CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

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

REGULAR MEETING June 2, 2021

1. ROLL CALL

2. APPROVAL of the Motion Summary of the Planning Commission meeting held on May 5, 2021, as recorded and transcribed.

3. REGULAR BUSINESS

A. 2021-1710: A request by the City of Delaware Historic Preservation Commission for approval of zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material.

Anticipated Process

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

PUBLIC HEARING COMMENT OPTIONS:

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

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

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

d. Commission Action

B. Burkhart Bend Subdivision

(1) 2021-1671: A request by Margery Burkhart Trust for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-1 (One Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road

between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

(2) 2021-1672: A request by Margery Burkhart Trust for approval of a Final Subdivision Plat for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

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.

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

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

d. Commission Action

C. Terra Alta – Section 3

(1) 2021-1533: A request by Terra Alta LLC. for approval of a Final Development Plan for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road.

(2) 2021-1534: A request by Terra Alta LLC. for approval of a Final Subdivision Plat for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road.

Anticipated Process

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

PUBLIC COMMENT OPTIONS:

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

- 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: July 7, 2021

7. ADJOURNMENT

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

PLANNING COMMISSION
May 5, 2021
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:31 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, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

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

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

ITEM 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

Mr. Selmek reviewed the staff report. 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. The developer is proposing to annex the 43.6 acres north of Glenross North Section 1-4 and requesting a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to construct 91 single-family lots. He reviewed the site layout and access.

b. Applicant Presentation

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

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Justin Bruff
2272 Berlin Station road
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-1052, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1056, along with all staff conditions and recommendations, seconded by Mr. Bakare. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1071, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1072, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

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

Mr. Selmek reviewed the staff report that was provided to the Commission. The subject site is located on the north side of West William Street just west of the Springer Woods Subdivision. The proposal would consist of 77 single-family lots on approximately 30.708 acres. Primary access to the site would be from a new curb cut on West William Street wile secondary access would be from Aaron Drive to the east and Penwell Drive to the north, both through the existing Springer Woods Subdivision. Also reviewed was the open space and landscaping.

b. Applicant Presentation

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

Linda Menerey
EMHT
5500 New Albany Road
New Albany, Ohio

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Thomas Kovach
167 Bevan Way
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-1078, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1081, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided information on the tentative Planning Commission meeting scheduled for July 21, 2021 to review the CIP. The Commission is aware this topic of discussion may be presented at the first meeting in July.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: June 2, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:51 p.m.

_____
Chairperson

_____
Elaine McCloskey, Clerk

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2021-1710
REQUEST: Zoning Text Revisions to Architectural Standards
PROJECT: Historic District Overlay Window Materials
MEETING DATE: June 2, 2021

APPLICANT/OWNER
City of Delaware
Historic Preservation Commission
1 South Sandusky Street
Delaware, Ohio 43015

REQUEST
2021-1710: A request by the City of Delaware Historic Preservation Commission for approval of zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material.

PROPERTY LOCATION & DESCRIPTION

The revisions to the Architectural Standards will affect all properties located in the City of Delaware that are subject to the historic preservation chapter requirements contained within Chapter 1190 of the Zoning Code, which is the Historic District Overlay, and depicted on the City of Delaware Historic Overlay District map, as amended from time to time.

BACKGROUND

At the July 25, 2018 Historic Preservation Commission (HPC) meeting, Commissioner Stephanie VanGundy suggested, and the Commission recommended, to engage in a discussion regarding fiberglass-clad wood windows as an approved window material in the City of Delaware Historic District Overlay and for Staff to research the longevity and historic districts regulations in other cities that have worked this type of window into their Architectural Standards. The suggestion resulted from a denial of a Certificate of Appropriateness for HPC 2018-1514 for a variance to use fiberglass-clad wood windows instead of aluminum-clad wood windows at 18 East William Street, which the Applicant indicated would result in similar or better durability and an overall cost-savings for the project.

Throughout 2019, 2020, and into 2021 along with navigating the Covid-19 Pandemic, Staff arranged a manufacturer presentation of the product and provided reports on the regulatory process to incorporate new language into the Architectural Standards, the vetting process used by the City of Columbus to allow this window material, outreach to state and federal agencies involved with historic preservation, and methodology and parameters for approval of a comparable window replacement. National Park Service Preservation Brief 9: The Repair of Historic Wooden Windows, in its section entitled Window Replacement provides the basis for guidance on window repair and placement. Staff was then requested to draft the appropriate changes to the existing Architectural Standards for review and approval by the Commission.

At HPC's March 24, 2021 meeting, Staff presented for comment proposed changes to the Architectural Standards, which entail:

1) Revisions to Existing Text in Architectural Standards: Revisions on Page 3, Page 5, Page 6, and Page 8 include amending the sections of the body of the Standards referencing windows to include fiberglass-clad wood windows as an approved material.

2) Addition of Figure 9 and Related Text in Appendix for Window Guidance: To be consistent with the format in the existing Appendix of the Architectural Standards, the text addition on Page 37 of "Figure 9" depicting a typical window diagram illustrating basic window components and corresponding terminology. The diagram will be immediately followed by text additions on Page 38 and Page 39 setting forth guidance on factors to consider in (a) determining if a window may be repaired or replaced and (b) selecting a replacement window.

3) Addition of Text for Submission Requirements for Window Replacement Projects To Be Included in the HPC Certificate of Appropriateness Application: The window guidance mentioned above will be followed by text additions on Page 40 of an outline of submission requirements to be included with a Certificate of Appropriateness application specifically for window replacement.

At HPC's April 28, 2021 meeting, Commission members approved all text revisions as presented in a formal case proposing the modifications to the Architectural Standards, which included the affected pages in the Standards with bolded text and strikethroughs as needed. Staff explained to HPC that the proposed changes and HPC's approval would be presented to the Planning Commission for review since the guidelines are incorporated into the regulations of Chapter 1190 of the zoning code. If approval is achieved, Staff will prepare an Ordinance for presentation to and passage by City Council authorizing the revisions to the Architectural Standards as approved by HPC and the Planning Commission. Lastly, with all approvals in place, the Architectural Standards will be revised accordingly on the date they become effective after the passage of the ordinance.

Staff offers that not approving the Architectural Standards revisions would potentially delay cost savings and material longevity on an applicant's historic preservation renovation project in the Historic District Overlay through an appropriate additional window material alternative. The proposed window material and guidance will not detract from, but would only enhance, the historic fabric of the areas included in the Historic District Overlay. Typically, the Planning Commission defers to the HPC in matters of technical preservation issues and the Historic Guidelines. Since the HPC is the Commission directly charged with the administration of these elements, the HPC recommends approval of the proposed changes after lengthy and detailed deliberations. Therefore, Staff is requesting approval of the revisions of the architectural standards and guidelines as authorized in Chapter 1190 of the Zoning Code as proposed and attached.

STAFF ANALYSIS

Staff finds that the Historic Preservation Commission (HPC) possesses the authority under Section 1190.04(g) of the Zoning Code for the development of the Architectural Standards:

(g) The HPC shall develop standards and guidelines for preserving the historic and architectural significance of the historic districts, on a district-by-district basis, which shall be based on the Secretary of the Interior's Standards for Rehabilitation. The standards and guidelines shall promote redevelopment of historic structures and assure that new development within each district is compatible with existing development.

As technology changes and improves, construction materials will do the same. Staff finds that HPC performed its due diligence in the investigation of the proposed window product. There has been a paradigm shift at municipal, state, and federal level historic preservation agencies regarding materials used to achieve historic profile appearance. Projects which apply for historic district compliance approvals or funding approvals are reviewed to ensure they comply the Secretary of the Interior Standards for Rehabilitation following guidance from the National Park Service (NPS) Preservation Standards. NPS Technical Preservation Services Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors speaks to alternate materials for historic preservation efforts. The substitute materials should match the appearance and general properties of the historic material and not damage the historic resource. The key is to use a material for the best look and profile. Window sash replacement or total window replacement is allowable, and again, the use of a product that will match the existing profile is key. The proposed materials must ensure that the historic integrity of the building would remain after the work is completed. Interviewed sources indicate fiberglass-clad wood windows (fiberglass exterior/wood interior windows) have been approved for these types of projects, and the material works well.

In addition, NPS Technical Preservation Services Preservation Brief 9: The Repair of Historic Wooden Windows, in its section entitled Window Replacement provides the basis for guidance on window repair and placement. HPC has incorporated this guidance into the appropriate proposed text revisions to the existing Architectural Standards.

The Historic Preservation Commission possesses the authority in Chapter 1190 of the Zoning Code, Historic District Overlay, under Section 1190.04(e) for advancement of the Architectural Standards text revisions to the Planning Commission for concurrence, as follows:

(e) The HPC shall make recommendations to the Planning Commission regarding amendments to this chapter and with respect to other legislation affecting the historic districts when such recommendations are deemed appropriate and prudent.

Therefore, HPC has fulfilled its duty under the referenced sections of the City Zoning Code. Staff is supportive of the proposed window product and related revisions to the Architectural Standards. Staff is fortified by the commitment and endurance of the building and business owners in continuing investments in the City of Delaware's state and national award-winning Historic Downtown, even in the midst of floods and pandemics, to ensure the survival of Downtown into the years ahead. The proposed revisions will have a positive impact on investments in the Historic District without compromising the integrity of the historic fabric of the City of Delaware.

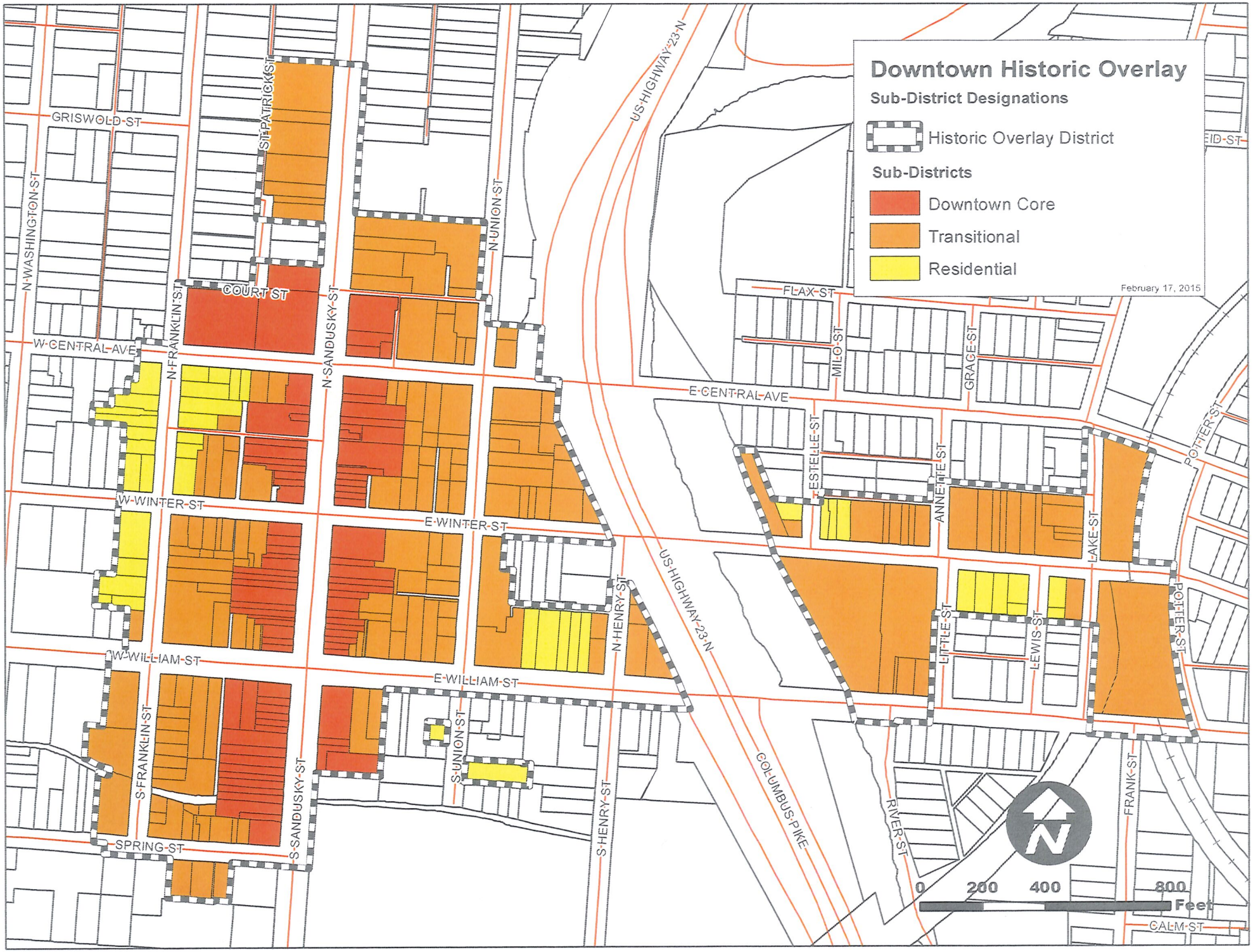
STAFF RECOMMENDATION (2021-1710 – TEXT AMENDMENT)
Staff recommends approval of the request by the City of Delaware Historic Preservation Commission for zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood window as an approved material.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 05/26/2021
REVISED:


Downtown Historic Overlay
Sub-District Designations
Historic Overlay District
Sub-Districts
Downtown Core
Transitional
Residential
February 17, 2015
GRISWOLD ST
ST PATRICK ST
N WASHINGTON ST
N FRANKLIN ST
COURT ST
N SANDUSKY ST
N UNION ST
US HIGHWAY 23 N
FLAX ST
MILO ST
GRACE ST
E CENTRAL AVE
W CENTRAL AVE
ESTELLE ST
ANNETTE ST
POTTER ST
W WINTER ST
E WINTER ST
LAKE ST
N HENRY ST
LITTLE ST
LEWIS ST
W WILLIAM ST
E WILLIAM ST
S FRANKLIN ST
S UNION ST
S SANDUSKY ST
S HENRY ST
COLUMBUS PIKE
RIVER ST
FRANK ST
SPRING ST
CALM ST
0 200 400 800
Feet

PART 1: STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

New additions to historic buildings shall comply with both the Secretary of the Interior's Standards for Rehabilitation and with the Standards for New Construction. Any alteration or addition to a non-historic building shall be treated as new construction and shall comply with the Standards for New Construction (Part 2).

For purposes of applying these Standards, a historic building is defined as any building or building feature that has gained historical significance in the community. In establishing historical significance, the Commission may consider a number of factors, including but not limited to the age of the building, the architectural contribution of the building, whether events of historical or cultural significance have occurred at the building, and whether a noted individual or group is associated with the building.

The Secretary of the Interior's Standards for Rehabilitation, as currently published and hereafter revised, shall be applied in rehabilitating historic buildings within the Historic District.

The Secretary of the Interior's Standards for Rehabilitation (37 CFR 67)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Treatment of Non-Historic Storefronts

When undertaking changes to a non-historic storefront on a historic building, the new work shall be designed and constructed to reflect the historic character of the building. The historic character shall be determined from historic photographs and physical evidence. In the absence of such documentary evidence, a design shall be based upon typical commercial storefronts of the era from which the building dates. In any situation the Commission may consider changes in design necessitated by adaptive reuse of the building or by the use of modern materials and building techniques.

Historic Window and Door Treatments

When existing historic windows cannot be repaired, replacement windows shall maintain the profile and size of the historic window, including sash and trim. Windows shall not be replaced with single fixed light installations. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Replacement windows shall be of wood, ~~and/or~~ wood with aluminum cladding, **~~and/or~~ wood with fiberglass cladding.** Existing windows shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

Store entrances may be recessed 3-6 feet into the building face so that a door may open outwards without obstructing the sidewalk. The recessed opening shall extend from the ground to the bottom of the header. The door shall be glazed (with at least 50% glass in area and not more than 75%) and the sides of the recess at the entrance shall also be transparent above the base. A transparent or opaque glass transom shall extend from the top of the door to the bottom of the header.

Upper Floors

The Downtown Core upper floors shall be faced with standard modular brick or cut stone facing with stone or cast stone details, such as lintels, sills, and capitals. Upper floors shall have vertically-proportioned window openings whose width is no more than half their height. Existing windows are important to the look of a building and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened or reinstalled as a part of any façade renovation or rehabilitation.

When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double hung or have a horizontal division in the middle and shall be of wood, ~~and/or~~ wood with aluminum cladding, ~~and/or~~ **wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

Window spacing shall be consistent with the divisions that occur within the storefront.

In the case of a multi-lot width property, the upper floors shall express the 20 to 25-foot typical lot divisions in the form of bays by using different window types, pilasters, other changes in wall articulation, or any combination of these across lot divisions.

The street-facing roofline shall be horizontal and carry a strong cornice element that is at least $1/15^{th}$ of the total building height. Alternatively, the vertical dimension of the cornice of an adjacent building may be approximated.

Structures in the Interior of Blocks

In the Downtown Core, structures constructed in the interior of city street blocks shall be no more than three stories or 40 feet in height. Walls of such structures that are visible from a public way shall be finished in brick that may be combined with pre-cast concrete or stone masonry details.

These walls shall have horizontal tops and be capped by a cornice. These walls shall also carry windows, openings or relief such as recesses to create the appearance of windows. These shall be proportioned so as to be taller than wide. Building walls not visible from a public way may be finished in brick or cementitious or synthetic stucco.

STANDARDS FOR THE TRANSITIONAL SUBDISTRICT

The Standards for this subdistrict are intended to maintain the character of the area surrounding the Downtown Core as a transitional environment between the downtown and the surrounding neighborhoods. This subdistrict consists primarily of commercial buildings of one or two stories. Some of the buildings form a uniform streetwall as in the Downtown Core subdistrict, while others appear as separate buildings.

In some areas of this subdistrict, one-and two-story buildings are characterized by a continuous wall surface that carries down to street level around the storefront. Others look more like Downtown Core buildings. The result is a streetscape that shows more building variation than the Downtown Core.

Figures 3, 4, and 5 in the Appendix illustrate typical historic commercial buildings in the Transitional subdistrict.

Site Plan

Transitional subdistrict buildings shall be built to the back of the sidewalk and cover the entire lot width, maintaining a continuous streetwall. Parking may be on the street or on-site at the rear of the building but not on the side of the building. The main entrance shall be at the front. Rear entrances, where they exist, shall be designed as true entrances, not as back doors.

Overall Building Form

All new construction in the subdistrict shall be compatible with the design character of the surrounding historic streetscape. Buildings shall be either a Transitional building, as described herein, or a Downtown Core building, as described in the Standards for the Downtown Core subdistrict.

Transitional buildings shall be one or two stories with a continuous wall surface that carries down to street level around the storefront. The façade's primary building material shall be brick. At least ninety percent (90%) of the width of the ground-floor streetwall shall be fully glazed storefront. All upper stories shall have street-facing windows.

Buildings may cover more than one lot, in which case the facade shall be treated visually to express bays of a single lot width.

Storefront

The storefront shall consist of a solid base, transparent glass, and a header, which may be transparent or opaque. The base shall be 12 to 24 inches high and the material used shall contrast with the primary building material of the façade.

The entrance door shall be glazed (with at least 50% glass in area and not more than 75%) but does not need to be recessed. If it is recessed, the sides of the recess shall also be glazed. In both cases, the transom between the top of the door and the header shall also be made of transparent or opaque glass.

Upper floors

The upper floors of buildings taller than one-story in the Transitional subdistrict shall have separate, vertically proportioned windows with at least a 2 to 1 height to width proportion. Existing windows are important to the look of a building, and shall not be boarded up, bricked in, or otherwise covered up. Street-facing windows that have been boarded up, bricked in, or otherwise covered up shall be reopened and/or reinstalled as a part of any façade renovation or rehabilitation. When replacing windows, the profile and size of the original sash and trim shall be maintained. Window sash shall not be replaced with sash inappropriate to the age and style of the building. If divided sash are used, divisions shall appear from the exterior as true muntins. Upper story windows shall be double-hung or have a horizontal division in the middle and shall be of wood, ~~and/or~~ wood with aluminum cladding, **~~and/~~or wood with fiberglass cladding.** Aluminum cladding shall not be a mill finish and/or natural aluminum color. Their placement shall coordinate with the storefront divisions. **Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.**

The upper wall on the single-story type may include sign bands that do not extend over the storefront divisions.

STANDARDS FOR THE RESIDENTIAL SUBDISTRICT

Buildings in these areas, regardless of their use, are residential in character. Within the subdistrict, there is considerable variation in siting, streetscape, and the style of the buildings, depending on the immediate neighborhood. One of the defining characteristics of this subdistrict is that most of the buildings were built originally as free-standing, separate residences, with front, side, and back yards.

Figures 6 and 7 in the Appendix illustrate typical historical buildings in the Residential subdistrict.

Overall Building Form

The typical building form shall be a simple, one and a half or two-story box, with few projections. Projections may be the full height of the building, roof dormers, or simply be a front porch (open or screened). The roof may be hipped or gabled. Roof pitches shall be 6 in 12 or steeper. Street-facing windows shall be separate and shall align vertically between the two floor levels. Street-facing garages are prohibited.

Site Plan

The Standards for the Residential subdistrict reflect the variation in existing siting within the subdistrict. See Figure 8 in the Appendix.

Franklin Street, E. Winter Street, and Central Avenue

The front yard setback shall match that of an adjacent residential structure. If no residential structure is present, the front yard setback shall be 15 feet. No additional curb cuts shall be allowed without the approval of the City Engineer. The front yard shall be planted with turf and/or landscaped.

On-site parking shall be at the back of the building and shall be screened from the street. While there may be an entrance from the parking area, the building's main entrance shall be on the street face, connected to the sidewalk by a paved walkway.

Existing trees in the tree lawn shall be maintained or, if necessary, replaced at or near their present locations, as approved by the Shade Tree Commission.

William Street **and S. Union Street**

The front yard setback shall match that of an adjacent residential structure. If no residential structure is present, the front yard setback shall be 35 feet. No additional curb cuts shall be allowed without the approval of the City Engineer. The front yard shall be planted with turf and/or landscaped.

On-site parking shall be at the back of the building and shall be screened from the street. While there may be an entrance from the parking area, the building's main entrance shall face the street, connected to the sidewalk by a paved walkway.

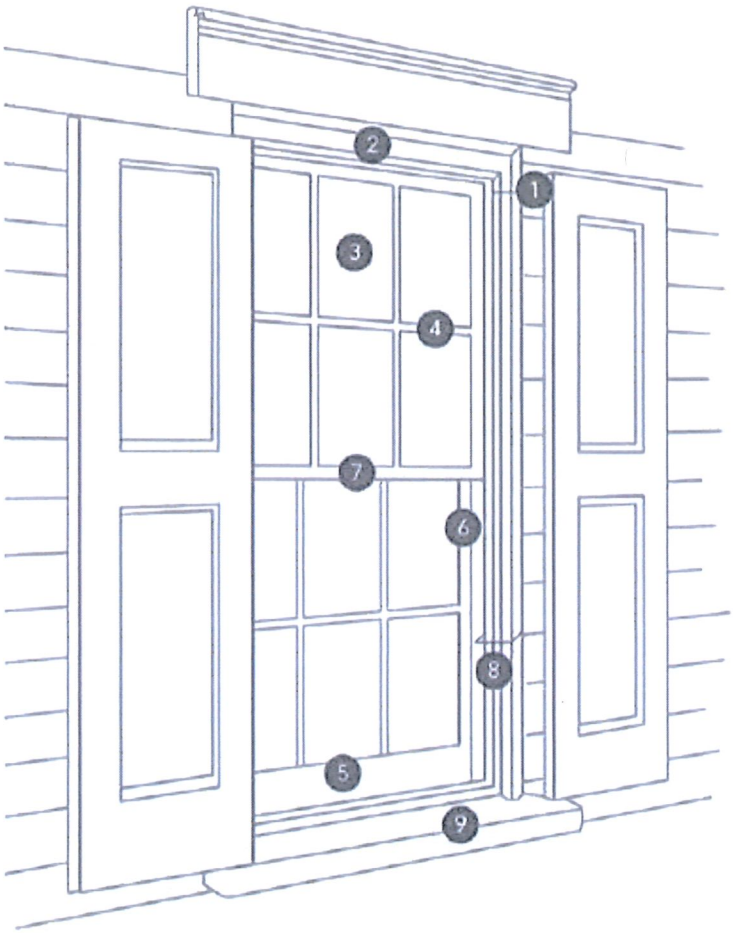
Existing trees in the tree lawn shall be maintained or, if necessary, replaced at or near their present locations, as approved by the Shade Tree Commission.

Windows

Street-facing windows shall be double-hung and shall maintain vertical proportions with at least a 3 to 2 height to width ratio. If divided sash are used, divisions shall appear from the exterior as true muntins. When replacing windows, the profile and size of the original sash and trim shall be maintained.

Required Materials

Main building: Standard modular brick and/or painted horizontal wood siding.
Trim (e.g., fascia, soffit, frieze, casement, etc.): Stone and/or painted wood.
Porch columns, railings, etc.: Painted wood.
Roofing: Slate, standing-seam metal, asphalt shingles, or wood or composite shakes or shingles.
Windows: Wood, wood with aluminum cladding, ~~and~~/or wood with fiberglass cladding. Aluminum cladding shall not be a mill finish and/or natural aluminum color. Figure 9 in the Appendix illustrates a typical window profile with guidance on factors to consider in determining if a window may be repaired or replaced and selecting a replacement window.



1. **Brick Mold** – The molding, usually wooden, that covers the gap between the window frame and the opening into which the window is set.
2. **Casing** – The molding surrounding the window jamb, usually seen on the exterior on frame buildings.
3. **Lights/Glazing/Panes** – The glass or pieces of glass that makes up the transparent portion of a window.
4. **Muntin** – The narrow horizontal and vertical pieces that hold together the panes of glass in multi-pane windows.
5. **Sash** – The wooden frame located inside the jamb that holds the glass; also known as the operable component of the window.
6. **Stiles** – The vertical members of the sash.
7. **Meeting Rails** – The bottom horizontal member of the upper sash and the top member of the lower sash.
8. **Jamb** – The sides and top of a window.
9. **Still** – The bottom side of the window usually made out of heavier material that slopes away from the building to help shed water.

Source: City of Fernandina Beach, FL Historic District Council

TYPICAL WINDOW PROFILE
Figure 9

GUIDANCE ON WINDOW REPAIR AND REPLACEMENT

FACTORS TO CONSIDER IN THE REPAIR OR REPLACEMENT OF WINDOWS

Original windows define the historic context of the building; reflect its time period, style, and regional characteristics; and should be preserved when possible. There is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should begin with an assessment of the existing windows, rather than window products currently available. Select a replacement window which retains as much of the character of the historic window as possible. Energy efficiency is only one of the factors for replacement; it should not dominate the decision.

Generally, typical residential windows and upper floor windows on downtown commercial buildings include: one-over-one, two-over-two, four-over-four, or six-over-six. This is in reference to the number of window panes in each window sash. (For example, the window in the diagram is considered six-over-six.) The original windows typically are double-hung with counterweights to move the sash up behind the upper sash. Attempt to understand the uniqueness of the window's contribution to the appearance of the façade, including:

- the pattern of the window openings and their size
- proportions of the frame and sash (e.g. the width/depth of styles, rails, and meeting rails)
- configuration of window panes
- muntin profiles (replacement must be simulated divided lite–not just grids between the glass)
- type of wood
- paint color
- characteristics of the glass
- associated details such as arched tops, hoods, or other decorative elements

In many cases, repair and retrofit of the historic windows is more economical than total replacement. If not carefully analyzed, selected replacement units will be unlike the originals in design and appearance. Since windows are important in defining the building's historic character, insensitively designed replacement windows may destroy the building's historic character. At times, unique designs require custom-made windows. Changing the original window pane style or opening size is not appropriate.

Factors Determining Window Replacement

The following factors may be considered in determining whether a window may be replaced:

- The window frame or sash is missing.
- The window is not original or contributing.
- The window does not have stained or leaded glass.
- More than half of the sash is rotten (wood) or rusting (metal) and the existing condition has been documented by the Applicant and reviewed by City Staff.
- Mold is continuously growing on the interior of the window sash or frame and the existing condition has been documented by the Applicant and reviewed by City Staff.
- Condensation is continuously appearing on the interior of the window and the existing condition has been documented the Applicant and reviewed by City Staff.
- The window does not meet egress requirements.
- Appropriate ongoing efforts to weatherize, maintain, or repair the window are not successful.
- The installation of a storm window over a contributing primary window will not address the issue.
- The installation of a storm window will not allow the operation of a contributing primary window.

Replacement Window Selection

The following factors may be considered in selecting a replacement window if it is determined the existing contributing window cannot be weatherized, maintained, or repaired:

- The Applicant is to submit details and profiles of the existing and new windows for comparison by the Historic Preservation Commission.
- Only the sash should be replaced if the original frame is in good condition.
- Replacement sash must be comparable to material and profiles of the existing contributing window.
- All parts of a replacement window (including sash, frame, stile, rails, sills, moldings and muntins) must be comparable to the existing contributing window in material, size, profile, operation, and proportion.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered if the size, profile, operation, and proportion is comparable to the contributing window.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered if the contributing window was all metal. The new window must be comparable in profile, operation, and proportion to the contributing window.
- Window openings shall not be filled in or altered to accommodate larger or smaller replacement windows.
- Basement windows should be maintained to allow light and ventilation into that space.
- Glass block should not to be installed in window openings.
- An insulated window may be considered if the size, profile, operation, and proportion is comparable to the contributing window.
- Insulated windows with divided lites shall have true divided lites with muntins that are comparable to the size and profile of the original muntins. Simulated divided lites may be considered, if the muntins are bonded to the exterior and interior of the window, are comparable to the size and profile of the original muntins, and have a minimally visible spacer bar between the two glass panes.
- Glass color, texture, and tinting are to match existing.
- Stained or leaded glass is not to be insulated unless original to the opening or historically documented for the opening.
- A wood, aluminum-clad wood window, or fiberglass-clad wood window may be considered for new construction if the size, profile, operation, and proportion are appropriate to the style and design of the new construction.

Storm Windows and Window Screens

The following recommendations may be considered in maintaining or installing storm windows and window screens:

- If there are no historic photographs or other physical evidence of historic storm windows or screens being in place, in the absence of such documentary evidence, interior storm windows and interior screens are to be installed on residential use and commercial buildings in the Historic District following the design parameters above. Alternatively, a request for a Certificate of Appropriateness may be made to the Historic Preservation Commission for consideration of exterior screens on a case-by-case.
- Maintain and preserve historic storm windows whenever possible. (These are typically found in the Residential Sub-district of the Historic District.)
- To be historically accurate, choose removable or fixed exterior wood storm windows. Painted metal storm windows are an appropriate alternative to wooden storm windows.
- Choose as narrow a sash frame as possible if an exterior metal storm window is selected.
- The storm window meeting bar is to be in the same location as the meeting rails of the primary window sashes.
- Install exterior, low profile storm windows that fit the original window openings and do not obscure the glass or sash. The frame of the storm window should be mounted inside the existing window frame.
- Exterior wood and metal storm windows of the primary windows are to be a color compatible with the color scheme of the building, usually the same color as the sash.
- Single sheets of glass or Plexiglas are not permitted as storm windows over double-hung windows.
- Single sheets of glass may be used on transoms and single-pane or single-lite windows.
- Do not install mirrored or tinted glass in storm windows.

SUBMISSION REQUIREMENTS FOR A CERTIFICATE OF APPROPRIATENESS APPLICATION FOR WINDOW REPLACEMENT

The key to successful planning for window replacement is a careful evaluation of the existing physical condition of the existing windows. Replacement should match or be comparable to the historic sash in pane size and configuration, glazing, muntin detailing and profile, and historic color and trim. At times, the profiles of replacement elements, such as muntins, sash, frames, and moldings are flatter and wider or narrower and thinner than the historic profiles. These items are important for consideration since a change in relief and profile affects the character of the historic window, which in turn alters the overall appearance of the entire building.

If it is obvious that the windows in place are not the original windows, the Applicant will be asked to locate historic photographs of the building to replicate the original or earlier style. Or, in the absence of documentary evidence, select a window style that will not detract from the historic appearance of the building or the Historic District.

The following information will be required to submitted with a request for a Certificate of Appropriateness for window replacement for review by the Historic Preservation Commission:

1) Clear, colored, detailed photographs, including at least one of each:

- Full-frame shot of the entire building
- Full-frame shot of individual windows from the exterior
- Full-frame shot of individual windows from the interior
- Close-up views of intersection of sills and frames
- Close-up views of sash, focusing on bottom rail and muntins (if existing)
- Close-up view of sills and bottom rails from the interior

2) A photograph key illustrating the location of the windows on the building in relation to the photographs.

3) A written description of each existing window denoting its material, the type of window it is, and its configuration. For example: Window 1 is wood, double-hung, 6-over-6.

4) Window section drawings of both the existing and proposed windows, or submitting a list of measurements comparing the individual elements of the existing windows to the proposed windows (as depicted in Figure 9 Typical Window Profile).

5) A brochure from the window manufacturer detailing a durable mid-range to high-end quality product and the selected product color.

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2021-1671-1672
REQUEST: Multiple Requests
PROJECT: Burkhart Bend
MEETING DATE: June 2, 2021

APPLICANT/OWNER
Margery Burkhart Trust
6 South Vernon Street
Sunbury, Ohio 43074

2021-1671: A request by Margery Burkhart Trust for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-1 (One Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.
2021-1672: A request by Margery Burkhart Trust for approval of a Final Subdivision Plat for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

PROPERTY LOCATION & DESCRIPTION
The subject three lots would encompass 29.455 acres and are located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River. The subject parcels are zoned A-1 (Agricultural District). The properties to east are zoned A-1 in the City and FR-1 (Farm Residential) in the Township and the properties to the west across the Olentangy River are zoned B-4 (General Business District) in the City and FR-1 in the Township. The properties to the north and south are zoned FR-1 in the Township.

BACKGROUND/PROPOSAL
The current owner is proposing to subdivide the current four lots that encompasses 29.455 acres into three single family lots that would achieve compliance with the R-1 (One-Family Residential District) zoning requirements. Also, the subject site does not have City sanitary sewer and water service today and in the foreseeable future. Therefore, the proposed subdivision shall achieve compliance with the Delaware County General Health District septic requirements for a four-bedroom house and the Del-Co water service requirements. Therefore, to accommodate the City zoning requirements, the General Health District septic requirements and the Del-Co water service requirements, a Rezoning Amendment and simple subdivision makes the most sense in this case to achieve the desire of the applicant.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the zoning for the subject site is A-1 and the proposed three lots would not meet the minimum lot width requirements of the that district, so a rezoning amendment to R-1 would achieve compliance with all the necessary zoning requirements. Also, the subdividing of the three new lots would require a Final Subdivision Plat. Therefore, from a procedural perspective, to create the proposed three lot simple subdivision, a Rezoning Amendment to R-1 and Final Subdivision Plat would need to be approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** Because the proposed subdivision does not include the extension of any City streets and utilities, no engineering drawings would be required for approval by the City Engineer.
- **ROADS AND ACCESS:** Each of the three lots would have a single curb cut from Panhandle Road which is a Township Road.
- **PEDESTRIAN CONNECTIVITY:** The adopted Bicycle and Pedestrian Master Plan 2017 does not identify a bike path in this corridor. There is no existing sidewalk on Panhandle Rd. Panhandle Rd. is virtually all within Troy Township who maintains authority in the right-of-way. The right of way, where a sidewalk would be built within the City of Delaware generally, is therefore virtually all within Troy Township which does not require sidewalks. Importantly, this area is noted within the Delaware Together Comprehensive Plan's Character and Focus Area map and text as 'Rural Conservation' with no pending or anticipated developments and annexation in the general area at this time. Therefore, Staff would recommend not requiring sidewalk or payments in lieu of constructing sidewalk for these three lots.

- **SITE LAYOUT:** The proposed three lots would front Panhandle Road (Township Road) with individual curb cuts accessing each lot. The subject three lots would encompass 29.455 acres with Lot 112 containing 10.459 acres, Lot 113 containing 9.616 acres and Lot 114 containing 9.379 acres. The western portion of each lot along the Olentangy Rive is located in the 100-year flood plain while the required septic system would be located between the proposed house and the 100-year flood plain per the Delaware General Health District. Each lot and house would have to achieve compliance with the R-1 zoning requirements in Chapter 1134 Residential District Requirements and Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **LANDSCAPING & SCREENING:** Each house would require landscaping per Chapter 1171.08 Residential Development Design Criteria and Performance Standards. Also, street trees would generally be required for each single-family house per the zoning code. However, similar to the discussion herein regarding sidewalks, there are no existing street trees on Panhandle Rd. Panhandle Rd. is virtually all within Troy Township who maintains authority in the right-of-way. The right of way, where a street tree would be planted within the City of Delaware generally, is therefore virtually all within Troy Township which does not require street trees. Importantly, this area is noted within the Delaware Together Comprehensive Plan's Character and Focus Area map and text as 'Rural Conservation' with no pending or anticipated developments and annexation in the general area at this time. Therefore, Staff would recommend not requiring street trees or payments in lieu of planting street trees for these three lots.
- **TREE REMOVAL & REPLACEMENT:** There does not appear to be any qualifying tees (6 inch in caliper or larger) that would be removed with the construction of any house. Therefore, the proposed subdivision would achieve compliance with Chapter 1168 Tree Preservation Regulations.

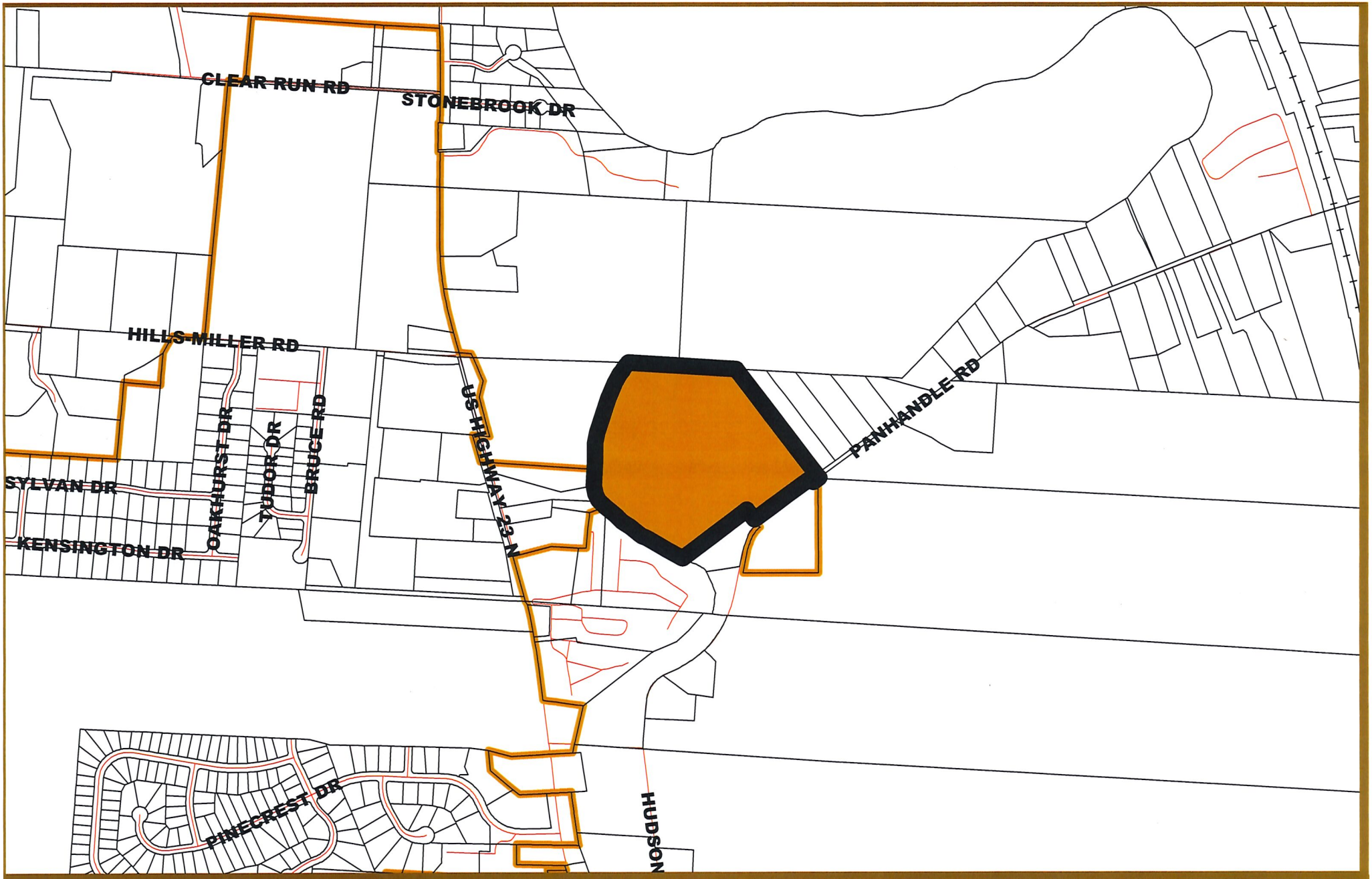
STAFF RECOMMENDATION (2021-1671 – REZONING AMENDMENT)
Staff recommends approval of a request by Margery Burkhart Trust for a Rezoning Amendment from A-1 (Agricultural District) to R-1 (One Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

STAFF RECOMMENDATION (2021-1672 – FINAL SUBDIVISIOIN PLAT)
Staff recommends approval of a request by Margery Burkhart Trust for a Final Subdivision Plat for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River, with the following conditions that:

1. Per the City Engineer, no engineering drawings are required because no City streets and/or utilities are being extended.
2. The single-family houses shall achieve compliance with the R-1 zoning requirements in Chapter 1134 Residential District Requirements.
3. The single-family houses shall achieve compliance with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
4. The single-family houses shall achieve compliance with all other City development requirements.
5. Each house is not required to install sidewalks or street trees or make a payment in lieu of construction/planting.
6. Each house shall achieve compliance with the Delaware County General Health District septic requirements for a four-bedroom house.

COMMISSION NOTES:

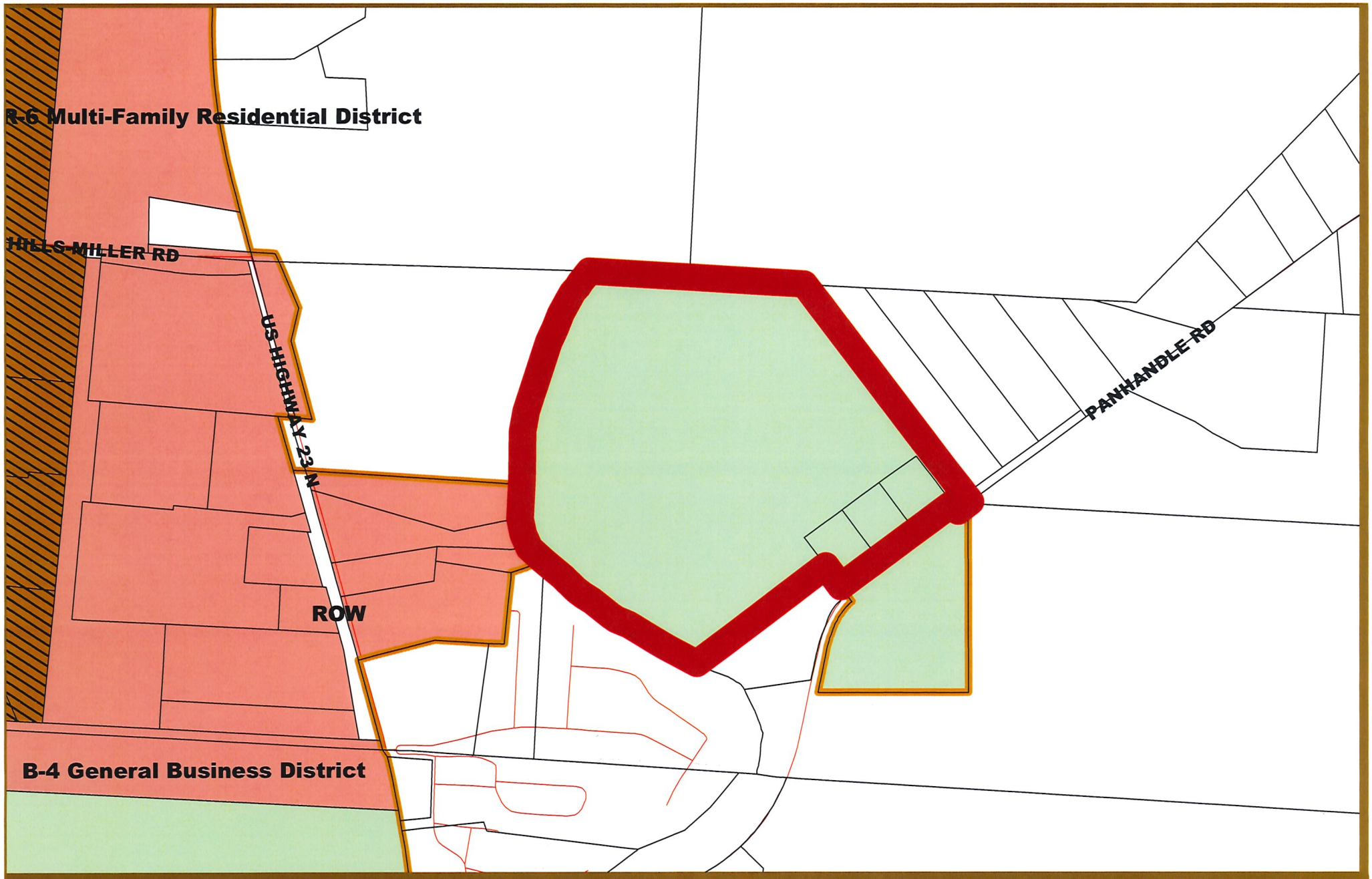
FILE:
ORIGINAL: **5/24/21**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-1671-1672
Rezoning Amendment and Final Subdivision Plat
Burkhart Bend Subdivision - Panhandle Road
Location Map

N



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CITY OF
DELAWARE
OHIO

2021-1671-1672
Rezoning Amendment and Final Subdivision Plat
Burkhart Bend Subdivision - Panhandle Road
Zoning Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1671-1672
Rezoning Amendment and Final Subdivision Plat
Burkhart Bend Subdivision - Panhandle Road
Aerial (2019) Map

N

PC CASE NO. _____ APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY ORDINANCE NO. _____, BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
ELAINE McCLOSKEY, CITY CLERK, DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
R. THOMAS HOMAN, CITY MANAGER, DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
DAVID M. EFLAND, AICP, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR, DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
WILLIAM L. FERRIGNO, P.E. PUBLIC WORKS DIRECTOR/CITY ENGINEER DELAWARE, OHIO

APPROVED THIS _____ DAY OF _____, 2021

_____
BLAKE JORDAN, UTILITIES DIRECTOR, DELAWARE, OHIO

TRANSFERRED THIS ____ DAY OF _____, 2021

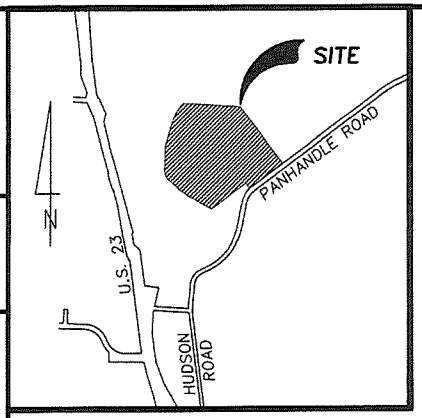
_____
DELAWARE COUNTY AUDITOR

RECORDED THIS _____ DAY OF _____, 2021

_____
DELAWARE COUNTY RECORDER

P.C. _____,

SL._____



VICINITY MAP

BURKHART BEND

Situated in the City of Delaware, County of Delaware, State of Ohio in Farm Lot 11, Quarter-Township 1, Township 5, Range 19, United States Military Lands. Being a subdivision of 29.455 acres, being all of Lots 112, 113, and 114, Olen Del Acres Subdivision No. 2 Amended and all of the remainder of the original 26.383 acres conveyed to Kay E. Heck, Trustee in Official Records Volume 1704, Page 1124 in the Delaware County Recorder's Office.

I, the undersigned, being the owner of the land platted herein, certify that the attached plat correctly represents my "BURKHART BEND",

a subdivision of Lots _____ to _____ inclusive, and do hereby accept this plat.

IN WITNESS THEREOF

I hereunto set our hand this _____ day of _____, 2021.

_____
Kay E. Heck, Trustee

STATE OF OHIO

Before me, a Notary Public, personally came the above named Kay E. Heck who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes as expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal

this _____ day of _____, 2021.

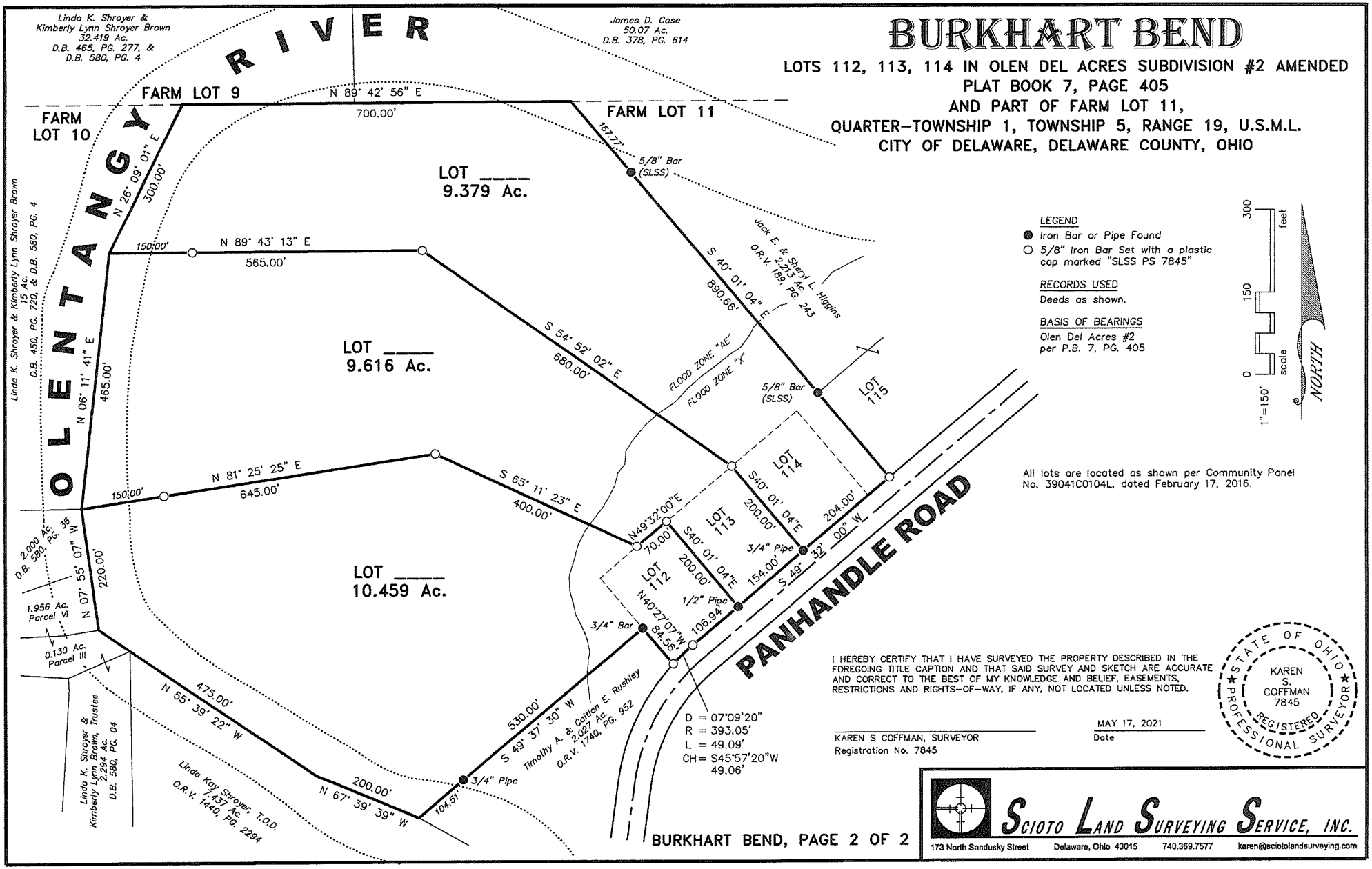
_____ My Commission expires _____
NOTARY PUBLIC

BURKHART BEND, PAGE 1 OF 2

SCIOTO LAND SURVEYING SERVICE, INC.
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

BURKHART BEND

LOTS 112, 113, 114 IN OLEN DEL ACRES SUBDIVISION #2 AMENDED
PLAT BOOK 7, PAGE 405
AND PART OF FARM LOT 11,
QUARTER-TOWNSHIP 1, TOWNSHIP 5, RANGE 19, U.S.M.L.
CITY OF DELAWARE, DELAWARE COUNTY, OHIO



LEGEND
- ● Iron Bar or Pipe Found
- ○ 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

RECORDS USED
Deeds as shown.

BASIS OF BEARINGS
Olen Del Acres #2 per P.B. 7, PG. 405

All lots are located as shown per Community Panel No. 39041C0104L, dated February 17, 2016.

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, EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

KAREN S COFFMAN, SURVEYOR
Registration No. 7845

MAY 17, 2021
Date

STATE OF OHIO
KAREN S. COFFMAN 7845
REGISTERED PROFESSIONAL SURVEYOR

BURKHART BEND, PAGE 2 OF 2

SCIOTO LAND SURVEYING SERVICE, INC.
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

Margery D. Burkhart Trust Rezoning/Plat Application

Table of Contents

1. Application and Parcel Number Exhibit
2. Letter of Intent
3. Final Plat
4. City of Delaware Denial of Service Letter
5. Delaware General Health District – Septic Approval Letters Lot 112, 113 and 114
6. Del-Co Service Correspondence
7. Payment Evidence

Application and Parcel Number Exhibits

1

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

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name Burkhart Bend Address Panhandle Road

Acreage 26.301 Square Footage N/A Number of Lots 3 Number of Units N/A

Zoning District/Land Use A-1 Proposed Zoning/Land Use R-1 Parcel # See Attached

---

Applicant Name Margery Burkhart Trust Contact Person David J. Brehm, Esq.

Applicant Address 6 South Vernon Street, P.O. Box 321, Sunbury, Ohio 43074

Phone 740-965-2226 Fax 740-965-2505 E-mail DBrehm@fbwwlaw.com

Owner Name Margery Burkhart Trust Contact Person Kay E. Heck, Trustee

Owner Address 29696 Carnoustie Court, Perrysburg, Ohio 43551

Phone 419-367-6710 Fax _____ E-mail kheckwpp@gmail.com

Engineer/Architect/Attorney Scioto Land Surverying Contact Person Karen Coffman

Address 173 North Sandusky Street, Delaware, Ohio 43015

Phone 740-369-7577 Fax _____ E-mail karen@sciotolandsurveying.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.

_____ Kay E. Heck, Trustee

Owner Signature Owner Printed Name

_____ David J. Brehm, Attorney for Owner

Agent Signature Agent Printed Name

Sworn to before me and subscribed in my presence this _____ day of May, 2021.

_____

Notary Stamp Notary Public

Margery Burkhart Trust Rezoning/Plat Application Parcel Numbers Exhibit

1. 519-130-03-002-000
2. 519-130-03-041-001
3. 519-130-03-003-000
4. 519-130-03-004-000

(see tax cards attached)

519-130-03-041-001

Property Information

Parcel Number	519-130-03-041-001
Owner Name	HECK KAY E SUCCESSOR TRUSTEE
Owner Address	PANHANDLE RD DELAWARE OH 43015
Tax District	59 TROY TWP-DEL CORP-DEL SD
School District	2103 DELAWARE CSD
Neighborhood	44002 Troy 44002
Use Code	101 Cash - grain or general farm
Acres	24.16700
Description	LANDS 19 5 1 11

Property Address:
PANHANDLE RD DELAWARE OH 43015

Tax Payer Address:
HECK KAY E. TRUSTEE 29696 CARNOUSTIE CT PERRYSBURG OH 43551 USA

Assessment Info		**Current Value**		**Recent Transfer**	
Board of Revision	N	Mkt Land Value	$209,900		
Homestead/Disability	N	CAUV	$31,640	# Parcels	6
Owner Occ Credit	N	Mkt Impr Value	$0	Deed Type	Affidavit EX
Divided Property	N	Total	$209,900	Amount	$0
New Construction	N	**Current Tax**		Transfer Date	2/28/2020
Foreclosure	N	Tax Due	$639.34	Conveyance	
Other Assessments	N	Paid To Date	$319.67	Deed #	462
Front Ft.	N	Current Balance Due	$319.67		

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

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

519-130-03-002-000

Property Information

Parcel Number	519-130-03-002-000
Owner Name	HECK KAY E SUCCESSOR TRUSTEE
Owner Address	PANHANDLE RD DELAWARE OH 43015
Tax District	59 TROY TWP-DEL CORP-DEL SD
School District	2103 DELAWARE CSD
Neighborhood	44002 Troy 44002
Use Code	500 Residential vacant land
Acres	0.72000
Description	LOTS 112

Property Address:
PANHANDLE RD DELAWARE OH 43015

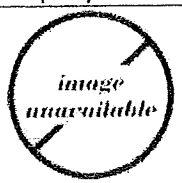
Tax Payer Address:
HECK KAY E. TRUSTEE 29696 CARNOUSTIE CT PERRYSBURG OH 43551 USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	$33,100		
Homestead/Disability	N	CAUV	$940	# Parcels	6
Owner Occ Credit	N	Mkt Impr Value	$0	Deed Type	Affidavit EX
Divided Property	N	Total	$33,100	Amount	$0
New Construction	N	**Current Tax**		Transfer Date	2/28/2020
Foreclosure	N	Tax Due	$19.06	Conveyance	
Other Assessments	N	Paid To Date	$9.53	Deed #	462
Front Ft.	N	Current Balance Due	$9.53		

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

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

519-130-03-003-000

Property Information

Parcel Number	519-130-03-003-000
Owner Name	HECK KAY E SUCCESSOR TRUSTEE
Owner Address	PANHANDLE RD DELAWARE OH 43015
Tax District	59 TROY TWP-DEL CORP-DEL SD
School District	2103 DELAWARE CSD
Neighborhood	44002 Troy 44002
Use Code	500 Residential vacant land
Acres	0.70700
Description	LOTS 113

Property Address:
PANHANDLE RD DELAWARE OH 43015

Tax Payer Address:
HECK KAY E. TRUSTEE 29696 CARNOUSTIE CT PERRYSBURG OH 43551 USA

Assessment Info		**Current Value**		**Recent Transfer**	
Board of Revision	N	Mkt Land Value	$33,100		
Homestead/Disability	N	CAUV	$920	# Parcels	6
Owner Occ Credit	N	Mkt Impr Value	$0	Deed Type	Affidavit EX
Divided Property	N	Total	$33,100	Amount	$0
New Construction	N	**Current Tax**		Transfer Date	2/28/2020
Foreclosure	N	Tax Due	$18.50	Conveyance	
Other Assessments	N	Paid To Date	$9.25	Deed #	462
Front Ft.	N	Current Balance Due	$9.25		

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

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

519-130-03-004-000

Property Information

Parcel Number	519-130-03-004-000
Owner Name	HECK KAY E SUCCESSOR TRUSTEE
Owner Address	PANHANDLE RD DELAWARE OH 43015
Tax District	59 TROY TWP-DEL CORP-DEL SD
School District	2103 DELAWARE CSD
Neighborhood	44002 Troy 44002
Use Code	500 Residential vacant land
Acres	0.70700
Description	LOTS 114

Property Address:
PANHANDLE RD DELAWARE OH 43015

Tax Payer Address:
HECK KAY E. TRUSTEE 29696 CARNOUSTIE CT PERRYSBURG OH 43551 USA

Assessment Info		**Current Value**		**Recent Transfer**	
Board of Revision	N	Mkt Land Value	$33,100		
Homestead/Disability	N	CAUV	$920	# Parcels	6
Owner Occ Credit	N	Mkt Impr Value	$0	Deed Type	Affidavit EX
Divided Property	N	Total	$33,100	Amount	$0
New Construction	N	**Current Tax**		Transfer Date	2/28/2020
Foreclosure	N	Tax Due	$18.50	Conveyance	
Other Assessments	N	Paid To Date	$9.25	Deed #	462
Front Ft.	N	Current Balance Due	$9.25		

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

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

Letter of Intent

2

To: City of Delaware Planning Commission

Re: Margery Burkhart Trust Rezoning and Platting Application

May 17, 2021

LETTER OF INTENT

The three existing lots on Panhandle Road and surrounding property was annexed to the City in 2005. There is rear acreage that extends from the existing lots to the Olentangy River. The general plan is to add the rear acreage to each pre-existing lot as shown on the development plan resulting in three significantly larger riverfront lots. These lots will be consistent with the existing and developed neighboring lots upriver.

A denial-of-service letter was requested and provided by the City for water and sewer. See attached. Per the feasibility letters attached, each larger lot has been pre-approved for onsite septic with final system approvals coming from Delaware County. Water will be provided by Del-Co Water Company. See confirmation e-mails attached.

Per discussion and recommendation of City staff, the property will be rezoned from A-1 to R-1 district to facilitate the residential development.

Respectfully Submitted,

David J. Brehm
Attorney for Applicant-Margery Burkhart Trust

Final Plat

3

SCIOTO LAND SURVEYING SERVICE, INC.
173 North Sandusky Street Delaware, Ohio 43015 740.369.7577 karen@sciotolandsurveying.com

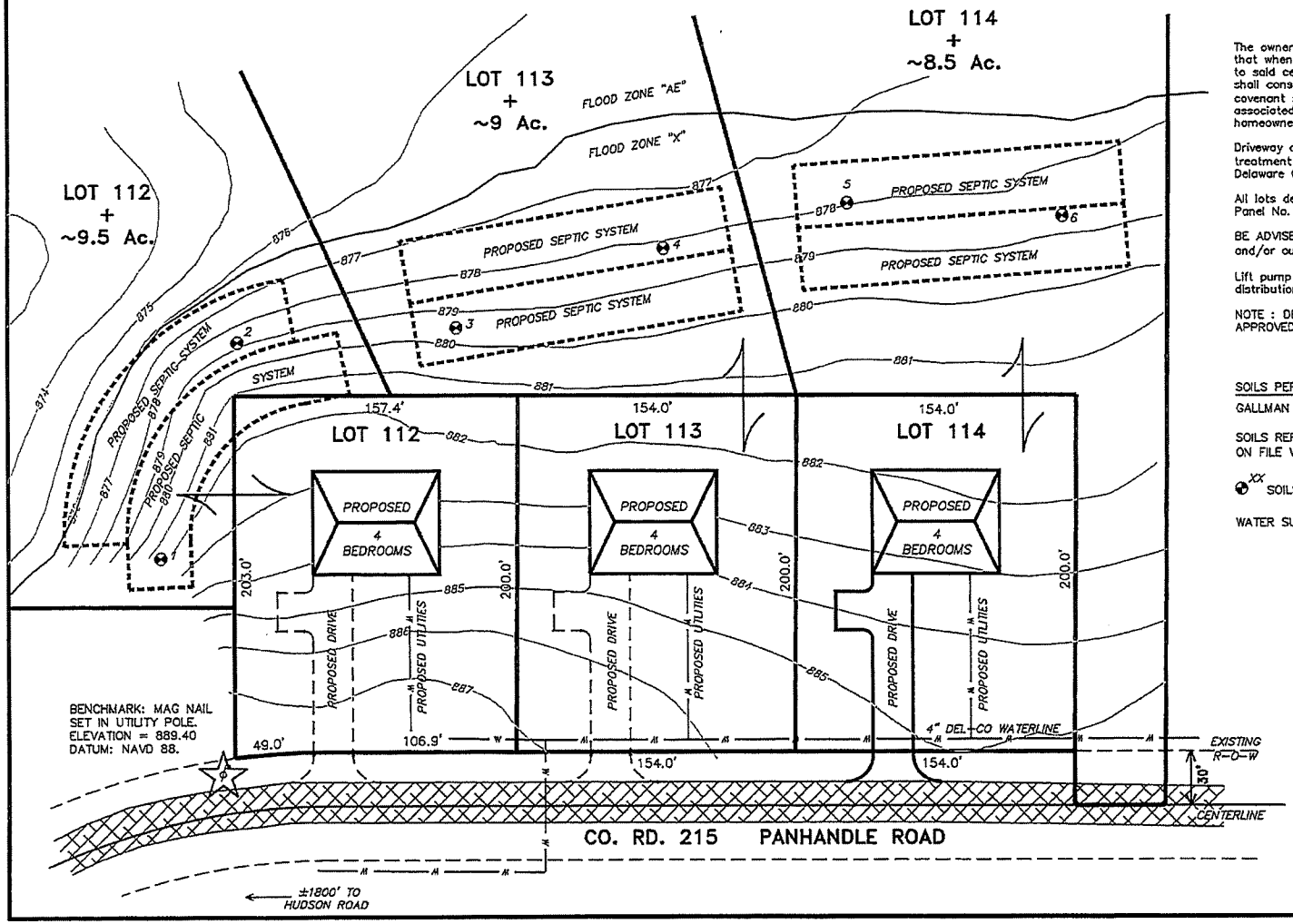
DEVELOPMENT PLAN FOR

KAY E. HECK, TRUSTEE

ALL OF LOTS 112–114, OLEN DEL ACRES SUBDIVISION NO. 2, P.B. 7, PG. 405, & PART OF FARM LOT 11, QUARTER–TOWNSHIP 1, TOWNSHIP 5, RANGE 19, U.S.M.L.
CITY OF DELAWARE, DELAWARE COUNTY, OHIO

ORIGINAL 24.17 Ac. (TRACT 2)

EXISTING PARCELS 51913003002000, 51913003003000, 51913003004000, & 51913003041001



The owners, their successors, heirs or assigns of the herein delineated lots agree that when a central sewage system becomes available, said lot shall be connected to said central sewer. Acceptance of title to a delineated lot for the subdivision shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included in conveyance of title for said lot(s). All fees and cost associated with the connection to central sewer are the responsibility of the homeowner at the time of the installation and connection.

Driveway and Utility locations through lots are not to run over proposed sewage treatment areas (primary or secondary) unless alternate areas are approved by the Delaware General Health District.

All lots delineated on this plat are located as shown per Flood Insurance Rate Map Panel No. 39041C0104L, dated February 17, 2016.

BE ADVISED: A sub–surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

Lift pump with audible/visible alarm may be required for sewage effluent distribution.

NOTE : DESIGNER PLAN FOR SEPTIC SYSTEMS MUST BE APPROVED BY THE DELAWARE GENERAL HEALTH DISTRICT.

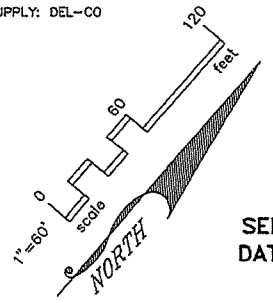
SOILS PER DELAWARE COUNTY SOIL SURVEY

GALLMAN & ROSSBURG

SOILS REPORTS BY STEVEN MILLER ON 03/11/20 ON FILE WITH DELAWARE GENERAL HEALTH DISTRICT

XX SOILS TEST HOLE

WATER SUPPLY: DEL–CO



SEE DGHD LETTERS DATED 09/29/2020

AUGUST 18, 2020

Preliminary - Final Plat submittal from Karen Coffman

City of Delaware Denial of Service Letter

4

EST 1808

CITY OF
DELAWARE
OHIO

March 6, 2020

Kay Heck, Trustee
Parcels: 51913003002000, 51913003003000, 51913003004000, 51913003041001
Delaware, Ohio 43015

Mrs. Heck,

Regarding City utilities services to the above-mentioned parcels, please use this letter as formal notification from the City of Delaware for denial of service of both water and sewer services.

The City currently has no ability to furnish sewer services to the East side of the Olentangy River in this area and does not have a schedule for when services will become available. Providing all requirements of the Delaware General Health District are met the City of Delaware will not petition against private septic systems on these individual, single family, parcels.

As above, the City does not have a schedule for when potable water service will be extended to within 500' of the properties. As Del-Co Water Company does have a 4" waterline present, and their service of these properties will not negatively affect future growth of the City's distribution system, the City waives it's right to be the sole provider of water services to these specific properties, as agreed to in the "City of Delaware – DELCO Water Company Water Distribution Service Area Agreement" document signed January 6th, 2003.

Should you have any further questions pertaining to the topics discussed, please feel free to reach out to my office.

All the best,

Blake Jordan, PE
Director of Public Utilities
City of Delaware

Delaware General Health District
Septic Approval Letters Lot 112, 113 and 114

5

Delaware General Health District
Dedicated to your health

Shelia Hiddleson, RN, MS
Health Commissioner

Delaware General Health District

1 and 3 West Winter Street
P.O. Box 570
Delaware, Ohio 43015-0570
(740) 368-1700 Fax (740) 368-1736
DelawareHealth.org

September 29, 2020
Parcel #'s 51913003002000 and 51913003041001
Delaware, Ohio 43015

LOT 112

To whom it may concern:

The lots listed above were inspected and reviewed to determine if the new combined lots could support a septic system in addition to a four-bedroom home. It was determined a septic system as well as a four-bedroom home could be accommodated on the new combined lot. Options for septic systems may be limited due to the flood plain and the soil conditions.

If you have any further questions or concerns, please feel free to contact me directly at 740-203-2023.

Sincerely,

Ian C. McKenzie, RS
Public Health Sanitarian
Residential Services Unit
Delaware General Health District

Delaware General Health District
Dedicated to your health

Delaware General Health District

1 and 3 West Winter Street
P.O. Box 570
Delaware, Ohio 43015-0570
(740) 368-1700 Fax (740) 368-1736
DelawareHealth.org

Accredited Health Department · PHAB · Public Health Accreditation Board

Shelia Hiddleson, RN, MS
Health Commissioner

LOT 113

September 29, 2020
Parcel #'s 51913003003000 and 51913003041001
Delaware, Ohio 43015

To whom it may concern:

The lots listed above were inspected and reviewed to determine if the new combined lots could support a septic system in addition to a four-bedroom home. It was determined a septic system as well as a four-bedroom home could be accommodated on the new combined lot. Options for septic systems may be limited due to the flood plain and the soil conditions.

If you have any further questions or concerns, please feel free to contact me directly at 740-203-2023.

Sincerely,

Ian C. McKenzie, RS
Public Health ~~Sanitarian~~
Residential Services Unit
Delaware General Health District

Delaware General Health District
Dedicated to your health

Sheila Hiddleson, RN, MS
Health Commissioner

Delaware General Health District

1 and 3 West Winter Street
P.O. Box 570
Delaware, Ohio 43015-0570
(740) 368-1700 Fax (740) 368-1736
DelawareHealth.org

LOT 114

September 29, 2020
Parcel #'s 51913003004000 and 51913003041001
Delaware, Ohio 43015

To whom it may concern:

The lots listed above were inspected and reviewed to determine if the new combined lots could support a septic system in addition to a four-bedroom home. It was determined a septic system as well as a four-bedroom home could be accommodated on the new combined lot. Options for septic systems may be limited due to the flood plain and the soil conditions.

If you have any further questions or concerns, please feel free to contact me directly at 740-203-2023.

Sincerely,

Ian C. McKenzie, RS
Public Health Sanitarian
Residential Services Unit
Delaware General Health District

Del-Co Service Correspondence

6

RE: Heck on Panhandle Road

Rusty Griffith [RGriffith@DelCoWater.Com]
Sent: Tuesday, July 28, 2020 1:31 PM
To: Karen Coffman
Attachments: 7-28-20 Panhandle Road - H~1.pdf (17 MB)

Karen,
I apologize for the confusion. Knowing that you are only working on Lots 112-114 greatly alters Del-Co's response. Del-Co can provide water service to all of these lots. A Del-Co Water easement will not be required on Lots 113 & 114 unless additional ROW is being granted. A Del-Co easement will be required on Lot 112 prior to this lot being able to obtain service from Del-Co. I have updated the site plan accordingly and attached it for your use. Please let me know if you have questions or require additional information from Del-Co.

Thank you,

Rusty Griffith
Asst. Engineering Supervisor
DEL-CO WATER COMPANY
O.740.548.7746 ext. 2403
C.740.272.2220

From: Karen Coffman <karen@sciotolandsurveying.com>
Sent: Tuesday, July 28, 2020 11:13 AM
To: Rusty Griffith <RGriffith@DelCoWater.Com>
Subject: RE: Heck on Panhandle Road

Hi Rusty!

we're still working on this project and I was reading your comments from March. We are actually only using the 3 little lots up front - the large tracts in the back will just be additional acreage for the 3 little lots.

Could you respond to that without the references to the common lines and easements for me? It's just confusing to the property owner and the realtor.

Thanks in advance for your help,

Karen S Coffman, Surveyor
Scioto Land Surveying Service, Inc.
173 North Sandusky Street
Delaware, Ohio 43015
740.369.7577

From: Rusty Griffith [RGriffith@DelCoWater.Com]
Sent: Friday, March 06, 2020 11:26 AM
To: Karen Coffman
Subject: RE: Heck on Panhandle Road

Karen,
Del-Co will be happy to serve the 3 proposed lots on Panhandle Road. The property owner is welcome to design and install a common line for these lots to be served off of if they wish to do so. If they don't want to go through this process, the 3 lots could be served off the existing 4" WM along Panhandle Road. This option would require Utility Easements to allow the future owners to install/maintain their private service lines on the adjacent properties. I have marked up the drawing you provided to show where the service to each of these lots would be available by utilizing this option.

Sorry if this is more information than you asked for, but I figured this may help to save you time as this project progresses.

Thank you,

Rusty Griffith
Asst. Engineering Supervisor
DEL-CO WATER COMPANY
O.740.548.7746 ext. 2403
C.740.272.2220

From: Karen Coffman <karen@sciotolandsurveying.com>
Sent: Thursday, March 5, 2020 4:32 PM
To: Rusty Griffith <RGriffith@DelCoWater.Com>
Subject: FW: Heck on Panhandle Road

I forgot to attach the location info:

Parcel Number: 51913003041001
Owner Name: HECK KAY E SUCCESSOR TRUSTEE
Address: PANHANDLE RD DELAWARE OH 43015
Acreage: 24.167

From: Karen Coffman
Sent: Thursday, March 05, 2020 4:30 PM
To: rgriffith@delcowater.com
Subject: Heck on Panhandle Road

Rusty,

it looks like my customer will be selling her three lots on Panhandle Road and we will need water service from Del-Co Water. These properties are located in the City of Delaware but do not have water service. Today I spoke with Blake Jordan, Director of Public Utilities for the City, about the matter and he said he would allow the three lots on the west side to be served by you.

Could you tell me if you would be able to serve the three lots?

Karen S Coffman, Surveyor
Scioto Land Surveying Service, Inc.
173 North Sandusky Street
Delaware, Ohio 43015
740.369.7577

Payment Evidence

7

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2021-1533-1534
REQUEST: Multiple Requests
PROJECT: Terra Alta – Section 3
MEETING DATE: June 2, 2021

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

REQUEST
2021-1533: A request by Terra Alta LLC. for approval of a Final Development Plan for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road.
2021-1534: A request by Terra Alta LLC. for approval of a Final Subdivision Plat for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road.

PROPERTY LOCATION & DESCRIPTION
Terra Alta is a 472.9-acre development with 870 single-family units located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road. Section 3 is located on Prato Road which is a cul-de-sac contains 11 single family lots on approximately 9.641acres. The development is zoned A-1 PMU and Section 3 is located within Sub-Area 7 of the development. The zoning to the north is FR-1 (Farm Residential) in the Township, the properties to the east and south is zoned A-1 PMU and the properties to the west are zoned R-6

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

In September 2014, Terra Alta Section 1 Part 1 and 2 received Final Development Plan and Final Subdivision Plat (Ordinances 14-89-92) for 73 single family lots on approximately 78.89 acres. The site construction has been completed and the developer is currently selling houses in Section 1.

In August 2020, Terra Alta Section 2 Parts 1 and 2 received Final Development Plan and Final Subdivision Plat approval by the Planning Commission which would contain 92 single family lots on approximately 26.519 acres. Section 2 Part 1 would have 67 single family lots on approximately 18.855 acres and Part 2 would have 27 single family lots on approximately 7.634 acres.

Now the developer is proposing Section 3 which contains 11 single-family lots on approximately 8.641 acres and located on Prato Road which is a cul-de-sac.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for Terra Alta is A-1 PMU and Section 3 is within Sub-Area 7 which has specific development standards for this section. From a zoning procedure perspective, Section 3 would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council.
- **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.
- **ROADS AND TRAFFIC**: Section 3 is accessed from Prato Road thru Section 2 and extends south into a cul-de-sac. There is an emergency turnaround on the west side of Prato Road required by the Fire Department. In addition, there is a grass median within the ball of the cul-de-sac which achieves engineering compliance. All streets would have to achieve compliance with the minimum engineering standards. Also as part of the original approval, the applicant has agreed to a transportation contribution of $1,000 per dwelling unit due upon building permit approval for each unit.

- **BIKE PATHS AND PEDESTRIAN ROUTES**: The applicant has provided a bike path/pedestrian plan from Braumiller Road north thru to the development to stub into the Preservation Park property located just north of the development which is an important alignment in the adopted Bicycle and Pedestrian Master Plan 2027. However, there are not any bike or pedestrian paths proposed in Section 3. Also, sidewalks will be provided on both sides of all public streets in this section.
- **SITE LAYOUT:** As mentioned above, Prato Road is extended south into a cul-de-sac with eleven single family lots. Of the eleven lots, seven lots are located on the cul-de-sac and four lots are located east of Prato Road. Tree preservation zones are located in the rear yards of all the lots except for one lot on the southern portion of the cul-de-sac. Section 3 is located within Sub-Area 7 which includes following development standards such as permitted uses, density, minimum lot area, setbacks, minimum house square footage and maximum building height:
    - **Sub-Area 7**
        - Permitted Uses – Single family homes
        - Maximum Density – 11 lots
        - Minimum lot area – 10,400 square feet
        - Minimum Lot Width at Building Line – 80 feet
        - Front Yard Setback/Building line – 30 feet
        - Side Yard Setback – 10 feet
        - Rear Yard Setback – 30 feet
        - Minimum Square Footage
            - One Story – 2,000 square feet
            - Two=Story – 2,300 square feet
        - Maximum Building Height – 35 feet

- **RESIDENTIAL DESIGN STANDARDS:** Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. It should be noted that this text allows for a much higher quality development from both a site planning and architectural design standpoint than that which would be permitted by either base or PRD zoning. Not only would the houses have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text. Some of the upgrades for the single-family houses include: 1.) At least 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as defined in the text; 2.) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.
- **PARKLAND AND OPEN SPACE**: The entire development has approximately 179.28 acres of open space and parkland (37.8%) while approximately 3.25 acres of passive open space is located in the Section 3 The 0.335 acre open space located west of Pollock Road along the Olentangy River shall be dedicated to the City. In April 2021, Planning Commission and City Council approved a club house with a pool in Reserve F (located just east of Section 2 and north of Section 1 on Terra Alta Drive) which will likely be constructed this year.
- **LANDSCAPING AND SCREENING:** The subject section would require street trees along all the public streets which would require approval by the Shade Tree Commission. It is imperative that the Applicant coordinate the street tree plan with the engineering site development plan so that the landscaping does not impact any utility lines or impede visibility at intersections, or the visibility of any traffic control signs.
- **TREE PRESERVATION:** The development is proposed in a manner that maximizes tree preservation on the entire site while allowing for reasonable development. Consistent with the methodology acceptable in other recent approvals this has already been approved within the approved zoning development text and remains in effect. The tree replacement plan requires the following fee at building permit approval:
    - At the time of permit issuance, a $500 fee shall be paid for each single-family lot in Section 3.

- Also, the developer has agreed for each single-family house, two replacement trees shall be planted (in addition to the required plantings).

As mention above, a tree preservation zone is located in the rear yards of all the lots except the southernmost lot in the cul-de-sac. Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.

- **LIGHTING PLAN:** A lighting plan would need to be submitted, reviewed for Section 3 and approved by the City that would achieve compliance with the zoning code.
- **FIRE DEPARTMENT:** The proposed section would need to achieve compliance with all fire department requirements.

STAFF RECOMMENDATION – (2021-1533 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Terra Alta LLC. for a Final Development Plan for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato 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. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
3. Sidewalks shall be provided on both sides of all public streets.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
6. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
7. The 0.335-acre open space along the Olentangy River (just west of Pollack Road) shall be dedicated to the City prior to any building permit approval in Section 3. Additionally, the 24.562 acre open space along the Olentangy River adjacent to the previously approved sections of Terra Alta shall be dedicated to the City prior to any building permit approved for Section 3.
8. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
9. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
10. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
11. Note "C" on the Final Plat shall be revised to document the amended Preliminary Subdivision Plat that was approved in 2020.

STAFF RECOMMENDATION – (2021-1534 FINAL SUBDIVSION PLAT)
Staff recommends approval of a request by by Terra Alta LLC. for a Final Subdivision Plat for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road,, with the following conditions that:

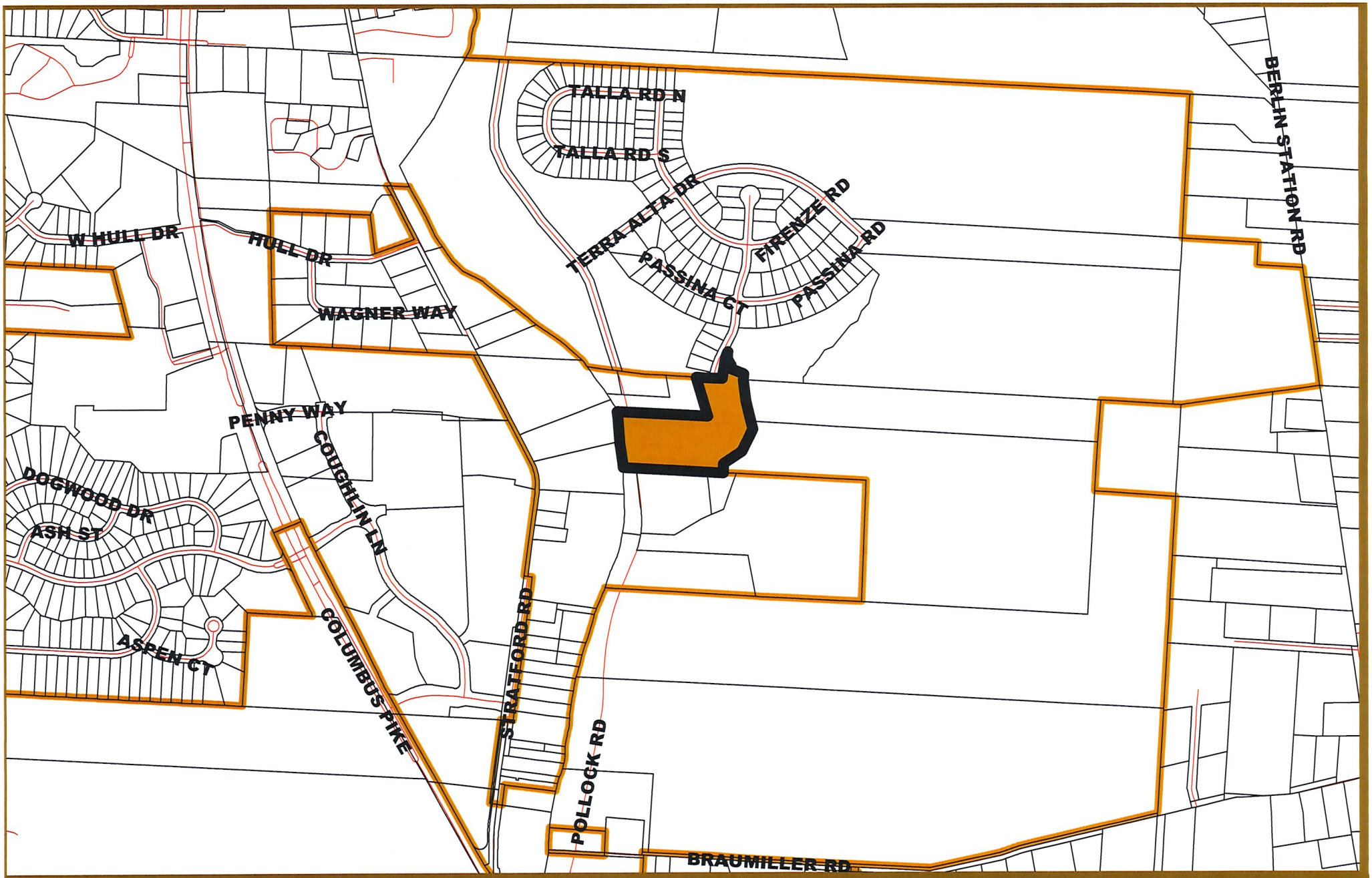
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. A $1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
3. Sidewalks shall be provided on both sides of all public streets.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
6. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
7. The 0.335-acre open space along the Olentangy River (just west of Pollack Road) shall be dedicated to the City prior to any building permit approval in Section 3. Additionally, the 24.562 acre open space along the Olentangy River adjacent to the previously approved sections of Terra Alta shall be dedicated to the City prior to any building permit approved for Section 3.
8. For each single-family house, a $500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with the approved development text to achieve compliance with Chapter 1168 Tree Preservation Regulations.
9. The developer shall plant 2 replacement trees for each single-family house (in addition to the required plantings).
10. The street lighting plan shall be submitted, reviewed and approved by the City that achieves compliance with all zoning requirements prior to construction drawing approval.
11. Note "C" on the Final Plat shall be revised to document the amended Preliminary Subdivision Plat that was approved in 2020.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

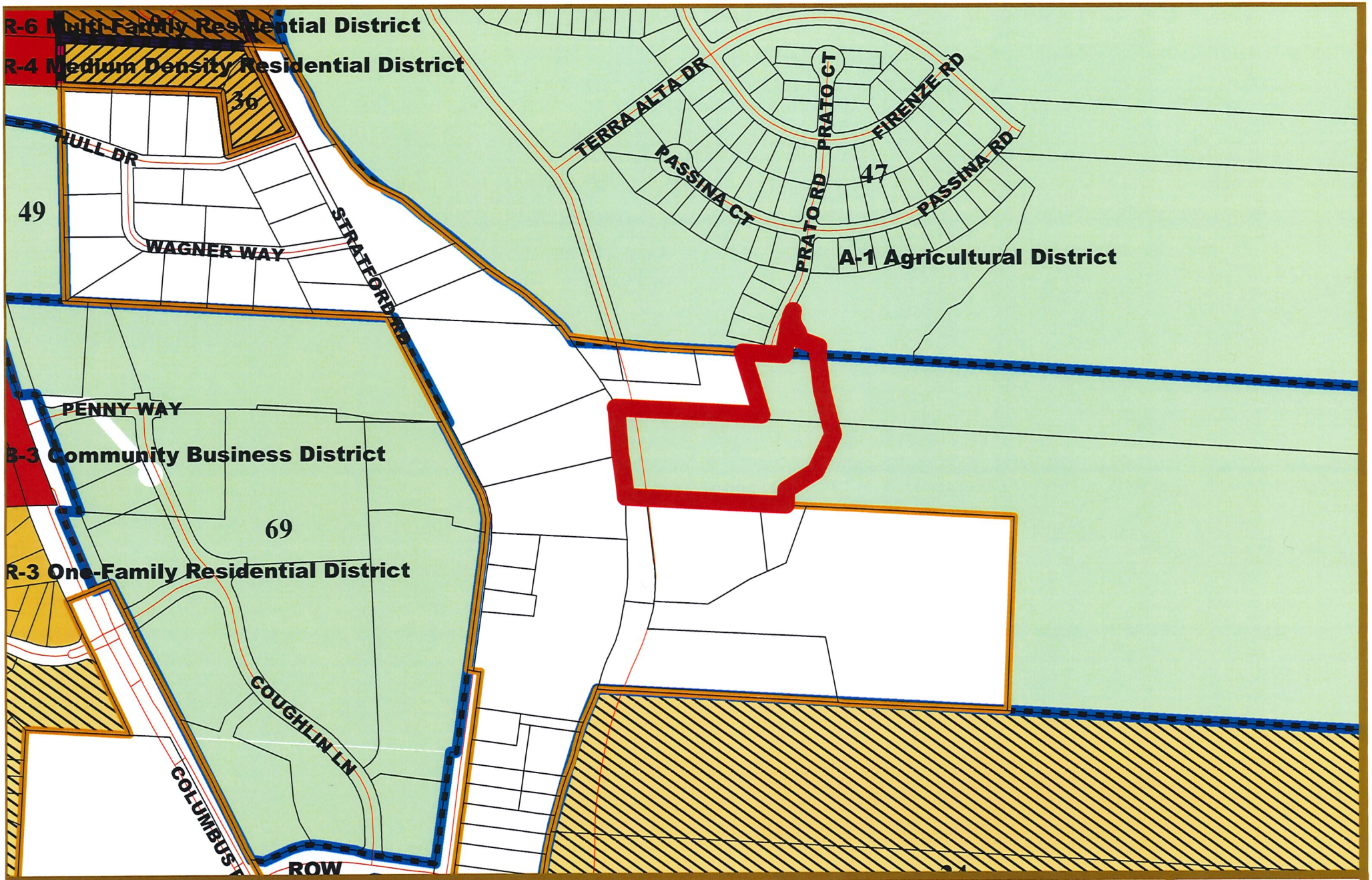
FILE:
ORIGINAL: **05/24/21**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2021-1533-1534
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 3
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2021-1533-1534
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 3
Zoning Map

N

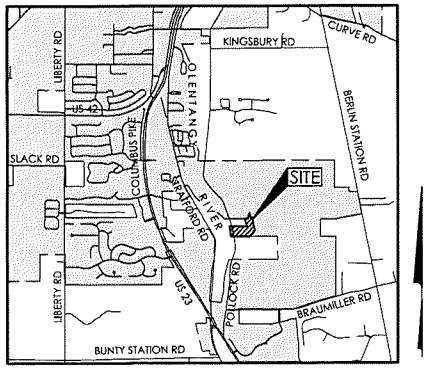


EST 1808
CITY OF
DELAWARE
OHIO

2021-1533-1534
Final Development Plan and Final Subdivision Plat
Terra Alta - Section 3
Aerial (2019) Map

N

TERRA ALTA
SECTION 3



LOCATION MAP

NO SCALE

PREPARED FOR:

TERRA ALTA LLC.

148 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2042

SUBMITTAL: MAY 5, 2021

CIVIL ENGINEER

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

INDEX OF DRAWINGS

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SECTION 3 :	SHEET 1-2
SITE PLAN:	SHEET 3
LIGHTING PLAN:	SHEET 4
TREE INVENTORY AND REMOVAL PLAN:	SHEET 5-9
STREET TREE PLAN:	SHEET 10
ILLUSTRATIVE SITE PLAN:	SHEET 11

TERRA ALTA SECTION 3

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots P (2.285 acres) and Q (6.359 acres), Quarter Township 1, Township 4, Range 19, United States Military Lands, containing 8.641 acres of land, more or less, said 8.641 acres being comprised of all of Lot 12455 and part of Prato Road, as shown on the subdivision plat entitled "Terra Alta Section 1 Part 1 Phase B", of record in Official Record 1601, Page 1816, and part of that tract of land conveyed to **TERRA ALTA LLC** by deed of record in Official Record 1507, Page 228, Recorder's Office, Delaware County, Ohio.

The undersigned, **TERRA ALTA LLC**, an Ohio limited liability company, by **VINCENT C. ROMANELLI**, Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TERRA ALTA SECTION 3"**, a subdivision containing Lots numbered xxxxx to xxxxx, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Prato Road (1.390 acres of land, more or less) shown hereon and not heretofore dedicated.

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

In Witness Whereof, **VINCENT C. ROMANELLI**, Managing Member of **TERRA ALTA LLC**, has hereunto set his hand this ___ day of _____, 20___.

Signed and Acknowledged In the presence of:

TERRA ALTA LLC

_____

By _____
VINCENT C. ROMANELLI, Managing Member

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

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

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

My commission expires _____

_____
Notary Public, State of Ohio

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

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Prato Road (1.390 acres of land, more or less) shown dedicated hereon is accepted as such by the City Council of the City of Delaware, Ohio. The City of Delaware, Ohio by its approval and acceptance of this plat does hereby vacate the portions of Prato Road shown hereon by hatching.

Approved this Day of 20___.

_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___.

_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

Approved this ____ Day of _____ 20___.

_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

Transferred this day of _____ 20___.

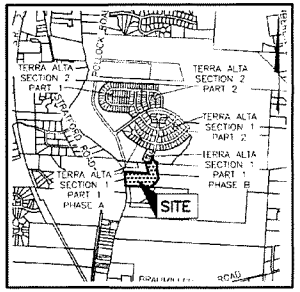
_____
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____ 20___ at _____ M.
Fee $_____

_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

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

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

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

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

SURVEYED & PLATTED BY

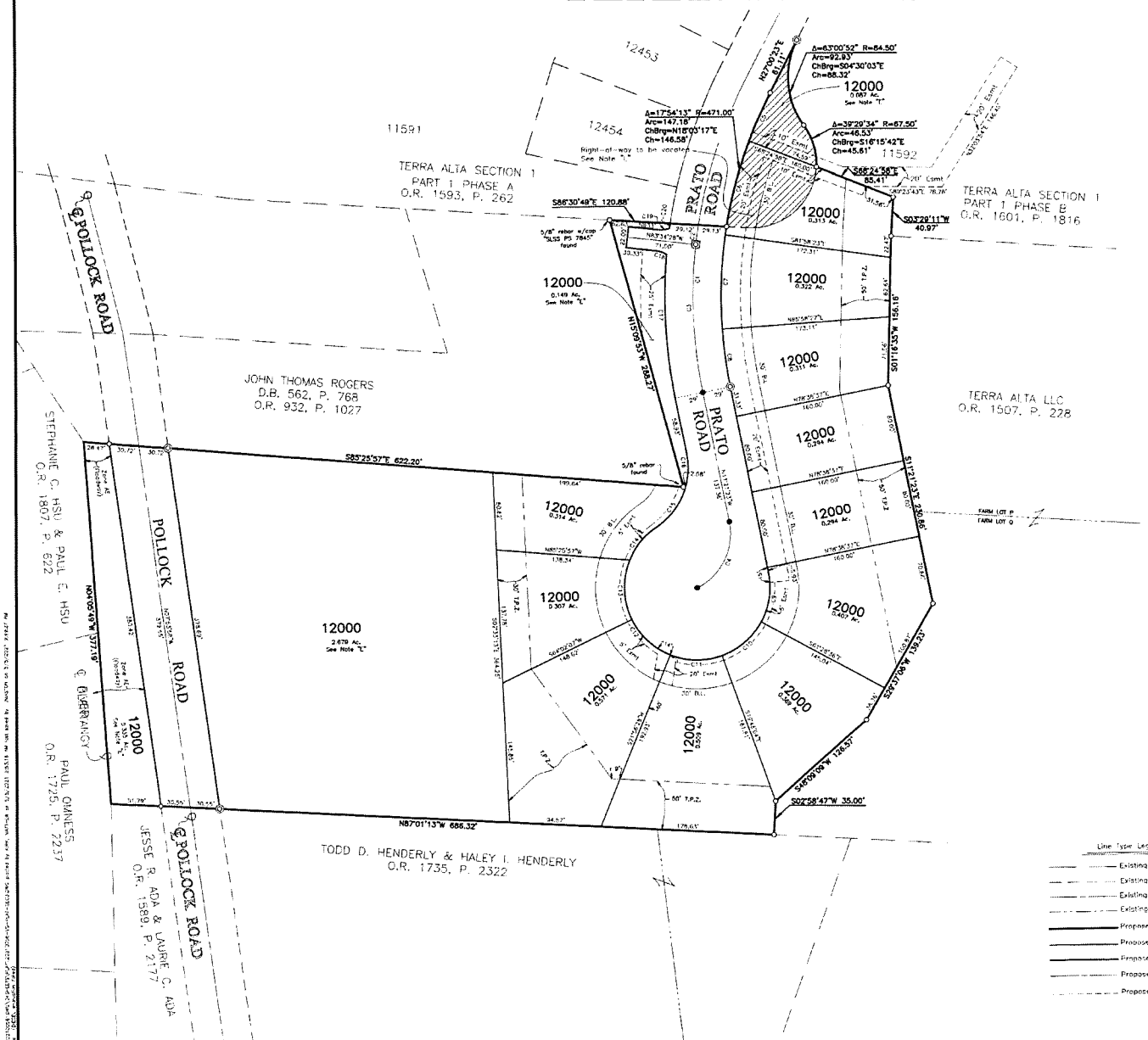
EMHT
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Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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

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

By _____ _____
Professional Surveyor No. 7865 Date

TERRA ALTA SECTION 3



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

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Terra Alta Section 3 in effect at the time of platting of Terra Alta Section 3 specifies the following setback requirements:

Front yard:	30 feet
Rear yard:	30 feet
Zoning classification:	PMUR2

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

NOTE "C": As per City of Delaware Zoning Code, all lots within Terra Alta Section 3 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Terra Alta", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-75 on file at the City of Delaware Department of Planning and Community Development as PC 2013-2044.

NOTE "D": All utilities within Terra Alta Section 3 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - LOTS 12000, 12000 AND 12000: Lots 12000, 12000 and 12000, as numbered and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Terra Alta subdivisions for the purpose of open space/parkland

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	8.641 Ac
Acreage in Lots 12000, 12000 and 12000	3.250 Ac.
Acreage in remaining lots	4.001 Ac.
Acreage in right-of-way	1.390 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Terra Alta Section 3 is out of the following Delaware County Parcel Numbers:

419140020280000	6.674 Ac
419140020290000	1.637 Ac
419130310050000	0.124 Ac.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by those providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Terra Alta Section 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": At the time of platting, all of Lot 12000 as platted hereon, is within Zone AE(Floodway)(The floodway is the channel of a stream, plus any adjacent flood plain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in the flood heights. The remaining areas of Terra Alta Section 3 are within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39041C0118L, for Delaware County, Ohio and Incorporated areas, with an effective date of February 17, 2016.

NOTE "J" - TREE PRESERVATION ZONE (TPZ) Within the areas that contain existing trees, no work shall be performed in structures placed within the tree preservation zone which would damage any of the trees that are 6" or greater in diameter at breast-height therein; except that the zone may be disturbed to the extent necessary for the installation and maintenance of pedestrian trails and pedestrian bridges and necessary drainage structures. Any fences placed within tree preservation zone shall be split rail fences and may include mesh backing. Any part of the zone so disturbed shall be restored as nearly as practicable to the original condition.

NOTE "K": This section of Terra Alta Subdivision is subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit. For each single family house, 2 replacement trees shall be planted (in addition to the required plantings) and a $500 fee shall be paid for each single family lot at the time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

NOTE "L" - VACATION OF PUBLIC STREETS: The parts of Prato Road dedicated to the City of Delaware, Ohio by the subdivision plat entitled "Terra Alta Section 1 Part 1 Phase B", of record in Official Record 1601, Page 1816, shown hereon by hatching , are hereby vacated

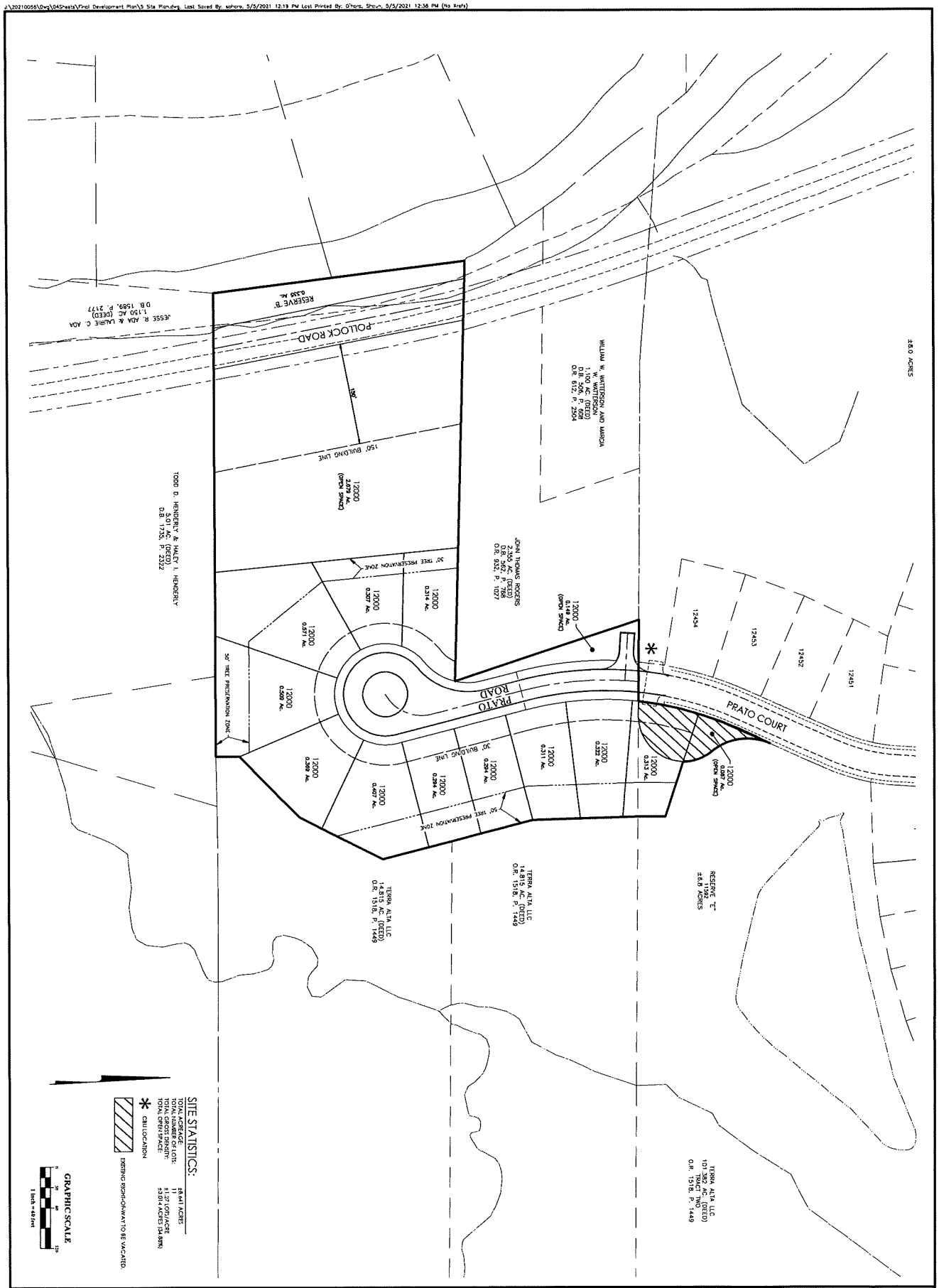
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20°07'57"	500.00'	175.69'	S 61°17'24" E	174.79'
C2	7°21'03"	500.00'	20.51'	S 07°36'03" W	20.51'
C3	17°46'55"	500.00'	155.18'	S 02°27'56" E	154.55'
C4	75°07'41"	62.00'	81.27'	N 49°09'08" E	75.54'
C5	6°38'21"	471.00'	54.58'	S 22°41'13" W	54.55'
C6	12°20'25"	471.00'	101.44'	S 14°11'26" W	101.25'
C7	12°03'10"	471.00'	99.08'	S 02°00'02" W	98.90'
C8	7°18'50"	471.00'	60.20'	S 07°41'28" E	60.22'
C9	39°52'47"	75.00'	52.20'	N 08°35'03" E	51.15'
C10	41°42'32"	75.00'	54.60'	N 49°22'40" E	53.40'
C11	41°42'32"	75.00'	54.60'	S 89°54'48" E	53.40'
C12	42°05'39"	75.00'	55.10'	S 47°50'42" E	53.87'
C13	48°28'45"	75.00'	63.46'	S 01°45'30" E	61.58'
C14	36°52'03"	68.12'	43.83'	S 39°12'19" W	43.08'
C15	40°34'16"	75.00'	53.11'	N 39°39'42" E	52.00'
C16	26°41'20"	75.00'	34.93'	N 01°59'07" E	34.61'
C17	161°17'38"	529.00'	148.94'	N 83°12'34" W	148.43'
C18	26°01'13"	27.00'	12.26'	N 76°33'52" W	12.16'
C19	26°01'13"	27.00'	12.26'	N 89°24'55" E	12.16'
C20	0°34'19"	529.00'	5.28'	S 06°11'58" W	5.28'

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

GRAPHIC SCALE (in feet)

Legend
T.P.Z. = Tree Protection Zone
Esmt. = Easement
B.L. = Building Line

J:\20210056\Dwg\04Sheets\Final Development Plan\5 Site Plan.dwg, Last Saved By: sohara, 5/5/2021 12:19 PM Last Printed By: O'Hara, Shaun, 5/5/2021 12:36 PM (No Xrefs)



SITE STATISTICS:

TOTAL ACREAGE:	±8.141 ACRES
TOTAL NUMBER OF LOTS:	11
TOTAL GROSS DENSITY:	±1.21 LOT/ACRE
TOTAL OPEN SPACE:	±3.014 ACRES (34.80%)

SHEET	JOB NO.	SCALE	DATE	EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: (614) 775-4500 Toll Free: 888.775.3648 emht.com	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR TERRA ALTA SECTION 3 SITE PLAN	TERRA ALTA LLC. 148 WEST SCHROCK ROAD WESTERVILLE, OH 43081 (614) 891-2042
3/11	20210056	1" = 40'	May 5, 2021			

REVISIONS		
MARK	DATE	DESCRIPTION

Residential and Collector Street Lighting Notes

LHT-1 The contractor shall install street light at the locations per plan, including all disconnects, pull boxes, routing circuit cable, controller cabinet, meter, photo sensors, etc. Provide a complete, operating lighting system that complies with the City of Delaware Specifications and Standard Details.

LHT-2 The street lighting shall be constructed in accordance with the Current City of Columbus (COC) Construction and Materials Specifications (CMS), Section 1001 Street Lighting, including all supplements thereto, in force on the date of the approved plans and/or contract. The COC CMS shall govern all materials and workmanship involved in the improvements shown on these plans, except as such specification are modified by the City of Delaware Design manual or Standard Details. Testing referred in Section 1001.18 shall be required.

LHT-3 Plan details shall be considered supplemental to the City of Columbus Division of Power Material and Installation Specifications (MIS)

LHT-4 All Street lighting shall be installed per the electrical installation requirements specified on City of Delaware's Standard Detail RDWD-34.2.

LHT-5 All street lighting poles shall be installed 2'-0" (two feet-six inches) to the center of the foundation from the back of curb and placed where noted on the approved lighting plan. Street lights shall be installed on the same side of the road as the water main; gas main and sanitary sewer main shall be installed on the opposite side of the road. In general the fixture shall not be installed above sanitary sewers, storm sewers, water mains or other utilities.

LHT-6 Conduits within the influence of pavement shall be concrete encased.

LHT-7 Plastic caution tape shall be placed over all lighting conduits at a depth of 16-inches.

LHT-8 Required Inspections: The following inspections shall be required for street lighting installation:

Pole Foundation
Underground conduit prior to backfill
Electrical service inspection
Final installation of fixtures

LHT-9 Permits and/or Easements: A permit must be obtained from the City of Delaware after final approval of the submitted plans. Recorded easements must be provided to the City of Delaware for the branch circuit conductors on the property lines. A fee of $150.00 shall be required.

LHT-10 All set screws on light poles shall be lubricated with a compound to prevent seizing.

LHT-11 N/A

LHT-12 Shop Drawings are required for be submitted for review and approval per the City of Columbus CMS prior to the commencement of ordering materials/construction, this includes but is not limited to, pull boxes, disconnects, controller, main power source, circuit cable, conduit, etc. Additional shop drawings shall be provided as requested by the City of Delaware.

LHT-13 Maintenance: After the complete installation of the required number of light fixtures in a development and the installation is approved by the City, the Developer shall be responsible for the first two years of maintenance. Streetlights installed in accordance with these standards shall become a Public Improvement in accordance to Section 1111.06 of the Subdivision Regulations. This includes the repair of all of the components of the lighting system, including but not limited to the replacement of faulty or defective equipment, poles or luminaires and lamps, pullboxes, conduit and associated wiring, or any items damage by contractors or any other means. This includes painting of marked poles. Repairs shall be made in a timely manner.

ITEM 1001 120V GROUND MOUNTED CONTROL CENTER AND POWER SERVICE (RDWD-34.2-34.3), AS PER PLAN

In addition to the requirements listed in the RDWD-34.2 and RDWD-34.3 the following shall be provided for the contractor: Insulated neutral and a separate ground bus, a Type 1 UL1449 surge arrester with LED active status indicators, an Arc Flash Hazard Warning sign on the outside front door of the enclosure and meter socket in accordance with the current National Electrical Code paragraph 110.16, an Available Fault Current sign on the outside of the front door of the service disconnect enclosure in accordance with the current National Electrical Code paragraph 110.24, and a minimum short circuit current rating of 22,000 RMS symmetrical amperes. The Contractor shall install (3)-#1 AWG, copper, RHW in 2" conduit from the lighting controller to the transformer, leaving 10' of wire coiled at the transformer for final connection to be made by the power company.

Payment shall be as per Item 1001.

ITEM 1001 LUMINAIRE (RDWD-34.1), AS PER PLAN

Luminaire shall be as per RDWD-34.1, except that it shall be manufactured by Holophane, Granville 3, Part No. GVD3 P30 30K MVOLT MS CMC GL3 RB ST TGL PR7E FPD75 SH.

Payment shall be made for each luminaire furnished and installed by the Contractor.

LIGHT POLE AND LUMINAIRE REQUIREMENTS

In addition to the specifications listed in the manufacturer's drawings, the following shall apply: Residential light poles shall be painted Delaware Green per the NAPCO drawing. Luminaires shall be painted to match the color of the light pole that they are to be set on.

GROUNDING AND BONDING

The requirements of the State of Ohio Department of Transportation Construction and Material Specifications (C&MS) and the ML series of Standard Construction Drawings are modified as follows:

1. All metallic parts containing electrical conductors shall be permanently joined to form an Effective Ground Fault Current Path back to the grounded conductor in the power service disconnect switch.

(a) Provide an equipment grounding conductor in metallic conduits (725.04) in addition to the conductors specified and bond the conduit to this grounding conductor.

(b) When an equipment grounding conductor is required in plastic conduit (725.05), the installation shall include a separate equipment grounding conductor in addition to the conductors specified.

(c) Metal pull box lids shall be bonded by attachment of the equipment grounding conductor to the frame diagonal as provided on HL-30.11.

2. Conduits.

(a) The 725.04 conduit shall have grounding bushings installed at all termination points. The bushing material shall be compatible with galvanized steel conduit and the grounding lug material shall be compatible for use with copper wire. Threaded or compression type bushings may be used.

(b) The 725.05 conduit shall have the inside and outside diameters of the conduit deburred at all termination points.

(c) Both ends of metallic conduit shall be bonded to the equipment grounding conductor.

(d) Metallic conduit may be bonded to metallic boxes through the use of conduit fittings UL approved for this type of connection, with the box bonded to the equipment grounding conductor.

3. Wire for grounding and bonding.

(a) Use insulated, copper wire for the equipment grounding conductor. Bonding jumpers in boxes and enclosures may be bare or insulated copper wire. Wire size shall be as follows: The insulation shall be green or green with yellow stripe(s). For 4 AWG or larger, insulation may also be black with green tape/labels installed at all access points.

(b) In a highway lighting system, the equipment grounding conductor shall be the minimum conductor size of 8 AWG. Bonding jumpers shall be minimum size 4 AWG.

4. Ground rod.

(a) A 3/4 inch Schedule 40 PVC conduit shall be used in foundations and concrete walls for the grounding conductor (ground wire) raceway to the ground rod. Should metallic conduit be used, both ends of the conduit shall be bonded to the grounding conductor.

(b) The typical grounding conductor (ground wire) shall be 4 AWG insulated, copper.

5. Power Service and Disconnect Switch.

(a) At the power service location, the grounding conductor (ground wire) from the disconnect switch neutral (AC-) bar to the ground rod shall be a continuous, unspliced conductor. If spliced, it shall be an exothermic weld butt splice.

(b) The service neutral shall only be connected to ground at the main power service disconnect switch.

6. Payment for grounding and bonding shall be considered incidental to the conductors installed by the project.

NOTES:

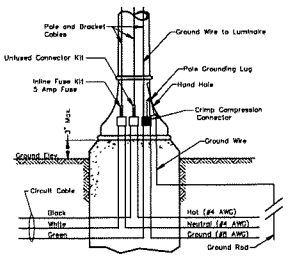
Street lights must be fully functional and as-builts drawings of the lights and required spare poles must be delivered to public works, prior to acceptance of public improvements (i.e. no building permits). The extra light fixture and poles shall be delivered to the City of Delaware Public Works Department, 50 Ross Street Delaware, Ohio 43015. Contact the City to schedule delivery date and time 740-203-1810.

For clarity, not all proposed and underground utilities are shown on this sheet. The Contractor shall reference Plan & Profile Sheets for location of all proposed and underground utilities.

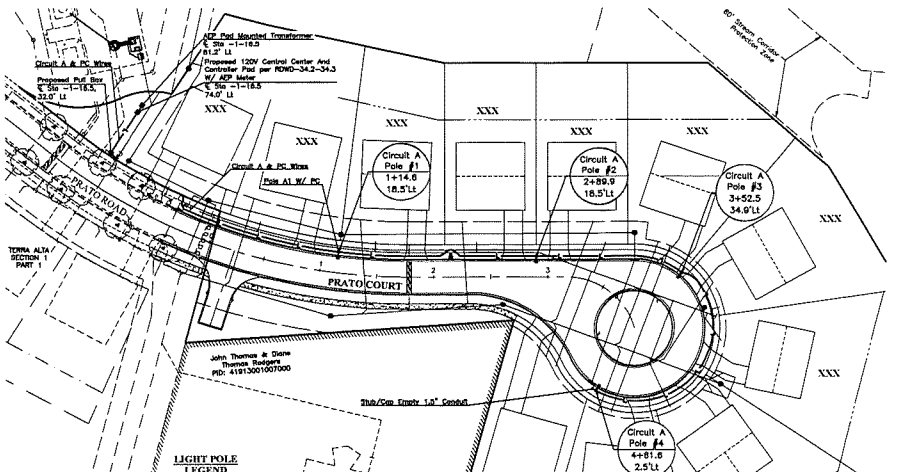
The Contractor shall take special care to not disturb any existing light poles, conduits, or circuit cable. These existing lighting facilities shall remain in service throughout the entirety of construction and shall remain operational upon completion of construction.

LEGEND

- PROPOSED RESIDENTIAL LIGHT POLE (FIG. 12-1) AND RESIDENTIAL LUMINAIRE (RDWD-34.1) AND RESIDENTIAL FOUNDATION (RDWD-34.4)
- PROPOSED 1.5" SCH 40 PVC CONDUIT (RDWD-34.2) W/ (2)-#4 AWG & (1)-#8 AWG EQUIPMENT GROUND (RDWD-34.2), PHOTOCONTROL WHERE NOTED
- PROPOSED 11" X 18" X 18" PULL BOX (RDWD-34.3)
- PROPOSED 120V STREET LIGHTING CONTROLLER AND POWER SERVICE (RDWD-34.2 AND RDWD-34.3)
- PC PROPOSED PHOTO CONTROL (RDWD-34.3)



ITEM 1001 POLE TO BE WIRED (RDWD-34.2), AS PER PLAN
SCALE=NONE



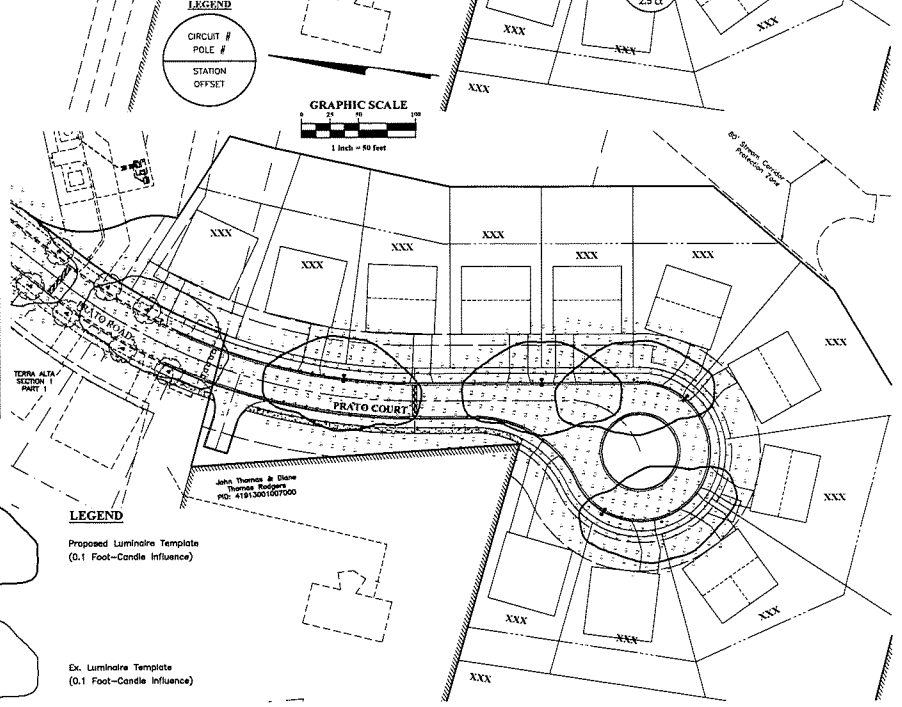
LIGHT POLE LEGEND

CIRCUIT # / POLE # / STATION OFFSET

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



LEGEND

Proposed Luminaire Template (0.1 Foot-Candle Influence)

Ex. Luminaire Template (0.1 Foot-Candle Influence)

ESTIMATE OF QUANTITIES

The Quantities Have Been Established As A Means For The City To Estimate The Necessary Development Fees. The Contractor Shall Be Solely Responsible For Determining The Required Bid Quantities Necessary For The Completion Of The Plan Improvements

ITEM	QUANTITY	UNIT	DESCRIPTION
			LIGHTING
1001	4	Each	Pole to be Wired (RDWD-34.2), As Per Plan
1001	4	Each	Residential Light Pole, Hapco Dwg. B74514
1001	4	Each	Light Pole Foundation (RDWD-34.4)
1001	846	CKT FT	Circuit Cable, Two No. 4 AWG 600 Volt Distribution Cables and One No. 8 AWG 600 Volt Equipment Ground (RDWD-34.2)
1001	786	LF	Conduit, 1-1/2", 725.05) (RDWD-34.2)
1001	4	Each	Luminaire (RDWD-34.1), As Per Plan
1001	2	Each	Luminaire (RDWD-34.1), As Per Plan, Furnish Only (Replacement Stock)
1001	1	Each	Pull Box (RDWD-34.3)
1001	1	Each	120V Ground Mounted Control Center and Power Service (RDWD-34.2-34.3), As Per Plan

STANDARD DRAWINGS REVISED 12/31/18 (UNLESS NOTED)

RDWD-34.1
RDWD-34.2 (4/29/2019)
RDWD-34.3
RDWD-34.4

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Prato Court	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
Site Sidewalks	0.2 fc	0.9 fc	0.1 fc	9.0:1	2.0:1

LUMINAIRE SCHEDULE

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

REVISIONS

NO.	DATE	DESCRIPTION

TERRA ALTA L.L.C.
181 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2842

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 3
LIGHTING PLAN

EMH&T
Engineers | Surveyors | Planners | Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 866.775.5444
emht.com

DATE: May 5, 2021
SCALE: None
JOB NO.: 20210056
SHEET: 4/11

J:\2021\0056\Dwg\06Sheets\Final Development Prelim Lighting Plan.dwg, Last Saved By: dbrea, 5/4/2021 9:08 AM, Last Plotted By: dbrea, Sun, 5/4/2021 9:14 AM (No Xref)

NOTES:

1) Based on the City of Delaware Planning Commission's recomendation, this tree survey is compiled based on a sample survey.
As stated in: *SECTION 1168.11 FLEXIBILITY. The standards and criteria in this Chapter establish the City's objectives and the level of tree preservation expected. However, in applying these standards, the Planning Commission, Shade Tree Commission, and City Council may: (ORD 02-55 Passed May 13, 2002) (a) Exercise discretion and flexibility with respect to the placement and arrangement of required elements to assure that the objectives of this chapter and the proposed development are best satisfied.*

2) The Tree Survey is broken into 8 areas 1 acre square in size (sample area's 1 through 8) located throughout the site within the proposed development layout and 8 areas ±0.33 acres square in size (sample area's 9 through 16) throughout the Rogers Tract.

ORIGINAL TERRA ALATA: SEE SHEETS 7 & 8 (SAMPLE AREAS 1 ACRE)

SAMPLE AREA (Terra Alata Original)	TOTAL INCHES Including Ash trees	TOTAL INCHES Excluding Ash trees	Excluding Poor	Excluding 50% Fair
SAMPLE AREA-1	1,682	1,045	908	771
SAMPLE AREA-2	1,642	952	865	818
SAMPLE AREA-3	1,474	885	721	555
SAMPLE AREA-4	1,423	936	870	760
SAMPLE AREA-5	1,531	518	458	389
SAMPLE AREA-6	1,858	1,423	1,247	1,048
SAMPLE AREA-7	1,358	589	472	329
SAMPLE AREA-8	409	409	308	223
TOTAL TREES	11,377	6,757	5,849	4,893

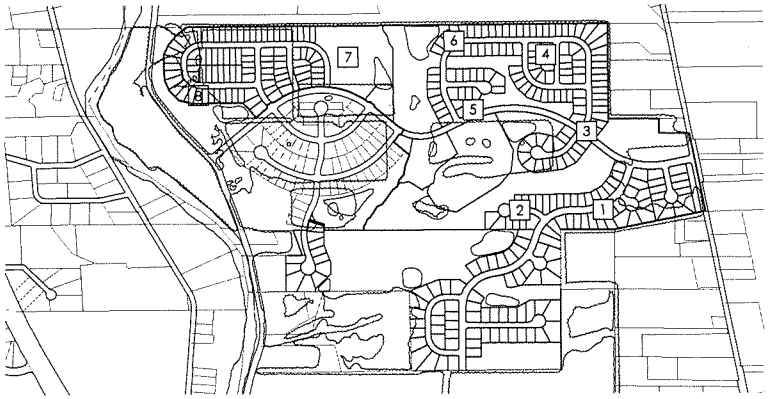
ROGERS TRACT: SEE SHEETS 9 & 10 (SAMPLE AREAS 1/3 ACRES)

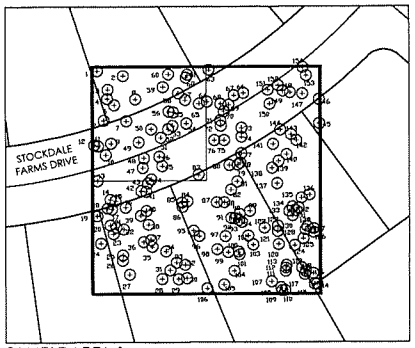
SAMPLE AREA (Rogers Tract)	TOTAL INCHES Including Ash trees	TOTAL INCHES Excluding Ash trees	Excluding Poor	Excluding 50% Fair
SAMPLE AREA-9	(602x3)=1,806	(530x3)=1,590	(489x3)=1,467	(395x3)=1,185
SAMPLE AREA-10	(192x3)=576	(160x3)=480	(135x3)=405	(114x3)=342
SAMPLE AREA-11	(658x3)=1,974	(584x3)=1,752	(543x3)=1,629	(475x3)=1,425
SAMPLE AREA-12	(535x3)=1,605	(460x3)=1,380	(424x3)=1,272	(369x3)=1,107
SAMPLE AREA-13	(654x3)=1,962	(641x3)=1,923	(603x3)=1,809	(591x3)=1,773
SAMPLE AREA-14	(461x3)=1,383	(448x3)=1,344	(400x3)=1,800	(378x3)=1,134
SAMPLE AREA-15	(512x3)=1,536	(464x3)=1,392	(353x3)=1,059	(263x3)=789
SAMPLE AREA-16	(489x3)=1,467	(413x3)=1,239	(360x3)=1,080	(308x3)=924
TOTAL TREES	12,309	11,100	10,521	8,679

3) Average Number of Caliper Inches per Acre: (Original Terra Alta and Rogers Tract)

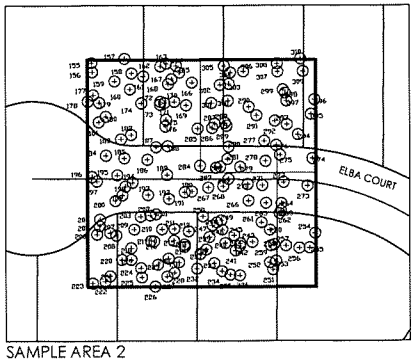
Including Ash Trees	1,480" (23,686/16)
Excluding Ash Trees	1,116" (17,857/16)
Excluding Poor Trees	1,023" (16,370/16)
Excluding 50% for Fair Trees	848" (13,572/16)

OVERALL SITE

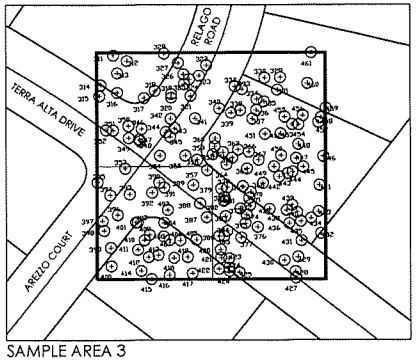




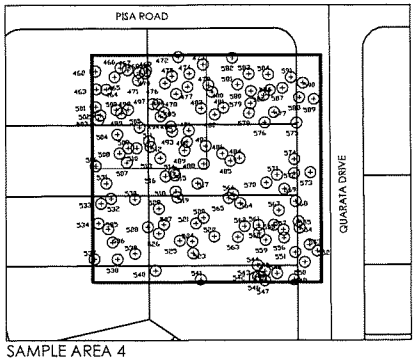
SAMPLE AREA 1



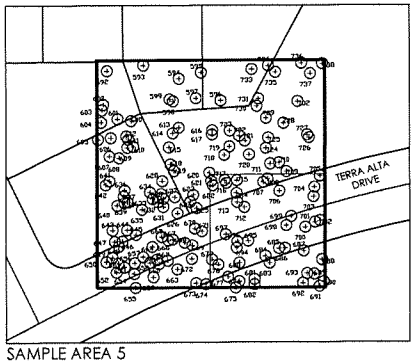
SAMPLE AREA 2



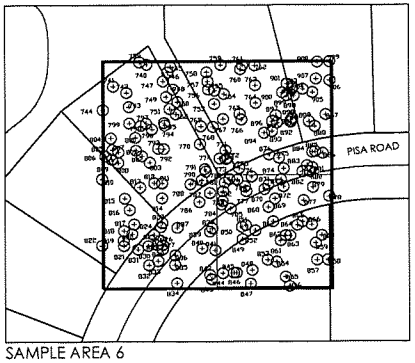
SAMPLE AREA 3



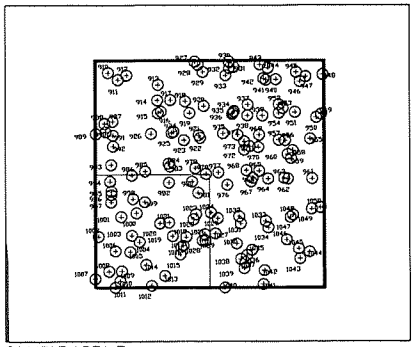
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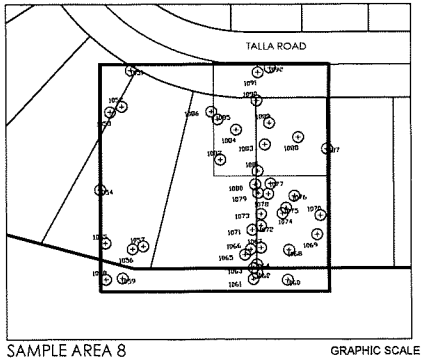


SAMPLE AREA 5



SAMPLE AREA 6


SAMPLE AREA 7



SAMPLE AREA 8

GRAPHIC SCALE
1 inch = 50 feet

REVISIONS

ISSUE	DATE	DESCRIPTION

TERRA ALTA LLC.
145 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2242

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 3
TREE SURVEY (ORIGINAL TERRA ALTA)

EMHT
Engineers | Architects | Planners
Surveyors | Landscape Architects
Environmental Scientists
8800 Lyra Drive, Suite 450
Columbus, Ohio 43240-2161
Phone: 614.775.4500
www.emht.com

DATE
May 5, 2021

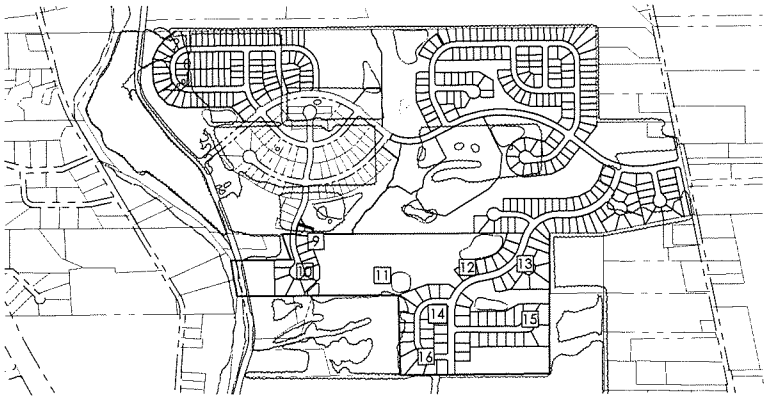
SCALE
1" = 50'

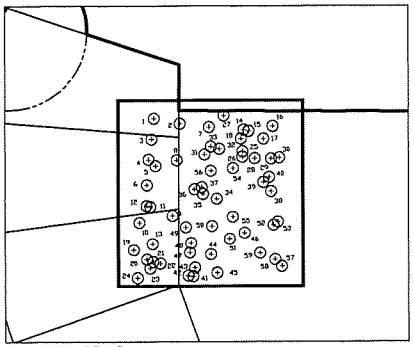
JOB NO.
20210056

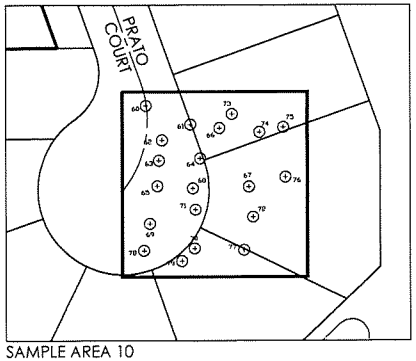
SHEET
5/11

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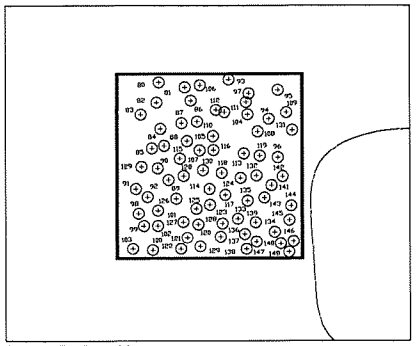
OVERALL SITE

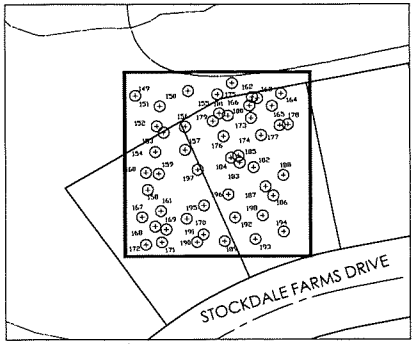



SAMPLE AREA 9

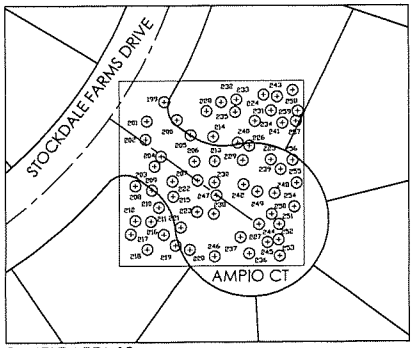


SAMPLE AREA 10

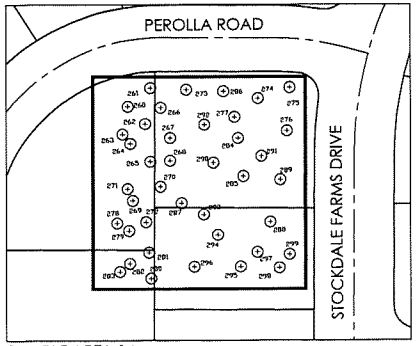

SAMPLE AREA 11



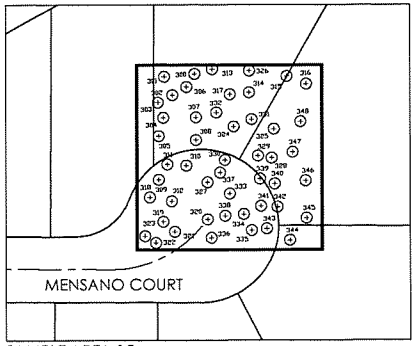
SAMPLE AREA 12



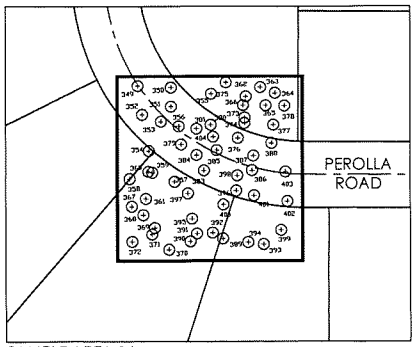
SAMPLE AREA 13



SAMPLE AREA 14



SAMPLE AREA 15



SAMPLE AREA 16

GRAPHIC SCALE

1 inch = 50 feet

ISSUE	DATE	DESCRIPTION
		REVISIONS

TERRA ALTA L.L.C.
140 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2882

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 3
TREE SURVEY (ROGERS TRACT)

EMHT
Environmental Management & Planning, Inc.
Engineers • Surveyors • Planners • Scientists
8800 Lyra Drive, Suite 450, Columbus, Ohio 43240
Phone: 614.775.4500 Toll Free: 866.775.5488
www.emht.com

DATE: May 5, 2021
SCALE: 1" = 50'
JOB NO.: 20210056
SHEET: 6/11

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2 of 8)

Example	#	Tree	DBH	Cond
1	1001	Cherry	19.0	Poor
2	1002	Cherry	13.0	Poor
3	1003	Cherry	3.0	Fair
4	1004	Cherry	10.0	Fair
5	1005	Norway Maple	8.0	Poor
6	1006	Norway Maple	11.0	Poor
7	1007	Red Cedar	14.0	Good
8	1008	Cherry	7.0	Poor
9	1009	Cherry	7.0	Poor
10	1010	Cherry	7.0	Dead
11	1011	Cherry	8.0	Poor
12	1012	Cherry	6.0	Poor
13	1013	Cherry	8.0	Poor
14	1014	Cherry	6.0	Poor
15	1015	Cherry	6.0	Poor
16	1016	Hackberry	9.0	Fair
17	1017	Cherry	10.0	Fair
18	1018	Cherry	6.0	Poor
19	1019	Cherry	4.0	Fair
20	1020	Cherry	6.0	Poor
21	1021	Ash	8.0	Poor
22	1022	Cherry	6.0	Poor
23	1023	Cherry	6.0	Poor
24	1024	Cherry	6.0	Poor
25	1025	Cherry	6.0	Poor
26	1026	Cherry	6.0	Poor
27	1027	Cherry	6.0	Poor
28	1028	Cherry	6.0	Poor
29	1029	Cherry	6.0	Poor
30	1030	Cherry	6.0	Poor
31	1031	Cherry	6.0	Poor
32	1032	Cherry	6.0	Poor
33	1033	Cherry	6.0	Poor
34	1034	Cherry	6.0	Poor
35	1035	Cherry	6.0	Poor
36	1036	Cherry	6.0	Poor
37	1037	Cherry	6.0	Poor
38	1038	Cherry	6.0	Poor
39	1039	Cherry	6.0	Poor
40	1040	Cherry	6.0	Poor
41	1041	Cherry	6.0	Poor
42	1042	Cherry	6.0	Poor
43	1043	Cherry	6.0	Poor
44	1044	Cherry	6.0	Poor
45	1045	Cherry	6.0	Poor
46	1046	Cherry	6.0	Poor
47	1047	Cherry	6.0	Poor
48	1048	Cherry	6.0	Poor
49	1049	Cherry	6.0	Poor
50	1050	Cherry	6.0	Poor
51	1051	Cherry	6.0	Poor
52	1052	Cherry	6.0	Poor
53	1053	Cherry	6.0	Poor
54	1054	Cherry	6.0	Poor
55	1055	Cherry	6.0	Poor
56	1056	Cherry	6.0	Poor
57	1057	Cherry	6.0	Poor
58	1058	Cherry	6.0	Poor
59	1059	Cherry	6.0	Poor
60	1060	Cherry	6.0	Poor
61	1061	Cherry	6.0	Poor
62	1062	Cherry	6.0	Poor
63	1063	Cherry	6.0	Poor
64	1064	Cherry	6.0	Poor
65	1065	Cherry	6.0	Poor
66	1066	Cherry	6.0	Poor
67	1067	Cherry	6.0	Poor
68	1068	Cherry	6.0	Poor
69	1069	Cherry	6.0	Poor
70	1070	Cherry	6.0	Poor
71	1071	Cherry	6.0	Poor
72	1072	Cherry	6.0	Poor
73	1073	Cherry	6.0	Poor
74	1074	Cherry	6.0	Poor
75	1075	Cherry	6.0	Poor
76	1076	Cherry	6.0	Poor
77	1077	Cherry	6.0	Poor
78	1078	Cherry	6.0	Poor
79	1079	Cherry	6.0	Poor
80	1080	Cherry	6.0	Poor
81	1081	Cherry	6.0	Poor
82	1082	Cherry	6.0	Poor
83	1083	Cherry	6.0	Poor
84	1084	Cherry	6.0	Poor
85	1085	Cherry	6.0	Poor
86	1086	Cherry	6.0	Poor
87	1087	Cherry	6.0	Poor
88	1088	Cherry	6.0	Poor
89	1089	Cherry	6.0	Poor
90	1090	Cherry	6.0	Poor
91	1091	Cherry	6.0	Poor
92	1092	Cherry	6.0	Poor
93	1093	Cherry	6.0	Poor
94	1094	Cherry	6.0	Poor
95	1095	Cherry	6.0	Poor
96	1096	Cherry	6.0	Poor
97	1097	Cherry	6.0	Poor
98	1098	Cherry	6.0	Poor
99	1099	Cherry	6.0	Poor
100	1100	Cherry	6.0	Poor

Ash and Poor Trees
(Excluded from replacement requirement)

Fair Trees
(50% replacement value)

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 3
TREE SURVEY (ORIGINAL TERRA ALTA)

EMHT
PHONE 740.881.6700 FAX 740.881.6762
8800 LYRA DRIVE, SUITE 450 COLUMBUS, OH 43240
1650 WATERMARK DRIVE, SUITE 120 LEWIS CENTER, OH 43035
ENGINEERS

DATE	May 5, 2021
SCALE	None
JOB NO.	20210056
SHEET	7/11

MARK	DATE	DESCRIPTION

REVISIONS

TERRA ALTA LLC.
114 WEST SCHOCK ROAD
WESTERVILLE, OH 43081
(614) 891-2042

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 9	1	American elm	Ulmus americana	6	Good
Plat 9	2	Sugar maple	Acer saccharum	7	Good
Plat 9	3	Sugar maple	Acer saccharum	10	Good
Plat 9	4	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 9	5	Sugar maple	Acer saccharum	8	Good
Plat 9	6	Osage orange	Maclura pomifera	6	Good
Plat 9	7	American elm	Ulmus americana	11	Fair
Plat 9	8	Osage orange	Maclura pomifera	10, 9	Good
Plat 9	9	American elm	Ulmus americana	12	Poor
Plat 9	10	Scotch pine	Pinus sylvestris	11	Dead
Plat 9	11	Silver maple	Acer saccharinum	17, 11, 11, 9	Good
Plat 9	12	Osage orange	Maclura pomifera	7	Good
Plat 9	13	American elm	Ulmus americana	8	Good
Plat 9	14	Osage orange	Maclura pomifera	9	Good
Plat 9	15	Scotch pine	Pinus sylvestris	10	Fair
Plat 9	16	Black cherry	Prunus serotina	8, 8	Fair
Plat 9	17	Sugar maple	Acer saccharum	8	Fair
Plat 9	18	Sugar maple	Acer saccharum	8	Good
Plat 9	19	Black cherry	Prunus serotina	7	Fair
Plat 9	20	Green ash	Fraxinus pennsylvanica	7	Poor
Plat 9	21	Osage orange	Maclura pomifera	7	Fair
Plat 9	22	Osage orange	Maclura pomifera	9	Fair
Plat 9	23	Osage orange	Maclura pomifera	6	Fair
Plat 9	24	Green ash	Fraxinus pennsylvanica	10	Dead
Plat 9	25	Sugar maple	Acer saccharum	13	Good
Plat 9	26	Sugar maple	Acer saccharum	10	Good
Plat 9	27	Osage orange	Maclura pomifera	9	Fair
Plat 9	28	Honey locust	Gleditsia triacanthos	7	Good
Plat 9	29	Black cherry	Prunus serotina	8, 8	Poor
Plat 9	30	Scotch pine	Pinus sylvestris	9	Fair
Plat 9	31	Scotch pine	Pinus sylvestris	7	Fair
Plat 9	32	Osage orange	Maclura pomifera	9	Good
Plat 9	33	Osage orange	Maclura pomifera	9	Good
Plat 9	34	Black cherry	Prunus serotina	9	Poor
Plat 9	35	American elm	Ulmus americana	6	Fair
Plat 9	36	Osage orange	Maclura pomifera	8	Good
Plat 9	37	American elm	Ulmus americana	10	Good
Plat 9	38	American elm	Ulmus americana	7	Good
Plat 9	39	Black cherry	Prunus serotina	13	Fair
Plat 9	40	Silver maple	Acer saccharinum	18, 18, 18	Good
Plat 9	41	Osage orange	Maclura pomifera	7	Fair
Plat 9	42	Osage orange	Maclura pomifera	7,7	Fair
Plat 9	43	Sugar maple	Acer saccharum	11	Good
Plat 9	44	Wild crabapple	Malus coronaria	8, 8	Poor
Plat 9	45	Black cherry	Prunus serotina	10	Fair
Plat 9	46	Black cherry	Prunus serotina	7	Fair
Plat 9	47	Osage orange	Maclura pomifera	7	Good
Plat 9	48	Wild crabapple	Malus coronaria	7	Poor
Plat 9	49	Sugar maple	Acer saccharum	11	Good
Plat 9	50	American elm	Ulmus americana	8	Good
Plat 9	51	Osage orange	Maclura pomifera	6	Good
Plat 9	52	Osage orange	Maclura pomifera	7, 4	Good
Plat 9	53	Scotch pine	Pinus sylvestris	9	Poor
Plat 9	54	Scotch pine	Pinus sylvestris	6	Fair
Plat 9	55	Scotch pine	Pinus sylvestris	8	Fair
Plat 9	56	Scotch pine	Pinus sylvestris	9	Dead
Plat 9	57	Scotch pine	Pinus sylvestris	7	Fair
Plat 9	58	Scotch pine	Pinus sylvestris	9	Fair
Plat 9	59	Black walnut	Juglans nigra	12	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 12	149	Black walnut	Juglans nigra	7	Fair
Plat 12	150	Black cherry	Prunus serotina	13	Fair
Plat 12	151	Black cherry	Prunus serotina	11	Fair
Plat 12	152	Pin oak	Quercus palustris	14	Good
Plat 12	153	Red maple	Acer rubrum	13, 6	Good
Plat 12	154	Pin oak	Quercus palustris	7	Good
Plat 12	155	Green ash	Fraxinus pennsylvanica	16	Dead
Plat 12	156	Black cherry	Prunus serotina	14	Poor
Plat 12	157	Shagbark hickory	Carya ovata	9	Good
Plat 12	158	Shagbark hickory	Carya ovata	6	Good
Plat 12	159	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 12	160	Pin oak	Quercus palustris	16	Good
Plat 12	161	Red maple	Acer rubrum	7	Good
Plat 12	162	American elm	Ulmus americana	6	Fair
Plat 12	163	Green ash	Fraxinus pennsylvanica	8	Poor
Plat 12	164	American elm	Ulmus americana	7	Fair
Plat 12	165	Black cherry	Prunus serotina	16	Fair
Plat 12	166	Red maple	Acer rubrum	7, 6	Good
Plat 12	167	American elm	Ulmus americana	8	Poor
Plat 12	168	Red maple	Acer rubrum	20	Fair
Plat 12	169	Black cherry	Prunus serotina	13	Fair
Plat 12	170	Shagbark hickory	Carya ovata	9	Good
Plat 12	171	American hophornbeam	Ostrya virginiana	6	Good
Plat 12	172	American beech	Fagus grandifolia	8	Good
Plat 12	173	Shagbark hickory	Carya ovata	8	Good
Plat 12	174	Black cherry	Prunus serotina	12	Good
Plat 12	175	Shagbark hickory	Carya ovata	7	Good
Plat 12	176	American elm	Ulmus americana	6	Poor
Plat 12	177	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 12	178	Red maple	Acer rubrum	7	Good
Plat 12	179	American elm	Ulmus americana	9	Fair
Plat 12	180	Pin oak	Quercus palustris	9	Good
Plat 12	181	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 12	182	Black walnut	Juglans nigra	15	Good
Plat 12	183	Sugar maple	Acer saccharum	7	Good
Plat 12	184	Honey locust	Gleditsia triacanthos	10	Good
Plat 12	185	Honey locust	Gleditsia triacanthos	7	Good
Plat 12	186	Sugar maple	Acer saccharum	11	Good
Plat 12	187	Red maple	Acer rubrum	13, 5	Good
Plat 12	188	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 12	189	Green ash	Fraxinus pennsylvanica	15	Dead
Plat 12	190	Sugar maple	Acer saccharum	15	Good
Plat 12	191	Black cherry	Prunus serotina	14	Dead
Plat 12	192	Red maple	Acer rubrum	18	Good
Plat 12	193	Black cherry	Prunus serotina	8	Fair
Plat 12	194	American beech	Fagus grandifolia	7	Good
Plat 12	195	Black cherry	Prunus serotina	9	Good
Plat 12	196	Sugar maple	Acer saccharum	7	Good
Plat 12	197	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 12	198	Red maple	Acer rubrum	14, 14	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 10	60	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 10	61	Black locust	Robinia pseudoacacia	8	Poor
Plat 10	62	Black walnut	Juglans nigra	9	Good
Plat 10	63	Osage orange	Maclura pomifera	11	Good
Plat 10	64	Honey locust	Gleditsia triacanthos	16, 8, 4	Fair
Plat 10	65	Black walnut	Juglans nigra	9	Good
Plat 10	66	American elm	Ulmus americana	6	Poor
Plat 10	67	Green ash	Fraxinus pennsylvanica	6	Poor
Plat 10	68	Black locust	Robinia pseudoacacia	6	Good
Plat 10	69	Black locust	Robinia pseudoacacia	7	Good
Plat 10	70	Black locust	Robinia pseudoacacia	7	Poor
Plat 10	71	Black locust	Robinia pseudoacacia	6	Poor
Plat 10	72	Black locust	Robinia pseudoacacia	7	Poor
Plat 10	73	American elm	Ulmus americana	11	Good
Plat 10	74	Black walnut	Juglans nigra	8	Good
Plat 10	75	Black walnut	Juglans nigra	14	Good
Plat 10	76	American elm	Ulmus americana	6, 3	Good
Plat 10	77	Black walnut	Juglans nigra	8	Good
Plat 10	78	Green ash	Fraxinus pennsylvanica	18	Dead
Plat 10	79	Osage orange	Maclura pomifera	6	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 13	199	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 13	200	American elm	Ulmus americana	8	Good
Plat 13	201	American elm	Ulmus americana	7	Good
Plat 13	202	Sugar maple	Acer saccharum	6	Good
Plat 13	203	Red maple	Acer rubrum	11	Good
Plat 13	204	Red maple	Acer rubrum	9	Good
Plat 13	205	Sugar maple	Acer saccharum	9	Good
Plat 13	206	Sugar maple	Acer saccharum	8	Good
Plat 13	207	Green ash	Fraxinus pennsylvanica	11	Dead
Plat 13	208	Sugar maple	Acer saccharum	8	Good
Plat 13	209	Sugar maple	Acer saccharum	13	Good
Plat 13	210	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 13	211	Red maple	Acer rubrum	14	Good
Plat 13	212	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 13	213	Pin oak	Quercus palustris	9	Good
Plat 13	214	Red maple	Acer rubrum	15	Good
Plat 13	215	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 13	216	Black locust	Robinia pseudoacacia	9	Good
Plat 13	217	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 13	218	Black locust	Robinia pseudoacacia	6	Poor
Plat 13	219	Sugar maple	Acer saccharum	12	Good
Plat 13	220	American elm	Ulmus americana	8	Good
Plat 13	221	Black cherry	Prunus serotina	12	Fair
Plat 13	222	Red maple	Acer rubrum	13	Poor
Plat 13	223	Black locust	Robinia pseudoacacia	8	Good
Plat 13	224	Black locust	Robinia pseudoacacia	8	Fair
Plat 13	225	Sugar maple	Acer saccharum	9	Good
Plat 13	226	Sugar maple	Acer saccharum	12	Good
Plat 13	227	Red maple	Acer rubrum	9	Good
Plat 13	228	American elm	Ulmus americana	6	Good
Plat 13	229	Sugar maple	Acer saccharum	7	Good
Plat 13	230	Green ash	Fraxinus pennsylvanica	21	Dead
Plat 13	231	Sugar maple	Acer saccharum	9	Good
Plat 13	232	Musclewood	Carpinus caroliniana	6	Good
Plat 13	233	Red maple	Acer rubrum	17	Good
Plat 13	234	Green ash	Fraxinus pennsylvanica	17	Dead
Plat 13	235	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 13	236	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 13	237	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 13	238	Red maple	Acer rubrum	16, 16, 11	Good
Plat 13	239	Silver maple	Acer saccharinum	22, 8	Good
Plat 13	240	Red maple	Acer rubrum	7	Good
Plat 13	241	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 13	242	Green ash	Fraxinus pennsylvanica	12	Dead
Plat 13	243	Red maple	Acer rubrum	12	Good
Plat 13	244	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 13	245	Sugar maple	Acer saccharum	20	Good
Plat 13	246	Green ash	Fraxinus pennsylvanica	11	Dead
Plat 13	247	American elm	Ulmus americana	7	Good
Plat 13	248	Green ash	Fraxinus pennsylvanica	6	Dead
Plat 13	249	Red maple	Acer rubrum	17	Good
Plat 13	250	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 13	253	American elm	Ulmus americana	7	Good
Plat 13	254	Green ash	Fraxinus pennsylvanica	13	Dead
Plat 13	255	Red maple	Acer rubrum	6	Good
Plat 13	256	Sugar maple	Acer saccharum	20	Good
Plat 13	257	Red maple	Acer rubrum	14	Good
Plat 13	258	Black cherry	Prunus serotina	6	Fair
Plat 13	259	Sugar maple	Acer saccharum	9	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 14	260	Sugar maple	Acer saccharum	11	Good
Plat 14	261	Sugar maple	Acer saccharum	9	Good
Plat 14	262	Sugar maple	Acer saccharum	9	Good
Plat 14	263	Sugar maple	Acer saccharum	10	Good
Plat 14	264	Sugar maple	Acer saccharum	10	Good
Plat 14	265	Sugar maple	Acer saccharum	8	Good
Plat 14	266	American beech	Fagus grandifolia	10	Good
Plat 14	267	American beech	Fagus grandifolia	27	Good
Plat 14	268	Sugar maple	Acer saccharum	8	Good
Plat 14	269	Sugar maple	Acer saccharum	11	Good
Plat 14	270	Sugar maple	Acer saccharum	11	Good
Plat 14	271	Sugar maple	Acer saccharum	11	Good
Plat 14	272	Sugar maple	Acer saccharum	10	Good
Plat 14	273	Sugar maple	Acer saccharum	9	Good
Plat 14	274	Sugar maple	Acer saccharum	6	Good
Plat 14	275	Sugar maple	Acer saccharum	22	Poor
Plat 14	276	American beech	Fagus grandifolia	17	Good
Plat 14	277	Sugar maple	Acer saccharum	9	Good
Plat 14	278	Sugar maple	Acer saccharum	9	Good
Plat 14	279	Sugar maple	Acer saccharum	6	Good
Plat 14	280	Sugar maple	Acer saccharum	10	Good
Plat 14	281	Sugar maple	Acer saccharum	7	Good
Plat 14	282	Bitternut hickory	Carya cordiformis	13	Good
Plat 14	283	Shagbark hickory	Carya ovata	14	Good
Plat 14	284	Sugar maple	Acer saccharum	17	Fair
Plat 14	285	Sugar maple	Acer saccharum	18	Good
Plat 14	286	Bitternut hickory	Carya cordiformis	14	Good
Plat 14	287	Sugar maple	Acer saccharum	10	Good
Plat 14	288	Sugar maple	Acer saccharum	16	Poor
Plat 14	289	Sugar maple	Acer saccharum	13	Fair
Plat 14	290	American hophornbeam	Ostrya virginiana	8	Fair
Plat 14	291	Sugar maple	Acer saccharum	13	Good
Plat 14	292	Sugar maple	Acer saccharum	13	Good
Plat 14	293	Sugar maple	Acer saccharum	13	Good
Plat 14	294	Green ash	Fraxinus pennsylvanica	12	Dead
Plat 14	295	Sugar maple	Acer saccharum	10	Good
Plat 14	296	American elm	Ulmus americana	7	Fair
Plat 14	297	Sugar maple	Acer saccharum	8	Good
Plat 14	298	Sugar maple	Acer saccharum	7	Good
Plat 14	299	Sugar maple	Acer saccharum	6	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 16	349	Red maple	Acer rubrum	11	Good
Plat 16	350	Black cherry	Prunus serotina	12	Good
Plat 16	351	American elm	Ulmus americana	7	Fair
Plat 16	352	Black cherry	Prunus serotina	11	Good
Plat 16	353	Black cherry	Prunus serotina	7	Poor
Plat 16	354	Black cherry	Prunus serotina	6	Fair
Plat 16	355	Red maple	Acer rubrum	6	Good
Plat 16	356	Red maple	Acer rubrum	11	Good
Plat 16	357	Green ash	Fraxinus pennsylvanica	11	Dead
Plat 16	358	Osage orange	Maclura pomifera	7	Good
Plat 16	359	Black cherry	Prunus serotina	13	Good
Plat 16	360	Black cherry	Prunus serotina	9	Poor
Plat 16	361	Black cherry	Prunus serotina	11	Fair
Plat 16	362	Sugar maple	Acer saccharum	7	Good
Plat 16	363	Black cherry	Prunus serotina	7	Fair
Plat 16	364	Black cherry	Prunus serotina	8	Good
Plat 16	365	Black cherry	Prunus serotina	12	Fair
Plat 16	366	Black cherry	Prunus serotina	11	Good
Plat 16	367	American elm	Ulmus americana	7	Good
Plat 16	368	Green ash	Fraxinus pennsylvanica	14	Dead
Plat 16	369	Black cherry	Prunus serotina	9	Good
Plat 16	370	Osage orange	Maclura pomifera	8	Good
Plat 16	371	Black cherry	Prunus serotina	9	Poor
Plat 16	372	Black cherry	Prunus serotina	9	Fair
Plat 16	373	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 16	374	Sugar maple	Acer saccharum	8	Good
Plat 16	375	Black cherry	Prunus serotina	14	Good
Plat 16	376	Sugar maple	Acer saccharum	6	Good
Plat 16	377	Pin oak	Quercus palustris	12	Good
Plat 16	378	Black cherry	Prunus serotina	9	Fair
Plat 16	379	Pin oak	Quercus palustris	13	Good
Plat 16	380	Black cherry	Prunus serotina	9	Fair
Plat 16	381	Black cherry	Prunus serotina	7	Dead
Plat 16	382	Black cherry	Prunus serotina	6	Dead
Plat 16	383	Sugar maple	Acer saccharum	9	Good
Plat 16	384	Black cherry	Prunus serotina	8	Poor
Plat 16	385	Green ash	Fraxinus pennsylvanica	7	Dead
Plat 16	386	Black cherry	Prunus serotina	13	Good
Plat 16	387	Black cherry	Prunus serotina	7	Poor
Plat 16	388	Pin oak	Quercus palustris	8	Good
Plat 16	389	Green ash	Fraxinus pennsylvanica	6	Poor
Plat 16	390	Black cherry	Prunus serotina	8	Fair
Plat 16	391	Black cherry	Prunus serotina	6	Fair
Plat 16	392	Black cherry	Prunus serotina	14	Fair
Plat 16	393	Red maple	Acer rubrum	13	Good
Plat 16	394	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 16	395	American elm	Ulmus americana	6	Poor
Plat 16	396	Black cherry	Prunus serotina	8	Poor
Plat 16	397	Black cherry	Prunus serotina	10	Good
Plat 16	398	Black cherry	Prunus serotina	7	Good
Plat 16	399	American elm	Ulmus americana	6	Good
Plat 16	400	Red maple	Acer rubrum	8	Good
Plat 16	401	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 16	402	American elm	Ulmus americana	7	Good
Plat 16	403	American elm	Ulmus americana	6	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 11	80	Sugar maple	Acer saccharum	16	Good
Plat 11	81	Sugar maple	Acer saccharum	6	Good
Plat 11	82	Sugar maple	Acer saccharum	13	Good
Plat 11	83	Red maple	Acer rubrum	6	Good
Plat 11	83	Black cherry	Prunus serotina	8	Poor
Plat 11	85	Sugar maple	Acer saccharum	13	Good
Plat 11	86	Sugar maple	Acer saccharum	10	Fair
Plat 11	87	Sugar maple	Acer saccharum	11	Good
Plat 11	88	Sugar maple	Acer saccharum	12	Fair
Plat 11	89	Red maple	Acer rubrum	7	Poor
Plat 11	90	Black cherry	Prunus serotina	10	Fair
Plat 11	91	Red maple	Acer rubrum	12	Good
Plat 11	92	Sugar maple	Acer saccharum	7	Good
Plat 11	93	Black cherry	Prunus serotina	9	Fair
Plat 11	94	Red maple	Acer rubrum	7	Good
Plat 11	95	Black cherry	Prunus serotina	6	Fair
Plat 11	96	Sugar maple	Acer saccharum	7	Good
Plat 11	97	Black cherry	Prunus serotina	12	Good
Plat 11	98	Red maple	Acer rubrum	6	Fair
Plat 11	99	Sugar maple	Acer saccharum	21	Fair
Plat 11	100	American elm	Ulmus americana	6	Fair
Plat 11	101	Sugar maple	Acer saccharum	11	Good
Plat 11	102	Sugar maple	Acer saccharum	6	Good
Plat 11	103	Red maple	Acer rubrum	10	Good
Plat 11	104	Black cherry	Prunus serotina	11	Good
Plat 11	105	Red maple	Acer rubrum	8	Good
Plat 11	106	Sugar maple	Acer saccharum	10	Good
Plat 11	107	Red maple	Acer rubrum	6	Good
Plat 11	108	Sugar maple	Acer saccharum	7	Good
Plat 11	109	Red maple	Acer rubrum	10	Good
Plat 11	110	Red maple	Acer rubrum	18	Good
Plat 11	111	Sugar maple	Acer saccharum	6	Good
Plat 11	112	Sugar maple	Acer saccharum	6	Good
Plat 11	113	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 11	114	Red maple	Acer rubrum	8	Good
Plat 11	115	Red maple	Acer rubrum	8	Good
Plat 11	116	Red maple	Acer rubrum	8	Good
Plat 11	117	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 11	118	Red maple	Acer rubrum	6	Good
Plat 11	119	Green ash	Fraxinus pennsylvanica	12	Dead
Plat 11	120	Red maple	Acer rubrum	9	Good
Plat 11	121	Sugar maple	Acer saccharum	6	Good
Plat 11	122	Black cherry	Prunus serotina	10	Fair
Plat 11	123	Red maple	Acer rubrum	12	Good
Plat 11	124	Sugar maple	Acer saccharum	8	Good
Plat 11	125	Sugar maple	Acer saccharum	11	Good
Plat 11	126	Black cherry	Prunus serotina	10	Fair
Plat 11	127	Black cherry	Prunus serotina	10	Fair
Plat 11	128	Black cherry	Prunus serotina	6	Poor
Plat 11	129	Sugar maple	Acer saccharum	7	Fair
Plat 11	130	Black cherry	Prunus serotina	8	Poor
Plat 11	131	Black walnut	Juglans nigra	18	Good
Plat 11	132	Sugar maple	Acer saccharum	7	Fair
Plat 11	133	Black cherry	Prunus serotina	7	Poor
Plat 11	134	Sugar maple	Acer saccharum	10	Good
Plat 11	135	Green ash	Fraxinus pennsylvanica	9	Dead
Plat 11	136	Red maple	Acer rubrum	11	Good
Plat 11	137	Sugar maple	Acer saccharum	8	Good
Plat 11	138	Green ash	Fraxinus pennsylvanica	16, 12	Dead
Plat 11	139	Sugar maple	Acer saccharum	11	Good
Plat 11	140	Black cherry	Prunus serotina	6	Fair
Plat 11	141	Sugar maple	Acer saccharum	11	Good
Plat 11	142	Sugar maple	Acer saccharum	7	Good
Plat 11	143	Sugar maple	Acer saccharum	10	Good
Plat 11	144	Black cherry	Prunus serotina	12	Good
Plat 11	145	Green ash	Fraxinus pennsylvanica	8	Dead
Plat 11	146	Sugar maple	Acer saccharum	11	Good
Plat 11	147	Sugar maple	Acer saccharum	6	Good
Plat 11	148	Sugar maple	Acer saccharum	8	Good

Plat/Area	Tree Number	Common Name	Latin Name	DBH (inches)	Condition
Plat 15	300	American elm	Ulmus americana	8	Dead
Plat 15	301	Osage orange	Maclura pomifera	6	Fair
Plat 15	302	Osage orange	Maclura pomifera	7	Poor
Plat 15	303	American elm	Ulmus americana	7	Good
Plat 15	304	Osage orange	Maclura pomifera	9, 6, 5	Fair
Plat 15	305	Black cherry	Prunus serotina	8	Fair
Plat 15	306	Black cherry	Prunus serotina	11	Fair
Plat 15	307	Black cherry	Prunus serotina	9	Dead
Plat 15	308	Black cherry	Prunus serotina	8	Poor
Plat 15	309	Green ash	Fraxinus pennsylvanica	14	Dead
Plat 15	310	American elm	Ulmus americana	6	Good
Plat 15	311	American elm	Ulmus americana	8	Fair
Plat 15	312	Black cherry	Prunus serotina	6	Fair
Plat 15	313	Osage orange	Maclura pomifera	10	Fair
Plat 15	314	Black cherry	Prunus serotina	21	Fair
Plat 15	315	American elm	Ulmus americana	9	Fair
Plat 15	316	Black cherry	Prunus serotina	12	Poor
Plat 15	317	Black cherry	Prunus serotina	6	Fair
Plat 15	318	Black cherry	Prunus serotina	10	Poor
Plat 15	319	Black cherry	Prunus serotina	12	Fair
Plat 15	320	Black cherry	Prunus serotina	9	Poor
Plat 15	321	Osage orange	Maclura pomifera	9	Good
Plat 15	322	Black cherry	Prunus serotina	11	Poor
Plat 15	323	Silver maple	Acer saccharinum	18	Fair
Plat 15	324	Osage orange	Maclura pomifera	7, 4	Good
Plat 15	325	Black cherry	Prunus serotina	6	Poor
Plat 15	326	Sugar maple	Acer saccharum	13	Good
Plat 15	327	Sugar maple	Acer saccharum	11	Good
Plat 15	328	American elm	Ulmus americana	7	Fair
Plat 15	329	Silver maple	Acer saccharinum	24	Good
Plat 15	330	Osage orange	Maclura pomifera	13	Good
Plat 15	331	Black cherry	Prunus serotina	10	Poor
Plat 15	332	Black cherry	Prunus serotina	8	Poor
Plat 15	333	Black cherry	Prunus serotina	13	Fair
Plat 15	334	Osage orange	Maclura pomifera	8	Good
Plat 15	335	Osage orange	Maclura pomifera	16	Good
Plat 15	336	Black cherry	Prunus serotina	9	Dead
Plat 15	337	Hawthorn	Crataegus sp.	7	Fair
Plat 15	338	Osage orange	Maclura pomifera	13	Good
Plat 15	339	American elm	Ulmus americana	4	Poor
Plat 15	340	American elm	Ulmus americana	7	Fair
Plat 15	341	Sugar maple	Acer saccharum	17	Good
Plat 15	342	Black cherry	Prunus serotina	9	Poor
Plat 15	343	Black cherry	Prunus serotina	11	Good
Plat 15	344	Black cherry	Prunus serotina	15	Poor
Plat 15	345	Osage orange	Maclura pomifera	10	Good
Plat 15	346	Green ash	Fraxinus pennsylvanica	15	Dead
Plat 15	347	Black cherry	Prunus serotina	10	Fair
Plat 15	348	Black cherry	Prunus serotina	9	Fair

Ash and Poor Trees
(Excluded from replacement requirement)

Fair Trees
(50% replacement value)

REVISIONS		
MARK	DATE	DESCRIPTION

TERRA ALTA L.L.C.
141 WEST SCHOCK ROAD
WESTERVILLE, OH 43081
(614) 891-2382

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
TERRA ALTA SECTION 3
TREE SURVEY (ROGERS TRACT)

EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 800.75.EMHT
www.emht.com

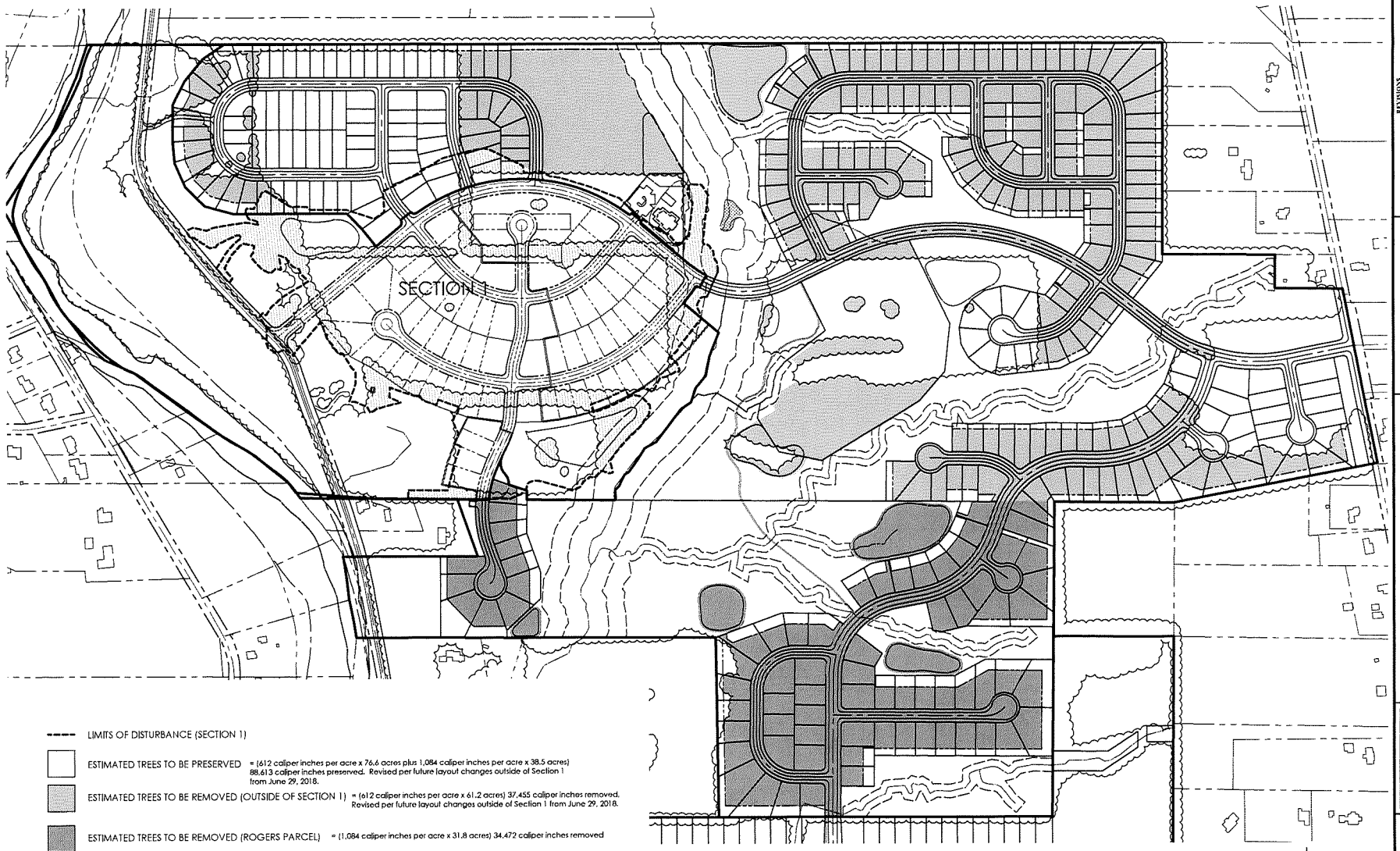
DATE
May 5, 2021

SCALE
None

JOB NO.
20210056

SHEET
8/11

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LIMITS OF DISTURBANCE (SECTION 1)

ESTIMATED TREES TO BE PRESERVED = (612 caliper inches per acre x 76.6 acres plus 1,084 caliper inches per acre x 38.5 acres) 88,613 caliper inches preserved. Revised per future layout changes outside of Section 1 from June 29, 2018.

ESTIMATED TREES TO BE REMOVED (OUTSIDE OF SECTION 1) = (612 caliper inches per acre x 61.2 acres) 37,455 caliper inches removed. Revised per future layout changes outside of Section 1 from June 29, 2018.

ESTIMATED TREES TO BE REMOVED (ROGERS PARCEL) = (1,084 caliper inches per acre x 31.8 acres) 34,472 caliper inches removed

ESTIMATED TREES TO BE REMOVED (WITHIN SECTION 1) = 12.8 acres, 692 caliper inches (west, east and south piles)

TOTAL NUMBER OF TREES TO BE REMOVED = 37,455 caliper inches plus 34,472 caliper inches plus 692 caliper inches = 72,619 caliper inches

NOTES:
1. The average number of caliper inches per acre is 612 (4,896 total inches / 8 sample areas) for the estimated trees removed outside Section 1 and within the Original Terra Alta Development and 1,084 (8,672 total inches / 8 sample areas) is within the Rogers Tract.
2. Estimated trees to be removed within Section 1 based on Tree Survey prepared by Stephan Carbonara.

GRAPHIC SCALE

1 inch = 200 feet

REVISIONS

SYM.	DATE	DESCRIPTION

TERRA ALTA L.L.C.
185 WEST SCHROCK ROAD
WESTERVILLE, OH 43081
(614) 891-2342

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN

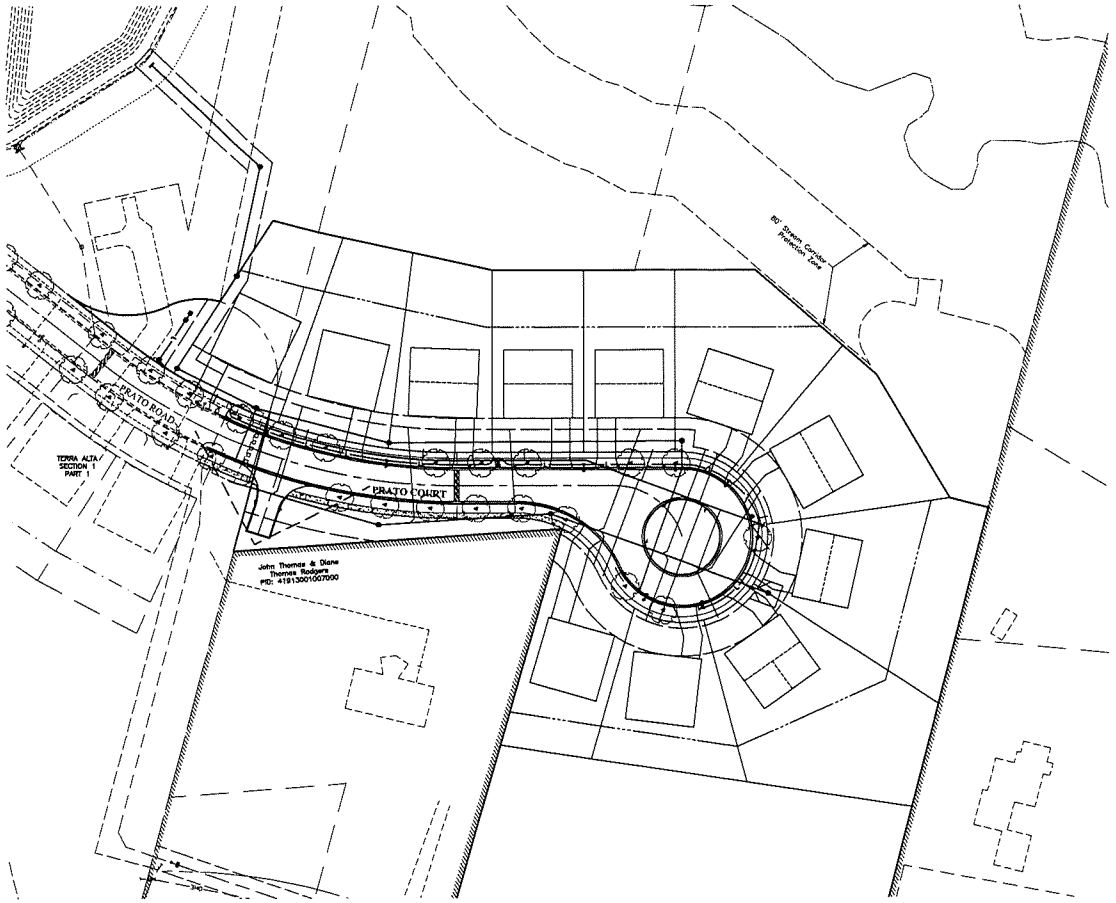
TERRA ALTA SECTION 3

TREE REMOVAL PLAN

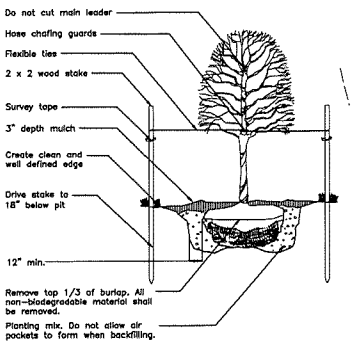
EMH&T
Engineers • Scientists • Surveyors • Planners • Economists
5500 New Albany Road, Columbus, OH 43054
Phone (614) 775-4500 Toll free 866.775.5454
emht.com

DATE: May 5, 2021
SCALE: 1" = 200'
JOB NO: 20210056
SHEET: 9/11

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GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet



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

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2014. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 6' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

Trees shall be centered in the tree lawn.

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

PLANT SCHEDULE STREET TREE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	GA	24	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" Cal.	B&B

REVISIONS

SHEET	DATE	DESCRIPTION

TERRA ALTA L.L.C.
130 WEST SCHRock ROAD
WESTERVILLE, OH 43081
(614) 891-2942

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
TERRA ALTA SECTION 3
STREET TREE PLAN

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

DATE
May 5, 2021

SCALE
1" = 50'

JOB NO.
20210856

SHEET
10/11

J:\2021\0856\Drawings\Design\Plan\10 Street Tree Plan.dwg, Last Saved By: shane, 5/4/2021 12:41 PM, Last Printed By: Shane Shaw, 5/4/2021 12:47 PM (No Xrefs)

J:\2021\0056\Dwg\34Sheets\Final Development Plan\11 Illustrative Site Plan.dwg, Last Saved By: sohara, 5/3/2021 12:48 PM Last Printed By: O'Hara, Shaun, 2/6/2020 8:47 AM (No Xrefs)



GRAPHIC SCALE
0 30 60 120
1 Inch = 60 Feet

SHEET 11/11	JOB NO. 20210056	SCALE 1" = 60'	DATE May 4, 2021	EMH&T Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 866.775.5348 emht.com	CITY OF DELAWARE, DELAWARE COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR TERRA ALTA SECTION 3 ILLUSTRATIVE SITE PLAN	TERRA ALTA LLC. 148 WEST SCHROCK ROAD WESTERVILLE, OH 43081 (614) 891-2042

REVISIONS		
MARK	DATE	DESCRIPTION

TERRA ALTA SECTION 3

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots P (2.285 acres) and Q (6.359 acres), Quarter Township 1, Township 4, Range 19, United States Military Lands, containing 8.641 acres of land, more or less, said 8.641 acres being comprised of all of Lot 12455 and part of Prato Road, as shown on the subdivision plat entitled "Terra Alta Section 1 Part 1 Phase B", of record in Official Record 1601, Page 1816, and part of that tract of land conveyed to **TERRA ALTA LLC** by deed of record in Official Record 1507, Page 228, Recorder's Office, Delaware County, Ohio.

The undersigned, **TERRA ALTA LLC,** an Ohio limited liability company, by **VINCENT C. ROMANELLI,** Managing Member, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"TERRA ALTA SECTION 3",** a subdivision containing Lots numbered xxxxx to xxxxx, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Prato Road (1.390 acres of land, more or less) shown hereon and not heretofore dedicated.

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

In Witness Whereof, **VINCENT C. ROMANELLI,** Managing Member of **TERRA ALTA LLC,** has hereunto set his hand this ____ day of _____, 20___.

Signed and Acknowledged In the presence of:

TERRA ALTA LLC

_____

By _____
VINCENT C. ROMANELLI, Managing Member

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

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

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

My commission expires _____

_____
Notary Public, State of Ohio

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

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of Prato Road (1.390 acres of land, more or less) shown dedicated hereon is accepted as such by the City Council of the City of Delaware, Ohio. The City of Delaware, Ohio by its approval and acceptance of this plat does hereby vacate the portions of Prato Road shown hereon by hatching.

Approved this ____ Day of _____ 20___

_____
Elaine McCloskey, City Clerk, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
R. Thomas Homan, City Manager, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
David M. Efland, AICP, Planning and Community Development Director, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
William L. Ferrigno, P.E., Public Works Director/City Engineer, Delaware, Ohio

Approved this ____ Day of _____ 20___

_____
Blake Jordan, P.E., Utilities Director, Delaware, Ohio

Transferred this ____ day of _____. 20___.

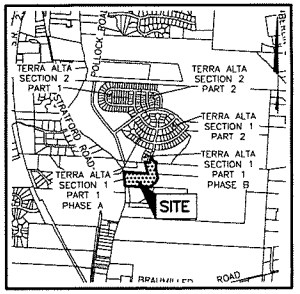
_____
Auditor, Delaware County, Ohio

Filed for record this ___day of _____. 20___ at _____M.
Fee $_____

_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

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

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

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

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

SURVEYED & PLATTED BY

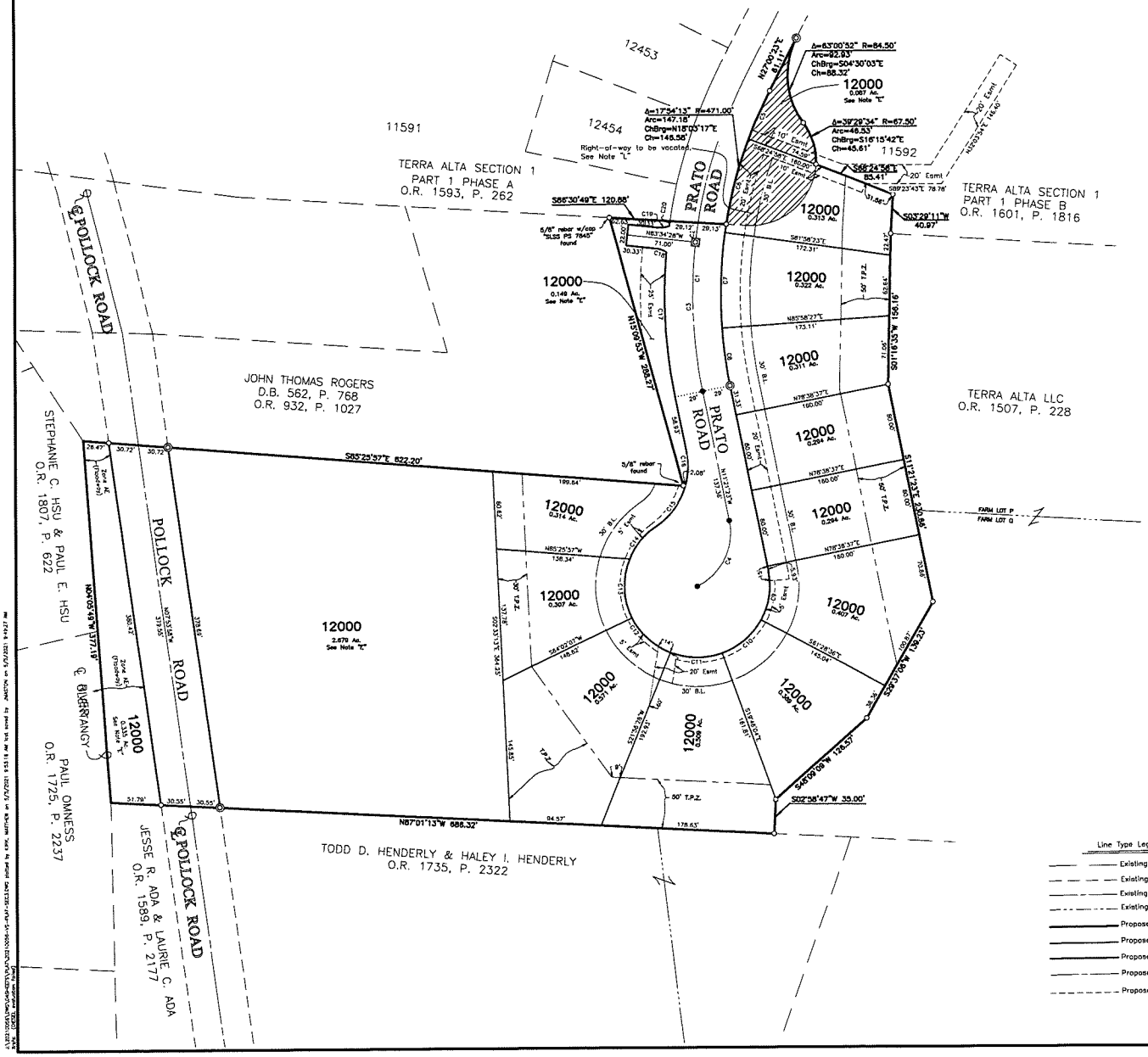
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

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

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

By _____ _____
Professional Surveyor No. 7865 Date

TERRA ALTA SECTION 3



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

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Terra Alta Section 3 in effect at the time of platting of Terra Alta Section 3 specifies the following setback requirements:

Front yard:	30 feet
Rear yard:	30 feet
Zoning classification:	PMU/R2

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

NOTE "C": As per City of Delaware Zoning Code, all lots within Terra Alta Section 3 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Terra Alta", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-75 on file at the City of Delaware Department of Planning and Community Development as PC 2013-2044.

NOTE "D": All utilities within Terra Alta Section 3 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - LOTS 12000, 12000 AND 12000: Lots 12000, 12000 and 12000, as numbered and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Terra Alta subdivisions for the purpose of open space/parkland.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	8.641 Ac.
Acreage in Lots 12000, 12000 and 12000	3.250 Ac.
Acreage in remaining lots	4.001 Ac.
Acreage in right-of-way	1.390 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Terra Alta Section 3 is out of the following Delaware County Parcel Numbers:

41914002028000	6.674 Ac.
41914002029000	1.637 Ac.
41913031005000	0.124 Ac.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Terra Alta Section 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

NOTE "I": At the time of platting, all of Lot 12000 as platted hereon, is within Zone AE(Floodway)(The floodway is the channel of a stream, plus any adjacent flood plain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in the flood heights. The remaining areas of Terra Alta Section 3 are within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as designated and delineated on Flood Insurance Rate Maps, Community Panel Number 39041C0118L, for Delaware County, Ohio and Incorporated areas, with an effective date of February 17, 2016.

NOTE "J" - TREE PRESERVATION ZONE (TPZ) : Within the areas that contain existing trees, no work shall be performed or structures placed within the tree preservation zone which would damage any of the trees that are 6" or greater in diameter at breast-height therein; except that the zone may be disturbed to the extent necessary for the installation and maintenance of pedestrian trails and pedestrian bridges and necessary drainage structures. Any fences placed within tree preservation zone shall be split rail fences and may include mesh backing. Any part of the zone so disturbed shall be restored as nearly as practicable to the original condition.

NOTE "K": This section of Terra Alta Subdivision is subject to an additional transportation fee of $1,000.00 per dwelling unit at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit. For each single family house, 2 replacement trees shall be planted (in addition to the required plantings) and a $500 fee shall be paid for each single-family lot at the time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.

NOTE "L" - VACATION OF PUBLIC STREETS: The parts of Prato Road dedicated to the City of Delaware, Ohio by the subdivision plat entitled "Terra Alta Section 1 Part 1 Phase B", of record in Official Record 1601, Page 1816, shown hereon by hatching , are hereby vacated.

Line Type Legend

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

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20°07'57"	500.00'	175.69'	S 01°17'24" E	174.79'
C2	2°21'03"	500.00'	20.51'	S 07°36'03" W	20.51'
C3	17°46'55"	500.00'	155.18'	S 02°27'36" E	154.55'
C4	75°02'41"	62.00'	81.21'	N 26°09'58" E	75.52'
C5	6°38'21"	471.00'	54.58'	S 23°41'13" W	54.55'
C6	12°20'25"	471.00'	101.44'	S 14°11'50" W	101.25'
C7	12°03'10"	471.00'	98.08'	S 02°00'02" W	98.90'
C8	7°19'50"	471.00'	60.26'	S 07°41'28" E	60.22'
C9	39°52'47"	75.00'	52.20'	N 08°35'00" E	51.15'
C10	41°42'32"	75.00'	54.60'	N 49°22'40" E	53.40'
C11	41°42'32"	75.00'	54.60'	S 88°54'48" E	53.40'
C12	42°05'39"	75.00'	55.10'	S 47°00'42" E	53.87'
C13	48°28'45"	75.00'	63.46'	S 01°43'30" E	61.58'
C14	36°52'03"	68.12'	43.83'	S 39°12'19" W	43.08'
C15	40°34'10"	75.00'	53.11'	N 39°38'42" E	52.00'
C16	26°41'00"	75.00'	34.93'	N 01°59'07" E	34.61'
C17	18°17'38"	529.00'	150.44'	N 03°12'34" W	149.93'
C18	26°01'13"	27.00'	12.26'	N 70°33'52" W	12.16'
C19	26°01'13"	27.00'	12.26'	N 83°24'55" E	12.16'
C20	0°34'19"	529.00'	5.28'	S 08°11'08" W	5.28'

1" = 50' SCALE

GRAPHIC SCALE (in feet)

Legend

T.P.Z. = Tree Protection Zone
Esmt = Easement
B.L. = Building Line

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name Terra Alta 3 Address Prato Road

Acreage 8.641 Square Footage _____ Number of Lots 11 Number of Units _____

Zoning District/Land Use R-2 PMU Proposed Zoning/Land Use _____ Parcel # 41913001001000, 41913001002000, 41913001003000

Applicant Name Terra Alta LLC Contact Person Jim Ohlin

Applicant Address 148 W. Schrock Road Westerville, Ohio 43081

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

Owner Name Terra Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schock Road Westerville Ohio 43081

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

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

Address 5500 New Albany Road Columbus, Ohio 43054

Phone 614-775-4706 Fax _____ E-mail Jlooby@emht.com

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

_____ Owner Signature

_____ Owner Printed Name

_____ Agent Signature

Joseph E. Looby (EMHT) Agent Printed Name

Sworn to before me and subscribed in my presence this 30th day of April, 20 21

Denise J Gray
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires February 6, 2022
Notary Stamp

_____ Notary Public

s/planning/forms

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

- ☐ Amended Final Development Plan
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Subdivision/Project Name Terra Alta 3 Address Prato Road

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Applicant Name Terra Alta LLC Contact Person Jim Ohlin

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

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

Owner Name Terra Alta LLC Contact Person Jim Ohlin

Owner Address 148 W. Schock Road Westerville Ohio 43081

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

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

Address 5500 New Albany Road, Columbus, Ohio 43054

Phone 614-775-4700 Fax _____ E-mail Mkirk@emht.com

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

Owner Signature

Owner Printed Name

Agent Signature

Matthew A. Kirk (EMHT)
Agent Printed Name

Sworn to before me and subscribed in my presence this 30th day of April, 2021

Denise J Gray
NOTARIAL SEAL STATE OF OHIO
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires February 6, 2022

Notary Public

s/planning/forms