1	Good
253	Hackberry	*Celtis occidentalis*	7	1	Good
254	Honey Locust	*Gleditsia triacanthos*	8	1	Good
255	Green Ash	*Fraxinus pennsylvanica*	6	1	Good
256	American Elm	*Ulmus americana*	9	1	Good
257	Hackberry	*Celtis occidentalis*	8	1	Good
~~258~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~6~~	~~1~~	~~Poor~~
259	Green Ash	*Fraxinus pennsylvanica*	6	1	Good
260	Green Ash	*Fraxinus pennsylvanica*	6,4	2	Fair
261	Green Ash	*Fraxinus pennsylvanica*	8	1	Fair
~~262~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~6~~	~~1~~	~~Poor~~
263	Red Mulberry	*Morus rubra*	7	1	Fair
264	Green Ash	*Fraxinus pennsylvanica*	7	1	Poor
~~265~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~22~~	~~1~~	~~Dead~~
266	American Elm	*Ulmus americana*	11	1	Good
267	Hackberry	*Celtis occidentalis*	10	1	Good
268	Hackberry	*Celtis occidentalis*	8	1	Good
~~269~~	~~American Elm~~	~~*Ulmus americana*~~	~~23~~	~~1~~	~~Dead~~
~~270~~	~~American Elm~~	~~*Ulmus americana*~~	~~28~~	~~1~~	~~Dead~~
271	Honey Locust	*Gleditsia triacanthos*	22	1	Fair
272	Hackberry	*Celtis occidentalis*	6	1	Good
273	Red Mulberry	*Morus rubra*	6,4,2,2,1	5	Good
274	Honey Locust	*Gleditsia triacanthos*	22,18,16,16,14	5	Good
275	Honey Locust	*Gleditsia triacanthos*	22	1	Good
276	Green Ash	*Fraxinus pennsylvanica*	8	1	Fair
277	Honey Locust	*Gleditsia triacanthos*	13	1	Good
278	Shagbark Hickory	*Carya ovata*	13,13	2	Good
279	Hackberry	*Celtis occidentalis*	11	1	Good
280	American Elm	*Ulmus americana*	9	1	Good
281	American Elm	*Ulmus americana*	9	1	Fair
~~282~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~16,20~~	~~2~~	~~Dead~~
283	Silver Maple	*Acer saccharinum*	10	1	Good
~~284~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~11~~	~~1~~	~~Dead~~
285	American Elm	*Ulmus americana*	13	1	Good
286	American Elm	*Ulmus americana*	9	1	Good
287	Hackberry	*Celtis occidentalis*	6	1	Good
288	American Elm	*Ulmus americana*	13	1	Good
289	American Elm	*Ulmus americana*	6	1	Good
290	Hackberry	*Celtis occidentalis*	13	1	Good
291	Pin Oak	*Quercus palustris*	6	1	Good
292	Pin Oak	*Quercus palustris*	14	1	Good
~~293~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~30~~	~~1~~	~~Dead~~
294	American Elm	*Ulmus americana*	7	1	Good
~~295~~	~~American Elm~~	~~*Ulmus americana*~~	~~14~~	~~1~~	~~Dead~~
296	Pin Oak	*Quercus palustris*	8	1	Good
297	Pin Oak	*Quercus palustris*	6	1	Good
298	Pin Oak	*Quercus palustris*	12	1	Good
~~299~~	~~American Elm~~	~~*Ulmus americana*~~	~~30~~	~~1~~	~~Poor~~

300	Pin Oak	*Quercus palustris*	7	1	Good
301	American Elm	*Ulmus americana*	7	1	Good
~~302~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~12~~	~~1~~	~~Dead~~
303	Green Ash	*Fraxinus pennsylvanica*	8	1	Good
304	Shagbark Hickory	*Carya ovata*	6	1	Good
305	Black Walnut	*Juglans nigra*	8	1	Good
306	Black Walnut	*Juglans nigra*	6	1	Good
307	Honey Locust	*Gleditsia triacanthos*	6	1	Good
308	Honey Locust	*Gleditsia triacanthos*	6	1	Good
309	Honey Locust	*Gleditsia triacanthos*	7	1	Good
310	Honey Locust	*Gleditsia triacanthos*	7	1	Good
311	Black Walnut	*Juglans nigra*	9	1	Good
312	Black Walnut	*Juglans nigra*	6	1	Good
313	Honey Locust	*Gleditsia triacanthos*	14	1	Good
314	Pin Oak	*Quercus palustris*	24	1	Good
315	Black Walnut	*Juglans nigra*	7	1	Good
316	Black Walnut	*Juglans nigra*	12	1	Good
317	Honey Locust	*Gleditsia triacanthos*	8	1	Good
318	Black Walnut	*Juglans nigra*	7	1	Good
319	American Elm	*Ulmus americana*	7	1	Fair
320	American Elm	*Ulmus americana*	6	1	Good
321	American Elm	*Ulmus americana*	8	1	Good
322	Black Cherry	*Prunus serotina*	8	1	Good
323	American Elm	*Ulmus americana*	11	1	Good
~~324~~	~~Black Cherry~~	~~*Prunus serotina*~~	~~8~~	~~1~~	~~Dead~~
325	Hackberry	*Celtis occidentalis*	7	1	Good
326	Hackberry	*Celtis occidentalis*	7	1	Poor
327	Black Walnut	*Juglans nigra*	20	1	Good
328	Hackberry	*Celtis occidentalis*	13,8	2	Fair
329	Hackberry	*Celtis occidentalis*	8	1	Fair
330	American Elm	*Ulmus americana*	8	1	Good
331	Hackberry	*Celtis occidentalis*	7	1	Fair
332	American Elm	*Ulmus americana*	26	1	Fair
333	Green Ash	*Fraxinus pennsylvanica*	8	1	Fair
334	Hackberry	*Celtis occidentalis*	10	1	Fair
335	Hackberry	*Celtis occidentalis*	6	1	Fair
336	Hackberry	*Celtis occidentalis*	7	1	Good
337	Hackberry	*Celtis occidentalis*	7,4	2	Fair
338	Hackberry	*Celtis occidentalis*	6	1	Fair
339	Red Oak	*Quercus rubra*	50	1	Poor
340	American Elm	*Ulmus americana*	7	1	Fair
341	Hackberry	*Celtis occidentalis*	7	1	Poor
342	American Elm	*Ulmus americana*	7	1	Fair
343	Green Ash	*Fraxinus pennsylvanica*	7	1	Fair
344	American Elm	*Ulmus americana*	13	1	Fair
345	Black Cherry	*Prunus serotina*	8	1	Fair
346	Honey Locust	*Gleditsia triacanthos*	20	1	Fair
347	American Elm	*Ulmus americana*	8	1	Good
348	American Elm	*Ulmus americana*	8	1	Good
349	Red Mulberry	*Morus rubra*	10	1	Fair
~~350~~	~~American Elm~~	~~*Ulmus americana*~~	~~6~~	~~1~~	~~Dead~~
351	Pin Oak	*Quercus palustris*	11	1	Good
352	Black Walnut	*Juglans nigra*	15	1	Good
353	Hackberry	*Celtis occidentalis*	12	1	Good
354	Hackberry	*Celtis occidentalis*	7	1	Good
355	Hackberry	*Celtis occidentalis*	9	1	Good
356	Pin Oak	*Quercus palustris*	8	1	Good
357	Pin Oak	*Quercus palustris*	8	1	Good
358	Pin Oak	*Quercus palustris*	11	1	Good
359	American Elm	*Ulmus americana*	10	1	Good
360	Pin Oak	*Quercus palustris*	18	1	Good
~~361~~	~~American Elm~~	~~*Ulmus americana*~~	~~11~~	~~1~~	~~Dead~~
362	Honey Locust	*Gleditsia triacanthos*	8	1	Good
363	Black Walnut	*Juglans nigra*	6	1	Good
364	Pin Oak	*Quercus palustris*	9	1	Good
365	American Elm	*Ulmus americana*	6	1	Fair
~~366~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7~~	~~1~~	~~Poor~~
367	Black Walnut	*Juglans nigra*	7	1	Good
368	Hackberry	*Celtis occidentalis*	11,8	2	Good
369	American Elm	*Ulmus americana*	9	1	Fair
370	Red Mulberry	*Morus rubra*	10,6	2	Fair
371	Honey Locust	*Gleditsia triacanthos*	15	1	Good
372	Pin Oak	*Quercus palustris*	31	1	Good
373	Pin Oak	*Quercus palustris*	26	1	Good
374	Pin Oak	*Quercus palustris*	26	1	Good
~~375~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~6,4~~	~~2~~	~~Poor~~
376	American Elm	*Ulmus americana*	15,4	2	Good
377	American Elm	*Ulmus americana*	8	1	Fair
378	American Elm	*Ulmus americana*	18	1	Good
379	Honey Locust	*Gleditsia triacanthos*	12	1	Good
~~380~~	~~Green Ash~~	~~*Fraxinus pennsylvanica*~~	~~7,4~~	~~2~~	~~Poor~~
381

SECTION III –
Preliminary Plat Exhibits

DAVIS TRACT

PRELIMINARY PLAT

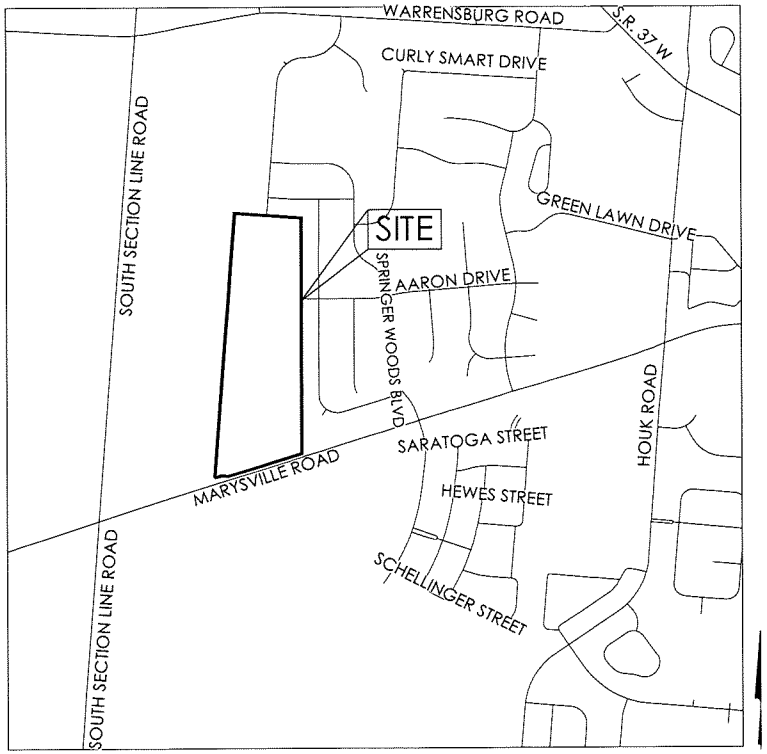
CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO

OWNER/APPLICANT:
CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

SUBMITTAL:
APRIL 21, 2021

CIVIL ENGINEER, LAND PLANNER
& LANDSCAPE ARCHITECT:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
8800 Lyra Drive, Suite 450, Columbus, OH 43240
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com



SITE LOCATION MAP
Not to Scale

INDEX OF DRAWINGS

SHEET 1: LEGAL DESCRIPTION
SHEET 2: EXISTING CONDITIONS
SHEET 3: PRELIMINARY PLAT
SHEET 4: TYPICAL SECTIONS

PC CASE NO. _____ - _____ APPROVED BY THE PLANNING COMMISSION ON __/__/__

ORDINANCE NO. _____ - _____ APPROVED BY CITY COUNCIL ON __/__/__

APPLICANT NAME, TITLE DATE

ELAINE McCLOSKEY, CITY CLERK DATE

DAVID M. EFLAND, AICP, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR DATE

WILLIAM L. FERRIGNO, P.E., CITY ENGINEER DATE

\\emhtdata\Projects\2020\20200555\Dwg\045-Plat\Preliminary plat\20200555-Plat Cover.dwg, Last Saved By: mreed, 4/8/2021 3:52 PM Last Printed By: Reed, Megan, 4/21/2021 11:19 AM
(no xrefs)

VOL 0807 PAGE 2147 EXHIBIT A

SCIOTO LAND SURVEYING SERVICE

Surveyors

173 North Sandusky Street
Delaware, Ohio 43015

Phone: 740-369-7577
FAX: 740-362-7577

Karen S. Coffman, P.S. 7845
Istvan Gajary, P.S. 8183
Retired, Frank Cello, P.S. 6612

September 6, 2007

Description of a 30.708 acre tract for
Nancy Bevan, Trustee

Situated in the Township of Delaware, County of Delaware, State of Ohio, being part of Farm Lot 34 in Quarter-Township 3, Township 5, Range 19 of The United States Military Lands and being more particularly described as follows:

COMMENCING at a 1" iron pin in a monument box at the intersection of the centerlines of County Road 5 (South Section Line Road) and U.S. Route 36 (Marysville Road);

thence along the said centerline of U.S. Route 36 **North 72° 01' 28" East 435.02 feet** to a MAG nail found;

thence continuing along the said centerline of U.S. Route 36 **North 72° 30' 28" East 695.87 feet** to a P.K. Nail found, being the southeast corner of a 0.129 acre parcel owned by the State of Ohio, as described in Official Records Volume 758, Page 2054, also being the TRUE POINT OF BEGINNING of the following described tract;

thence along the east line of the said 0.129 acre tract **North 17° 29' 32" West 30.00 feet** to an iron pipe found, being the northeast corner of the said 0.129 acre tract, also being on the north right-of-way line of U.S. Route 36;

thence along the north line of the said 0.129 acre tract, also being the said north right-of-way line of U.S. Route 36 **North 82° 58' 34" West 49.11 feet** to an iron pipe found;

thence continuing along the north line of the said 0.129 acre tract, also being the said north right-of-way line of U.S Route 36 **South 75° 28' 48" West 62.37 feet** to an iron pipe found, being the southeast corner of the remainder of a 0.717 acre tract now or formerly owned by Keye and Catharine Simpkins, as described in Official Records Volume 328, Page 214;

thence along the east line of the said remainder of a 0.717 acre tract **North 04° 25' 41" East 2202.80 feet** to an iron bar set, being on the south line of a 5.500 acre tract now or formerly owned by Phillip and Dodie Blas, as described in Official Records Volume 541, Page 1356;

thence along the said south line of the 5.500 acre tract **South 85° 36' 10" East 118.62 feet** to an iron pipe found, being the southeast corner of the said 5.500 acre tract, also being a southwest corner of a 57.881 acre tract now or formerly owned by Homewood Corporation, as described in Official Records Volume 24, Page 2445;

thence along a south line of the said 57.881 acre tract **South 85° 53' 36" East 433.29 feet** to an iron bar set, being a corner of the said 57.881 acre tract;

thence along a west line of the said 57.881 acre tract, and along the west line of Lot 8312 of Springer Woods, as delineated in Plat Cabinet 3, Slide 41 **South 00° 02' 47" West 1990.89 feet** to a P.K. Nail found, being in the said centerline of U.S. Route 36 (passing an iron pipe found at 1957.66 feet);

thence along the said centerline of U.S. Route 36 **South 72° 57' 15" West 628.37 feet** to the TRUE POINT OF BEGINNING;

containing 30.708 acres, being all of the remainder of an original 189.53 acre tract, and being all of an original 0.889 acre tract, as described in Deed Book 586, Page 786 and Deed Book 643, Page 774;

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

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on September 4, 2007. Basis of bearings is ODOT Plans DEL-36-6.87. All iron bars set are set with a plastic cap marked "SLSS PS 7845".

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

Karen S. Coffman, Surveyor
Registration No. 7845

NEW DESCRIPTION
Approved for transfer
Chris Bauserman, Del. Co. Eng.
Survey Plat Must Be Attached

STATE OF OHIO
KAREN S. COFFMAN
7845
REGISTERED
PROFESSIONAL SURVEYOR

Seeing is Believing, Measuring is Knowing

VOL 0807 PAGE 2148

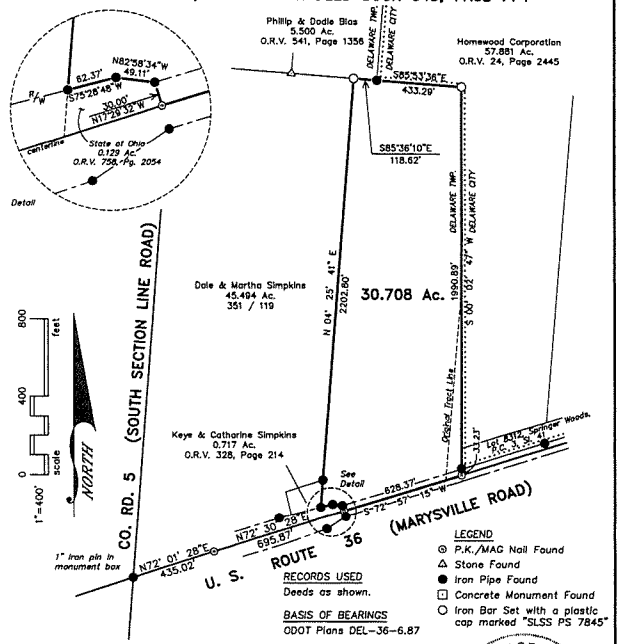
SCIOTO LAND SURVEYING SERVICE
Surveyors
173 North Sandusky Street
Delaware, Ohio 43015
Phone: 740-369-7577
FAX: 740-362-7577
Karen S. Coffman, P.S. 7845
Istvan Gajary, P.S. 8183
Retired, Frank Cello, P.S. 6612

PLAT OF SURVEY FOR

NANCY BEVAN, TRUSTEE

PART OF FARM LOT 34, QUARTER-TOWNSHIP 3,
TOWNSHIP 5, RANGE 19, U.S.M.L.
DELAWARE TOWNSHIP, DELAWARE COUNTY, OHIO

ALL OF THE REMAINDER OF AN ORIGINAL 189.53 ACRE TRACT, AND ALL OF AN ORIGINAL 0.889 ACRE TRACT, DEED BOOK 586, PAGE 786 & DEED BOOK 643, PAGE 774



LEGEND
- ⊙ P.K./MAG Nail Found
- △ Stone Found
- ● Iron Pipe Found
- ⊡ Concrete Monument Found
- ○ Iron Bar Set with a plastic cap marked "SLSS PS 7845"

RECORDS USED
Deeds as shown.

BASIS OF BEARINGS
ODOT Plans DEL-36-6.87

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ROAD RIGHT-OF-WAY IS ASSUMED AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY UNLESS OTHERWISE NOTED. EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

9/6/2007

SEPTEMBER 4, 2007
DATE OF SURVEY

STATE OF OHIO
KAREN S. COFFMAN
7845
REGISTERED
PROFESSIONAL SURVEYOR

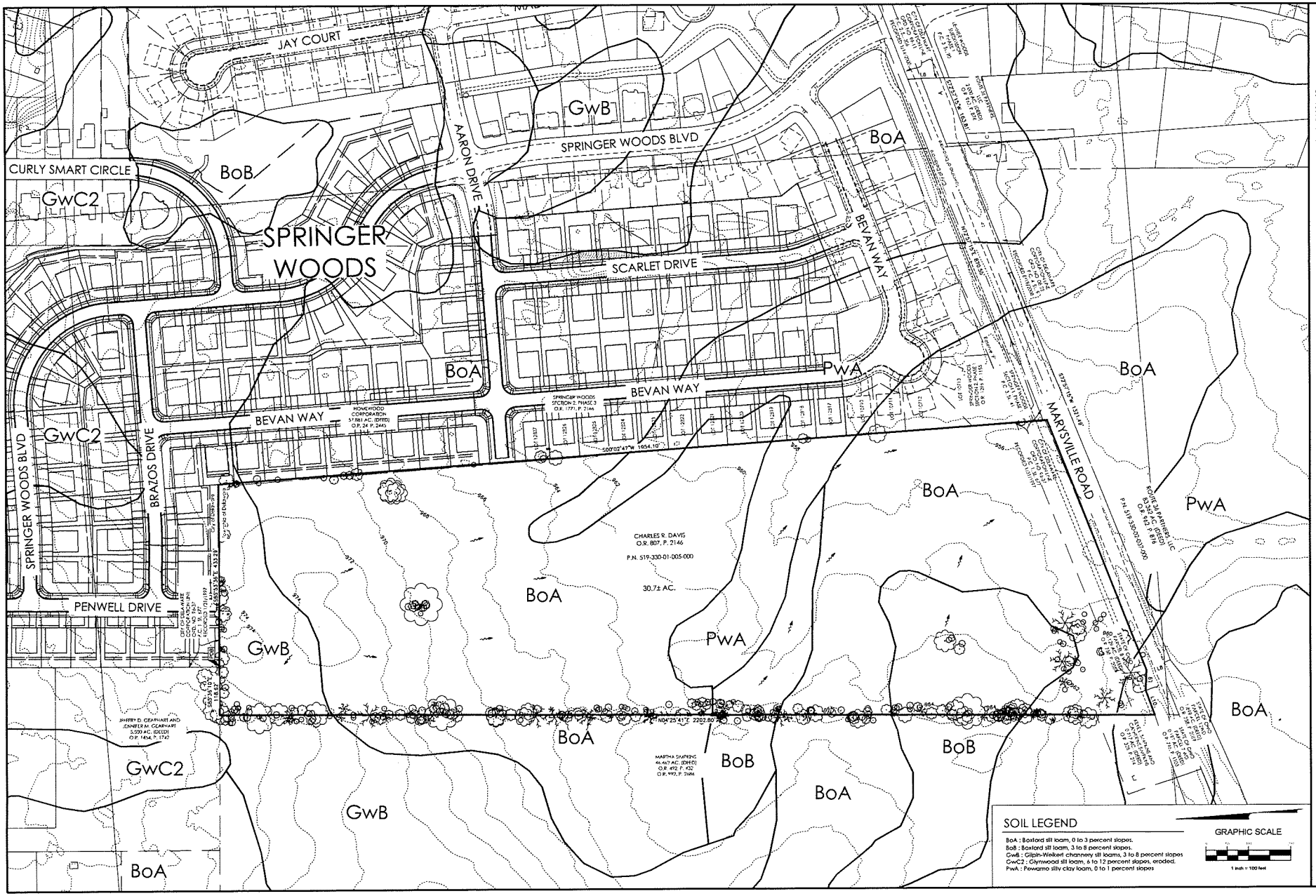
JOB NO: 20200655

EMHT
Poggemeyer, Hornbeck & Thorn Inc.
Professional Engineers & Surveyors
2000 West Henderson Road, Suite 200
Columbus, Ohio 43220
Phone: 614.soo.4646 Fax: 866.775.5648
emht.com

CHUCK DAVIS
102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

LEGAL DESCRIPTION

DAVIS TRACT
PRELIMINARY PLAT
CITY OF DELAWARE; COUNTY OF DELAWARE, STATE OF OHIO



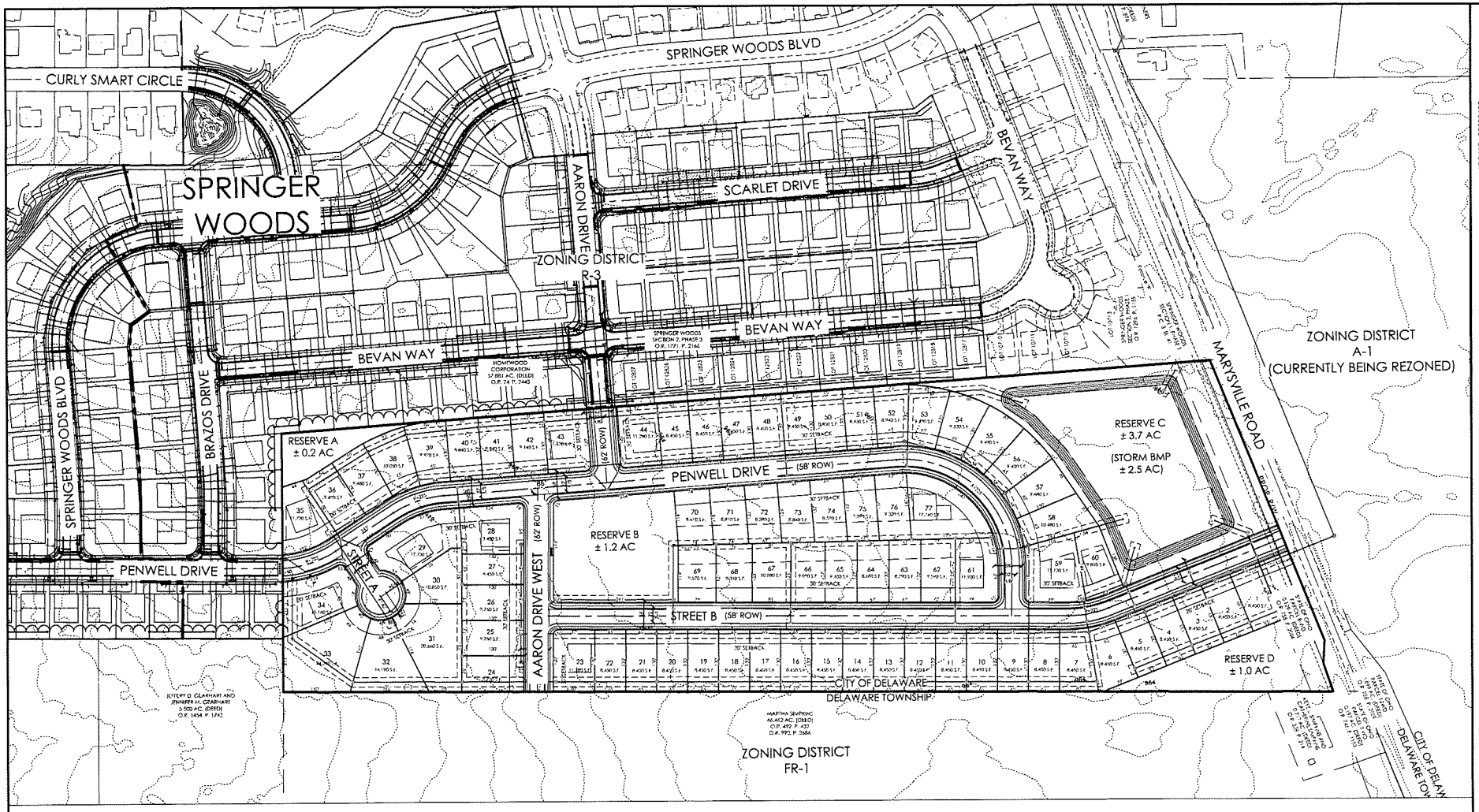
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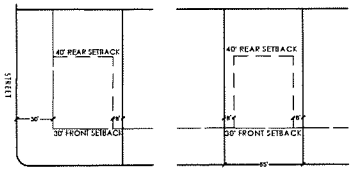
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102 HIDDEN PASTURES DRIVE
SUITE 203
CRAMERTON, NC 28032

EXISTING CONDITIONS

DAVIS TRACT
PRELIMINARY PLAT
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO





TYPICAL CORNER LOT
NOT TO SCALE

TYPICAL INTERNAL LOT
NOT TO SCALE

KEY

- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED STORM

Reserve Table - Open Space and Parkland

Reserve	Acreage	Use
Reserve A	± 0.2 ac	Open Space - Passive
Reserve B	± 1.2 ac	Parkland - Active and Passive Recreation
Reserve C	± 3.7 ac	Parkland - Passive Recreation
Reserve D	± 1.0 ac	Open Space-Passive Tree Preservation

GRAPHIC SCALE

1 inch = 100 feet

JOB NO: 20200655

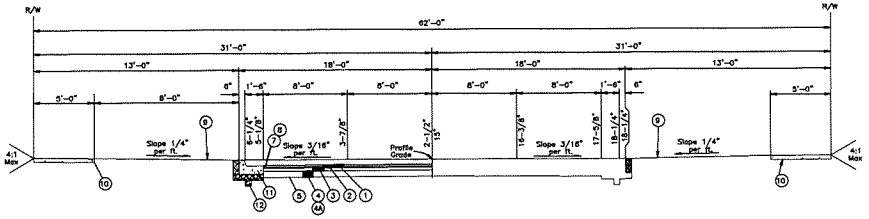
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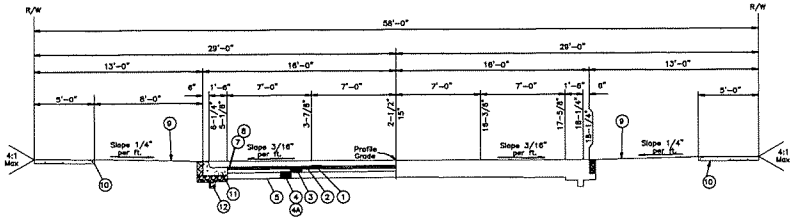
PRELIMINARY PLAT

DAVIS TRACT
PRELIMINARY PLAT
CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

3/4



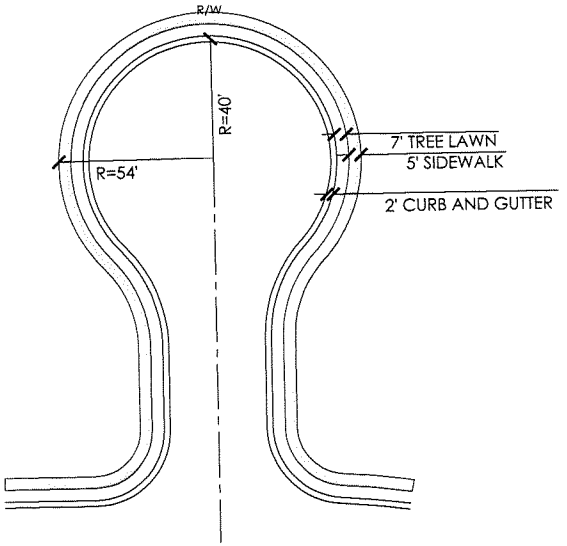
TYPICAL PRIMARY SECTION WITH STANDARD CURB
(36' B/C TO B/C, 62' R/W)
NO SCALE



TYPICAL SECONDARY & CUL-DE-SAC SECTIONS WITH STANDARD CURB
(32' B/C TO B/C, 58' R/W)
NO SCALE

PAVEMENT LEGEND

1. 1 1/2" Asphalt Concrete, Item 448 Type 1 (Medium Traffic) PG 64-22
2. 2" Asphalt Concrete, Item 448 Type 2 – Intermediate Course (Medium Traffic) PG 64-22
3. 3" Asphalt Concrete Base, Item 301, PG 64-22
4. 6" Aggregate Base, Item 304
4A. 6" Portland Cement Concrete Base, Class 'C', Item 305 Or RCC Supplemental SPEC 1523
5. Subgrade compaction, Item 203
6. Asphalt Rejuvenate Per Supplemental SPEC 1540
7. ITEM 407, Tack Face Of Curb Prior To Paving
8. ITEM 423, Crack Seal Edge Joints
9. Item 659, Seeding & Mulching (See Erosion and Sedimentation Control Plan)
10. Item 608, 5' Concrete Sidewalk (By Home Builder Unless Otherwise Noted)
11. Concrete Curb & Gutter, Item 609
12. 4" Pipe Curb Underdrain, Item 605



TYPICAL CUL-DE-SAC DETAIL
NO SCALE

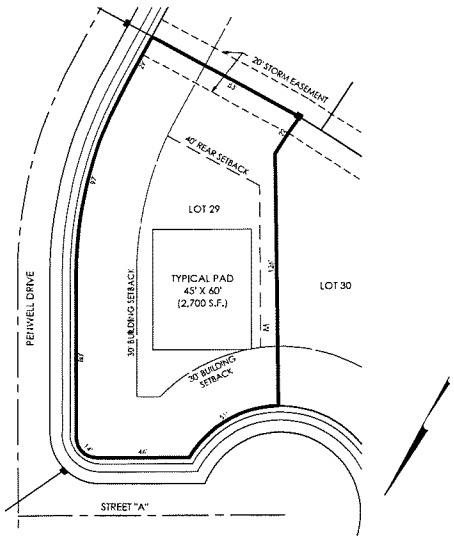
JOB NO: 20220655

EMHT
Poggemeyer Design Group, Inc.
Poggemeyer Design Group, Inc.
Professional Engineers & Surveyors
150 East Wilson Bridge Road, Suite 232
Worthington, Ohio 43085-2327
Phone: 614.774.1257 Fax: 866.713.3548
epdg.com

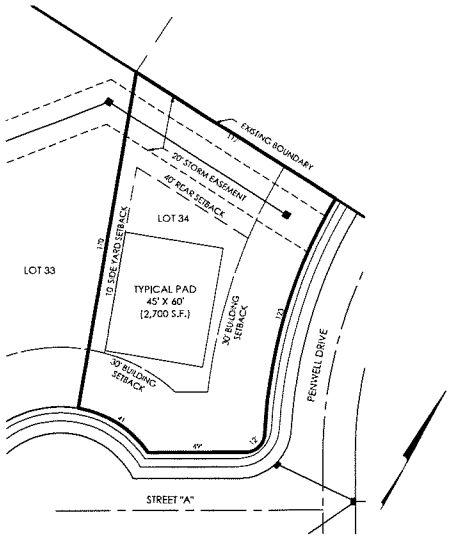
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TYPICAL SECTIONS

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CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO



LOT 29
LOT AREA ±17,730 S.F.
BUILDING ENVELOPE ±6,281 S.F.

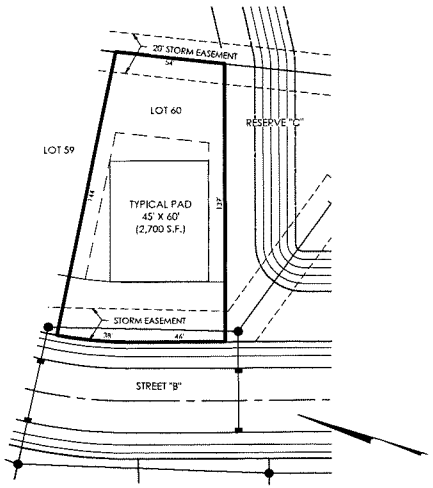


LOT 34
LOT AREA ±17,730 S.F.
BUILDING ENVELOPE ±4,960 S.F.

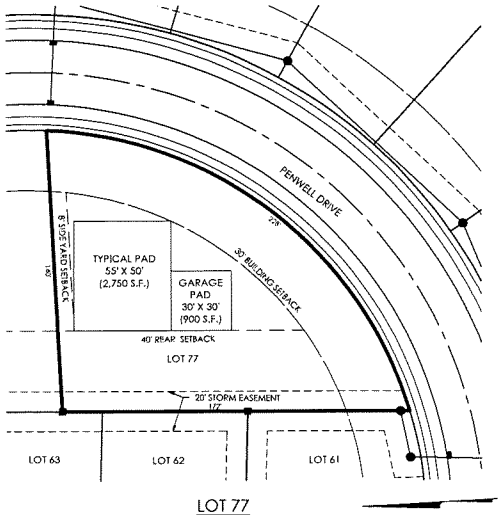


KEY PLAN
NO SCALE

* LOT ENLARGEMENTS



LOT 60
LOT AREA ±9,810 S.F.
BUILDING ENVELOPE ±3,905 S.F.



LOT 77
LOT AREA ±17,740 S.F.
BUILDING ENVELOPE ±5,313 S.F.

GRAPHIC SCALE
1 inch = 30 feet

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TYPICAL
PLOT PLANS

DAVIS TRACT

CITY OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO

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SECTION IV - Reports/Studies