CITY OF DELAWARE
CITY COUNCIL
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.

AGENDA

6:00 P.M. EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.

7:00 P.M. REGULAR MEETING **May 13, 2019**

1. ROLL CALL

2. INVOCATION – Pastor Michael Curtis, Second Baptist Church

3. PLEDGE OF ALLEGIANCE

4. APPROVAL of the Motion Summary of the regular meeting of Council held on April 22, 2019, as recorded and transcribed.
   APPROVAL of the Motion Summary of the work session meeting of Council held on April 1, 2019.

5. CONSENT AGENDA
   A. Acceptance of the Motion Summary of the Planning Commission meeting held on April 3, 2019, as recorded and transcribed.
   B. Acceptance of the Motion Summary of the Civil Service Commission meeting held on January 9, 2019, as recorded and transcribed.
   C. Acceptance of the Motion Summary of the Public Works/Public Utilities meeting held on February 6, 2018, as recorded and transcribed.
   D. Establish June 10, 2019 at 7:45 p.m. as a date and time for a public hearing and second reading for Ordinance No. 19-26, an ordinance approving a Rezoning Amendment for John & Tess Meeker for Meekers Venue from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street on

approximately 0.477 acres and located at 385 East William Street and Ordinance No. 19-27, an ordinance approving a Conditional Use Permit for John and Tess Meeker allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.

E. Establish June 10, 2019 at 8:00 p.m. as a date and time for a public hearing and second reading for Ordinance No. 19-29, an ordinance approving a Rezoning Amendment for Grden LLC., for Winterbrooke Place from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000) and Ordinance No. 19-30, an ordinance approving a Conditional Use Permit for Grden LLC., allowing the placement of a PMU (Planned Mixed Used Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS

7. COMMITTEE REPORTS

8. PRESENTATIONS

A. Proclamation recognizing Hayes Bowling Team 2019 State Qualifiers Kelsey Rohrer and Dillon Murfield

B. Traffic Calming Guide for Neighborhood Streets (Hull Drive Discussion) and Brief Update on Point Project – Bill Ferrigno, Public Works Director/City Engineer

9. SIXTH READING of Ordinance No. 19-07, an ordinance amending Chapter 1121 and 1143 of the Planning and Zoning Code of the Codified Ordinances of the City of Delaware. (Massage Establishment Regulations)

10. FIFTH READING of Resolution No. 18-29, a resolution authorizing the City Manager to enter into a Joint Economic Development District (JEDD) Contract with Berkshire Township. (This resolution was tabled on July 9, 2018 and will need a motion to remove prior to reading)

11. CONSIDERATION of Ordinance No. 19-19, an ordinance approving a Final Development Plan request by Pulte Homes for the Communities at Glenross Section 13 containing 44 single family lots on approximately

21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road.

12. CONSIDERATION of Ordinance No. 19-20, an ordinance approving a Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road.

13. CONSIDERATION of Ordinance No. 19-21, an ordinance approving a Final Development Plan request for Redwood Living for the Preserve at Quail Pass Phase 3 for 100 single family apartment units on approximately 19.78 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) and located south of Mill Run Crossing and west of Glenn Road.

14. CONSIDERATION of Ordinance No. 19-22, an ordinance approving a Final Development Plan request by Glenn Road Capital LLC., for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane.

15. CONSIDERATION of Ordinance No. 19-23, an ordinance approving a Final Subdivision Plat request by Glenn Road Capital LLC., for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane.

16. CONSIDERATION of Ordinance No. 19-24, an ordinance approving a Final Development Plan request by Glenn Road Capital LLC., for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane.

17. CONSIDERATION of Ordinance No. 19-25, an ordinance approving a Final Subdivision Plat request by Glenn Road Capital LLC., for Belmont Place Section 7 containing 53 single family lots on approximately 20.46

acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane.

18. CONSIDERATION of Ordinance No. 19-26, an ordinance approving a Rezoning Amendment for John & Tess Meeker for Meekers Venue from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street on approximately 0.477 acres and located at 385 East William Street.

19. CONSIDERATION of Ordinance No. 19-27, an ordinance approving a Conditional Use Permit for John and Tess Meeker allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.

20. CONSIDERATION of Ordinance No. 19-28, an ordinance approving a Final Development Plan for John and Tess Meeker for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and located at 385 East William Street.

21. CONSIDERATION of Ordinance No. 19-29, an ordinance approving a Rezoning Amendment for Grden LLC., for Winterbrooke Place from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).

22. CONSIDERATION of Ordinance No. 19-30, an ordinance approving a Conditional Use Permit for Grden LLC., allowing the placement of a PMU (Planned Mixed Used Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

23. CONSIDERATION of Ordinance No. 19-31, an ordinance approving a Preliminary Development Plan for Grden LLC., for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay

District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

24. CONSIDERATION of Ordinance No. 19-32, an ordinance accepting the annexation of 100.648± acres of land more or less, description and map are attached hereto as Exhibits "A" and "B" for the annexation known as the Grden LLC Annexation by Michael R. Shade, Agent for the petitioners.

25. CONSIDERATION of Ordinance No. 19-33, an ordinance amending the Employment Agreement with the City Manager, and declaring an emergency.

26. CITY MANAGER'S REPORT

27. COUNCIL COMMENTS

28. ADJOURNMENT

6:30 EXECUTIVE SESSION: Vice-Mayor Shafer motioned to enter into executive session at 6:30 p.m. This motion was seconded by Mr. Rohrer and approved by a 7-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle. Following the discussion at 6:59 p.m., it was moved by Vice-Mayor Shafer that Council move into Open session, seconded by Mrs. Keller and approved by a 7-0 vote.

The regular meeting of Council held April 22, 2019 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Shafer, and Mayor Carolyn Kay Riggle, who presided. The invocation was given by Pastor Jason Allison of Terra Nova, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Lee Yoakum, Community Affairs Coordinator, Dean Stelzer, Finance Director, Dave Efland, Planning and Community Development Director, Ted Miller, Parks and Natural Resources Director, Bruce Pijanowski, Police Chief, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on April 8, 2019, as recorded and transcribed.

Motion: Vice-Mayor Shafer motioned to approve the Motion Summary of the regular meeting of Council held April 8, 2019, seconded by Mr. Browning. Motion approved by a 7-0 vote.

ITEM 5: CONSENT AGENDA

A. Acceptance of the Motion Summary of the Board of Zoning Appeals meeting held on March 13, 2019, as recorded and transcribed.
B. Acceptance of the Motion Summary of the Sister City Advisory Board meeting held on January 9, 2019 as recorded and transcribed.
C. Resolution No. 19-20, a resolution authorizing the extension of the school zone for Conger Elementary School to 300 feet east of the easternmost school property line on East Winter Street which extends onto East Central Avenue (SR-37) for westbound traffic.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mr. Browning. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

PUBLIC PARTICIPATION:
Chaitanya Tatineni

561 Buena Park Drive
Delaware, Ohio 43015

Mr. Tatineni discussed that he is a representative of a local cricket club and is looking for assistance is securing a cricket field in the City of Delaware. His club is currently utilizing fields in Hilliard and Dublin. He discussed the need for the pitch to be a permanent fixture.

ITEM 7: COMMITTEE REPORT

Mr. Jones provided information regarding the date for the May 7, Public Works/Public Utilities meeting.

Mayor Riggle requested that the Clerk provide an update regarding the April 9 Sister City Advisory Board Meeting. Information was provided regarding the upcoming art exchange with Sakata.

ITEM 8: PRESENTATIONS

A. Annual Shade Tree Commission Report and Arbor Day Proclamation

PRESENTOR:
Dave Carey
Shade Tree Commission Representative
251 Crystal Petal Drive
Delaware, Ohio

Mayor Riggle questioned about the trees that are growing around the overhead wires in the Northwest Neighborhood and if they may need to be exchanged for a different type of tree.

B. Delaware General Health District Update – Sheila Hiddleson, Health Commissioner

PRESENTORS:
Sheila Hiddleson, Health Commissioner
Delaware General Health District
1-3 West Winter Street
Delaware, Ohio

Travis Irvan, Disease Control & Response Program Manager
Delaware General Health District
1-3 West Winter Street
Delaware, Ohio

ITEM 9: STAFF UPDATE 7 PRESENTATION

A. Ted Miller, Director of Parks and Natural Resources

ITEM 10: CONSIDERATION OF TRANFER OF LIQUOR PERMITS

A. From Sheila McKee-Fisher DBA Kintz Bar & Grill & Patios, 77 Lake Street 1st Floor, Delaware, Ohio 43015 to Invest in Holmes, LLC & Patios, 77 Lake Street 1st Floor, Delaware, Ohio 43015. Permit Class: D2, D2X, D3

Motion: Vice-Mayor Shafer motioned to accept the liquor permit without objection, seconded by Mr. Jones. Motion approved by a 7-0 vote.

B. From Delaware Market LLC DBA Delaware Market 17 East William Street, Delaware, Ohio 43015 to OMMY Petroleum LLC DBA OMMY Petroleum, 17 East William Street, Delaware, Ohio 43015. Permit Class: C1, C2

Motion: Vice-Mayor Shafer motioned to accept the liquor permit without objection, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 11: CONSIDERATION OF TRANFER OF LIQUOR PERMITS

A. AVI Foodsystems Inc. DBA Hamilton William Campus Center, 40 Rowland Avenue, Delaware, Ohio 43015. Permit Class: D5I

Motion: Vice-Mayor Shafer motioned to accept the liquor permit without objection, seconded by Mr. Jones. Motion approved by a 7-0 vote.

B. Huy Tran, 820 Sunbury Road #604, Delaware, Ohio 43015. Permit Class: D2

Motion: Vice-Mayor Shafer motioned to accept the liquor permit without objection, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 12: ORDINANCE NO. 19-07 [Fifth Reading]
AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

The Clerk read the ordinance for the fifth time. Council to take Ordinance No. 19-07 to a sixth reading.

ITEM 13: ORDINANCE NO. 19-08 [Fourth Reading]
AN ORDINANCE PROHIBITING SMOKING IN CITY PARKS.

The Clerk read the ordinance for the fourth time.

Motion: Mrs. Keller motioned to approve Ordinance No. 19-08, seconded by Mr. Hellinger. Motion approved by a 6-1 (Shafer) vote.

ITEM 14: ORDINANCE NO. 19-13 [Second Reading]
AN ORDINANCE FOR MANOS PROPERTIES FOR APPROVING A FINAL DEVELOPMENT PLAN FOR THE WESLEYAN INN AT 235 WEST WILLIAM STREET ON APPROXIMATELY 0.72 ACRES AND ZONED PO/I (PLANNED OFFICE/INSTITUTIONAL DISTRICT).

The Clerk read the ordinance for the second time.

APPLICANT:
Jim Manos
5973 Macewen Court
Dublin, Ohio 43017

Jeffrey Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, Ohio 43215

Councilwoman Keller informed the applicant of concerns relayed to her

by neighbors. She voiced their concerns on needing additional buffering for headlights and if the lighting will be Dark Sky compliant. Mr. Manos discussed that he will be providing landscaping to the adjacent property and that the property was cleaned up of any rubbish.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 19-13, seconded by Mr. Jones. Motion approved by a 6-1 (Keller) vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 19-13, seconded by Mr. Jones. Motion approved by a 7-0 vote.

ITEM 15: RESOLUTION NO. 19-21 [First Reading]
A RESOLUTION APPROVING THE DELAWARE COUNTY ALL HAZARD MITIGATION PLAN AS SUBMITTED BY DELAWARE COUNTY.

The Clerk read the resolution for the first time.

Motion: Mrs. Keller motioned to adopt Resolution No. 19-21, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 16: RESOLUTION NO. 19-22 [First Reading]
A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE OHIOHEALTH CORPORATION.

The Clerk read the resolution for the first time.

Motion: Mr. Jones motioned to adopt Resolution No. 19-22, seconded by Mr. Browning. Motion approved by a 7-0 vote.

ITEM 17: ORDINANCE NO. 19-18 [First Reading]
AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN REQUESTING A RECLASSIFICATION OF THE GOLF COURSE SUPERINTENDENT AT A M8 PAY GRADE TO A GOLF COURSE SUPERVISOR AT A M5 PAY GRADE.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones motioned to suspend the rules for Ordinance No. 19-22, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

Motion: Mr. Jones motioned to adopt Ordinance No. 19-22, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 18: DISCUSSION of Transparency Initiative

Council reviewed the Transparency Initiative that was provided to them by Councilman Hellinger.

ITEM 19: FINANCE DIRECTOR'S REPORT

ITEM 20: CITY MANAGER'S REPORT

Mr. Homan discussed that they have received applicants for the Assistant City Manager position. He informed Council that he will be out of town for the June 10 Council meeting.

ITEM 21: COUNCIL COMMENTS

Mr. Jones discussed difficulty filing City Income Taxes online.

Mrs. Keller discussed that she had no issues supporting the Transparency Initiative discussed earlier in the meeting.

Mr. Rohrer informed Council that he will not be running for City Council again and that he has closed his campaign fund.

Mayor Riggle requested a recap regarding the ending of the Cemetery Master Plan meeting. She informed Council that there will be a May 6 Work Session, with executive session at 6:00 p.m., and the meeting to begin at 6:30 p.m.

ITEM 22: ADJOURNMENT

Motion: Mr. Jones motioned to adjourn the meeting. The meeting adjourned at 8:49 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

The Work Session meeting of Council held April 1, 2019 was called to order at 6:30 p.m., in the City Council Chambers. The following members of Council were present: Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, and Vice-Mayor Kent Shafer who presided. Absent from the meeting was First Ward Chris Jones and Mayor Carolyn Kay Riggle.

Staff Present: Christopher Ballard, Assistant City Attorney; Dean Stelzer, Finance Director; Sean Hughes, Economic Development Director; Blake Jordan, Public Utilities Director; Dave Efland, Planning and Community Development Director; Bruce Pijanowski, Police Chief; John Donahue, Fire Chief; Susie Daily, IT Director; Ted Miller, Parks & Recreation Director; and Tom Homan, City Manager

ITEM 3: COMPREHENSIVE PLAN UPDATE

PRESENTORS:
Sarah Kelly
Planning Next
75 W. Third Ave.
Columbus, OH

David Efland
Director, Planning and Community Affairs
City of Delaware
1 S. Sandusky St.
Delaware, OH

Ms. Kelly and Mr. Efland provided a detailed update on the Comprehensive Plan, which included where the project is, public engagement, technical analysis, focus on land use, and discussion of options.

The meeting attendees from Council and the City of Delaware were then divided into groups, 1) Council and 2) City employees. They were given maps and asked to come up with land use ideas, areas needing further study, and next steps to achieve these goals. The groups spent the next 1.5 hours on this group exercise.

ITEM 3: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting, seconded by Mrs. Keller. The meeting adjourned at 8:23 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

PLANNING COMMISSION
APRIL 3, 2019
MOTION SUMMARY

ITEM 1. Roll Call
Chairman Simpson called the meeting to order at 6:30 p.m.

Members Present: Robert Badger, Jim Halter, Andy Volenik, Mayor Carolyn Kay Riggle, Dean Prall, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

Staff Present: Jordan Selmek, Zoning Officer and Lance Schultz, Zoning Administrator.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on March 6, 2019, as recorded and transcribed.

Motion: Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on March 6, 2019, as recorded and transcribed, seconded by Mr. Halter. Motion approved with a 5-0-2 (Prall & Mantzoros) vote.

ITEM 3. REGULAR BUSINESS

A. 2019-0397: A request by Kroger Great Lakes Distribution Center for approval of a Combined Preliminary and Final Development Plan for a building expansion to the Kroger Distribution Center at 2000 Nutter Farms Lane on approximately 162.29 acres and zoned M-2 (General Manufacturing District)with text limitations.

Anticipated Process
a. Staff Presentation

Mr. Selmek presented the case to the commission, describing the addition and the plans for the site. On March 13, 2019, the Board of Zoning Appeals approved a height variance to allow a portion of the Kroger Distribution Center expansion to be 125 feet in height. Kroger is now proposing a 129,568 addition to the southeastern portion of the building. This would bring the total building area to 895,695.

b. Applicant Presentation

APPLICANT:
Mr. Andrew Gardner
3500 Snouffer Road

Columbus, Ohio

Mr. Randy Broom
8924 Highway 92, Suite 210
Woodstock, GA

Mr. Bill Knight
2000 Nutter Farm Lane
Delaware, Ohio

The representatives from Kroger Distribution Center answered questions presented by the Planning Commission.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-0397, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by 7-0 vote.

B. 2019-0408: A request by Manos Properties for approval of a Final Development Plan for the Wesleyan Inn at 235 W. William Street on approximately 0.72 acres and zoned PO/I (Planned Office/Institutional).

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the proposed development site, including the proposed renovation, access to the site, signage, and parking. The owner is proposing to renovate and expand the former dormitory into a three-story, 43-room Inn (7 suites), which encompasses approximately 14,407 total square feet. Two access points would encircle the proposed Inn with 43 parking spaces.

Mr. Simpson requested that Mr. Manos look at the sign plans again and possible come up with different options.

b. Applicant Presentation

APPLICANT:
James Manos
5973 Macewen Court
Dublin, Ohio

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Vice-Chairman Mantzoros motioned to approve 2019-0408, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by 7-0 vote.

C. 2019-0415: A request by The Rockwell Company for approval of a Combined Preliminary and Final Development Plan for The Food Truck Depot at 59 Potter Street on approximately 1.066 acres and zoned R-4 (General Business District).

Anticipated Process

a. Staff Presentation

Mr. Selmek presented the case to the commission. The owner plans to convert the historic railroad freight depot into a bar/restaurant with a 25-space parking lot that will include food trucks and outdoor games. The plan is that many different food trucks will cycle through during the year but there will always be some on the site.

Mr. Halter shared concerns about noise in the surrounding neighborhood area.

b. Applicant Presentation

APPLICANT
Paul Rockwell
59 Potter Street
Delaware Ohio

c. Public Comment (not a public hearing)

PUBLIC PARTICIPATION

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-0415, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: May 1, 2019

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:30 p.m.

Chairperson

Elaine McCloskey, Clerk

CIVIL SERVICE COMMISSION
Motion Summary
January 9, 2019

ITEM 1. ROLL CALL

Chairman Rybka called the meeting to order at 3:05 p.m.

Members Present: Frank Hickman and Chairman John Rybka

Members Absent: Vice-Chairman Coss and Councilman Jim Browning, City Council Liaison

Staff Present: Jessica Feller, Human Resource Manager and Bruce Pijanowski, Police Chief

ITEM 2. PLEDGE OF ALLEGIANCE

ITEM 3. APPROVAL of the Motion Summary for the Civil Service Commission meeting held October 24, 2018, a recorded and transcribed.

Motion: Mr. Hickman moved to approve the Motion Summary for the October 24, 2018 Civil Service Commission meeting, seconded by Chairman Rybka. Motion approved by a 2-0 vote.

ITEM 4 UPDATE of Police Certified List

Chairman Rybka discussed that at the September 5, 2018 Civil Service Commission meeting, Chief Pijanowski provided a refreshed 2018 Police Officer Certified list. This list added sixteen new names for a total of twenty names on the list. The list presented today documents two new hires, one conditional new hire, one withdraw, two Passovers, four expirations and one disqualification. The list currently has nine active candidates. Chief Pijanowski discussed the activity of hiring on the list. He discussed the pass over list and if passed over three times, candidates are removed from the list. Chief Pijanowski informed the Commission that one candidate had an injury that has delayed his enrollment into the academy, but that current plans are for the individual to enter in the academy. Chairman Rybka clarified that one candidate withdrew from the process for employment with the City of Groveport.

Chairman Rybka motioned to enter into executive session at 3:10 p.m. pursuant to Ohio Revised Code Section 122.22 (G) (1) personnel matters, specifically why a candidate is being removed from a list, seconded by Mr. Hickman. This motion was approved by a 2-0 vote. The Civil Service

Commission conducted a discussion of this item with the following members present: Mr. Frank Hickman and Chairman John Rybka. Following the discussion at 3:21 p.m. it was moved by Chairman Rybka to enter back into Open Session, seconded by Mr. Hickman. This motion was approved by a 2-0 vote.

Motion: Mr. Hickman moved to accept the Police Certified List as presented, seconded by Chairman Rybka. Motion approved by a 2-0 vote.

ITEM 5. PUBLIC COMMENTS

There was no public comment.

ITEM 6. COMMITTEE COMMENTS

Chairman Rybka discussed that the number one priority is safety for the City and that looking back since 2015 Budget that police has had additional 4 new positions and fire has had 5 new positions.

Mr. Hickman thanked the Delaware Police Department for their fundraising efforts towards the Hayes Memorial.

ITEM 7. ADJOURNMENT

Motion: Chairman Rybka moved to adjourn the Civil Service Commission meeting, seconded by Mr. Hickman. The Civil Service Commission meeting was adjourned at 3:25 p.m.

John M. Rybka, Chairman

Elaine McCloskey, Clerk

PUBLIC WORKS/PUBLIC UTILITIES COMMITTEE
MOTION SUMMARY
February 6, 2018

ITEM 1. Roll Call

The Clerk called the meeting to order at 6:00 p.m.

Members Present: Councilmember Jim Browning, Councilmember Chris Jones, and Councilmember George Hellinger

City Staff Present: Blake Jordan, Director of Public Utilities, Bill Ferrigno, Public Works Director/City Engineer, Nathanial McCoy, Project Manager

ITEM 2. ELECTION OF CHAIR and VICE-CHAIR

Motion: Mr. Hellinger motioned to nominate Mr. Jones as Chairperson, seconded by Mr. Browning. There were no other nominations. The motion was approved by a 3-0 vote.

Motion: Mr. Hellinger motioned to nominate Mr. Browning as Vice-Chairperson, seconded by Mr. Jones. There were no other nominations. The motion was approved by a 3-0 vote.

ITEM 3. APPROVAL of the Motion Summary of the Public Works/Public Utilities Committee meeting held April 4, 2017 as recorded and transcribed.

Motion: Mr. Hellinger moved to approve the Motion Summary of the Public Works/Public Utilities Committee meeting held April 4, 2017, seconded by Vice-Chairperson Browning. Motion approved by a 3-0 vote.

ITEM 4. PUBLIC COMMENTS

There was no public comment.

ITEM 5. UPDATE of Snow and Ice Activities

Mr. Ferrigno discussed how staff tracks amounts of used salt and remaining balance of salt stockpile during inclement weather events. He reviewed the current salt supply, availability, and pricing.

Mr. Hellinger requested information regarding a buildup of ice in streets. Mr. Ferrigno discussed that hyperactive sump pumps can create this effect.

ITEM 6. UPDATE on Refuse Division Initiatives

Mr. Jordan informed the Committee that there are approximately 40 residents that still require the meter converted.

b. Sanitary Sewer Master Plan

c. Wastewater Plant Tertiary Filtration Building Improvements

d. Replacement of Existing Galvanize Distribution Lines

Mr. Jordan discussed efforts to work alongside with the Public Works Department to coordinate the repairing of lines with street repairs.

ITEM 9. STAFF COMMENTS

ITEM 10. MEMBER COMMENTS

Mr. Hellinger discussed the lack of ordinances to govern sidewalk intrusions. He discussed observing bushes growing over the sidewalk and retaining walls that settling over the sidewalk.

Mr. Jones requesting staff look at turning benches in the downtown district to make more walkable space on the sidewalks.

Mr. Jones and the Committee discussed starting the Public Works/Public Utilities meeting at 6:00 p.m. in the future.

ITEM 11. ADJOURNMENT

Motion: Mr. Hellinger motioned to adjourn the Public Works/Public Utilities Committee meeting. The meeting adjourned at 7:12 p.m.

~~Kent Shafer~~, Chairman
Chris Jones

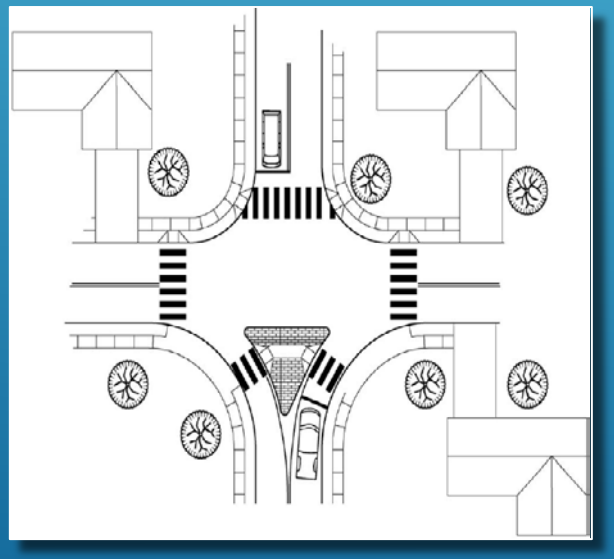
Elaine McCloskey, Clerk

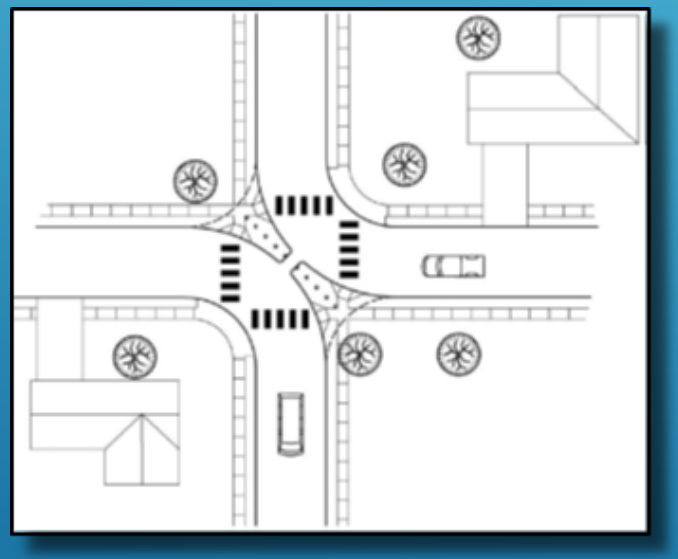
TRAFFIC CALMING GUIDE FOR NEIGHBORHOOD STREETS

EST 1808
CITY OF
DELAWARE
OHIO

Traffic Calming Evaluation Process

Non-Intrusive Measures – Increase Motorist's Awareness of Surroundings Resulting in Lower Speeds





Intrusive Measures – Divert Traffic to Other Routes, Streets or Neighborhoods

Non-Intrusive Measures

- Typically implemented when 85% speeds exceed 5 MPH > posted speed limit.
- Helpful in reducing vehicle speeds by 2-5 MPH
- Improve safety in accident prone areas
- Increase driver awareness of surroundings

Intrusive Measures

- Reduce vehicle volumes
- Address high accident intersections
- Address high congestion and delay
- Limits public access to public street system
- Redirects traffic to alternative routes or adjacent streets

Non-compliant crosswalk markings

Non-compliant crosswalk markings

In-pavement lighting

Non-compliant symbols/wording

Non-Compliant Traffic Calming Measures

Recommended Application of Traffic Calming Measures

Traffic Calming Measure	Cost	Local Street (85th % Over Posted Limit)			Collector Street (85th % Over Posted Limit)		
		0–5 MPH	6–10 MPH	11+ MPH	0–5 MPH	6–10 MPH	11+ MPH
Police Enforcement	$						
Public Encouragement	$						
Yard Sign Campaign	$						
Enhanced Crosswalks	$						
Pavement Striping	$$				ADT>1500		
Speed Feedback Signs	$$						
Intersection Bump-outs	$$$						
Curb Bump-outs	$$$						
Chicanes	$$$						
Median Islands	$$$						
Chokers	$$$						
Speed Bumps	$$$						
Raised Intersections	$$$$						
Roundabouts	$$$$						
One-Way Streets	$$						
Diverter Islands	$$$						
Turn Restrictions	$						
Time of Day Restrictions							

Financial Responsibility for Traffic Calming Implementation			
85% Speed Over Posted Speed	**Concern**	**Responsibility**	**Funding**
0 - 5 MPH	Minor	Neighborhood	100% Neighborhood
6 – 10 MPH	Moderate	City/Neighborhood	50/50 City/Neighborhood *
11+ MPH	High	City	100% City*
*For initiatives requiring full or partial funding by the City, advancement is contingent upon availability of funding.			

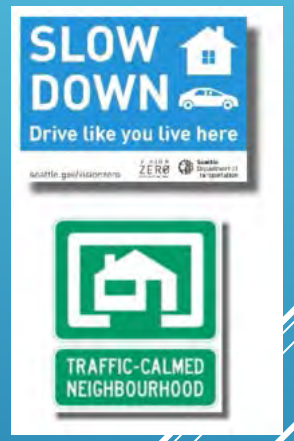
City of Delaware - Residential Collector Traffic Data - 85% Speed									
Date Counted	Street	ADT	AVG Speed	85% Speed	Peak Hourly Flow	5- Year Accidents	Street Length (mi)	Accident per 100,000 trips	Estimated Striping Costs
1/10/2019	Buehler Drive	2357	29.9	33	245 (7-8AM)	9	0.5	0.21	$ 5,000.00
2/27/2018	Belle Avenue	2077	29.1	32	206 (3-4PM)	11	0.6	0.29	$ 6,000.00
1/14/2019	Cheshire Street	955	27.9	32	97 (2-3PM)	6	0.4	0.34	$ 4,000.00
1/15/2019	Cobblestone Drive	1765	29.2	32	219 (5-6PM)	9	0.9	0.28	$ 9,000.00
11/28/2018	Cottswold Drive	867	28	32	100 (4-5PM)	3	0.6	0.19	$ 6,000.00
1/24/2019	Lexington Blvd	1967	28.3	32	166 (7-8AM)	6	0.6	0.17	$ 6,000.00
1/28/2019	Pennsylvania Ave	4418	29.2	32	276 (7-9AM)	30	1.2	0.37	$12,000.00
1/17/2019	Fieldcrest Drive	746	27.4	31	64 (3-4PM)	3	0.7	0.22	$ 7,000.00
4/26/2018	Heritage Blvd/Jefferson Drive	1587	27	31	150 (4-5PM)	5	0.5	0.17	$ 5,000.00
									$60,000.00
1/16/2019	Ashburn Drive	1485	27.7	30	107 (7-8AM)	3	0.5	0.11	
11/15/2018	Cheshire Crossing Drive	749	26.7	30	80 (5-6PM)	1	0.2	0.07	
1/23/2019	**Hawthorn Blvd**	**1756**	**27.2**	**30**	**126 (4-5PM)**	**3**	**0.7**	**0.09**	**$ 7,000.00**
8/16/2018	Pinecrest Drive	1140	27.3	30	122 (5-6PM	4	0.5	0.19	
2/4/2019	**W Hull Drive**	**2472**	**26.2**	**29**	**156 (5-6PM)**	**8**	**0.6**	**0.18**	**$ 6,000.00**
1/9/2019	Executive Blvd	929	23.3	26	131 (5-6PM)	11	1.1	0.65	
									$13,000.00
1/22/2019	Firestone Drive	1535	21.2	24	102 (5-6PM)	10	0.7	0.36	

Existing Collector Streets – Jan/Feb ‘19 Counts

West Hull Drive

Non-Intrusive Measures

- Signage & Striping will increase driver awareness of neighborhood setting and may result in a few MPH drop in vehicle speeds.



Intrusive Measures

- Limiting turn movements from shopping plaza may reduce volume of westbound traffic on W Hull Drive, but will likely divert traffic to adjacent streets such as Cottswold Drive and Hawthorn Blvd. Generally not supported by the public.

Next Steps

- Review Public Input & Council Comments
- Consider Revisions to Traffic Calming Guide
- Recount Traffic Data on Collector Streets
- Identify Potential Streets For Calming Measures

QUESTIONS?

EST 1808

CITY OF DELAWARE OHIO

Traffic Calming Guide for Neighborhood Streets

City of Delaware

Public Works Department

Revised April 15, 2019

TABLE OF CONTENTS

1.0 Introduction and Overview

2.0 Program Limitations

3.0 Development of Neighborhood Traffic Calming Plans

- 3.1 Receipt of Initial Traffic Complaint
- 3.2 Review Eligibility for Neighborhood Traffic Calming
- 3.3 Data Collection & Analysis
- 3.4 Draft Traffic Calming Plan
- 3.5 Public Involvement Process
- 3.6 Legislative Review & Approvals
- 3.7 Implementation of Traffic Calming Plan
- 3.8 Evaluation

4.0 Funding Strategies for Construction of Traffic Calming Measures

5.0 Non-Intrusive Traffic Calming Measures

6.0 Intrusive/Barrier Traffic Calming Measures

7.0 Recommended Applications of Traffic Calming Measures

8.0 Non-Compliant Traffic Calming Measures

Appendices

Appendix A – Non-Intrusive Traffic Calming Measures

Appendix B -- Intrusive/Barrier Traffic Calming Measures

Appendix C – 85th Percentile Speed

Appendix D – Criteria for Installation of Dynamic Speed Feedback Signs

Appendix E – Multi-Way Stop Sign Policy

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1.0 Introduction and Overview

The City of Delaware has long-standing policy for implementing traffic calming measures with the goal being safer streets and lower vehicular speeds in residential neighborhoods, near schools, and other areas with high numbers of pedestrians and bicyclists. In the past, policy has lumped regulatory measures with non-regulatory measures. Also, some older policy advocates traffic calming measures that have been deemed ineffective over the years or are outdated due to advances in technology. In the past, the use of the term "traffic calming measures" has been overly broad. Therefore, the purpose of this manual is to give City leaders new focus and direction in keeping City streets safer for all modes of travel. This manual replaces the City's existing traffic calming policy and attempts to address the most frequently requested items from the public.

Speeding in residential neighborhoods is often times a concern among City of Delaware residents because of its effect on the livability of our streets and neighborhoods. In response to citizen concerns, the City of Delaware has developed the Neighborhood Traffic Calming Guide to more effectively work with neighborhoods in developing appropriate traffic solutions. The work represents a collaborative effort by the City of Delaware Police Department, Public Works Department, Parking and Safety Committee and Citizens to address speeding concerns on public streets.

The purpose of traffic calming is to address problems associated with neighborhood speeding, though the techniques and traffic calming measures can be extended to higher order major collector and minor arterial routes as well. Cut-thru traffic is often blamed as the source of neighborhood speeding problems, however it has been found that both neighborhood residents as well as motorists travelling through a residential area are equally likely to exceed posted speed limits. Therefore, the focus of this document is to provide guidance in mitigating vehicle speed regardless of origin or destination.

A successful traffic calming program requires involvement and cooperation from the impacted residents, travelling public, and local jurisdiction. Delaware's Traffic Calming Guide employs an approach that incorporates Education, Encouragement, Enforcement, Engineering, and Evaluation in resolving traffic issues.

Public **Education** and **Encouragement** are recommended first steps for residents to help promote traffic calming in their neighborhoods. Motorists are made aware of community concerns and reminded of the importance of safe driving habits. Well informed motorists regarding safety concerns and traffic laws in neighborhoods, are more likely to follow the rules. The implementation of a yard sign campaign is an inexpensive means to remind all motorists of the posted speed limit and risks associated with speeding in a residential neighborhood. Speed feedback display units can be used to promote awareness and reinforce safe driving habits by showing actual travel speeds next to the posted speed limit. The community can also play a role through encouraging motorists to respect the speed

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limits within residential areas and to consider alternative routes on higher level roads to help reduce the traffic load on a particular street.

Enforcement typically involves an increased presence of law enforcement to monitor and enforce the speed limits in neighborhoods. Enforcement efforts should be undertaken as much as possible prior to implementation of physical traffic calming devices. Citizens can call the City of Delaware Police Department at (740)203-1111 and report areas where speeding is perceived to be a problem and request enforcement.

There are cases where enhanced public **Education, Encouragement and Enforcement** need to be supplemented with additional measures to address traffic concerns such as continued complaints over excessive speeding, vehicular crashes and pedestrian incidents. In these cases **Engineering Analysis, Design and Follow-up Evaluation** may be initiated to further understand the issue and make recommendations to mitigate the undesirable behavior. In these cases engineering strategies can involve adding non-intrusive signage, pavement marking and geometric roadway features that result in lowered vehicle speeds on affected roads. These physical traffic calming measures are indiscriminate and affect all motorists; therefore, they are used after education, encouragement and enforcement strategies have been exhausted. More intrusive traffic calming measures are available if the volume of traffic must be adjusted, redirected or otherwise changed to address a particular safety concern within a neighborhood such as high crash history or congestion.

An **Evaluation** of traffic calming measures generally follows the installation of traffic calming measures to verify the effectiveness in addressing a particular traffic safety concern. Evaluation may involve community survey, social media feedback, additional speed studies, and traffic counts to determine the impacts a particular measure may have had on motorist behavior. Adjustments to traffic calming measures may be recommended based on the results of the evaluation.

2.0 Program Limitations

Traffic calming is a community-driven effort, however there are limitations as to the effectiveness that calming measures achieve, and those requesting improvements should have realistic expectations as to what those benefits are. Additionally, what may seem like obvious solutions are often not viable in accordance with accepted traffic regulations and codes.

a) As a municipal organization, the City must abide by regulations set forth by our State and Federal government. The Ohio Manual of Uniform Traffic Control Design (OMUTCD) is a governing set of regulations adopted by the State of Ohio, which contains specific regulations regarding the use of public right of way, and specifically concerning pavement markings, signage and the management of traffic. The City of Delaware does not approve of any infrastructure modification or improvement that is not specifically permitted under the regulations of the OMUTCD.

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b) For the purposes of this guide, the recommendations are limited to implementation on publically owned local residential and collector streets.
c) There is limited funding available for the construction of permanent traffic calming measures. If it is determined that permanent traffic calming measures are recommended, funding sources must be considered. Section 4.0 addresses recommended strategies for the funding of traffic calming measures in various situations.
d) In some instances, the implementation of certain traffic calming measures can result in unintended consequences such as increased traffic in surrounding streets and neighborhoods, increased vehicle noise and pollution, sign clutter, tree removal, and the reduction or elimination of on-street parking.
e) It has been found that the use of traffic calming measures is minimally effective in reducing vehicle speeds when the measured 85th percentile speeds are determined to be below 30 MPH. (See Appendix C for definition of 85th percentile speed)

3.0 Development of Neighborhood Traffic Calming Plans

The following process is followed when evaluating requests for the installation of proposed traffic calming measures on a neighborhood street.

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3.1 Receipt of Initial Traffic Complaint

A request for the installation of traffic calming measures can be initiated by an individual, neighborhood group and/or by City staff. If the request is initiated by a neighborhood group, it is recommended that the neighbors designate a point-of-contact who will act as a liaison between City staff and other neighborhood residents. In any case, the consideration for, and the implementation of traffic calming measures should involve considerable neighborhood consensus building in the community. The neighborhood point-of-contact should submit, on behalf of the neighborhood, a formal written request to the City of Delaware Parking and Safety Committee explaining the concerns and to request traffic calming measures be implemented. Requests can be sent via email or through the City website.

Following initial receipt of a request for traffic calming, Public Works and Police staff will work with the neighborhood point-of-contact to define the specific nature of the complaint as well as the neighborhood study area. The study area may include more streets within a neighborhood than the street associated with the complaint. It is important to include an expanded study area because traffic calming measures installed on one street may have an impact on adjacent streets resulting in the shifting of a problem as opposed to mitigating it.

3.2 Review Eligibility for Neighborhood Traffic Calming

Traffic calming measures are generally most effective in residential areas to manage speeds along residential streets, and where there exists the highest interaction between pedestrians, cyclists, parked vehicles, and pets. Therefore, only streets meeting the following criteria are appropriate candidates for further consideration for implementation of the neighborhood traffic calming measures detailed in this guide.

- ✓ Streets with a posted speed limit of 25 mph
- ✓ Streets classified as a local or neighborhood collector street
- ✓ Streets with an ADT<3500 vehicles per day
- ✓ Street is not a cul-de-sac
- ✓ Streets is not designated as primary emergency response route

3.3 Data Collection & Analysis

The following data is collected by Public Works and Police staff within the study area and used in analyzing the traffic characteristics, driving patterns and motorist behavior of a particular street in question.

- ✓ Vehicle Speeds to document the 85th percentile speeds
- ✓ Average Daily Traffic (ADT) volumes on all streets within the study area
- ✓ Turning movement counts at pertinent intersections that are within the study area during the peak hours 7AM-9AM, 11AM-1PM and/or 4PM-6PM (if applicable)
- ✓ Pedestrian counts at intersections if study area is near-by or adjacent to a school and/or park
- ✓ Accident history and rate of occurrence
- ✓ Roadway condition/geometrics
- ✓ Percent cut-through traffic

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The collected data is reviewed to help identify observable safety issue such as excessive vehicle speeds, or conditions leading to the perception of speeding, and to make a determination as to what traffic calming measure(s) may be effective in addressing the issues. Staff will also identify the potential negative effects associated with the installation of traffic calming measures including impacts on the provision of emergency services, city refuse collection, highway maintenance and snow removal operations. Additional consideration is given to the impact on institutions such as, but not limited to, local schools, hospitals and emergency care facilities.

3.4 Draft Traffic Calming Plan

City staff will develop a Traffic Calming Plan that identifies strategies to help reduce speeding, and that employs the Educate, Encourage, Enforcement, Engineering and Evaluation approach. Traffic Calming measures may include non-intrusive/guidance strategies, more intrusive measures, or a combination of both. Non-intrusive strategies include educational programs, enforcement, signage, pavement markings, construction of islands, bump-outs, chicanes etc., all to influence the motorist behavior in a particular location. The more Intrusive measures generally involve construction of deterrents that limit vehicle direction of travel and access to particular street. Non-intrusive measures are most successful in managing vehicle speed while intrusive measures are implemented to control vehicle volumes. Both have advantages and disadvantages as further described in detail in the information provided in Appendix A and B.

3.5 Public Involvement Process

Following development of a draft traffic calming plan, staff will present the plan before the public and accept public input as to the proposal. City staff will prepare a summary describing the problem and potential solutions and make the information available to all interested parties via a combination of door hangers, mail service and other social media outlets. All interested parties are invited to attend a public discussion of the issue to be held during a regularly scheduled City Parking & Safety Committee meeting. Property owners within the study area, generally defined as those households and businesses fronting the affected segments of the project street(s), will receive additional information regarding the identified problem and potential traffic calming measures being considered. This includes, but not limited to, homeowners, businesses, apartment tenants and area schools. Adjustments to the plan may be considered based on public feedback.

3.6 Legislative Review & Approvals

The City Parking & Safety Committee will make a final recommendation as to the approval or denial of a proposed traffic calming initiative for a particular area. For those plans recommended for approval, the recommendation is taken before full City Council for consideration, and ultimate approval. Because the Neighborhood Traffic Calming policy is for guidance only, City Council may have to consider such things such as public acceptance and project construction and funding responsibilities before any improvements can be implemented.

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3.7 Implementation of Traffic Calming Plan

Depending on the extent of the Neighborhood Traffic Calming Plan and the amount of funding available, the traffic calming measures may be implemented in phases and evaluated prior to considering full implementation. Construction of improvements may be by the property owners group, the city, or a combination of both entities. Some improvements can be installed any time of the year such as additional new signage, while others requiring changes to pavement markings, curb and roadway are generally restricted to the April through October construction season.

3.8 Evaluation

A follow-up evaluation will be conducted to ensure that the strategies implemented are effective. The evaluation includes additional traffic counts and speed studies after each set of measures has been implemented. If speeding has not effectively reduced, the City and neighborhood residents will have additional meetings to determine what further measures may be needed.

The City will also be reviewing unintended consequences such as redistribution of vehicle trips to other residential streets, increase in accident rates, or other traffic problems developing as a result of the implementation of the traffic calming plan. Depending on the severity of the unanticipated consequences, the City may modify the plan, reduce the plan, or eliminate it all together.

4.0 Funding Strategies for Construction of Traffic Calming Measures

There is limited funding for maintenance of our local streets which affects available funding for permanent traffic calming measures on these local streets. If it is determined that a permanent traffic calming measure is needed, a funding source will need to be identified. The City Council will vote on whether a physical device or other traffic calming measures proposed are appropriate and, if approved, they will determine how much City funding is available for the project(s). Neighborhood attendance at these meetings is encouraged. The neighborhood may also be asked to share the cost of installing physical devices.

The following table identifies proposed cost responsibility for the various traffic calming plan measures as a function of the measured 85% speed.

Financial Responsibility for Traffic Calming Implementation			
85% Speed Over Posted Speed	**Concern**	**Responsibility**	**Funding**
0 - 5 MPH	Minor	Neighborhood	100% Neighborhood
6 – 10 MPH	Moderate	City/Neighborhood	50/50 City/Neighborhood *
11+ MPH	High	City	100% City*
*For initiatives requiring full or partial funding by the City, advancement is contingent upon availability of funding.			

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The responsibility of constructing specified traffic calming measures varies depending on the existing traffic conditions. In some cases, a perceived issue is not supported by actual data collection and as such, traffic calming measure would have minimal to no impact on traffic operations and motorist behavior. In these cases, the cost associated with approved traffic calming measures is recommended to be borne by the neighborhood residents. If it is determined that traffic calming is recommended to manage a high rate of speeding, traffic violations, accidents, or other related traffic risks, then the City may accept full responsibility for the design and construction of recommended traffic calming measures.

4.0 Non-Intrusive Traffic Calming Measures

Non-intrusive traffic calming measures are most effective at increasing motorist's awareness of their surroundings, and have been shown to yield a drop in vehicle travel speeds of up to several miles per hour in the correct application. Non-intrusive measures however, generally do not result in a notable drop in traffic volume, though the more physical alterations could discourage a motorist from travel on a treated street. Non-intrusive measures may be most effective when implemented in combination e.g. establishing a neighborhood yard sign "Speed Watch" program concurrent with the introduction of new pavement striping. The cost of non-intrusive measures vary widely and can range from a few hundred dollars to tens of thousands or more for complex modifications to roadway geometry. Details regarding the approved non-intrusive traffic calming measures utilized within the City of Delaware are found in Appendix A.

A note about the use of Stop signs – The use of Stop signs is not a recognized nor approved means to manage neighborhood speeding though it may seem like an obvious approach to "slow" motorists down. The reality is that unwarranted Stop signs can increase risk and safety concerns in areas where they have been placed, as motorists quickly realize the minimal chance of encountering side street traffic and end up "rolling through" an intersection. The result is a diminished respect for Stop signs. Improper installations have actually been shown to result in an increase in vehicle speed both ahead of and following a Stop sign installation. Appendix E describes the only permitted applications for mulit-way Stop sign applications under very limited conditions.

6.0 Intrusive/Barrier Traffic Calming Measures

Intrusive barriers are most effective in diverting traffic away from any given street regardless of trip origin or destination, by directing motorists toward adjacent streets or alternative routes. These type of traffic calming measures may be helpful in addressing changes to traffic volumes that were not originally anticipated or otherwise previously present. In some cases the volume of traffic on a street exceeds that which can be associated just from the neighborhood. This often presents conflict as residents feel that they have certain rights to the management of the level of traffic using the public right of way fronting their respective properties, in contrast with the permissible use by non-resident motorists on the same street. In general, the implementation of intrusive barriers should be reserved to address safety issues such as high accident rates, continuous congestion, and intersection delay. See Appendix B for specific details of the Intrusive traffic calming measures utilized within the City of Delaware.

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7.0 Recommended Applications of Traffic Calming Measures

The following table provides recommendations as to the use of certain traffic calming measures on local and collector streets as a function of 85% speed.

Recommended Application of Traffic Calming Measures							
Traffic Calming Measure	Cost	Local Street (85th % Over Posted Limit)			Collector Street (85th % Over Posted Limit)		
		0–5 MPH	6–10 MPH	11+ MPH	0–5 MPH	6–10 MPH	11+ MPH
Police Enforcement	$						
Public Encouragement	$						
Yard Sign Campaign	$						
Enhanced Crosswalks	$						
Pavement Striping	$$				ADT>1500		
Speed Feedback Signs	$$						
Intersection Bump-outs	$$$						
Curb Bump-outs	$$$						
Chicanes	$$$						
Median Islands	$$$						
Chokers	$$$						
Speed Bumps	$$$						
Raised Intersections	$$$$						
Roundabouts	$$$$						
One-Way Streets	$$						
Diverter Islands	$$$						
Turn Restrictions	$						
Time of Day Restrictions							

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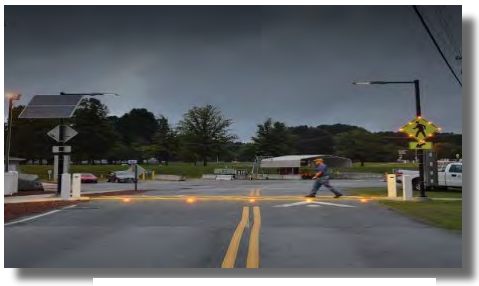
8.0 Non-Compliant Traffic Calming Measures (Not Permitted in Delaware)

Non-compliant crosswalk markings

Non-compliant crosswalk markings



In-pavement lighting

Non-compliant symbols/wording

Appendix A – Non-Intrusive Traffic Calming Measures

Neighborhood Yard Signs

Yard signs are temporary plastic signs in the front yards of community residents, which serve as a vivid reminder to drive 25 mph within neighborhoods. The sign is connected with metal stakes, similar to an advertisement sign or political candidate's sign, and is placed on private property at the discretion of the property owner. These signs may not be installed within the right-of-way of the adjacent street because they are not compliant with the Ohio Manual of Uniform Traffic Control Devices (OMUTCD), which regulates the types and designs of signs installed above or adjacent to all roads within the State of Ohio.

Advantages:

- Can be effective in reducing speeding by community residents. These signs are most effective when a community is supportive and promotes the need for speed reduction through other community educational efforts.
- Inexpensive to manufacture

Disadvantages:

- Impact may be reduced over time unless regularly reinforced. Moving the signs periodically may cause them to be continually noticed.

Dynamic Speed Feedback Signs

On occasion, local communities have sought to resolve their traffic speed issues and traffic diversion issues through the use of artificially reduced speed limits. Section 4511.12 of the Ohio Revised Code (ORC) establishes statutory speed limits and prescribes how those speed limits may be altered when an engineering study determines that they do not fit the road and traffic conditions.

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Speed limit signs in and of themselves are rarely effective in reducing travel speeds and they should not be used as a standalone device. Experience has shown that drivers tend to travel at the speed that is most comfortable, based on the surrounding roadway environment. Speed limit signs may be installed to reinforce existing speed limits or to supplement other traffic calming devices. Speed limits set at levels less than those expected by drivers eventually lead to increased disregard of the signed speed limit.

Dynamic speed feedback signs provide a real-time display of a driver's vehicular speed at a particular location where speeding has been documented to be a problem. These signs are used in conjunction with a regulatory speed limit sign to give drivers an immediate confirmation of their actual speed in comparison to the legal speed limit. The dynamic speed feedback signs serve to supplement regular enforcement of speed limits alerting drivers to specific driving behavior. Although residential streets carry the lowest volume of traffic and are subject to the fewest accidents, they are often the subject of the most complaints regarding neighborhood speeding. Residents observe vehicles being driven at speeds perceived as "too fast" and conclude the need for increased local speed enforcement or for the installation of all Way Stop Signs along the route. In many cases, the speeds perceived as excessive by residents while standing in their yards are the same that they operate their vehicles at while driving.

Advantages:

- Studies have shown these signs produce 10-20% reductions in speeding violations, along with an increase in compliance with the posted speed limit.
- Can be cost effective when compared with the construction of physical traffic calming measures to reduce speed.

Disadvantages:

- Expensive initial cost with continuous maintenance and repair costs.
- Impact may be reduced over time unless regularly enforced by local police.

Pavement Striping

Pavement striping means of controlling speed includes measures to effectively narrow the travel lanes to encourage lower speeds, to emphasize pedestrian crossings or to supplement signing regulations (such as existing stop signs). Striping which can be used in traffic calming includes centerlines, edge lines, crosswalks and stop bars. Pavement striping options can vary depending on the type of striping being used; therefore, the application of each type of striping treatment is as follows:

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Centerline Striping: Centerline striping is primarily used for residential streets without existing centerlines. In many cases, a centerline stripe can be effective in channeling traffic and thereby reducing speeds. There are also other specialized striping techniques that can be used to draw attention to lane markings, such as the addition of reflective pavement markers where appropriate.

Edge Line Striping: Edge line striping is also effective in residential areas to narrow the lanes and/or provide additional delineation for other uses. Reducing the lane width has the potential for reducing speed by creating a narrower traffic lane. The area between the edge of the road and the lane marking can often be used for parking or as a bike lane, depending on the resulting shoulder width.

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Enhanced Crosswalks: At high volume pedestrian crossings, striped crosswalks might be appropriate to channelize pedestrians and notify motorists of pedestrians crossing the street. Crosswalks alone may not provide the desired level of protection or call sufficient attention to a pedestrian to allow them to safely cross the street. Depending on the need, there are a variety of crosswalk options that may be used at intersections to identify the safest place to cross. These includes enhanced diagonal ladder-style striping and possibly the use of textured pavements to increase the visibility by the motorist and encourage slowing down.

Advantages:

- Centerline striping can be effective in reducing sideswipe accidents, as it channelizes traffic in its own lane.
- Centerline striping can be combined with edge lines to create narrower travel lanes, which subsequently help to slow traffic.
- Edge line striping may increase bicycle and pedestrian safety by moving vehicular traffic closer to the centerline providing more shoulder space for bicycles and pedestrians.
- Crosswalks provide a visible pedestrian crossing, increasing pedestrian awareness and safety.

Disadvantages:

- Periodic maintenance of striping.
- Striping can lose its effectiveness in reducing speed over time as regular users of the street become more comfortable with the physical space they have available to operate.
- Crosswalks used without other traffic control devices may lure pedestrians into a false sense of security.
- Appearance of the road with paint striping may cause residents to feel that the road is a higher classification than a local residential street.
- Potential loss of on-street parking in order to provide 10 foot minimum lane width for vehicular traffic which doesn't leave adequate width for an 8 foot wide parking aisle on both sides of the street.

Choker Islands

A choker narrows the travel lanes of a road by bringing the existing curbs closer to the centerline of the road. The typical two-lane choker is 20-feet wide (curt-to-curb) at its most narrow point. Chokers should extend toward the centerline beyond any parking lanes. While the typical curb to curb width of a two-lane curb extension is significantly less than most streets, there is sufficient width for vehicles to pass each other. As a result, speed reductions will be modest.

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The length of a choker can vary depending on the location of driveways and curbside parking. By bringing the curbs closer together, chokers may also present a favorable location to install a mid-block crosswalk (either raised or level with the roadway) because crossing distances are reduced, motor vehicles speeds are lower, and the combination of design elements will draw greater visual attention to the crossing location.

Chokers can be created by either curb extensions or edge islands. Edge islands are less aesthetic but leave existing drainage channel opens. They also make it possible to provide bicycle bypass lanes on streets without curbside parking. If motor vehicle volumes are large, chokers can be hazardous to bicyclists, who get squeezed by passing motorists. In such cases the bicycle bypass lanes should be considered.

Advantages:

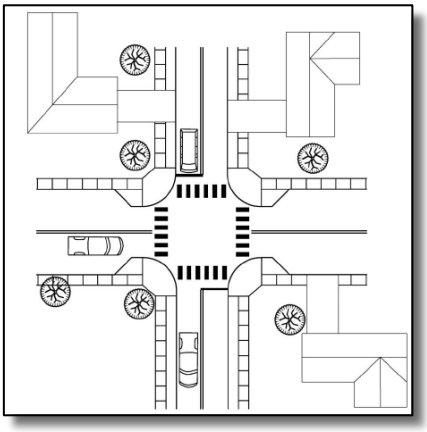
- Reduced speeds in area of choker.
- Minimal impact to driving comfort.
- Where provided, shorter crossing distances for pedestrians.
- Protects adjacent on-street parking spaces.
- Provides landscaping opportunity.
- Can accommodate emergency vehicles.

Disadvantages:

- Only a modest reduction in vehicle speeds can be expected, unless chokers are used in conjunction with other speed reduction measures.
- Loss of some on-street parking spaces.

Corner Bump-Outs

Corner extensions are chokers installed at intersections. Reduced curb radii can reduce speeds on approaches that are not stop controlled and decrease pedestrian crossing distances. Operational analyses should always be performed when corner extensions are constructed to ensure that the intersection will operate acceptably with respect to queues and delays.



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Advantages:

- Reduces speeds through the intersection area.
- Shorter crossing distances for pedestrians.
- Provides landscaping opportunity.
- Can accommodate emergency vehicles for through movements.

Disadvantages:

- Loss of on-street parking spaces.
- Potentially high cost, if there are significant utility and drainage impacts.
- Forces bicyclists into travel lanes at intersections.
- Can make right turns by large vehicles more difficult.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Median Islands (Center Island Narrowing)

Center island narrowing is achieved by placing an island in the centerline of the roadway at the entry point to a neighborhood or midblock which narrows the lane width on either side of the island. The visual appearance of the narrowed lanes will encourage drivers to slow down. In addition to slowing traffic, center island narrowing provides opportunities to provide a pedestrian refuge area (if at a pedestrian crossing location), landscaping, or installation of entrance features or gateway signs. To be most effective, the islands should be raised islands. Median treatments often incorporate textured pavements on the island itself, particularly for median islands without raised concrete islands, where textured pavements are essential in helping draw attention to the island.

Advantages:

- Reduced speeds.
- Shorter crossing distances for pedestrians.
- If sufficiently wide enough (6-feet minimum), islands can provide a refuge area for pedestrians in the middle of the roadway.
- Provides a visual break in the streetscape and reduces the wide open appearance.
- Provides landscaping opportunity.
- Creates visual cues to drivers at entrance of a residential neighborhood.
- Little impact on emergency vehicles.

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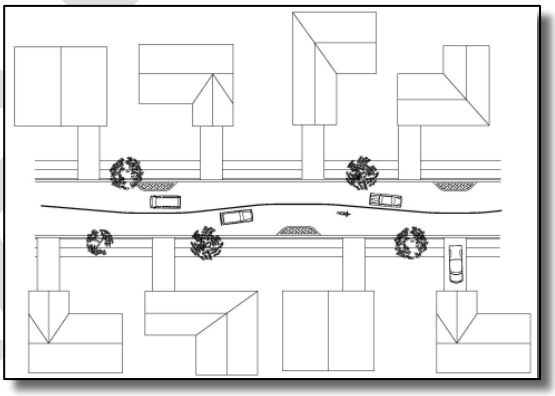
Disadvantages:

- Only modest speed reduction can be expected from standalone installations.
- Loss of on-street parking spaces.
- May force bicyclists into travel lanes at lane narrowing points.
- May impact driveways.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Chicanes

Chicanes are a series of curb extensions or narrowing of the roadway that alternate from one side of the street to the other, forming an S-shaped and curvilinear roadway alignment. The purpose of a chicane is to introduce horizontal curvature to the road, breaking up the "runway effect" of wide, straight streets.



Advantages:

- Speed reductions.
- Accommodates large vehicles and has little effect on emergency response times.
- Provides a visual break in the streetscape and reduces the wide open appearance of the street.
- Provides landscaping opportunities.

Disadvantages:

- Loss of on-street parking spaces.
- Bicyclists have less space to occupy the road through the narrowed portions.
- Some aggressive/careless drivers may view chicanes as an "obstacle course", leading to sharp cornering, braking and acceleration to negotiate the islands and curb extensions.
- Obstruction to distracted motorist.
- Impact roadway drainage.

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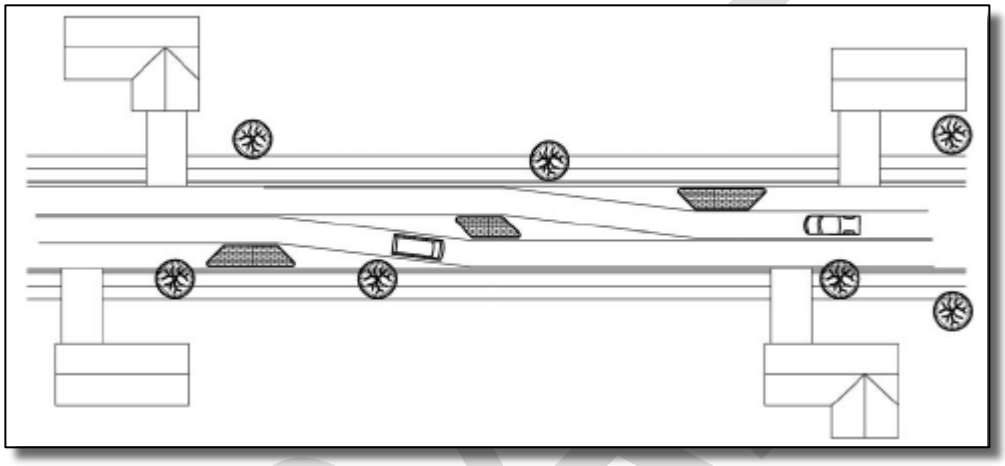
- Impede snow removal.

Lateral Shifts

A lateral shift is a variation of the typical chicane. It has the same dimensions and details as the typical chicane, but because the roadway alignment shifts only one, has a crossing approximately 5 mph higher than a chicane of the same dimensions.

The typical lateral shift separates opposing traffic by means of a center island. Without a center island, some drivers may cross the centerline to minimize the deflection of their travel path. With the center island, drivers cannot veer into the opposing lane as easily, thus improving the safety and effectiveness of the later shift.



Advantages:

- Feasible method of reducing vehicle speeds on higher classified collector roads.
- Accommodates larger vehicles and has negligible effect on emergency response times.
- Provides visual break in the streetscape and reduces the wide open appearance of the street.
- Lane shifts discourage high speeds by forcing horizontal deflection.

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- Provides landscaping opportunities.

Disadvantages:

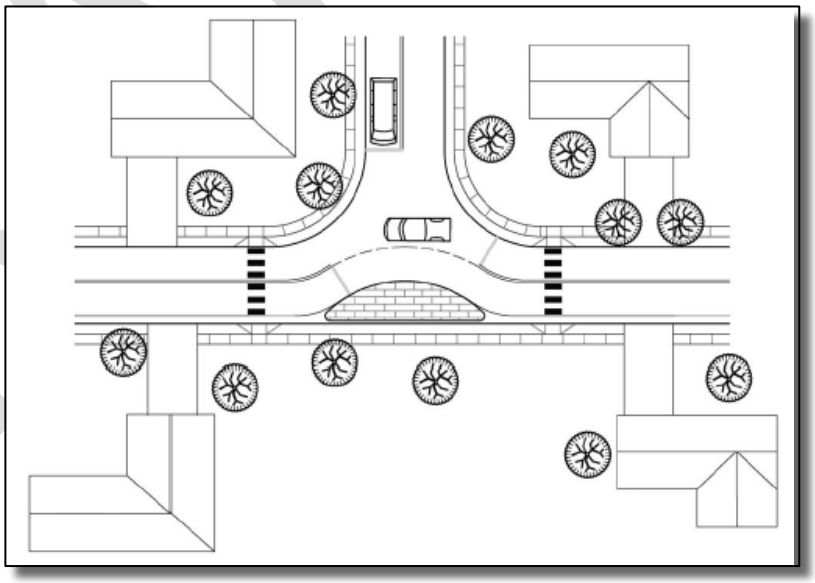
- Loss of on-street parking spaces.
- Narrows pavement surface requiring consideration for providing space bicycles.
- Curb extensions can become expensive if drainage system adjustments are required.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow remov

Realigned Intersections

Realigned intersections create changes in the horizontal alignment at the approaches to t-intersections. Curbed islands are used to convert the straight approaches of the through street into a curving street within the intersection. Realigned intersections may provide conditions where warrants are met for additional traffic controls (i.e. all-way stop, etc.).

Advantages:

- Reduced speeds.
- Shorter crossing distances for pedestrians.
- Accommodates large vehicles and has negligible effect on emergency response times.
- Reduces straight line of sight and enhances visual breaks in the streetscape.
- Provides landscaping opportunities.



Disadvantages:

- Loss of on-street parking spaces.
- Narrows pavement surface requiring consideration for providing space bicycles.
- Curb extensions can become expensive if drainage system adjustments are required.
- May create congestion and increase delay on the major street during the peak periods.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

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Roundabouts

Roundabouts are becoming more accepted as an intersection design that can often address capacity and safety issues in a more effective manner than installing a traffic signal or all way stop condition. Depending on the traffic operational issue and size of the intersecting roads, roundabouts can be designed in three general sizes: full roundabouts, mini-roundabouts and neighborhood traffic circles.

Full roundabouts are primarily found on higher functional classification roads such as collectors and arterials. They ae the largest size and are designed to handle higher volumes and speeds. The full roundabout is typically sized to accommodate trucks and buses circulating around the central island and the central island is non-traversable. Full roundabouts generally do not fit within the footprint of residential collector and local roads, therefore, the City of Delaware reserves their use for the larger, higher classified roads and are not installed as a traffic calming measure.

Mini-roundabouts and neighborhood traffic circles are small roundabouts with traversable central islands and are appropriate as a traffic calming measure to solve certain traffic calming issues. While they are similar in design, neighborhood traffic circles are smaller and, therefore, are slightly different in the way vehicles operate through them. The Federal Highway Administration's (FHWA) report Mini-Roundabouts defines the difference between min-rounabouts and neighborhood traffic circles as follows:

> *Mini-roundabouts are distinguished from neighborhood traffic circles primarily by their traversable islands and yield control on approaches, which allows them to function as other roundabouts do. Neighborhood traffic circles are typically built at the intersections of local streets for reasons of traffic calming and/or aesthetics. They typically are operated as two-way stop-controlled intersections and frequently do not include raised neighborhood traffic circles, left-turning vehicles must turn in front of the central island, potentially conflicting with other circulating traffic.*

Mini-roundabouts are typically intended for use on residential streets with operating speeds of 30 mph or less. Mini-roundabouts, with yield cross speeds of 20 mph or less, typically require only minor modification to existing intersections. Depending on the width of the intersection and the diameter of the circular island, large vehicles (emergency vehicles and buses) may not be able to negotiate the turn around the central island. In order to facilitate those vehicles, mini-roundabouts are typically designed to include mountable concrete aprons, and with a fully traversable raised central island, so that large vehicles may be permitted to turn left over the circular island rather than going around it.

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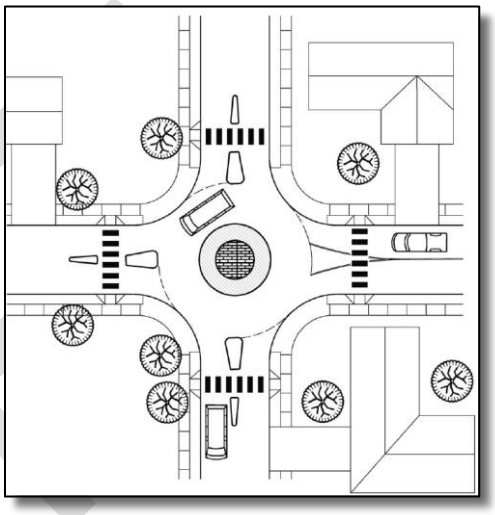
Neighborhood traffic circles have many of the same features of a mini-roundabout, except they are installed in smaller intersections and are designed to avoid modification of an existing intersection. In neighborhood traffic circles most vehicles larger than a passenger car must travel over at least a portion of the central island to make a left turn. Therefore, due to their small size, typically neighborhood traffic circles do not raise any portion of the central island and are installed without diverter islands on the approaches.

Advantages:



- Improved safety: a traditional four-legged intersection has 16 potential vehicle/pedestrians conflict points and 16 potential vehicle/vehicle conflict points for a total of 32 conflict points. A mini-roundabout or a neighborhood traffic circle has only 8 potential vehicle/pedestrian conflict points and only 4 potential vehicle/vehicle conflict points for a total of only 12 potential conflict points.
- Reduced speeds.
- Little right-of-way is needed for construction of a mini-roundabout and no right-of-way is required for a neighborhood traffic circle.
- Provides traffic calming and traffic control for two streets simultaneously.
- Lower maintenance cost than traffic signals.
- May reduce cut-through traffic volumes.
- Mini-roundabouts or neighborhood traffic circles can be implemented for a modest cost.

Disadvantages:

- Emergency response times may be affected if designed for too low a speed.
- May require additional street lighting.
- Potential loss of on-street parking spaces on intersection approaches.
- The raised island of a mini-roundabout can force bicycles and cars closer together increasing the possibility of conflicts.
- May require curb ramps to be relocated further back along the approaches to the mini-roundabout or neighborhood traffic circle.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

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Speed Bumps

Speed humps are elongated mounds installed across the pavement. Individual designs my vary slightly, but typically they are approximately 3-4 inches high, parabolic in shape and between 12 and 14 feet in length. The profile of a 3 inch high speed hump is gentle enough to provide a comfortable ride when traversed at a speed of approximately 20-25 mph. At high speeds, it becomes more uncomfortable for motorists to driver over the speed humps. To reduce speeds over a longer distance, a number of speed humps can be installed. ITE's *Guidelines for the Design and Application of Speed Humps and Speed Tables* recommends a spacing of 260-feet to 500-feet for the series of speed humps to be effective.

The guidelines further recommend that "The first speed hump in a series is normally located in a position where it cannot be approached at high speed from either direction. To achieve this objective, it is typically installed within 200 feet or less of a small-radius curve or stop sign, if installed on a street with significant downgrade, at the top of a hill".

Advantages:

- Speed reduction for vehicles without increasing accident rates.
- Less need for additional enforcement.
- Possible reduction in cut-through traffic.
- Provides visual reinforcement to discourage speeding.
- Durable and long life span.

Disadvantages:

- Emergency response time may be affected. Approximate delay between 3 and 5 seconds per hump for fire trucks and up to 10 seconds for ambulance with patient.
- Degraded physical driving comfort for auto and truck users.
- Potential increased noise due to vehicle braking and accelerating and the vibration of loose items in truck beds or trailers.
- May impede bicyclists due to the changes in vertical grades.
- Requires a sufficiently long stretch of road to install a series of devices.
- May divert traffic to other streets.
- May result in some motorists speeding up between speed humps.
- Requires additional signage and pavement markings.
- Motorcycles may bypass the speed humps via drainage gutters without slowing.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Note: The City does not currently permit the use of speed bumps on collector streets or primary emergency response routes.

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Speed Table/Raised Crosswalk

Speed tables or raised crosswalks are similar in nature to speed humps. They span the full width of the street like speed humps and contain a level area on top of the hump like speed cushions, often marked with a crosswalk. Typically, they are longer than both speed humps (typically 22 feet long) and have a longer flat section in the middle of the devices.

When a speed table is designated as a crosswalk through the use of striping or pavers, it is known as a raised crosswalk. While a 3-inch height is preferable, raised crosswalks can be higher than a speed hump, to ensure that they are level with the adjacent sidewalk/curb. If mid-block pedestrian crossings are an issue, the use of a raised mid-block crosswalk may be an appropriate treatment to lower vehicle travel speeds where pedestrians enter the street. It should be noted that mid-block pedestrian crossings should only be considered per the guidelines established in the City's "Crosswalk Installation & Enhancement Guide".

Advantages:

- Speed reduction for vehicles without increasing accident rates.
- Little need for additional enforcement.
- Possible reduction in cut-through traffic.
- Provides visual reinforcement to discourage speeding.
- Raised crosswalks improve pedestrian safety.
- Relatively low implementation cost.

Disadvantages:

- Emergency response time may be affected. Approximate delay between 3 and 5 seconds per hump for fire trucks and up to 10 seconds for ambulance with patient.
- Degraded physical driving comfort for auto and truck users.
- Potential increased noise due to vehicle braking and accelerating and the vibration.
- May impede bicyclists due to vertical grades.
- May divert traffic to other streets.
- Requires additional signage and pavement markings.
- Motorcycles may bypass the speed humps via drainage gutters without slowing.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Note: The City does not currently permit the use of speed bumps on collector streets or primary emergency response routes.

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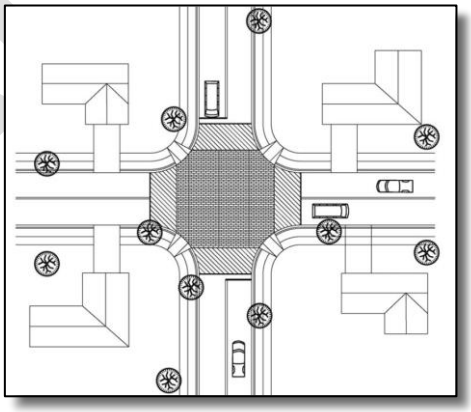
Raised Intersections

A raised intersection is similar to a raised crosswalk, except that the raised section covers an entire intersection, including crosswalks. Approach ramps are provided on all street approaches, resulting in calming of traffic on both intersecting streets. Raised intersections are especially applicable in dense urban areas, where installation of speed humps would result in a larger loss of on-street parking than that of the installation of a raised intersection. A typical installation would be at a signal controlled or all-way stop controlled intersection with large volumes of pedestrians. Raised intersections reinforce the stop condition, or in the case of signalized intersections, the need to slow down and watch for pedestrians.



Advantages:

- Supports speed and accident reduction.
- Reduced need for enforcement.
- Possible reduction in cut-through traffic.
- Visual reinforcement to discourage speeding.
- Minimizes impact to on street parking.
- Raised crosswalks improve pedestrian safety.

Disadvantages:

- Emergency response time may be affected.
  Approximate delay between 3 and 5 seconds per hump for fire trucks and up to 10 seconds for ambulance with patient.
- May divert traffic to nearby streets.
- Generally requires a major, costly redesign of storm drainage systems.
- Increased difficulty for turning large vehicles.
- Degraded physical driving comfort.
- Requires additional signage and pavement markings.
- Can require major utility relocations.
- High design and construction costs.
- Potential increased noise due to vehicle braking and accelerating and the vibration of loose items in truck beds or trailers.
- Obstruction to distracted motorist.
- Impede snow removal.

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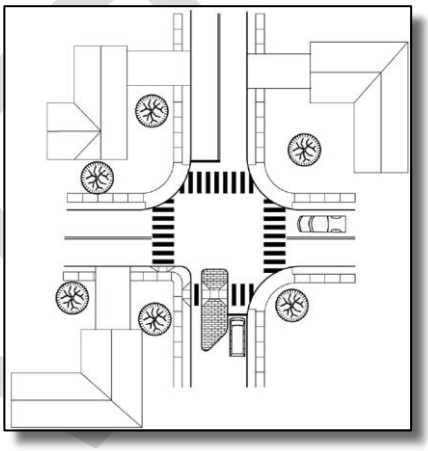
Note: The City does not currently permit the use of speed bumps on collector streets or primary emergency response routes.

Appendix B – Intrusive Traffic Calming Measures

Partial Closures

Partial closures are barriers that block travel in one direction for a short distance on otherwise two-way streets. They are also sometimes call partial closures or one-way closures. When two partial closures are placed across from one another at an intersection, the result is a semi-diverter that blocks through movement on a cross street. In some cases, a path can be built behind the measure to accommodate bicycle and pedestrian traffic and separate them from vehicular traffic.



Advantages:

- Reduces volumes and cut-through traffic.
- More effective than signing.
- Interrupts straight street sight lines for motorists and narrows the pavement width through the closure island, which may reduce speed in the open direction.
- Reduces crossing distances for pedestrians.
- Provides landscaping opportunity.

Disadvantages:

- Restricts residents' access by increasing their travel path and time for some movements.
- Emergency vehicles may have increased response times.
- Traffic is diverted to other streets and potentially to other neighborhoods.
- Potential for wrong-way travel.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

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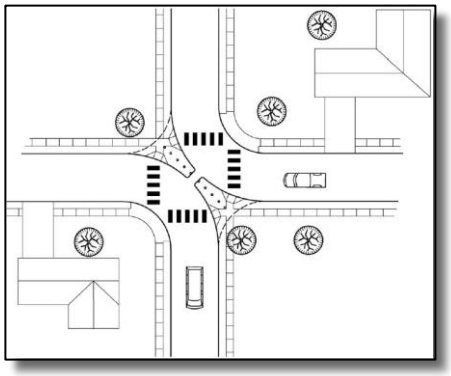
Diagonal Diverters

Diagonal diverters are barriers placed diagonally across an intersection blocking the through movement. They are also called full diverters and diagonal road closures. Diagonal diverters can have an at-grade pass through that allows bicycles and pedestrians to navigate along the original street alignment. The islands should be signed or landscaped with vertical elements to draw motorists' attention, so that they see the measure on their approach.



Advantages:

- Reduces volumes and cut-through traffic.
- More effective than signing.
- Interrupts sight lines for motorists with potential for a reduction in speed approaching and through the diversion curve.
- Provides a landscaping opportunity.

Disadvantages:

- May increase travel distance and time for residents of the street for certain trip patterns.
- Emergency vehicles may have increased response times.
- Traffic is diverted to other streets and potentially to other neighborhoods.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Intersection Barriers

Intersection barriers are raised islands located along the centerline of a street and continuing through an intersection to block the through movement at a cross street. They also prevent cars on the cross street from turning left at the intersection. Intersection barriers are also referred to as intersection diverters or, occasionally, as island diverters. Intersection barriers differ from center islands in that they are intended to force or prevent a turning movement rather than narrow the road like a center island.

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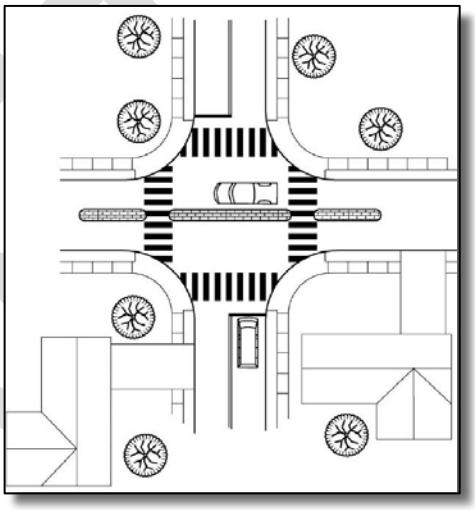


Advantages:

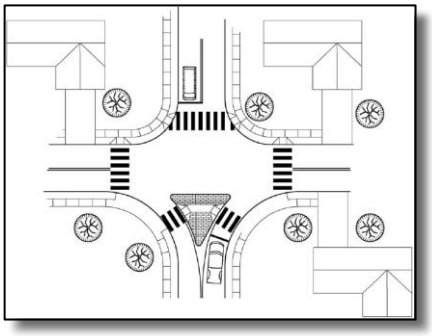
- Reduces volumes and cut-through traffic.
- More effective than signing.
- Interrupts straight street sight lines for motorists.
- Eliminates left turn and angle crashes at intersections.

Disadvantages:

- May increase travel distance and time for residents of the street.
- Emergency vehicles may have increased response times.
- Traffic is diverted to other streets and potentially to other neighborhoods.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

Forced Turn Islands/Restrictions

Forced turn islands are raised islands on approaches to an intersection that force a vehicle to turn right at an intersection and block through movements. They are sometimes called forced turn channelization, pork chops or right turn islands.



Advantages:

- Reduces volumes and cut-through traffic.
- More effective than signing.
- Interrupts sight lines for motorists.

Disadvantages:

- May increase travel distance and time for residents of the street.

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- Emergency vehicles may have increased response times.
- Traffic is diverted to other streets and potentially to other neighborhoods.
- Obstruction to distracted motorist.
- Impact roadway drainage.
- Impede snow removal.

One-way Streets

Making a street one-way involves limiting the direction of travel on a street to one direction only through regulation and signing. In many communities, an individual street carries a much larger traffic burden than other streets within the same community. Sometimes a larger traffic volumes on these streets is due to the design of the street layout within the subdivision, or in some cases, it is the result of a particular route being used by traffic attempting to avoid congestion on the surrounding highway system. When these situations occur, often the simplest and easiest solution is to distribute the additional traffic burden to other streets. This can be achieved in some cases by designating the high volume street as a one-way street and then designating a parallel street one-way in the opposite direction.

One-way streets may be used on any classification of street (local, collector or arterial) where traffic engineering studies indicate that operational improvements can be achieved by the implementation of a one-way street system. For use on local roads, as a traffic calming solution, the use of a one-way system is appropriate when the traffic volume on the single street exceeds the highest traffic volumes on any other street within the subdivision by 100% or more and the street is not intentionally designed to serve as the collector road for the subdivision. It is also important for the traffic volumes on the high volume street to be generally balanced in both directions and the geometric design features on the high

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volume street and the parallel street to be approximately the same. When such conditions exist, community streets may be a candidate for a one-way street system.

It should be noted that some streets within subdivisions are intended to be higher volume collector streets for the community and are thus wider than the standard subdivision street. Generally, these streets also have a limited number of properties with direct driveway access. In subdivisions with this type of higher volume collector street, using a one-way street system to divert traffic to a parallel street, which is narrower and provides driveway access to many more properties, would not be appropriate.

Advantages:

- One-way streets can reduce the traffic volumes on the higher volume street by 40% to 60%
- One-way streets may discourage cut-through traffic from using subdivision streets to avoid congestion on the adjacent roadway network.
- If supported by the community, a one-way street system is fairly easy to implement.
- A one-way street system is a low cost solution to traffic problems arising from cut-through traffic and high traffic volumes.

Disadvantages:

- A one-way street system will shift some volume on traffic (to be estimated by an engineering study) to a parallel street, increasing, in some cases significantly, the traffic volumes on that second street.
- Residents on the parallel street may not be willing to share the reduction of the traffic burden on the higher volume street.
- Traffic speeds may increase as traffic volumes decrease on the higher volumes street and motorists no longer need to contend with opposing traffic.
- Increased circulation and travel time will be required for residents with homes along the one-way streets to access their properties.

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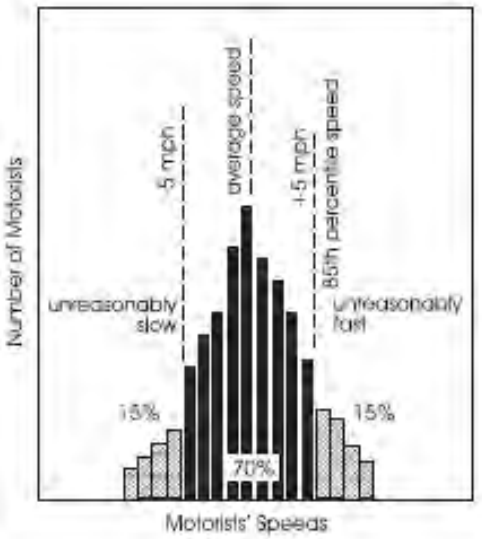
Appendix C – 85th Percentile Speed

Determination of 85th Percentile Speeds: By definition, the 85% speed is the speed at which 85 percent of all motorists are travelling at or below, or the speed that separates the bottom 85% of vehicle speeds from the top 15%. The 85th percentile speed statistic is of particular interest in planning because the 85th percentile speed is often located at the upper end of a range of speeds that includes the majority of motorists who select "safe and proper speeds".



Typical distribution of driver speed

The most widely accepted method by state and local agencies is to set the speed limit at the nearest 5 mph increment to the 85th percentile speed. For instance, if the 85th percentile speed were measured at 27 mph, then the speed limit on the road would typically be set at 25 mph.

Studies have shown that crash rates are lowest around the 85th percentile speed. Drivers traveling significantly faster or slower than this speed are at greater risk of being in an accident. It is not high speeds alone that relate to crash risk, it is the variation of speed within the traffic stream. Other considerations such as accidents and real dangers not perceivable by drivers may suggest a need for a lower speed limit. Since speed limits are generally set using the 85th percentile speed, it is expected that 15 percent of the vehicles will exceed the speed limit on a regular basis.

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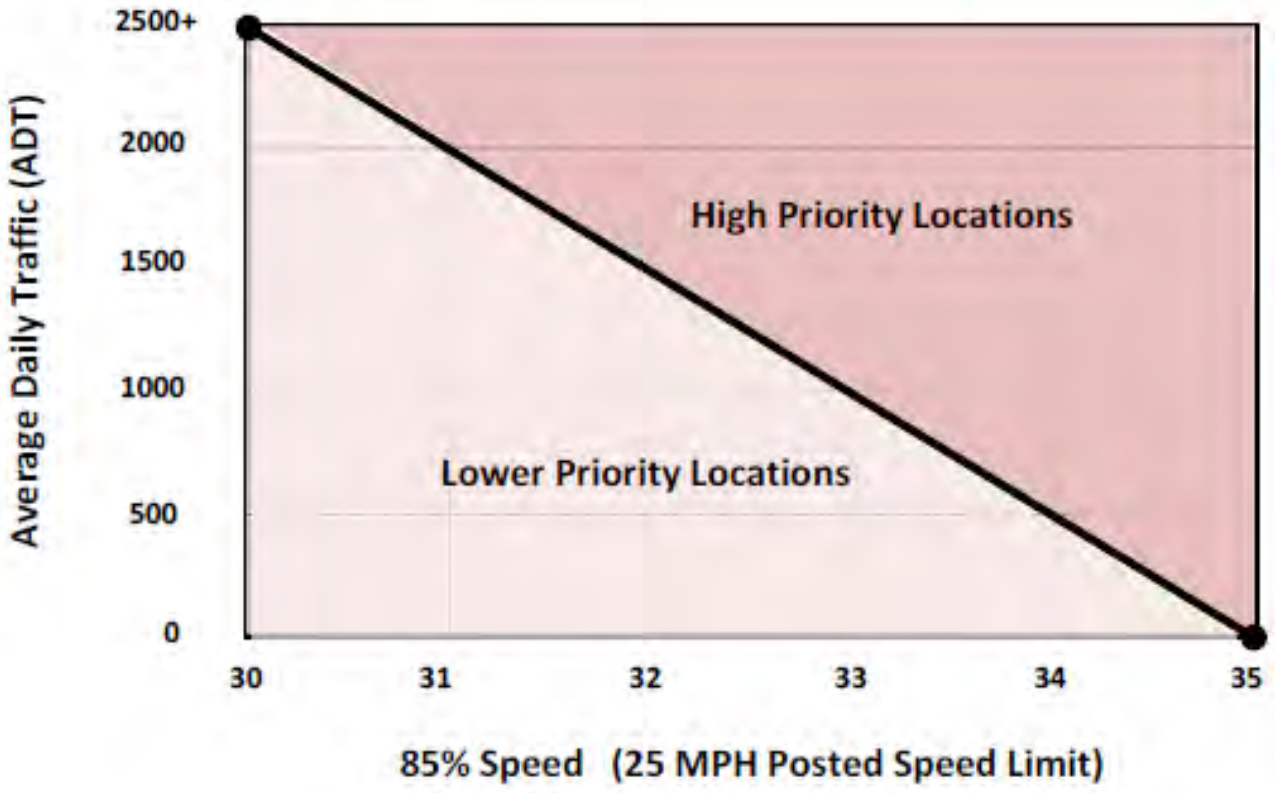
Appendix D – Criteria for Installation of Dynamic Speed Feedback Signs



- 85th Percentile Speed shall be greater than 30 MPH on a street with posted speed limit of 25 MPH.
- Limited to one (1) set of DSFS units per street and locations to be determined by City.
- Street within a School Zone that contains school flashers and where the 85th percentile speed is greater than 5 mph over the school zone posted speed limit during restricted hours. The signs would only be permitted to be active while the school zone flashers are in operation.
- Streets where crash data suggests that frequent and reoccurring accidents can be clearly linked to excessive vehicle speed may be considered.
- City may periodically re-evaluate the vehicle speeds on streets with DSFS to determine if the presence of the units remains effective; and may relocate the unit to an alternate location to improve efficacy.
- All recommended installations are subject to the availability of funding.

Appendix E – Multi-Way Stop Sign Policy

Multi-way stop signs are intersection controls established for certain operating conditions. As with speed limits, drivers must recognize the need for the controls or they will eventually begin to ignore the control that they deem unnecessary. In the case of stop signs, that would mean disregarding the sign and potentially posing a risk to another motorist or pedestrian. Studies on the use of stop signs as a standalone, non-construction, traffic calming solution for speed control, indicate that drivers will actually exceed speed limits between signs to make up for lost time if they feel that the stop signs serve no other purpose than to slow traffic down.

Where Multi-way Stop Control can be Useful

The OMUTCD states "Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops includes pedestrians, bicyclists and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal."

Criteria for Warranted Multi-Way Stop Control

Section 2B.07 of the OMUTCD gives criteria for a multiway stop sign installation. The following is from the OMUTCD:

The decision to install multiway stop control should be based on an engineering study.

The following criteria should be considered in the engineering study for a multiway STOP sign installation:

a. Where traffic control signals are justified, the multiway stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
b. Five or more reported crashes in a 12-month period that are susceptible to correction by a multiway stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
c. Minimum volumes:
    1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day, and
    2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but

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3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values.

d. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

a. The need to control left-turn conflicts;
b. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
c. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to safely negotiate the intersection unless conflicting cross traffic is also required to stop; and
d. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection.

Location Evaluation Procedures and Considerations

On occasion, local communities have sought to resolve their traffic speed and traffic diversion issues through the use of multi-way stop signs. Numerous studies conducted by transportation agencies and universities have consistently shown the use of this method as standalone, non-constructive solution for traffic calming are counterproductive. Based on past research and the resulting national and state policies, the City of Delaware will not create safety hazards along City maintained roads by installing unwarranted multi-way stop signs as a standalone traffic calming solution unless the following policy requirements are met per Resolution No. 03-79:

a. Request for additional stop sign be presented to the City in writing from the neighborhood group or appointed representative.
b. A signed petition be presented demonstrating neighborhood support for additional stop signs by at least 75% of property owner with property fronting the affected streets for a distance of at least five-hundred feet in all directions of the intersection.
c. The intersection being considered is located on streets defined as residential, low-volume local streets with a traffic county of less than 2000 vehicles per day.
d. A current speed study indicates the recorded 85th percentile speed be at least 5 mph in excess of the posted speed limit.
e. A thorough evaluation of the intersection by the Public Works Director/City Engineer, Fire Chief, Police Chief, and City Attorney find no specific reason to prohibit the installation of the additional stop sign.
f. That the City retains the ability to remove the additional stop sign if any unforeseen negative impacts to traffic or public safety result from the installation.

DRAFT

g. Favorable recommendation of the requested stop sign by the Parking and Safety Committee and approval by City Council, or by approval of City Council by a vote of at least five members in favor of the requested installation if not being favorably recommended by the Parking and Safety Committee.

Advantages:

- Provide orderly traffic flow.
- Reduce the severity and frequency of right angle and left turn crashes.
- Relatively inexpensive and quick to implement.

Disadvantages:

- Potential for increased speeds between controlled intersections.
- Some other types of crashes could increase.
- Increases delay to all legs of the intersection.
- Works best with only single lane approaches.
- Total intersection capacity is limited.
- Can interrupt the progressive flow of traffic on a route causing increased delay and stopping.

DRAFT

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 9

DATE: 05/13/2019

ORDINANCE NO: 19-07

RESOLUTION NO:

READING: SIXTH

PUBLIC HEARING: YES
March 25, 2019 at 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

BACKGROUND:
5/13/19 Update:
On 5/1 staff and the Mayor and Vice Mayor met with Sgt. Mark Rapp, Director of the Central Ohio Human Trafficking Task Force. Based on this meeting, the draft before Council has been amended to add the ability to inspect an establishment holding a certificate of occupancy for massage to ensure the employees hold the proper certificate. In addition, pending any testimony at the meeting, staff recommends passing this ordinance to provide a barrier to entry for potential illicit businesses. Staff will then turn to drafting further legislation adding a criminal offense for certificate holders who employ unlicensed individuals.

4/8/19 Update:
Following concerns raised by Council Members that the zoning approach would not impose enough regulatory framework to effectively combat human trafficking, Vice Mayor Shafer is reaching out to a law enforcement expert to brief Council on human trafficking.

4/3/19 Update:

Following Council's amendments, the "under the supervision of" language has been struck. All individuals providing massage treatments must be State-licensed as massage therapists, or hold a State license from the State Cosmetology / Barber Board, Board of Nursing, Occupational / Physical Therapy and Athletic Trainers Board /Chiropractic Board, or State Medical Board of Ohio.

Regarding the concern of individuals living in Massage Establishments, language was added requiring certification that providers do not live within the Massage Establishment to obtain a certificate of zoning compliance. Additionally, of the four districts where Licensed Massage Establishments will be a permitted use, only the B-2 district allows any sort of residential use, so individuals living in the Massage Establishments would be already be in violation of the Planning and Zoning Code within the B-1, B-3, and B-4 districts.

3/19/19 UPDATE:

At the March 11, 2019, City Council meeting, Council heard from District 19 Senator Andrew Brenner, who mentioned co-sponsoring S.B. 105 to regulate massage establishments. S.B. 105 was recently introduced to the Ohio Senate, and as of March 19, 2019, has not been assigned to a committee or been analyzed by the Legislative Service Commission.

S.B. 105's main change is to expand the definition of "massage therapy" requiring a state license. Previously, R.C. 4731(D) defined "massage therapy" as:

"any treatment of disorders of the human body by the manipulation of soft tissue through the systematic external application of massage techniques including touch, stroking, friction, vibration, percussion, kneading, stretching, compression, and joint movements within the normal physiologic range of motion; and adjunctive thereto, the external application of water, heat, cold, topical preparations, and mechanical devices."

This definition does not encompass so-called "relaxation massages" that are not for treatment of disorders. S.B. 105 would broaden the definition of State-regulated massage therapy to any of the following:

"(1) The manual application of compression, stretch, vibration, or mobilization of the body's organs and tissues, including the components of the musculoskeletal system, peripheral vessels of the circulatory system, and fascia;

(2) Directed, assisted, resistive, or passive movements of the joints within the normal physiologic range of motion;

(3) The external application of water, heat, cold, topical preparations, and mechanical devices."

This definition is similar to that proposed in our ordinance, which was adopted from Westerville Ordinance 759.01(f).

S.B. 105 requires that township regulation of massage establishments include a requirement that all "massage therapy," as defined in the amended R.C. 4731.04, be performed by state license-holders, and that their licenses must be displayed in the establishment. S.B. 105 also expands the amount of shareholders of a massage establishment who would need to register with a township, if a township has enacted such a requirement.

With regards to municipalities, S.B. 105 likewise mandates that if a municipality elects to regulate massage therapy as defined in the amended R.C. 4731.04, the municipality must require massage therapy to be performed by a state licensed individual.

Importantly, these mandates are dependent on whether or not a township or municipality elects to regulate massage establishments, a choice that remains at local discretion.

3/11/2019:

Pursuant to R.C. 715.61, the City of Delaware can regulate massage establishments. Various municipalities in Ohio have adopted regulatory frameworks of various levels of complexity, as detailed in the memorandum prepared by staff and disseminated to Council on September 7, 2018. Following Council's directive to explore regulatory options via the City's zoning code, staff has developed the following ordinance. "Licensed massage establishments" are specifically defined at a permitted use within the B-1 Limited Business, B-2 Central Business, B-3 Community Business, and B-4 General Business districts in 1143.02 of the Planning and Zoning code. This is where they previously were a permitted use as "health and allied services," and does not expand or contract the districts where they are permitted. To receive the necessary certificate of zoning compliance from the City's planning and community development department to commence this use under Ordinance 1127.02, an applicant must certify that massage treatments will be provided by an individual licensed by the State Medical Board of Ohio to practice "massage therapy" or under the supervision of such a licensee. This new ordinance specifically excepts massage treatments that may be provided incidentally to medical or chiropractic treatment, so as not to over-regulate unrelated businesses.

REASON WHY LEGISLATION IS NEEDED:
While most massage establishments are legitimate businesses, massage establishments can unfortunately provide a convenient "front" for illegal activities and human-trafficking. By requiring that new massage establishments provide proof of State licensure to practice massage therapy, before being issued a certificate of zoning compliance, this ordinance adds an extra layer of scrutiny to deter illegal activity, within an established regulatory framework.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
Darren Shulman, City Attorney

RECOMMENDATION:
Approval

ATTACHMENT(S)
Public Hearing Notification
Business Owner Statement
Letter received 5/9/19 from William Pitworak

ORDINANCE NO. 19-07

AN ORDINANCE AMENDING CHAPTER 1121 AND 1143 OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF DELAWARE.

WHEREAS, the City of Delaware has both the duty and authority to enact ordinances to protect the health, safety, and welfare of those within its borders; and

WHEREAS, massage services are offered independently or as part of medical or cosmetological services which require appropriate regulations to insure the health, safety, and welfare of citizens and avoid nuisances; and

WHEREAS, pursuant to R.C. 715.61, "Any municipal corporation may regulate and license…all persons engaged in the trade, business, or profession of … massaging"; and

WHEREAS, Council has determined it to be in the best interest of the health, safety, and welfare of the community to ensure that businesses that offer massage services are operated by individuals who have undergone State licensure; and

WHEREAS, multiple divisions of the State of Ohio already provide comprehensive health and safety requirements as part of occupational licenses that are relevant to massage services, including (but not limited to) the state medical board's licensing and regulation of massage therapy in accordance with R.C. 4731.15 and related sanctions.

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

SECTION 1. That Chapter 1121.02 of the Planning and Zoning Code is amended as follows.

1121.02 – Definitions.

(b)(96.1) MASSAGE means the use of any method on, or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, pressing, compressing, percussing, stretching, rotating, heating, cooling, or stimulating of, the external soft parts of a living human body, which may be performed with direct or indirect human contact, or with the aid of an apparatus, appliance, or other tool or object.

(b)(96.2) MASSAGE TREATMENT means providing for a fee or any consideration whatsoever any of the following services:

(1) Massage;

(2) The application of liniments, antiseptics, oils, powders, creams, lotions, ointments, hot or cold liquids or solid objects, or other similar treatments.

(b)(96.3) LICENSED MASSAGE ESTABLISHMENT means any establishment having a fixed place of business where a person or entity advertises the availability of, offers, provides, or permits to be carried on, massage treatments. Prior to issuance of a certificate of zoning compliance for a licensed massage establishment, the applicant must certify to the City that all individuals providing massage treatments reside at separate addresses then the proposed licensed massage establishment and that all massage treatments shall be provided by individuals licensed by the State Medical Board of Ohio pursuant to R.C. 4731.15 to practice "massage therapy." Holders of a certificate of zoning compliance for a licensed massage establishment are subject to inspection at any time for the purpose of ensuring individuals providing massage treatments hold the appropriate license.

(A) A "Massage establishment" does not include any establishment where massage treatment is provided as a portion of services provided by individuals licensed by, any of the following:

(1) The Ohio State Cosmetology and Barber Board or its predecessors pursuant to R.C. 4709 or 4713;

(2) The State of Ohio Board of Nursing pursuant to R.C. 4723;

(3) The Ohio Occupational Therapy, Physical Therapy, and Athletic Trainers Board pursuant to R.C. 4755;

(4) The Ohio State Chiropractic Board pursuant to R.C. 4734;

(5) The State Medical Board of Ohio pursuant to R.C. 4730 or R.C. 4762; except those licensed pursuant to R.C. 4731.15 to practice "massage therapy."

SECTION 2. That the permitted use schedule of Chapter 1143.02 of the Planning and Zoning Code is amended as follows.

(b) **Office and Professional Services**	B-1 Limited Business	B-2 Central Business	B-3 Community Business	B-4 General Business
(1) Offices—administrative, business and professional	P	P	P	P
(2) Financial institutions, banks	P	P	P	P
(3) Medical and dental offices, health and allied services	P	P	P	P
(4) **LICENSED MASSAGE ESTABLISHMENTS**	**P**[(a)]	**P**[(a)]	**P**[(a)]	**P**[(a)]

P = Principal use permitted by right C = Conditional use A = Accessory use
Blank = Use not permitted

(a) SUBJECT TO CERTIFICATE OF ZONING COMPLIANCE REQUIREMENTS ENUMERATED IN 1121.02(b)(96.3)

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

March 7, 2019

Business Name
Address
Delaware, OH 43015

Dear Business Owner;

Please be advised that a public hearing will be held regarding the attached legislation regarding massage operations. You may either choose to attend the meeting or you may email your comments to Elaine McCloskey, Clerk of Council prior to the public hearing in order to have your comments read into the record.

PUBLIC HEARING NOTICE

WHEN: Monday March 25, 2019 at 7:30p.m.

WHERE: City of Delaware City Hall, 1 South Sandusky Street, Delaware, Ohio
Second Floor Council Chambers

EMAIL: Elaine McCloskey, Clerk of Council
emccloskey@delawareohio.net

PHONE: 740-203-1010

SAMPLE

Massage Therapy Innovation, LLC
Cheri A. Clem, Licensed Massage Therapist
Address: 58 N Franklin St, Delaware, OH 43015
Phone: (740) 272-0602

The Hair Studio & Day Spa
Address: 33 N Sandusky St, Delaware, OH 43015
Hours:
Phone: (740) 369-8214

Rejuvenate with Rebecca
Address: 187 S Sandusky St, Delaware, OH 43015
Phone: (740) 369-4192

Good Habbot Massage Therapy
Address: 554 W Central Ave Suite 3, Delaware, OH 43015
Phone: (614) 327-1640

Massage Professionals
Address: Delaware, OH 43015
Phone: (740) 417-4600

Julie Cimino Lmt
Address: 681 Kingsbury Rd, Delaware, OH 43015
Phone: (740) 417-8008

Comprehensive Chiropractic Care Center
Address: 575 Sunbury Rd, Delaware, OH 43015
Phone: (740) 369-4349

Delaware Chiropractic
Address: 104 W William St, Delaware, OH 43015
Phone: (740) 362-8800

BackCare Family Chiropractic, LLC- Stephen Wallace, DC
Address: 351 W Central Ave, Delaware, OH 43015
Phone: (740) 369-4806

Green Door Salon

Address: 4 N Sandusky St, Delaware, OH 43015
Phone: (740) 417-4004

Leaf Chiropractic & Wellness Center
Address: 1012 State Rte 521, Delaware, OH 43015
Phone: (740) 363-9705

Spa Retreat
1836 columbus pike
Delaware, OH 43015
(740) 362-7050

Massage Therapy Innovation LLC
302 Troy Road
Delaware, OH 43015

Zen Relax Massage
593 Sunbury Road
Delaware, OH 43015

Uniquely Defined
113 Blakemore Drive
Delaware, OH 43015
(614) 419-5785

Spa Retreat
56 North Franklin Street
Delaware, OH 43015
(740) 362-7050

NIDA SPA
Address: 2211 U.S. Hwy 23 N, Delaware, OH 43015
Phone: (740) 990-4060

Dragon Massage Studio
35 N Sandusky St, Suite 200 (0.10 mi)
Delaware, Ohio 43015

(740) 802-3083

Therapeutic Massage by Sami
554 W. Central Ave #3 (1.24 mi)
Delaware, Ohio 43015
(614) 598-9898

Elaine McCloskey

From: Chuanyan Zhang <kellyzhang834@gmail.com>
Sent: Sunday, March 24, 2019 10:04 AM
To: Elaine McCloskey
Cc: amato56t@aol.com
Subject: [BULK] Public Hearing Notice for Ordinance No. 19-07

Importance: Low

*****ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.*****

Dear Clerk of Council:

Please have the following into the record of the City Council meeting for March 25, 2019:

Dear Members of City Council:

I received your letter dated March 7, 2019. Thank you for the opportunity to have my comments read into the record.

I am an immigrant from China who, for many years, dreamed of owning my own business in the United States of America. After much effort and sacrifice, I am very fortunate to have fulfilled this dream. I now own a business in the wonderful community of Delaware, Ohio.

I realize that the Delaware City Council must act to protect the health, safety, and welfare of the community. I respectfully submit to you that my business poses no threat to these interests.

I say this in light of the proposed ordinance being considered today, which appears to address the illegal actions of others that have been publicized in recent months. Please do not stereotype me due to the actions of others or on the basis of false information that has been spread about my business. I have no connection to business owners who broke the law either here or in other states. I fully agree that the unlawful actions of those individuals and businesses need to cease. I am not that type of business person. I am not the stereotype that some would have you believe.

It is my understanding that the proposed legislation is preventative in nature, applying to future businesses without affecting currently-established businesses possessing valid certificates of occupancies. I hope this is your intention.

Again, I thank you for the opportunity to express my thoughts and concerns to you this evening.

Sincerely,

Chuanyan Zhang

Business Owner

Honorable Carolyn K. Riggle
1 South Sandusky St.
Delaware, Ohio 43015

9 May 2019

Dear Mayor,

In recent days, I have been informed that the City of Delaware has been discussing placing an ordinance on “Massage” parlors to eradicate the potential for illegal activities to include prostitution and human trafficking. However, it must be discussed that by incorporating the word “massage” and “licensed” it is affecting a group of wellness providers that currently hold certifications and are providing a valuable service to their clients.

You see there are many in the state and a smaller group in Delaware County who have educated themselves through legal means to include going through certification processes, spent countless hours and money on continued education, developed businesses, and travelled to faraway lands to bring back a holistic approach to provide health-related services that improves one’s mind, body, and spirit but currently are only certified***.

The service most affected is Thai Yoga Massage. This type of massage is nowhere near the typical massage. In fact, the client keeps all of their clothes on and is placed in a position of comfort while the practitioner manipulates the client’s body to provide relief from tired / sore muscles. This service can be done in a group setting or done outdoors in a public park. To understand more about this service, please review the following link:https://lotuspalm.com. This education provider is located in Canada but has taught many practitioners from Ohio to include those that have become instructors to develop new practitioners locally.

Furthermore, we have contacted Ohio Senator Andrew Brenner’s office to discuss this very same issue. *Senate Bill 105 Change Massage Therapy Licensing Law* has been introduced to eradicate massage parlors in the state of Ohio as well. As we agree that something needs to be done, it needs to eradicate the illegal activity but both the Western and Eastern forms of Medicine are essential and need to continue to be provided.

In my summation to Ohio Senator Brenner and now you, I see three sides to this issue.

1. The first and foremost; the problem being young females are being forced into a situation where they are being manipulated to provide sexual services under the disguise of a professional service that many people gain therapeutic effects from. This is absolutely wrong and I would support any and all ways to stop this from occurring. The state, counties, and local officials need to have legislation available to hinder this type of business from developing in the first place.

2. The underlying tone of politics should not be introduced into the decision of this situation. Licensed massage therapist (LMT) or other Western medically trained professions should not be using this as a fulcrum to take away one’s ability to provide therapeutic relief because they do not believe in Eastern Medicine viewpoints. Furthermore, some of these licensed massage therapists have become certified in Thai Yoga Massage and because they have a license, they will continue to provide the same service.

3. As stated earlier, there is a group of practitioners (Personal Trainers, Yoga Instructors, etc.) who have desired to provide more types of services that can enhance their client’s well-being

and is Eastern-based in Philosophy. The client should have the ability to choose what form is best for them.

Recommendation(s) that was provided to Ohio Senator Brenner to consider.

1. Include the word licensed and/or certified to get this bill passed.

2. Define Therapeutic Massage to eliminate the non-licensed / non-certified individual being able to complete these services.

Additionally, I would ask that you work with our state representation to cohesively develop a law that allows for the entire state to follow the same established rules. These practitioners work inside numerous counties and cities. Having different rules established for each of them would be difficult at best to follow.

Thank you for your consideration in this matter and I hope additional consideration will occur so that services are not lost.

Respectfully submitted,

William Piwtorak

William Piwtorak

NOTE about the author

I have been a first responder in Ohio for past 24 years and know full well what the human trafficking crisis is all about. I am also married to a certified practitioner who has been providing personal training, yoga instruction, and Thai Yoga Massage for many years. I see both sides of the problem and hope that you can review this letter, the link provided, SB 105 and incorporate avenues that will allow her and many others like her to continue her legal services.

If you would like to discuss further over the phone please call me 740-272-2693. If you would like the opportunity to have your questions answered by a practitioner or experience a Thai Yoga Massage please call my wife – Constance Piwtorak 614-348-8997. Either of us would gladly discuss further.

*** The main reason why there is only a certification level of education available is because Eastern Medicine techniques are not well established in collegiate programs in the United States so licensing is not an option currently.

MASSAGE THERAPISTS
LICENSING REQUIREMENTS

At least **18** years old

High school **graduate or equivalent**

Diploma from a school with a board-approved curriculum or an active out-of-state license for the last five years

Pass MBLEx (Massage and Bodywork Licensing Examination)

Complete application and **pay** $150 fee (biennial renewal $100)

Undergo FBI & BCI criminal records check

med.ohio.gov/apply/Massage-Therapist-MT
30 East Broad Street, 3rd Floor
Columbus, OH 43215
614-466-3934

As of 10/29/18

See Ohio Revised Code 4731.19 and Ohio Administrative Code 4731-1

State Medical Board of Ohio

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 10

DATE: 05/13/2019

ORDINANCE NO:

RESOLUTION NO: 18-29

READING: FIFTH
(Will need to remove from table)

PUBLIC HEARING: YES
June 25, 2018 @ 7:30 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

BACKGROUND:
05/13/19 UPDATE: This resolution was tabled to allow the Township to collect the necessary signatures from property and business owners. The Township and City must obtain petitions from a majority of petitions from the property owners and business owners to be located within the JEDD. Given the educational groundwork that had been laid, the township anticipated that it would receive the signed petitions from all property owners and business owners.

This ended up taking quite some time, as shortly after the Township began attempting to collect these petitions, the Planet Oasis/Blue Horseshoe Ventures deal unraveled. Several of the properties within the proposed JEDD are also located within the proposed Planet Oasis development, and several property owners indicated that they would not sign the JEDD petition until they received a release/permission from Blue Horseshoe Ventures to do so. The Township worked with the property owners and Blue Horseshoe Ventures, and Blue Horseshoe Ventures provided the property owners with the desired release.

By late March, the Township had received all but one signed petition from a property owner (and the corresponding business owner operating on that property). The property is owned by a husband and wife, and the township's attorney reached out to their attorney to get an update. The attorney indicated that after receiving the release, his clients were willing to sign the petition, however, the wife passed away shortly before their call. As such, at that time, the attorney was not sure who would be authorized to execute the petition. The attorney obviously had no way of knowing how long it would take to get the ownership and estate sorted out, but again indicated that his clients would be willing to sign the petition, just as soon as they knew who should sign. As a result, the Township felt comfortable proceeding without this one signature to the petition and passed their resolution. Staff recommends proceeding with ours as well to get the JEDD in place.

The signed petition is included in the packet.

07/05/2018 UPDATE: At the last Council meeting, Council amended the Tax Collection schedule to match the rest of the JEDD paperwork. The new Tax Collection schedule has been incorporated into the materials. At this time, it is our understanding that the Township is collecting signatures from participating properties and as a result, a Council vote is not needed at this meeting.

At the public hearing, Council also received a recommendation to insert new language under Section 4.3(a)(i) of the JEDD Contract - In the event that the services rendered by the City exceed 4% of Gross Revenues, the parties would renegotiate the payments outlined in Section 4.3(a)(i) and come to a mutually satisfactory agreement regarding the same.

06/21/2018 UPDATE: At the last Council meeting, the city attorney referenced an amendment needed to make all of the paperwork for the JEDD match. Specifically, due to a change in the law, residential units are now allowed in JEDDs. While most of the paperwork references this, the tax collection schedule did not. Therefore, it is recommended that Council make a motion at the hearing to revise the tax schedule to reference the ability to include residential property in the JEDD (Berkshire Township has confirmed that it does want to include residential properties in the JEDD). The proposed motion is in the packet and staff recommends passage of the motion during the public hearing.

Staff believes that it will likely be more time intensive and expensive to collect on residential properties than it is to work with a limited number of employers. Since it is unknown what impact this will have on the city's administration of the JEDD tax, staff recommends including language in the JEDD agreement allowing it to reopen discussions regarding the administrative

fee if it turns out the administering the residential portion of the JEDD exceeds the administrative fee.

06/11/2018: In 2015, the City of Delaware and Berkshire Township entered into a Joint Economic Development District in which people who work in the JEDD will pay the city's 1.85% income tax, with the proceeds to be split between the two parties. The City and Township wish to enter into an agreement to create a second JEDD. This JEDD will have an 80/20% split which is in line with other JEDD agreements. The City will continue to provide tax collection services for an administrative fee of up to 4%.

REASON WHY LEGISLATION IS NEEDED:
At the August 14, 2017 City Council Meeting, Council indicated their willingness to participate in the second JEDD under the terms included in the agreement 80/20% split, 4% admin fee, 1% to JEDD Board). The resolution is required because it is an intergovernmental agreement.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
20% of the JEDD income tax collected

POLICY CHANGES:
N/A

PRESENTER(S):
Darren Shulman, City Attorney

RECOMMENDATION:
Approval

ATTACHMENT(S)
Draft Agreement
Map
Petition

RESOLUTION NO. 18-29

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

WHEREAS, the City of Delaware (the "City") and Berkshire Township (the "Township") previously entered into a Joint Economic Development District (JEDD); and

WHEREAS, based on the success of that JEDD the City and Township wish to enter into an agreement to establish a new Joint Economic Development District in Berkshire Township; and

WHEREAS, employees who work in the JEDD will pay the city's 1.85 percent income tax; and

WHEREAS, the parties agree that development in the JEDD will impact the city's infrastructure, specifically in the area of The Point and along 36/37; and

WHEREAS, under the terms of this agreement the City will receive 20 percent of the net revenue generated within the JEDD; and

WHEREAS, the City anticipates using its share of the proceeds to help fund necessary improvements at The Point and along 36/37; and

WHEREAS, the City will administer the tax collection for the JEDD for an administrative fee of up to 4 percent of the gross revenue of the JEDD.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. The City Manager is hereby authorized to enter into a Joint Economic Development District (JEDD) contract with Berkshire Township memorializing the mutual understanding of the parties regarding the contract.

SECTION 2. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

JEDD TAX COLLECTION SCHEDULE

The Berkshire Joint Economic Development District No. 2 (the "JEDD") to be created pursuant to a Joint Economic Development District Contract (the "JEDD Contract") by and between the City of Delaware, Ohio (the "City") and Berkshire Township (Delaware County), Ohio (the "Township") authorizes and anticipates the levy by the board of directors of the JEDD (the "Board") of a tax on the income of persons working or residing in the JEDD and the net profits of businesses located in the JEDD at the same rate currently levied by the City (1.85%) for distribution to the Board, the City and the Township. Pursuant to Article III of the JEDD Contract and upon timely notice, either the City or the Township may terminate the JEDD Contract if the Board has not adopted a resolution to levy the JEDD Income Tax within one year after the Effective Date of the JEDD Contract.

MOTION BY THE DELAWARE CITY COUNCIL TO REVISE THE "JEDD TAX COLLECTION SCHEDULE" AND TO APPROVE AND ADOPT AN AMENDED "JEDD TAX COLLECTION SCHEDULE."

Motion by **SHAFER,** seconded by **BROWNING** to revise the "JEDD Tax Collection Schedule" to be in conformity with the JEDD Contract and the Economic Development Plan and to approve and adopt the amended "JEDD Tax Collection Schedule" now on file with the City Clerk.

Vote: **7** ayes **0** nayes

Dated: June 25, 2018

E. Resolution No. 18-39, a resolution authorizing the City Manager to sign a Memorandum of Understanding between the Ohio Department of Public Safety and the City of Delaware for the acquisition of a Trimble S5 Total Station.

F. Establish July 9, 2018 at 7:20 p.m. as a date and time for public comment and a second reading of Resolution No. 18-40, a resolution authorizing the restriction of on street parking on the north side of West Fountain Avenue between Forest Avenue and Euclid Avenue between the hours of 7:30 am and 3:45 pm on school days.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

A. Enclosed Letter from Deborah Guebert regarding Carbon Fee & Dividend

ITEM 7: COMMITTEE REPORTS

ITEM 8: PRESENTATIONS

A. Request for Terra Alta New Community Authority (NCA) - David Fisher, Principal, Kephart Fisher, LLC and et al.

PRESENTORS:
David Fisher
Kephart and Fisher
270 N 4th Street
Columbus, Ohio

Jim Ohlin
Romanelli & Hughes
148 West Schrock Road
Westerville, Ohio

ITEM 9: RESOLUTION NO. 18-29 [Public Hearing and Third Reading]
A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) CONTRACT WITH BERKSHIRE TOWNSHIP.

The Clerk read the resolution for the third time.

PRESENTOR:
Bill Holtry
Berkshire Township Trustee
8205 Dustin Road
Galena, Ohio

Mr. Shulman discussed the changes to all residential areas in a JEDD district. Council held a discussion of there is an option to not tax residential areas that reside in the JEDD. Mr. Holtry discussed the need for Council to vote on the amendment which will allow for the township to prepare the petition that would go to the property owners which would indicate that they are proposed to be part of the JEDD District. This would allow the property owners the option to object.

There was no public comment.

Motion: Vice- Mayor Shafer motioned to revise the JEDD Tax Collection Schedule to be in conformity with the JEDD Contract and the Economic Development Plan and approve to adopt the amended JEDD Tax Collection Schedule now on file with the City Clerk, seconded by Mr. Browning. Motion approved by a 7-0 vote.

ITEM 10: ORDINANCE NO. 18-47 [Public Hearing and Second Reading]
AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT REQUEST BY DELAWARE BIBLE CHURCH FOR A TEMPORARY TRAILER (MODULAR CLASSROOM) ON APPROXIMATELY 7.53 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED AT 45 BELLE AVENUE.

The Clerk read the ordinance for the second time.

APPLICANT:
Pastor Scott Tiede
45 Belle Avenue
Delaware, Ohio

There was no public comment.

Motion: Mrs. Keller motioned to suspend the rules for Ordinance No. 18-47, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller motioned to adopt Ordinance No. 18-47, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

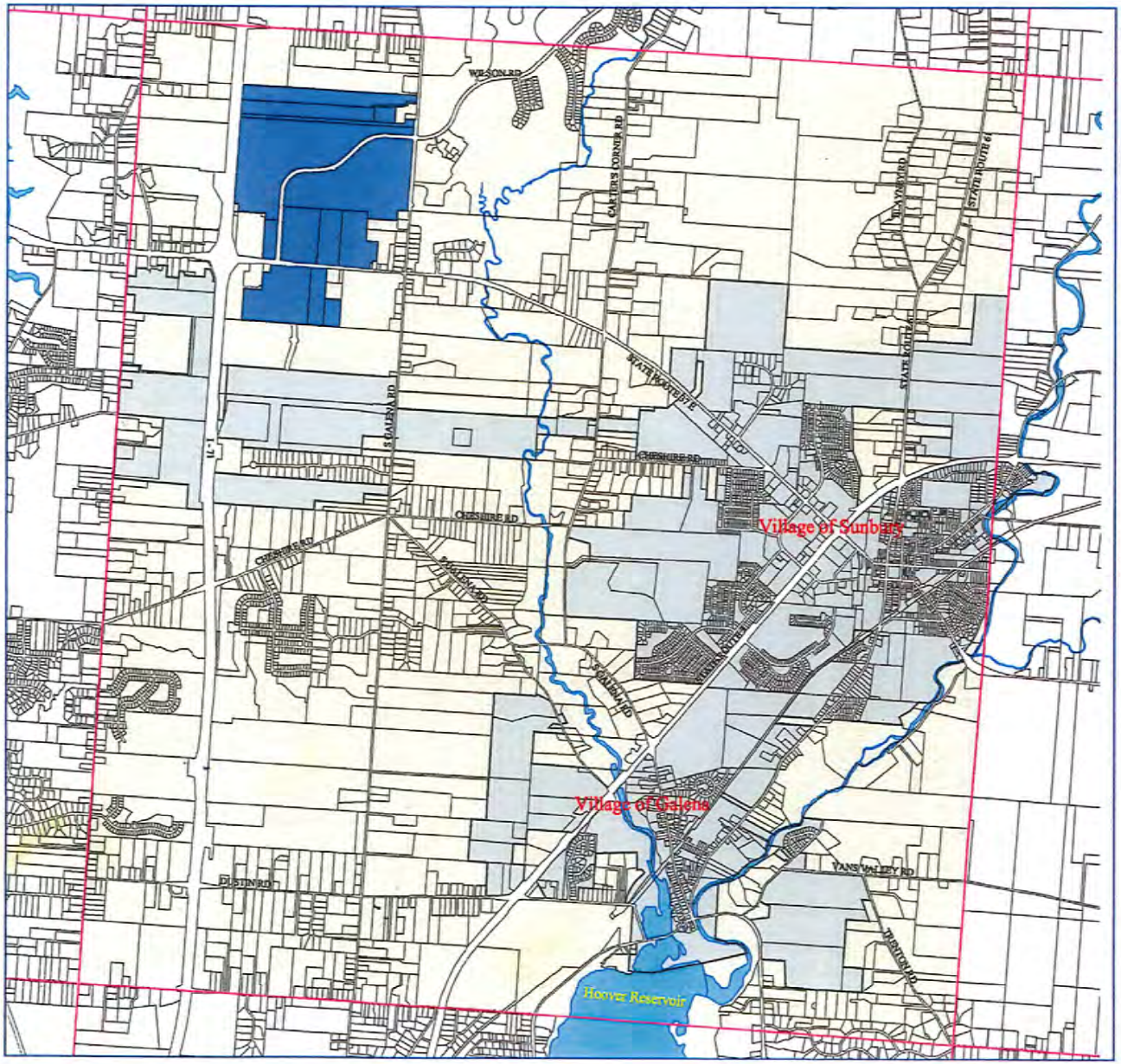
ITEM 11: ORDINANCE NO. 18-48 [Public Hearing and Second Reading]
AN ORDINANCE APPROVING A REZONING AMENDMENT REQUEST BY PLANNED COMMUNITIES INC. FOR PROPERTY OWNED BY FRANCIS AND MARY LOU WILGUS ON APPROXIMATELY 89.618 ACRES (PARCELS 419-220-02-005-000 AND 419-220-02-007-000) FROM A-1 (AGRICULTURAL DISTRICT) TO M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT) AT 2781 AIRPORT ROAD LOCATED AT THE WESTERN TERMINUS OF SAWMILL PARKWAY, EAST OF SECTION LINE ROAD, SOUTH OF AIRPORT ROAD AND NORTH OF THE FUTURE EXTENDED SAWMILL PARKWAY.

The Clerk read the ordinance for the second time.

APPLICANT:
Jack Brickner
110 North Wood Blvd.
Columbus, Ohio

There was no public comment.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 18-48, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.



Berkshire Joint Economic Development District No. 2

Berkshire Township
Delaware County, Ohio

Exhibit A
JEDD Map

JEDD

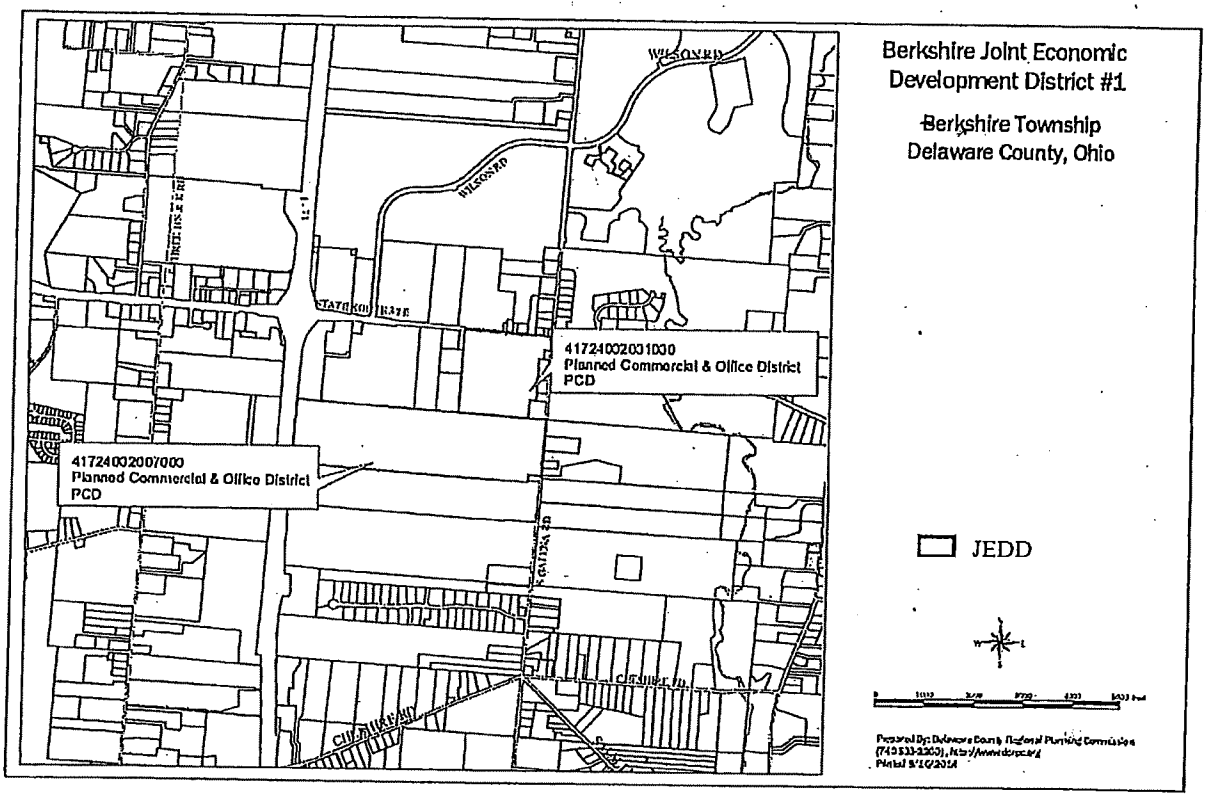
N
W E
S

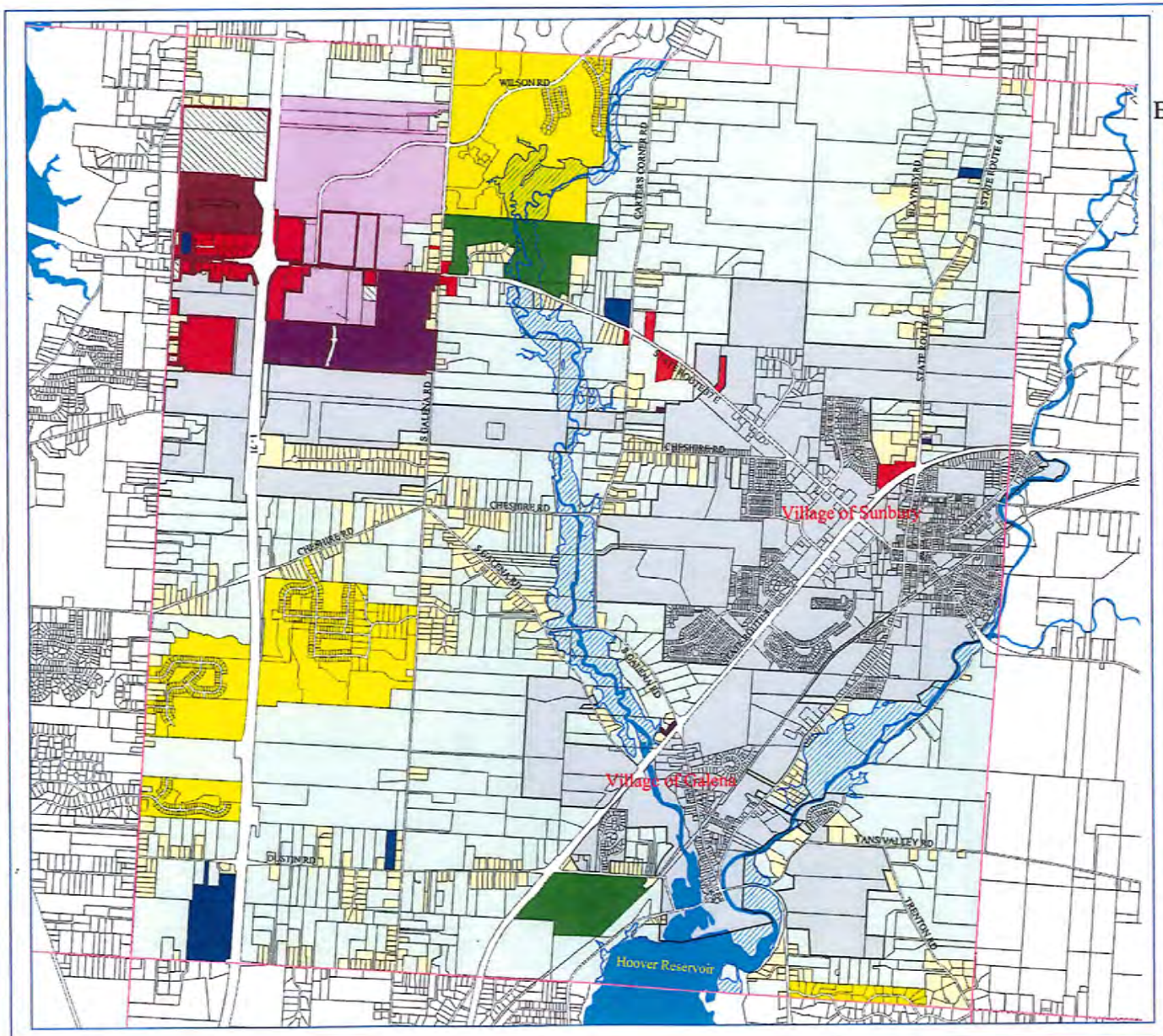
0 1000 2000 3000 4000 5000 6000 7000 8000 Feet

Prepared By: Delaware County Regional Planning Commission (740-833-2260) www.dcrpc.org
Parcel Information Provided by The Delaware County Auditor's Office.
Further Information is available by contacting the Auditor's GIS Office (740-833-2070)
Zoning Information provided by Berkshire Township (740-965-9397)
Printed 4/2/2018

EXHIBIT A
BERKSHIRE-DELAWARE JOINT ECONOMIC DEVELOPMENT DISTRICT

The JEDD consists of Parcel Nos. 41724002007000 and 41724001000as numbered in the real property records of Delaware County, Ohio, and as depicted on the map below.





ZONING DISTRICT MAP

with JEDD Properties
Berkshire Township, Delaware County, Ohio

August 8, 2017
Berkshire Township / Delaware City JEDD

JEDD 1 — **Split 60/40**

Parcel Number	Acres
41724002001000	60.00
41724002007000	93.94
41724002007002	61.33
Total Acres	**215.27**

JEDD 2 — **Split 80/20**

Parcel Number	Acres
41721002012000	47.81
41721002013000	39.59
41721002014001	6.00
41722001012004	12.15
41722001012001	150.72
41722001012002	127.78
41722001012003	10.04
41722001017000	38.90
41722001018000	23.00
41721002038000	32.91
41723001005000	59.63
41723001004000	17.55
41723001003000	8.04
Total Acres	**574.12**

Joint Economic Development District
JEDD 1
JEDD 2

0 1000 2000 3000 4000 5000 Feet
Scale: 1" = 3000'

Prepared By: Delaware County Regional Planning Commission (740-833-2260)
www.dcrpc.org
Parcel Information Provided by The Delaware County Auditor's Office
Further Information is available by contacting the Auditor's GIS Office (740-833-2070)
Zoning Information provided by Berkshire Township (740-965-9397)
Printed 8/9/2017

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

BY AND BETWEEN

CITY OF DELAWARE, OHIO

AND

BERKSHIRE TOWNSHIP (DELAWARE COUNTY), OHIO

Dated as of

June 1, 2018

TABLE OF CONTENTS

Item	Page
ARTICLE I DEFINITIONS	2
Section 1.1 Definitions	2
Section 1.2 Interpretations	3
Section 1.3 Captions and Headings	3
ARTICLE II JOINT ECONOMIC DEVELOPMENT DISTRICT	4
Section 2.1 Creation and Territory	4
Section 2.2 Purpose	4
Section 2.3 Contributions	4
Section 2.4 Economic Development Plan	5
ARTICLE III TERM	6
Section 3.1 Term	6
Section 3.2 Prior Termination	6
Section 3.3 Actions upon Termination	6
ARTICLE IV THE BOARD	7
Section 4.1 Creation, Membership and Appointment of the Board	7
Section 4.2 Board Officers and Procedures	8
Section 4.3 Powers and Duties of the Board	8
ARTICLE V JEDD INCOME TAX	11
Section 5.1 Authorization to Levy JEDD Income Tax	11
Section 5.2 Allocation of Proceeds of the JEDD Income Tax	11
ARTICLE VI MISCELLANEOUS	12
Section 6.1 Fiscal Year	12
Section 6.2 Reports and Records	12
Section 6.3 Amendments	12
Section 6.4 Support of Contract; Execution of Other Documents	12
Section 6.5 Binding Effect	13
Section 6.6 Counterparts	13
Section 6.7 Severability	13
Section 6.8 Governing Law and Choice of Forum	13
Section 6.9 Notices and Payments	13
Section 6.10 Entire Agreement	14
SIGNATURE PAGE	15
FISCAL OFFICERS' CERTIFICATIONS	16
EXHIBIT A - BERKSHIRE-DELAWARE JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2	A
EXHIBIT B - ECONOMIC DEVELOPMENT PLAN	B

JOINT ECONOMIC DEVELOPMENT DISTRICT CONTRACT

This Joint Economic Development District Contract (this "Contract") dated as of June 1, 2018 is entered into by and between the City of Delaware, Ohio (the "City"), a municipal corporation and political subdivision organized and existing pursuant to the Constitution and laws of the State of Ohio (the "State") and its Charter, and Berkshire Township (Delaware County), Ohio (the "Township"), a township and political subdivision organized and existing under the laws of the State. (Capitalized terms and words used, but not otherwise defined, in this Contract have the meanings assigned to them in Article I.)

WITNESSETH:

WHEREAS, the JEDD Statutes authorize a municipal corporation and a township to enter into a contract to provide for the creation of a joint economic development district; and

WHEREAS, the City and the Township desire to create a joint economic development district for the purpose of facilitating economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State and in the areas of the City and the Township; and

WHEREAS, pursuant to the JEDD Statutes, the Constitution and laws of the State, the Charter and ordinances of the City and resolutions of the Township, the City and the Township desire to enter into this Contract to set forth their agreements with respect to the JEDD, including, but not limited to, their contributions to the JEDD, the creation of the Board, the powers and duties of the Board and the distribution of proceeds of the JEDD Income Tax;

NOW, THEREFORE, in consideration of the foregoing recitals and the agreements, representations and covenants set forth in this Contract, the City and the Township agree as follows:

(Remainder of Page Intentionally Left Blank)

ARTICLE I
DEFINITIONS

Section 1.1 **Definitions.** In addition to "Contract", "City", "State" and "Township" defined above, the following capitalized words and terms shall have the following meanings:

"Board" shall mean the Board of Directors of the JEDD established in accordance with the JEDD Statutes and this Contract.

"County" means the County of Delaware, Ohio.

"Effective Date" means the date immediately succeeding the occurrence of all of the following: (i) the City's and Township's execution of this Contract, (ii) the thirty-second day after the adoption of the Township's resolution authorizing this Contract, and (iii) the expiration of any statutory period permitting a referendum of the Township's resolution or the City's ordinance authorizing this Contract.

"Gross Revenues" means the proceeds of the JEDD Income Tax, less refunds.

"Net Revenues" means Gross Revenues less (a) to the extent the funds available to the Board are insufficient for such purposes, any amount required to pay costs of any audits of the JEDD mandated by the State or any liability imposed on the JEDD or the Board by a court of competent jurisdiction, (b) amounts due to the City pursuant to the JEDD Income Tax Agreement, (c) 1% of the Gross Revenues allocated to the Board pursuant to Section 5.2 and (d) any amount paid or reimbursed pursuant to Section 6.4.

"JEDD" means the Berkshire Joint Economic Development District No. 2 created pursuant to the JEDD Statutes and this Contract and includes the real property described and depicted in Exhibit A to this Contract.

"JEDD Income" means (i) the income earned by persons working or residing in the JEDD and (ii) the net profits of businesses located in the JEDD.

"JEDD Income Tax" means the tax on JEDD Income levied by the Board in accordance with the provisions of this Contract.

"JEDD Income Tax Agreement" means that agreement to be entered into by and between the Board and the City providing for the City to (i) administer, collect and distribute the JEDD Income Tax in accordance with the Contract and (ii) act as the fiscal agent of the JEDD and the Board.

"JEDD Statutes" means Ohio Revised Code Section 715.72.

Section 1.2 **Interpretations.** Any reference herein to the County, the City, the Township or the Board or to any officer or employee of the County, the City, the Township or the Board, includes the entities, officers or employees succeeding to their respective functions, duties or responsibilities pursuant to or by operation of law, or the entities, officers or employees lawfully performing their respective functions, duties or responsibilities.

Any reference herein to a section or provision of the Constitution of the State, the Ohio Revised Code, the Charter of the City or legislation of the County, the City or the Township or any statute of the United States of America, includes that section or provision as amended, modified, revised, supplemented or superseded from time to time; provided, however, that no amendment, modification, revision, supplement or superseding section or provision shall be applicable to this Contract solely by reason of this Section 1.2 if such amendment, modification, revision, supplement or superseding section or provision constitutes an impairment of the rights or obligations of the City, the Township or the Board under this Contract.

Unless the context clearly indicates otherwise, words importing the singular number include the plural number and vice versa. The terms “hereof”, “hereby”, “herein”, “hereto”, “hereunder” and similar terms refer to this Contract. The term “hereafter” means after, and the term “heretofore” means before, the date of this Contract. Words of any gender include the correlative word of the other genders unless the context clearly indicates otherwise.

Unless the context clearly indicates otherwise, any reference to a “Section” is a reference to a section of this Contract.

Section 1.3 **Captions and Headings.** The captions and headings in this Contract are solely for convenience of reference and do not define, limit or describe the scope or intent of any Articles, Sections, subsections, paragraphs, subparagraphs or clauses herein.

(End of Article I)

ARTICLE II
JOINT ECONOMIC DEVELOPMENT DISTRICT

Section 2.1 Creation and Territory. The City and the Township hereby create the "Berkshire Joint Economic Development District No. 2" consisting of real property described and depicted in Exhibit A to this Contract. The provisions set forth in Ohio Revised Code Section 715.72 (R) shall apply to the unincorporated territory of the Township located in the JEDD.

Section 2.2 Purpose. The City and the Township are creating the JEDD for the purpose of facilitating economic development to create or preserve jobs and employment opportunities and to improve the economic welfare of the people in the State and in the areas of the City and the Township.

Section 2.3 Contributions.

(a) The Township:

(i) shall furnish or cause to be furnished to the JEDD all usual and customary governmental services furnished by the Township to similarly situated properties located in the unincorporated area of the Township outside of the JEDD, including, but not limited to maintenance of township roads, snow removal and general administration; and

(ii) shall provide accommodations, if requested, for meetings of the Board, maintenance of the records of the JEDD and, if reasonably available, as determined by the Township, any necessary clerical staffing for the Board. The Township may also cause certain improvements to property located within the JEDD to be declared a public purpose, the increased value of such property to be exempt from real property taxes for a period of time, the owner(s) of such property to be required to pay service payments in lieu of taxes, and the receipts of such service payments to be used to pay costs of public infrastructure benefitting such property and the JEDD, all in accordance with the Ohio Revised Code; and

(iii) may furnish to the JEDD such services allowed by law as the Township and the Board deem appropriate and agree.

(b) The City:

(i) shall cooperate with and assist the Board in activities that promote, complement and benefit economic development in the JEDD; provided, however, the City is not expected or required to undertake any such activity to the detriment of economic development in the City; and

(ii) shall cooperate with and assist the Township on issues affecting the JEDD, such as planning, zoning and building standards and review; and

(iii) shall provide the services set forth in the Income Tax Agreement; and

(iv) may furnish such services allowed by law as the City and the Board agree upon.

Section 2.4 **Economic Development Plan.** The Economic Development Plan for the District shall consist of that Economic Development Plan attached hereto and incorporated herein as Exhibit B to this Contract.

(End of Article II)

ARTICLE III
TERM

Section 3.1 **Term.** The term of this Contract shall commence on the Effective Date and shall terminate on December 31, 2119.

Section 3.2 **Prior Termination.** This Contract may be terminated prior to December 31, 2119 by the City or the Township by notice to the other not earlier than 365 days and not later than 180 days prior to the termination date:

(a) if the Board has not adopted a resolution to levy the JEDD Income Tax within one year after the Effective Date; or

(b) if a final order of a court of competent jurisdiction invalidates the levy of the JEDD Income Tax and no appeal of such order has been filed or the period for such appeal has lapsed.

The termination of this Contract pursuant to (a) or (b) above shall be effective on the date stated in the notice of termination.

Section 3.3 **Actions upon Termination.** Upon termination of this Contract:

(a) the Board shall remain in office for six months to provide for an orderly termination of the JEDD; and

(b) the levy of the JEDD Income Tax shall cease, but the JEDD Income Tax levied prior to the termination shall be collected and distributed in accordance with Article V of this Contract; and

(c) 20% of any remaining assets of the JEDD shall be distributed to the City and 80% of such remaining assets shall be distributed to the Township; provided, however, if any such assets cannot be liquidated, the City and the Township must agree on the value of such assets for their distribution; and

(d) the records of the JEDD shall be given into the custody of the Township and shall be available for inspection or audit by the City or the Township.

(End of Article III)

ARTICLE IV
THE BOARD

Section 4.1 Creation, Membership and Appointment of the Board.

(a) Pursuant to the JEDD Statutes, the City and the Township hereby establish the Board to govern the JEDD.

(b) If on the Effective Date there are businesses located and persons working within the JEDD, the Board shall consist of: (i) one member representing the City, (ii) one member representing the Township, (iii) one member representing the owners of businesses located within the JEDD, (iv) one member representing the persons working within the JEDD, and (v) one member selected by the above members.

(c) If on the Effective Date there are no businesses located or persons working within the JEDD, the Board shall consist of: (i) one member representing the City, (ii) one member representing the Township, (iii) one member selected by the above members; provided, however, that if after the Effective Date a business locates or persons commence working within the JEDD, the Board shall be expanded to also include: (iv) a member representing the owners of businesses located within the JEDD, and (v) a member representing the persons working within the JEDD, and provided further that upon the termination of the member selected by the initial two members of the Board, thereafter that member shall be selected by the four members described in (i), (ii), (iv) and (v) of this paragraph.

(d) The City shall appoint the members representing the City and the owners of businesses located within the JEDD, and the Township shall appoint the members representing the Township and the persons working within the JEDD. The City and the Township will make their initial appointment of members of the Board within 60 days after the Effective Date, and the terms of those members shall commence on the first day of the first month commencing 57 days after the Effective Date. The Board shall first meet within the first month that commences 57 days after the Effective Date and shall select the remaining member of the Board – the member described in (v) of paragraph (b) above or in (iii) of paragraph (c) above – within that month for a term commencing the first day of the immediately succeeding month. The initial terms of the members described in (i), (ii), (iii), (iv) and (v) of paragraph (b) above shall be one year, two years, three years, four years and four years, respectively. The initial terms of the members described in (i), (ii) and (iii) of paragraph (c) above shall be one year, two years and three years, respectively.

(e) The initial appointment of the members described in (iv) and (v) of paragraph (c) above shall be for a four year term commencing on the first day of the same month as the terms of the members described in (i) and (ii) of paragraph (c) above commenced, and should commence the first such day after a business locates or a person commences working in the JEDD.

(f) After the initial terms of all members expire, the terms of all members shall be for four years; provided, however, each member shall continue to serve until the member's successor is appointed; and provided further that upon termination of this Contract, the terms of the members then serving shall terminate six months after the termination of this Contract.

(g) The term of any person to fill a vacancy on the Board because of the death, resignation or removal of a member shall terminate when the term of the member removed, resigned or died would have terminated.

(h) The City and the Township covenant to use their best efforts to timely appoint all members of the Board.

(i) The member described in (v) of paragraph (b) above or (iii) of paragraph (c) above shall serve as the Chairperson of the Board.

(j) The members of the Board shall not receive compensation for such membership or for their attendance at meetings of the Board, but may be reimbursed for expenses incurred in performing their duties.

(k) Any member may be reappointed to the Board, but no member shall serve more than two consecutive terms on the Board.

Section 4.2 Board Officers and Procedures. The Board shall enact bylaws or other procedures for the governance of the Board, including procedures for the election from its members of a Vice Chairperson and a Secretary-Treasurer; provided, however, the terms of such officers shall not be for a period longer than one year.

Section 4.3 Powers and Duties of the Board.

(a) In addition to the duty to enact bylaws or procedures set forth in Section 4.2, the Board shall:

(i) if it enacts the JEDD Income Tax as authorized by Section 5.1, enter into the JEDD Income Tax Agreement with the City; provided that payments to the City for services rendered pursuant to the Income Tax Agreement shall not exceed 4% of Gross Revenues for any calendar year during the term of the Income Tax Agreement; and

(ii) adopt an annual budget for the Board and the JEDD that estimates the revenues and expenses of the Board and the JEDD; and

(iii) establish an appropriations procedure to provide for payment of the expenses of the Board and the JEDD and the distribution of the JEDD Income Tax in accordance with Section 5.2.

(b) In addition to the authorization to levy the JEDD Income Tax set forth in Section 5.1, the Board is authorized to:

(i) take such actions necessary or convenient to carry out the powers granted in this Contract and/or the JEDD Statutes; and

(ii) purchase, receive, hold, lease or otherwise acquire, and sell, convey, transfer, lease, sublease or otherwise dispose of, real and personal property, together with such rights and privileges as may be incidental or appurtenant thereto and the use thereof; and

(iii) acquire, purchase, construct, reconstruct, enlarge, furnish, equip, maintain, repair, sell, exchange, lease or rent from others, or operate, facilities for the JEDD; and

(iv) make available the uses or services of any JEDD facilities to one or more persons or government agencies or any combination thereof; and

(v) apply to the proper authorities of the United States pursuant to appropriate laws for the right to establish, operate and maintain foreign trade zones within the JEDD; and

(vi) establish and maintain such funds or accounts as it deems necessary, either of its own or in conjunction with the City or the Township; and

(vii) promote, advertise and publicize the JEDD and its facilities, provide information relating to the JEDD and promote the interests and economic development of the JEDD, the City, the Township, the County and the State; and

(viii) make and enter into contracts and agreements and authorize one or more officers of the Board to sign instruments necessary or incidental to the performance of its duties and the execution of its powers pursuant to this Contract and the JEDD Statutes; and

(ix) employ managers or other employees and retain or contract with consulting engineers, financial consultants, accounting experts, architects, attorneys and such other consultants and independent contractors as are necessary in its judgment to carry out the purposes of this Contract, and fix the compensation thereof, which shall be payable from any available funds of the JEDD; and

(x) receive and accept from any federal or state agency, the Township, the City, the County or other persons grants for or in aid of the construction, maintenance or repair of any JEDD facility, for research and development with respect to JEDD facilities or for programs or other projects of the JEDD, and receive and accept aid or contributions from any source money, property, labor or

other items of value, to be used and applied for the purposes of such grants, aids or contributions and this Contract; and

(xi) purchase fire and extended coverage and liability insurance for any JEDD facility or office, insurance protecting the JEDD and its Board, officers and employees against liability arising from the operations or actions of the Board or the JEDD, and any other insurance the Board may determine to be reasonably necessary; and

(xii) provide guidance and directions on issues regarding tax abatements, economic development incentives, tax increment financing, zoning, traffic and infrastructure within the JEDD and make recommendations regarding the same to appropriate agencies.

(End of Article IV)

ARTICLE V
JEDD INCOME TAX

Section 5.1 **Authorization to Levy JEDD Income Tax.** The Board is hereby authorized to enact legislation to (a) levy the JEDD Income Tax at the rate currently and hereafter levied by the City on the income of individuals and the net profits of businesses, and (b) adopt regulations, rules or code for the administration, collection and enforcement of the JEDD Income Tax.

Section 5.2 **Allocation of Proceeds of the JEDD Income Tax.** The City shall, on behalf of the JEDD, and pursuant to the JEDD Income Tax Agreement, collect and administer the JEDD Income Tax.

(a) Gross Revenues shall be used to pay to: (i) the City the amount then due pursuant to the JEDD Income Tax Agreement, (ii) the Board an amount equal to 1% of the Gross Revenues, (iii) the Board, to the extent the funds then available to the Board are insufficient, an amount sufficient to pay costs of any audit of the JEDD mandated by the State or any amount needed to pay any liability imposed on the Board by a court of competent jurisdiction and (iv) the City and/or the Township an amount to reimburse the City and/or the Township for amounts expended pursuant to Section 6.4.

(b) Net Revenues shall be allocated and paid as follows: 20% to the City and 80% to the Township.

(c) Within 30 days of the last day of March, June, September and December of each year (or if any such date is not a business day, on the immediately succeeding business day), the City shall, on behalf of the JEDD (i) pay from the Gross Revenues to the City the amounts then due pursuant to (a) above, (ii) calculate and pay the amounts due from the Net Revenues for the prior three months to the Board, the City and the Township pursuant to (b) above, and (iii) provide an accounting of the receipts and uses of the proceeds of the JEDD Income Tax for the prior three months, including, but not limited to, a summary of the amounts of JEDD Income Tax on individuals withheld by each Business. In the event that any amount due from the Net Revenues to the Board, the City or the Township is a negative amount, then that negative amount shall be set off against the next amount to be paid.

(d) It is expressly understood and agreed that amounts received by the Board, the City and the Township may be used by each of the entities for any lawful purpose in each's sole discretion.

(End of Article V)

ARTICLE VI
MISCELLANEOUS

Section 6.1 **Fiscal Year.** The fiscal year of the JEDD shall commence on January 1 of each calendar year and shall terminate on December 31 of the same calendar year.

Section 6.2 **Reports and Records.** Within 30 days of the effective date of this Contract, the Board shall notify the Auditor of State of the State of Ohio of the creation of the JEDD and the Board.

Within three months after the end of each fiscal year of the JEDD, the Board shall compile and distribute to the City and the Township a report setting forth all revenues received by the JEDD during the preceding fiscal year and all disbursements made during that fiscal year.

Within three months prior to the commencement of each fiscal year of the JEDD, the Board shall prepare and distribute to the City and the Township a budget for that fiscal year, stating anticipated revenues and expenses of the JEDD.

All books, records, documentation, and financial information of the JEDD shall, upon request, be made available to the City and the Township and their agents for review and/or audit. The Board and the JEDD shall fully cooperate with the City or the Township in fulfilling such a request.

Section 6.3 **Amendments.** Except for any amendment of this Contract or the JEDD to increase the territory of the JEDD, this Contract may be amended by the City and the Township pursuant to a written amendment authorized by the respective legislative authorities of the City and the Township. Any real property located within the JEDD may be removed from the JEDD pursuant to a written amendment duly authorized by the City and the Township. Following a duly authorized amendment removing real property from the JEDD, such property shall be deleted from the territory of the JEDD and is then no longer subject to the terms of the Contract. Any amendment of this Contract or the JEDD to increase the territory of the JEDD shall be subject to the provisions of the JEDD Statutes for adding areas to the JEDD.

Section 6.4 **Support of Contract; Execution of Other Documents.** The City and the Township shall support this Contract and shall defend the same against any lawsuits brought against the JEDD, the Board, the City or the Township in conjunction with the JEDD. The expenses and fees of the Board, the City and the Township, including reasonable attorney fees, incurred in any lawsuit brought against the JEDD, the Board, the City or the Township shall be paid or reimbursed from Gross Revenues.

The engineering and surveying expenses and fees which were incurred by the Township in preparing both a description of the JEDD and a map denoting the boundaries of the JEDD shall be reimbursed from Gross Revenues prior to any distributions to the JEDD Parties. The Township shall also be reimbursed from Gross Revenues the legal fees and expenses incurred by the Township in preparing various documents needed to create the JEDD, provided that the legal fees and expenses reimbursed shall not exceed the sum of $10,000.00. If the Gross Revenues are

insufficient at any time to pay any such expenses and fees, the Township shall be reimbursed when such revenues are available for that reimbursement.

The City and the Township each agree to cooperate with the others in the implementation of this Contract and to execute or cause to be executed, in a timely fashion, all necessary documents in order to effectuate the purposes of this Contract.

Section 6.5 Binding Effect. All rights, benefits, and privileges under this Contract shall inure only to the City and the Township, and no third parties shall have any right to claim any rights, benefits, or privileges under this Contract. Each covenant, agreement or obligation of the City or the Township under this Contract is binding on each officer of the City or Township, respectively, who has the authority or duty from time to time under the laws of the State to take any action which may be necessary or advisable to observe or perform the covenant, agreement or obligation.

Section 6.6 Counterparts. This Contract may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Contract.

Section 6.7 Severability. The invalidity or unenforceability of any one or more provision of this Contract shall not affect the validity or enforceability of the remaining provisions of this Contract or any part thereof and the same shall remain in full force and effect.

Section 6.8 Governing Law and Choice of Forum. This Contract shall be governed by and construed in accordance with the laws of the State. All claims, counterclaims, disputes and other matters in question regarding this Contract or its breach will be decided in a court of competent jurisdiction within the State.

Section 6.9 Notices and Payments. All notices, demands, requests, consents or approvals given, required or permitted hereunder shall be in writing and shall be deemed sufficiently given if received or if hand delivered or sent by recognized overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to (i) (A) the City at City of Delaware, Ohio, 1 South Sandusky Street, Delaware, Ohio 43015, Attention: City Manager, (B) the Township at Berkshire Township, 1454 Rome Corners Road, Galena, Ohio 43021, Attention: Administrator, and (C) to the Board, at Chair, Board of Directors, Berkshire Joint Economic Development District No. 2 at the business address for the JEDD in the rules adopted by the Board, or (ii) such other address as the recipient shall have previously notified the sender in writing as provided in this Section 6.9.

All payments shall be made to (i) (A) the City at City of Delaware, Ohio, 1 South Sandusky Street, Delaware, Ohio 43015, Attention: Finance Director, (B) the Township at Berkshire Township, 1454 Rome Corners Road, Galena, Ohio 43021, Attention: Fiscal Officer, and (C) to the Board, at Chair, Board of Directors, Berkshire Joint Economic Development District No. 2 at the business address for the JEDD in the rules adopted by the Board, or (ii) such other address as the recipient shall have previously notified the sender in writing as provided in this Section 6.9.

Section 6.10 **Entire Agreement.** This Contract is the only and entire agreement between the City and the Township regarding the JEDD.

(End of Article VI)

IN TESTIMONY WHEREOF, the City and the Township have subscribed to this JEDD Contract by their duly authorized officers:

BERKSHIRE TOWNSHIP
(DELAWARE COUNTY), OHIO

Date: _____, 2018

By: _____
Township Administrator

CITY OF DELAWARE, OHIO

Date: _____, 2018

By: _____
City Manager

FISCAL OFFICERS' CERTIFICATIONS

The undersigned fiscal officer of Berkshire Township (Delaware County), Ohio hereby certifies that the moneys require to meet the obligations of the Township during the calendar year 2018 under the foregoing Joint Economic Development District Contract have been appropriated lawfully for that purpose, and are in the treasury of the Township or in the process of collection to the credit of an appropriate fund, free from encumbrances. This certification is made in compliance with Ohio Revised Code Sections 5705.41 and 5705.44.

_____
Fiscal Officer
Berkshire Township (Delaware County), Ohio

The undersigned fiscal officer of the City of Delaware, Ohio hereby certifies that the moneys require to meet the obligations of the City during the calendar year 2018 under the foregoing Joint Economic Development District Contract have been appropriated lawfully for that purpose, and are in the treasury of the City or in the process of collection to the credit of an appropriate fund, free from encumbrances. This certification is made in compliance with Ohio Revised Code Sections 5705.41and 5705.44.

_____
Finance Director
City of Delaware, Ohio

EXHIBIT A
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

DESCRIPTION OF THE JEDD

The JEDD consists of twelve (12) complete parcels and a portion of one parcel, all of which are located within Berkshire Township, Delaware County, Ohio. The map attached as Exhibit A shows the location of these properties. The complete parcels located within the JEDD consist of the following parcels as numbered and in the records of the County Auditor of Delaware County, Ohio:

	Parcel Number	Current Zoning
1.	41721002013000	Planned Commercial District
2.	41721002014001	Planned Commercial District
3.	41722001012004	Planned Commercial District
4.	41722001012001	Planned Commercial District
5.	41722001012002	Planned Commercial District
6.	41722001012003	Planned Commercial District
7.	41721002038000	Planned Commercial District
8.	41722001017000	Agriculture/Planned Mixed Use Dist.
9.	41722001018000	Planned Commercial District
10.	41723001005000	Agriculture/Planned Mixed Use Dist.
11.	41723001004000	Agriculture/Planned Mixed Use Dist.
12.	41723001003000	Agriculture/Planned Mixed Use Dist.

Except for that portion described on Exhibit A-1, which is attached hereto and incorporated herein, the remainder of Parcel Number 41721002012000 is located within the JEDD, with this property being currently zoned Planned Commercial District.

Parcel Numbers Eight (8) through Twelve (12) above are encompassed within the Planned Mixed Use District.

Parcel Numbers One (1) through Seven (7), as well as that portion of Parcel Number 41721002012000 located in the JEDD, are encompassed within the 36/37 Planned Mixed Use District.

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

DESCRIPTION OF THE JEDD

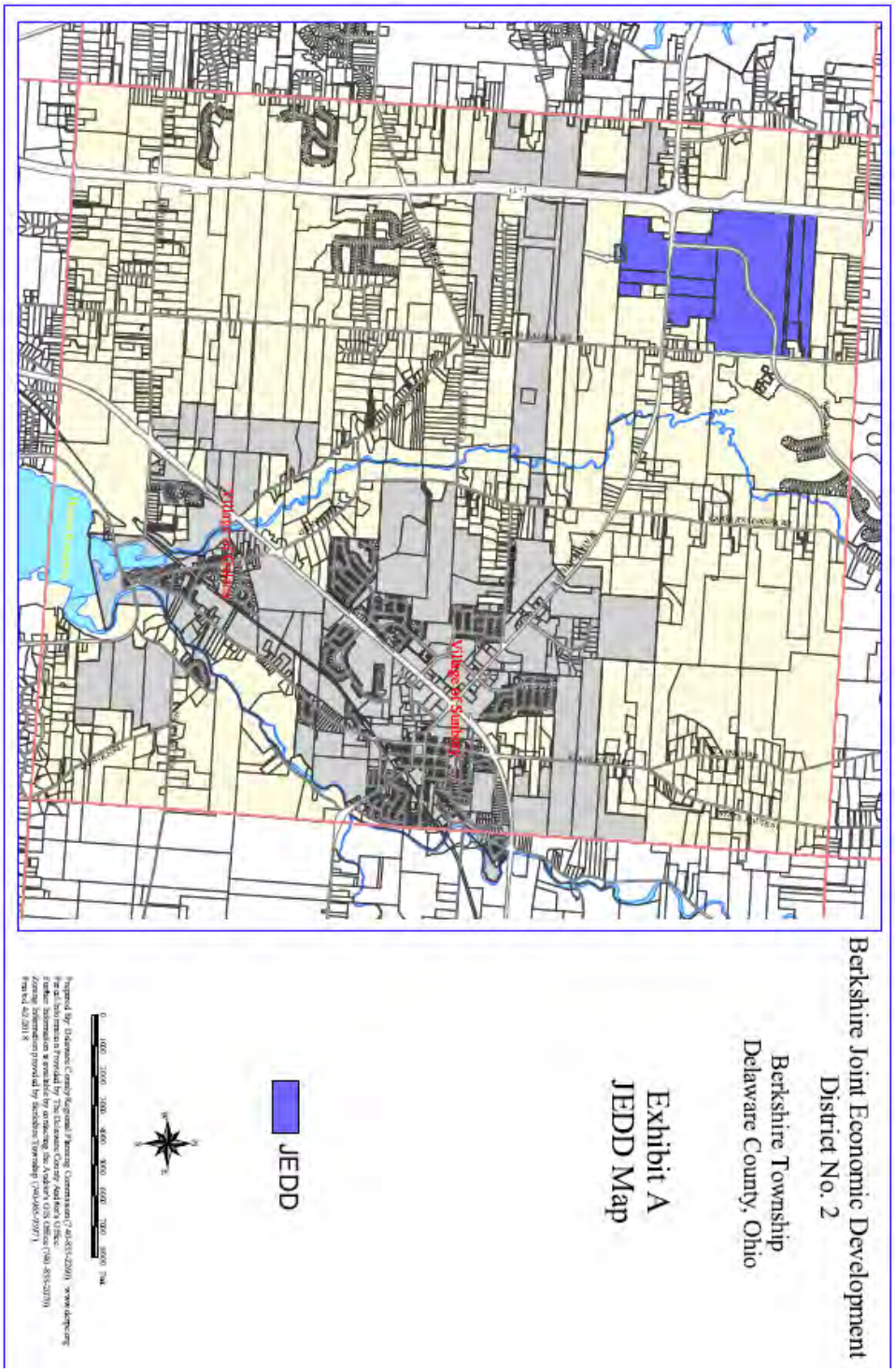


EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

LEGAL DESCRIPTION
0.075 Acre, 3270.75 S.F.

Situated in the State of Ohio, County of Delaware, Township of Berkshire, being part of Farm Lot 2, Section 2, Township 4, Range 17, of the United States Military Lands, and being a 47.814 acres parcel as conveyed to Northstar Commercial Development LLC. in Official Record Volume 1256, Pages 961-967 and being more particularly described as follows;

Beginning in the center of North Galena Road and at the Southeasterly corner of a 48.935 acres parcel as conveyed to Mark W. Fisher, Trustee and Brenda S. Fisher, Trustee in Official Record Volume 1399, Pages 2590 and Northeasterly corner of said 47.814 acres parcel as conveyed to Northstar Commercial Development LLC.;

Thence, North 86° 38' 10" West, along the southerly line of said 48.935 acres parcel and the northerly line of said 47.814 acres parcel a distance of 2029.93 feet to a point;

Thence, South 3° 21' 50" West, a distance of 108.39 feet to a point and the Principal Place of Beginning;

Thence, South 3° 34' 51" West, a distance of 7.40 feet to a point;

Thence, South 86° 25' 09" East, a distance of 4.00 feet to a point;

Thence, South 3° 34' 51" West, a distance of 10.60 feet to a point;

Thence, South 86° 25' 09" East, a distance of 9.80 feet to a point;

Thence, South 3° 34' 51" West, a distance of 34.80 feet to a point;

Thence, North 86° 25' 09" West, a distance of 9.80 feet to a point;

Thence, South 3° 34' 51" West, a distance of 10.60 feet to a point;

Thence, North 86° 25' 09" West, a distance of 4.00 feet to a point;

Thence, South 3° 34' 51" West, a distance of 7.40 feet to a point:

Thence, North 86° 25' 09" West, a distance of 20.60 feet to a point;

Thence, North 3° 34' 51" East, a distance of 15.50 feet to a point:

Thence, North 86° 25' 09" West, a distance of 15.24 feet to a point;

Thence, North 43° 14' 44" West, a distance of 5.70 feet to a point;

Thence, North 3° 34' 51" East, a distance of 27.70 feet to a point:

Thence, North 86° 25' 09" West, a distance of 7.70 feet to a point;

Thence, North 3° 34' 51" East, a distance of 23.70 feet to a point:

Thence, South 86° 25' 09" East, a distance of 47.70 feet to a point and the Place of Beginning of the herein described;

Containing 0.075 acres of land, more or less. Subject to all easements, restrictions, and rights-of-way of record.

The basis of bearing is based on the bearing as referenced to the NAD83 (2011) horizontal frame as determined by the NGS. Ohio (State Plane Coordinates) (North Zone)

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

All references are to records of the Recorder's Office, Delaware County, Ohio.

All iron pins set are 5/8" rebar with a yellow plastic cap stamped "POMEROY & ASSOC."

This description is based on a field survey performed by Pomeroy and Associates, LTD. in August 2017.

Pomeroy & Associates, Ltd.

David B. McCoy 12/1/2017

David B. McCoy

Registered Professional Surveyor No. 7632

STATE OF OHIO
David B. McCoy 7632
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT A (CONTINUED)
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

EXHIBIT A-1
DESCRIPTION OF THE JEDD

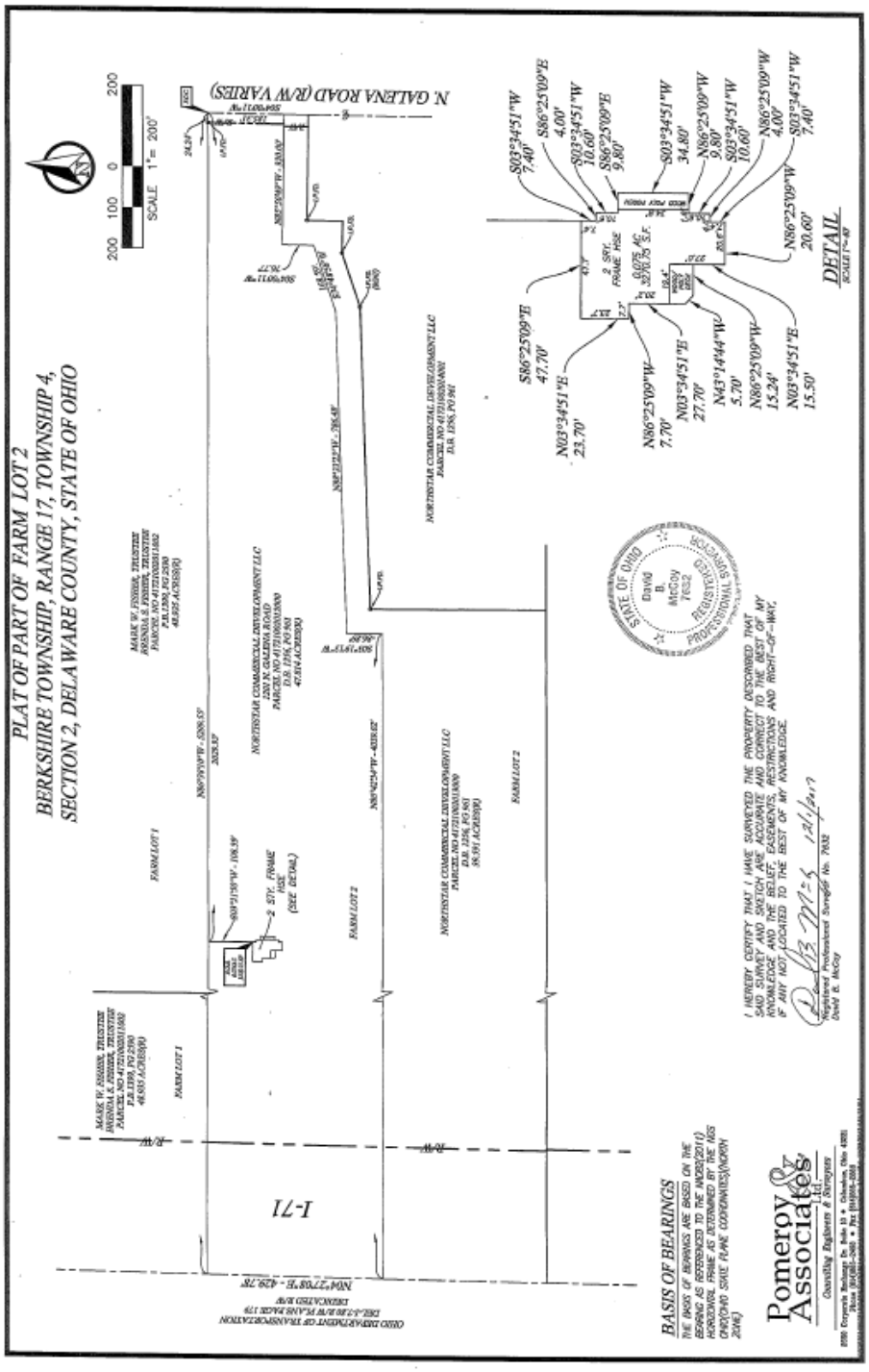


EXHIBIT B
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

ECONOMIC DEVELOPMENT PLAN

The economic development plan for the Berkshire Joint Economic Development District No. 2 (the "JEDD") to be created pursuant to a Joint Economic Development District Contract (the "JEDD Contract") by and between the City of Delaware, Ohio (the "City") and Berkshire Township (Delaware County), Ohio (the "Township") will be the (i) construction of certain commercial and residential improvements in the corridor surrounding the interchange of Interstate 71 and State Routes 36 and 37, and (ii) the construction of public infrastructure (the "Public Infrastructure") to facilitate and support the commercial and residential development, including, but not limited to, the construction of roadway improvements; construction and installation of public utility improvements; construction and installation of gas, electric and communication service facilities; construction and installation of stormwater and flood remediation projects and facilities; streetscape and landscaping improvements; acquisition of easements and other interests in real estate; and other public infrastructure located within the City and the Township, together with all necessary or appropriate appurtenances.

The construction of the commercial and residential improvements is expected to occur over the next 10-20 years.

The JEDD Contract provides that the Township shall furnish or cause to be furnished to the JEDD all usual and customary governmental services provided by the Township to similarly situated properties located in the unincorporated area of the Township outside of the JEDD, provide accommodation, if requested, for meetings of the Board, maintenance of the records of the JEDD and, if reasonably available, as determined by the Township, any necessary clerical staffing for the Board, and the Township may declare certain improvements to property located within the JEDD to be a public purpose, exempt the increased value of such property from real property taxes for a period of time, require the owner(s) of such property to pay service payments in lieu of the exempted real property taxes and use the receipts of such property taxes to pay costs of the Public Infrastructure, all in accordance with Ohio Revised Code Sections 5709.73, 5709.74 and 5709.75; and provide such services allowed by law as the Township and the board of directors (the "Board") of the JEDD may agree. The JEDD Contract provides that the City shall cooperate and assist the Board in activities that promote, compliment and benefit economic development in the JEDD; shall cooperate and assist the Township on issues affecting the JEDD, such as planning, zoning and building standards and review; administer, collect and distribute the income tax expected to be levied by the Board on the income of persons working in the JEDD and the net profits of businesses located in the JEDD; act as fiscal agent for the JEDD and the Board; and furnish such services allowed by law as the City and the Board agree.

The JEDD Contract authorizes and anticipates the levy by the Board of a tax on the income of persons working or residing in the JEDD and the net profits of businesses located in the JEDD at the same rate currently levied by the City (currently 1.85%) for distribution to the Board, the City and the Township.

NOTICE OF PUBLIC HEARING

The City of Delaware of Delaware County, Ohio will conduct a public hearing at 7:30 p.m. on June, 25, 2018 at City Hall located at 1 S. Sandusky Street, Delaware, Ohio, concerning a proposed Joint Economic Development District Contract (the "JEDD Contract") by and between Berkshire Township and the City of Delaware and the proposed Berkshire Joint Economic Development District No. 2 (the "JEDD") to be established by the JEDD Contract. Additional information is available on the City's website at http://www.delawareohio.net/city-council-2018/

BY NOTICE OF THE CITY COUNCIL CLERK
Elaine McCloskey, Council Clerk

Please publish the foregoing notice one (1) time only on **May 23, 2018**

Please send bill and proof of publication to:

Elaine McCloskey, Council Clerk
Darren Shulman, City Attorney
1 S. Sandusky Street
Delaware, Ohio 43015

AFFP

Affidavit of Publication

STATE OF OHIO } SS
COUNTY OF DELAWARE }

Deedee A Cochenour, being duly sworn, says:

That she is Customer Service Rep of the DELAWARE GAZETTE, a daily newspaper of general circulation, printed and published in DELAWARE, DELAWARE County, OHIO; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

May 23,2018

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Subscribed to and sworn to me this 23rd day of May 2018

Diana J. Deweese, DELAWARE County, OHIO

My commission expires: August 20, 2019

$ 63.00

40017428 90025994 740-203-1000

City Of Delaware
One S Sandusky St
Delaware, OH 43015

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BY NOTICE OF THE CITY COUNCIL CLERK
Elaine McCloskey, Council Clerk

May 23 2018 1T
90025994

NOTARIAL SEAL STATE OF OHIO

DIANA J. DEWEESE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 20, 2019
Recorded in
Delaware County

Page	:	1 of 1 05/16/2018 12:29:39	**Ad Number**	:	90052468
			Ad Key	:	
Order Number	:	90025994	**Salesperson**	:	DG06 - Diana Deweese
PO Number	:		**Publication**	:	2301-Delaware Gazette
Customer	:	40017428 City Of Delaware	**Section**	:	Legals
Contact	:		**Sub Section**	:	Legals
Address1	:	One S Sandusky St	**Category**	:	Legals
Address2	:		**Dates Run**	:	05/23/2018-05/23/2018
City St Zip	:	Delaware OH 43015	**Days**	:	1
Phone	:	(740) 203-1000	**Size**	:	2 x 1.77, 15 lines
Fax	:		**Words**	:	101
Credit Card	:		**Ad Rate**	:	Legal - dlo13
Printed By	:	JDEWEESE	**Ad Price**	:	63.00
Entered By	:	JDEWEESE	**Amount Paid**	:	0.00
			Amount Due	:	63.00
Keywords	:	NOTICE OF PUBLIC HEARING The City of Delaware of D			
Notes	:				
Zones	:				

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BY NOTICE OF THE CITY COUNCIL CLERK
Elaine McCloskey, Council Clerk

May 23 2018 1T
90025994

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BY NOTICE OF THE CITY COUNCIL CLERK

Elaine McCloskey, Council Clerk

May 23 2018 1T

90025994

PETITION
FOR
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

The undersigned being the owner(s) of the property, and/or the owner(s) of a business located on property (which said property is referenced by the parcel number(s) set forth below), within the area to be included in the proposed Berkshire Township Joint Economic Development District No. 2 (the "JEDD") as described in the Joint Economic Development District Contract (the "JEDD Contract") by and between the City of Delaware, Ohio (the "City") and Berkshire Township (Delaware County), Ohio (the "Township") hereby acknowledges that the documents described in divisions (I)(1) (a) to (c) of Section 715.72 of the Ohio Revised Code are available for public inspection at the offices of the Clerk of Council of the City and the Fiscal Officer of the Township which documents include:

(a) A copy of the JEDD Contract, including the economic development plan for the JEDD.

(b) A description of the area to be included in the JEDD, consisting of a map in sufficient detail to denote the specific boundary of the JEDD that indicates any zoning restrictions applicable to the JEDD and the parcel number of any parcel located within the boundaries of the JEDD and excluded from the JEDD.

(c) A schedule for the collection of the JEDD income tax.

By signing the petition, the undersigned acknowledges and consents to the JEDD, and petitions the City and the Township to create the JEDD.

Northstar Residential Development LLC
By: Nationwide Realty Investors, Ltd., its member and manager

By: _____
Title: BRIAN J. ELLIS
Date: PRESIDENT & CHIEF OPERATING OFFICER October 5, 2018
Parcel No.: 41721002012000, 41721002013000, 41721002014001, 41722001012004, 41722001012001, 41722001012002, 41722001012003, 41721002038000

PETITION
FOR
BERKSHIRE TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT NO. 2

The undersigned being the owner(s) of the property, and/or the owner(s) of a business located on property (which said property is referenced by the parcel number(s) set forth below), within the area to be included in the proposed Berkshire Township Joint Economic Development District No. 2 (the "JEDD") as described in the Joint Economic Development District Contract (the "JEDD Contract") by and between the City of Delaware, Ohio (the "City") and Berkshire Township (Delaware County), Ohio (the "Township") hereby acknowledges that the documents described in divisions (I)(1) (a) to (c) of Section 715.72 of the Ohio Revised Code are available for public inspection at the offices of the Clerk of Council of the City and the Fiscal Officer of the Township which documents include:

(a) A copy of the JEDD Contract, including the economic development plan for the JEDD.

(b) A description of the area to be included in the JEDD, consisting of a map in sufficient detail to denote the specific boundary of the JEDD that indicates any zoning restrictions applicable to the JEDD and the parcel number of any parcel located within the boundaries of the JEDD and excluded from the JEDD.

(c) A schedule for the collection of the JEDD income tax.

By signing the petition, the undersigned acknowledges and consents to the JEDD, and petitions the City and the Township to create the JEDD.

Mark Fisher

Signature: Mark W Fisher
Date: 10-10-18
Parcel No.: 41721002012000, 41721002013000, 41722001012004, 41722001012001, 41722001012002, 41722001012003, 41721002038000

PETITION

FOR

BERKSHIRE TOWNSHIP JOINT ECONOMIC

DEVELOPMENT DISTRICT NO. 2

The undersigned being the owner(s) of the property, and/or the owner(s) of a business located on property (which said property is referenced by the parcel number(s) set forth below), within the area to be included in the proposed Berkshire Township Joint Economic Development District No. 2 (the "JEDD") as described in the Joint Economic Development District Contract (the "JEDD Contract") by and between the City of Delaware, Ohio (the "City") and Berkshire Township (Delaware County), Ohio (the "Township") hereby acknowledges that the documents described in divisions (I)(1) (a) to (c) of Section 715.72 of the Ohio Revised Code are available for public inspection at the offices of the Clerk of Council of the City and the Fiscal Officer of the Township which documents include:

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(b) A description of the area to be included in the JEDD, consisting of a map in sufficient detail to denote the specific boundary of the JEDD that indicates any zoning restrictions applicable to the JEDD and the parcel number of any parcel located within the boundaries of the JEDD and excluded from the JEDD.

(c) A schedule for the collection of the JEDD income tax.

By signing the petition, the undersigned acknowledges and consents to the JEDD, and petitions the City and the Township to create the JEDD.

Godshall Keystone LLC

By: _____

Title: Owner

Date: 10/30/18

Parcel No: 41722001017000, 41722001018000

PETITION
FOR
BERKSHIRE TOWNSHIP JOINT ECONOMIC
DEVELOPMENT DISTRICT NO. 2

The undersigned being the owner(s) of the property, and/or the owner(s) of a business located on property (which said property is referenced by the parcel number(s) set forth below), within the area to be included in the proposed Berkshire Township Joint Economic Development District No. 2 (the "JEDD") as described in the Joint Economic Development District Contract (the "JEDD Contract") by and between the City of Delaware, Ohio (the "City") and Berkshire Township (Delaware County), Ohio (the "Township") hereby acknowledges that the documents described in divisions (I)(1) (a) to (c) of Section 715.72 of the Ohio Revised Code are available for public inspection at the offices of the Clerk of Council of the City and the Fiscal Officer of the Township which documents include:

(a) A copy of the JEDD Contract, including the economic development plan for the JEDD.

(b) A description of the area to be included in the JEDD, consisting of a map in sufficient detail to denote the specific boundary of the JEDD that indicates any zoning restrictions applicable to the JEDD and the parcel number of any parcel located within the boundaries of the JEDD and excluded from the JEDD.

(c) A schedule for the collection of the JEDD income tax.

By signing the petition, the undersigned acknowledges and consents to the JEDD, and petitions the City and the Township to create the JEDD.

Walnut View Farms Inc.

By: Richard Zirkus
Title: Pres.
Date: 1-18-2019
Parcel No: 41722001017000, 41722001018000

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 11 | DATE: 05/13/2019

ORDINANCE NO: 19-19 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 13 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 21.436 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON EASTWIND ROAD, SILVER BRANCH DRIVE, STONE QUARRY DRIVE AND HARVEST MOON ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-19

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 13 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 21.436 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON EASTWIND ROAD, SILVER BRANCH DRIVE, STONE QUARRY DRIVE AND HARVEST MOON ROAD.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Final Development Plan request by Pulte Homes for the Communities at Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road (PC Case 2019-0651).

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

SECTION 1. That the Final Development Plan request by Pulte Homes for the Communities at Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road, is hereby confirmed, approved, and accepted 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. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.

4. The single family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
5. The Winterbourne Drive mounds and landscape buffering shall match the existing buffering in Section 11 and 12 of the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
7. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
8. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
9. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
10. The applicant shall make a payment of $154,800, due prior to the approval of construction drawings, in lieu of planting trees or plant more trees on this site or another qualifying site or a combination of both to achieve compliance with the Tree Preservation Regulations in Chapter 1168.
11. Reserve Area "J" in Section 13 shall be able to accommodate as shown on final recorded plat an area for a tot lot should the homeowner's association desire one in the future.
12. The developer shall provide buffering to the west of Section 13 per approved development text which includes 8 evergreen trees and 3 deciduous trees per 100 lineal feet.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 12 | DATE: 05/13/2019

ORDINANCE NO: 19-20 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 13 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 21.436 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON EASTWIND ROAD, SILVER BRANCH DRIVE, STONE QUARRY DRIVE AND HARVEST MOON ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-20

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY PULTE HOMES FOR THE COMMUNITIES AT GLENROSS SECTION 13 CONTAINING 44 SINGLE FAMILY LOTS ON APPROXIMATELY 21.436 ACRES ZONED R-2 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON EASTWIND ROAD, SILVER BRANCH DRIVE, STONE QUARRY DRIVE AND HARVEST MOON ROAD.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road (PC Case 2019-0653).

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

SECTION 1. That the Final Subdivision Plat request by Pulte Homes for the Communities at Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road, is hereby confirmed, approved, and accepted 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. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.

4. The single family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
5. The Winterbourne Drive mounds and landscape buffering shall match the existing buffering in Section 11 and 12 of the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
7. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
8. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
9. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
10. The applicant shall make a payment of $154,800, due prior to the approval of construction drawings, in lieu of planting trees or plant more trees on this site or another qualifying site or a combination of both to achieve compliance with the Tree Preservation Regulations in Chapter 1168.
11. Reserve Area "J" in Section 13 shall be able to accommodate as shown on final recorded plat an area for a tot lot should the homeowner's association desire one in the future.
12. The developer shall provide buffering to the west of Section 13 per approved development text which includes 8 evergreen trees and 3 deciduous trees per 100 lineal feet.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-0651 & 0653
REQUEST: Multiple Requests
PROJECT: Communities at Glenross – Section 13
MEETING DATE: May 1, 2019

APPLICANT/OWNER
Pulte Homes
4900 Tuttle Crossing Boulevard
Dublin, Ohio 43016

REQUEST
2019-0651: A request by Pulte Homes of Ohio for approval of a Final Development Plan for Communities of Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road.
2019-0653: A request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Communities of Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the south side of Cheshire Road west of Winterbourne Drive and just east of the Glenross Golf Course. The subject site is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District). The properties to the north, south, and east are zoned R-2 PMU while the property to the west is zoned PO/I PMU (Planned Office / Institutional with a Planned Mixed Use Overlay District).

BACKGROUND
This project has an extensive zoning history that dates back to 2006 but the most recent significant action that pertains to the development south of Cheshire Road occurred in August 2016. At that time, City Council approved an amendment to the Zoning and Development Text, an amendment to the Preliminary Development Plan, and an amendment to the Preliminary Subdivision Plat for the Communities at Glenross. The Final Development Plan and Plat for Sections 11 and 12 were approved in 2017 and the Final Development Plan and Plat for Section 15 were approved in 2018.

Now the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 13 which consists of 44 singe family lots on 21.436 acres.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for the subject site is R-2 PMU which has a specific development plan and text for the subject development. From a procedural perspective, Final Development Plans and Final Subdivision Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The development text sets forth development standards for the residential development which has specific development text for the entire development pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, architectural elevations, etc. Section 13 is in Sub-Area IA of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The development plan and text is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer and all other comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development.

- **ROADS AND ACCESS:** Section 13 is located south of Section 12 which is located south of Cheshire Road and would be accessed from Winterbourne Drive which is the main north/south spine road for Sections 11-22. Eastwind Road extends west from Winterbourne Drive through the subject section while connecting with Silver Branch Drive composing the northern portion of a loop that extends south into Section 14. Stone Quarry Drive extends north from Silver Branch Drive to connect the Section 13 roadway network with Section 11 and 12. All the streets are public and would have sidewalks on both sides of the street.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan identifies a bike path along Winterbourne Drive through the subject section that would connect into the City network per the approved Preliminary Development Plan. The multi-use path will connect Section 13 with the previously constructed multi-use paths in Section 11 and 12. Also, sidewalks would be required on both sides of the public streets.
- **LOT LAYOUT & SIZE:** As mentioned above, the main entrance into Section 13 is located south of Cheshire Road on the west side of Winterbourne Drive. The double loaded streets in Section 13 with lots in a typical subdivision design (which mirrors the Golf Club at Glenross development standards) extends north into Sections 11 and 12 (to the north) as well as completing the loop with Section 14 (to the south). Per the approved development text, the subject lots in Sections 13 would be a minimum lot area of 10,400 square feet with minimum 80 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yard setback would be 30 feet, and the side yard setback would be 10 feet with a minimum house size of 2,000 square feet. Also, all the corner lots achieve compliance with the oversized corner lot requirements in the zoning code. An approximate 4.313 acre reserve area buffers the north-eastern portion of the subject section and a majority of Section 12 from Winterbourne Drive that contains mounding, landscaping, a bike path, and area for a potential future tot lot.
- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are based on the housing options in each Section and Sub-Area per the approved development text. The single family lots in Section 13 would include (see enclosed development text for Sub-Area IA): 1.) 100% of all the elevations of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick or stone; 2.) Not less than 50% of the front elevation shall consist of a natural material other than stucco and engineered siding products; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage, and entrance doors may be of man-made materials such as metal, vinyl, aluminum, or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.
- **LANDSCAPING & SCREENING:** A comprehensive landscape plan has been submitted which includes street trees along Eastwind Road, Silver Branch Drive, and Stone Quarry Drive. In addition, there will be hardy mounding and landscaping in the reserve area along the bike path in the northern portion of Section 13 that shall be consistent with the existing landscaping in Section 12. The applicant is proposing 34 deciduous trees (minimum 2.5 caliper inches), 10 ornamental trees (minimum 2 caliper inches), and 27 evergreen trees (minimum 6 foot high at installation) with most of the trees in the reserve area. The existing tree line adjacent to Ohio Health is being removed due to grading and storm water management issues, the developer shall provide buffering per the approved development text which includes 8 evergreen trees and 3 deciduous trees per 100 lineal feet. The Shade Tree Commission would need to approve all landscape plans.
- **OPEN SPACE/PARKLAND:** The Communities at Glenoss Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in several reserve areas south of Cheshire Road. Reserve Area "J" in Section 13 contains 4.313 acres and would have a pedestrian path and shall be able to accommodate an area for a tot lot should the homeowner's association desire one in the future – to be consistent with the development text and past approvals. All open space/parkland in Section 13 shall be privately owned and maintained but open to the public.
- **TREE PRESERVATION:** The developer has provided a tree inventory for Section 13 of trees being removed/preserved and a landscape plan identifying new trees being installed less the required street trees. The developer is removing 94 qualified trees totaling 1,734 caliper inches while 34 deciduous trees (minimum 2.5 caliper inches), 10 ornamental trees (minimum 2 caliper inches), and 27 evergreen trees (minimum 6 foot high at installation) are being planted (which total 186 caliper inches). In order to be in compliance with

Chapter 1168 Tree Preservation Regulations the developer shall make a payment in lieu of planting trees (1,734 caliper inches removed less 186 caliper inches replaced totals 1,548 caliper inches). A payment in lieu of planting is $100 per caliper inch, for a total of $154,800, will be due in lieu of planting trees or plant more trees on this site or another qualifying site or a combination of both.

- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the Chief Building Official and achieve compliance with the zoning code and the approved development text.
- **SIGNAGE:** The entrance at Eastwind Road has a pair of stone columns affixed with smaller subdivision signage, per the approved development wayfinding signage plan.
- **PHASING:** Per the approved Preliminary Subdivision Plat, Section 14 would be the next section to be developed within the subdivision developed in twelve sections (11-22) from north to south on the west side of Winterbourne Drive and then from north to south on the east side of Winterbourne Drive, except for Section 15 which was constructed out of phase order. To ensure compliance with City emergency service requirements, it is important each section should be constructed as close to the proposed sequence order as possible. If developed in a different sequence additional access requirements including at a minimum providing adequate emergency access would likely be required. Section 15 provided an additional emergency access drive from Cheshire Road to Winter Shadow Loop. With multiple Sub-Areas and many more development sections the Communities at Glenross, it is important for reference and tracking purposes that the plans and plats for each section have appropriate nomenclature that correlates the sections to the applicable Zoning Sub-Areas. Therefore all plans and plats that reference a section or phase must include the Zoning Sub-Area name either in the title or some form approved by City Staff.

STAFF RECOMMENDATION – (2019-0651 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes of Ohio for a Final Development Plan for the Communities at Glenross Section 13 for 44 single family lots on 21.436 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon 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. Winterbourne Drive shall include traffic calming measures as approved by the City Engineer.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
5. The Winterbourne Drive mounds and landscape buffering shall match the existing buffering in Section 11 and 12 of the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
7. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
8. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of $1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
9. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
10. The applicant shall make a payment of $154,800, will be due in lieu of planting trees or plant more trees on this site or another qualifying site or a combination of both to achieve compliance with the Tree Preservation Regulations in Chapter 1168.

11. Reserve Area "J" in Section 13 shall be able to accommodate as shown on final recorded plat an area for a tot lot should the homeowner's association desire one in the future.
12. The developer shall provide buffering to the west of Section 13 per approved development text which includes 8 evergreen trees and 3 deciduous trees per 100 lineal feet.

STAFF RECOMMENDATION – (2019-0653 FINAL SUBDIVSION PLAT)

Staff recommends approval of a request by Pulte Homes of Ohio for a Final Subdivision Plat for the Communities at Glenross Section 13 for 44 single family lots on 21.436 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road, with the following conditions that:

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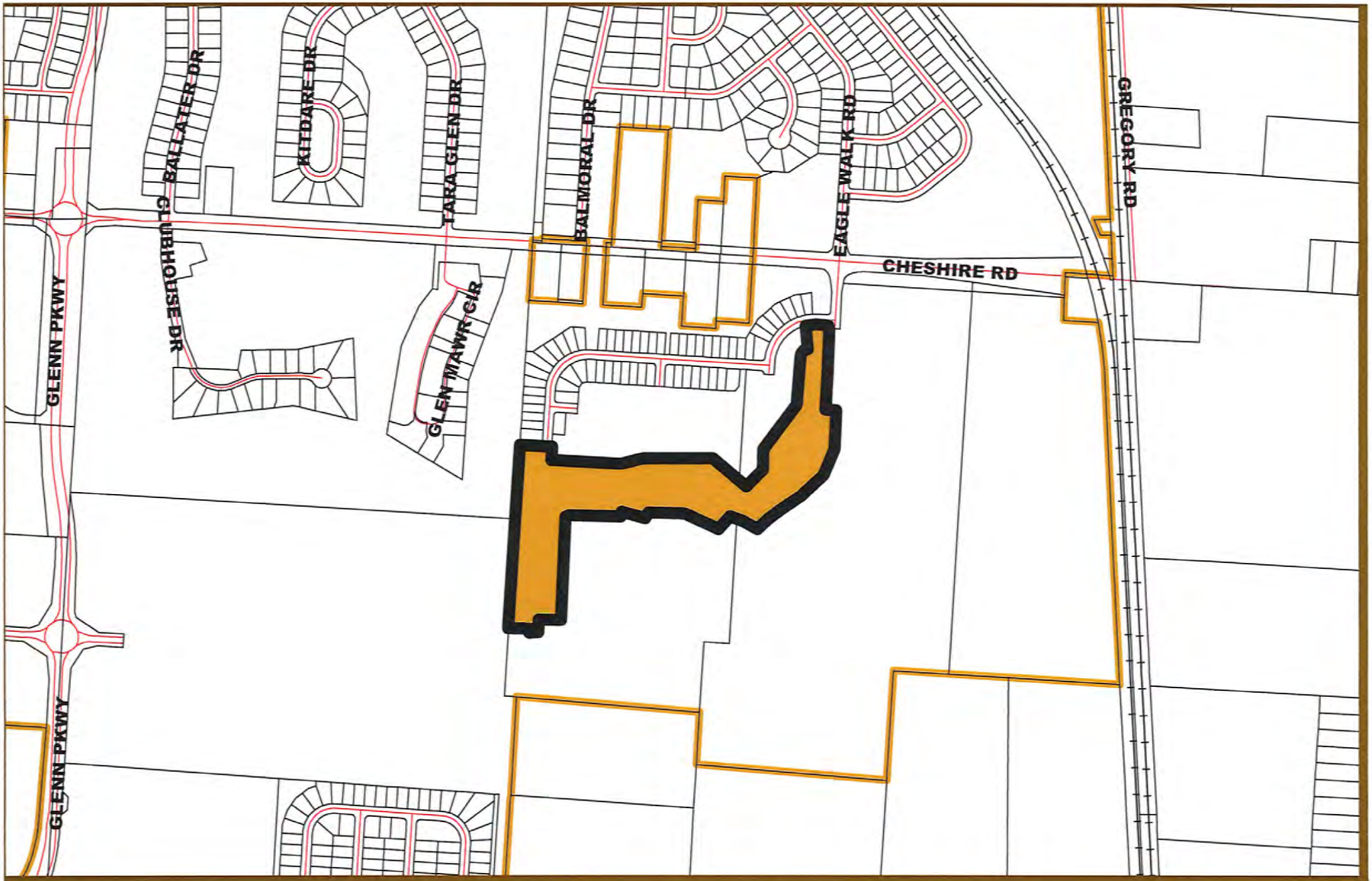
COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

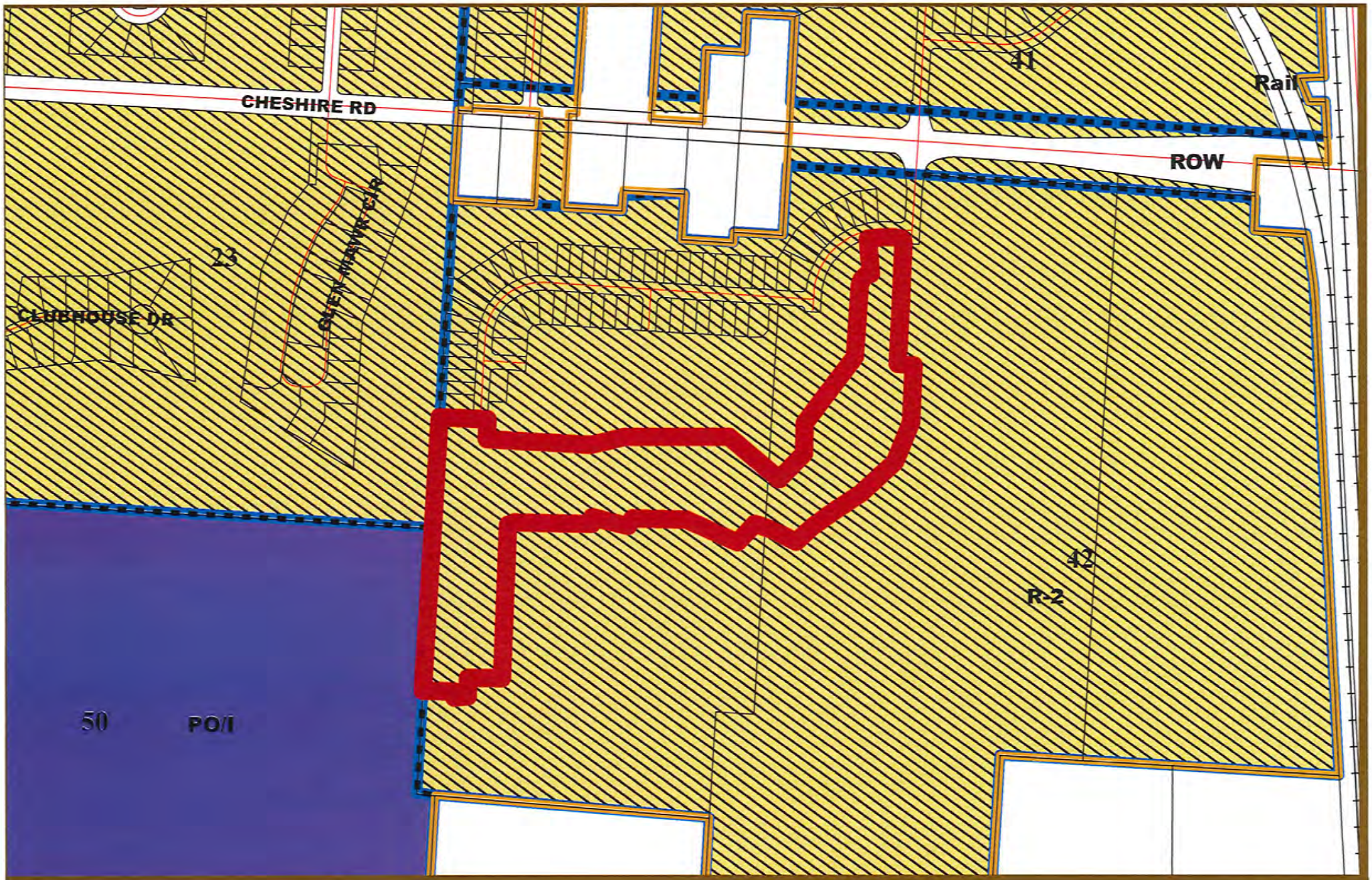
FILE:
ORIGINAL: 04/24/19
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2019-0651 & 0653
Final Development Plan and Subdivision Plat
Communities at Glenross - Section 13
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2019-0651 & 0653
Final Development Plan and Subdivision Plat
Communities at Glenross - Section 13
Zoning Map

N

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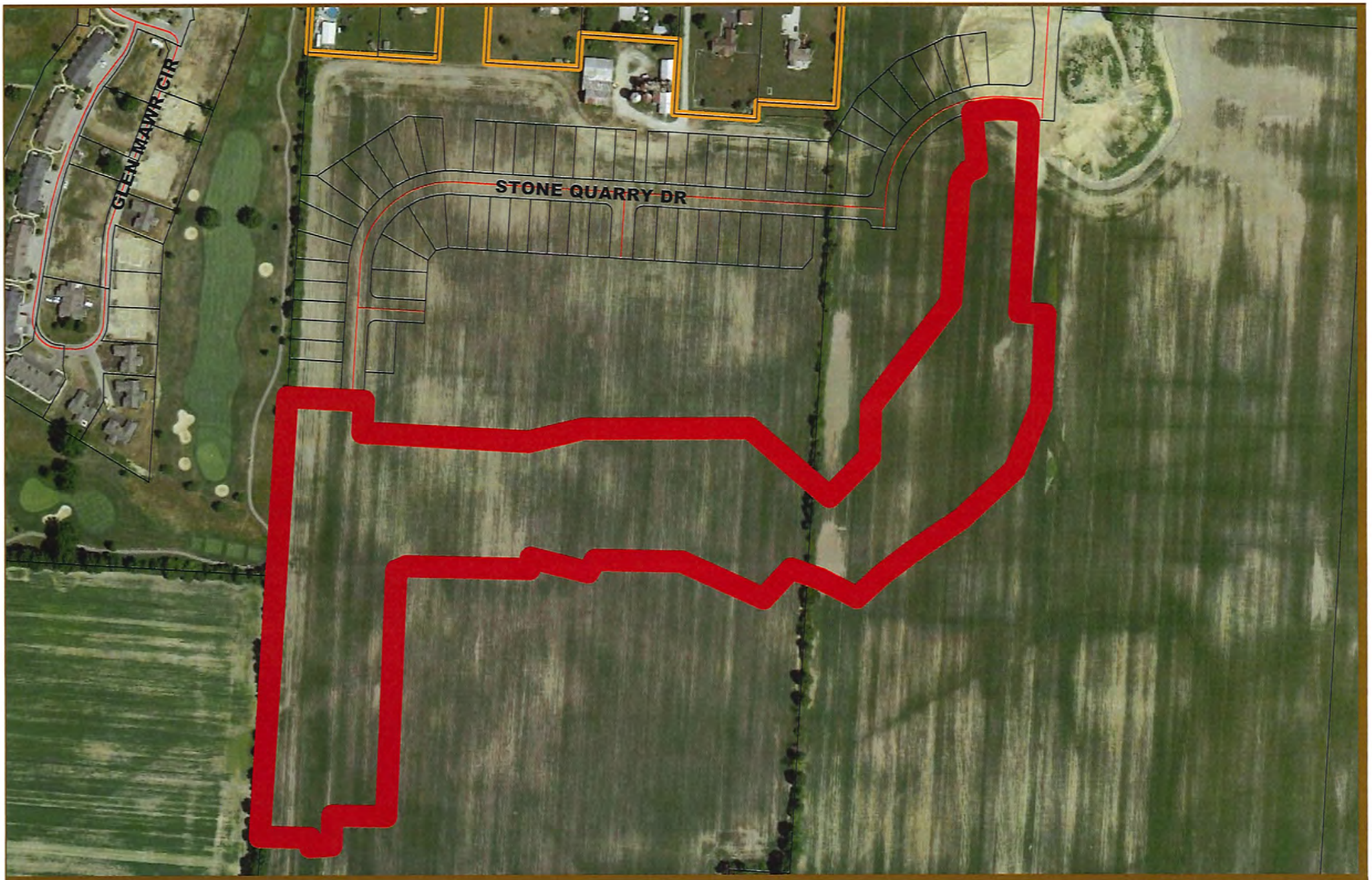


EST 1808
CITY OF
DELAWARE
OHIO

2019-0651 & 0653
Final Development Plan and Subdivision Plat
Communities at Glenross - Section 13
Aerial (2016) Map

N

Legend:

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

Site Data:

Total Gross Acreage: ±507.56 AC

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

Proposed Zoning: Planned Mixed-Use District

Sub-Area 9A: Single-Family (PMUR-2)
Sub-Area 9B: Single-Family (PMUR-2)
Sub-Area 9C: Single-Family (PMUR-2)
Sub-Area 8: Single-Family (PMUR-2)

Notes:

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

All streets shall be public streets. Streets " Balmoral Drive, White Fawn Run, Night Bird Lane, Grass Stone Drive, Eagle Walk Road, Solar Wind Road, Sundial Lane, Winter Shadow Loop, Wolf Crest Road, Silver Branch Drive, East Wind Road, Shadow Oak Loop, Cardinal Point Drive, Harvest Moon Road, Sunstone Lane, Ivy Hill Road, Blue Stone Lane, Red Stag Road, Rocky Course Road, Caribou Run, Bald Eagle Drive, White Water Court, Silver Fox Way, Gray Owl Drive, East Wind Road, Mulberry Lane, Solstice Road, Stone Quarry Drive, Marble Slab Drive & Cardinal Point Drive, Shall be 30' wide back of curb to back of curb and have curb and gutter. Winterbourne Drive Shall be 26' wide back of curb to back of curb and have curb and gutter. The applicant will provide 5' sidewalks on both sides of all public streets.

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

GRAPHIC SCALE

1 inch = 200 feet

REVISIONS

ISSUE	DATE	DESCRIPTION

Pulte Homes
1900 Tuttle Crossing Blvd. - Dublin, OH 43016
PH: (614) 336-1600

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

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

DATE: JUNE 2, 2006

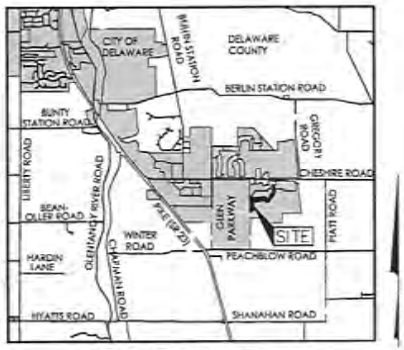
SCALE: 1" = 200'

JOB NO.: 2006-0644

SHEET: 2/4

COMMUNITIES AT GLENROSS

SECTION 13



LOCATION MAP

NO SCALE

PREPARED FOR:

PulteGroup

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

SUBMITTAL: APRIL 2, 2019

CIVIL ENGINEER

EMH&T

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

INDEX OF DRAWINGS

FINAL PLAT: SECTION 13	SHEET 1-3
SITE PLAN:	SHEET 4
TREE INVENTORY & REMOVAL PLAN:	SHEET 5
STREET LIGHTING PLAN:	SHEET 6 & 7
ILLUSTRATIVE SITE PLAN:	SHEET 8
LANDSCAPE PLANS:	L-1 - L-2

THE COMMUNITIES AT GLENROSS SECTION 13

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lots 27 (16.616 acres) and 28 (4.820 acres), Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 21.436 acres of land, more or less, said 21.436 acres being comprised of a part of each of those tracts of land conveyed as Parcel 8 and Parcel 10, Tract 1 to **PULTE HOMES OF OHIO LLC** by deeds of record in Official Record 1327, Page 1465 and Official Record 1332, Page 1098, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"THE COMMUNITIES AT GLENROSS SECTION 13"**, a subdivision containing Lots numbered 00000 to 00000, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of East Wind Road, Harvest Moon Road, Ivy Hill Road, Silver Branch Drive, Stone Quarry Drive and Winterbourne Drive (5.011 acres of land, more or less) shown hereon and not heretofore dedicated.

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

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

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

_____

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

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

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

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

My commission expires _____

_____
Notary Public, State of Ohio

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

Approved and accepted this _____ day of _____, 20___, by Ordinance No. _____, wherein all of East Wind Road, Harvest Moon Road, Ivy Hill Road, Silver Branch Drive, Stone Quarry Drive and Winterbourne Drive (5.011 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

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

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

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

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

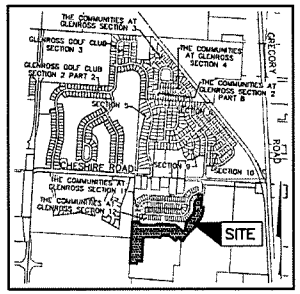
Approved this _____ Day of _____ 20___ — _____ Brad Stanton, Utilities Director, Delaware, Ohio

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

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

File No. _____

Official Record _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

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

SOURCE OF DATA: The sources of recorded survey data referenced in the plats 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

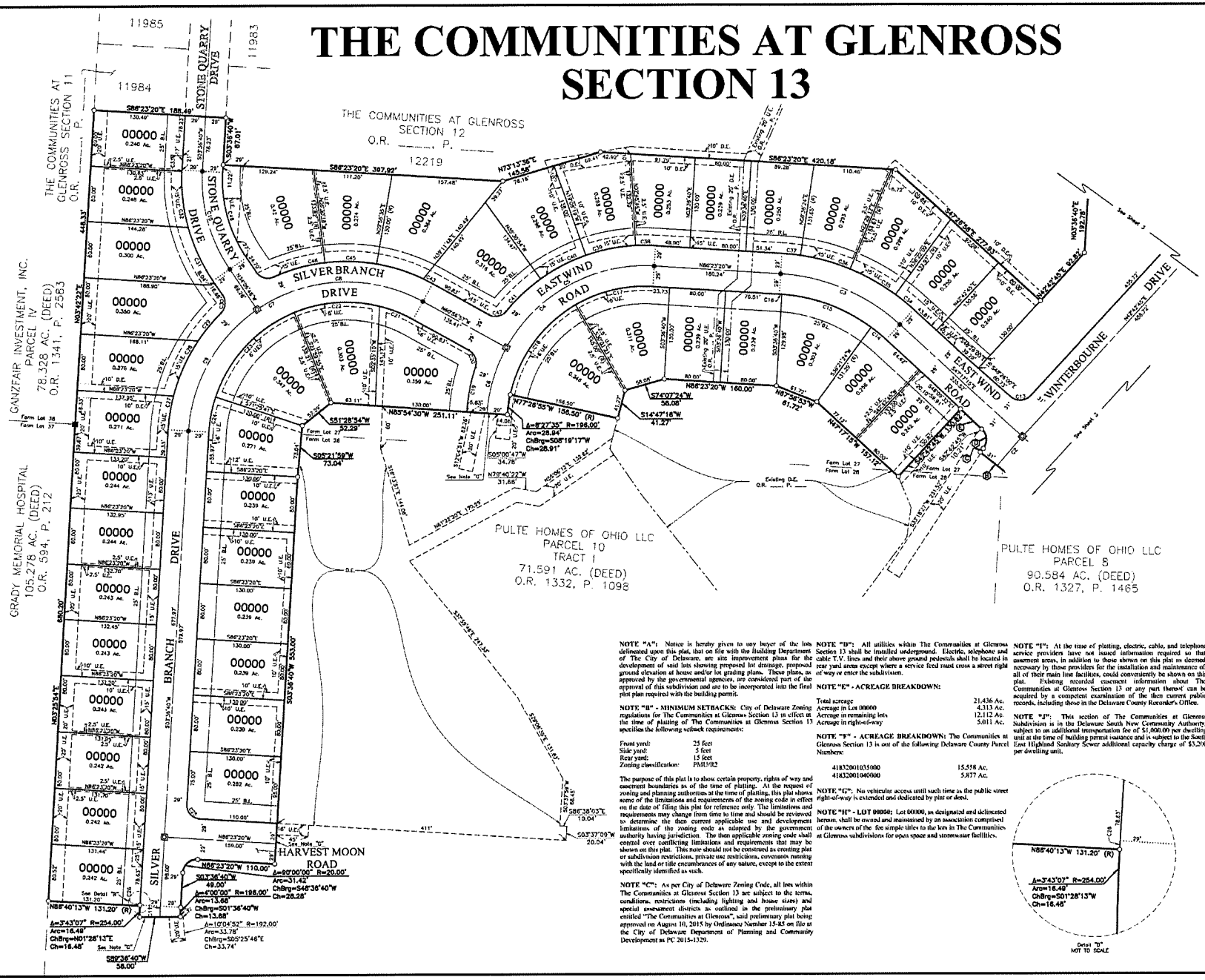
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.5648
emht.com

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
- (P) = Permanent Marker (See Survey Data)
- (M) = Permanent Marker encased in monument box

By _____ Professional Surveyor No. 7885 — _____ Date

THE COMMUNITIES AT GLENROSS SECTION 13



Ⓐ Δ=03°34'16" R=20.00' Arc=32.78' ChBrg=S65°45'37"W Ch=29.23'

Ⓑ N51°11'31"W 62.00'

Ⓒ Δ=0°28'07" R=631.00' Arc=5.80' ChBrg=N3°02'33"E Ch=5.80'

Ⓓ Δ=88°33'51" R=20.00' Arc=30.22' ChBrg=N04°00'18"W Ch=27.42'

Ⓔ N48°09'32"W 41.64'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°06'05"	800.00'	545.96'	N 23°09'42" E	535.42'
C2	3°54'16"	800.00'	54.51'	S 40°45'37" W	54.50'
C3	38°06'05"	275.00'	187.07'	N 66°50'16" W	184.05'
C4	89°31'10"	225.00'	351.54'	S 48°51'05" W	316.86'
C5	64°33'37"	225.00'	253.53'	S 61°19'51" W	240.33'
C6	24°57'33"	225.00'	98.01'	S 16°34'16" W	97.24'
C7	115°26'23"	225.00'	453.33'	S 61°19'51" W	380.45'
C8	67°09'49"	225.00'	248.04'	S 87°28'08" W	235.67'
C9	52°16'34"	225.00'	205.29'	S 29°44'37" W	198.24'
C10	37°43'26"	225.00'	148.14'	S 15°15'03" E	145.48'
C11	4°00'00"	225.00'	15.71'	S 01°36'40" W	15.71'
C12	38°06'05"	764.00'	524.80'	N 23°09'42" E	514.68'
C13	90°00'00"	20.00'	31.42'	N 87°42'45" E	28.28'
C14	6°21'21"	246.00'	27.29'	N 50°27'56" W	27.27'
C15	31°55'54"	246.00'	137.10'	N 69°36'33" W	135.33'
C16	0°48'30"	246.00'	3.49'	N 85°50'55" W	3.49'
C17	33°38'01"	196.00'	115.06'	S 76°47'39" W	113.41'
C18	47°23'34"	196.00'	162.24'	S 36°15'32" W	157.63'
C19	14°39'28"	254.00'	64.98'	S 11°25'13" W	64.80'
C20	78°41'54"	20.00'	27.82'	N 21°06'01" W	25.63'
C21	14°58'27"	196.00'	51.22'	N 68°26'11" W	51.08'
C22	36°04'30"	196.00'	123.41'	S 86°02'21" W	121.38'
C23	49°25'46"	196.00'	169.09'	S 43°17'12" W	163.90'
C24	14°57'39"	196.00'	51.18'	S 11°05'29" W	51.03'
C25	90°00'00"	20.00'	31.42'	S 41°23'20" E	28.28'
C26	0°16'53"	254.00'	1.25'	S 03°28'13" W	1.25'
C27	11°02'45"	254.00'	48.97'	S 09°08'03" W	48.89'
C28	19°23'20"	254.00'	85.95'	S 24°21'05" W	85.54'
C29	11°32'23"	254.00'	51.16'	S 39°48'56" W	51.07'
C30	78°41'54"	20.00'	27.82'	N 03°44'10" E	25.63'
C31	18°56'39"	254.00'	83.98'	S 24°38'27" E	83.60'
C32	18°22'49"	254.00'	81.48'	S 05°58'43" E	81.13'
C33	0°23'58"	254.00'	1.77'	S 03°24'41" W	1.77'
C34	8°20'36"	304.00'	33.86'	N 50°27'33" W	33.64'
C35	13°52'52"	304.00'	73.65'	N 60°34'17" W	73.47'
C36	13°52'52"	304.00'	73.65'	N 74°27'09" W	73.47'
C37	4°59'45"	304.00'	26.51'	N 83°53'28" W	26.50'
C38	6°22'25"	254.00'	28.26'	N 89°34'32" W	28.24'
C39	18°22'34"	254.00'	72.69'	S 79°02'59" W	72.35'
C40	18°22'34"	254.00'	72.69'	S 60°40'24" W	72.35'
C41	12°07'58"	254.00'	67.09'	S 46°53'08" W	66.89'
C42	78°41'54"	20.00'	27.82'	N 79°12'08" E	25.63'
C43	3°28'14"	254.00'	15.18'	N 62°39'34" W	15.18'
C45	18°34'55"	254.00'	73.85'	N 88°21'53" W	73.46'
C46	17°08'20"	254.00'	75.98'	S 74°45'30" W	75.70'
C48	37°43'26"	196.00'	129.05'	S 15°15'03" E	126.73'

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

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for The Communities at Glenross Section 13 in effect at the time of platting of The Communities at Glenross Section 13 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	5 feet
Rear yard:	15 feet
Zoning classification:	PMU/R2

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

NOTE "C": As per City of Delaware Zoning Code, all lots within The Communities at Glenross Section 13 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Communities at Glenross", said preliminary plat being approved on August 10, 2015 by Ordinance Number 15-85 on file at the City of Delaware Department of Planning and Community Development as PC 2015-1329.

NOTE "D": All utilities within The Communities at Glenross Section 13 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "E" - ACREAGE BREAKDOWN:

Total acreage	21.436 Ac.
Acreage in Lot 00000	4.313 Ac.
Acreage in remaining lots	12.112 Ac.
Acreage in right-of-way	5.011 Ac.

NOTE "F" - ACREAGE BREAKDOWN: The Communities at Glenross Section 13 is out of the following Delaware County Parcel Numbers:

41832001035000	15.558 Ac.
41832001040000	5.877 Ac.

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

NOTE "H" - LOT 00000: Lot 00000, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in The Communities at Glenross subdivisions for open space and stormwater facilities.

NOTE "I": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Communities at Glenross Section 13 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

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

THE COMMUNITIES AT GLENROSS SECTION 13

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°06'05"	800.00'	545.96'	N 23°09'42" E	535.42'
C2	3°54'16"	800.00'	54.51'	S 40°45'37" W	54.50'
C3	39°06'05"	275.00'	187.67'	N 66°50'18" W	184.05'
C4	89°31'10"	225.00'	351.54'	S 46°51'05" W	316.86'
C5	64°33'37"	225.00'	253.53'	S 61°16'51" W	240.33'
C6	24°57'33"	225.00'	98.01'	S 16°34'16" W	97.24'
C7	115°26'23"	225.00'	453.33'	S 61°19'51" W	380.45'
C8	63°09'49"	225.00'	248.04'	S 87°28'08" W	235.87'
C9	52°16'34"	225.00'	205.29'	S 29°44'57" W	198.24'
C10	37°43'26"	225.00'	148.14'	S 15°15'33" E	145.48'
C11	4°00'00"	225.00'	15.71'	S 01°36'40" W	15.71'
C12	39°06'05"	769.00'	524.80'	N 23°09'42" E	514.58'
C13	90°00'00"	20.00'	31.42'	N 67°42'45" E	28.28'
C14	8°21'21"	246.00'	27.29'	N 60°27'36" W	27.27'
C15	31°55'54"	246.00'	137.10'	N 09°36'33" W	135.33'
C16	0°48'30"	246.00'	3.49'	N 85°58'55" W	3.49'
C17	33°38'01"	196.00'	115.06'	S 76°47'36" W	113.41'
C18	47°25'34"	196.00'	162.24'	S 36°15'32" W	157.55'
C19	14°36'36"	254.00'	64.98'	S 11°25'13" W	64.80'
C20	79°41'54"	20.00'	27.82'	N 21°06'01" W	25.63'
C21	14°58'27"	196.00'	51.22'	N 68°26'11" W	51.08'
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C24	14°57'39"	196.00'	51.18'	S 11°05'29" W	51.03'
C25	90°00'00"	20.00'	31.42'	S 41°23'20" E	28.28'
C26	0°16'53"	254.00'	1.25'	S 0°28'13" W	1.25'
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C28	19°23'20"	254.00'	85.95'	S 24°21'05" W	85.54'
C29	11°32'23"	254.00'	51.16'	S 39°48'56" W	51.07'
C30	79°41'54"	20.00'	27.82'	N 05°44'10" E	25.63'
C31	18°56'28"	254.00'	83.98'	S 24°36'27" E	83.58'
C32	18°32'49"	254.00'	81.48'	S 05°28'42" E	81.13'
C33	0°23'38"	254.00'	1.77'	S 02°24'41" W	1.77'
C34	6°20'36"	304.00'	33.68'	N 50°27'33" W	33.64'
C35	13°52'52"	304.00'	73.65'	N 60°34'17" W	73.47'
C36	13°52'52"	304.00'	73.65'	N 74°27'09" W	73.47'
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C38	5°22'25"	254.00'	26.26'	N 89°34'32" W	26.24'
C39	16°22'34"	254.00'	72.60'	S 79°02'56" W	72.35'
C40	16°22'34"	254.00'	72.60'	S 62°40'24" W	72.35'
C41	15°07'58"	254.00'	67.09'	S 46°55'08" W	66.89'
C42	79°41'54"	20.00'	27.82'	N 79°12'06" E	25.63'
C43	3°25'14"	254.00'	15.16'	N 62°39'34" W	15.16'
C44	16°36'55"	254.00'	73.66'	N 88°21'53" W	73.40'
C45	17°06'20"	254.00'	75.88'	S 74°45'30" W	75.70'
C46	37°43'26"	196.00'	129.05'	S 15°15'33" E	126.73'

Ⓐ Δ=93°54'16" R=20.00'
Arc=32.78'
ChBrg=S53°45'37"W
Ch=29.23'

Ⓑ N51°11'31"W
62.00'

Ⓒ Δ=0°25'07" R=831.00'
Arc=6.50'
ChBrg=N39°02'33"E
Ch=6.50'

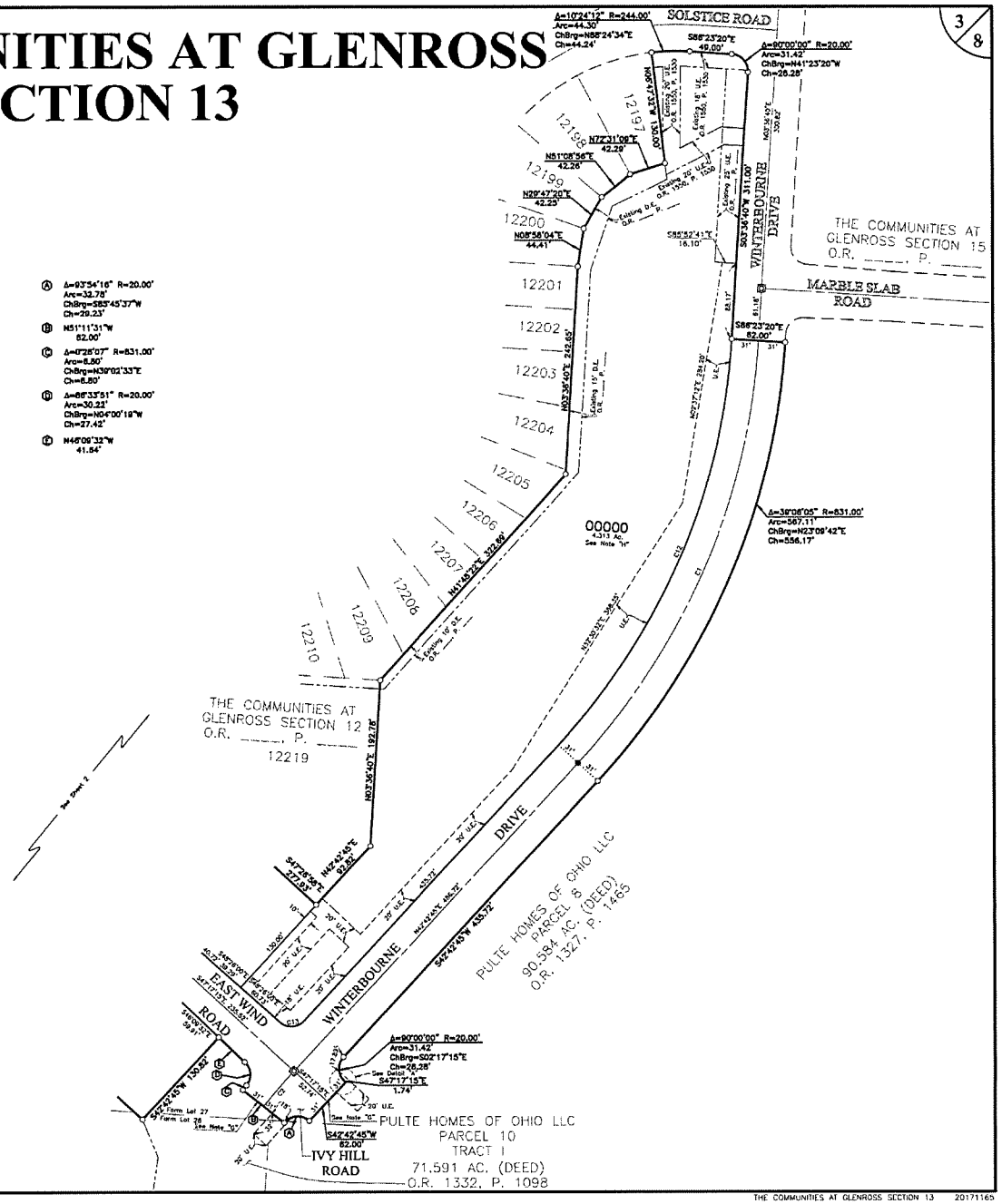
Ⓓ Δ=86°33'51" R=20.00'
Arc=30.22'
ChBrg=N64°00'19"W
Ch=27.42'

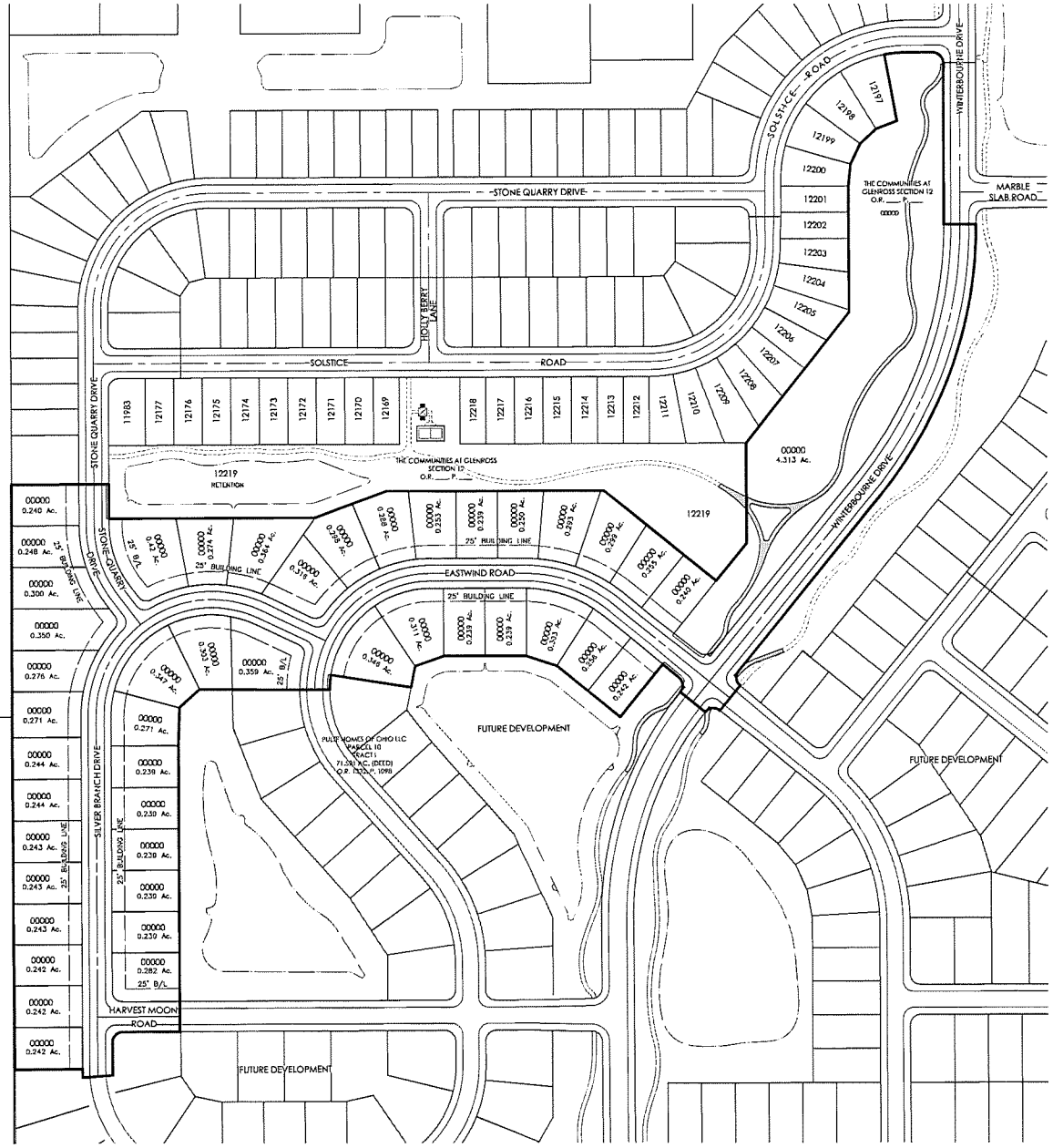
Ⓔ N46°09'32"W
41.54'

SCALE: 1" = 60'

GRAPHIC SCALE (In feet)
B.L. = Building Line
U.E. = Utility Easement
D.E. = Drainage Easement

Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=S02°17'15"E
Ch=28.28'
S47°17'15"E
1.74'
S42°42'45"W
62.00'
Detail "A"
NOT TO SCALE





SITE STATISTICS:

TOTAL ACREAGE:	±21.436 ACRES
TOTAL NUMBER OF LOTS:	44
TOTAL GROSS DENSITY:	±2.05 LOTS/ACRE
TOTAL OPEN SPACE:	±4.313 ACRES

NOTES:

NOTE "A": RESERVES "00000" SHALL BE OWNED AND MAINTAINED BY THE COMMUNITIES AT GLENROSS HOMEOWNERS ASSOCIATION.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

MARK	DATE	DESCRIPTION

REVISIONS

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS SECTION 13
SITE PLAN

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3646
www.emht.com

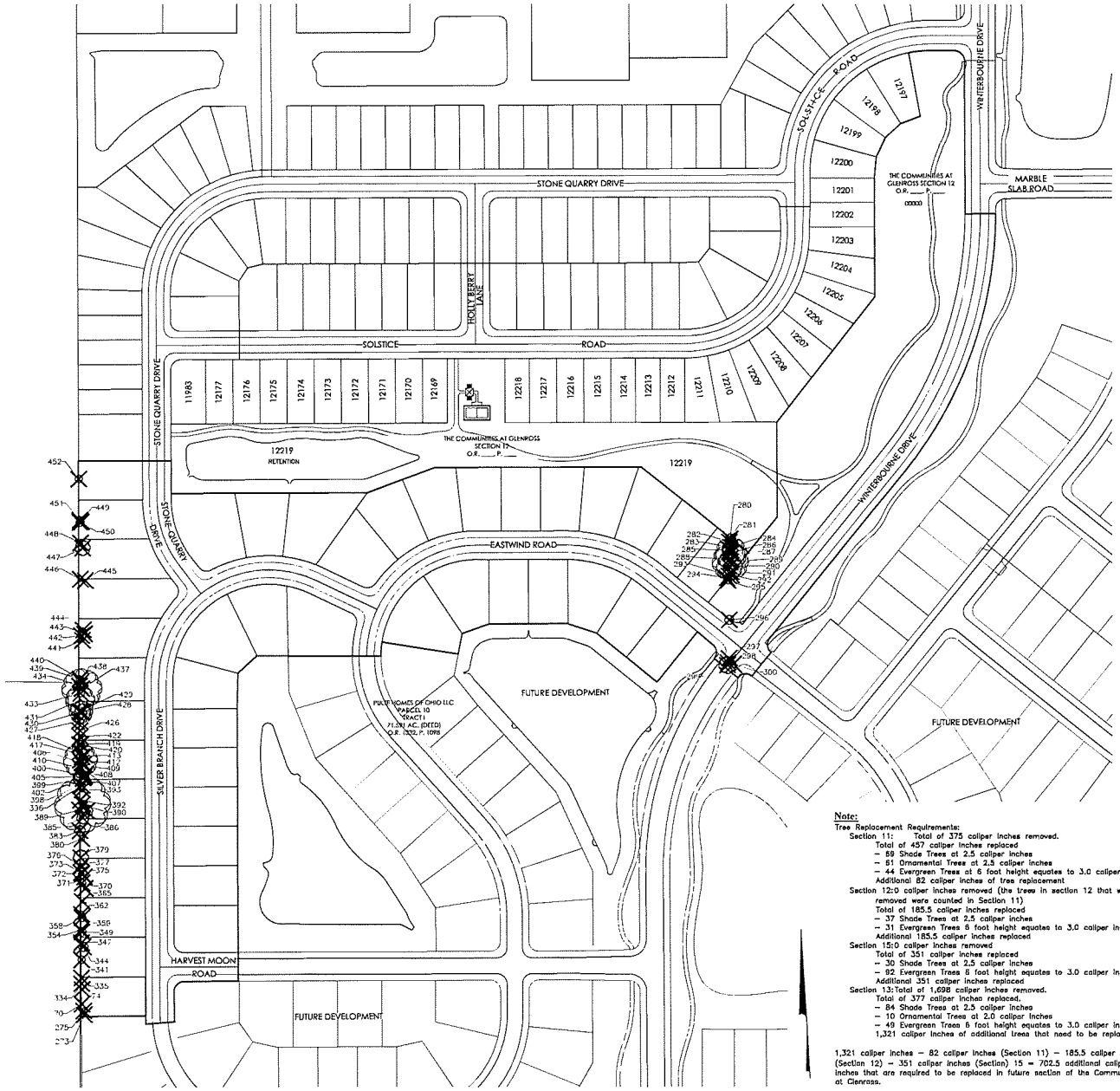
DATE: April 2, 2019

SCALE: 1" = 100'

JOB NO.: 20171165

SHEET: 4/8

J:\20171165\Dwg\SitePlan\Final Development Plan\Site Planning, Last Saved By: ochrns, 4/2/2019 8:54 AM Last Plotted By: ochrns, Scale: 4/2/2019 8:53 AM (No Xref)



TREE INVENTORY

Total Number of Trees:	94 (1,734 Caliper Inches)
Number of Trees Removed:	94 (1,734 Caliper Inches)
Poor Trees or Ash Trees:	4 (36 Caliper Inches)
Trees to be Replaced:	90 (1,698 Caliper Inches)
Total Number of Trees Preserved:	0 (0 Caliper Inches)

X Trees Removed

Trees to be Removed

Note:

Tree Replacement Requirements:

Section 11: Total of 375 caliper inches removed.
- Total of 457 caliper inches replaced
  - 69 Shade Trees at 2.5 caliper inches
  - 61 Ornamental Trees at 2.5 caliper inches
  - 44 Evergreen Trees at 6 foot height equates to 3.0 caliper inches
- Additional 82 caliper inches of tree replacement

Section 12: 0 caliper inches removed (the trees in section 12 that were removed were counted in Section 11)
- Total of 185.5 caliper inches replaced
  - 37 Shade Trees at 2.5 caliper inches
  - 31 Evergreen Trees 6 foot height equates to 3.0 caliper inches
- Additional 185.5 caliper inches replaced

Section 15: 0 caliper inches removed
- Total of 351 caliper inches replaced
  - 30 Shade Trees at 2.5 caliper inches
  - 82 Evergreen Trees 6 foot height equates to 3.0 caliper inches
- Additional 351 caliper inches replaced

Section 13: Total of 1,698 caliper inches removed.
- Total of 377 caliper inches replaced.
  - 84 Shade Trees at 2.5 caliper inches
  - 10 Ornamental Trees at 2.0 caliper inches
  - 49 Evergreen Trees 6 foot height equates to 3.0 caliper inches
- 1,321 caliper inches of additional trees that need to be replaced.

1,321 caliper inches – 82 caliper inches (Section 11) – 185.5 caliper inches (Section 12) – 351 caliper inches (Section) 15 = 702.5 additional caliper inches that are required to be replaced in future section of the Communities at Glenross.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

ISSUE	DATE	DESCRIPTION

REVISIONS

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS SECTION 13
TREE INVENTORY & REMOVAL PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
CERTIFICATE OF AUTHORIZATION #3970

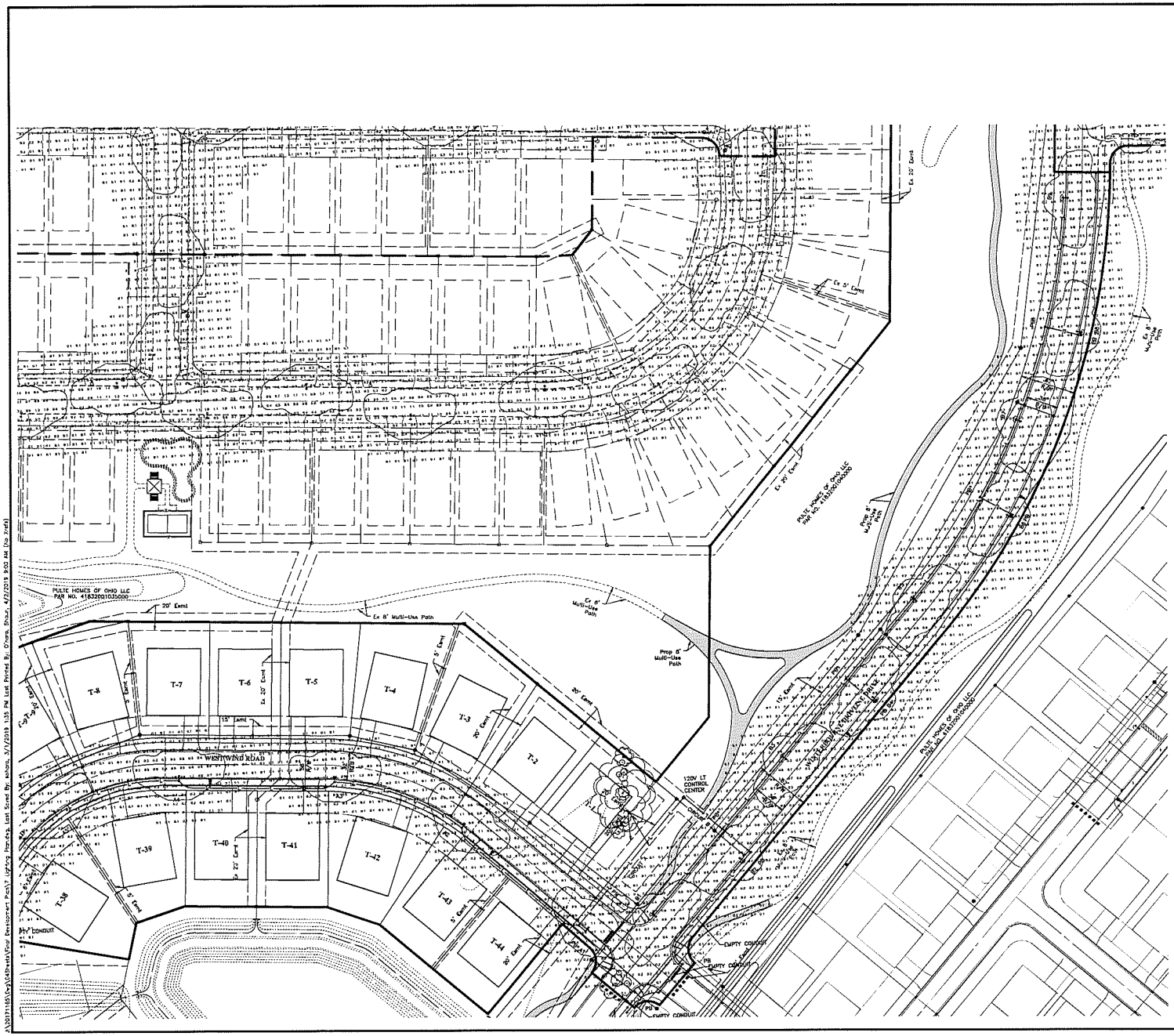
DATE
April 2, 2019

SCALE
1" = 100'

JOB NO.
20171165

SHEET
5/8

A:\20171165\Dwg\SDPrevd\Final Development Plan\5 Tree Inventory Removal, Last Saved By: ohans, 4/2/2019 3:17 PM Last Printed By: Ohans, Sasa, 4/2/2019 3:17 PM (No Xref)



NOTE:

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 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.

A subsequent wiring diagram shall be provided by the street lighting contractor for review and approval prior to construction.

GRAPHIC SCALE

0 25 50 100

1 inch =50 feet

STREET LIGHT TABLE

STREET	L STATION	OFFSET
WINTERBOURNE DRIVE	13+01.53	21' Lt
	14+19.26	21' Rt
	15+63.26	21' Lt
	17+06.68	21' Rt
	18+50.92	21' Lt
	19+95.16	21' Rt
	21+39.41	21' Lt
WEST WIND ROAD	9+46.01	19' Rt
	10+78.09	19' Lt
	12+20.09	19' Rt
	13+48.93	19' Lt
	14.93.05	19' Rt
	16+34.09	20.81' Lt

City Official

Date

REVISIONS

MARK	DATE	DESCRIPTION

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

COMMUNITIES AT GLENROSS
SECTION 13
LIGHTING PLAN

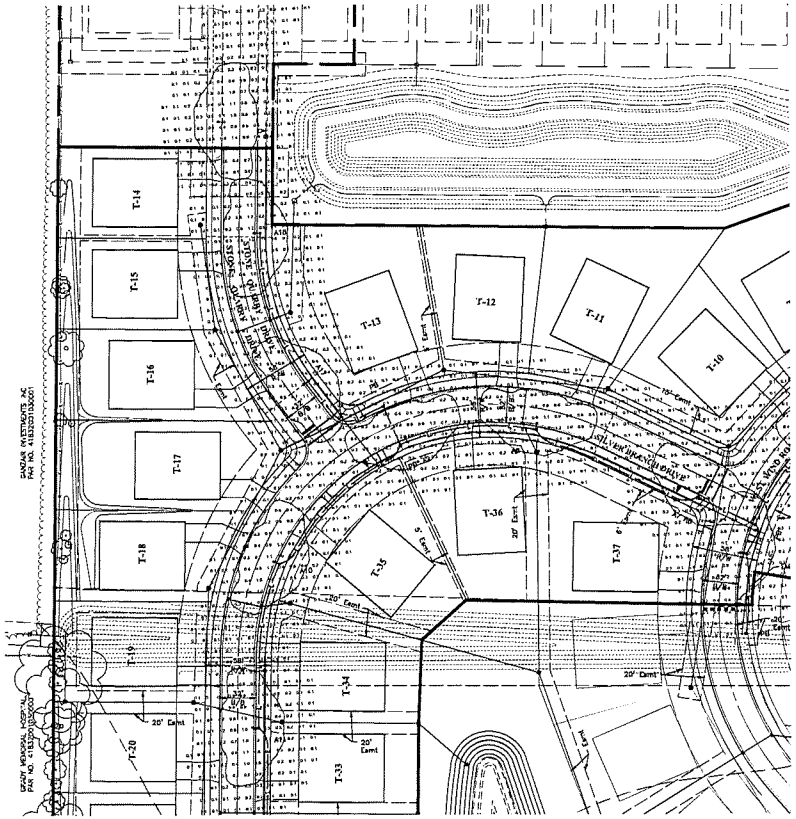
EMH&T
Data, Facilities and Transportation Solutions
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.5368
www.emht.com
Member of CTL GROUP

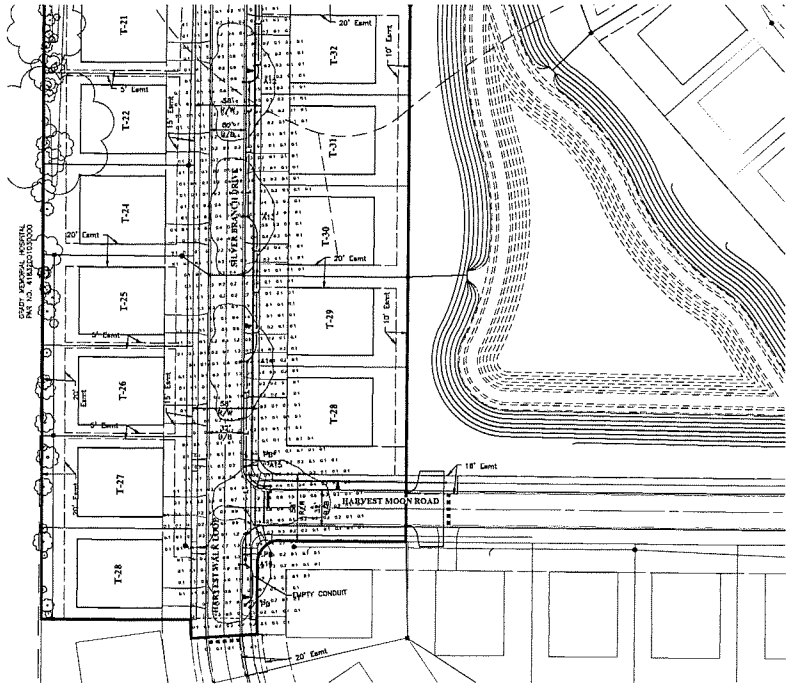
DATE
April 2, 2019

SCALE
1" = 100'

JOB NO.
20171165

SHEET
6/8





STREET LIGHT TABLE		
STREET	STATION	OFFSET
SILVERBRANCH DRIVE	0+18.00	19' Lt
	1+40.63	19' Lt
	2+55.63	19' Rt
	3+80.63	19' Lt
	5+19.00	19' Rt
	6+30.30	19' Lt
	7+85.25	19' Rt
	8+93.01	19' Lt
	10+33.30	19' Rt
	11+20.06	19' Lt
STONE QUARRY DRIVE	2+48.86	19' Lt
	1+02.28	19' Rt

LUMINAIRE SCHEDULE						
Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
GVD2 P30 30K AS 3 N	GranVille II LED, LED Package 30, 60W, 3000K, 120-277v, Type 3 distribution, No trim	LED COB	GVD2_P30_30K_AS_3_N.les	7075	0.84	60

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Harvest Walk Loop	0.8 fc	1.7 fc	0.1 fc	17.0:1	8.0:1
Stone Quarry Drive	0.6 fc	1.6 fc	0.1 fc	16.0:1	6.0:1
West Wind Road	0.5 fc	1.6 fc	0.1 fc	16.0:1	5.0:1
Winterbourne Drive	0.4 fc	1.7 fc	0.1 fc	17.0:1	4.0:1

REVISIONS		
SHEET	DATE	DESCRIPTION

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 13
LIGHTING PLAN

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

DATE
April 2, 2019

SCALE
1" = 100'

JOB NO.
20171165

SHEET
7/8

J:\20171165\Civil\CAD-stds\Final Development Plan\7 Lighting Plan.dwg, Last Saved By: ewarn, 3/11/2019 1:35 PM Last Printed By: Evans, Shane, 4/2/2019 9:01 AM (No XREF)

GRAPHIC SCALE

1 inch = 100 feet

REVISIONS		
SHEET	DATE	DESCRIPTION

PulteGroup

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
COMMUNITIES AT GLENROSS
SECTION 13
ILLUSTRATIVE SITE PLAN

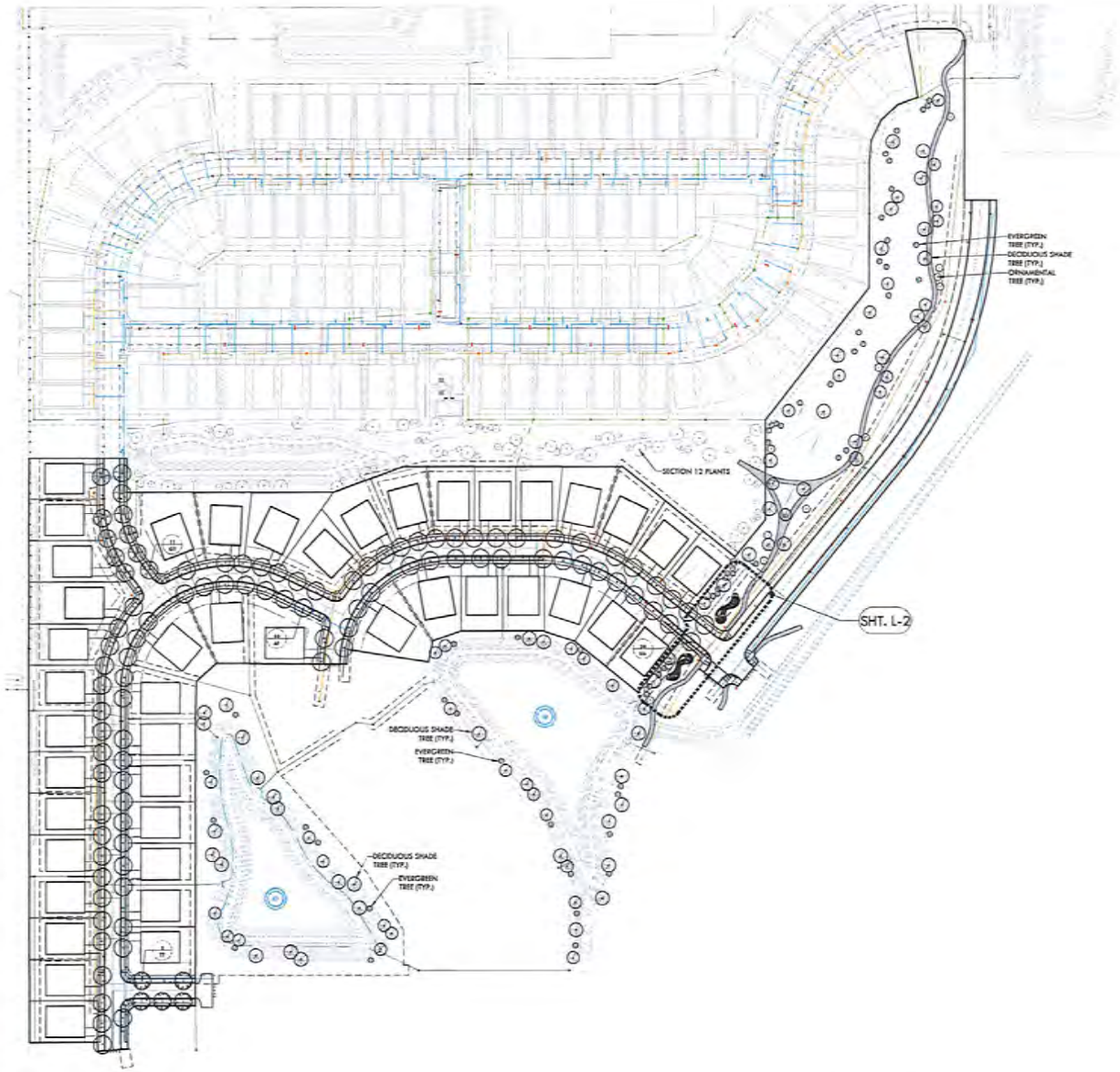
EMHT

DATE: April 2, 2019

SCALE: 1" = 100'

JOB NO.: 20171165

SHEET: 8/8



1 OVERALL SITE PLAN
Scale: 1" = 20'-0"

0' 10' 20' 40'

GENERAL PLANTING NOTES

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.

2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.

3. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.

4. ALL PLANT MASSES TO BE CONTAINED WITHIN BARK MULCH BED.

5. BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.

6. ALL SHRUBS TO BE A MINIMUM OF 4'-0" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.

7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.

8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.

9. IN AREAS DESIGNATED "ANNUALS", LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER.

10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.

11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM (IF APPLICABLE).

12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.

STREET TREE PLANT LIST

DECIDUOUS TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
50	AB	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL
38	UA	PIONEER ELM	ULMUS 'VALLEY FORGE'	2.5" CAL
11	GT	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS	2.5" CAL
5	TT	SILVER LINDEN	TILIA TOMENTOSA	2.5" CAL

OPEN SPACE PLANT LIST

DECIDUOUS TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
9		LONDON PLANE TREE	PLATINUS OCCIDENTALIS	2.5" CAL
9		RED OAK	QUERCUS RUBRA	2.5" CAL
8		AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2.5" CAL
8		OCTOBER GLORY MAPLE	ACER 'OCTOBER GLORY'	2.5" CAL

ORNAMENTAL TREES

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

EVERGREEN TREES

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

POND PLANT LIST

DECIDUOUS TREES

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
10		SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL
10		RIVER BIRCH	BETULA NIGRA	2.5" CAL
10		RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	2.5" CAL
10		BALD CYPRESS	TAXODIUM DISTICHUM	2.5" CAL
10		NEW HARMONY ELM	ULMUS A. 'NEW HARMONY'	2.5" CAL

EVERGREEN TREES

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

REVISIONS

MARK	DATE	DESCRIPTION

THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF BLENDON GARDENS INC. IT SHALL NOT BE REPRODUCED, TRANSFERRED OR OTHERWISE USED WITHOUT WRITTEN PERMISSION.

PROJECT:
COMMUNITIES AT GLENROSS SEC 13
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
OVERALL SITE PLAN

PulteGroup

BLENDON GARDENS
landscaping...the investment that grows

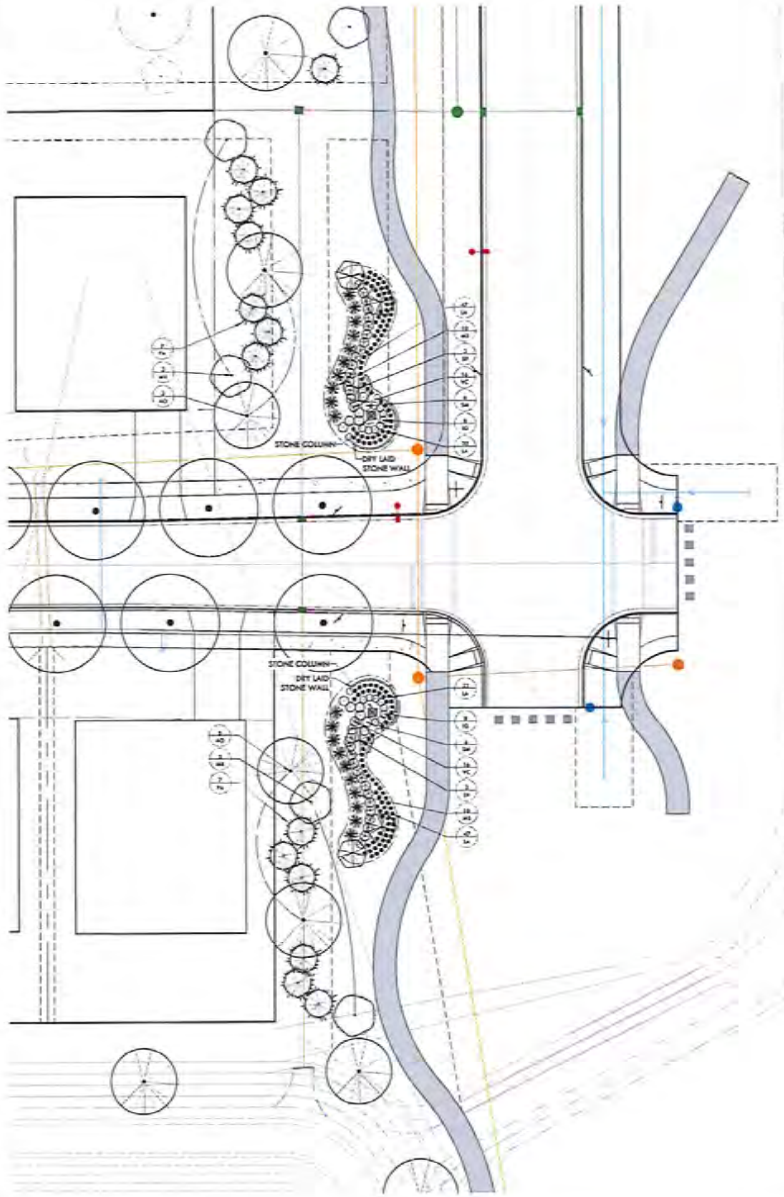
DATE: 04.01.19

DRAWN BY: T. OSTERFELD

CHECKED BY: S. THORNTON

PROJECT NUMBER:

SHEET:
L-1



2 ENTRY LANDSCAPE PLAN
Scale: 1" = 20'-0"

0' 10' 20' 40'

ENTRY ENLARGEMENT PLANT LIST

DECIDUOUS TREE

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
4	AO	OCTOBER GLORY MAPLE	ACER 'OCTOBER GLORY'	2.5" CAL

ORNAMENTAL TREE

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
6	SR	IVORY SILK LILAC	SYRINGA RETICULATA	2" CAL
4	MX	SAUCER MAGNOLIA	MAGNOLIA X SOULANGEANA	8' HT.

EVERGREEN TREE

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
14	PA	NORWAY SPRUCE	PICEA ABIES	6' HT

EVERGREEN SHRUBS

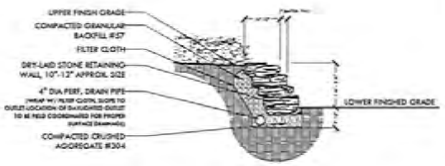
QTY	CODE	COMMON NAME	LATIN NAME	SIZE
16	IG	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'	3 GAL

DECIDUOUS SHRUBS

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
12	SM	DWARF KOREAN LILAC	SYRINGA MEYERI	3 GAL.
32	VC	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	3 GAL.

GRASSES / PERENNIALS

QTY	CODE	COMMON NAME	LATIN NAME	SIZE
20	MS	MAIDEN GRASS	MISCANTHUS SINENSIS	7 GAL.
138	LA	MUNSTEAD LAVENDER	LAVENDULA 'MUNSTEAD'	1 GAL.

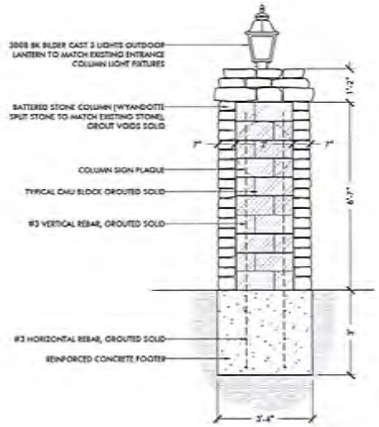


5 DRY STACKED WALL DETAIL
Scale: 1/2" = 1'-0"

0' 1' 2' 4'

22" ROUND SINGLE SIDED 2" DEEP ENGRAVED ALUMINUM MEDALLIONS

4 DETAIL: SIGN LOGO
Scale: N.T.S.



3 STONE COLUMN DETAIL
Scale: 1/2" = 1'-0"

0' 1' 2' 4'

REVISIONS

DATE	BY	DESCRIPTION

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PROJECT:
COMMUNITIES AT GLENROSS SEC 13
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
ENTRY LANDSCAPE PLAN

PulteGroup

BLENDON GARDENS

DATE: 04.01.19

DRAWN BY: T. OSTERFELD

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:
L-2

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

EST. 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name THE COMMONTREES AT GLENMOOR 13 Address CHESHIRE ROAD

Acreage 21.436 Square Footage _____ Number of Lots 45 Number of Units _____

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # 418320010350000 / 418320010400000

Applicant Name PULTE HOMES OF OHIO LLC Contact Person MATT CALLAHAN

Applicant Address 475 METRO PLACE SOUTH, SUITE 200

Phone 614-376-1000 Fax _____ E-mail MATTHEW.CALLAHAN@PULTE.COM

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMHT Contact Person BRIAN PARKER

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4344 Fax _____ E-mail BPARKER@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 Division VP Land Acquisition Matt Callahan
Owner Printed Name

Agent Signature _____ Agent Printed Name _____

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

Notary Stamp KELLY J. BLYTHE Notary Public, State of Ohio My Commission Expires MAY 14, 2022 Kelly J Blythe
Notary Public

NOTARIAL SEAL STATE OF OHIO

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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Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
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- ☐ Variance

Subdivision/Project Name THE COMMONTREES AT GLENMARC 13 Address CHESHIRE ROAD

Acreage 21.436 Square Footage _____ Number of Lots 45 Number of Units _____

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # 418320010350000/418320010400000

Applicant Name PULTE HOMES OF OHIO LLC Contact Person MATT CALLAHAN

Applicant Address 475 METRO PLACE SOUTH, SUITE 200

Phone 614-376-1000 Fax _____ E-mail MATTHEW.CALLAHAN@PULTE.COM

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMHT Contact Person BRIAN BREWER

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4344 Fax _____ E-mail BBREWER@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 Division VP Land Acquisition Owner Printed Name Matt Callahan

Agent Signature _____ Agent Printed Name _____

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

Notary Stamp KELLY J. BLYTHE Notary Public, State of Ohio My Commission Expires MAY 14, 2022 Notary Public Kelly J. Blythe

NOTARIAL SEAL STATE OF OHIO

s/planning/forms

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 13 | DATE: 05/13/2019

ORDINANCE NO: 19-21 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST FOR REDWOOD LIVING FOR THE PRESERVE AT QUAIL PASS PHASE 3 FOR 100 SINGLE FAMILY APARTMENT UNITS ON APPROXIMATELY 19.78 ACRES ZONED M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED SOUTH OF MILL RUN CROSSING AND WEST OF GLENN ROAD.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-21

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST FOR REDWOOD LIVING FOR THE PRESERVE AT QUAIL PASS PHASE 3 FOR 100 SINGLE FAMILY APARTMENT UNITS ON APPROXIMATELY 19.78 ACRES ZONED M-1 PMU (LIGHT MANUFACTURING WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED SOUTH OF MILL RUN CROSSING AND WEST OF GLENN ROAD.

WHEREAS, the Planning Commission at its meeting on May 1, 2019 recommended approval of a Final Development Plan for Quail Pass Phase 3 for 100 single family apartment units on approximately 19.78 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) and located south of Mill Run Crossing and west of Glenn Road (PC Case 2019-0655).

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

SECTION 1. That the Final Development Plan for Quail Pass Phase 3 for 100 single family apartment units on approximately 19.78 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) and located south of Mill Run Crossing and west of Glenn Road, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval prior to building permit approval.
3. A lighting plan shall be reviewed and achieve compliance with development text and zoning code and be approved by the Chief Building Official. The landscape plan shall be submitted, reviewed and approved by the Shade Tree Commission.
4. A bike path along Glenn Road shall be constructed per the Bicycle and Pedestrians Path Plan 2027 and the City Engineers requirements.
5. The open spaces shall be programmed with a benches, grills, etc. as approved by staff.

6. The development shall comply with all fire department requirements.
7. The developer shall be allowed to utilize tip cart service for refuse collection instead of dumpsters.
8. A six foot high mound with evergreen and delicious trees shall be installed along the Glenn Road frontage.
9. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with the approved development text.
10. The development shall participate in the Delaware North New Community Authority and shall execute the required documents prior to the issuance of any building permits.
11. A sidewalk connection shall be established between Phase 3 and the wetland park to be located north of the westernmost detention area in Phase 3 extending in-line with the existing east/west sidewalk in Phase 2.
12. The applicant shall install 18 additional required trees along Glenn Road or make a payment of $3,000 in lieu of planting the trees per condition #6 of the Preliminary Development Plan (Ordinance 13-02).
13. The applicant shall work to attempt to incorporate the small section of the development in the Olentangy School District into the City of Delaware School District per previous agreements and approvals.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

REQUEST: Final Development Plan
PROJECT: The Preserve at Quail Pass - Phase 3
MEETING DATE: May 1, 2019

APPLICANT & OWNERS
Redwood Living
7510 East Pleasant Valley Road
Independence, Ohio 44131

REQUEST
2019-0655: A request by Redwood Living for approval of a Final Development Plan for The Preserve at Quail Pass Phase 3 for 100 single family apartment units on approximately 19.78 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) and located south of Mill Run Crossing and just west of Glen Road.

PROPERTY LOCATION & DESCRIPTION
The subject development is located on the south side of Mill Run Crossing and just east of the City Wetland Park and west of Glenn Road directly behind the Glennwood Commons Shopping Center. Phase 3 is located south of the Moody Ditch which is south of Phases 1 and 2. The subject site is zoned M-1 PMU. The zoning to the north and west is B-4 (Commercial Business District) with a PMU (Planned Mixed Use) Overlay District while the zoning to the east is M-1 (Light Manufacturing District), M-2 (General Manufacturing District) with text limitations in the City. To the east and south the zoning is FR-1 (Farm Residential District) in the township.

BACKGROUND
In February 2013, City Council approved a Rezoning (Ordinance 13-01) to amend the Planned Mixed Use District (PMU) and a Preliminary Development Plan (Ordinance 13-02) to allow 340 single story apartment units on 55.826 acres for a density of 6.1 units per acre. Then in July 2013, City Council approved a Final Development Plan (Ordinance 13-54) for Phase 1 which consisted of 94 apartment units on 15.7 acres. Subsequently in September 2015, Planning Commission and City Council approved 141 apartment units on 22.35 acres and they are almost build out. Now the developer is proposing to construct Phase 3 (last phase) which consists of 100 apartment units on 19.78 acres. The total number of units in the development would total 335 apartment units while 340 were originally approved.

STAFF ANALYSIS

- **ZONING**: As mentioned above, City Council in 2013 approved a Rezoning to amend the Planned Mixed Use (PMU) Overlay and a Preliminary Development Plan. The next step in the process is for the applicant to receive Final Development Plan approval for each phase prior to construction. The applicant is proposing to develop the site in three phases. The construction of Phase 1 is completed while the construction of Phase 2 is almost completed. Phase 3, which is the last phase, is now being considered for Final Development Plan approval by the Planning Commission and City Council.
- **DEVELOPMENT TEXT:** Being an amended PMU Overlay, the Development Text sets forth the development standards and requirements for this development. It should be noted that the majority of the text allows for a higher quality development from both a site planning and architectural design standpoint than that which would be permitted or required under a base zoning district. Additionally, this text allows a great deal of flexibility in the location of the apartment buildings by providing certain limitations aimed at creating an aesthetically pleasing development.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **SITE LAYOUT:** Phase 3 is located south of the Moody Ditch and south of Phase 1 and 2. Access to this phase would be from Glenn Road and internally from Phase 1 and 2 across the Moody Ditch. An emergency access point only is located south of the main entrance on Glenn Road with collapsible bollards. Phase 3 of the proposed development would consist of 100 apartment units on 19.78 acres that would include 19 apartment buildings (all 2 bedrooms with 2 car garages) which range from 4 to 7 unit buildings. The submitted Final Development Plan is revised from the approved from the Preliminary Development Plan which includes 5 less apartment units and 6 less buildings. However, the revised layout allows for better circulation especially for emergency vehicles and creates open spaces that emulate the wetlands in the City

Wetland Park just west of Phase 1. In addition, two handicap spaces and 34 visitor parking spaces would be scattered throughout Phase 3 to supplement the 200 enclosed garage parking spaces and 200 driveway parking spaces for a total of 436 parking spaces. This phase has approximately 5.23 acres of open space with the majority of the open space between buildings P, Q and R. Staff would recommend benches and other similar amenities in this opens space .Also, two retention ponds are located just south of Phase 1 and 2 and east and west of westernmost street that crossing Moody Ditch. A gazebo is proposed adjacent to the eastern most retention pond. Again, staff recommends benches and like amenities in this area. The lay out revisions only require administrative approval by the Planning and Community Development Director per the approved development text if the revisions were considered minor in nature and consistent with the remainder of the development which they are.

- **ARCHITECTURE:** The applicant is proposing 19 apartment buildings (all 2 bedrooms with 2 car garages) with five design styles of unit configurations with building sizes of 4, 5, 6 and 7 units. Some of the elevation has garages in the front and some in the back depending on layout and configuration of the site. The proposed elevations are compatible to the design standards of the PMU (Planned Mixed Use) District Overlay text and the buildings in Phase 1 and 2. Some of the architectural features include vinyl siding with a limestone veneer wainscoting, pitched roofs, gables, decorative garage doors, asphalt shingles, split shake vinyl siding on some gables, decorative louver, single hung windows with colonial pattern flat grids, color sequences differentiating each building, etc. The applicant shall submit final plans to staff for building permits that should include specific architectural elevations identifying building materials for each specific unit, the color pallet and the proposed mix of the units to assure a compatible final development could be achieved.
- **LANDSCAPING AND SCREENING:** Per the approved Preliminary Development Plan, a six foot high mound with evergreen and delicious trees shall be installed along the Glenn Road frontage. The mounding should resemble the mounding along Mill Run Crossing in Phases 1 and 2. Street trees would be installed along all the streets to soften the streetscape in Phase 3 which is consistent with Phases 1 and 2. Also, trees, shrubs, perennials and grasses would be scattered throughout the perimeter buffering and open spaces to provide an aesthetically pleasing environment. In addition, typical foundation plantings for each building are provided with trees, shrubs and perennials/ornamental grasses. The landscape plans would require Shade Tree Commission review and approval.
- **TREE PRESERVATION**: The subject Phase has trees along the southern property line adjacent to the railroad tracks and along the northeastern property lines. A tree survey identifying the number size and condition of the trees shall be submitted for staff review. Any tree removal and/or replacement would have to achieve compliance with the adopted development text. Furthermore from condition #6 of the Preliminary Development Plan (Ordinance 13-02), the applicant shall install 18 additional required trees along Glenn Road or make a payment of $3,000 in lieu of planting the trees.
- **LIGHTING PLAN:** A lighting plan has been submitted and would have to achieve compliance with the approved development text and zoning code with approval of Chief Building Official.
- **PEDESTRIAN CONNECTIVELY:** A bike path shall be constructed along Glenn Parkway per the adopted Bicycle and Pedestrians Plan 2027. A network of sidewalks should connect Phase 3 to Phases 1 and 2 across the Moody Ditch and the aforementioned bike path along Glenn Road. The applicant's new road section is 26 feet wide with 4 foot of the road being allocated for a sidewalk by utilizing a scored pavement design in a different color to identify the sidewalk. The new road section would achieve compliance with the sidewalk network connection requirements. There some other sidewalks between and connection buildings in Phase 3. In addition, staff is requesting a sidewalk connection shall be stablished between Phase 3 and the wetland park to be located north of the westernmost detention area in Phase 3 extending in-line with the existing east/west sidewalk in Phase 2.
- **FIRE DEPARTMENT:** The proposed development would have to achieve compliance with all fire department regulations including the emergency access location and design.
- **REFUSE COLLECTION:** The apartment complex currently utilizes City refuse collection by tip cart service for each individual unit rather than the City standard dumpster service for apartments and this refuse service would continue in Phase 3.
- **NCA**: This development would be required to participate in the Delaware North New Community Authority which assesses properties an additional 7.5 mills for the purposes specified by the authority including the

provision of improvements to Glenn Road. Prior to the issuance of any building permits in Phase 3, the applicant would have to execute any required documents in this regard.

STAFF RECOMMENDATION – (2019-0655 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Redwood Living for a Final Development Plan for The Preserve at Quail Pass Phase 3 for 100 single family apartment units on approximately 19.78 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) and located south of Mill Run Crossing and just west of Glen Road, with the following conditions that:

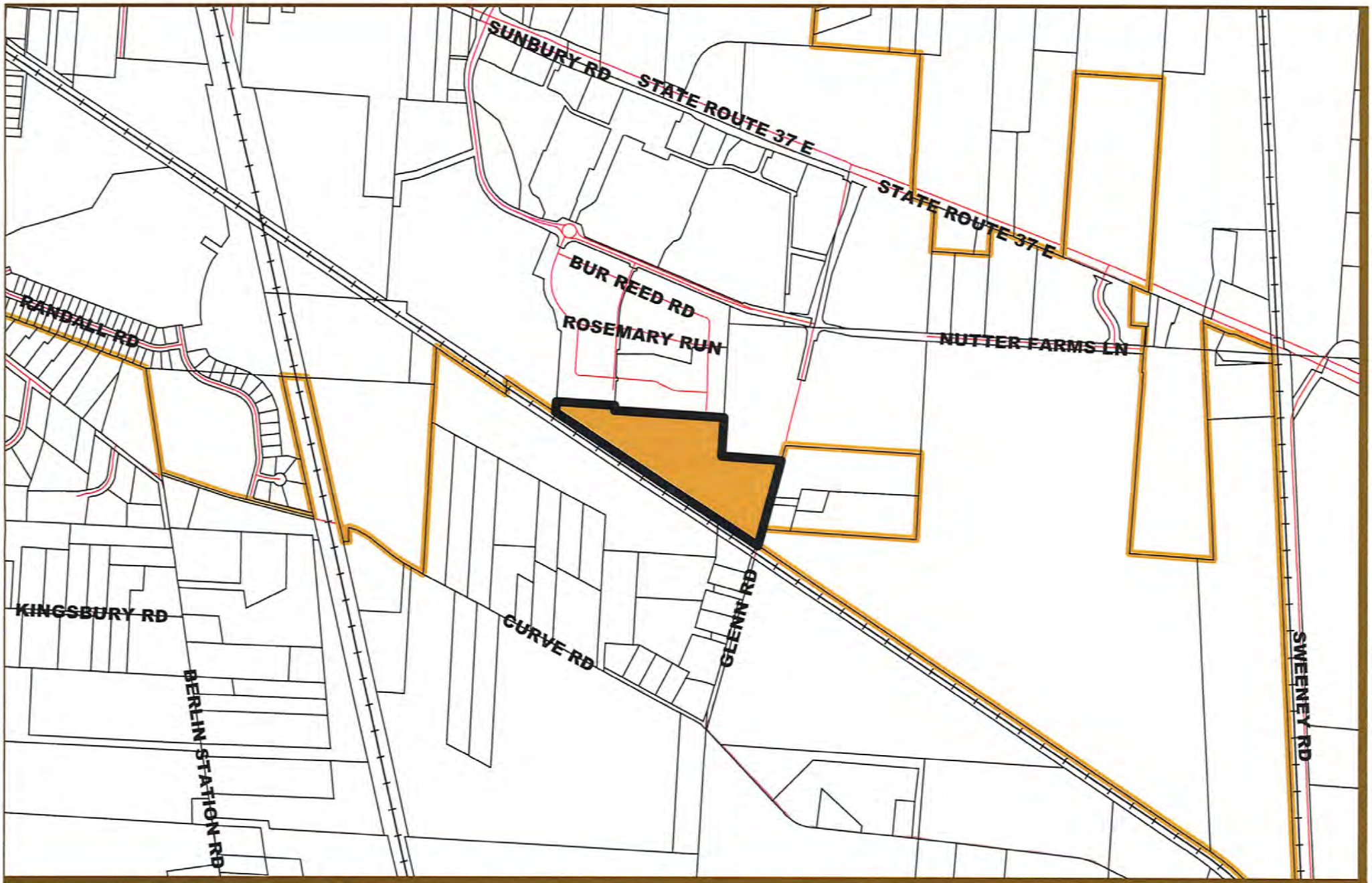
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval prior to building permit approval.
3. A lighting plan shall be reviewed and achieve compliance with development text and zoning code and be approved by the Chief Building Official. The landscape plan shall be submitted, reviewed and approved by the Shade Tree Commission.
4. A bike path along Glenn Road shall be constructed per the Bicycle and Pedestrians Path Plan 2027 and the City Engineers requirements.
5. The open spaces shall be programmed with a benches, grills, etc. as approved by staff.
6. The development shall comply with all fire department requirements.
7. The developer shall be allowed to utilize tip cart service for refuse collection instead of dumpsters.
8. A six foot high mound with evergreen and delicious trees shall be installed along the Glenn Road frontage.
9. A tree survey shall be required for the subject Phase and any tree removal and/or replacement shall achieve compliance with the approved development text.
10. The development shall participate in the Delaware North New Community Authority and shall execute the required documents prior to the issuance of any building permits.
11. A sidewalk connection shall be established between Phase 3 and the wetland park to be located north of the westernmost detention area in Phase 3 extending in-line with the existing east/west sidewalk in Phase 2.
12. The applicant shall install 18 additional required trees along Glenn Road or make a payment of $3,000 in lieu of planting the trees per condition #6 of the Preliminary Development Plan (Ordinance 13-02).
13. The applicant shall work to attempt to incorporate the small section of the development in the Olentangy School District into the City of Delaware School District per previous agreements and approvals.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

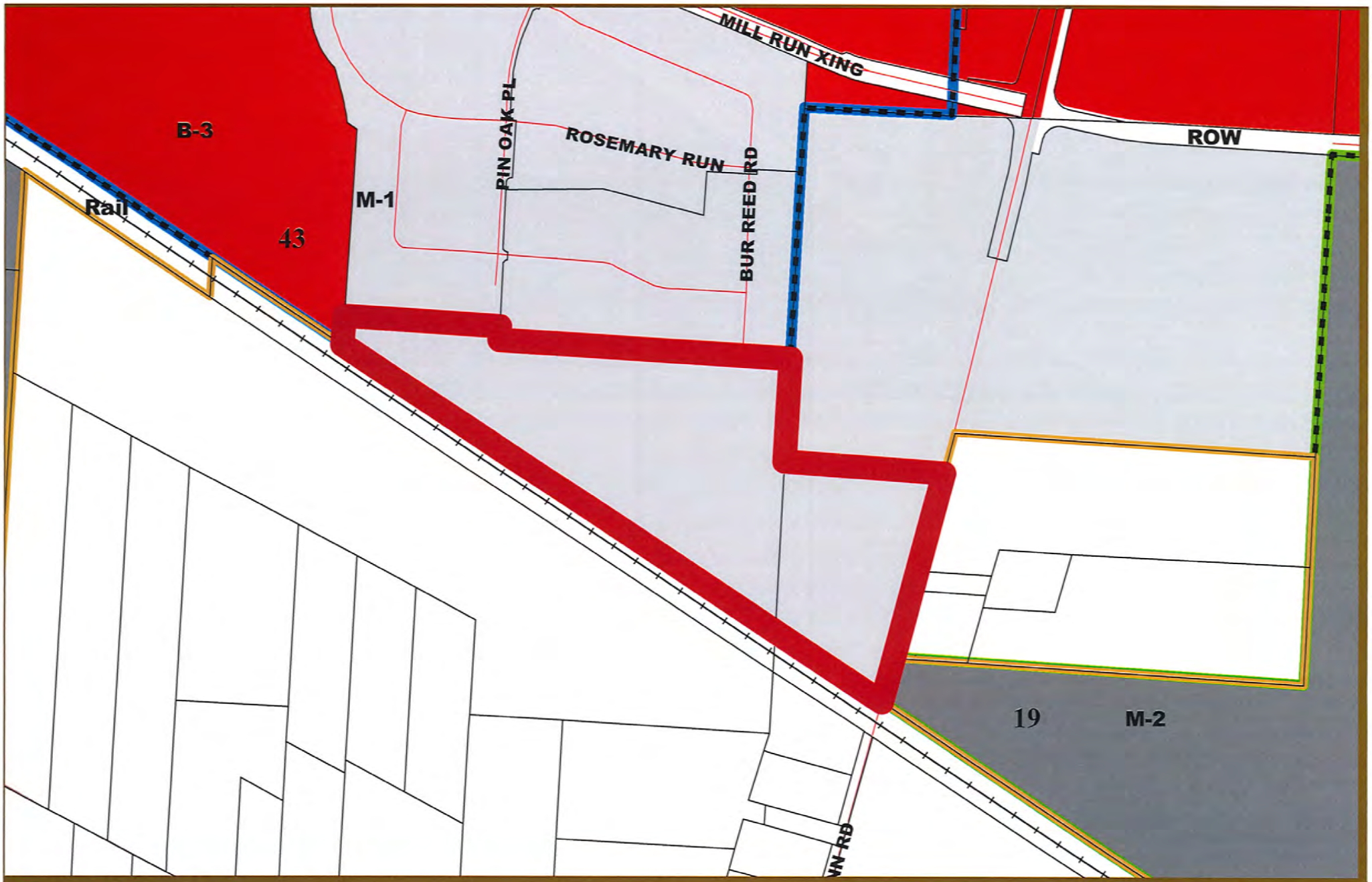
FILE:
ORIGINAL: 04/24 /19
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2019-0665
Final Development Plan
The Preserve at Quail Pass - Phase III
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2019-0665
Final Development Plan
The Preserve at Quail Pass - Phase III
Zoning Map

EST 1808
CITY OF
DELAWARE
OHIO

2019-0665
Final Development Plan
The Preserve at Quail Pass - Phase III
Aerial (2016) Map

N

Preserve at Quail Pass III Overall Illustrative Site Plan | 04.03.2019

POD design landscape architecture | planning | urban design

Columbus: 100 Northwoods Blvd. Suite A Columbus, Ohio 43235 p614.255.3399
Cincinnati: 10816 Millington Court Suite 118 Cincinnati, Ohio 45242 p513.256.1249

ALTA / NSPS LAND TITLE SURVEY

Mill Run Crossing

Part of Farm Lot 28 & 29, Quarter Township 4, Township 5, Range 19 Part of Farm Lot H, Quarter Township 1, Township 4, Range 19, United States Military Lands

City of Delaware
Delaware County, Ohio
Acreage 19.780 Ac.(M)
861,627 Sq. Ft. (M)

POSTED ADDRESS:
Vacant Lot (No posted address)
GRANTOR / CURRENT OWNER:
Delaware Preserve Three LLC
RECORDED DEED
DB. 1528 Pg. 880

FLOOD ZONE:
Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39041C0119L with a date of identification of February 1, 2018, in Delaware County, State of Ohio, and Flood Insurance Rate Map No. 39041C0120K a non printed panel, which is the current Flood Insurance Rate Map for the community in which said property is situated.

EXISTING UTILITIES:
All existing utilities have been shown as field located by O.U.P.S. (Ref No B833500748).

NOTES:
1. This property has direct access to Glenn Road.
2. There is no observed evidence of current earthmoving, work, building construction or building additions.
3. There is no observed evidence of recent street or sidewalk construction or repairs.

APPARENT ENCROACHMENTS:
None

RESPONSE TO SCHEDULE B – SECTION II
(American Land Title Affiliates, LLC Commitment No. 451-010258) Commitment Date November 28, 2018

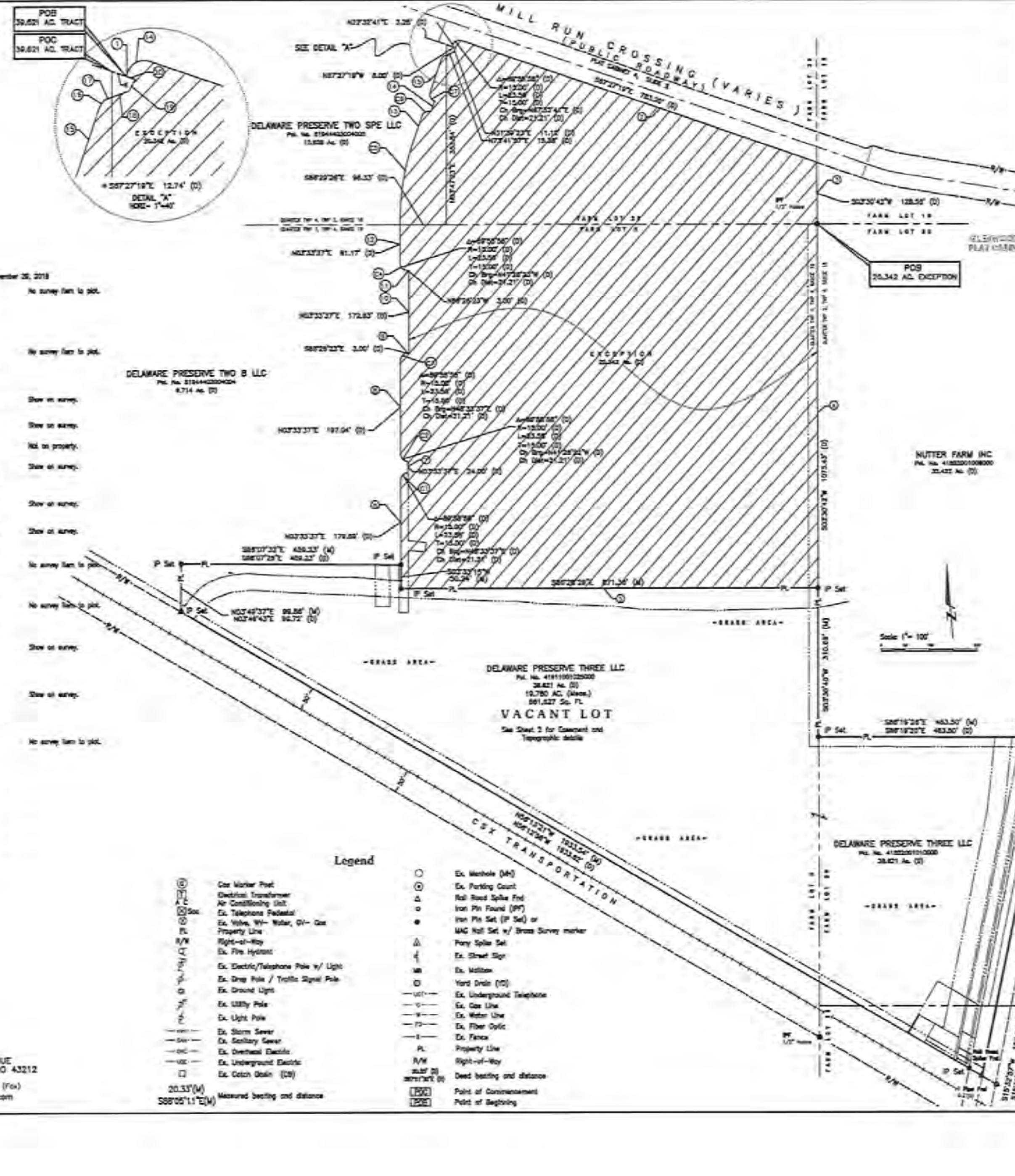
13. Access Easement and Shared Use Agreement between Delaware Preserve LLC, an Ohio limited liability company, Delaware Preserve Two LLC, an Ohio limited liability company, Delaware Preserve Two B LLC, an Ohio limited liability company and Delaware Preserve Three LLC, an Ohio limited liability company and Wells Fargo Bank, National Association, as Trustee for the Registered Holders of CS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2015-KS8, disclosed by instrument recorded March 27, 2018, in Book 1581, Page 2447.	No survey item to plot.
14. Amended and Restated Reciprocal Easement Agreement between Delaware Preserve LLC, an Ohio limited liability company, Delaware Preserve Two LLC, an Ohio limited liability company, Delaware Preserve Two B LLC, an Ohio limited liability company and Delaware Preserve Three LLC, an Ohio limited liability company, disclosed by instrument recorded March 27, 2018, in Book 1581, Page 2472.	No survey item to plot.
15. Right of way easement in favor of Suburban Natural Gas Company Dated July 13, 2018, recorded in Book 1585, Page 270 on August 08, 2018. Subject to the terms and conditions thereof.	Show on survey.
16. Right of Way and Easement granted to The Ohio Bell Telephone Company, recorded December 05, 1978, in Deed Book 434, Page 942.	Show on survey.
17. Partial Release of Easement recorded June 26, 2008, in Official Record Book 831, Page 430.	Not on property.
18. Right of way easement in favor of Suburban Natural Gas Company Dated April 20, 1988, recorded in Deed Volume 301, Page 54 on May 31, 1988 and re-recorded in Deed Volume 302, Page 144 on June 30, 1988. Subject to the terms and conditions thereof.	Show on survey.
19. Exclusive Easement and Right of Way granted to Del-Ace Pipeline Company LLC and Suburban 19. Natural Gas Company, recorded September 13, 2007, in Official Record Book 807, Page 2240.	Show on survey.
20. Right of way Easement Electric Facilities in favor of Consolidated Electric Cooperative, Inc., an Ohio corporation Dated April 29, 2002, recorded in Official Record Book 256, Page 2837 on June 11, 2002. Subject to the terms and conditions thereof.	Show on survey.
21. Exclusive Natural Gas Service Agreement between Suburban Natural Gas Company, an Ohio corporation and Diane C. Moras, unmarried, as to an undivided one-half interest, and Jeri M. Brown, married to Peter C. Brown, as to an undivided one-half interest, disclosed by instrument recorded March 18, 2016, in Book 1405, Page 2804.	No survey item to plot.
22. Exclusive Natural Gas Service Agreement between Suburban Natural Gas Company, an Ohio corporation and Diane C. Moras, unmarried, as to an undivided one-half interest, and Jeri M. Brown, married to Peter C. Brown, as to an undivided one-half interest, disclosed by instrument recorded March 18, 2016, in Book 1405, Page 2781.	No survey item to plot.
23. Easement Agreement between Georgia Ann Moras, Trustee of the Georgia Ann Moras Living Trust Dated November 25, 1997; Georgia Ann Moras, Trustee of the Peter John Moras Living Trust Dated November 25, 1997; Diane C. Moras, unmarried; and Jeri M. Brown, married and Delaware Preserve LLC, an Ohio limited liability company, disclosed by instrument recorded October 15, 2013, in Book 1253, Page 886.	Show on survey.
24. Easement Agreement between Georgia Ann Moras, Trustee of the Georgia Ann Moras Living Trust dated November 25, 1997, and Trustee of the Peter John Moras Living Trust dated November 25, 1997, Diane C. Moras, M.D., and Jeri M. Brown and Zaremba Delaware Homes, LLC, a Delaware limited liability company, disclosed by instrument recorded October 27, 2005, in Official Record Book 634, Page 83.	Show on survey.
25. Deed Restriction recorded September 20, 2017, in Book 1526, Page 880.	No survey item to plot.

NOTE:
See Sheet 2 for Easement details

SURVEYOR NOTE:
This survey has been completed using the provided documentation in Title Commitment File No. 451-010258 issued by American Land Title Affiliates, LLC effective date November 28, 2018.

The property described hereon is the same as the property described in American Land Title Affiliates, LLC Commitment File No.451-010258 with an effective date of November 28, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

ZONING INFORMATION
Not Provided



Legend

Symbol	Description	Symbol	Description
	Gas Marker Post		Ex. Manhole (MH)
	Electrical Transformer		Ex. Parking Count
	Air Conditioning Unit		Rail Road Spike Fnd
	Ex. Telephone Pedestal		Iron Pin Found (IPF)
	Ex. Valve, WV– Water, GV– Gas		Iron Pin Set (IP Set) or
PL	Property Line		MAG Nail Set w/ Brass Survey marker
R/W	Right–of–Way		Pony Spike Set
	Ex. Fire Hydrant		Ex. Street Sign
	Ex. Electric/Telephone Pole w/ Light		Ex. Mailbox
	Ex. Drop Pole / Traffic Signal Pole		Yard Drain (YD)
	Ex. Ground Light	–UGT–	Ex. Underground Telephone
	Ex. Utility Pole	–G–	Ex. Gas Line
	Ex. Light Pole	–W–	Ex. Water Line
–SAN–	Ex. Storm Sewer	–FO–	Ex. Fiber Optic
–SAN–	Ex. Sanitary Sewer	–X–	Ex. Fence
–OHE–	Ex. Overhead Electric	PL	Property Line
–UGE–	Ex. Underground Electric	R/W	Right–of–Way
	Ex. Catch Basin (CB)		Deed bearing and distance
20.33'(M) S88°05'11"E(M)	Measured bearing and distance	POC	Point of Commencement
		POB	Point of Beginning

20.342 AC. EXCEPTION

LINE TABLE		
LINE	LENGTH	BEARING
1	3.25'	N03°32'41"E
2	783.20'	S67°27'19"E
3	128.58'	S02°30'42"W
4	784.25'	S02°30'42"W
5	871.36'	N88°28'23"W
6	229.83'	N03°33'36"E
7	24.00'	N03°33'37"E
8	197.04'	N03°33'37"E
9	3.00'	S88°26'23"E
10	172.83'	N03°33'37"E
11	3.00'	N88°26'23"W
12	81.71'	N03°33'37"E
13	56.89'	N03°30'18"E
14	24.00'	N03°25'18"E
15	73.40'	N03°30'18"E
16	7.38'	N38°18'04"E
17	5.81'	N72°47'07"E
18	15.38'	N73°41'37"E
19	11.12'	N31°39'23"E
20	8.00'	N67°27'19"W

20.342 AC. EXCEPTION

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	089°59'59"	21.21'	N48°33'34"E
C2	23.56'	15.00'	089°59'58"	21.21'	N41°26'22"W
C3	23.56'	15.00'	089°59'56"	21.21'	N48°33'37"E
C4	23.56'	15.00'	089°59'56"	21.21'	N41°26'23"W
C5	150.41'	483.00'	018°01'41"	158.87'	N12°04'28"E
C6	23.56'	15.00'	089°59'58"	21.21'	N67°30'19"E
C7	23.56'	15.00'	089°59'58"	21.21'	N02°34'42"W
C8	23.56'	15.00'	089°59'58"	21.21'	N87°30'41"E

Location Map
Not To Scale

CERTIFICATION
To:
Ltd.:
The undersigned certifies that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,7(a),7(b)(1),7(c),8,9,11,13,14,16,17 and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Field survey was conducted on 01-15-19 all monuments found are in good condition unless otherwise noted.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

PRELIMINARY

By: ______
Matthew Lee Stad, P.E., P.S.
Registered Surveyor No. 8342

DRAWN BY: DM CHK BY: MLS DATE: 01-23-19

1174001

E. P. FERRIS & ASSOCIATES INC
Consulting Civil Engineers and Surveyors
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

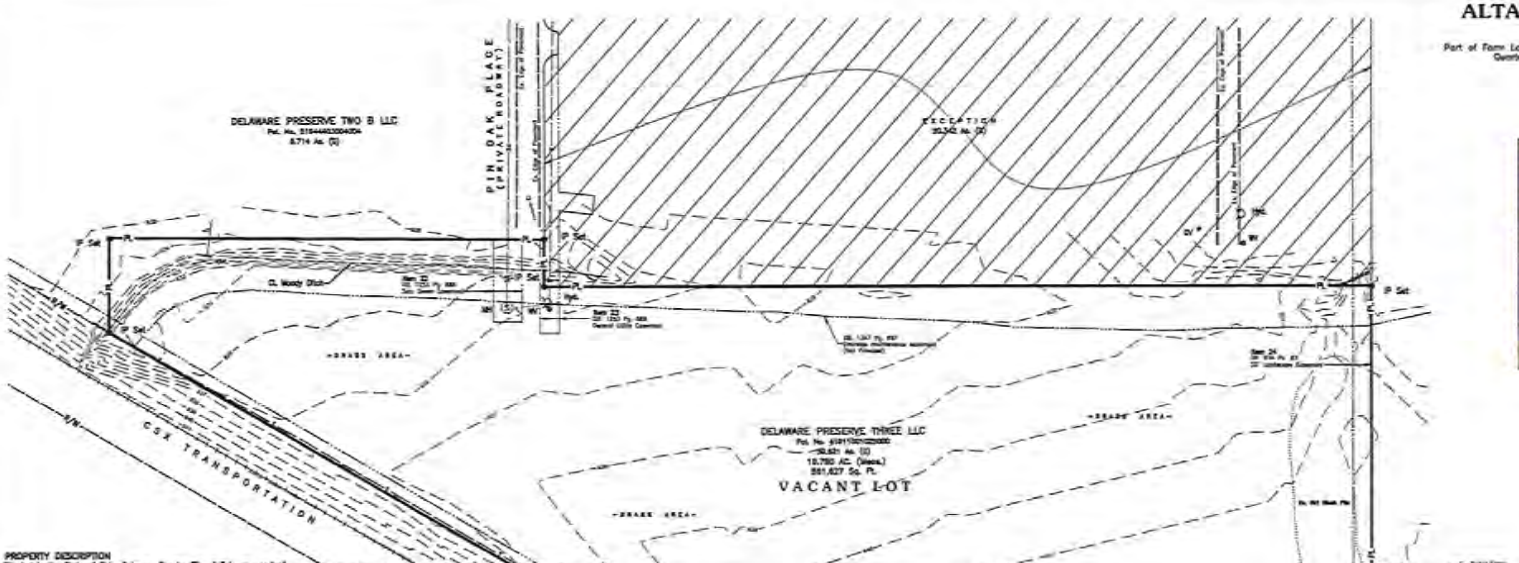
ALTA / NSPS LAND TITLE SURVEY
Mill Run Crossing

Part of Farm Lot 28 & 29, Quarter Township 4, Township 5, Range 19 Part of Farm Lot H, Quarter Township 1, Township 4, Range 19, United States Military Lands

City of Delaware
Delaware County, Ohio

Acreage 19.780 Ac.(M)
861,827 Sq. Ft. (M)

Location Map
Not To Scale



PROPERTY DESCRIPTION

Situated in the State of Ohio, Delaware County, City of Delaware, part of Farm Lot 28, Quarter Township 4, Township 5, Range 19 and part of Farm Lot H, Quarter Township 1, Township 4, Range 19, and part of Farm Lot 29, Quarter Township 4, Township 5, Range 19, United States Military Lands, being a part of a 4.843 acre tract, a 0.485 acre tract and a 34.785 acre tract in the name of Georgia Ann Moore, Trustee (1/3 interest) as described in Official Record 854, Page 2221 and in the name of Diana C. Moore M.D. (1/4 interest) as described in Deed Book 553, Page 381 and Deed Book 556, Page 355, and in the name of Joel M. Brown (1/4 interest) as described in Deed Book 553, Page 384 and Deed Book 556, Page 355 and being more generally described as follows:

Beginning for Reference at 'X' iron pin found at the Northwesterly corner of said 4.843 acre tract, the Northeasterly corner of a 0.451 acre tract in the name of Del-Ohio, LLC, as described in Deed Book 599, Page 31, and being a point on the Southerly line Mill Run Crossing as shown in Official Record 874, Page 229;

Thence South 67°27'19" East, 13.74 feet with the Southerly right-of-way of Mill Run Crossing and the Northerly line of said 4.843 acre tract, to a set 5/8" iron pin, being the True Point of Beginning for the tract herein being described;

Thence with the Southerly line of said Mill Run Crossing and the Northerly line of said 4.843 acre tract the following courses:

1. North 22°32'41" East, 3.33 feet to a set 5/8" iron pin;
2. Northeasterly along a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears North 67°32'41" East, and a chord length of 21.21 feet, to a set 5/8" iron pin;
3. South 67°27'19" East, 283.20 feet, to set 5/8" iron pin at the Northeasterly corner of said 4.843 acre tract and the Northwesterly corner of

a 0.290 acre tract in the name of Daniel Delaware, LLC as described in Deed Book 614, Page 1522, and being the Easterly line of Farm Lot 28, and the Westerly line of Farm Lot 16, Quarter Township 1, Township 5, Range 19;

Thence South 02°30'42" East, 128.34 feet with the Easterly line of said 4.843 acre tract, the Westerly line of said 0.290 acre tract and the Westerly line of said Farm Lots 28 and 16 to a found 'X' iron pipe at the Southeasterly corner of said 4.843 acre tract, the Northeasterly corner of said 0.485 acre tract, the Northwesterly corner of a 33.683 acre tract in the name of Nutter Farms, Inc. as described in Deed Book 605, Page 808, and the Northeasterly corner of said Farm Lot 29, said Farm Lot 16, and said Farm Lot H, and the Northwesterly corner of Farm Lot 28, Quarter Township 3, Township 4, Range 19;

Thence South 02°30'42" East, 1078.42 feet with the Easterly line of said 34.785 acre tract and the Westerly line of said 33.683 acre tract to a

set 5/8" iron pin;

Thence South 06°19'20" East, 463.50 feet with the Southerly line of said 33.683 acre tract and the Northerly line of said 0.485 acre tract to a

found railroad spike in the centerline of Glen Road, passing a

set 5/8" iron pin at 453.00 feet;

Thence with the centerline of Glen Road the following courses:

1. South 14°54'37" West, 573.35 feet to found railroad spike at the intersection with the centerline line between Farm Lots 28 and 29, Quarter Township 3, Township 4, Range 19;
2. South 12°23'06" West, 150.25 feet to a railroad spike on the Northerly line of CSX Transportation Railway;

Thence North 56°12'56" West, 1835.63 feet with the Northerly line of CSX Transportation Railway to a 5/8" iron pin and at the Southwest corner of Lot 10079 as dedicated on the plat of Glenwood Commons Subdivision, recorded in O.R. 614, Page 1522, Recorder's Office, Delaware County, Ohio, passing a found 1" iron pipe at 30.81 feet;

Thence North 22°40'42" East, 86.73 feet with the Easterly line of said Lot 10079 and the Westerly line of said 34.785 acre tract to a set 5/8"

iron pin;

Thence into and through said 34.785 acre tract the following courses:

1. South 80°07'12" East, 458.23 feet to a set 5/8" iron pin;
2. North 07°33'37" East, 179.58 feet to a set 5/8" iron pin;
3. Northeasterly with a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears

North 42°33'37" East, and a chord length of 21.21 feet to a set 5/8" iron pin;

4. North 02°33'37" East, 24.00 feet to a set 5/8" iron pin;
5. Northwesterly along a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which

bears North 47°26'23" West, and a chord length of 21.21 feet to a

set 5/8" iron pin;

6. North 02°33'37" East, 187.04 feet to a set 5/8" iron pin;
7. Northeasterly with a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears

North 48°33'37" East, and a chord length of 21.21 feet, to a

set 5/8" iron pin;

8. South 86°26'23" East, 3.00 feet to a set 5/8" iron pin;
9. North 02°33'37" East, 173.43 feet to a set 5/8" iron pin;
10. North 86°26'23" West, 3.00 feet to a set 5/8" iron pin;
11. Northwesterly with a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which

bears North 41°26'23" West, and a chord length of 21.21 feet, to

a 5/8" iron pin set;

12. North 02°33'37" East, 81.17 feet to a 5/8" iron pin set on the Southerly line of said Farm Lot H and the Northerly line of said Farm Lot

29;

Thence South 86°26'23" East, 86.33 feet with the Southerly line of said Farm Lot 29 and the Northerly line of said Farm Lot H to a found 'X' iron pin on the Northerly line of said 34.785 acre tract, the Southeasterly corner of said 0.451 acre tract and the Southwesterly corner of said

4.843 acre tract;

Thence North 07°07'33" East, 203.24 feet with the Easterly line of said 0.451 acre tract and the Westerly line of said 4.843 acre tract to a set

5/8" iron pin;

Thence into and through said 4.843 acre tract the following courses:

1. North 72°41'57" East, 15.38 feet to a set 5/8" iron pin;
2. North 21°26'03" East, 11.12 feet to a set 5/8" iron pin;
3. North 67°27'19" West, 8.00 feet to the True Point of Beginning, containing 39.621 acres, more or less.

All iron pins set are 5/8" rebar, 30" long, with a yellow cap stamped "EPF".

The basis of bearings for this description are based on the assumption of bearings referenced to a GPS Monument of South 67°27'19" East along the Southerly right-of-way line of Mill Run Crossing between found monumentation of observed using ODOT's "Virtual Reference Station" (VRS) — Ohio State Plane, Ohio North Zone, NAD 83 (2007 Adjustment).

Lots and Easements

Situated in the State of Ohio, Delaware County, City of Delaware, part of Farm Lot 28, Quarter Township 4, Township 5, Range 19 and part of Farm Lot H, Quarter Township 1, Township 4, Range 19, being all of that 0.485 acre tract and part of that 39.621 acre tract described in the deed to Diana C. Moore M.D. (1/4 interest), and Joel M. Brown (1/4 interest), as described in Official Record 1365, Page 2752, Official Record 1244, Page 420, Official Record 879, Page 806 and Official Record 878, Page 820, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING at an iron pin set at the Southeast corner of Farm Lot 29, also being the Northeast corner of Farm Lot H, also being in the East line of said 39.621 acre tract and a Westerly corner of a 37.2 acre tract in the name of Nutter Farms, Inc. as described in Official Record 605, Page 808;

Thence South 07°30'42" West, with the common line of said Farm Lot H, said 39.621 acre tract and said 37.2 acre tract, a distance of 78.28

feet, to an iron pin set;

Thence North 86°26'23" West, through said 39.621 acre tract, a distance of 671.26 feet, to an iron pin set;

Thence North 02°33'36" East, a distance of 226.63 feet, passing the Southeast corner of a 15.000 acre tract as described in deed to Delaware

Preserve, LLC in Official Record 1263, Pages 886-894 at a distance of 30.00 feet, to an iron pin set at a point of curvature;

Thence with the Easterly line of said 15.000 acre tract, the following courses:

With a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears North 42°33'37" East, a chord distance of 21.21 feet, to an iron pin set at a point of tangency;

North 02°33'37" East, a distance of 24.00 feet, to an iron pin set;

With a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears North 47°26'23" West, and a chord length of 21.21 feet, to an iron pin set at a point of tangency;

North 02°33'37" East, a distance of 187.04 feet, to an iron pin set at a point of curvature;

With a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears North 42°33'37" East, and a chord distance of 21.21 feet, to an iron pin set at a point of tangency;

South 86°26'23" East, a distance of 3.00 feet, to an iron pin set;

North 02°33'37" East, a distance of 173.43 feet, to an iron pin set;

North 86°26'23" West, a distance of 3.00 feet, to an iron pin set at a point of curvature;

With a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears North 41°26'23" West, and a chord length of 21.21 feet, to an iron pin set at a point of tangency;

North 02°33'37" East, a distance of 81.71, to an iron pin set at a point of curvature;

With a curve to the right, having a radius of 483.00 feet, an arc length of 160.40 feet, a delta of 19°01'41", a chord which bears North 12°04'28" East, and a chord distance of 159.67 feet, to an iron pin set at a point of tangency;

North 22°35'18" East, a distance of 30.86 feet, to an iron pin set at a point of curvature;

With a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears North 67°35'18" East, and a chord length of 21.21 feet, to an iron pin set;

North 22°35'18" East, a distance of 24.00 feet, to an iron pin set;

With a curve to the right, having a radius of 15.00 feet, an arc length of 23.56 feet, a delta of 90°00'00", a chord which bears North 22°24'42" West, and a chord length of 21.21 feet, to an iron pin set at a point of tangency;

North 22°35'18" East, a distance of 72.40 feet, to an iron pin set;

North 26°18'00" East, a distance of 7.58 feet, to an iron pin set;

North 72°41'57" East, a distance of 6.91 feet, to an iron pin set;

North 72°41'57" East, a distance of 15.38 feet, to an iron pin set;

North 21°26'03" East, a distance of 11.12 feet, to an iron pin set;

North 67°27'19" West, a distance of 8.00 feet, to an iron pin set in the Southerly right of way line of said Mill Run Crossing;

Thence with the North line of said 39.621 acre and the Southerly right of way line of said Mill Run Crossing, the following courses:

North 22°32'41" East, a distance of 3.33 feet, to an iron pin set at a point of curvature;

With a curve to the right, having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, a chord which bears North 67°32'41" East, a chord distance of 21.21 feet, to an iron pin set at a point of tangency;

South 67°27'19" East, a distance of 283.20 feet, to an iron pin set at the Northeast corner of said 39.621 acre tract;

Thence South 02°30'42" East, with the Easterly line of said Farm Lot 29 and said 39.621 acre tract, a distance of 129.05 feet, to the POINT OF BEGINNING, containing 20.342 acres, more or less, 0.408 acres out of said 0.485 acres and 19.943 acres out of said 39.621 acres, due with 0.141 acres being in Farm Lot 28 and 19.801 acres being in Farm Lot H. All iron pins set are 5/8" rebar, 30" long, with a yellow cap stamped "EPF".

The basis of bearings for this description are based on the bearing of South 67°27'19" East for the centerline of Mill Run Crossing, as shown in the Glenwood Commons Final Plat in Official Record 874, Page 229. All iron pins set are 5/8" rebar, 30" long, with a yellow cap stamped "EPF".

The basis of bearings for this description are based on the bearing of South 67°27'19" East for the centerline of Mill Run Crossing, as shown in the Glenwood Commons Final Plat in Official Record 874, Page 229.

E. P. FERRIS AND ASSOCIATES INC
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(614) 299-2999
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www.EPFERRIS.com

STATE OF OHIO
MICHAEL L. KEARNS
7800
REGISTERED
PROFESSIONAL SURVEYOR

BY: PRELIMINARY

Matthew Lee Stout, P.E., P.S.
Registered Surveyor No. 8342

DRAWN BY: CMF CHK BY: MLS DATE: 01-22-19

1174001

M:\1174001_Delaware\Dwg\Survey\1174001_Southern_Alt Survey v24.3.dwg LAST SAVED BY: Matthew Lee Stout, PE, PS, Plotted On: 1/23/19

FINAL DEVELOPMENT PLAN

THE PRESERVE AT QUAIL PASS

PHASE 3

CITY OF DELAWARE, DELAWARE COUNTY, OHIO

2019

OWNER INFORMATION
DELAWARE PRESERVE THREE LLC
PARCEL #419110010250000 &
#418220010100000

DEVELOPER INFORMATION
REDWOOD ACQUISITION, LLC
7510 E. PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
PHONE: (216) 505-8681

CIVIL ENGINEER INFORMATION
E.P. FERRIS & ASSOCIATES, INC.
880 KING AVENUE
CONTACT: CHAD BUCKLEY
PHONE: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cbuckley@epferris.com

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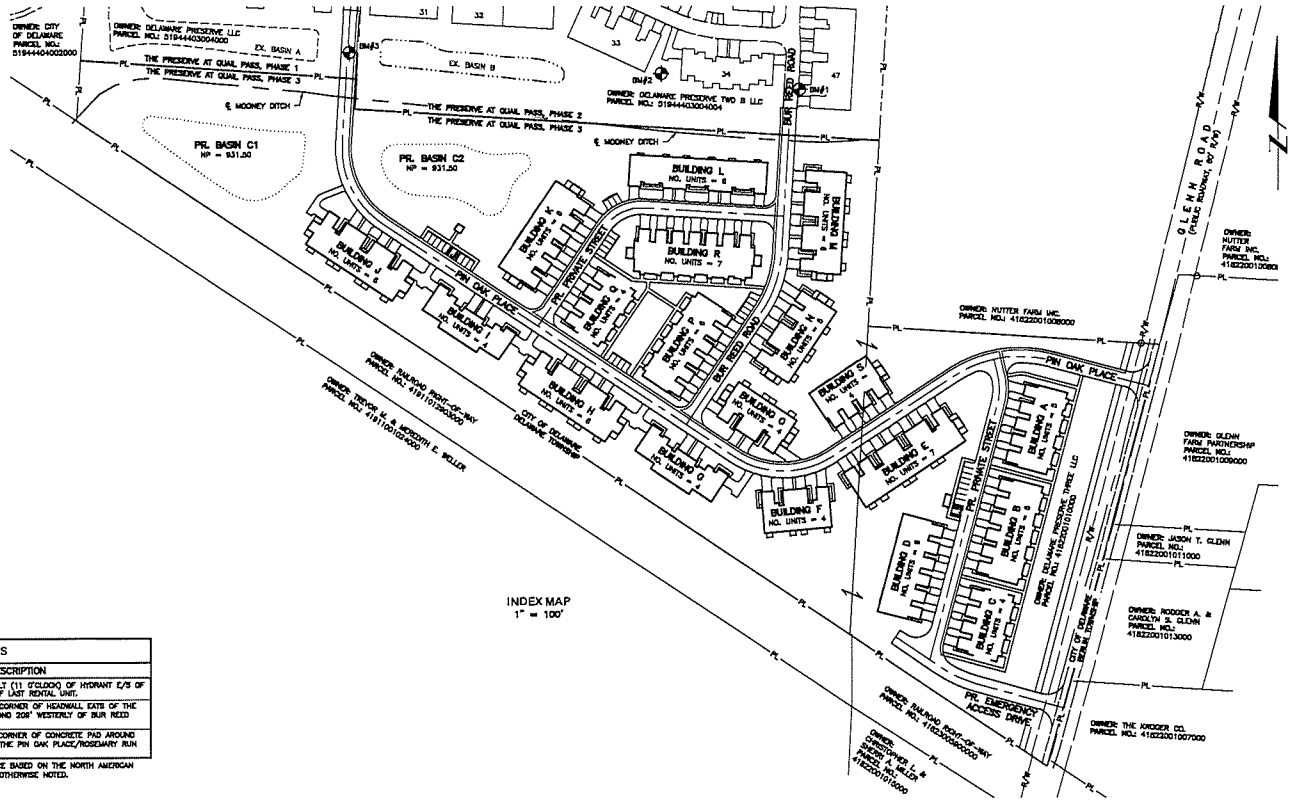
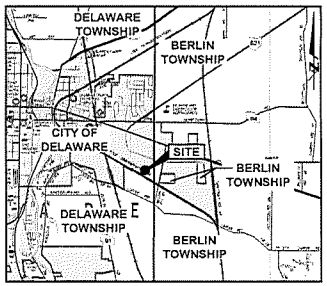
800-362-2764 or 8-1-1
www.oups.org



INDEX MAP
1" = 100'



LOCATION MAP
NOT TO SCALE

SHEET INDEX

TITLE SHEET 1
SITE PLAN 2–3
UTILITY PLAN 4–5
GRADING AND DRAINAGE PLAN 6–7

SITE DATA	
MAXIMUM ALLOWABLE DENSITY	
TOTAL ACRES	19.7 ACRES
TOTAL UNITS	100
DENSITY	5.1 D.U./AC
MAXIMUM BUILDING HEIGHT	35'

PARKING	
SPACES REQUIRED (2/UNIT)	200
GARAGE SPACES PROVIDED	200
DRIVEWAY PARKING PROVIDED	200
ADDITIONAL ON-STREET SPACES PROVIDED	34 SPACES
ADA SPACES PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	436 SPACES

OPEN SPACE	
ACTIVE OPEN SPACE	4.83 ACRES
SETBACKS	5.56 ACRES

BENCHMARKS

ID.	ELEVATION	DESCRIPTION
BM #1	943.88	"+" CUT ON NORTHWEST BOLT (11 O'CLOCK) OF HYDRANT E/S OF BUR REED ROAD, OPPOSITE OF LAST RENTAL UNIT.
BM #2	937.82	SQUARE CUT ON SOUTHWEST CORNER OF HEADWALL EATB OF THE EASTERNLY MOST RETENTION POND 208' WESTERLY OF BUR REED ROAD.
BM #3	938.54	SQUARE CUT ON SOUTHEAST CORNER OF CONCRETE PAD AROUND CB_SL(ABB) 162' SOUTH OF THE PIN OAK PLACE/ROSEMARY RUN INTERSECTION.

NOTE: ALL BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) UNLESS OTHERWISE NOTED.

REVISIONS

NO.	DATE	DESCRIPTION	BY

APPROVED BY:
CITY OF DELAWARE, OHIO

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

APPROVED THIS _____ DAY OF _____, 2019.

DAVID M. EYLAND, AICP
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

0 100 200
SCALE IN FEET

E. P. FERRIS AND ASSOCIATES INC.
Consulting Civil Engineers and Surveyors

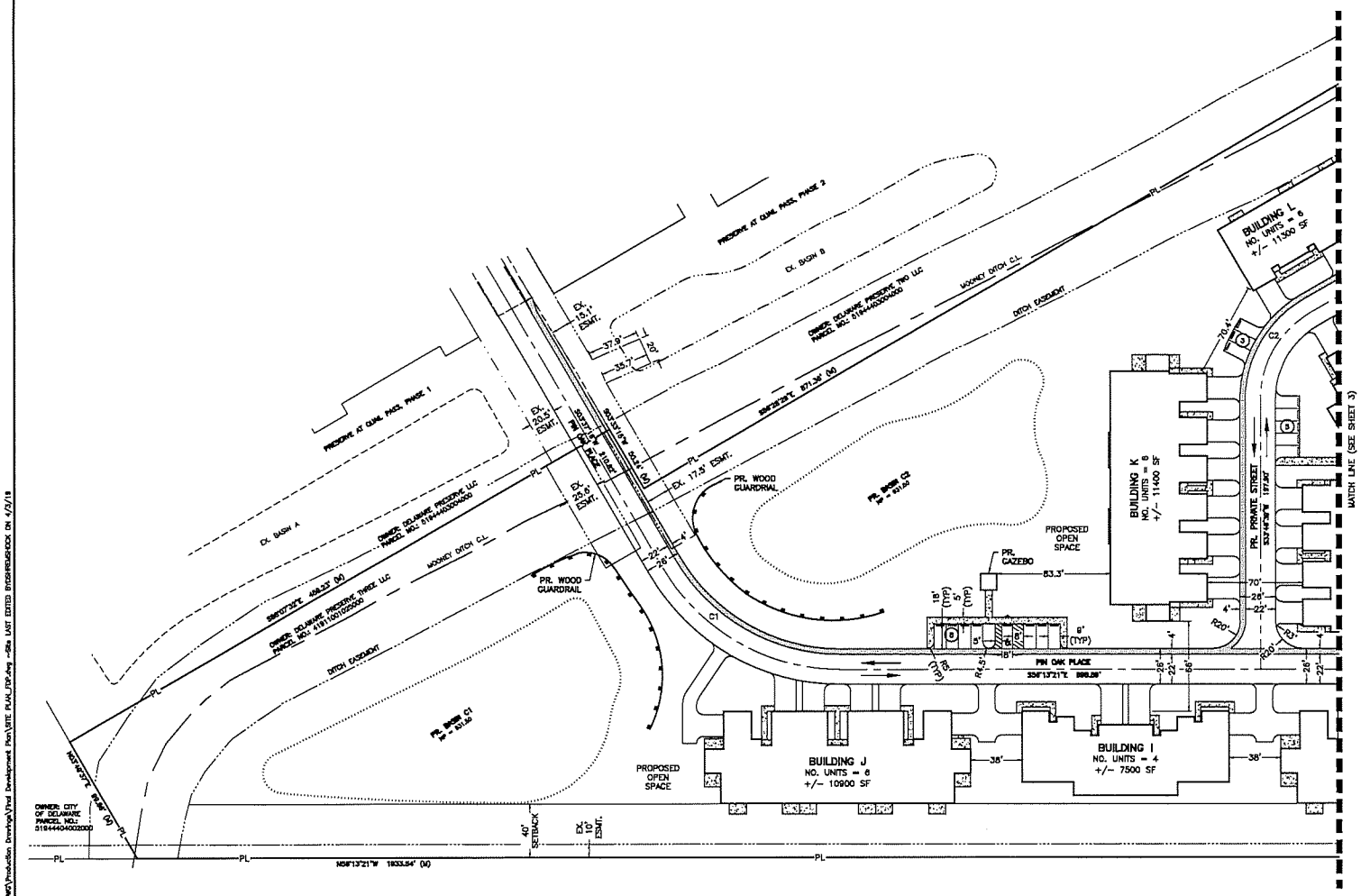
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

SHEET NO.	OF
1	7

PROJECT #

DATE: 4/3/19

M:\117401_Quailhaven\Dwg\Production Drawings\Final Development Plan\TITLE_FDP.dwg -Title LAST EDITED BY:DSHERIDICK ON 4/3/19



LEGEND

- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. STORM CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. SANITARY MANHOLE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. STORM CATCH BASIN
- PR. STORM CURB INLET
- PR. STORM MANHOLE
- PR. STORM HEADWALL/ENDWALL
- PR. SANITARY MANHOLE
- PR. CLEAN OUT
- —W— EX. WATER MAIN
- —ST— EX. STORM MAIN
- —SA— EX. SANITARY MAIN
- —W— PR. WATER MAIN
- PR. WATER SERVICE
- —ST— PR. STORM MAIN
- —SA— PR. SANITARY MAIN
- PR SANITARY SERVICE
- PR. FENCE
- DND DO NOT DISTURB
- TBR TO BE REMOVED
- PR. CONC. SIDEWALK
- PR. STAINED CONC.
- PR. ASPHALT PATH
- PR. PARKING COUNT

CENTERLINE LINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	59°50'37"	156.67'	149.65'	N26°18'02"W
C2	75.00'	59°44'52"	78.21'	74.71'	S53°38'05"W

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. THE MINIMUM DRIVEWAY LENGTH IS 20'.

0 20 40 80

REVISIONS	DATE	BY	CHK.

E. P. FERRIS AND ASSOCIATES INC
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880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DELAWARE, OHIO

THE PRESERVE AT QUAIL PASS PHASE 3

REDWOOD ACQUISITION, LLC

JOB NO.	1174.001
DESIGNED BY:	DKO
DRAWN BY:	DKO
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	4/3/19

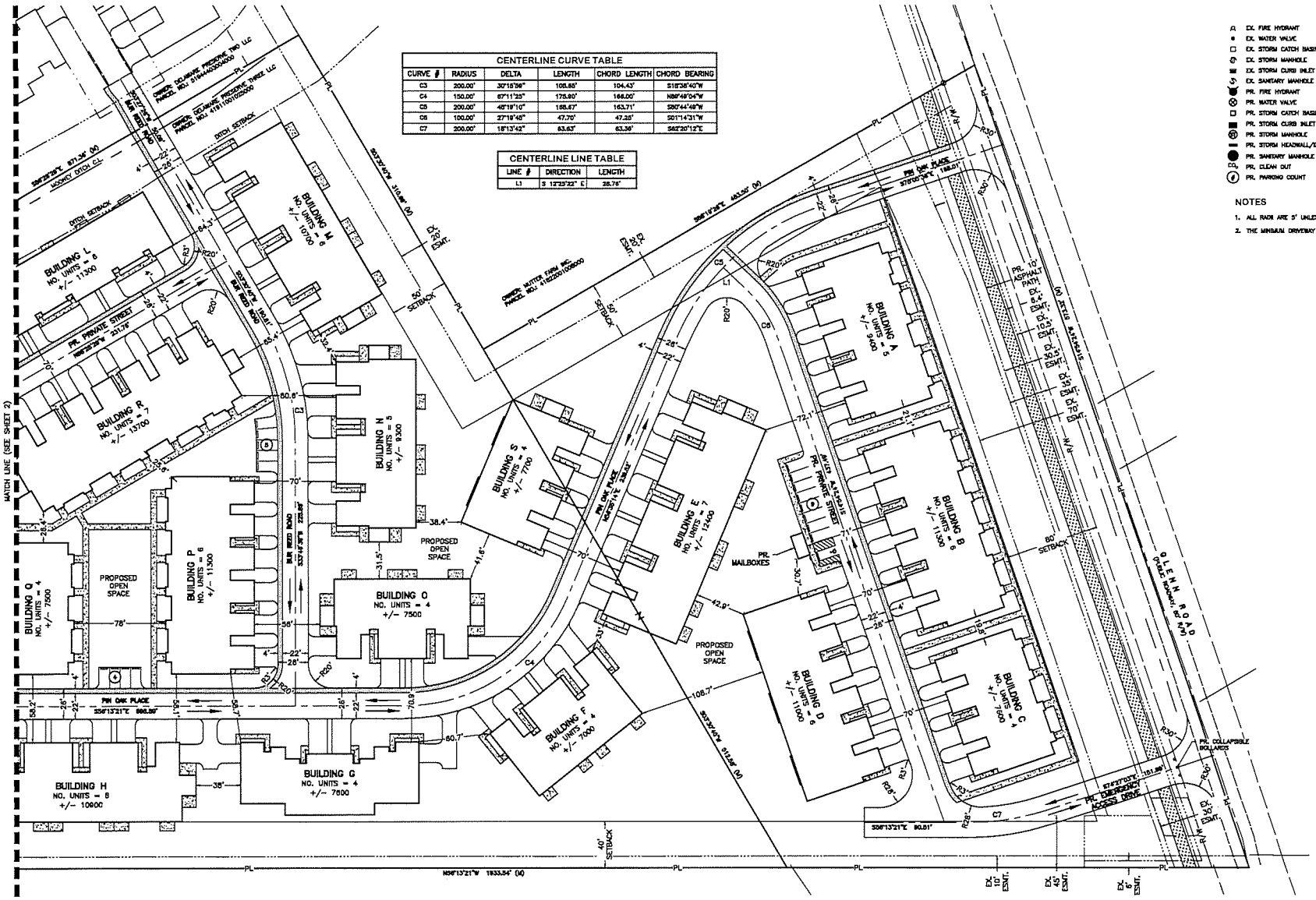
SITE PLAN

SCALE: 1" = 40'

SHEET NO. 2 OF 7

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C3	200.00'	30°15'59"	105.65'	104.43'	S18°38'40"W
C4	150.00'	67°11'25"	175.80'	166.00'	N89°48'04"W
C5	200.00'	46°19'10"	165.67'	163.71'	S80°44'49"W
C6	100.00'	27°19'48"	47.70'	47.25'	S01°14'31"W
C7	200.00'	18°13'42"	63.63'	63.36'	S62°20'12"E

CENTERLINE LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 12°25'32" E	28.76'



LEGEND

- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. STORM CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. SANITARY MANHOLE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- PR. STORM CATCH BASIN
- PR. STORM CURB INLET
- PR. STORM MANHOLE
- PR. STORM HEADWALL/ENDWALL
- PR. SANITARY MANHOLE
- PR. CLEAN OUT
- PR. PARKING COUNT
- EX. WATER MAIN
- EX. STORM MAIN
- EX. SANITARY MAIN
- PR. WATER MAIN
- PR. WATER SERVICE
- PR. STORM MAIN
- PR. SANITARY MAIN
- PR. SANITARY SERVICE
- PR. FENCE
- DND — DO NOT DISTURB
- TBR — TO BE REMOVED
- PR. CONC. SIDEWALK
- PR. STAINED CONC.
- PR. ASPHALT PATH

NOTES

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
2. THE MINIMUM DRIVEWAY LENGTH IS 20'.

REVISIONS	DATE	BY	CHK

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CITY OF DELAWARE, OHIO

THE PRESERVE AT QUAIL PASS PHASE 3

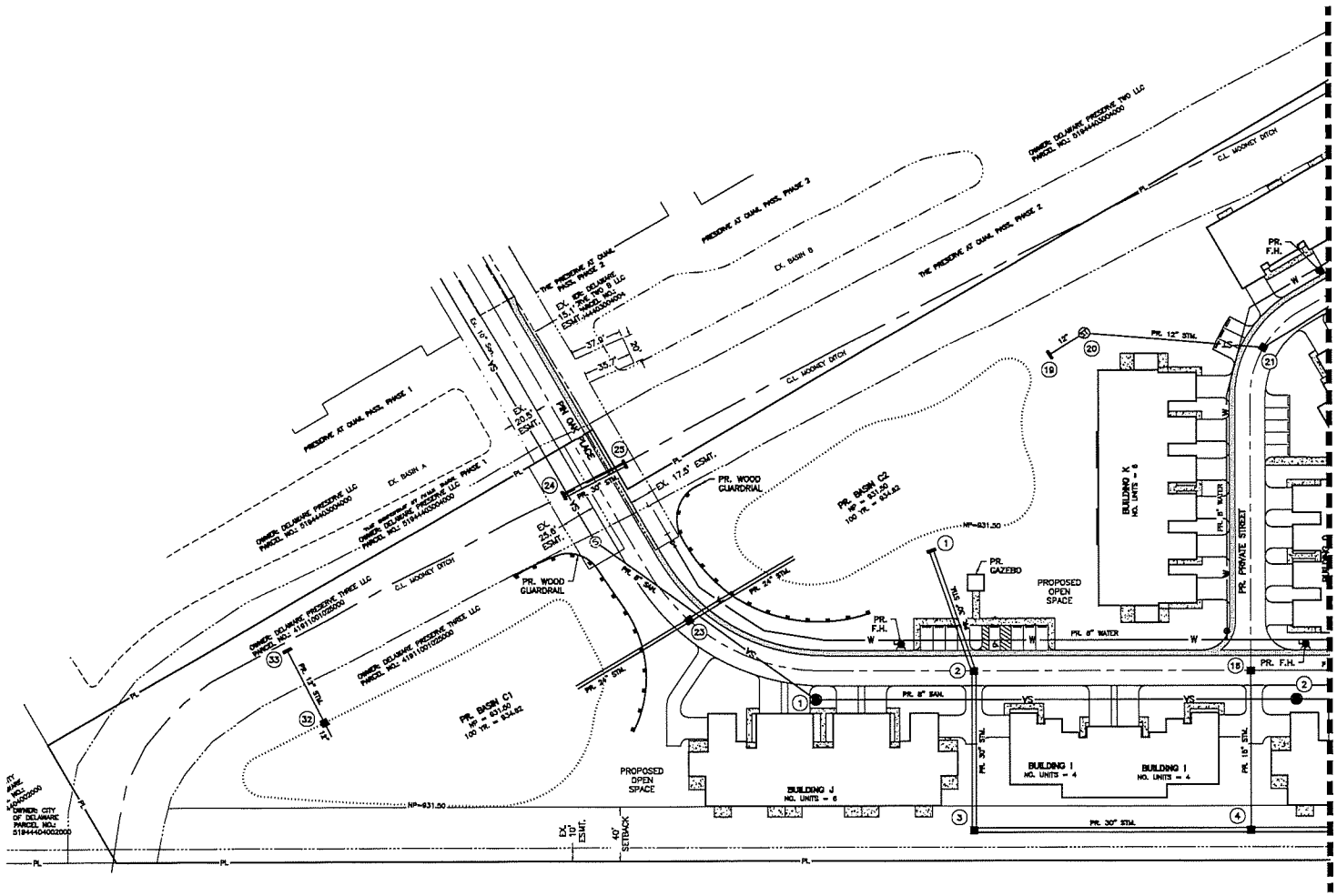
REDWOOD ACQUISITION, LLC

JOB NO.	1174.001
DESIGNED BY:	EKO
DRAWN BY:	EKO
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	4/3/19

SITE PLAN

SCALE: 1" = 40'

SHEET NO. 3 OF 7



LEGEND

- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. STORM CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. SANITARY MANHOLE
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- EX. STORM MAIN
- EX. SANITARY MAIN
- PR. WATER MAIN
- PR. WATER SERVICE
- PR. STORM MAIN
- PR. SANITARY MAIN
- PR SANITARY SERVICE
- PR. FENCE
- DND — DO NOT DISTURB
- TBR — TO BE REMOVED

UTILITY NOTES

SANITARY SEWER
THE PROPOSED SANITARY SEWER WILL CONNECT TO THE EXISTING 10" SANITARY SEWER THAT LIES TO THE NORTHWEST OF THE SITE ALONG PIN OAK PLACE. THE ENTIRETY OF THE SITE SHALL BE TRIBUTARY TO THE EXISTING SANITARY SEWER SYSTEM.

WATER LINE
THE PROPOSED PRIVATE WATER LINE WILL CONNECT TO THE EXISTING 12" WATER MAIN ON PIN OAK PLACE AND 8" WATER MAIN ON BUR REED ROAD. A MASTER METER IS PROVIDED FOR THE ENTIRETY OF THE DEVELOPMENT.

STORM SEWER
STORMWATER MANAGEMENT (SWM) FOR THE SITE WILL BE PROVIDED THROUGH THE PROPOSED BASIN LOCATED ADJACENT TO MOONEY DITCH IN THE NORTHERN PORTION OF THE SITE. THE ENTIRETY OF THE SITE WILL BE TRIBUTARY TO THE PROPOSED BASIN. MOONEY DITCH SHALL BE PROTECTED IN ACCORDANCE WITH THE OHIO GENERAL PERMIT.

0 20 40 80

REVISIONS	DATE	BY	CHK.

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CITY OF DELAWARE, OHIO

THE PRESERVE AT QUAIL PASS PHASE 3

REDWOOD ACQUISITION, LLC

JOB NO.	1174.001
DESIGNED BY:	EKO
DRAWN BY:	EKO
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	4/3/19

UTILITY PLAN

SCALE: 1" = 40'

SHEET NO. 4 OF 7

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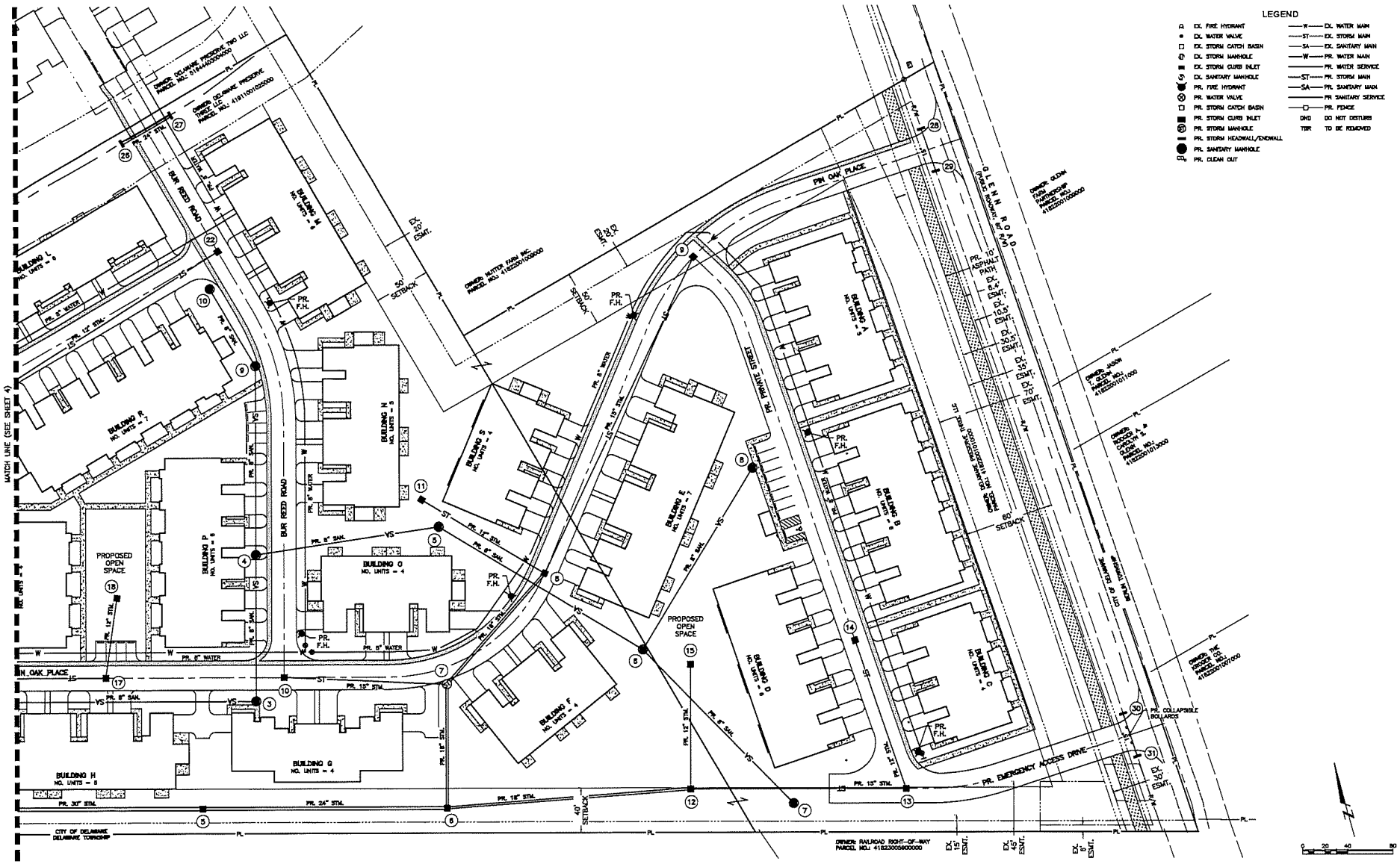

REVISIONS	DATE	BY	CHK

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CITY OF DELAWARE, OHIO

THE PRESERVE AT QUAIL PASS PHASE 3

REDWOOD ACQUISITION, LLC

JOB NO. 1174.001
DESIGNED BY: EXO
DRAWN BY: EXO
CHECKED BY: CJB
APPROVED BY: CJB
DATE: 4/3/19

UTILITY PLAN

SCALE: 1" = 40'

SHEET NO. 5 OF 7

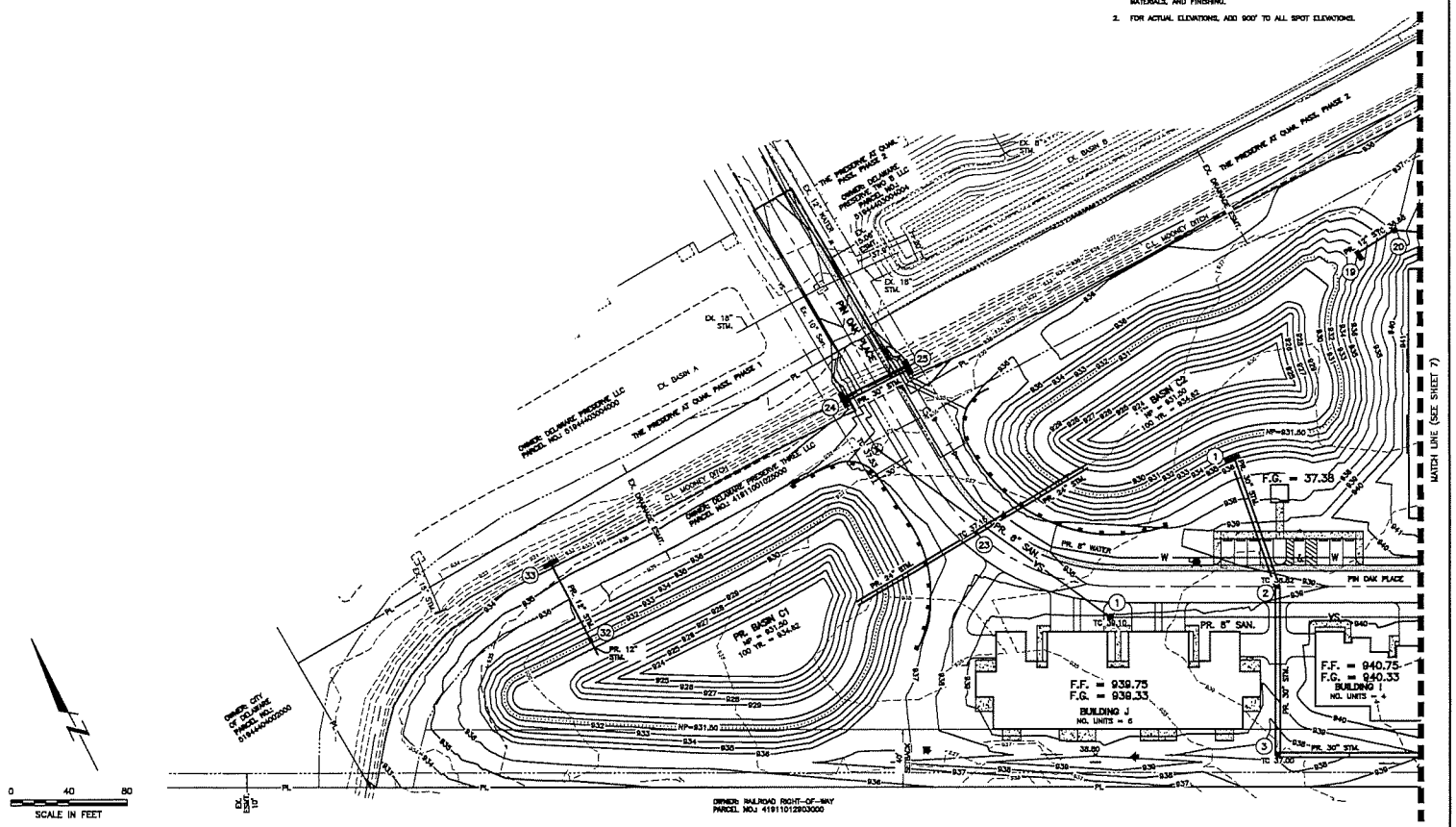
E.P. FERRIS & ASSOCIATES INC

LEGEND

	EX. FIRE HYDRANT	—W—	EX. WATER MAIN
	EX. WATER VALVE	—ST—	EX. STORM MAIN
	EX. STORM CATCH BASIN	—SA—	EX. SANITARY MAIN
	EX. STORM MANHOLE	—W—	PR. WATER MAIN
	EX. STORM CURB INLET	—WS—	PR. WATER SERVICE
	EX. SANITARY MANHOLE	—ST—	PR. STORM MAIN
	PR. FIRE HYDRANT	—SA—	PR. SANITARY MAIN
	PR. WATER VALVE	—SS—	PR SANITARY SERVICE
	PR. STORM CATCH BASIN	—□—	PR. FENCE
	PR. STORM CURB INLET	DND	DO NOT DISTURB
	PR. STORM CURB DOUBLE INLET	TBR	TO BE REMOVED
	PR. STORM MANHOLE	× EX. 10.00	EX. SPOT ELEVATION
	PR. STORM HEADWALL	× 10.00	PR. SPOT ELEVATION
	PR. SANITARY MANHOLE	× TC 10.00	PR. TOP OF CASTING ELEVATION
	PR. FLOOD ROUTE ARROW	× HP 10.00	PR. HIGH POINT ELEVATION

NOTES:

1. CURB RAMPS SHALL BE CONSTRUCTED TO THE LATEST A.D.A. STANDARDS, MEETING ALL REQUIREMENTS AS TO SHAPE, MATERIALS, AND FINISHING.
2. FOR ACTUAL ELEVATIONS, ADD 900' TO ALL SPOT ELEVATIONS.



REVISIONS	DATE	BY	CHK.

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CITY OF DELAWARE, OHIO

THE PRESERVE AT QUAIL PASS PHASE 3

REDWOOD ACQUISITION, LLC

JOB NO.	1174.001
DESIGNED BY:	EXD
DRAWN BY:	EXD
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	4/3/19

GRADING PLAN

SCALE: 1" = 40'

SHEET NO. 6 OF 7

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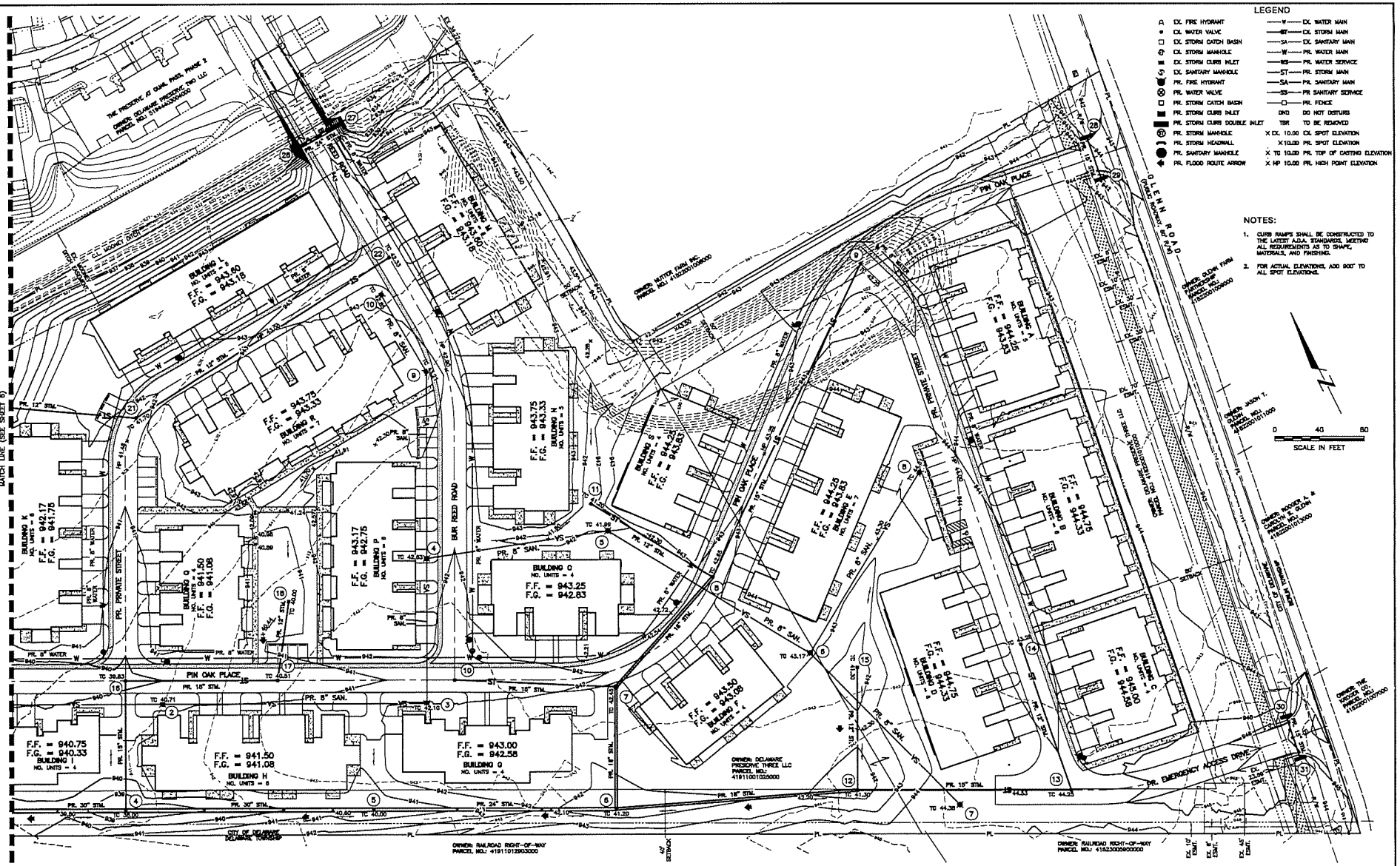

REVISIONS	DATE	BY	CHK

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CITY OF DELAWARE, OHIO

THE PRESERVE AT QUAIL PASS PHASE 3

REDWOOD ACQUISITION, LLC

JOB NO.	1174.001
DESIGNED BY:	DKO
DRAWN BY:	DKO
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	4/3/19

GRADING PLAN

SCALE: 1" = 40'

SHEET NO. 7 OF 7

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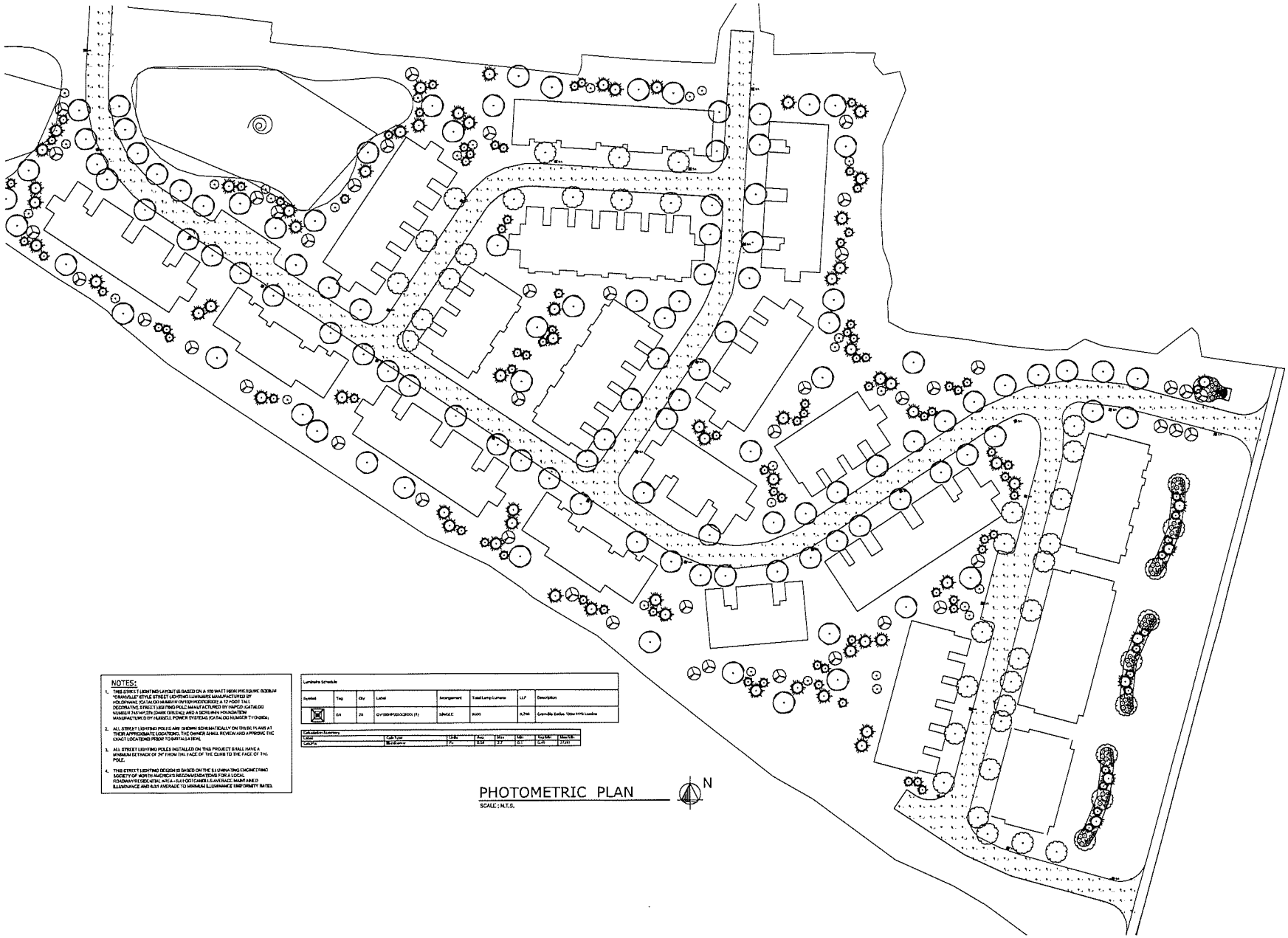
E.P. FERRIS & ASSOCIATES INC



NOTES:

1. THIS STREET LIGHTING LAYOUT IS BASED ON A 100 WATT HIGH PRESSURE SODIUM "DRAWVILLE" STYLE STREET LIGHTING LUMINAIRE MANUFACTURED BY HOLOPHANE (CATALOG NUMBER DV100HPSDOUSQ100) & 12 FOOT TALL DECORATIVE STREET LIGHTING POLE MANUFACTURED BY HAPCO (CATALOG NUMBER PATHFIDN DARK BRONZE) AND A 30 INCH FOUNDATION MANUFACTURED BY HUBBELL POWER SYSTEMS (CATALOG NUMBER T113-30DC).
2. ALL STREET LIGHTING POLES ARE SHOWN SCHEMATICALLY ON THESE PLANS AT THEIR APPROXIMATE LOCATIONS. THE OWNER SHALL REVIEW AND APPROVE THE EXACT LOCATIONS PRIOR TO INSTALLATION.
3. ALL STREET LIGHTING POLES INSTALLED ON THIS PROJECT SHALL HAVE A MINIMUM SETBACK OF 24" FROM THE FACE OF THE CURB TO THE FACE OF THE POLE.
4. THIS STREET LIGHTING DESIGN IS BASED ON THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA'S RECOMMENDATIONS FOR A LOCAL ROADWAY/RESIDENTIAL AREA - 0.4 FOOTCANDLES AVERAGE MAINTAINED ILLUMINANCE AND 6.0:1 AVERAGE TO MINIMUM ILLUMINANCE UNIFORMITY RATIO.

Luminaire Schedule

Symbol	Tag	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	E4	26	DV100HPSDOUSQ100 (F)	SINGLE	9500	0.750	Drawville Series 100w HPS Luminaire

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.58	2.7	0.1	5.80	27.00

PHOTOMETRIC PLAN

SCALE: N.T.S.

N

STATE OF OHIO
DAVID J. MANN
8744
REGISTERED ARCHITECT

REVISIONS

MPG
MANN • PARSONS • GRAY
ARCHITECTS
phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

PHOTOMETRIC SITE PLAN

DATE: APRIL 1, 2019

PROJECT #: 23118

THE PRESERVES AT QUAIL PASS

MILL RUN CROSSING RD.
DELAWARE, OHIO

PHASE III

PS-1

1 OF 1

The Preserve at Quail Pass Phase III

Delaware, Ohio

DATE: April 03, 2019

Final Development Plans

PROJECT NO. 17038

SHEET INDEX

L1.0	OVERALL REFERENCE PLAN
L1.1	ENTRY AREA LANDSCAPE PLAN
L1.2	GLENN ROAD STREET FRONTAGE LANDSCAPE PLAN
L1.3	EASTERN LANDSCAPE PLAN
L1.4	WESTERN LANDSCAPE PLAN
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.6	TYPICAL FOUNDATION LANDSCAPE PLANS
SD1.0	SITE DETAILS

PREPARED FOR

Redwood Living
7510 Pleasant Valley Rd
Independence, Ohio 44131

Redwood
APARTMENT NEIGHBORHOODS

PREPARED BY

POD design

Columbus
100 Northwoods Blvd
Suite A
Columbus, Ohio 43235
p 614.255.3399

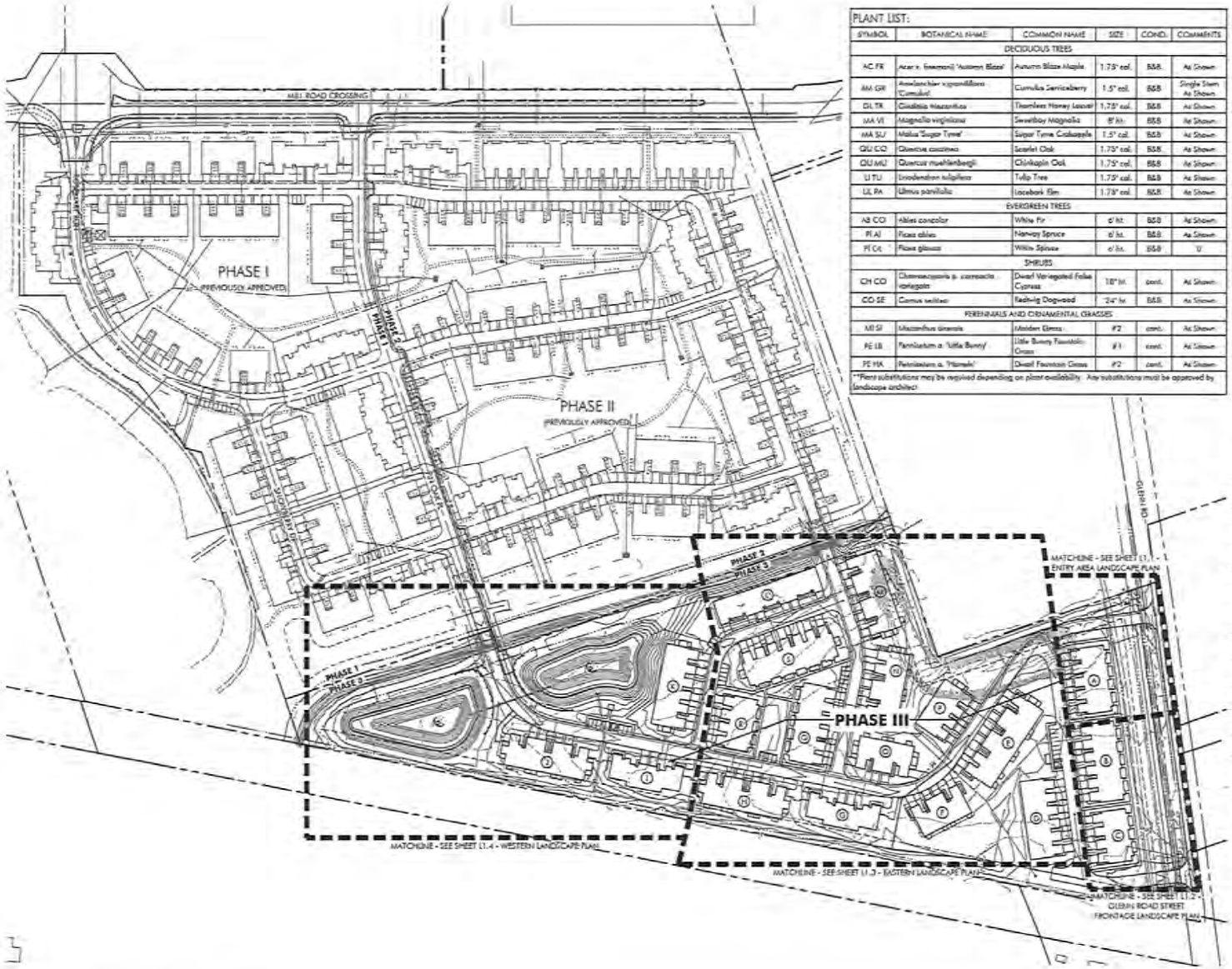
Cincinnati
10816 Millington Court
Suite 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

VICINITY MAP

NOT TO SCALE

NORTH



PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC FR	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	1.75" cal.	B&B	As Shown
AM GR	Amelanchier x grandiflora 'Cumulus'	Cumulus Serviceberry	1.5" cal.	B&B	Single Stem As Shown
GL TR	Gleditsia triacanthos	Thornless Honey Locust	1.75" cal.	B&B	As Shown
MA VI	Magnolia virginiana	Sweetbay Magnolia	8' ht.	B&B	As Shown
MA SU	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	1.5" cal.	B&B	As Shown
QU CO	Quercus coccinea	Scarlet Oak	1.75" cal.	B&B	As Shown
QU MU	Quercus muehlenbergii	Chinkapin Oak	1.75" cal.	B&B	As Shown
LI TU	Liriodendron tulipifera	Tulip Tree	1.75" cal.	B&B	As Shown
UL PA	Ulmus parvifolia	Lacebark Elm	1.75" cal.	B&B	As Shown
EVERGREEN TREES					
AB CO	Abies concolor	White Fir	6' ht.	B&B	As Shown
PI AB	Picea abies	Norway Spruce	6' ht.	B&B	As Shown
PI GL	Picea glauca	White Spruce	6' ht.	B&B	'D'
SHRUBS					
CH CO	Chamaecyparis p. compacta variegata	Dwarf Variegated False Cypress	18" ht.	cont.	As Shown
CO SE	Cornus sericea	Redtwig Dogwood	24" ht.	B&B	As Shown
PERENNIALS AND ORNAMENTAL GRASSES					
MI SI	Miscanthus sinensis	Maiden Grass	#2	cont.	As Shown
PE LB	Pennisetum a. 'Little Bunny'	Little Bunny Fountain Grass	#1	cont.	As Shown
PE HA	Pennisetum a. 'Hamelin'	Dwarf Fountain Grass	#2	cont.	As Shown

**Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect

PLANT INSTALLATION NOTES

1. CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND DESIGN CONSULTANT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNERS APPROVAL.
4. CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.
6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:

   SOIL AMENDMENT
   'COM-TIL' ORGANIC COMPOST (OR EQUAL)
   7000 STATE ROUTE 104
   SOUTH LOCKBOURNE, OHIO 43137
   (614) 645-3152

   PERENNIAL BED AREAS:
   SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.

   TREES AND SHRUBS:
   MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE SUPPLEMENT WITH IMPORTED TOPSOIL.

   TURF:
   SEE SPECIFICATIONS FOR TURF MIX AND SOIL PROFILE FOR EVENT TURF. NO SUBSTITUTIONS.
7. ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
9. ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND DESIGN CONSULTANT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
10. WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
11. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND DESIGN CONSULTANT BY PRIOR TO PLANT INSTALLATION.
12. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
14. ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SODDED AS SHOWN AND NOTED .
15. FINISHED TURF (SOD) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
16. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
17. PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS, SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.

Overall Reference Plan
SCALE: 1" = 100'

0 50 100 200

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 110
Cincinnati, Ohio 45242
p 614.560.3066

PODdesign.net

Project Name
The Preserve at Quail Pass Phase III
Mill Run Crossing Rd.
Dublin, Ohio

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

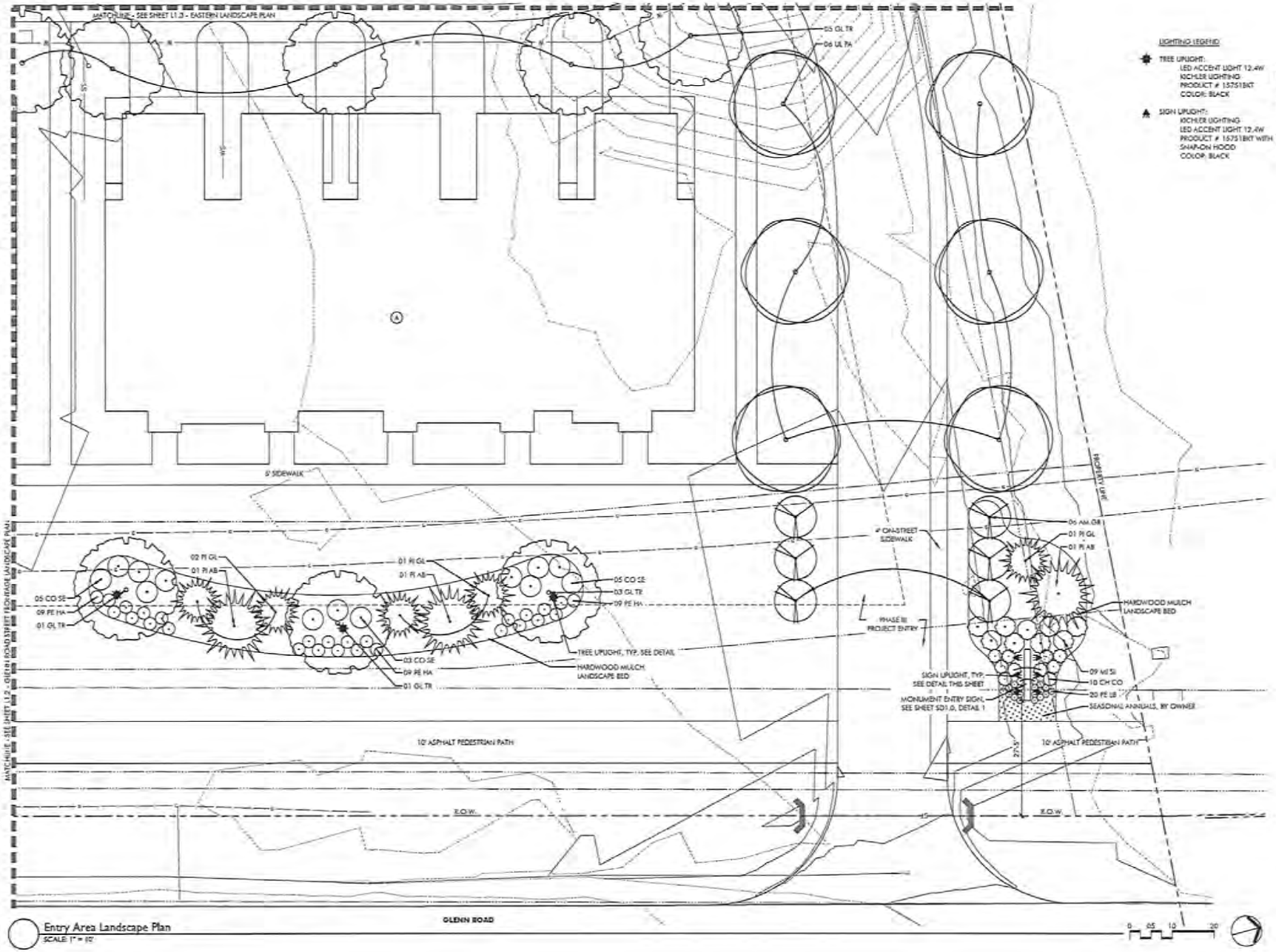
Redwood

Project Info
Project # 17038
Date 04/03/19
By SO, TT
Scale As Noted

Revisions

Sheet Title
OVERALL REFERENCE PLAN

Sheet #
L1.0



Entry Area Landscape Plan
SCALE 1" = 10'

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3099

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

Project Name

The Preserve at Quail Pass Phase III

Mill Run Crossing Rd.
Delaware, Ohio

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Redwood

Project Info

Project #	17008
Date	04/07/19
By	SO, TF
Scale	As Noted

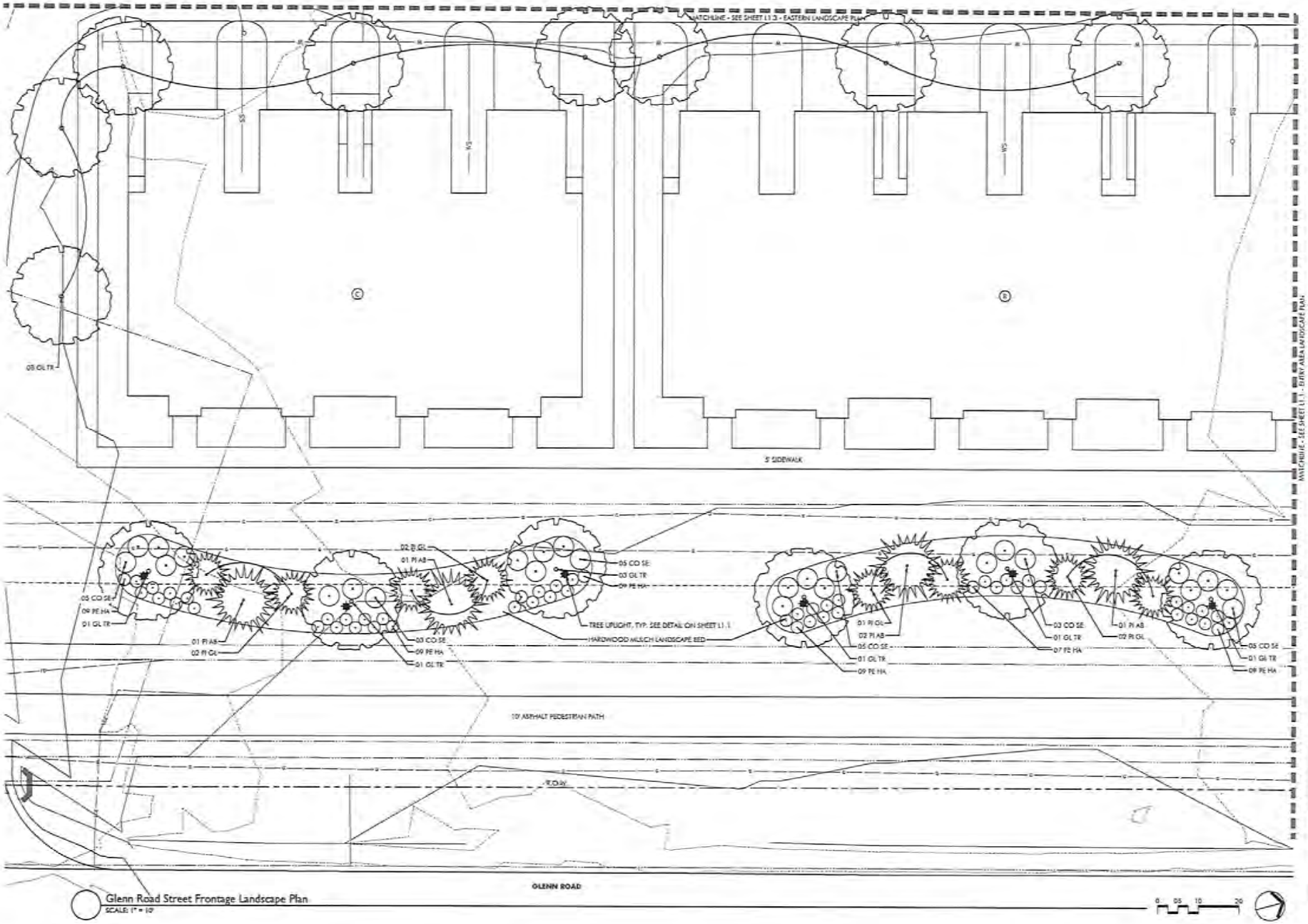
Revisions

Sheet Title

ENTRY AREA LANDSCAPE PLAN

Sheet #

L1.1



Glenn Road Street Frontage Landscape Plan
SCALE: 1" = 10'

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 116
Cincinnati, Ohio 45242
p 614.360.0066

PODdesign.net

Project Name

The Preserve at Quail Pass Phase III

Mill Run Crossing Rd.
Delaware, Ohio

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Redwood

Project Info

Project #	17028
Date	04/03/19
By	SO, TF
Scale	As Noted

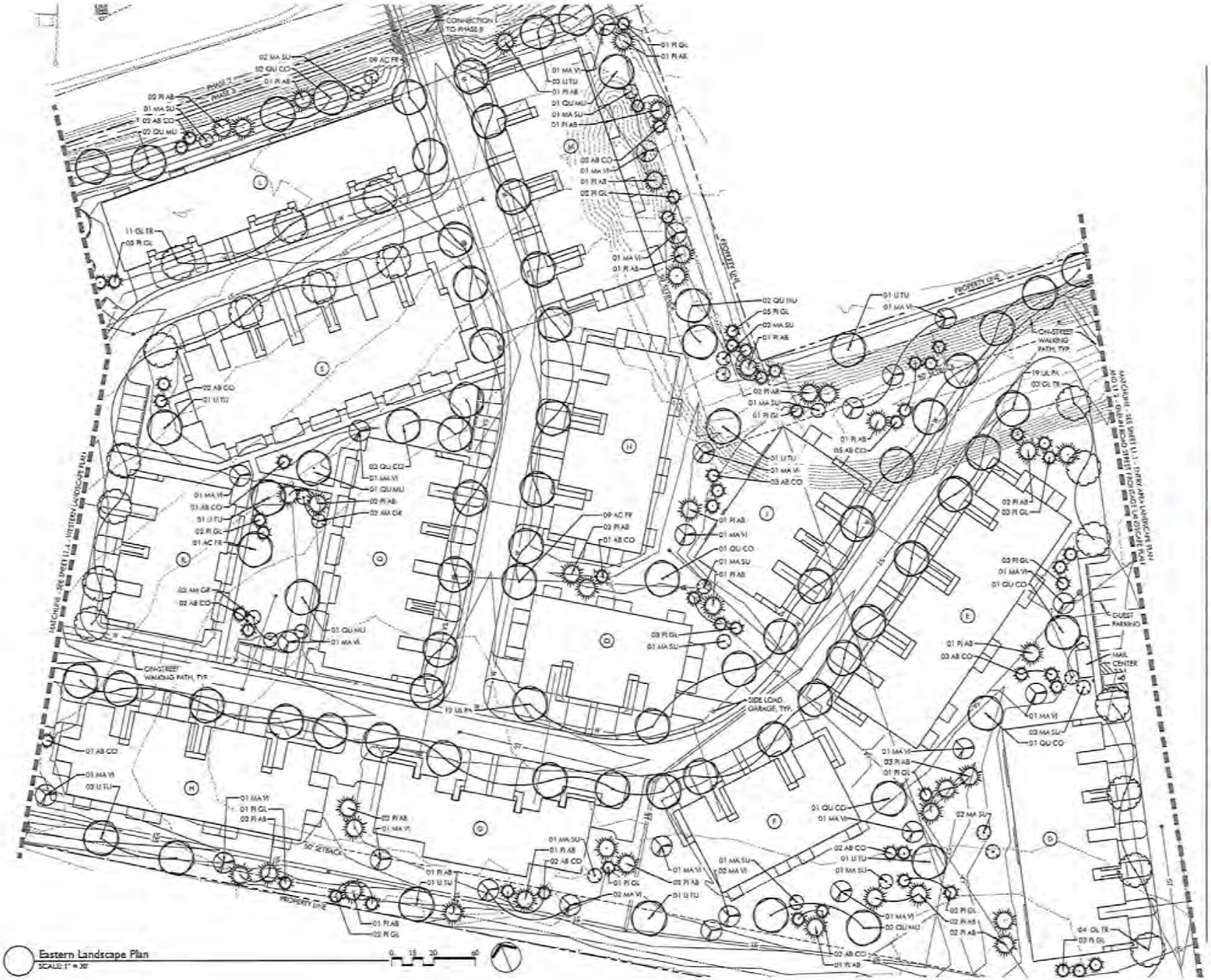
Revisions

Sheet Title

GLENN ROAD STREET FRONTAGE LANDSCAPE PLAN

Sheet #

L1.2



Eastern Landscape Plan
SCALE: 1" = 30'

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
o 614.255.3399

Cincinnati
10816 Millington Court, Ste 116
Cincinnati, Ohio 45242
o 614.360.3066

PODdesign.net

Project Name
The Preserve at Quail Pass Phase III
Mill Run Crossing Rd.
Delaware, Ohio

Prepared For:
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

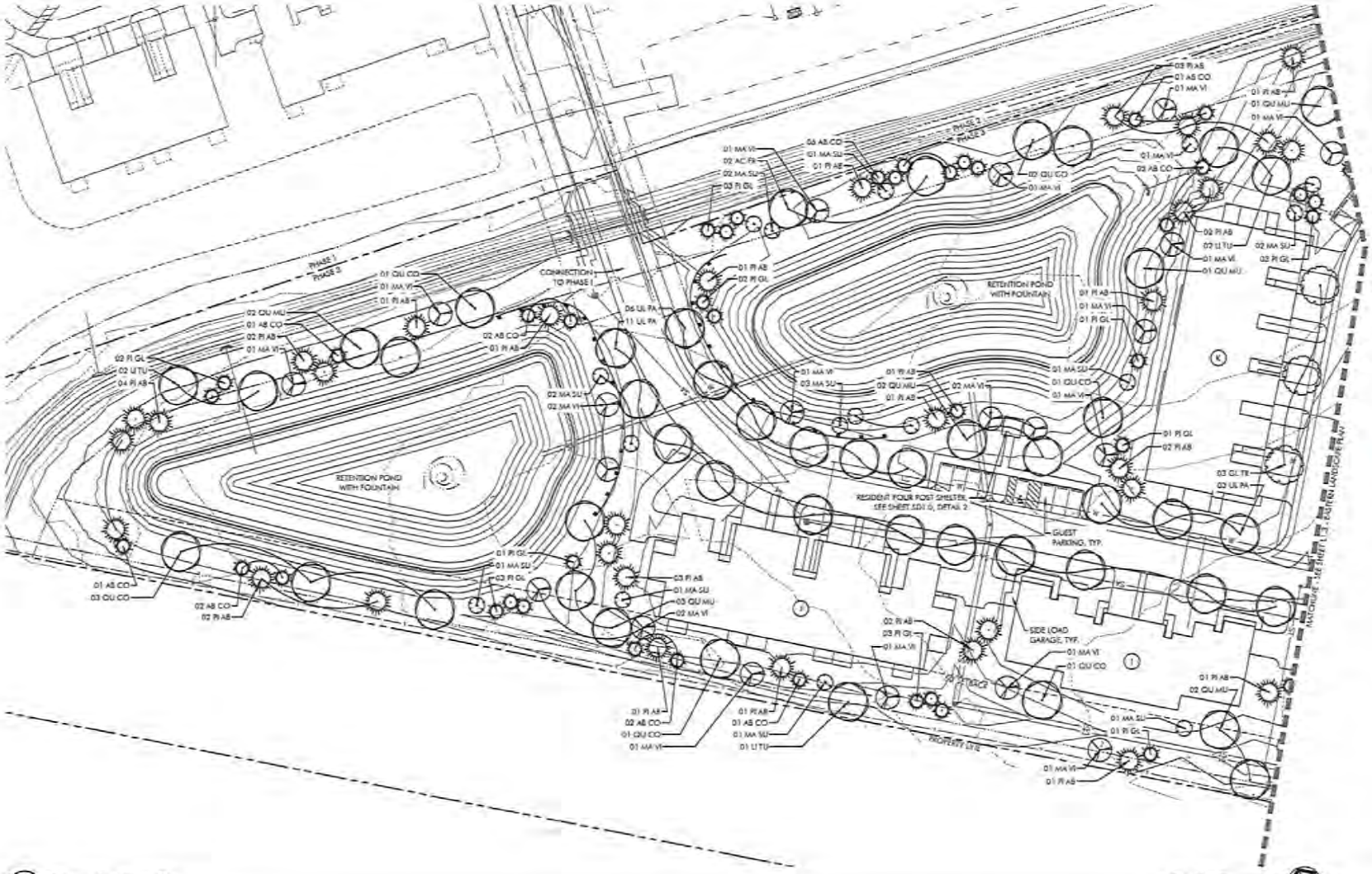
Redwood

Project Info
Project # 17008
Date 04/20/19
By SO, TF
Scale As Noted

Revisions

Sheet Title
EASTERN LANDSCAPE PLAN

Sheet #
L1.3



Western Landscape Plan
SCALE: 1" = 30'

0 15 30 60

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.355.3099

Cincinnati
10815 Millington Court, Ste 116
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

Project Name
The Preserve at Quail Pass Phase III
Mill Run Crossing Rd.
Delaware, Ohio

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Redwood

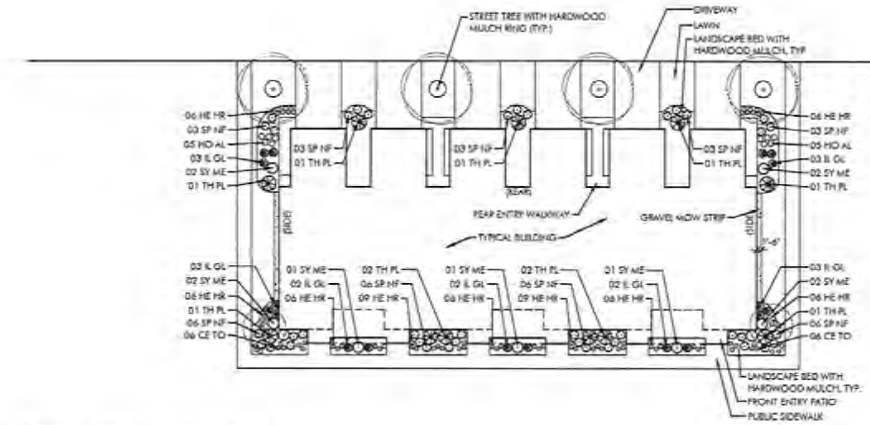
Project Info

Project #	17038
Date	04/02/19
By	SO, TF
Scale	As Noted

Revisions

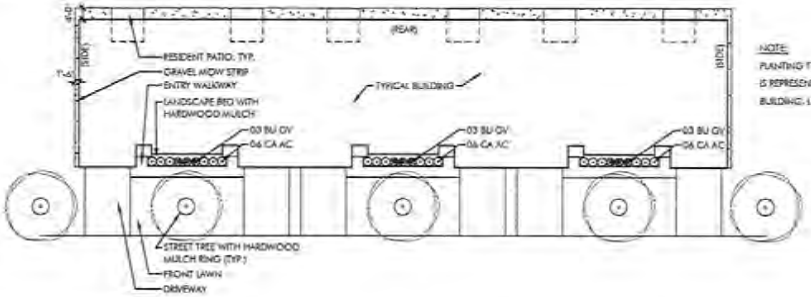
Sheet Title
WESTERN LANDSCAPE PLAN

Sheet #
L1.4



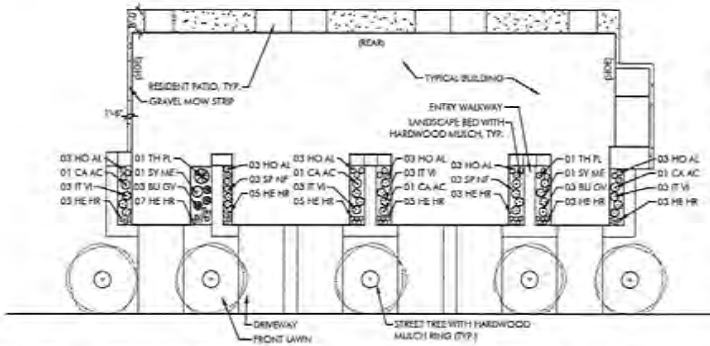
NOTE:
PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDINGS: A, B, C, G, R, & S

Typical Haydenwood Foundation Planting
SCALE: 1" = 20'



NOTE:
PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDING: L

Typical Willowood Foundation Planting
SCALE: 1" = 20'



NOTE:
PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDINGS: E, F, M, N

Typical Meadowood/Capewood Foundation Planting
SCALE: 1" = 20'

PLANT LIST (6 UNIT - TYPE HAYDENWOOD)

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS						
	IL GL	Ilex glabra 'Gerard'	Dense Compact Inkberry	18" hgt.	Cont.	As Shown
	SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
	SY ME	Syringa meyeri	Palabin Lilac	30" hgt.	Cont.	As Shown
	TH PL	Thuja plicata 'Geldenland'	Geldenland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES						
	CE TO	Cerastium tomentosum	Snow in the Summer	1 gal.	Cont.	As Shown
	HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
	HO AL	Hosta 'Fortunei Albomarginata'	Variegated Hosta	1 gal.	Cont.	As Shown

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY

PLANT LIST (6 UNIT - WILLOWOOD)

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS						
	BU GV	Buxus 'Green Velvet'	Green Velvet Boxwood	18" hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES						
	CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown

**Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect

PLANT LIST (6 UNIT - CAPEWOOD)

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS						
	BU GV	Buxus 'Green Velvet'	Green Velvet Boxwood	18" hgt.	Cont.	As Shown
	IT VI	Itea virginiana	Virginia Sweetspire	18" hgt.	Cont.	As Shown
	SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
	SY ME	Syringa meyeri	Palabin Lilac	30" hgt.	Cont.	As Shown
	TH PL	Thuja plicata 'Geldenland'	Geldenland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES						
	CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
	HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
	HO AL	Hosta 'Fortunei Albomarginata'	Variegated Hosta	1 gal.	Cont.	As Shown

Note: Contractor may substitute plant species based on availability

POD design

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p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

Project Name

The Preserve at Quail Pass Phase III

Mill Run Crossing Rd.
Delaware, Ohio

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Redwood

Project Info

Project #	17028
Date	04/02/19
By	SO, TP
Scale	As Noted

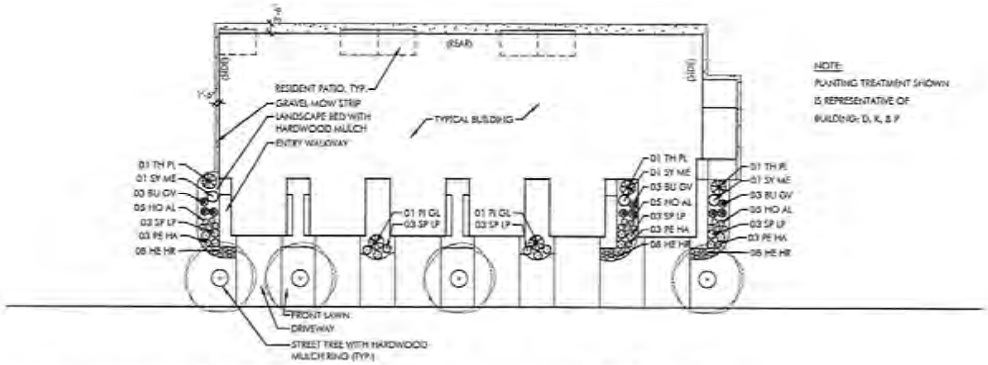
Revisions

Sheet Title

TYPICAL FOUNDATION LANDSCAPE PLANS

Sheet #

L1.5



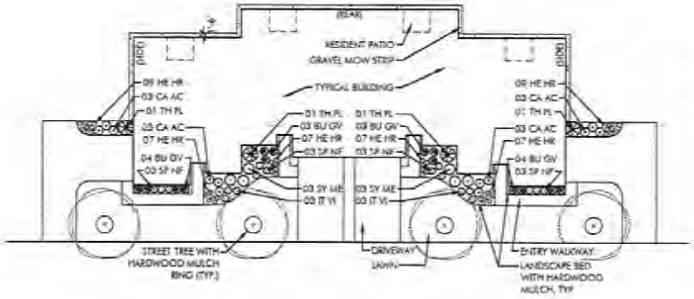
NOTE:
PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDINGS: D, K, & P

Typical Breezewood Foundation Planting
SCALE: 1" = 20'

PLANT LIST - BREEZEWOOD

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS						
	BU GV	Buxus 'Green Velvet'	Green Velvet Boxwood	18" hgt.	Cont.	As Shown
	PI GL	Picea pungens 'Glauca Globosa'	Dwarf Globe Blue Spruce	30" hgt.	B&B	As Shown
	SP LP	Spiraea japonica 'Little Princess'	Little Princess Spirea	18" hgt.	Cont.	As Shown
	SY ME	Syringa meyeri	Palabin Lilac	30" hgt.	Cont.	As Shown
	TH PL	Thuja plicata 'Gelderland'	Geldderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES						
	HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
	HO AL	Hosta 'Albomarginata'	'Albomarginata' Hosta	1 gal.	Cont.	As Shown
	PE HA	Pennisetum a. 'Hamelin'	'Hamelin' Dwarf Fountain Grass	1 gal.	Cont.	As Shown

**Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect



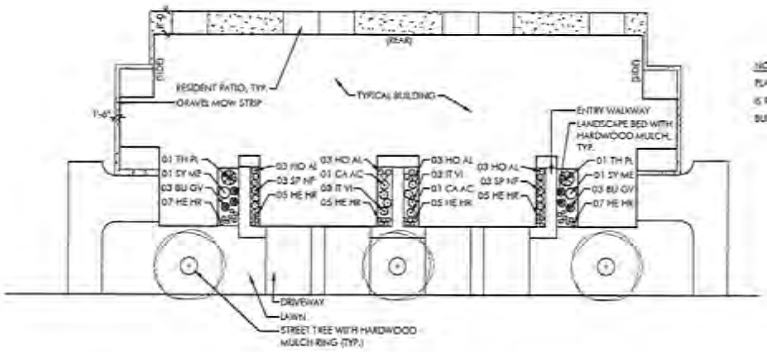
NOTE:
PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDINGS: G & I

Typical Willowood w/ Sideload Garage Foundation Planting
SCALE: 1" = 20'

PLANT LIST (4 UNIT - TYPE WILLOWOOD W/ SIDELOAD GARAGE)

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS						
	BU GV	Buxus 'Green Velvet'	Green Velvet Boxwood	18" hgt.	Cont.	As Shown
	IT VI	Itea virginiana	Virginia Sweetspire	18" hgt.	Cont.	As Shown
	SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
	SY ME	Syringa meyeri	Palabin Lilac	30" hgt.	Cont.	As Shown
	TH PL	Thuja plicata 'Geldelland'	Geldderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES						
	CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
	HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY



NOTE:
PLANTING TREATMENT SHOWN IS REPRESENTATIVE OF BUILDINGS: H, J, & O

Typical Capewood w/ Sideload Garage Foundation Planting
SCALE: 1" = 20'

PLANT LIST (6 UNIT - CAPEWOOD W/ SIDELOAD GARAGE)

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS						
	BU GV	Buxus 'Green Velvet'	Green Velvet Boxwood	18" hgt.	Cont.	As Shown
	IT VI	Itea virginiana	Virginia Sweetspire	18" hgt.	Cont.	As Shown
	SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
	SY ME	Syringa meyeri	Palabin Lilac	30" hgt.	Cont.	As Shown
	TH PL	Thuja plicata 'Geldelland'	Geldderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES						
	CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
	HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
	HO AL	Hosta 'Fortunei Albomarginata'	Variegated Hosta	1 gal.	Cont.	As Shown

Note: Contractor may substitute plant species based on availability

POD design

Columbus
100 Northwoods Blvd, Ste A
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p 614.255.8399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

Project Name
The Preserve at Quail Pass Phase III
Mill Run Crossing Rd.
Delaware, Ohio

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Redwood

Project Info
Project # 17038
Date 04/03/19
By SD, TF
Scale As Noted

Revisions

Sheet Title
TYPICAL FOUNDATION LANDSCAPE PLANS

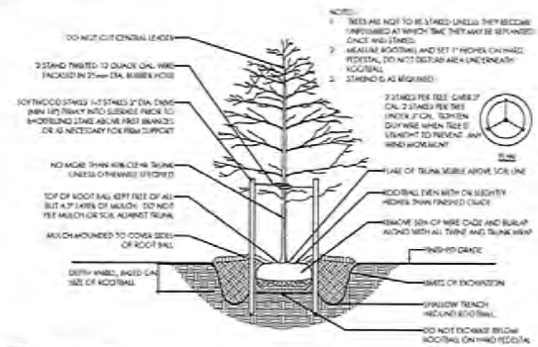
Sheet #
L1.6

NOTE:
MONUMENTS BE DOUBLE SIDED, POLY PANELS, EXTERNALLY ILLUMINATED, AND FACE 20 SF PER SIDE

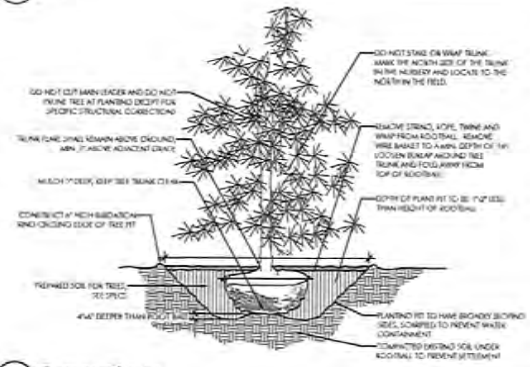
1 Monument Entry Sign
1/2" = 1'-0"

NOTE:
1. STRUCTURE SHALL BE 12'x12'
2. COLOR AND MATERIAL TO BE DETERMINED BY OWNER.

2 Resident Shelter
N.T.S.



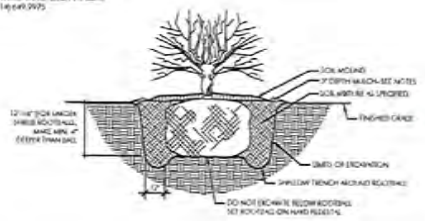
3 Tree Planting
N.T.S.



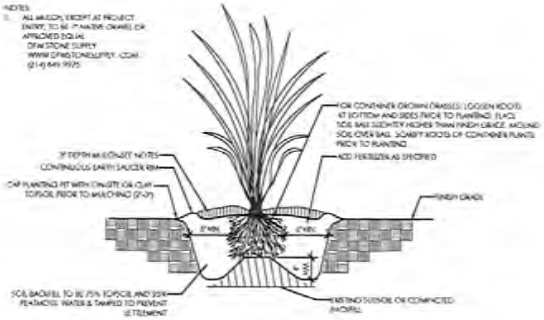
4 Evergreen Planting
1" = 1'-0"

NOTE:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL. DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. ALL MULCH, EXCEPT AT PROJECT ENTRY, TO BE 1" MAXIMUM GRAVEL OR APPROVED EQUAL
DRW STONE SUPPLY
WWW.DRWSTONESUPPLY.COM
(614) 649-9975

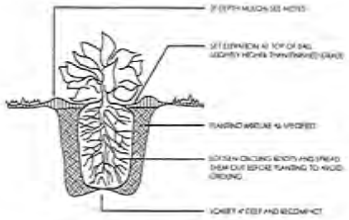
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 3-5" ABOVE FINISH GRADE.



5 Shrub Planting
N.T.S.



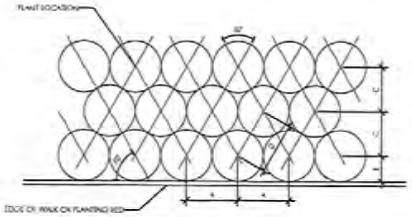
6 Grass Planting
1/2" = 1'-0"



7 Perennial Planting
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10.4"	12"
18"	18"	9"	15.6"	18"
24"	24"	12"	20.8"	24"
30"	30"	15"	26"	30"
48"	48"	24"	41.6"	48"

A= SPACING
B= 1/2 A
C= .866 A
D= SPACING



8 Perennial Spacing
N.T.S.

POD design
Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399
Cincinnati
10816 Millington Court, Ste 116
Cincinnati, Ohio 45242
p 614.360.3066
PODdesign.net

Project Name
The Preserve at Quail Pass Phase III
Mill Run Crossing Rd.
Delaware, Ohio

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Project Info
Project # 17008
Date 04/03/19
By SO, TP
Scale As Noted

Revisions

Sheet Title
SITE DETAILS

Sheet #
SD1.0

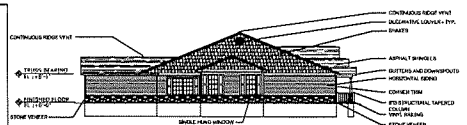
UNIT MIX

BLDG #	UNIT TYPE	UNIT QTY
A	HAYDENWOOD	5
B	HAYDENWOOD	8
C	HAYDENWOOD	4
D	BRIELLWOOD	6
E	FORESTWOOD, MEADOWOOD, CARYWOOD	6
F	FORESTWOOD, MEADOWOOD	4
G	WILLOWOOD	4
H	FORESTWOOD, CARYWOOD	6
I	WILLOWOOD	4
J	FORESTWOOD, CARYWOOD	6
K	BREEZEWOOD, BREEZEWOOD SUNROOM	4
L	WILLOWOOD	6
M	FORESTWOOD, MEADOWOOD, CARYWOOD	6
N	FORESTWOOD, CARYWOOD	5
O	FORESTWOOD, CARYWOOD	4
P	HAYDENWOOD	6
Q	HAYDENWOOD	4
R	HAYDENWOOD, HAYDENWOOD SUNROOM	7
S	BREEZEWOOD, BREEZEWOOD SUNROOM	4

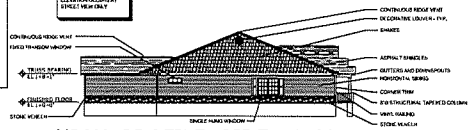
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL / SUPPLIER	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DEMI-PERMANENT 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PRE-PAINTED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	WALNUT
CORNER TRIM	VINYL	WHITE
STONE VENEER	HERITAGE	HILL COUNTRY
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG WINDOW ALBERT WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 6'-0" SLIDING PATIO DOOR	VINYL	WHITE

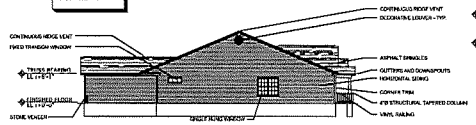
NOTE!
SELECTION FOR EACH UNIT TO BE PLACED IN EACH A POSITION AS TO BE PLAN VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



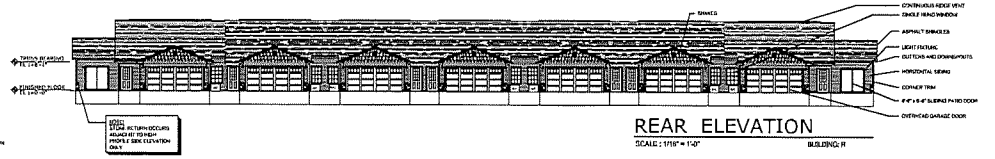
HIGH PROFILE SIDE ELEVATION
SCALE: 1/16" = 1'-0" BUILDING: R, R (MIRR.)



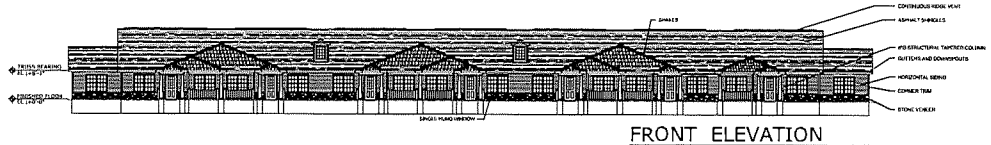
HIGH PROFILE SIDE ELEVATION
SCALE: 1/16" = 1'-0" BUILDINGS: A (MIRR.), C, P (MIRR.), Q



SIDE ELEVATION
SCALE: 1/16" = 1'-0" BUILDINGS: A, B, B (MIRR.), C (MIRR.), Q (MIRR.), P

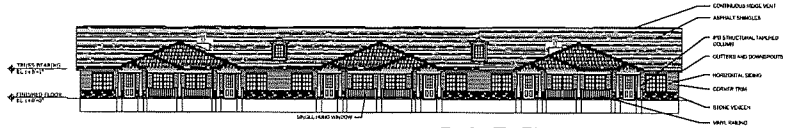


REAR ELEVATION
SCALE: 1/16" = 1'-0" BUILDING: R

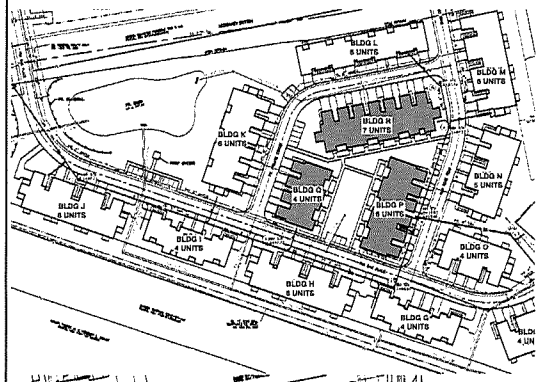


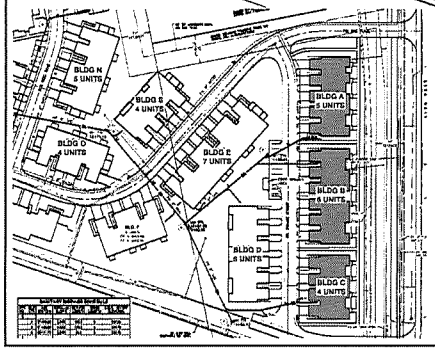
FRONT ELEVATION
SCALE: 1/16" = 1'-0" BUILDING: R

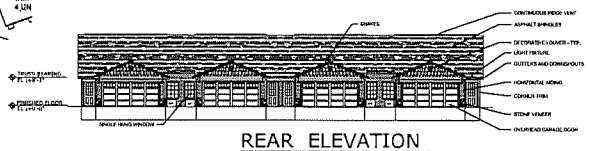
REAR ELEVATION
SCALE: 1/16" = 1'-0" BUILDINGS: B, P



FRONT ELEVATION
SCALE: 1/16" = 1'-0" BUILDINGS: B, P







REAR ELEVATION
SCALE: 1/16" = 1'-0" BUILDINGS: C, Q

REAR ELEVATION
SCALE: 1/16" = 1'-0" BUILDING: A

FRONT ELEVATION
SCALE: 1/16" = 1'-0" BUILDINGS: C, Q

FRONT ELEVATION
SCALE: 1/16" = 1'-0" BUILDING: A

PRELIMINARY
NOTE!!!
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REVISIONS

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fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

MASTER KEY PLAN
PROJECT #: 23118
DATE: APRIL 1, 2019
THE PRESERVES AT QUAIL PASS
PHASE III
MILL RUN CROSSING RD.
DELAWARE, OHIO
Redwood

MP1.0

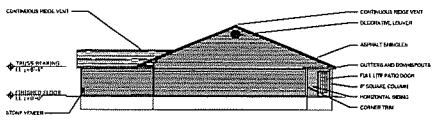
UNIT MIX

BLDG #	UNIT TYPE	UNIT QTY
A	HAYDENWOOD	5
B	HAYDENWOOD	6
C	HAYDENWOOD	4
D	BRIELZWOOD	5
E	FORESTWOOD, MEADOWOOD, CAPEWOOD	6
F	FORESTWOOD, MEADOWOOD	4
G	WILLOWOOD	4
H	FORESTWOOD, CAPEWOOD	5
I	WILLOWOOD	4
J	FORESTWOOD, CAPEWOOD	6
K	BRIELZWOOD, BRIELZWOOD SUNROOM	4
L	WILLOWOOD	6
M	FORESTWOOD, MEADOWOOD, CAPEWOOD	6
N	FORESTWOOD, CAPEWOOD	5
O	FORESTWOOD, CAPEWOOD	4
P	HAYDENWOOD	6
Q	HAYDENWOOD	4
R	HAYDENWOOD, HAYDENWOOD SUNROOM	7
S	BRIELZWOOD, BRIELZWOOD SUNROOM	4

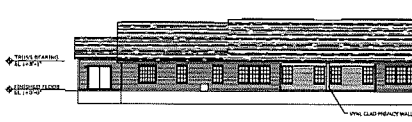
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	WALNUT
CORNER TRIM	VINYL	WHITE
STONE VENEER	HERITAGE	HILL COUNTRY
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG WINDOW SLIDER WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 6'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
SAMPLES FOR EACH LAMP TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



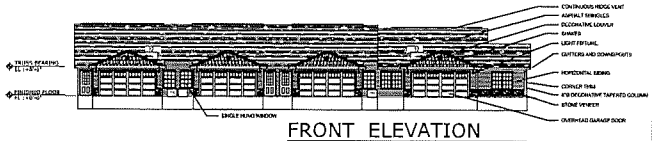
SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: S (MIRR.)



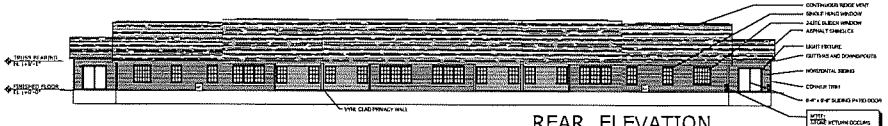
REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: S

HIGH PROFILE SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: K (MIRR.), S

NOTE:
RIGHT PROFILE SIDE ELEVATION OCCURS AT GABLE VIEW ONLY



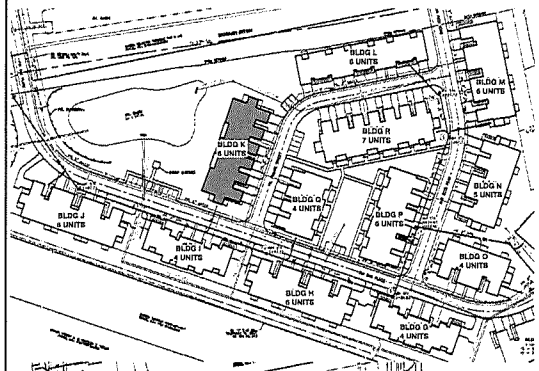
FRONT ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: S

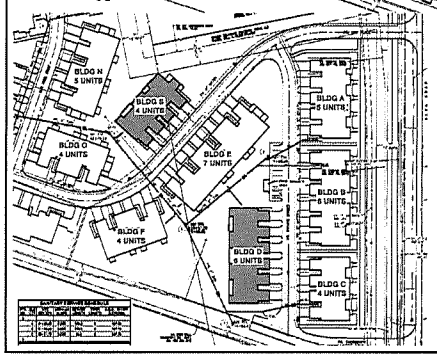


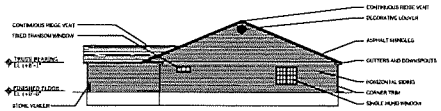
NOTE:
STEEL RETURN DOCKING SCALLOP TO FIBER PANELS, INDICATION ONLY

REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: K

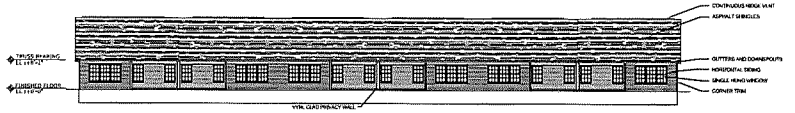
FRONT ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: K





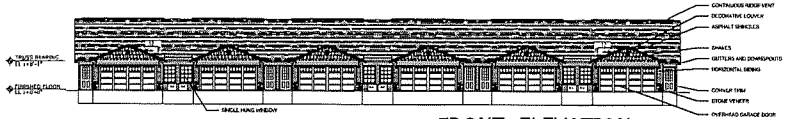


SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: D, D (MIRR.)



REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: D

SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: K



FRONT ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: D

PRELIMINARY
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REVISIONS

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3660 Embassy Parkway
Fairlawn, OH 44333
phone 330.666.5770
fax 330.666.8812
mpg-architects.com

MASTER KEY PLAN
PROJECT #: 23118
DATE: APRIL 1, 2019
THE PRESERVES AT QUAIL PASS
PHASE III
MILL RUN CROSSING RD.
DELAWARE, OHIO
Redwood

MP1.1

UNIT MIX

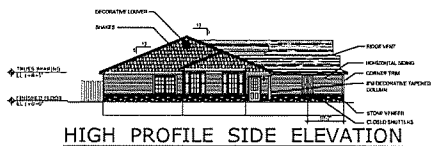
BLDG #	UNIT TYPE	UNIT QTY
A	HAYDENWOOD	5
B	HAYDENWOOD	6
C	HAYDENWOOD	4
D	BREEZEWOOD	5
E	FORESTWOOD, MEADOWOOD, CAPEWOOD	6
F	FORESTWOOD, MEADOWOOD	4
G	WILLOWOOD	4
H	FORESTWOOD, CAPEWOOD	6
I	WILLOWOOD	4
J	FORESTWOOD, CAPEWOOD	8
K	BREEZEWOOD, SHIELDWOOD, SUNROOM	4
L	WILLOWOOD	6
M	FORESTWOOD, MEADOWOOD, CAPEWOOD	6
N	FORESTWOOD, CAPEWOOD	5
O	FORESTWOOD, CAPEWOOD	4
P	HAYDENWOOD	6
Q	HAYDENWOOD	4
R	HAYDENWOOD, HAYDENWOOD SUNROOM	7
S	BREEZEWOOD, SHIELDWOOD, SUNROOM	4

EXTERIOR FINISH MATERIAL SELECTIONS

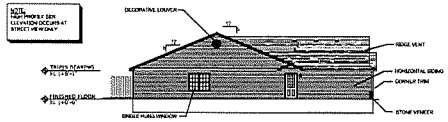
ITEM	MANUFACTURER	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PRE-FINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	WALNUT
CORNER TRIM	VINYL	WHITE
STONE VENEER	HERITAGE	HILL COUNTRY
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG WINDOW SUBLIM WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
8'-0" X 6'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
PROFILES FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO GIVE PLAN KEY VIEWS AND ELEVATIONS FROM THE STREET ON HIGHWAY.

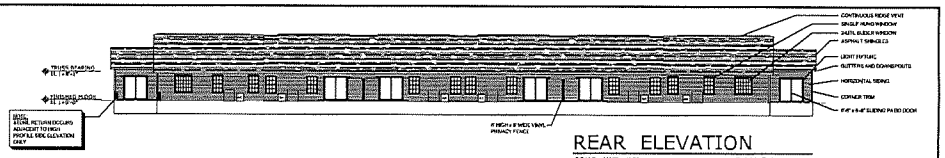
NOTE:
REFER TO SHEET MP1.3 FOR ADDITIONAL FORESTWOOD, MEADOWOOD, & CAPEWOOD UNIT TYPE SIDE ELEVATIONS



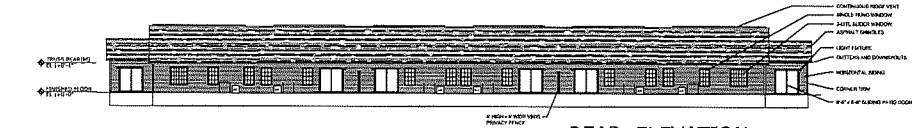
HIGH PROFILE SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: E



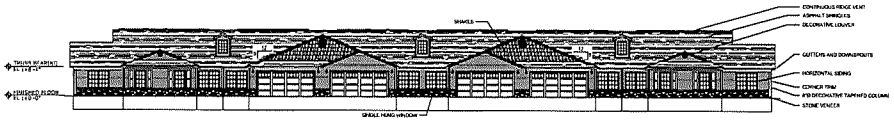
SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: E (MIRR.), F, F (MIRR.)



REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: J



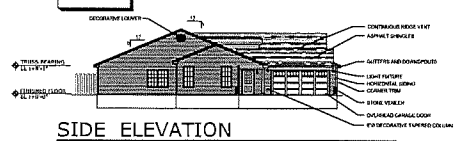
REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: H



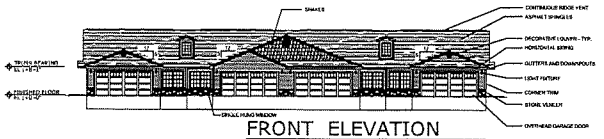
FRONT ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: H, J

HIGH PROFILE SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: J (MIRR.)

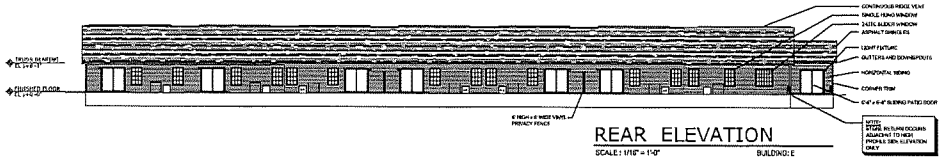
REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: I



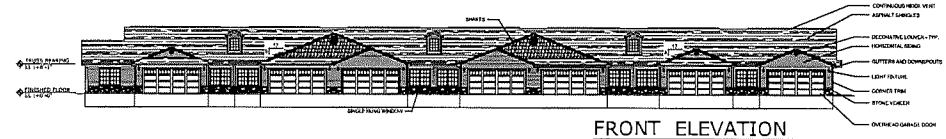
SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: H, H (MIRR.), J



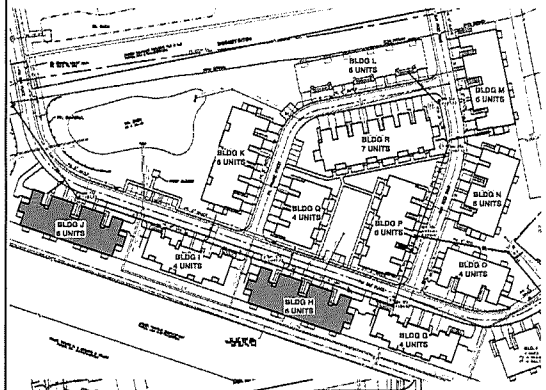
FRONT ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: F

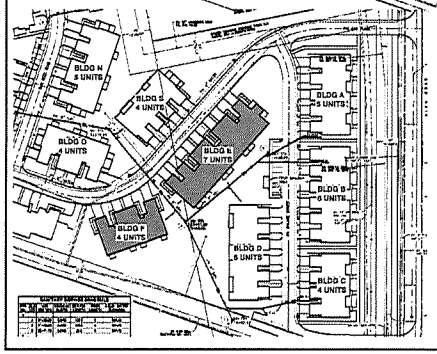


REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: E



FRONT ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: E





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MASTER KEY PLAN
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THE PRESERVES AT QUAIL PASS
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DELAWARE, OHIO

MP1.2

UNIT MIX

BLDG #	UNIT TYPE	UNIT QTY
A	HAYDENWOOD	5
B	HAYDENWOOD	6
C	HAYDENWOOD	4
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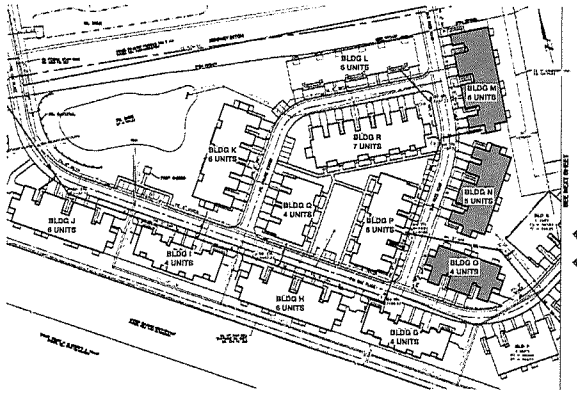
E	FORESTWOOD, MEADOWOOD, CAPEWOOD	6
F	FORESTWOOD, MEADOWOOD	4
G	WILLOWOOD	4
H	FORESTWOOD, CAPEWOOD	6
I	WILLOWOOD	4
J	FORESTWOOD, CAPEWOOD	6
K	BREEZEWOOD, BRIDLEWOOD, SUNROOM	4
L	WILLOWOOD	6
M	FORESTWOOD, MEADOWOOD, CAPEWOOD	6
N	FORESTWOOD, CAPEWOOD	5
O	FORESTWOOD, CAPEWOOD	4
P	HAYDENWOOD	6
Q	HAYDENWOOD	4
R	HAYDENWOOD, HAYDENWOOD SUNROOM	7
S	BREEZEWOOD, BRIDLEWOOD, SUNROOM	4

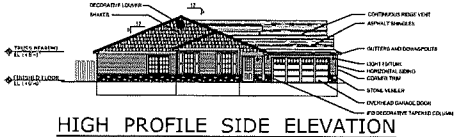
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL/STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VIANEX
SHAKES	VINYL	WALNUT
CORNER TRIM	VINYL	WHITE
STONE VENEER	HERITAGE	HILL COUNTRY
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG WINDOW SLIDER WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 6'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ALLOW 25 FOR EACH VENT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND FUNCTIONALE FROM THE STREET OR ROAD.

NOTE:
REFER TO SHEET MP1.2 FOR ADDITIONAL FORESTWOOD, MEADOWOOD, & CAPEWOOD UNIT TYPE SIDE ELEVATIONS

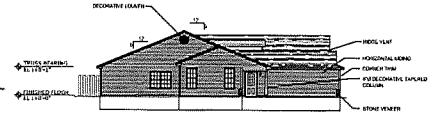




HIGH PROFILE SIDE ELEVATION

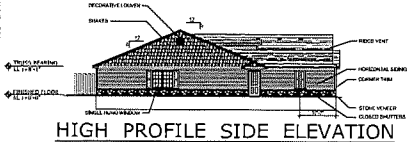
SCALE : 1/16" = 1'-0" BUILDINGS: O, O (MIRR.)

NOTE:
FRONT PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY



SIDE ELEVATION

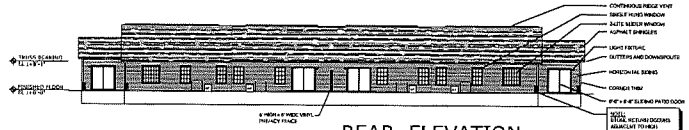
SCALE : 1/16" = 1'-0" BUILDINGS: M (MIRR.), N, N (MIRR.)



HIGH PROFILE SIDE ELEVATION

SCALE : 1/16" = 1'-0" BUILDING: M

NOTE:
FRONT PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY



REAR ELEVATION

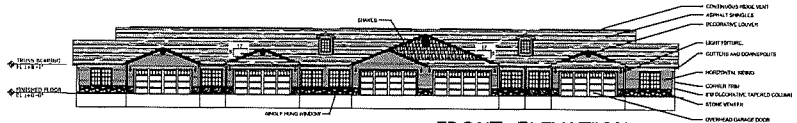
SCALE : 1/16" = 1'-0" BUILDING: O

FRONT ELEVATION

SCALE : 1/16" = 1'-0" BUILDING: O

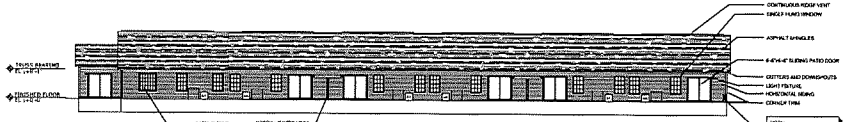
REAR ELEVATION

SCALE : 1/16" = 1'-0" BUILDING: N



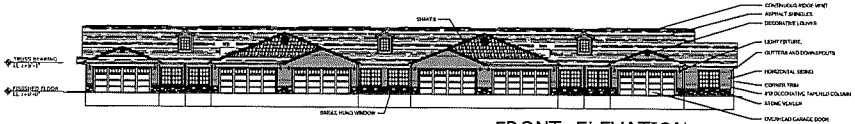
FRONT ELEVATION

SCALE : 1/16" = 1'-0" BUILDING: N



REAR ELEVATION

SCALE : 1/16" = 1'-0" BUILDING: M



FRONT ELEVATION

SCALE : 1/16" = 1'-0" BUILDING: M

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

MPG
MANN • PARSONS • GRAY
ARCHITECTS
phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

MASTER KEY PLAN

PROJECT #: 23118

DATE: APRIL 1, 2019

THE PRESERVES AT QUAIL PASS

PHASE III

MILL RUN CROSSING RD.
DELAWARE, OHIO

Redwood

MP1.3

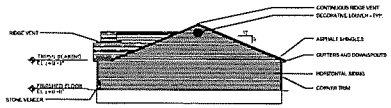
UNIT MIX

BLDG #	UNIT TYPE	UNIT QTY
A	HAYDENWOOD	5
B	HAYDENWOOD	6
C	HAYDENWOOD	4
D	BREEZEWOOD	6
E	FORESTWOOD MEADOWOOD CAPEWOOD	6
F	FORESTWOOD MEADOWOOD	4
G	WILLOWOOD	4
H	FORESTWOOD CAPEWOOD	6
I	WILLOWOOD	4
J	FORESTWOOD CAPEWOOD BREEZEWOOD	6
K	BREEZEWOOD SUNROOM	4
L	WILLOWOOD	6
M	FORESTWOOD MEADOWOOD CAPEWOOD	6
N	LONE STAR WOOD CAPEWOOD	5
O	FORESTWOOD CAPEWOOD	4
P	HAYDENWOOD	6
Q	HAYDENWOOD	4
R	HAYDENWOOD, HAYDENWOOD SUNROOM	7
S	BREEZEWOOD, BREEZEWOOD SUNROOM	4

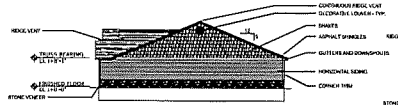
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL (STYLE)	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PRE-FINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	WALNUT
CORNER TRIM	VINYL	WHITE
STONE VENEER	HERITAGE	HILL COUNTRY
UNFINISHED GARAGE DOOR	RAISED PANEL PAN STILE	WHITE
SINGLE HUNG WINDOW SLIDER WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 6'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ALL COLORS FOR EACH UNIT TO BE PLACED IN SUCH A MOSTIONS AS TO BE PLEASING VISUALLY AND VIEWABLE FROM THE STREET OR ROAD.

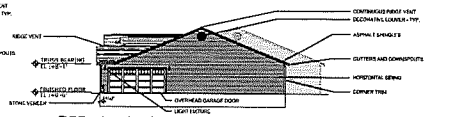


SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: L (MIRR.)

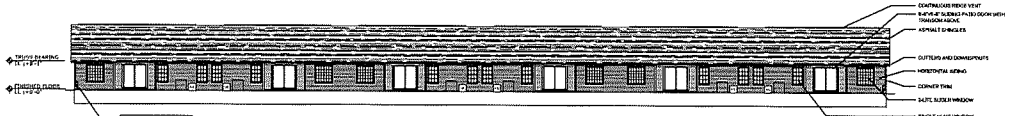


HIGH PROFILE SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: L

NOTE:
FINISH FINISHED NEW ELEVATION DOCUMENTS AT STREET VIEW ONLY

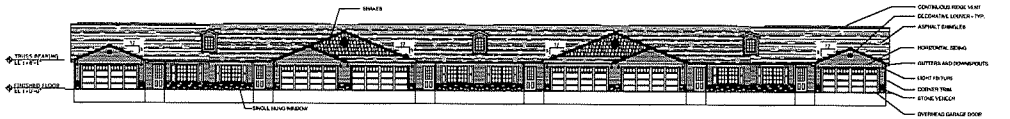


SIDE ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: O, G (MIRR.), I, (I MIRR.)

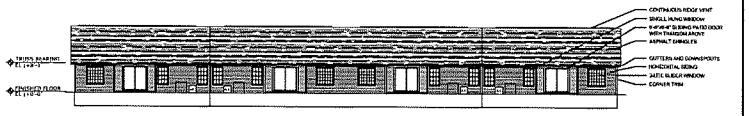


NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

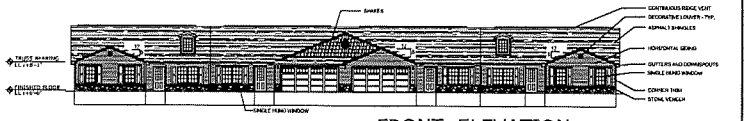
REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: L



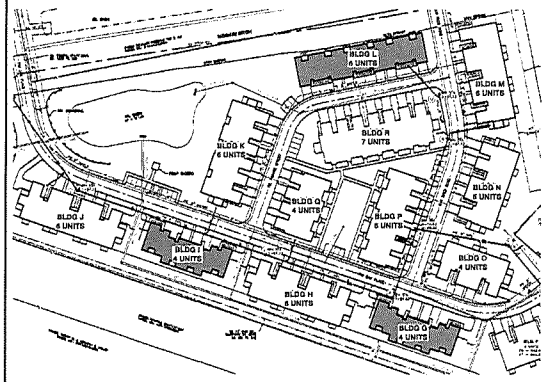
FRONT ELEVATION
SCALE : 1/16" = 1'-0" BUILDING: L



REAR ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: O, I



FRONT ELEVATION
SCALE : 1/16" = 1'-0" BUILDINGS: O, I



PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

MPG
MANN • PARSONS • GRAY
ARCHITECTS
phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

MASTER KEY PLAN
PROJECT #: 23118
DATE: APRIL 1, 2019
THE PRESERVES AT QUAIL PASS
MILL RUN CROSSING RD.
DELAWARE, OHIO
PHASE III
Redwood

MP1.4
5 OF 5

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

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # _____

Planning Commission

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

Board of Zoning Appeals

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

Subdivision/Project Name The Preserve at Quail Pass Phase III Address Mill Run Xing Delaware, OH 43015

Acreage 19.780 Square Footage 861,627 Number of Lots _____ Number of Units 100

Zoning District/Land Use COMMERCIAL/VACANT Proposed Zoning/Land Use Residential Parcel # 41911001025000 & 41822001010000

Applicant Name Redwood Living Contact Person Patricia Rakoci

Applicant Address 7510 East Pleasant Valley Road, Independence, OH 44131

Phone 216.505.8581 Fax _____ E-mail prakoci@byredwood.com

Owner Name Delaware Preserve Three, LLC Contact Person Patricia Rakoci

Owner Address GLENN RD, DELAWARE, OH 43015 7510 East Pleasant Valley Road, Independence, OH 44131

Phone 216.505.8581 Fax _____ E-mail prakoci@byredwood.com

Engineer/Architect/Attorney E.P. Ferris & Associates, Inc POD Design, LLC Contact Person (Ferris) Chad Buckley, P.E. (POD) Todd Foley, Principal

Address (Ferris) 880 King Ave. Columbus, OH 43212 (POD) 100 Northwoods Boulevard, Suite A, Columbus, OH 43235

Phone (Ferris) 614.299.2999 (POD) 614.360.3055 Fax _____ E-mail (Ferris) cbuckley@epferris.com (POD) tfoley@poddesign.net

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

David Conwill Owner Printed Name

_____ Agent Signature

_____ Agent Printed Name

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

Notary Stamp

_____ Notary Public

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 14 | DATE: 05/13/2019

ORDINANCE NO: 19-22 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 6 CONTAINING 48 SINGLE FAMILY LOTS ON APPROXIMATELY 18.48 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON CROWNOVER WAY, LACHANCE LANE, MCNAMARA LOOP AND BRETS LANE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-22

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 6 CONTAINING 48 SINGLE FAMILY LOTS ON APPROXIMATELY 18.48 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON CROWNOVER WAY, LACHANCE LANE, MCNAMARA LOOP AND BRETS LANE.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Final Development Plan request by Glenn Road Capital, LLC., for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane (PC Case 2019-0655).

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

SECTION 1. That the Final Development Plan request by Glenn Road Capital, LLC., for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane,is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The private street located on the western portion of Section 6 and east of the commercial out lots shall be constructed to public standards per the City Engineer.
3. The off-site stormwater improvements shall comply with the minimum City and County regulations.

4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The proposed detention ponds shall achieve compliance with the minimum engineering requirements.
6. 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.
7. All evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association
8. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
9. If any trees are removed in construction of the subject section, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
10. The proposed bike path shall be constructed by the developer and maintained by homeowners association and shall be dedicated to the City for public use.
11. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the Chief Building Office.
12. The entrance ground sign for Belmont Place Subdivision along Glenn Parkway shall have a Delaware blue vein limestone base or equivalent as approved by staff.
13. The existing vacant single family houses on commercial out lot 5 shall be demolished prior to building permit approval for any residential house in Section 6.
14. Section 6 of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Southern Point Commercial TIF District and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
15. The applicant shall pay $172,833.50 to the City prior to construction commencing in Sub-Area A for frontage fee share for the Glenn Road extension.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 15 | DATE: 05/13/2019

ORDINANCE NO: 19-23 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 6 CONTAINING 48 SINGLE FAMILY LOTS ON APPROXIMATELY 18.48 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON CROWNOVER WAY, LACHANCE LANE, MCNAMARA LOOP AND BRETS LANE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-23

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 6 CONTAINING 48 SINGLE FAMILY LOTS ON APPROXIMATELY 18.48 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON CROWNOVER WAY, LACHANCE LANE, MCNAMARA LOOP AND BRETS LANE.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Final Subdivision Plat request by Glenn Road Capital, LLC., for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane (PC Case 2019-0656).

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

SECTION 1. That the Final Subdivision Plat request by Glenn Road Capital, LLC., for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane,is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The private street located on the western portion of Section 6 and east of the commercial out lots shall be constructed to public standards per the City Engineer.
3. The off-site stormwater improvements shall comply with the minimum City and County regulations.

4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The proposed detention ponds shall achieve compliance with the minimum engineering requirements.
6. 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.
7. All evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association
8. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
9. If any trees are removed in construction of the subject section, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
10. The proposed bike path shall be constructed by the developer and maintained by homeowners association and shall be dedicated to the City for public use.
11. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the Chief Building Office.
12. The entrance ground sign for Belmont Place Subdivision along Glenn Parkway shall have a Delaware blue vein limestone base or equivalent as approved by staff.
13. The existing vacant single family houses on commercial out lot 5 shall be demolished prior to building permit approval for any residential house in Section 6.
14. Section 6 of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Southern Point Commercial TIF District and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
15. The applicant shall pay $172,833.50 to the City prior to construction commencing in Sub-Area A for frontage fee share for the Glenn Road extension.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 16 | DATE: 05/13/2019

ORDINANCE NO: 19-24 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 7 CONTAINING 53 SINGLE FAMILY LOTS ON APPROXIMATELY 20.46 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON MCNAMARA LOOP, BRETS LANE AND HAUGHTON LANE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-24

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 7 CONTAINING 53 SINGLE FAMILY LOTS ON APPROXIMATELY 20.46 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON MCNAMARA LOOP, BRETS LANE AND HAUGHTON LANE.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Final Development Plan request by Glenn Road Capital, LLC., for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane (PC Case 2019-0659).

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

SECTION 1. That the Final Development Plan request by Glenn Road Capital, LLC., for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The off-site stormwater improvements shall comply with the minimum City and County regulations.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.

4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. In the reserve area (lot 12720) , the developer shall construct overlapped continuous 4 to 6 foot high mounds with landscaping providing a buffer adjacent to the proposed commercial out lots to the west and shall construct an intermittent 4-6 high mound with landscaping and an intermittent three rail fence along Peachblow Road to the south per the submitted plan.
6. All evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association
7. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
8. If any trees are removed in construction of the subject section, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
9. The proposed bike path shall be constructed by the developer and maintained by homeowners association and shall be dedicated to the City for public use.
10. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the Chief Building Office.
11. The existing vacant single family houses on commercial out lot 5 shall be demolished prior to building permit approval for any residential house in Section 7.
12. Section 7 of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Southern Point Commercial TIF District and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
13. The applicant shall pay $172,833.50 to the City prior to construction commencing in Sub-Area A for frontage fee share for the Glenn Road extension.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 17 | DATE: 05/13/2019

ORDINANCE NO: 19-25 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 7 CONTAINING 53 SINGLE FAMILY LOTS ON APPROXIMATELY 20.46 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON MCNAMARA LOOP, BRETS LANE AND HAUGHTON LANE.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1129 Procedures of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-25

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY GLENN ROAD CAPITAL LLC., FOR BELMONT PLACE SECTION 7 CONTAINING 53 SINGLE FAMILY LOTS ON APPROXIMATELY 20.46 ACRES ZONED B-3, R-6 AND A-1 PMU (COMMUNITY BUSINESS DISTRICT, MULTI-FAMILY RESIDENTIAL DISTRICT AND AGRICULTURAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON MCNAMARA LOOP, BRETS LANE AND HAUGHTON LANE.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Final Subdivision Plat request by Glenn Road Capital, LLC., for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane (PC Case 2019-0659).

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

SECTION 1. That the Final Subdivision Plat request by Glenn Road Capital, LLC., for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The off-site stormwater improvements shall comply with the minimum City and County regulations.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.

4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. In the reserve area (lot 12720) , the developer shall construct overlapped continuous 4 to 6 foot high mounds with landscaping providing a buffer adjacent to the proposed commercial out lots to the west and shall construct an intermittent 4-6 high mound with landscaping and an intermittent three rail fence along Peachblow Road to the south per the submitted plan.
6. All evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association
7. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
8. If any trees are removed in construction of the subject section, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
9. The proposed bike path shall be constructed by the developer and maintained by homeowners association and shall be dedicated to the City for public use.
10. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the Chief Building Office.
11. The existing vacant single family houses on commercial out lot 5 shall be demolished prior to building permit approval for any residential house in Section 7.
12. Section 7 of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Southern Point Commercial TIF District and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
13. The applicant shall pay $172,833.50 to the City prior to construction commencing in Sub-Area A for frontage fee share for the Glenn Road extension.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2019-0655-0656, 0659-0660
REQUEST: Multiple Requests
PROJECT: Belmont Place
MEETING DATE: May 1, 2019

APPLICANT/OWNER
Glenn Road Capital LLC
6689 Dublin Center Drive
Dublin, Ohio 43017

REQUEST
2019-0655: A request by Glenn Road Capital LLC for approval of a Final Development Plan for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way LaChance Lane, McNamara Loop and Brets Lane.
2019-0656: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way LaChance Lane, McNamara Loop and Brets Lane.
2019-0659: A request by Glenn Road Capital LLC for approval of a Final Development Plan for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane.
2019-0660: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane.

PROPERTY LOCATION & DESCRIPTION
The subject property is located on the east side of Glenn Parkway and north of Peachblow Road. The zoning of the subject properties, which is in Sub-Area A per the May 2009 rezoning (Ordinance 08-113), are B-3, R-6 and A-1 PMU. The surrounding zoning to the north is PO/I PMU (Planned Office/Institutional with a Planned Mixed Use Overlay District) and the zoning to the east is R-3 PMU in the City while the properties to the west and south are in the township zoned I (Industrial District) to the west and FR-1 (Farmland District) to the south. Sub Area A encompasses approximately 50 acres including commercial and residential property. The subject property is vacant farmland with some trees along the northern property line and some scattered in the southern portion of the site. In addition, the subject development is located within the Delaware South New Community Authority, Evans Residential TIF District and Southern Point Commercial TIF District. Also it is located within the southeast Highland Sanitary Sewer area.

BACKGROUND/PROPOSAL
On May 11, 2009 City Council approved Ordinance's 08-112 and 08-113 which approved a Conditional Use Permit and Rezoning adding a PMU Overlay District (Planned Mixed Use District) on the subject 109 acres. The PMU was divided into Sub Areas A & B which contained 62 and 47 acres respectively (now approximately 56 and 53 acres respectively). Sub Area A permits residential, office, retail services, communities facilities and recreational/open space uses while Sub Area B permits residential, office, community facilities and recreational/open space uses.

In December 2013, Planning Commission and City Council approved Preliminary Development Plans and Preliminary Subdivision Plats (Ordinances 13-76 & 13-77) for Sections 1-3 which contained 74 single family lots on approximately 31.5 acres which also included a concept plan of today's Section 4 and 5. Then in March 2014, Planning Commission and City Council approved Final Development Plans for Sections 1-3 (Ordinance 14-16) and Final Subdivision Plat for Section 1 (Ordinance 14-17). Finally in April 2016, Planning Commission and City Council approved Final Subdivision Plats for Sections 2 and 3 (Ordinances 16-30 & 16-31 respectively).

In June 2017, Planning Commission and City Council approved a Preliminary Development Plan, Preliminary Subdivision Plat and Final Development Plan for Sections 4 and 5 and Final Subdivision Plat approval for Sections 4 which contained the remaining 21.5 acres of Sub-Area B with 72 single family lots which is located

just north of Sections 1-3. Then in July 2018, Planning Commission and City Council approved the Final Subdivision Plat for Section 5.

In November 2018, Planning Commission and City Council approved a Development Text Amendment, Preliminary Development Plan and Preliminary Subdivision Plat for Sub-Area A which contains approximately 50 acres and permits detached single family lots, attached single family/patio/condominium units, multi-family, commercial and office uses.

Now the developer is proposing to advance the Final Development Plan and Final Subdivision Plat for Sections 6 and 7. Section 6 would contain 48 single family lots on 18.48 acres and Section 7 would contain 53 single family lots on 20.46 acres.

STAFF ANALYSIS

- **ZONING:** As mentioned above, Sub-Area A is zoned B-3, R-6 and A-1 PMU. The zoning was amended in 2018 to allow proposed development. From a procedural perspective, a Final Development Plan and Final Subdivision Plat would require Planning Commission and City Council approval to initiate any construction.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review. Both water and sewer utilities would be public and would be extended to Sections 6 and 7. Also, the subject development is located in the South East Highland Sanitary Sewer District which requires an additional capacity charge of $3,200 per dwelling unit.
- **ROADS AND ACCESS:** Section 6 would have a a full movement curb cut from Glenn Parkway (at Crownover Way) and Section 7 would have a full movement curb cut at Peachblow Road (at Crownover Way) as the primary access points to the respective sections. In Section 6, there is a private street located on the western portion of the section and east of the proposed four commercial out lots fronting Glenn Parkway. If and when warranted, the City would install a traffic signal at the Glenn Parkway and Peachblow Road intersection and at Glenn Parkway at the northern most access point to the Belmont West Subdivision, per previous agreements.

  The internal public road network for Sections 6 and 7 would be a looped road configuration with three streets bisecting in an east/west direction with exit locations at the aforementioned curb cuts on Glenn Parkway and Peachblow Road. All the streets would be public and would have to comply with the minimum engineering standards except the private street located on the east side of the four commercial out lots north of Peachblow Road. The private street would have to be constructed to public standards per the City Engineer.
- **SITE LAYOUT:** Section 6, which contains 48 single family lots, is located on the northern half of Sub-Area A with primary access from Glenn Parkway and includes a private road along the western portion of the section. Two reserve areas (lot 12665 – 1.580 acres and lot 12664 – 1.137 acres) with retention ponds are located north and south of the main entrance from Glenn Parkway respectively.

  Section 7, which contains 53 single family lots, is located on the southern half of Sub-Area A with primary access from Peachblow Road thru Crownover Way. There is an existing retention basin located just west of Crownover Way and a large reserve open space area (lot 12720 - 6.495 acres) located on the western portion of the section. This open space is programmed and serves as a buffer to the future four commercial out lots fronting Glenn Parkway.

  The approved development text has the following detached single family lot requirements for Sections 6 and 7 : 7,700 square foot minimum lot size, 65 foot minimum lot width at building line, 115 foot minimum lot depth, 25 and 30 foot front yard setback (lots 12634-12662 in Section 6 and lots 12667-12675 in Section 7 have 25 foot front yard setbacks), 8 foot side yard setbacks; 30 foot rear yard setbacks and 1,500 square foot minimum house size. In addition, the corner lots would need to be oversized by 30% (85 foot wide) to comply with the current zoning code.
- **DESIGN** The subject development has approved development text that requires specific design requirements for the detached single family residential houses in Sections 6 and 7. The residential houses would not only 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

development text. Some of the upgrades include: 1.) At least 50% of the front elevation of all homes shall consist of approved natural materials as defined in the text (stucco is not considered a natural material); 2.) Upgraded garage door standards for doors that face a public street; 3.) No blank walls; 4.) The same model of home or the same exterior color of the home shall not be placed on adjacent lots and shall not be placed on facing lots.

- **OPEN SPACE & PARKLANDS** In Section 6 there are three reserve areas. Lots 12664 (1.137 acres) and 12665 (1.58 acres) are reserve areas located south and north of the main entrance from Glenn Parkway on Crownover Way Road and are passive open spaces. Both have retention ponds and lot 12665 has the main entrance sign for the subdivision. Lot 12633 is a 0.24 acre remnant piece of property that is passive open space located on the northeastern portion of the section adjacent to Section 5 (it abuts a passive open space in Section 5 to the east).

  In Section 7, lot 12270 is a 6.495 reserve area that serves a dual purpose as a buffer and active open space. The open space has overlapped continuous 4 to 6 foot high mounds with landscaping providing a buffer adjacent to the proposed commercial out lots to the west and intermittent 4-6 high mounding with landscaping along Peachblow Road to the south along with having a bike path extended to and looped through the reserve area. Along the bike path within the reserve is a fit-trail with ten stations.

- **LANDSCAPING PLAN:** For Sections 6 and 7, the applicant has submitted a comprehensive landscaping plan that includes street trees, landscaping in reserve areas and mounding with landscaping along Peachblow Road. The developer is proposing street trees along all the public residential streets per the zoning code in Sections 6 and 7. In Section 6 lot 12665, the developer is proposing a ground sign with landscaping to create an aesthetically pleasing entrance to the Belmont Place Subdivision from Glenn Parkway. As mentioned above in Section 7 (lot 12270), the developer is proposing overlapped continuous 4 to 6 foot high mounds with landscaping providing buffer adjacent to the proposed commercial out lots to the west and intermittent 4-6 high mounding with landscaping and an intermittent three rail fence along Peachblow Road to the south along with having a bike path extended to and looped through the reserve area. All evergreen trees shall be a minimum 4 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impeded visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.

- **TREE REMOVAL & REPLACEMENT:** Per the submitted tree survey in Sections 6 and 7, the proposed plans would not remove any trees. Actually 14 trees that yield 104 caliper inches would be preserved in Section 6 and 13 trees that yield 225 caliper inches would be preserved in Section 7. However, if any of the above mentioned trees are removed during the construction process they would have to be replaced per Chapter 1168 Tree Preservation Regulations.

- **PEDESTRIAN CONNECTIVITY:** The applicant is proposing a bike path though Sections 6 and 7 that would initiate along Glenn Parkway and extend south through the reserve areas along the western portion of the site and then extend west essentially paralleling Peachblow Road in a reserve area and connecting with the existing bike path in Section 1 along Peachblow Road. In addition, all public streets within the subdivision shall have sidewalks on both sides of the street.

- **SIGNAGE:** The applicant is proposing an entrance sign for the residential subdivision on the north side of the full movement curb cut on Glenn Parkway in lot 12665. The sign would have a limestone base of 2.5 feet with a sign area of almost 36 square feet (16.3 ft x 2.2 ft). The limestone base shall be Delaware blue limestone or equivalent as approved by staff. In addition, In Section 7, there would be small instructional signage along the bike path within the reserve area (lot 12720) for the fit –trail per the submitted plan.

- **LIGHTING PLAN.** The lighting plans for Sections 6 and 7 have been submitted but needs to be reviewed and approved by the Chief Building Official and achieve compliance with the zoning code..

- **MISC:** There are two existing vacant single family houses on commercial out lot 5 that are owned by the applicant. The subject houses shall be demolished prior to building permit approval for any residential house in Sections 6 or 7.

Also, as part of the agreed upon conditions of the sale of the City property and a pre-existing pre-annexation agreement, the applicant shall pay $172,833.50 prior to construction commencing in Sub-Area A. This is related to the frontage fee share for the Glenn Road extension.

STAFF RECOMMENDATION – (2019-0655 FINAL DEVELOPMENT PLAN)
Staff recommends approval of request by Glenn Road Capital LLC for a Final Development Plan for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way LaChance Lane, McNamara Loop and Brets Lane, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The private street located on the western portion of Section 6 and east of the commercial out lots shall be constructed to public standards per the City Engineer.
3. The off-site stormwater improvements shall comply with the minimum City and County regulations.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The proposed detention ponds shall achieve compliance with the minimum engineering requirements.
6. 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.
7. All evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association
8. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
9. If any trees are removed in construction of the subject section, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
10. The proposed bike path shall be constructed by the developer and maintained by homeowners association and shall be dedicated to the City for public use.
11. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the Chief Building Office.
12. The entrance ground sign for Belmont Place Subdivision along Glenn Parkway shall have a Delaware blue vein limestone base or equivalent as approved by staff.
13. The existing vacant single family houses on commercial out lot 5 shall be demolished prior to building permit approval for any residential house in Section 6.
14. Section 6 of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Southern Point Commercial TIF District and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
15. The applicant shall pay $172,833.50 to the City prior to construction commencing in Sub-Area A for frontage fee share for the Glenn Road extension.

STAFF RECOMMENDATION – (2019-0656 FINAL SUBDIVSION PLAT)
Staff recommends approval of a request by Glenn Road Capital LLC for a Final Subdivision Plat for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way LaChance Lane, McNamara Loop and Brets Lane, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The private street located on the western portion of Section 6 and east of the commercial out lots shall be constructed to public standards per the City Engineer.
3. The off-site stormwater improvements shall comply with the minimum City and County regulations.
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The proposed detention ponds shall achieve compliance with the minimum engineering requirements.
6. 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.
7. All evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association
8. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
9. If any trees are removed in construction of the subject section, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
10. The proposed bike path shall be constructed by the developer and maintained by homeowners association and shall be dedicated to the City for public use.
11. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the Chief Building Office.
12. The entrance ground sign for Belmont Place Subdivision along Glenn Parkway shall have a Delaware blue vein limestone base or equivalent as approved by staff.
13. The existing vacant single family houses on commercial out lot 5 shall be demolished prior to building permit approval for any residential house in Section 6.
14. Section 6 of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Southern Point Commercial TIF District and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
15. The applicant shall pay $172,833.50 to the City prior to construction commencing in Sub-Area A for frontage fee share for the Glenn Road extension.

STAFF RECOMMENDATION – (2019-0659 FINAL DEVELOPMENT PLAN)

Staff recommends approval of request by Glenn Road Capital LLC for a Final Development Plan for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The off-site stormwater improvements shall comply with the minimum City and County regulations.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. In the reserve area (lot 12720) , the developer shall construct overlapped continuous 4 to 6 foot high mounds with landscaping providing a buffer adjacent to the proposed commercial out lots to the west and shall construct an intermittent 4-6 high mound with landscaping and an intermittent three rail fence along Peachblow Road to the south per the submitted plan.

6. All evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association
7. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
8. If any trees are removed in construction of the subject section, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
9. The proposed bike path shall be constructed by the developer and maintained by homeowners association and shall be dedicated to the City for public use.
10. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the Chief Building Office.
11. The existing vacant single family houses on commercial out lot 5 shall be demolished prior to building permit approval for any residential house in Section 7.
12. Section 7 of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Southern Point Commercial TIF District and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.
13. The applicant shall pay $172,833.50 to the City prior to construction commencing in Sub-Area A for frontage fee share for the Glenn Road extension.

STAFF RECOMMENDATION – (2019-0660 FINAL SUBDIVISION PLAT)

Staff recommends approval of request by Glenn Road Capital LLC for a Final Subdivision Plat for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane, with the following conditions that:.

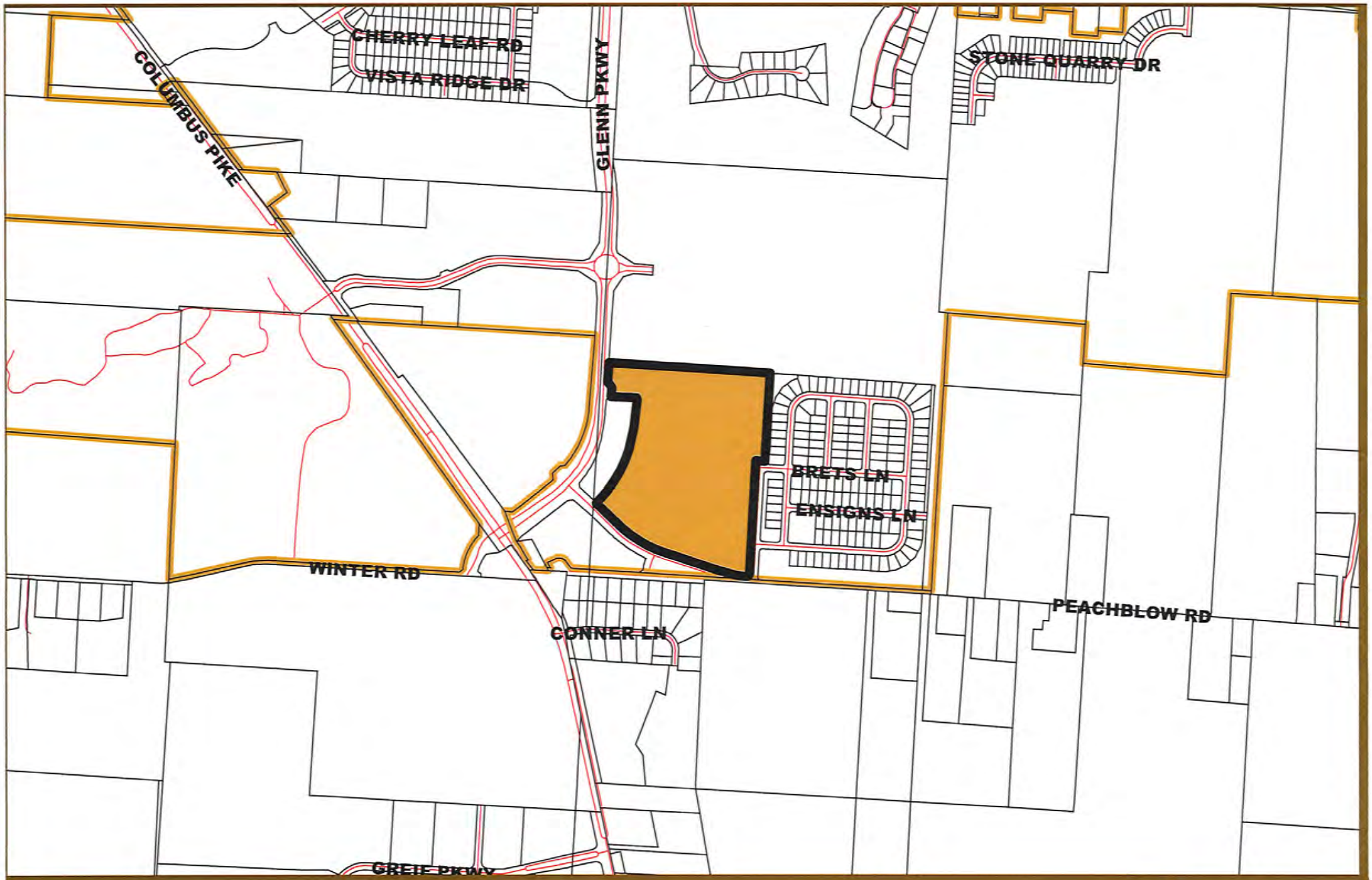
1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The off-site stormwater improvements shall comply with the minimum City and County regulations.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. In the reserve area (lot 12720) , the developer shall construct overlapped continuous 4 to 6 foot high mounds with landscaping providing a buffer adjacent to the proposed commercial out lots to the west and shall construct an intermittent 4-6 high mound with landscaping and an intermittent three rail fence along Peachblow Road to the south per the submitted plan.
6. All evergreen trees shall be a minimum 6 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the reserve areas and the mounding and associated landscaping shall be the responsibility of the Homeowners Association
7. Any landscape plans shall be submitted and approved by the Shade Tree Commission.
8. If any trees are removed in construction of the subject section, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
9. The proposed bike path shall be constructed by the developer and maintained by homeowners association and shall be dedicated to the City for public use.
10. The lighting plan shall achieve compliance with the approved development text and current zoning code and shall be approved by the Chief Building Office.
11. The existing vacant single family houses on commercial out lot 5 shall be demolished prior to building permit approval for any residential house in Section 7.
12. Section 7 of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Southern Point Commercial TIF

District and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

13. The applicant shall pay $172,833.50 to the City prior to construction commencing in Sub-Area A for frontage fee share for the Glenn Road extension.

COMMISSION NOTES:

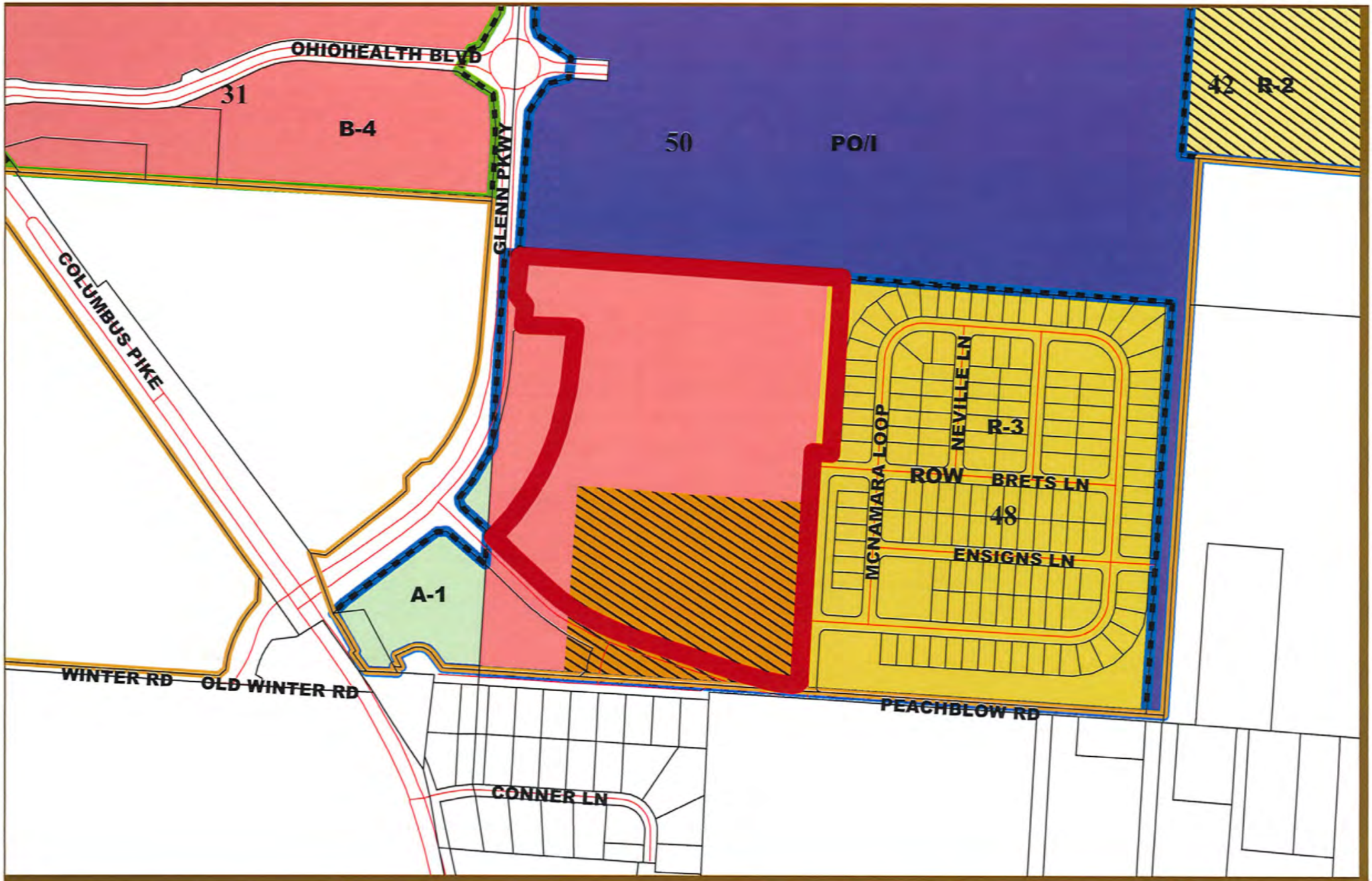
FILE:
ORIGINAL: **4/24/19**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2019-0655-0656, 0659-0660
Final Development Plan and Subdivision Plat
Belmont Place - Section 6 & 7
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2019-0655-0656, 0659-0660
Final Development Plan and Subdivision Plat
Belmont Place - Section 6 & 7
Zoning Map

N

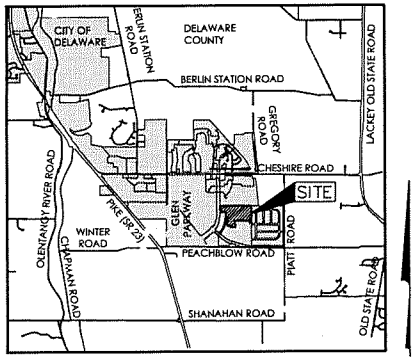
EST 1808
CITY OF
DELAWARE
OHIO

2019-0655-0656, 0659-0660
Final Development Plan and Subdivision Plat
Belmont Place - Section 6 & 7
Aerial (2016) Map

N

BELMONT PLACE

SECTION 6



LOCATION MAP

NO SCALE

PREPARED FOR:

STAVROFF LAND & DEVELOPMENT, INC.
6689 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9981

SUBMITTAL: APRIL 3, 2019

CIVIL ENGINEER & LANDSCAPE ARCHITECT

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

INDEX OF DRAWINGS

FINAL PLAT: SECTION 6	SHEET 1-2
SITE PLAN:	SHEET 3
TREE INVENTORY & REMOVAL PLAN:	SHEET 4
STREET TREE PLAN:	SHEET 5
OPEN SPACE LANDSCAPE PLAN:	SHEET 6
ENTRY FEATURE ENLARGEMENT AND DETAILS:	SHEET 7
STREET LIGHTING PLAN:	SHEET 8 & 9
ILLUSTRATIVE SITE PLAN:	SHEET 10

BELMONT PLACE
SECTION 6

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 36, Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 18.483 acres of land, more or less, said 18.483 acres being part of that tract of land conveyed to **GLENN ROAD CAPITAL, LLC** by deed of record in Official Record 1237, Page 1997, Recorder's Office, Delaware County, Ohio.

The undersigned **GLENN ROAD CAPITAL, LLC**, an Ohio limited liability company, by **MATT STAVROFF**, Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"BELMONT PLACE SECTION 6"**, a subdivision containing Lots numbered 12615 to 12666, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Brete Lane, Crownover Way, Lachance Lane, and Monsmara Loop (4.382 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", "Drainage Easement", and Lot 12666. 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 these 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. Within said Lot 12666, a non-exclusive easement is hereby granted to the City of Delaware and governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to the lots and lands adjacent to said Lot 12666. 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.

The owners of the fee simple titles to Lots 12615 to 12663, both inclusive, and to lots, units and reserve areas in existing and future sections of the Belmont Place development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Lot 12666. Said owners of the fee simple titles to said lots 12615 to 12663, both inclusive, shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Belmont Place development may provide.

In Witness Whereof, **MATT STAVROFF**, Manager of **GLENN ROAD CAPITAL, LLC**, has hereunto set his hand this _____ day of _____, 20___.

Signed and Acknowledged In the presence of:

GLENN ROAD CAPITAL, LLC

_____

By _____
MATT STAVROFF, Manager

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATT STAVROFF**, Manager of **GLENN ROAD CAPITAL, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **GLENN ROAD CAPITAL, 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 Brete Lane, Crownover Way, Lachance Lane, and Monsmara Loop (4.494 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

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

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

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

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

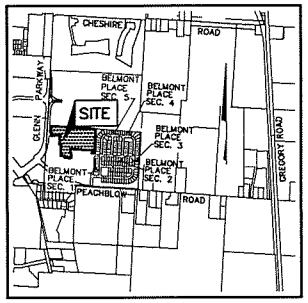
Approved this _____ Day of _____ 20___ — _____ William L. Ferrigno, P.E. Public Works Director/City Engineer, Delaware, Ohio

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 (CORS96). 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 using observations of selected CORS base stations in the National Spatial Reference System.

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 and 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 and 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
Bowers, MacDonald, Hendershott & Villers, Inc.
Engineers • Surveyors • Planners • Scientists
2650 New Albany Road, Columbus, OH 43026
Phone: 614.775.4500 Fax: 614.775.4800
www.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

BELMONT PLACE

SECTION 6

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

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Belmont Place Section 6 in effect at the time of platting specifies the following setback requirements:

Average lot size:	65 feet by 125 feet
Front yard:	as shown hereon
Side yard:	8 feet
Rear yard:	30 feet
Zoning classification:	Sub-Area B (PMU/R3)

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 Belmont Place Section 6 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Hanover Subdivision", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-77 on file at the City of Delaware Department of Planning and Community Development as PC 2013-1729.

NOTE "D": All utilities within Belmont Place Section 6 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 12633, 12664, AND 12665: Lot 12633, 12664, and 12665, 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 Belmont Place subdivisions for the purpose of open space.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage	18.483 Ac.
Acreage in Lots 12633, 12664, 12665, and 12666	3.642 Ac.
Acreage in remaining lots	10.459 Ac.
Acreage in right-of-way	4.382 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Belmont Place Section 6 is out of the following Delaware County Parcel Number:

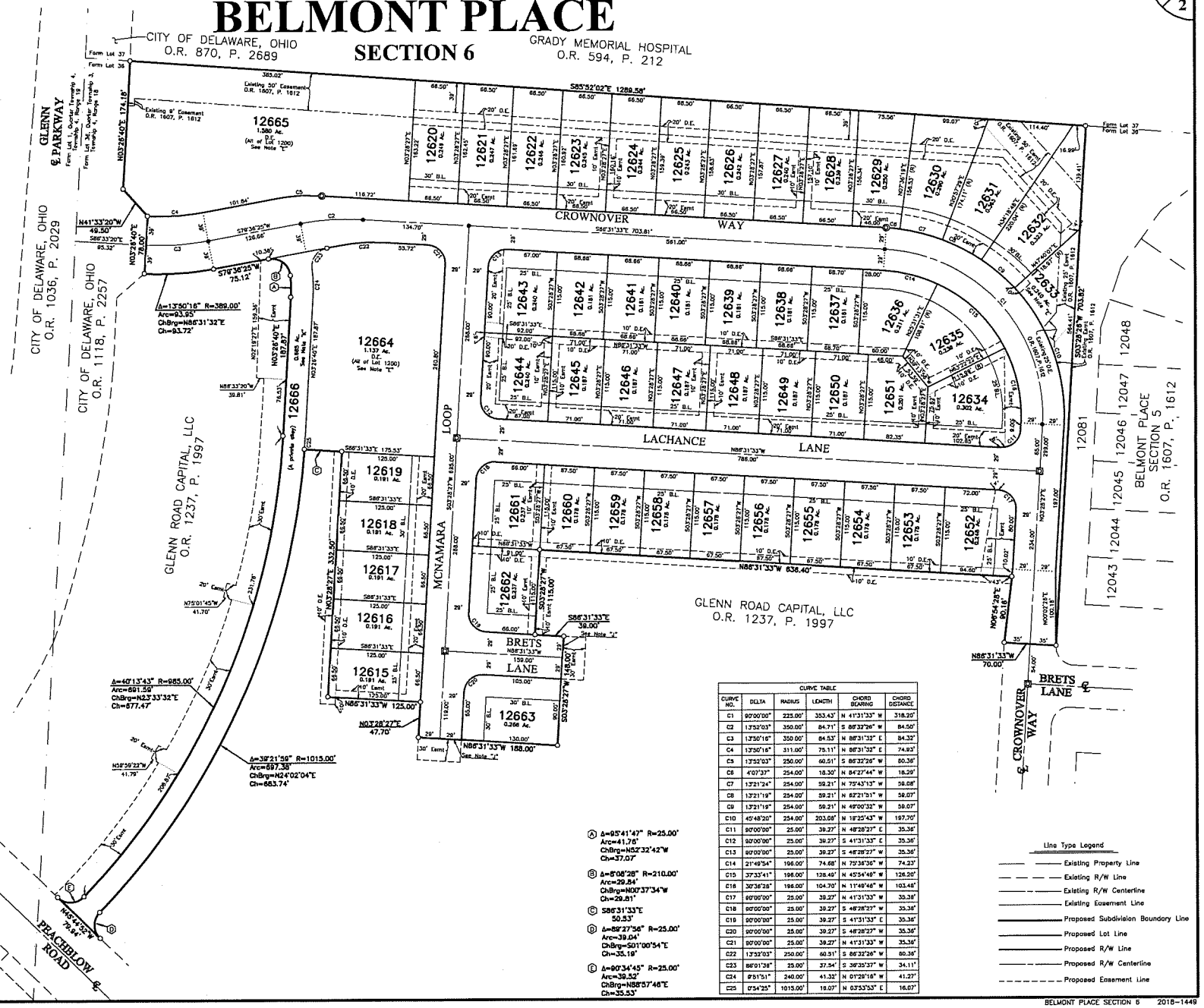
41833001032000	18.843 Ac.

NOTE "H": This section of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

NOTE "I": At the time of platting, electric, telephone and cable service providers have not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Belmont Place Section 6 or any part thereof can be acquired by a competent examination of the then current public record, including those in the Delaware County Recorder's Office.

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

NOTE "K" - LOT 12666: Lot 12666, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Belmont Place subdivisions. The alley constructed within said Lot 12666 will be a private alley which will not be dedicated to the City of Delaware and the City of Delaware will not be responsible for the maintenance of said alley.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	223.00'	353.43'	N 41°31'33" W	318.20'
C2	13°52'03"	350.00'	84.71'	S 86°32'26" W	84.50'
C3	13°50'16"	350.00'	84.53'	N 86°31'32" E	84.32'
C4	13°50'16"	311.00'	75.11'	N 86°31'32" E	74.93'
C5	13°52'03"	250.00'	60.51'	S 86°32'26" W	60.36'
C6	4°07'37"	254.00'	18.30'	N 84°27'44" W	18.29'
C7	13°21'24"	254.00'	59.21'	N 75°43'13" W	59.08'
C8	13°21'19"	254.00'	59.21'	N 62°21'51" W	59.07'
C9	13°21'19"	254.00'	59.21'	N 49°00'32" W	59.07'
C10	45°48'20"	254.00'	203.08'	N 18°25'43" W	197.70'
C11	90°00'00"	25.00'	39.27'	N 48°28'27" E	35.36'
C12	90°00'00"	25.00'	39.27'	S 41°31'33" E	35.36'
C13	90°00'00"	25.00'	39.27'	S 48°28'27" W	35.36'
C14	21°49'54"	196.00'	74.68'	N 75°36'36" W	74.23'
C15	37°33'41"	196.00'	128.49'	N 45°54'49" W	126.20'
C16	30°36'28"	196.00'	104.70'	N 11°49'46" W	103.46'
C17	90°00'00"	25.00'	39.27'	N 41°31'33" W	35.36'
C18	90°00'00"	25.00'	39.27'	S 48°28'27" W	35.36'
C19	90°00'00"	25.00'	39.27'	S 41°31'33" E	35.36'
C20	90°00'00"	25.00'	39.27'	S 48°28'27" W	35.36'
C21	90°00'00"	25.00'	39.27'	N 41°31'33" W	35.36'
C22	13°52'03"	250.00'	60.51'	S 86°32'26" W	60.36'
C23	86°01'38"	25.00'	37.54'	S 36°35'37" W	34.11'
C24	9°51'51"	240.00'	41.32'	N 01°29'18" W	41.27'
C25	0°54'25"	1015.00'	16.07'	N 03°53'53" E	16.07'

Ⓐ Δ=95°41'47" R=25.00' Arc=41.76' ChBrg=N52°32'42"W Ch=37.07'

Ⓑ Δ=6°08'28" R=210.00' Arc=29.54' ChBrg=N00°37'34"W Ch=29.51'

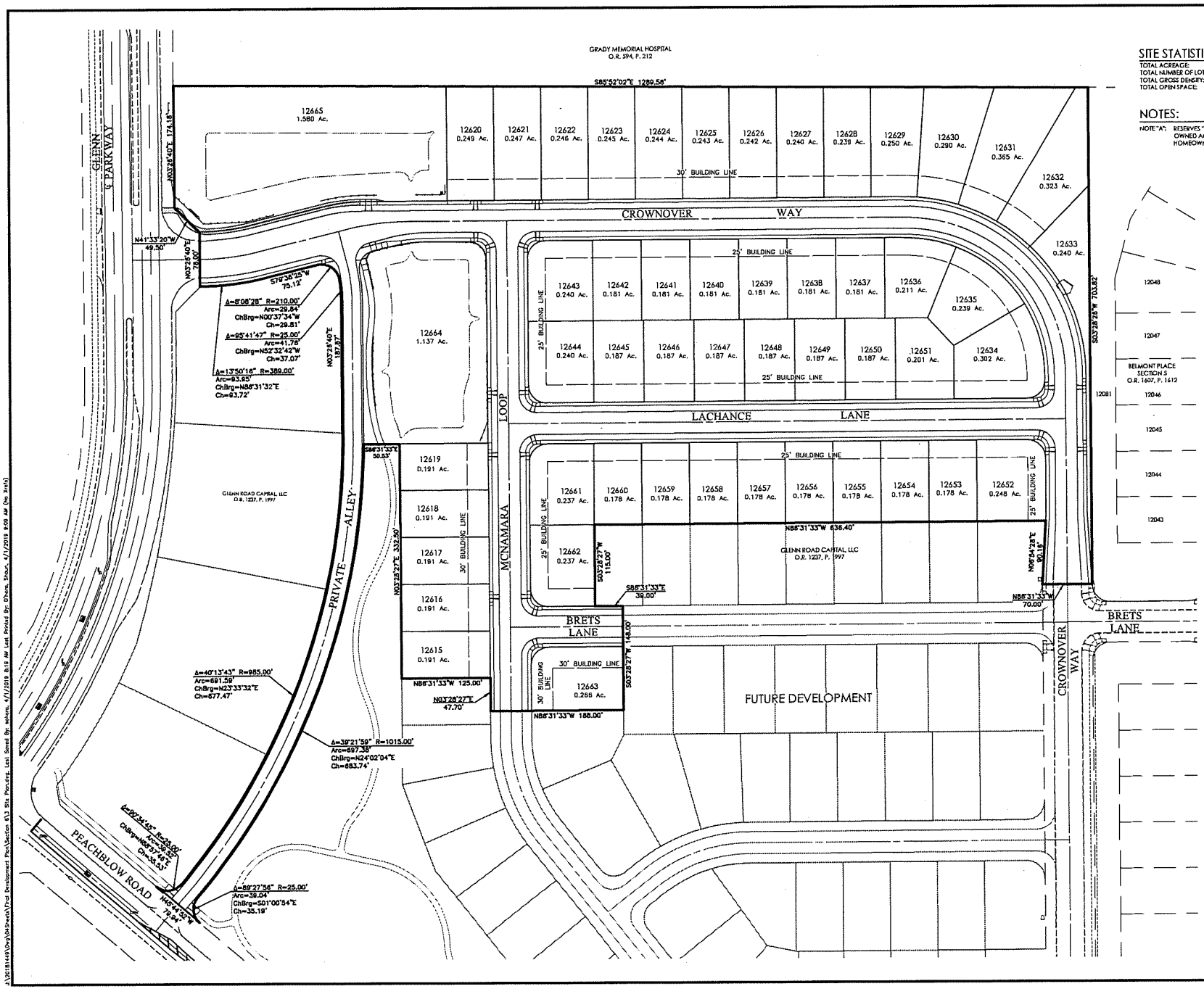
Ⓒ S86°31'33"E 50.53'

Ⓓ Δ=89°27'56" R=25.00' Arc=39.04' ChBrg=S01°00'54"E Ch=35.19'

Ⓔ Δ=90°34'45" R=25.00' Arc=39.52' ChBrg=N88°57'46"E Ch=35.53'

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



SITE STATISTICS:

TOTAL ACREAGE:	±18.483 ACRES
TOTAL NUMBER OF LOTS:	48
TOTAL GROSS DENSITY:	±2.60 LOTS/ACRE
TOTAL OPEN SPACE:	±2.957 ACRES

NOTES:

NOTE "A": RESERVES "12633", "12664", "12665" SHALL BE OWNED AND MAINTAINED BY THE BELMONT PLACE HOMEOWNERS ASSOCIATION.

REVISIONS

MARK	DATE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT, INC.
6485 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9581

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE SECTION 6
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.5368
www.emht.com

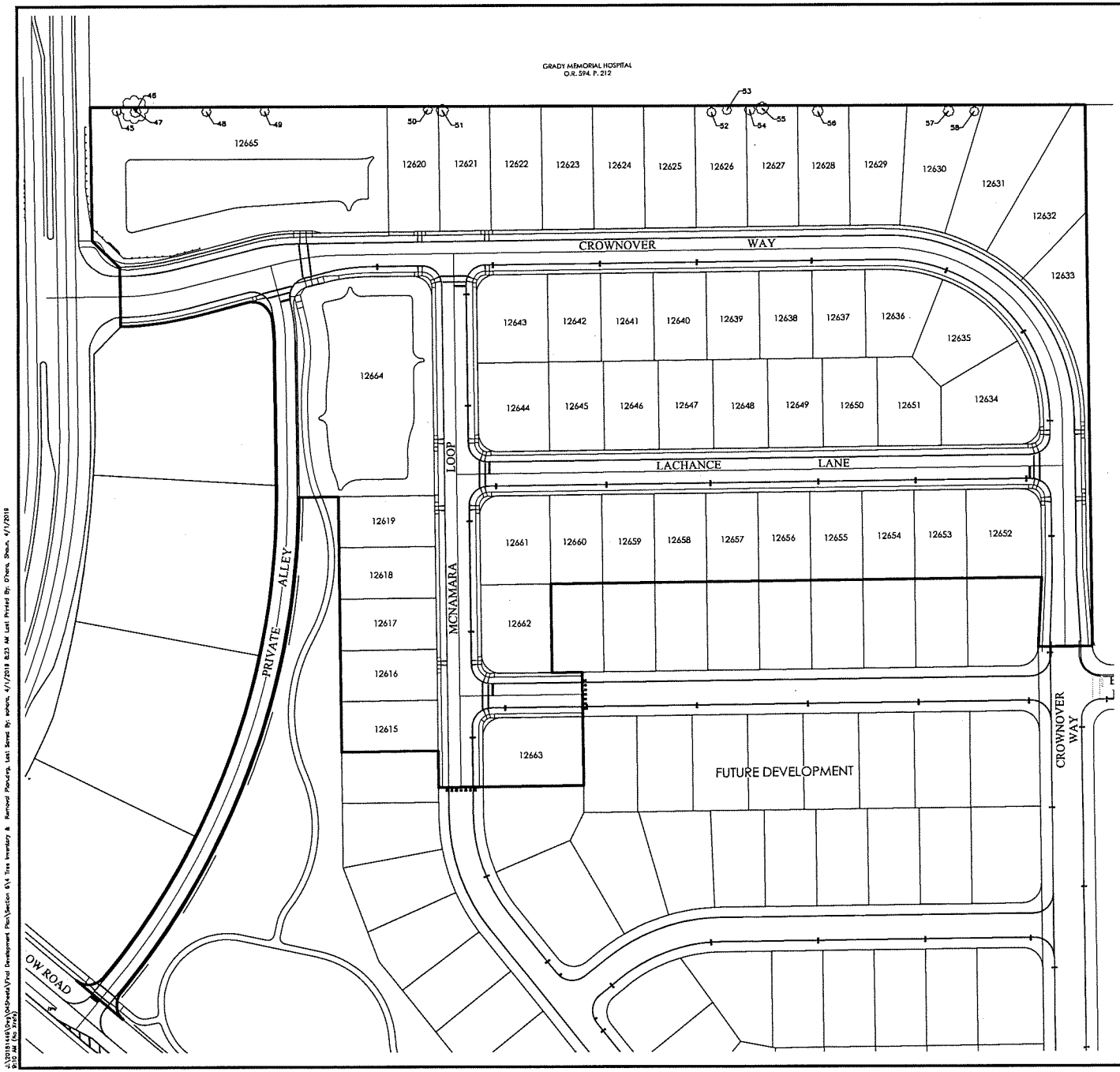
DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
20181449

SHEET
3/10

A:\20181449\Dwg\Wdpwsd\Final Development Plan\Section 6\3 Site Plan.dwg, Last Saved By: adams, 4/1/2019 8:18 AM Last Plotted By: Chris Stout, 4/1/2019 9:09 AM (No Xrefs)



ID	Common Name	Scientific Name	Size	Trunk Count	Condition
1	Honey Locust	Gleditsia triacanthos	6	1	Poor
2	Honey Locust	Gleditsia triacanthos	7	1	Poor
3	Honey Locust	Gleditsia triacanthos	18	1	Fair
4	Pin Oak	Quercus palustris	6	1	Good
5	Pin Oak	Quercus palustris	6	1	Good
6	Pin Oak	Quercus palustris	6	1	Good
7	Pin Oak	Quercus palustris	8	1	Good
8	Pin Oak	Quercus palustris	6	1	Good
9	Pin Oak	Quercus palustris	6	1	Good
10	Pin Oak	Quercus palustris	7	1	Good
11	Black Cherry	Prunus serotina	8	1	Fair
12	Pin Oak	Quercus palustris	7	1	Good
13	Pin Oak	Quercus palustris	7	1	Good
14	Pin Oak	Quercus palustris	6	1	Good

TREE INVENTORY

Total Number of Trees: 14 (104 Caliper Inches)
Number of Trees Removed: 0 (0 Caliper Inches)
Dead Trees: 0 (0 Caliper Inches)
Trees to be Replaced: 0 (0 Caliper Inches)
Total Number of Trees Preserved: 14 (104 Caliper Inches)

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

MARK	DATE	DESCRIPTION

REVISIONS

STAVROFF LAND & DEVELOPMENT, INC.
6483 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 848-8701

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 6
TREE INVENTORY & REMOVAL PLAN

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

DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
20181449

SHEET
4/10

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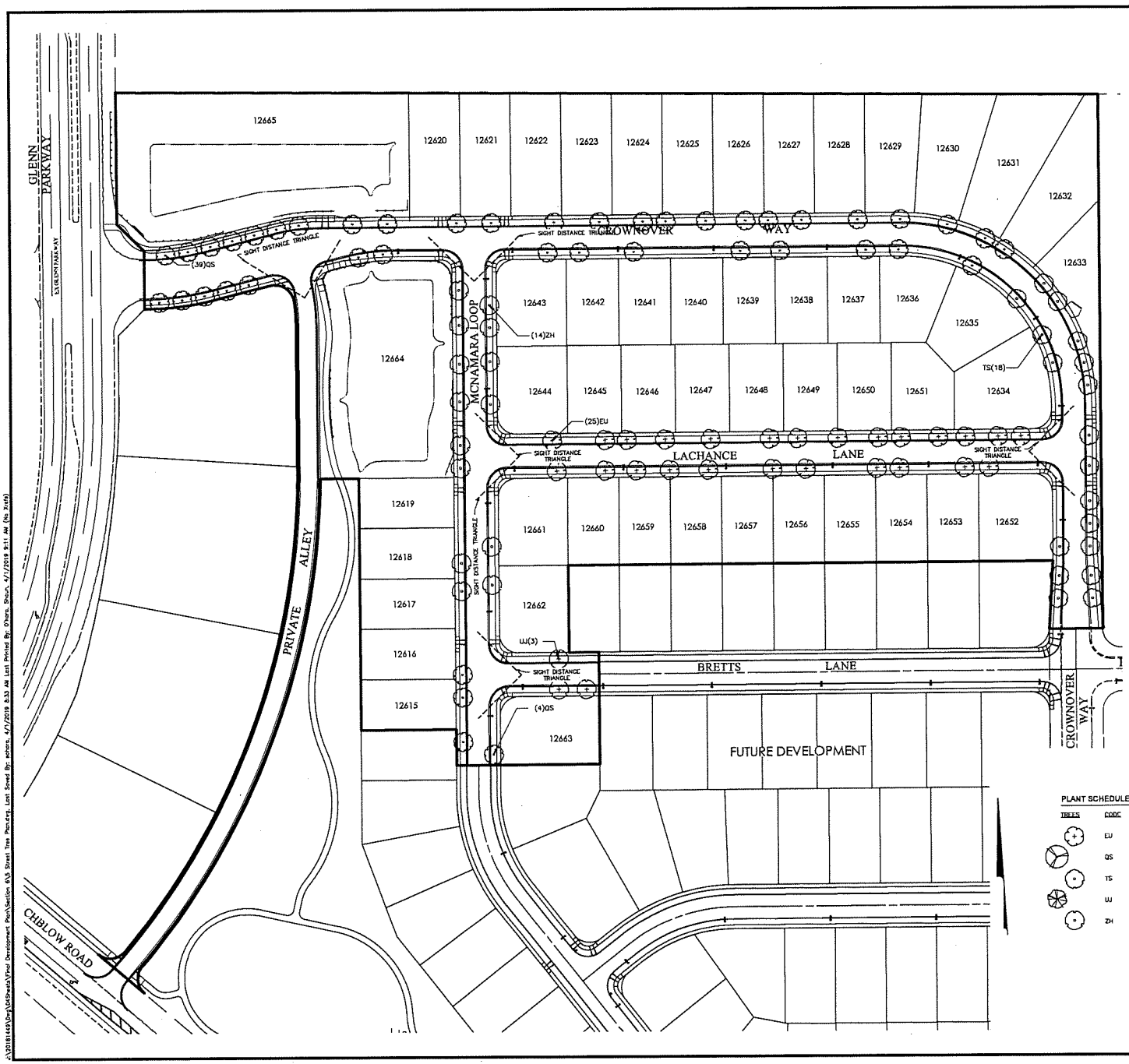


GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, diseases, 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.

PLANT SCHEDULE STREET TREE PLAN

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	EU	25	Eucommia ulmoides	Hardy Rubber Tree	2" Cal.	B&B
	QS	43	Quercus rubra	Red Oak	2" Cal.	B&B
	TS	18	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B
	UJ	3	Ulmus americana 'Jefferson'	American Elm	2" Cal.	B&B
	ZH	14	Zelkova serrata 'Halka'	Halka Zelkova	2" Cal.	B&B

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

MARK	DATE	DESCRIPTION

REVISIONS

SIAVROFF LAND & DEVELOPMENT, INC.
6487 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 889-8511

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 6
STREET TREE PLAN

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

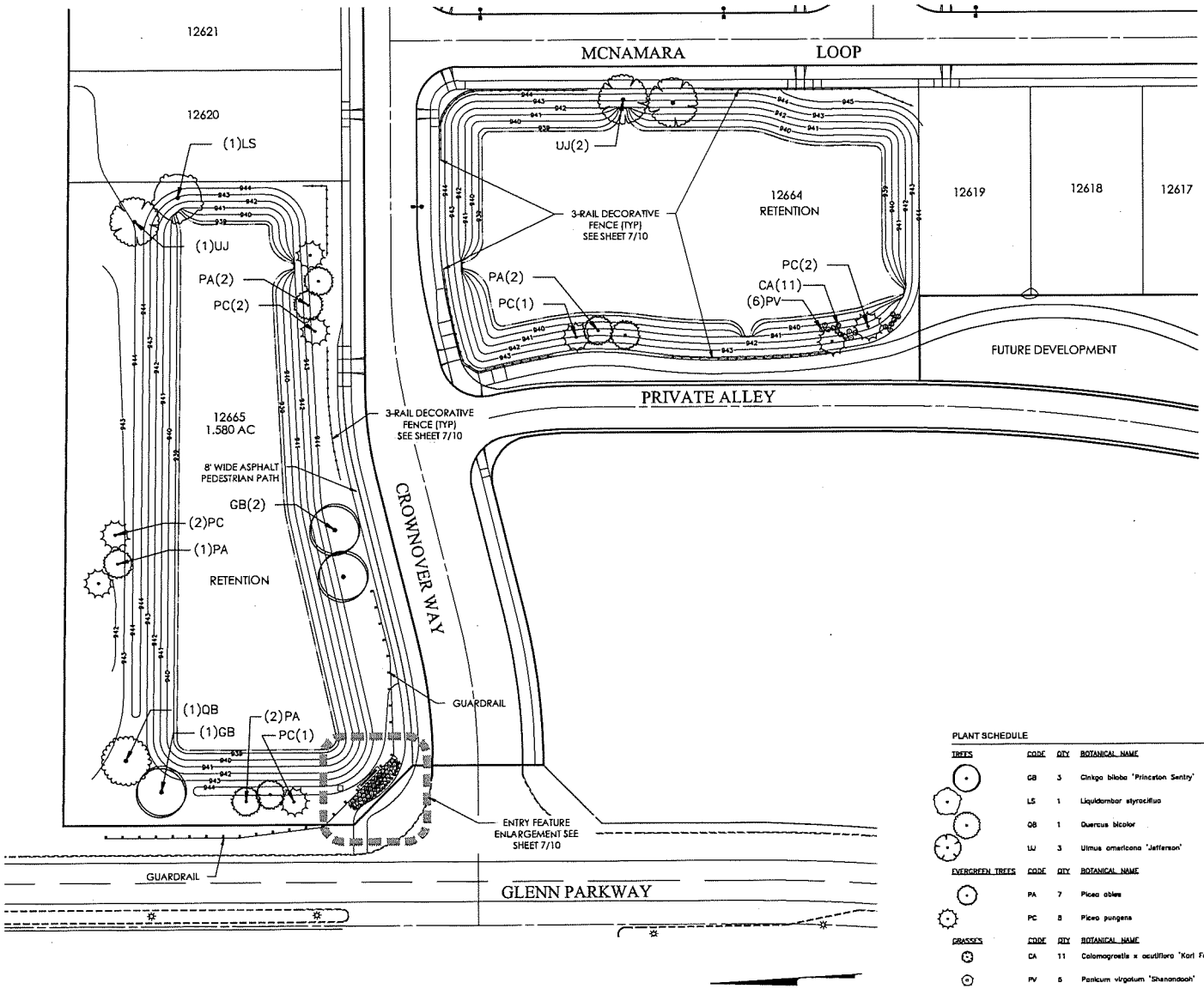
DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
20181449

SHEET
5/10

J:\20181449\Dwg\GdSheets\Final Development Plan\Section 6\5 Street Tree Plan.dwg, Last Saved By: schara, 4/1/2019 8:33 AM Last Printed By: Chara, Steve, 4/1/2019 9:11 AM (No Xrefs)



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	GB	3	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" Cal.	B&B
	LS	1	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
	QB	1	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	UJ	3	Ulmus americana 'Jefferson'	Jefferson American Elm	2" Cal.	B&B

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	PA	7	Picea abies	Norway Spruce	6' HT.	B&B
	PC	8	Picea pungens	Colorado Spruce	6' HT.	B&B

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CA	11	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2	Cont.
	PV	6	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	#2	Cont.

GRAPHIC SCALE

0 15 30 60

1 inch = 30 feet

MARK	DATE	DESCRIPTION

REVISIONS

STAVROFF LAND & DEVELOPMENT, INC.
6487 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-7751

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
BELMONT PLACE
SECTION 6
OPEN SPACE LANDSCAPE PLAN

EMHT
Environmental Consultants & Planners
Stanford J. Hartnett • Thomas J. Schreiber
Jeffrey A. Hartnett • Thomas J. Schreiber
Phone 614.291.7476 Fax 614.291.1202
Columbus, Ohio 43215
emht.com

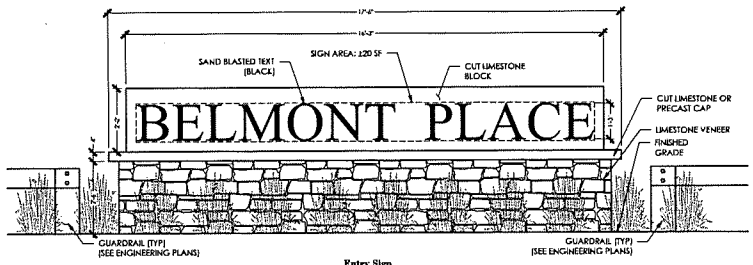
DATE
April 3, 2019

SCALE
1" = 30'

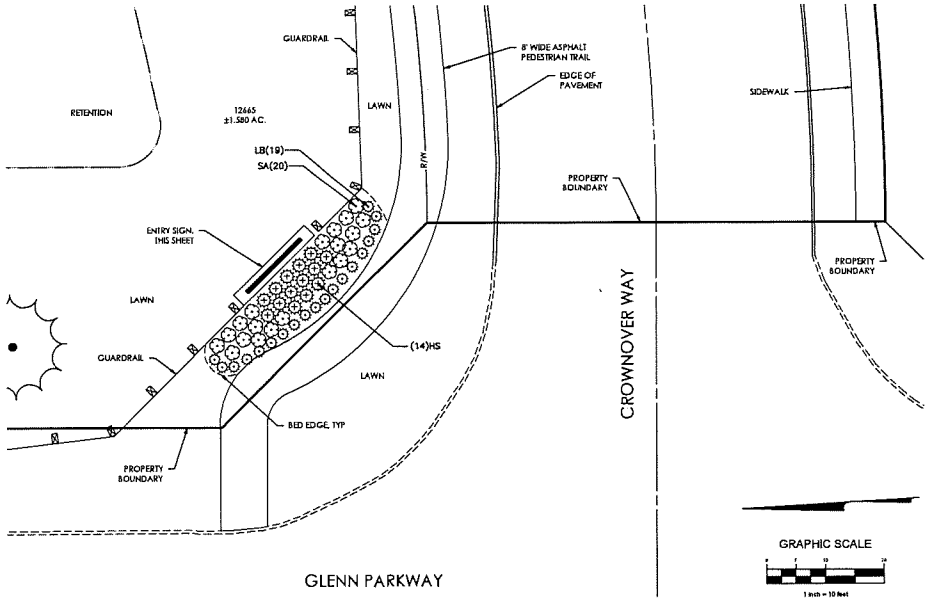
JOB NO.
201814.49

SHEET
6/10

J:\201814.00\Dwg\00Sheets\Final Development Plan\Section 6\6 Landscape Pondrg, Last Saved By: acorra, 4/1/2019 3:10 PM Last Printed By: O'Hara, Shaun, 4/1/2019 3:16 PM (No Xrfs)

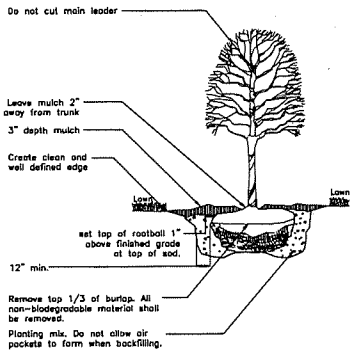


Entry Sign
Scale: 1"=10'

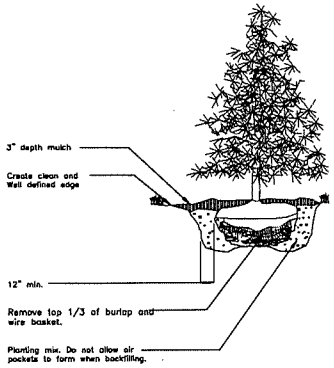


Entry Enlargement Plan
Scale: 1"=10'

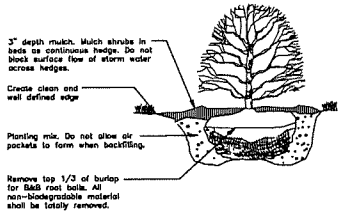
GRAPHIC SCALE
1 inch = 10 feet



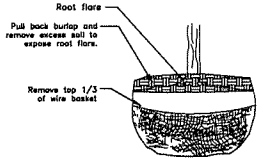
Deciduous Tree Planting
No Scale



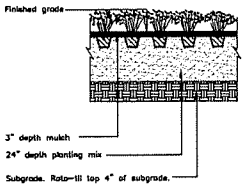
Evergreen Tree Planting
No Scale



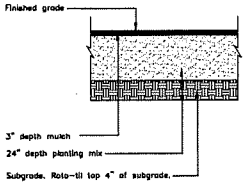
Shrub Planting
No Scale



Rootball Preparation
No Scale



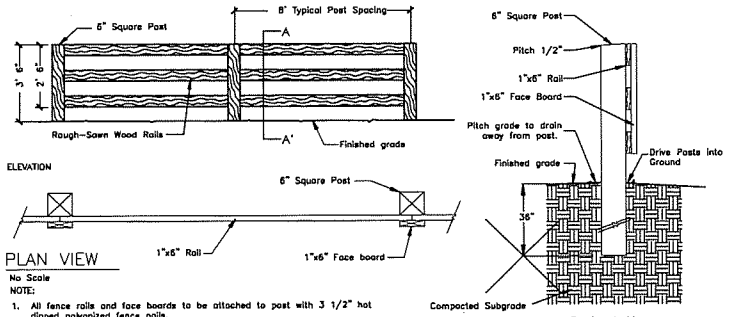
Perennial & Groundcover Planting
No Scale



Planting Area Establishment
No Scale

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
⊕	HS	14	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	#1	Cont.
⊙	LB	19	Liriope muscari 'Big Blue'	Big Blue Liriope	#1	Cont.
⊙	SA	20	Sedum x 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.



NOTE:
1. All fence rails and face boards to be attached to post with 3 1/2" hot dipped galvanized fence nails.
2. Fence to be sprayed with Black Stain / Paint.

3-Rail Decorative Fence Detail
No Scale

MARK	DATE	DESCRIPTION
		REVISIONS

STAVROFF LAND & DEVELOPMENT, INC.
4685 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9761

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
BELMONT PLACE
SECTION 6
ENTRY FEATURE ENLARGEMENT AND DETAILS

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

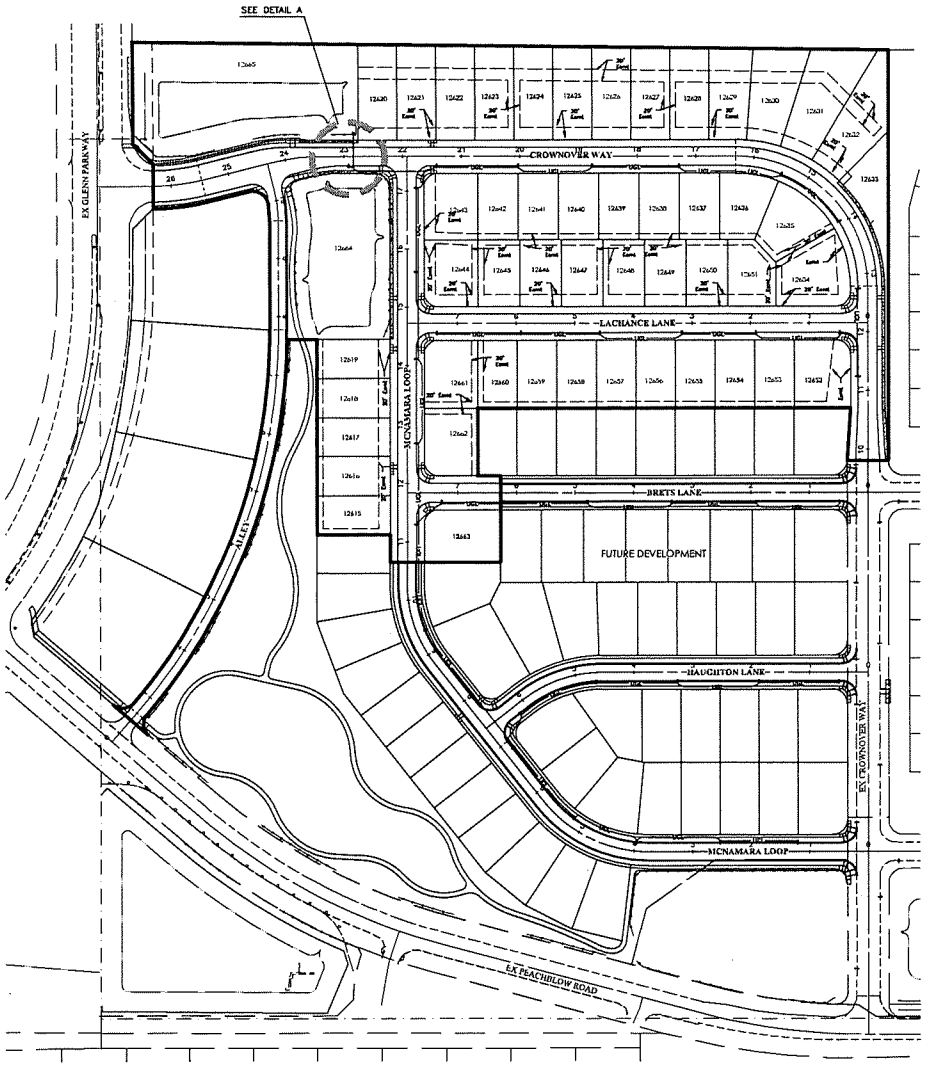
DATE
April 3, 2019

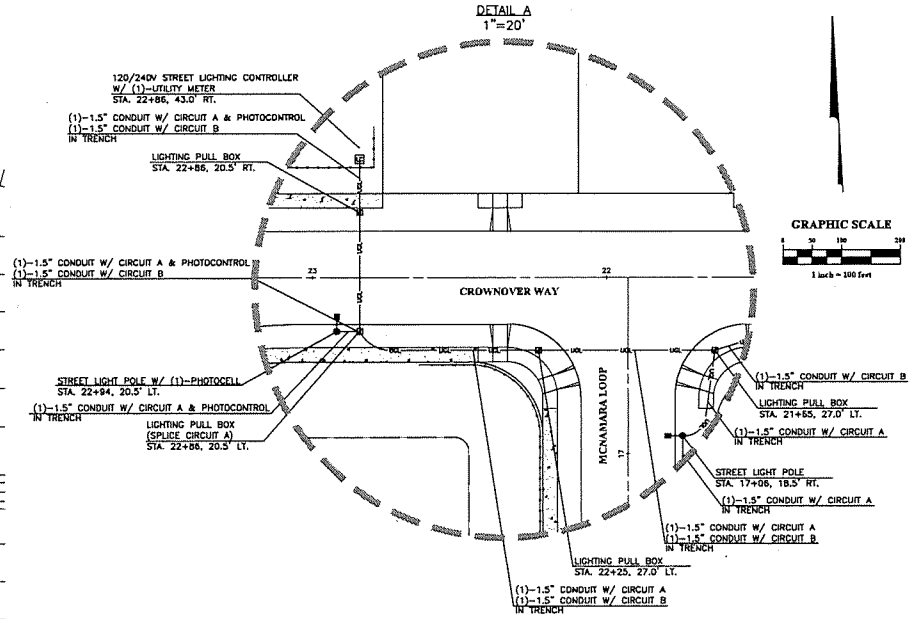
SCALE
1" = 60'

JOB NO.
20181449

SHEET
7/10

J:\20181449\Dwg\Old\Field\Plat Development Plan\Section 6\6 Landscape Plan.dwg, Last Saved By: adams, 4/1/2019 8:43 AM, Last Printed By: Owens, Sean, 4/1/2019 8:44 AM (No Text)





STREET LIGHT TABLE

STREET	L STATION	OFFSET	CIRCUIT
CROWNOVER WAY	11+24	20.5' LT	B
	12+74	20.5' LT	B
	14+05	20.5' LT	B
	15+47	20.5' LT	B
	17+30	20.5' LT	B
	18+79	20.5' LT	B
	20+05	20.5' LT	B
	21+44	20.5' LT	B
	22+94	20.5' LT	A
MCNAMARA LOOP	11+30	18.5' RT	A
	12+68	18.5' RT	A
	14+11	18.5' RT	A
	15+61	18.5' RT	A
	17+06	18.5' RT	A
LACHANCE LANE	0+47	18.5' LT	B
	1+91	18.5' LT	B
	3+17	18.5' LT	B
	4+57	18.5' LT	B
	5+92	18.5' LT	B
	7+35	18.5' LT	B
BRETS LANE	7+27	18.5' LT	A

LIGHTING PULL BOX TABLE

STREET	L STATION	OFFSET	SPLICE KITS
CROWNOVER WAY	11+78	20.5' LT	(3)-CKT B
	12+70	20.5' LT	NO
	21+65	20.5' LT	NO
	22+25	20.5' LT	NO
	22+86	20.5' LT	(3)-CKT A
	22+86	20.5' RT	NO
MCNAMARA LOOP	11+35	18.5' RT	(3)-CKT A
	12+23	18.5' RT	NO
	14+35	18.5' RT	NO
	15+09	18.5' RT	NO

ESTIMATE OF QUANTITIES

The Quantities Have Been Established As A Means For The County 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
	Section 6	Section 7	Total		LIGHTING
1001	21	17	38	Each	Pole to be Wired (RDWD-34.2)
1001	21	17	38	Each	Residential Light Pole
1001	2	2	4	Each	Residential Light Pole, Furnish Only (Replacement Stock)
1001	21	17	38	Each	Light Pole Foundation (RDWD-34.4)
1001	3160	1622	4782	CKT FT	Circuit Cable, Three No. 4 AWG 600 Volt Distribution Cables (RDWD-34.2)
1001	3000	1527	4527	LF	Conduit, 1-1/2", 725.051 (RDWD-34.2)
1001	21	17	38	Each	Luminaire (RDWD-34.2)
1001	2	2	4	Each	Luminaire (RDWD-34.2), Furnish Only (Replacement Stock)
1001	10	2	12	Each	Pull Box (RDWD-34.3)
1001	1	0	1	Each	120/240V Ground Mounted Control Center (RDWD-34.2)

Calculated By: DRM Date: 03/06/2019 Checked By: JDS Date: 03/06/2019

NOTE:

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 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.

A subsequent wiring diagram shall be provided by the street lighting contractor for review and approval prior to construction.

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.

City Official

Date

MARK	DATE	DESCRIPTION

REVISIONS

STAVROFF LAND & DEVELOPMENT, INC.
6689 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9911

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 6
STREET LIGHTING PLAN

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

DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
2018144.9

SHEET
8/10

J:\2018144\Dwg\04-Sheets\Final Development Plan\Section 6\8 Lighting Plan.dwg, Last Saved By: admin, 3/29/2019 1:57 PM Last Printed By: O'Hara, Bruce, 4/1/2019 8:45 AM
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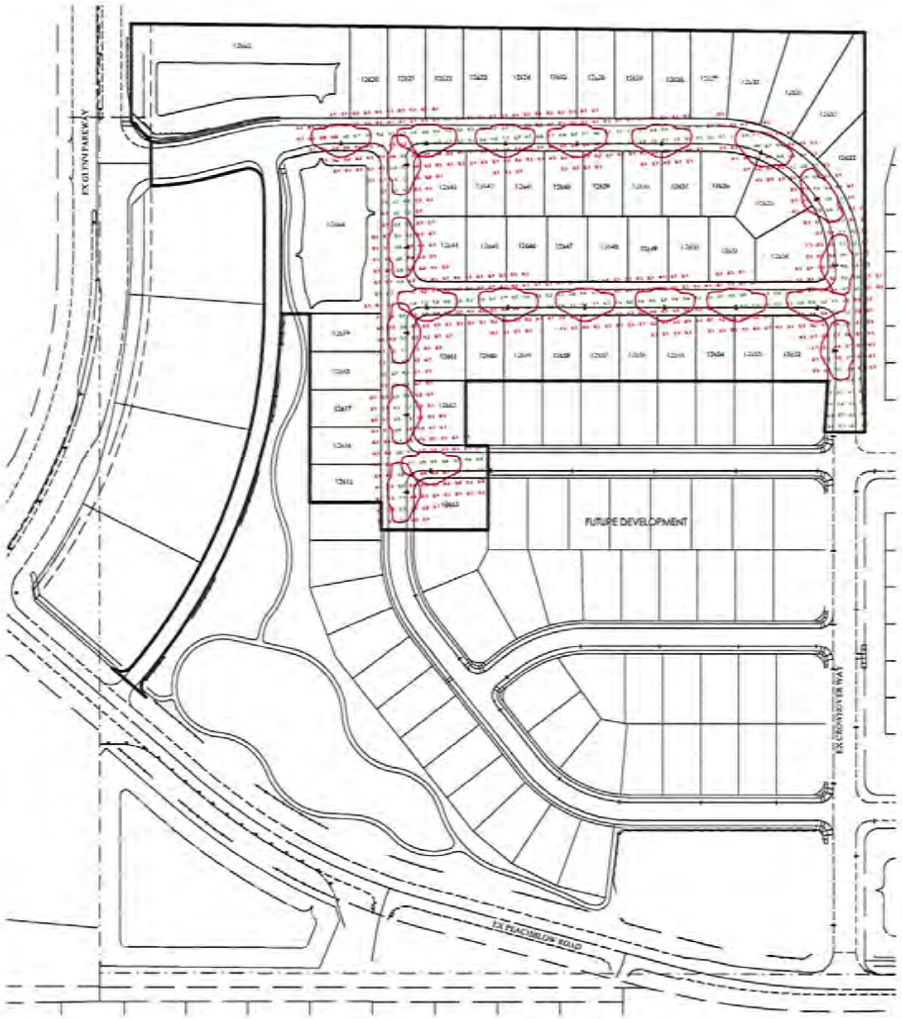


GRAPHIC SCALE

1 inch = 100 feet

Schedule						
QTY	Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
35	GVCD P30 30K AS M CMC 3 R 8 GL PT FPD65 PCLL Granville II LED 2 (GVCD) Custom Match Color= RP0000P022 Delaware Green, Graphite#17A, II LED 2 (GVCD), LED Performance Package 30, 3000 Series CCT, Auto-Sensing Voltage (120-277), Modern Style – Swing Open Design, Custom Match Color, handled through Custom SOW Group, Asymmetric Type III, Ribs & Bands, Painted Cast Aluminum Standard, Cool, Dimming photocontrol receptacle – 7 PIN, (FPD65) Factory programmed to 65 percent of base, Extended life option with AS (120-277V only)	LED COB	1	6347	0.90	60

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
BRETS LANE	0.5 fc	1.2 fc	0.1 fc	13.0:1	5.0:1
CROWNOVER WAY	0.5 fc	1.2 fc	0.1 fc	12.0:1	5.0:1
HAUGHTON LANE	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
LATCHANCE LANE	0.5 fc	1.3 fc	0.2 fc	6.5:1	2.5:1
MONAMARA LOOP	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1

City Official _____ Date _____

REVISIONS

SHEET	DATE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT, INC.
8300 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-7911

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
PHASE 6

BELMONT PLACE
SECTION 6
STREET LIGHTING PLAN

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

DATE: April 2, 2019

SCALE: 1" = 60'

JOB NO.: 2018E149

SHEET: 9/10

A:\2018\2018E149\Dwg\Sitework\Final Development Plan\Section 6\6 Lighting Plan.dwg, Last Saved By: adams, 3/29/2019 1:57 PM Last Printed By: Diana Shaw, 4/1/2019 8:45 AM

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 6
ILLUSTRATIVE SITE PLAN

EMHT

DATE:	April 2019
SCALE:	1" = 40'
JOB NO.	2018R449
SHEET	10/10

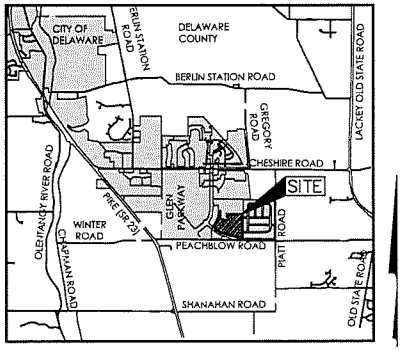
WESTFORT HOMES

REVISIONS

MARK	DATE	DESCRIPTION

BELMONT PLACE

SECTION 7



LOCATION MAP

NO SCALE

PREPARED FOR:

STAVROFF LAND & DEVELOPMENT, INC.
6689 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9981

SUBMITTAL: APRIL 3, 2019

CIVIL ENGINEER & LANDSCAPE ARCHITECT

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

INDEX OF DRAWINGS

FINAL PLAT: SECTION 7	SHEET 1 & 2
SITE PLAN:	SHEET 3
TREE INVENTORY & REMOVAL PLAN:	SHEET 4
STREET TREE PLAN:	SHEET 5
OPEN SPACE PLAN:	SHEET 6
OPEN SPACE ENLARGEMENT PLAN:	SHEET 7
LANDSCAPE DETAILS:	SHEET 8
STREET LIGHTING PLAN:	SHEET 9 & 10
ILLUSTRATIVE SITE PLAN:	SHEET 11

BELMONT PLACE
SECTION 7

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 36, Quarter Township 3, Township 4, Range 18, United States Military Lands, containing 20.458 acres of land, more or less, said 20.458 acres being part of that tract of land conveyed to GLENN ROAD CAPITAL, LLC by deed of record in Official Record 1237, Page 1997, Recorder's Office, Delaware County, Ohio.

The undersigned GLENN ROAD CAPITAL, LLC, an Ohio limited liability company, by MATT STAVROFF, Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "BELMONT PLACE SECTION 7", a subdivision containing Lots numbered 12667 to 12720, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Brete Lane, Houghton Lane, and Menamara Loop (3.003 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, MATT STAVROFF, Manager of GLENN ROAD CAPITAL, LLC, has hereunto set his hand this _____ day of _____, 20___.

Signed and Acknowledged
In the presence of:

GLENN ROAD CAPITAL, LLC

_____

By _____
MATT STAVROFF,
Manager

_____

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared MATT STAVROFF, Manager of GLENN ROAD CAPITAL, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said GLENN ROAD CAPITAL, 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 Brete Lane, Houghton Lane, and Menamara Loop (4.494 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

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

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

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

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

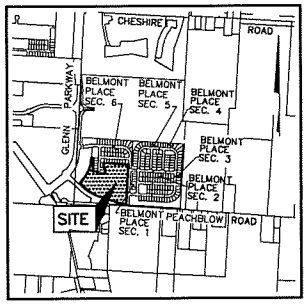
Approved this _____ Day of _____ 20___ — _____ William L. Ferrigno, P.E. Public Works Director/City Engineer, Delaware, Ohio

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 (CORS96). 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 using observations of selected CORS base stations in the National Spatial Reference System.

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
Bayer, Moorhead, Hostetler & Ware, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.5450
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. 7565 — _____ Date

BELMONT PLACE

SECTION 7

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

NOTE "B" - MINIMUM SETBACKS: City of Delaware Zoning regulations for Belmont Place Section 7 in effect at the time of platting specifies the following setback requirements:

Average lot size:	65 feet by 125 feet
Front yard:	as shown hereon
Side yard:	8 feet
Rear yard:	30 feet
Zoning classification:	Sub-Area B (PMU/R3)

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 Belmont Place Section 7 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Hanover Subdivision", said preliminary plat being approved on December 9, 2013 by Ordinance Number 13-77 on file at the City of Delaware Department of Planning and Community Development as PC 2013-1729.

NOTE "D": All utilities within Belmont Place Section 7 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" - LOT 12720: Lot 12720, 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 Belmont Place subdivisions for the purpose of open space.

NOTE "F" - ACREAGE BREAKDOWN:

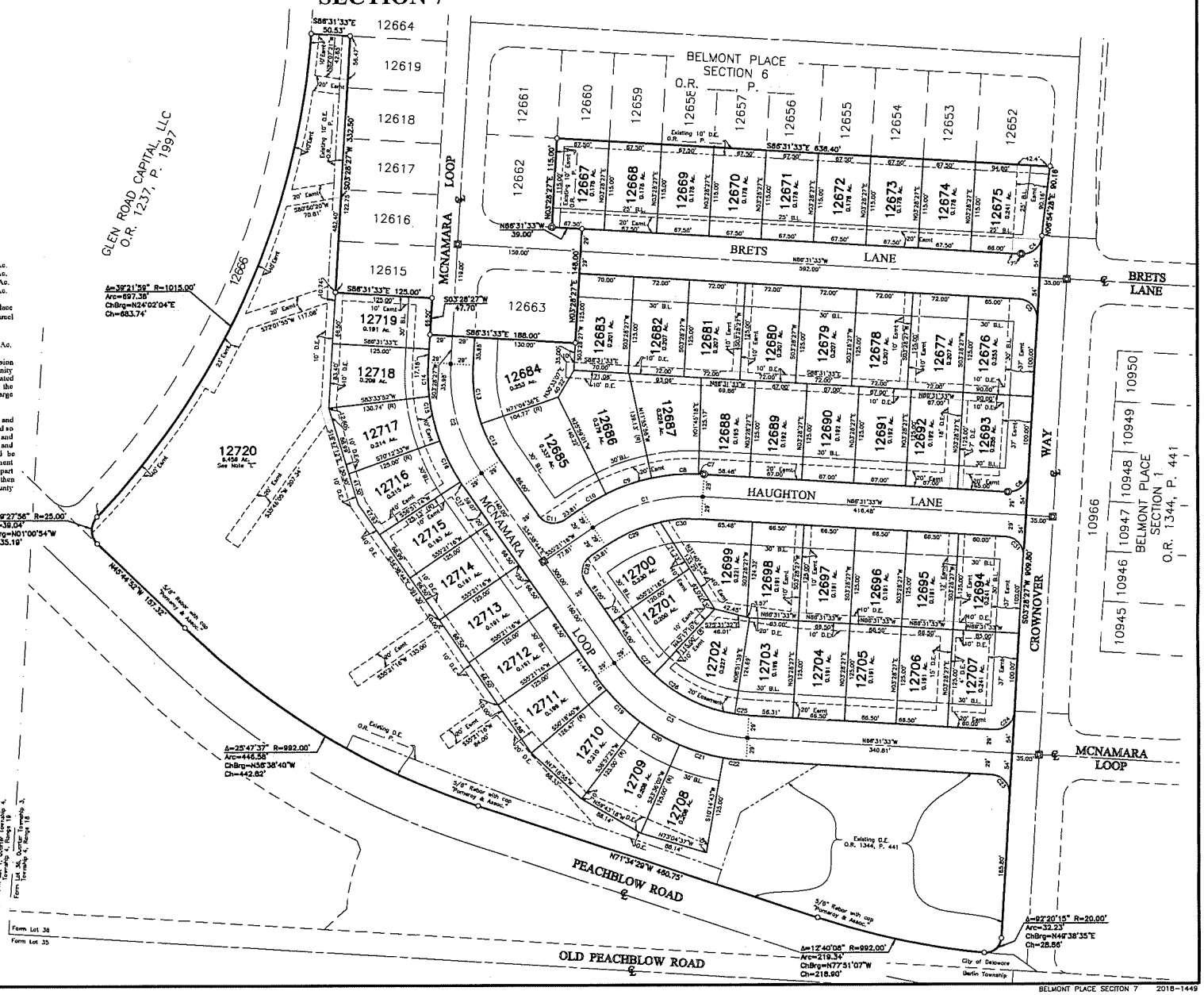
Total acreage	20.458 Ac.
Acreage in Lot 12720	6.458 Ac.
Acreage in remaining lots	10.996 Ac.
Acreage in right-of-way	3.003 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Belmont Place Section 7 is out of the following Delaware County Parcel Number:

41833001032000	20.458 Ac.

NOTE "H": This section of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district, and is subject to the South East Highland Sanitary Sewer additional capacity charge of $3,200 per dwelling unit.

NOTE "I": At the time of platting, electric, telephone and cable service providers have not issued information required so that easement areas, in addition to those shown on this plat and deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Belmont Place Section 7 or any part thereof can be acquired by a competent examination of the then current public record, including those in the Delaware County Recorder's Office.



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	38°07'11"	225.00'	149.70'	S 74°24'52" W	146.95'
C2	38°07'11"	225.00'	149.70'	S 15°35'08" E	146.95'
C3	51°52'49"	225.00'	203.73'	S 60°35'08" E	196.84'
C4	90°00'00"	25.00'	39.27'	N 46°28'27" E	35.36'
C5	90°00'00"	25.00'	39.27'	N 41°31'33" W	35.36'
C6	90°00'00"	25.00'	39.27'	N 48°28'27" E	35.36'
C7	1°43'09"	254.00'	7.62'	N 87°23'07" W	7.62'
C8	13°41'14"	254.00'	60.68'	S 84°54'41" W	60.53'
C9	14°03'05"	254.00'	62.29'	S 71°02'32" W	62.14'
C10	8°39'44"	254.00'	38.40'	S 59°41'06" W	38.36'
C11	90°00'00"	25.00'	39.27'	S 78°38'44" E	35.36'
C12	12°43'21"	196.00'	53.78'	S 26°47'04" E	53.62'
C13	22°23'51"	196.00'	76.62'	S 07°43'28" E	76.13'
C14	8°54'35"	254.00'	43.93'	S 01°26'51" E	43.88'
C15	13°21'19"	254.00'	59.21'	S 13°00'48" E	59.07'
C16	13°21'19"	254.00'	59.21'	S 26°28'07" E	59.07'
C17	1°29'38"	254.00'	6.65'	S 33°53'45" E	6.65'
C18	5°02'35"	254.00'	22.36'	S 37°10'02" E	22.35'
C19	13°21'19"	254.00'	59.21'	S 46°21'59" E	59.07'
C20	13°21'19"	254.00'	59.21'	S 59°43'18" E	59.07'
C21	13°21'19"	254.00'	59.21'	S 73°04'37" E	59.07'
C22	8°46'16"	254.00'	30.02'	S 83°08'25" E	30.00'
C23	90°00'00"	25.00'	39.27'	N 41°31'33" W	35.36'
C24	90°00'00"	25.00'	39.27'	N 48°28'27" E	35.36'
C25	5°23'12"	196.00'	18.43'	S 83°49'57" E	18.42'
C26	34°25'31"	196.00'	117.76'	S 63°55'35" E	116.00'
C27	12°04'06"	196.00'	41.28'	S 40°40'47" E	41.21'
C28	90°00'00"	25.00'	39.27'	S 10°21'16" W	35.36'
C29	22°27'35"	196.00'	78.83'	S 66°35'04" W	78.34'
C30	19°39'36"	196.00'	53.57'	S 85°36'39" W	53.40'
C31	90°00'00"	25.00'	39.27'	N 41°31'33" W	35.36'

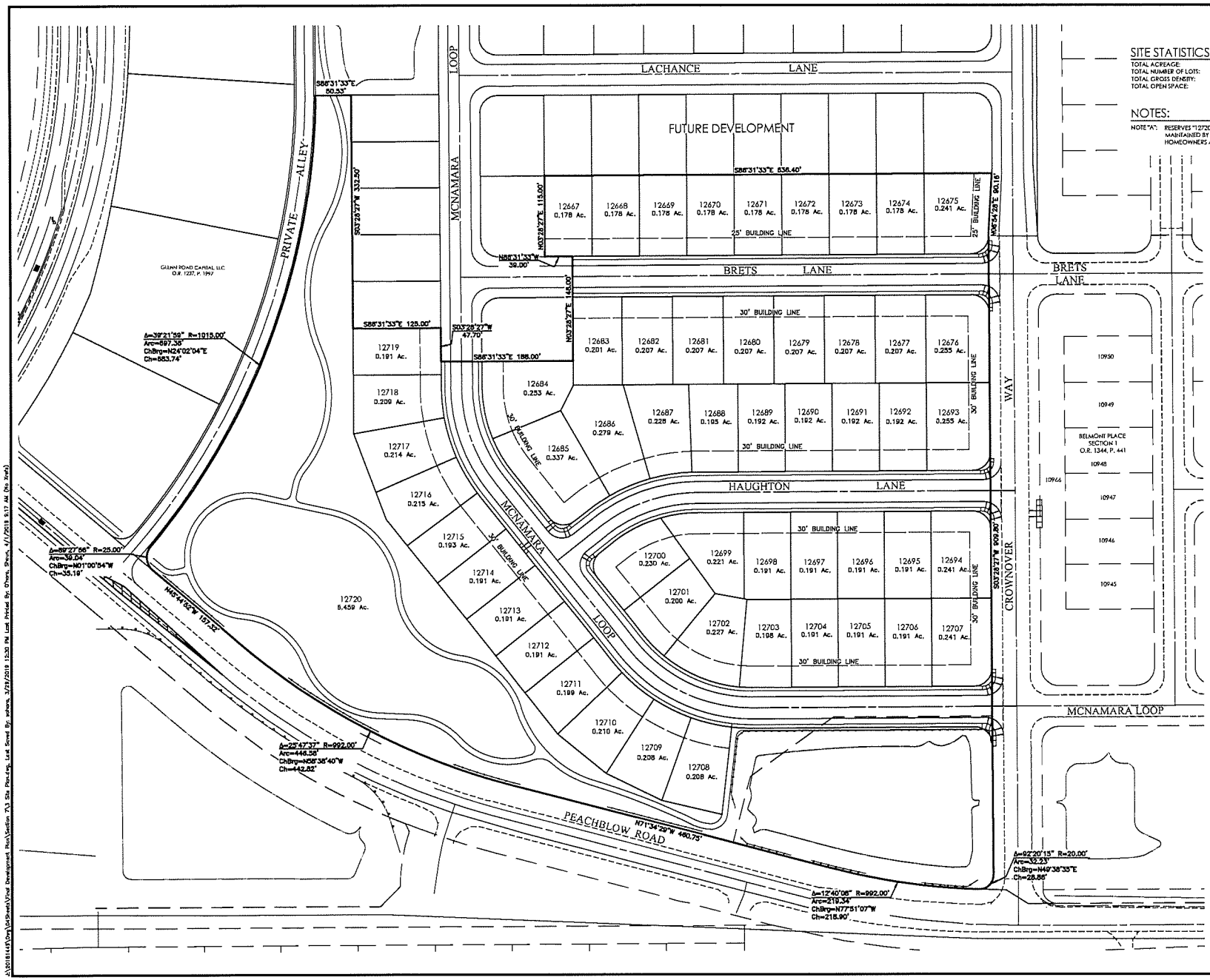
SCALE: 1" = 80'

GRAPHIC SCALE (in feet)

B.L. = Building Line
D.E. = Drainage Easement
Eamt = Easement

Line Type Legend

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



SITE STATISTICS:

TOTAL ACREAGE:	±20.458 ACRES
TOTAL NUMBER OF LOTS:	53
TOTAL GROSS DENSITY:	±2.60 LOTS/ACRE
TOTAL OPEN SPACE:	±6.459 ACRES

NOTES:

NOTE "A": RESERVES "12720" SHALL BE OWNED AND MAINTAINED BY THE BELMONT PLACE HOMEOWNERS ASSOCIATION.

MARK	DATE	DESCRIPTION

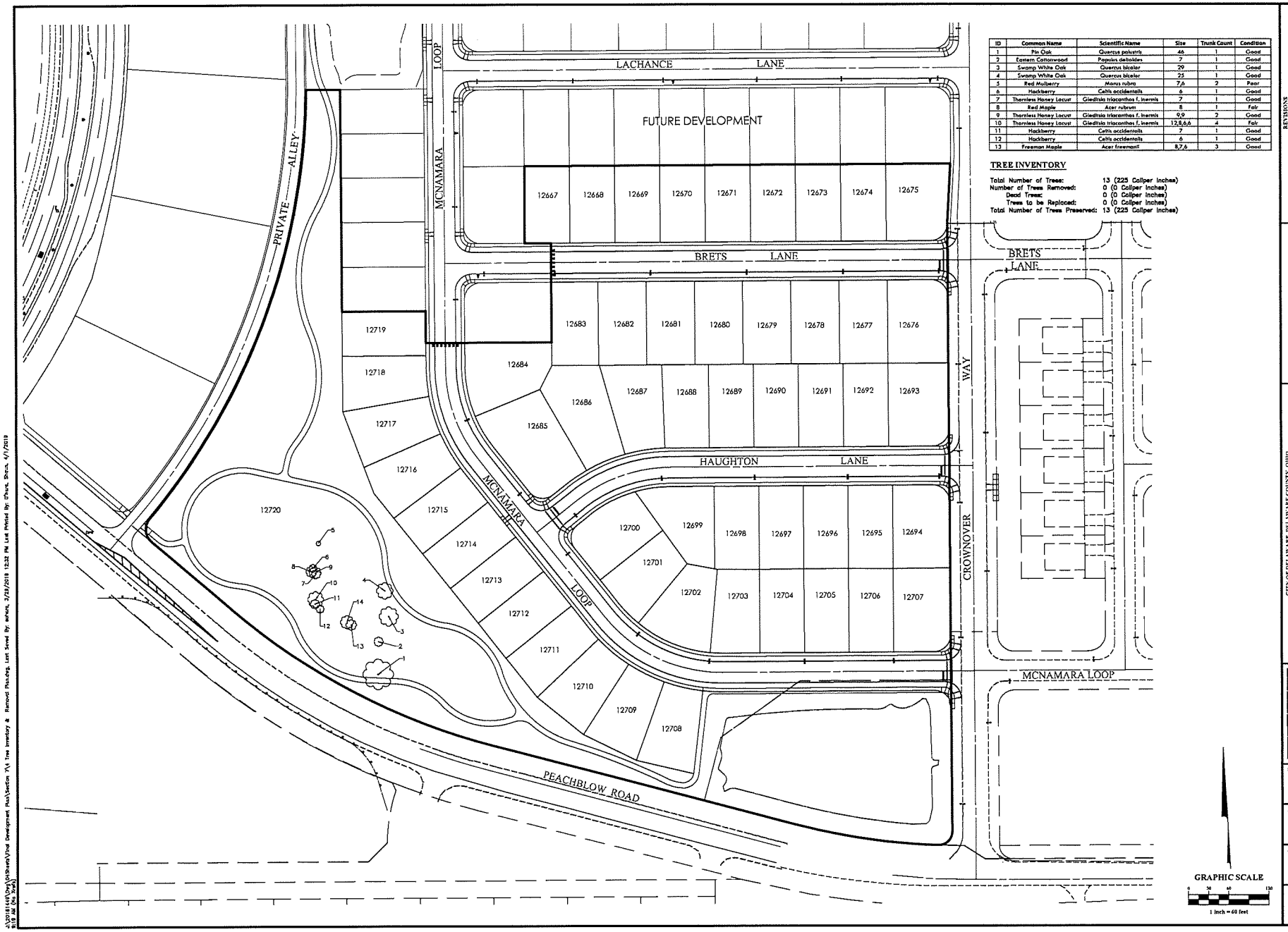
REVISIONS

STAVROFF LAND & DEVELOPMENT, INC.
6689 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-0772

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
PER
BELMONT PLACE
SECTION 7
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE: April 3, 2019
SCALE: 1" = 60'
JOB NO.: 2018E1449
SHEET: 3/11



ID	Common Name	Scientific Name	Size	Trunk Count	Condition
1	Pin Oak	Quercus palustris	46	1	Good
2	Eastern Cottonwood	Populus deltoides	7	1	Good
3	Swamp White Oak	Quercus bicolor	29	1	Good
4	Swamp White Oak	Quercus bicolor	25	1	Good
5	Red Mulberry	Morus rubra	7,6	2	Poor
6	Hackberry	Celtis occidentalis	6	1	Good
7	Thornless Honey Locust	Gleditsia triacanthos f. inermis	7	1	Good
8	Red Maple	Acer rubrum	8	1	Fair
9	Thornless Honey Locust	Gleditsia triacanthos f. inermis	9,9	2	Good
10	Thornless Honey Locust	Gleditsia triacanthos f. inermis	12,8,6,6	4	Fair
11	Hackberry	Celtis occidentalis	7	1	Good
12	Hackberry	Celtis occidentalis	6	1	Good
13	Freeman Maple	Acer freemanii	8,7,6	3	Good

TREE INVENTORY

Total Number of Trees: 13 (225 Caliper Inches)
Number of Trees Removed: 0 (0 Caliper Inches)
Dead Trees: 0 (0 Caliper Inches)
Trees to be Replaced: 0 (0 Caliper Inches)
Total Number of Trees Preserved: 13 (225 Caliper Inches)

REVISIONS

ISSUE	DATE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT, INC.
6689 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9151

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 7
TREE INVENTORY & REMOVAL PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

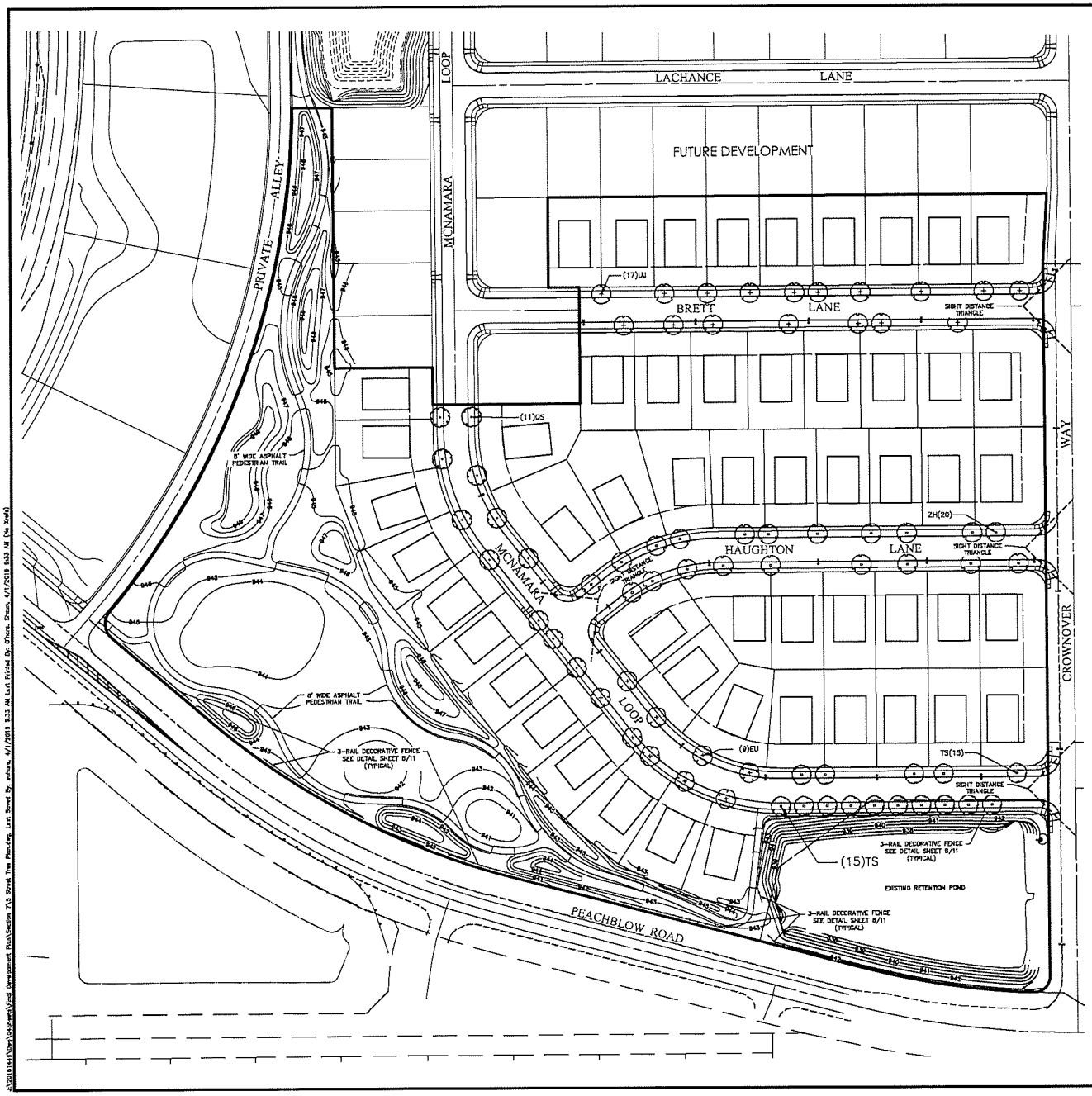
DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
2018E449

SHEET
4/11

J:\2018\E449\Dwg\Civil\Sheets\Final Development Plan\Section 7\1 Tree Inventory & Removal Plan.dwg, Last Saved By: ahurst, 3/28/2019 12:22 PM Last Plotted By: chuck, Stacia, 4/1/2019 8:19 AM (No Xrefs)



Trees shall be centered in the tree lawn.

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

GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, diseases, 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 flat quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any lawn or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	EU	9	Eucommia ulmoides	Hardy Rubber Tree	2" Cal.	B&B
	QS	11	Quercus rubra	Red Oak	2" Cal.	B&B
	TS	15	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B
	UJ	17	Ulmus americana 'Jefferson'	American Elm	2" Cal.	B&B
	ZH	20	Zelkova serrata 'Halka'	Halka Zelkova	2" Cal.	B&B

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT, INC.
4459 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9751

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 7
STREET TREE PLAN

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

DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
20181449

SHEET
5/11

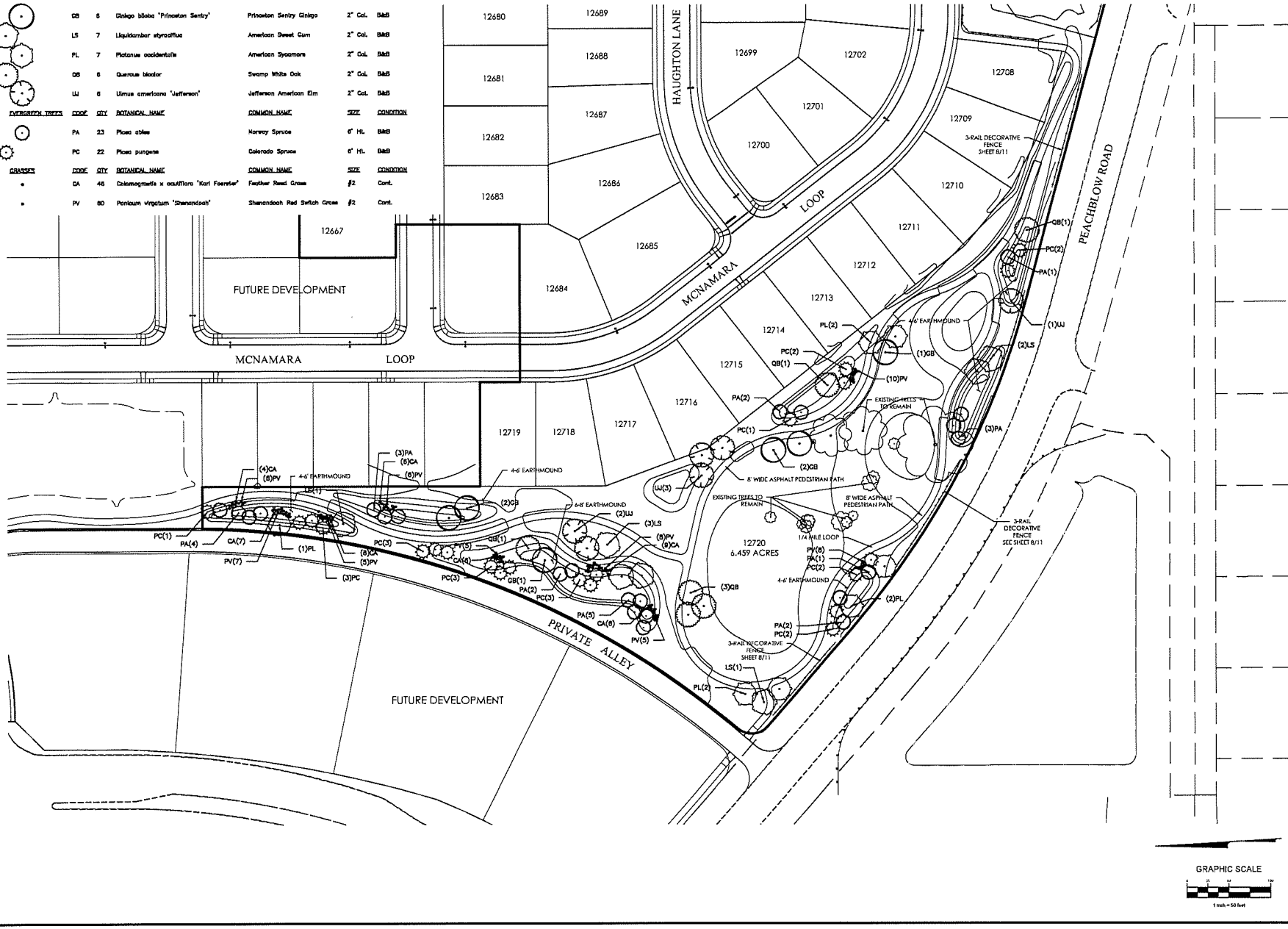
A:\20181449\Dwg\Sheets\Final Development Plan\Section 7\5 Street Tree Planting, Last Saved By: ashers, 4/1/2019 9:33 AM Last Printed By: ashers, 4/1/2019 9:33 AM (No Xrefs)

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	GB	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" Cal.	B&B
	LS	7	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
	PL	7	Platanus occidentalis	American Sycamore	2" Cal.	B&B
	QB	6	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	UJ	6	Ulmus americana 'Jefferson'	Jefferson American Elm	2" Cal.	B&B

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	PA	23	Picea abies	Norway Spruce	6' Ht.	B&B
	PC	22	Picea pungens	Colorado Spruce	6' Ht.	B&B

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
•	CA	46	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2	Cont.
•	PV	80	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	#2	Cont.



REVISIONS

MARK	DATE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT, INC.
6549 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9781

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 7
OPEN SPACE PLAN

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

DATE: April 3, 2019

SCALE: 1" = 50'

JOB NO. 20181449

SHEET 6/11

LEGEND:

(#) STATION LOCATION

*PICTURES DEMONSTRATE EXERCISES AT EACH STATION

INTRODUCTION PANEL 1

INTRODUCTION PANEL 2

STATION 1

STATION 2

STATION 3

STATION 4

STATION 5

STATION 6

STATION 7

STATION 8

STATION 9

STATION 10

LAWN

12716

12715

12714

12713

12712

12720
6.459 ACRES

8' WIDE ASPHALT PEDESTRIAN TRAIL

EXISTING TREES TO REMAIN

PEACHBLOW ROAD

START & FINISH
1/4 MILE LOOP

GRAPHIC SCALE

STATION EXAMPLE

STATION EXAMPLE

STATION EXAMPLE

REVISIONS		
MARK	DATE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT, INC.
6495 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9191

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 7
OPEN SPACE ENLARGEMENT PLAN

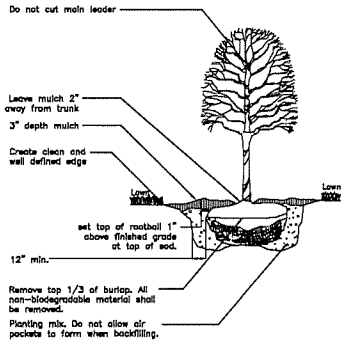
EMHT

DATE: April 3, 2019

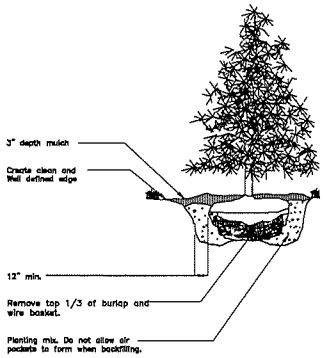
SCALE: 1" = 20'

JOB NO.: 20181449

SHEET: 7/11



Deciduous Tree Planting
No Scale



Evergreen Tree Planting
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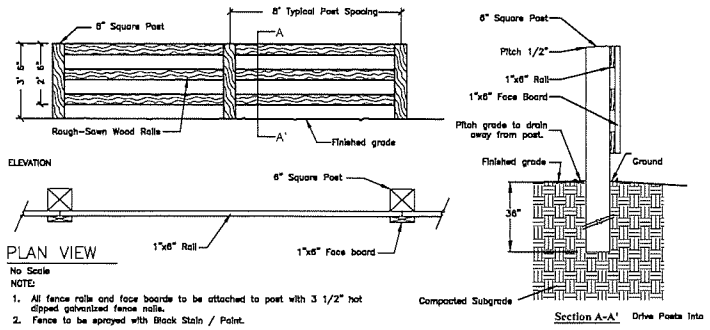
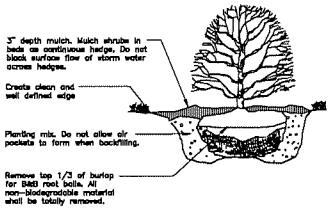
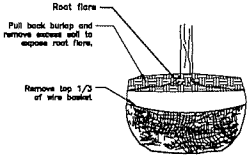


Section A-A'

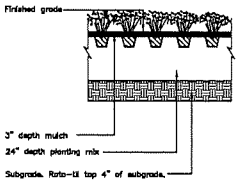
3-Rail Decorative Fence Detail
No Scale



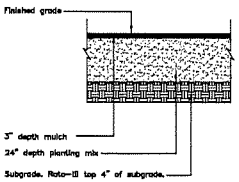
Shrub Planting
No Scale



Rootball Preparation
No Scale



Perennial & Groundcover Planting
No Scale



Planting Area Establishment
No Scale

MARK	DATE	DESCRIPTION

REVISIONS

STAVROFF LAND & DEVELOPMENT, INC.
6500 EMERALD PARKWAY
DUBLIN, OHIO 43017
(614) 764-9781

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 7
LANDSCAPE DETAILS

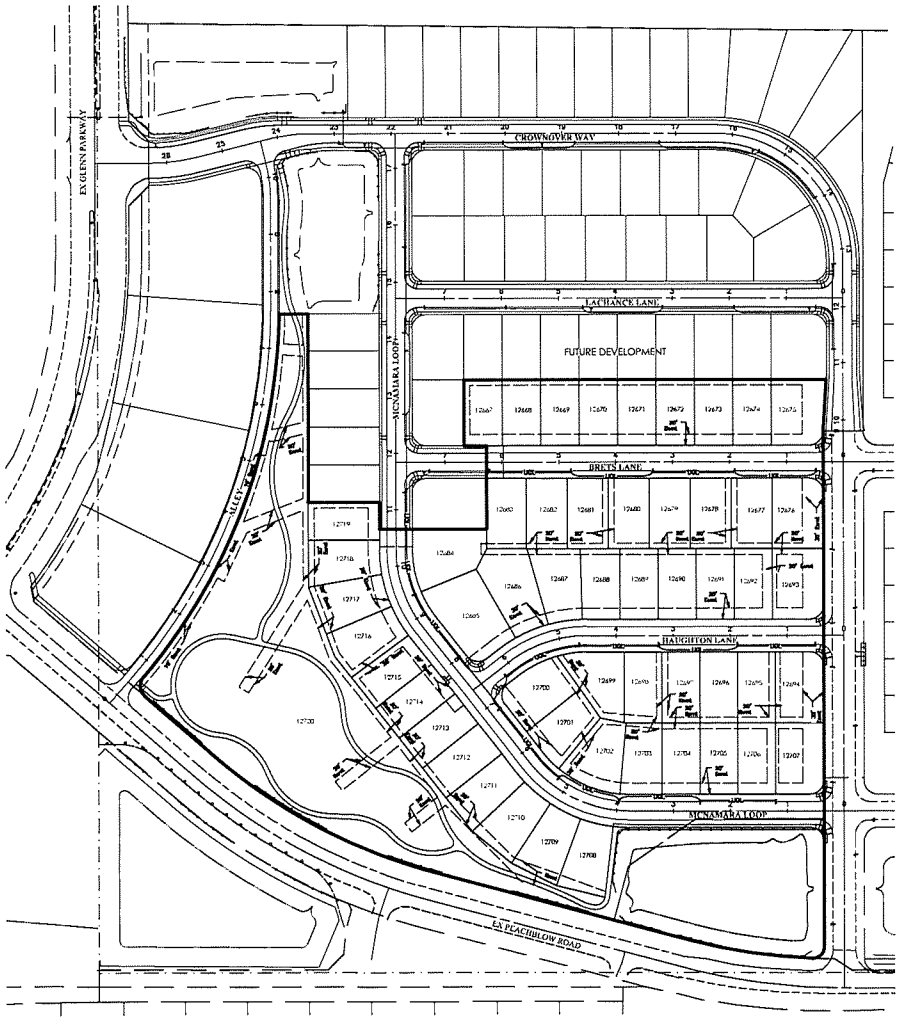
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
cmhpi.com

DATE
April 3, 2019

SCALE
None

JOB NO.
20181449

SHEET
8/11



STREET LIGHT TABLE

STREET	STATION	OFFSET	CIRCUIT
MCNAMARA LOOP	1+20	18.5' RT	A
	2+53	18.5' RT	A
	3+97	18.5' RT	A
	5+21	18.5' RT	A
	5+88	18.5' RT	A
	8+01	18.5' RT	A
	9+41	18.5' RT	A
BRETS LANE	0+48	18.5' LT	A
	1+91	18.5' LT	A
	3+35	18.5' LT	A
	4+78	18.5' LT	A
	6+21	18.5' LT	A
HAUGHTON LANE	0+50	18.5' LT	A
	1+87	18.5' LT	A
	3+25	18.5' LT	A
	4+65	18.5' LT	A
	6+18	18.5' LT	A

LIGHTING PULL BOX TABLE

STREET	STATION	OFFSET	SPLICE KITS
MCNAMARA LOOP	7+04	18.5' RT	(3)–CKT A
	7+77	18.5' RT	NO

ESTIMATE OF QUANTITIES

The Quantities Have Been Established As A Means For The County 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
	Section 6	Section 7	Total		LIGHTING
1001	21	17	38	Each	Pole to be Wired (RDWD-34.2)
1001	21	17	38	Each	Residential Light Pole
1001	2	2	4	Each	Residential Light Pole, Furnish Only (Replacement Stock)
1001	21	17	38	Each	Light Pole Foundation (RDWD-34.4)
1001	3160	1622	4782	CKT FT	Circuit Cable, Three No. 4 AWG 600 Volt Distribution Cables (RDWD-34.2)
1001	3000	1527	4527	LF	Conduit, 1-1/2", 725.051 (RDWD-34.2)
1001	21	17	38	Each	Luminaire (RDWD-34.2)
1001	2	2	4	Each	Luminaire (RDWD-34.2), Furnish Only (Replacement Stock)
1001	10	2	12	Each	Pull Box (RDWD-34.3)
1001	1	0	1	Each	120/240V Ground Mounted Control Center (RDWD-34.2)

Calculated By: DRM Date: 03/06/2019 Checked By: IDS Date: 03/06/2019

NOTE:

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 shall be delivered to the City of Delaware Public Works Department, 50 Rose Street Delaware, Ohio 43015. Contact the City to schedule delivery date and time (740) 203-1810.

A subsequent wiring diagram shall be provided by the street lighting contractor for review and approval prior to construction.

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.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

City Official

Date

REVISIONS

MARK	DATE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT II, INC.
6655 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9791

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 7
STREET LIGHTING PLAN

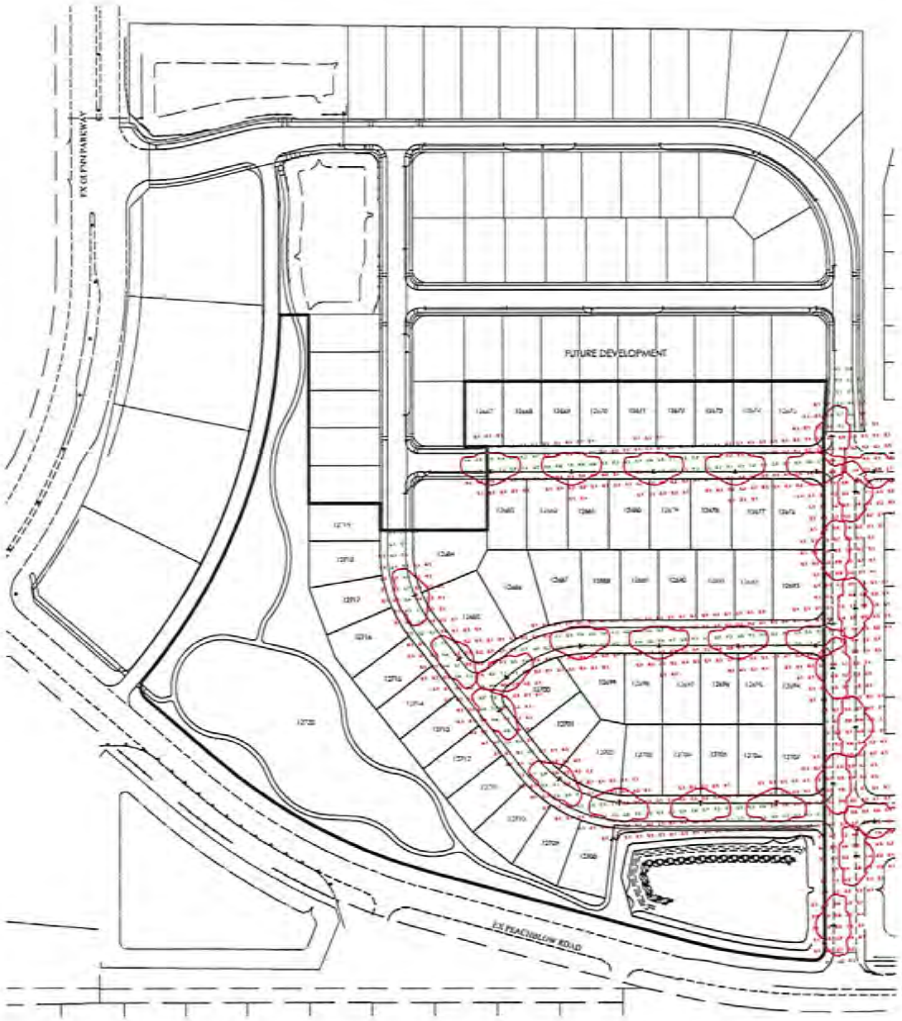
EMHT
Shaw, Lindhorst, Yoder & Bayh, Inc.
Consulting Engineers & Surveyors
2500 West Henderson Road, Columbus, OH 43220
Phone: (614) 459-2050 Fax: (614) 459-2070
www.emht.com

DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
20181449

SHEET
9/11



GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

Schedule						
QTY	Catalog Number/Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
36	GVD2 F30 30K A5 M CWC 3 R G CL PT FPD08 PCLL GranVille 3 LED 2 (GVD2) Custom Match Color= RP000P1020 Delaware Green, Orientation174, 8 LED 2 (GVD2), LED Performance Package 30, 3000 Series CCT, Auto-Sensing voltage (120-277), Modern Style – Swing Open Design, Custom Match Color, handled through Custom BOM Group, Asymmetric Type III, Ribs & Bands, Painted Cast Aluminum Standard, Gold, Dimming photocontrol receptacle – 7 PIN, (FPD08) Factory programmed to 65 percent of base, Extended life option with A5 (120-277V only)	LED COB	1	6247	0.90	60

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
BRETS LANE	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1
CROWNOVER WAY	0.5 fc	1.2 fc	0.1 fc	12.0:1	5.0:1
HAUGHTON LANE	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
LACHANCE LANE	0.5 fc	1.3 fc	0.2 fc	6.5:1	2.5:1
MCNAMARA LOOP	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1

City Official

Date

REVISIONS		
SHEET	TITLE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT, INC.
4449 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9901

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 7
STREET LIGHTING PLAN

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

DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
20190449

SHEET
10/11

REVISIONS

MARK	DATE	DESCRIPTION

STAVROFF LAND & DEVELOPMENT, INC.
6689 DUBLIN CENTER DRIVE
DUBLIN, OHIO 43017
(614) 764-9761

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
BELMONT PLACE
SECTION 7
ILLUSTRATIVE SITE PLAN

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

DATE
April 3, 2019

SCALE
1" = 60'

JOB NO.
20181409

SHEET
11/11

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 18

DATE: 05/13/2019

ORDINANCE NO: 19-26

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 10, 2019 @ 7:45 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR JOHN & TESS MEEKER FOR MEEKERS VENUE FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND EXTEND THE CURRENT PMU AT 377 EAST WILLIAM STREET TO 385 EAST WILLIAM STREET ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-26

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR JOHN & TESS MEEKER FOR MEEKERS VENUE FROM R-4 (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND EXTEND THE CURRENT PMU AT 377 EAST WILLIAM STREET TO 385 EAST WILLIAM STREET ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Rezoning Amendment for Meekers Venue from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and extend the Current PMU at 377 East William Street to 385 East William Street on approximately 0.477 acres and located at 385 East William Street (PC Case 2019-0648).

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

SECTION 1. That the Rezoning Amendment for Meekers Venue from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and extend the Current PMU at 377 East William Street to 385 East William Street on approximately 0.477 acres and located at 385 East William Street, is hereby confirmed, approved, and accepted with the following condition that:

1. Any change of use of any existing structure or property shall require conformance to all provisions of the Development Text except Building Setback Standards, Parking Setbacks, Landscape Standards and Building Design. Such exception shall not be granted for any addition, exterior modification, enlargement, or exterior alteration of the building or site.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 19

DATE: 05/13/2019

ORDINANCE NO: 19-27

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
June 10, 2019 7:45 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR JOHN & TESS MEEKER ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-27

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR JOHN & TESS MEEKER ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES AND LOCATED AT 385 EAST WILLIAM STREET.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Conditional Use Permit allowing the Placement of a PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street (PC Case 2019-0649).

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

SECTION 1. That the Conditional Use Permit allowing the Placement of a PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street, is hereby confirmed, approved, and accepted.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 20 | DATE: 05/13/2019

ORDINANCE NO: 19-28 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR JOHN AND TESS MEEKER FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES ZONED R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED AT 385 EAST WILLIAM STREET.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached

ORDINANCE NO. 19-28

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR JOHN AND TESS MEEKER FOR MEEKERS VENUE ON APPROXIMATELY 0.477 ACRES ZONED R-4 PMU (MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED AT 385 EAST WILLIAM STREET

WHEREAS, the Planning Commission at its meeting on May 1, 2019 recommended approval of a Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and located at 385 East William Street (PC Case 2019-0650) and

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

SECTION 1. That the Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District) and located at 385 East William Street, is hereby confirmed, approved, and accepted with the following conditions that:

1. Engineering drawings would not be required because there would not be any changes to the site.
2. The number of parking spaces on the site shall be 50 with up to 46 parking spaces provided at Conger Elementary School through an agreement with the City of Delaware School District.
3. The City Engineer shall execute a revocable encroachment agreement with the owner to allow the parking spaces on the western portion of the site to protrude into the Foley Street right-of-way.
4. There shall be no on-street parking on Foley Street.
5. If the owner utilizes a dumpster, the dumpster shall be screened by a brick or stone enclosure with doors painted or stained to compliment the building color. If tip cart service is utilized, the tip carts shall be screened from public view by a wood fence.
6. The sidewalk on East Central Avenue shall not be required to be extended per the City Engineer because of future road projects in this area that would likely address the sidewalk extension

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-0648-0650
REQUEST: Multiple Requests
PROJECT: Meekers Venue
MEETING DATE: May 1, 2019

APPLICANT/OWNER

MeekersVenue	New Beginnings Church
6368 Worthington Road	385 East William Street
Westerville, Ohio 43082	Delaware, Ohio 43015

REQUEST

2019-0648: A request by John & Tess Meeker for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.

2019-0649: A request by John & Tess Meeker for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.

2019-0650: A request by John & Tess Meeker for approval of a Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and located at 385 East William Street.

PROPERTY LOCATION & DESCRIPTION

The subject building is located at 385 East William Street which is north of East Williams Street and south of East Center Street at the "point" of US 36/37. The subject property is zoned R-4 (Medium Density Residential District) while the properties to the north and east are also zoned R-4. The property to the south is zoned M-1 (Light Manufacturing District).

BACKGROUND/PROPOSAL

In July 2014, Planning Commission and City Council (Ordinance 14-66) approved a Comprehensive Plan Amendment, Rezoning Amendment and Conditional Use Permit at 377 East William Street to allow the previously non-conforming office and single-family apartment on the second floor uses to be conforming to the approved Planned Mixed Use Overly District.

The applicant is proposing to expand the existing LF Investments, LLC., PMU Overlay District (Ordinance 14-67) on three properties zoned R-4 (Medium Density Residential District) to four properties on approximately 0.707 acres (LF Investments 0.23 acres and Meekers Venue (0.477 acres). The subject properties are at 377 and 385 E. William Street are located north of East William Street, south of East Central Avenue.

The applicant is proposing to repurpose the approximate 16,076 church into a wedding venue and associated uses on the first floor (approximately 12,997 square feet) and a single family owner occupied only dwelling unit on the second floor of the building (approximately 3,079 square feet). The venue would be for weddings, anniversary parties, birthday parties, graduation parties, religious celebrations, community meetings and other such events. The primary use would be for wedding events to be rented Friday and Saturday and clients would have to provide catering and beverage service. Also, the community could use the facility (former church) on a regular basis for smaller meetings, parties and small celebrations. In addition, office space would be available for counseling, bible study groups and non-profits which would likely be held during week days and evenings. In short, the proposed use would operate a lot like the church use but would not be a non-profit. The residential use on the second floor (owner occupied single-family dwelling unit only) request would be to create a "mom and pop" type business that would allow for the applicant to potentially move into the second floor when their children graduate from high school.

STAFF ANALYSIS

- **ZONING:** As previously mentioned, the property is zoned R-4 which does not permit a commercial wedding venue and associate uses on the first floor and single family dwelling on the second floor. However the applicant is proposing a PMU with appropriate development text that would allow the proposed uses. The extension of the current PMU from 377 East William Street (Ordinance 14-66) to 385 East William Street would be a practical extension of the zoning district based on the current and proposed uses of both properties and would be easier to administer for staff.

- **DEVELOPMENT TEXT:** Being proposed as a PMU Overlay District, the Development Text sets forth the development standards and requirements for this development and any future development. Staff has crafted a Development Text that is sensitive to the residential surroundings and transitional nature of the property.
- **GENERAL ENGINEERING:** Per the Engineering Department, the proposed use requires minor if any site work and would not require any engineering drawings.
- **SITE CONFIGURATION:** The access curb cut from Foley Street, the 50 parking spaces and building elevation and configuration would remain the same as existing. The applicant is proposing a 6 foot high privacy fence along the eastern property line for an outdoor area. The existing approximate 16,076 square feet building has 50 parking spaces on site. However, the applicant has received permission from the City of Delaware School District to utilize Conger Elementary School parking lot during times the district or school is not using the lot. The subject school parking lot on East William Street would provide up to 46 additional parking spaces for a total of 96 parking spaces for the facility. The proposed first floor wedding venue encompasses approximately 12,997 square feet and would require up to 87 parking spaces per the most restrictive interpretation of the code (1 space per 150 square feet) and would be accommodated in this proposal. Currently the parking spaces on the western portion of the subject site and on the eastern portion of the State Farm building has been in the Foley Street right-of-way for years and the City Engineer has indicated they would accommodate the existing parking arrangement by executing a revocable encroachment agreement. However, no on-street parking on Foley Street would be permitted. Also, the sidewalk on East William Street would not need to be extended per the City Engineer because of future road projects in this area that would likely address the sidewalk extension. If the owner utilizes a dumpster, the dumpster shall be screened by a brick or stone enclosure with doors painted or stained to compliment the building color. If tip cart service is utilized, the tip carts shall be screened from public view by a wood fence.
- **BUILDING DESIGN:** The existing church (primary structure on the site) was constructed in 1876 per the Delaware County Auditor and the applicant is not proposing any changes to the building except for any required ordinary repair and maintenance. However, any new building (except for rebuilds because of an act of God) would require zoning approval per the approved development text.
- **SIGNAGE:** There is existing ground signage along East William Street and East Central Street (illuminated) that can be utilized. One ground sign along East William Street and East Central Street is permitted if the existing signs are removed. However, any new ground signage along East Central Avenue and East Williams Street shall achieve compliance with the minimum zoning requirements and with the adopted Gateways and Corridors Plan and changeable copy signs would not be permitted if new signs are used. Also, any building signage shall achieve compliance with the zoning code but cannot be illuminated to be consistent with Sub-Area A, In addition, no second floor signage shall be allowed.
- **LIGHTING**: The owner is not proposing any new exterior lighting.
- **LANDSCAPING & SCREENING:** The applicant is not proposing any new landscaping and with the existing site constraints it would be impractical and cost prohibitive to install the required amount of street and front yard trees and shrubs along the street frontages and adjacent to the existing parking lots respectively. Also, the City is in the process of widening East William Street and the likely future projects at the " point" and Central Avenue may have an impact in this area which are other reasons not to require landscaping in this area.
- **CONDITIONAL USE PERMIT:** The approval of a Planned Mixed Use (PMU) Overlay requires the criteria of a Conditional Use Permit to be met. Staff has reviewed these criteria and finds that all applicable criteria are met for approval of the Conditional Use Permit.

STAFF RECOMMENDATION (2019-0648 – REZONING)
Staff recommends approval of a request by John & Tess Meeker for a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street for Meekers Venue on approximately 0.477 acres and located at 385 East William Street, with the following condition:

1. Any change of use of any existing structure or property shall require conformance to all provisions of the Development Text except Building Setback Standards, Parking Setbacks, Landscape Standards and Building Design. Such exception shall not be granted for any addition, exterior modification, enlargement, or exterior alteration of the building or site.

STAFF RECOMMENDATION (2019-0649 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by John & Tess Meeker for a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.

STAFF RECOMMENDATION (2019-0650 – FINAL DEVELOPMENT PLAN)
Staff recommends approval of a request by John & Tess Meeker for a Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and located at 385 East William Street.

1. Engineering drawings would not be required because there would not be any changes to the site.
2. The number of parking spaces on the site shall be 50 with up to 46 parking spaces provided at Conger Elementary School through an agreement with the City of Delaware School District..
3. The City Engineer shall execute a revocable encroachment agreement with the owner to allow the parking spaces on the western portion of the site to protrude into the Foley Street right-of-way.
4. There shall be no on-street parking on Foley Street.
5. If the owner utilizes a dumpster, the dumpster shall be screened by a brick or stone enclosure with doors painted or stained to compliment the building color. If tip cart service is utilized, the tip carts shall be screened from public view by a wood fence.
6. The sidewalk on East William Street shall not be required to be extended per the City Engineer because of future road projects in this area that would likely address the sidewalk extension

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 4/24/19

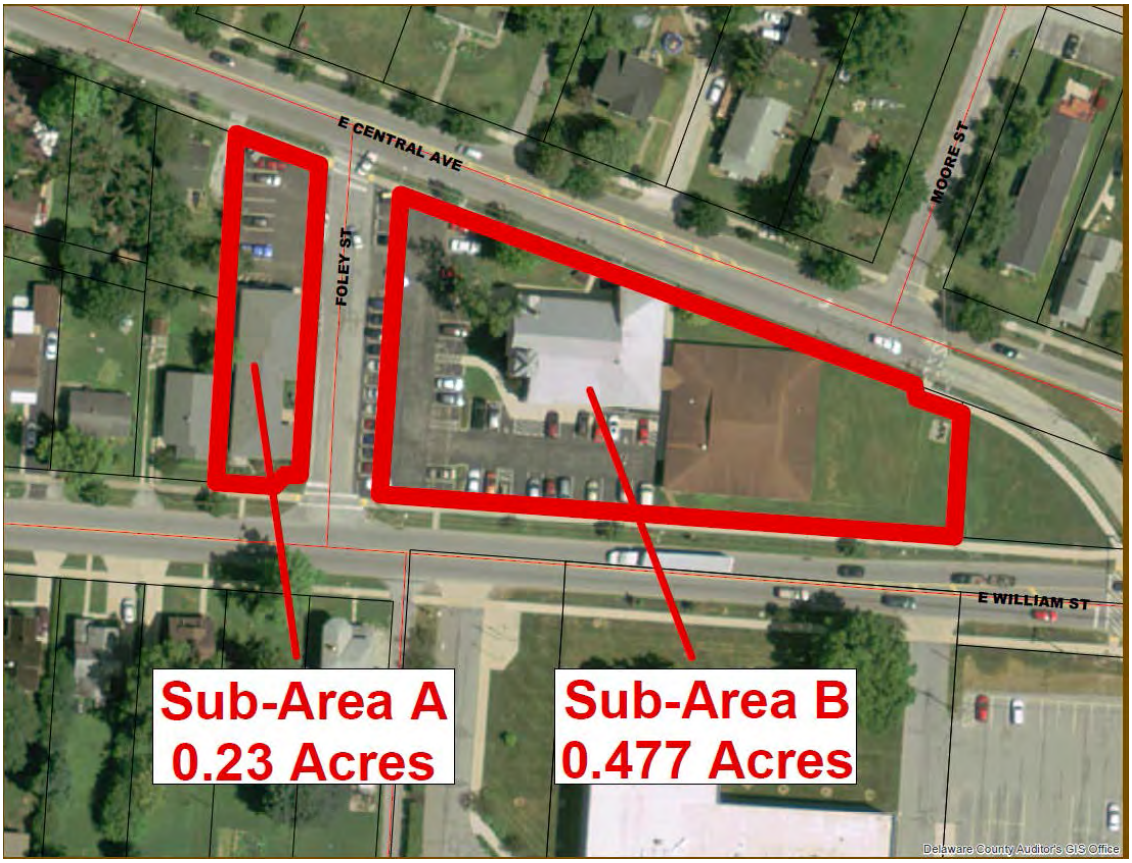
LF INVESTMENTS, LLC.
377 EAST WILLIAM STREET
&
MEEKERS VENUE
385 EAST WILLIAM STREET

DEVELOPMENT TEXT
PLANNED MIXED USE OVERLAY DISTRICT

1. DESCRIPTION OF DEVELOPMENT

Meekers Venue is proposing to expand the existing LF Investments, LLC. Planned Mixed Use Overly District (PMU) (Ordinance 14-67) on three properties zoned R-4 (Medium Density Residential District) to four properties on encompassing approximately 0.707 acres (LF Investments 0.23 acres and Meekers Venue (0.477 acres). The subject properties are at 377 and 385 E. William Street and located north of East William Street and south of East Central Avenue.

Address	**Parcel #**	**Use(s)**
377 East William Street (Sub-Area A)	519-442-23-020-000	Office use - Forman Insurance Agency, 4 single family apartments
385 East William Street (Sub-Area B)	519-442-24-002-000	Wedding Venue – single family dwelling unit (second floor only)



2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of the applicant at 385 East William Street to rezone the existing church from R-4 to R-4 PMU to allow a wedding venue and associated uses on the first floor and a single family owner occupied only dwelling unit on the second floor of the building. This would require the expansion of current R-4 PMU at 377 East William Street (LF Investments LLC) to 385 East William Street.. Therefore, the PMU Overlay District would be divided into two Sub-Areas. Sub-Area A at 377 East William Street would permit an office use on the first floor and four single family apartments on the second floor to be rebuilt per Section 1151.02 which states a structure can be rebuilt if it was destroyed by any means or razed to the extent of fifty percent (50%) of the fair replacement cost of the structure as approved in 2017. Sub-Area B at 385 East William Street would allow a wedding venue and associated uses on the first floor and an owner occupied single family use on the second floor. This Development Text represents the zoning requirements for these Sub-Areas unless otherwise noted.

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

c. **Limitations.** Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

d. **Major Modifications.** The existing building, parking lot, and all other site improvements at the date of approval comprise the Final Development Plan. Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any major change in the use or occupancy or any increase from the existing residential and commercial building envelope that might be proposed in the future.
(2) Major change in the approved location of land uses.

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

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

(2) Any minor change to the use or occupancy other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor change in the approved location of land uses.
(4) Minor structural alterations that do not alter the overall design intent of the building.

3. **SUB-AREAS**

The project is separated into two Sub-Areas to represent the distinct areas of development. Sub-Area A is located at 377 East William Street while Sub-Area B is located at 385 East William Street.

4 SUB-AREA A

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

Residential Uses

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

(2) **Limited Uses.** Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

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

(4) **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to sheds, non-commercial storage buildings, signs, fences, walls, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	**Uses**
(a) Residential	
(1) Single-family dwelling	P

Land Use Category	Uses
(2) Two family dwelling	P
(3) Maximum 4 single family apartments on the second floor to the extent of the current building footprint	P
(b) Offices and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Office and meeting space	P
(3) Financial Institutions, banks	P
(4) Medical and dental offices, health and allied services	P
(c) Retail Services	
(1) Wedding Venue, Party and Events	P
(2) Funeral Home and related facilities	C
(3) Veterinary office (no outside run or kennel*)	L*
(4) Veterinary hospital (with or without kennel)*	L*
(d) Community Facilities	
(1) Place of Worship	P
(2) School, trade, business or cultural arts	C
(3) Library	P
(4) Public cultural institutions and art galleries	P
(5) Daycare center, child/adult	P
(e) Recreation and Entertainment	
(1) Health Club	L
(f) Accessory Uses	
(1) Off-street parking and loading area	A
(2) Fencing and screening	A
(3) Detached garages	A
(4) Pools	A

- See limitation text.

b. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	0.23 acre
(2) Minimum lot width	50 ft.(approximate width of lot)

c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setbacks	
(1) Front Yard (3 front yards)	Existing condition** or 25 feet for a new building/construction.
(2) Side Yard	Existing condition** or 8 feet for a new building/construction.
(3) Rear Yard	Existing condition** or 20 feet for a new building/construction

d. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	
(1) Setback from street right-of-way	Existing condition** or 5 feet for a new building/construction.
(2) Setback from rear and side setbacks	Existing condition** or 10 feet for a new building/construction.

** Existing condition or rebuilds because of an act of God.

e. **Maximum Building Height.** The maximum height of any building or structure shall be 35 feet as measured from finished floor elevation to the highest point of the roof.

f. **Building Design.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1171 Design Criteria and Performance Standards.

g. **Tree Removal and Replacement.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1168 Tree Preservation Regulations.

h. **Landscaping and Screening.** Any new building (except for rebuilds because an act of God) shall comply with all landscaping and screening requirements per Chapter 1166.

(1) A minimum 6 foot high solid fence or equivalent landscaping shall be installed adjacent to the parking lot to buffer the residence to the west.

i. **Lighting.** Any new exterior lighting (except for rebuilds because an act of God) shall be provided in accordance with the Chapter 1158 Lighting Plan.

j. **Signs.** All new signage shall comply with Chapter 1165 Signs and the Gateways and Corridors Plan except for the following:

(1) The building signage on the south elevation shall be a cabinet sign as currently installed.
(2) Any building signage on the north elevation shall be non-illuminated individual channel cut letters that encompasses a maximum 29 square feet.
(3) Any building signage on the east elevation shall be a maximum 2 foot x 2 foot non-illuminated flat wall sign.
(4) The only second floor signage allowed shall be on the north elevation.
(5) No other signage (temporary or permanent) such as banners, sandwich board, etc., signs shall be permitted.

k. **Dumpster**. The existing dumpster shall be screened by a wood enclosure with doors painted or stained to compliment the building color. Staff recommends a brick or stone enclosure with woods doors to match to lessen the future durability and maintenance concerns.

l. **Parking.** The subject site has 7 off street parking spaces (three on street spaces including the handicap space) while a minimum 12 spaces are required (8 for the office use and 4 for the residential uses per code).
(1) The parking on the site shall be grandfathered for the subject office use and 4 single family apartment uses but staff recommends obtaining an easement with the adjacent church to accommodate the required parking if possible.
(2) Parking spaces for residential uses shall be provided on-site at a minimum or by formal agreement with adjacent property.
(3) The City shall permit parking spaces at 377 East William Street to encroach on the Foley Street right-of-way (eastern portion of the site) by issuing a revocable encroachment agreement per the City Engineer.
(4) No on-street parking on Foley Street is permitted.

(5) **Specific Standards for Limited Uses*.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

A. **Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel).** Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.

B. **Health Club.** Such use shall meet all requirements of the current Zoning Code and the actual type of club should be specifically identified to ensure required

6 SUB-AREA B

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

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

(2) Limited Uses. Limited uses shall be considered permitted uses subject to complying with all the specific limitations and restrictions as specified within this text as determined by Final Development Plan approval.

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

(4) Accessory Uses and Structures. Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to sheds, non-commercial storage buildings, signs, fences, walls, trash receptacles and enclosures, and off-street parking areas. If the uses are specified as conditional or limited uses the processes and limitations shall apply regardless of accessory use status.

Land Use Category	**Uses**
(a) Residential	
(1) Single-family dwelling (owner occupied – second floor only)	P

Land Use Category	Uses
(b) Offices and Professional Services	
(1) Offices – administrative, business and professional	P
(2) Financial Institutions, banks	P
(3) Medical and dental offices, health and allied services	P
(c) Retail Services	
(1) Funeral Home and related facilities	C
(2) Veterinary office (no outside run or kennel*)	L*
(3) Veterinary hospital (with or without kennel)*	L*
(d) Community Facilities	
(1) Place of Worship	P
(2) School, trade, business or cultural arts	C
(3) Library	P
(4) Public cultural institutions and art galleries	P
(5) Daycare center, child/adult	P
(e) Recreation and Entertainment	
(1) Health Club	L
(f) Accessory Uses	
(1) Off-street parking and loading area	A
(2) Fencing and screening	A
(3) Detached garages	A
(4) Pools	A

- See limitation text.

b. **Lot Standards.** The following standards shall apply for lot standards and coverage.

Lot Standards	
(1) Minimum lot area	0.447 acre
(2) Minimum lot width	50 ft.

c. **Building Setback Standards.** The following standards shall apply for minimum building setbacks, except as otherwise approved on the Final Development Plan.

Minimum Building Setbacks	
(1) Front Yard (3 front yards)	Existing condition** or 25 feet for a new building/construction.
(2) Side Yard	Existing condition** or 8 feet for a new building/construction.
(3) Rear Yard	Existing condition** or 20 feet for a new building/construction

d. **Parking Setbacks.** The following standards shall apply for minimum parking setbacks. Parking setbacks include any parking space, parking lot drive aisle, and parking lot circulation aisle.

Minimum Parking Setbacks	
(1) Setback from street right-of-way	Existing condition** or 5 feet for a new building/construction.
(2) Setback from rear and side setbacks	Existing condition** or 10 feet for a new building/construction.

** Existing condition or rebuilds because of an act of God.

e. **Maximum Building Height.** The existing building height is permitted as constructed but any new building shall have a maximum height of 35 feet from the finished floor elevation to the highest point of the roof.

f. **Building Design.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1171 Design Criteria and Performance Standards.
   (1) Any addition to the existing building shall be comparable in materials and colors of the building.

g. **Tree Removal and Replacement.** Any new building (except for rebuilds because of an act of God) shall comply with Chapter 1168 Tree Preservation Regulations.

h. **Sidewalks**. The applicant shall not be responsible for extending the sidewalk to the east along East Central Avenue because of future road projects in this area per the City Engineer.

i. **Landscaping and Screening.** Any new building (except for rebuilds because an act of God) shall comply with all landscaping and screening requirements per Chapter 1166.
   (1) The applicant is proposing to install a 6 foot high privacy fence along the eastern portion of the site.

j. **Lighting.** Any new exterior lighting (except for rebuilds because an act of God) shall be provided in accordance with the Chapter 1158 Lighting Plan.

k. **Signs.** All new signage shall comply with Chapter 1165 Signs and the Gateways and Corridors Plan except for the following:

(1) There is existing ground signage along East William Street and East Central Street (illuminated) can be utilized.
(2) One ground sign along East William Street and East Central Street is permitted if the existing signs are removed. However, any new ground signage along East Central Avenue and East Williams Street shall achieve compliance with the minimum zoning requirements and with the adopted Gateways and Corridors Plan.
(3) Any building signage shall achieve compliance with the zoning code but shall not be illuminated.
(4) No second floor signage shall be allowed.
(5) Temporary signage is permitted per the minimum zoning requirements.

l. **Dumpster**. If the owner utilizes a dumpster, the dumpster shall be screened by a brick or stone enclosure with doors painted or stained to compliment the building color. If tip cart service is utilized, the tip carts shall be screened from public view by a wood fence.

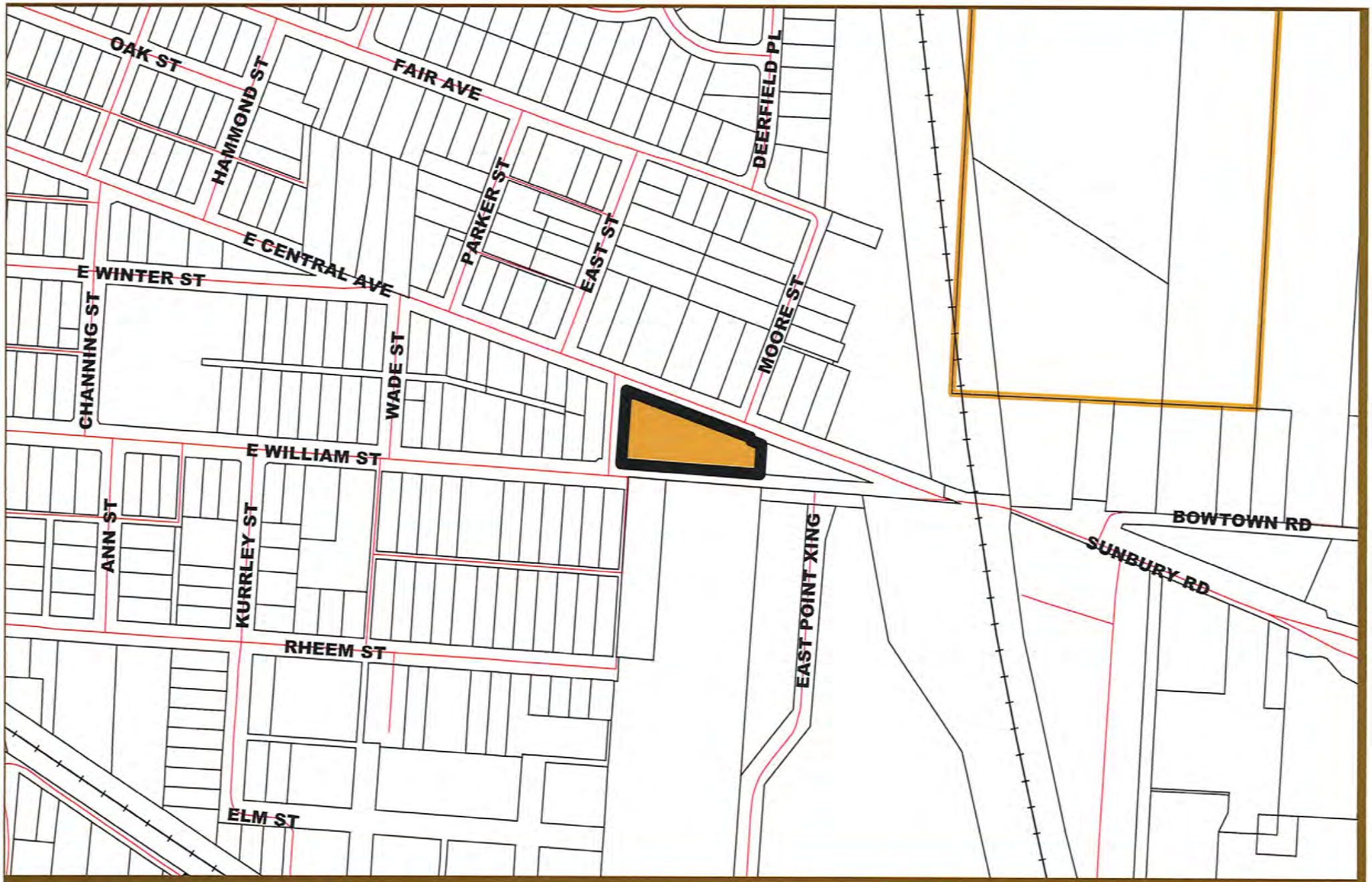
m. **Parking.** The subject site shall achieve compliance with minimum parking requirements of the zoning code.
(1) The site has 50 parking spaces.
(2) The applicant has an agreement with Delaware City School District to utilize the Conger Elementary School parking lot at 10 Channing Street during times the district or school is using the parking lot. There are 46 parking spaces available at Conger Elementary School.
(3) The City shall permit parking spaces at 385 East William Street to encroach on the Foley Street right-of-way (western portion of the site) by issuing a revocable encroachment agreement per the City Engineer.
(4) No on-street parking on Foley Street is permitted.

(5) **Specific Standards for Limited Uses*.** Any use listed as a limited use shall meet all requirements of the Zoning Code, unless otherwise exempted or modified in this Section which shall take precedence in all cases, as determined through the Final Development Plan approval process. If any of the requirements set forth in this text or the then current Zoning Code are not met, the use shall be considered a Conditional Use and a Conditional Use Permit must be approved as set forth in the Zoning Code.

(a) Veterinary Office (with no outside run or outside kennel) and Veterinary Hospital (with no outside run or outside kennel). Such uses shall meet all requirements of the then current Zoning Code and be limited to household pets

prohibiting on-site services to livestock, goats, equine, and other non-domesticated animals.

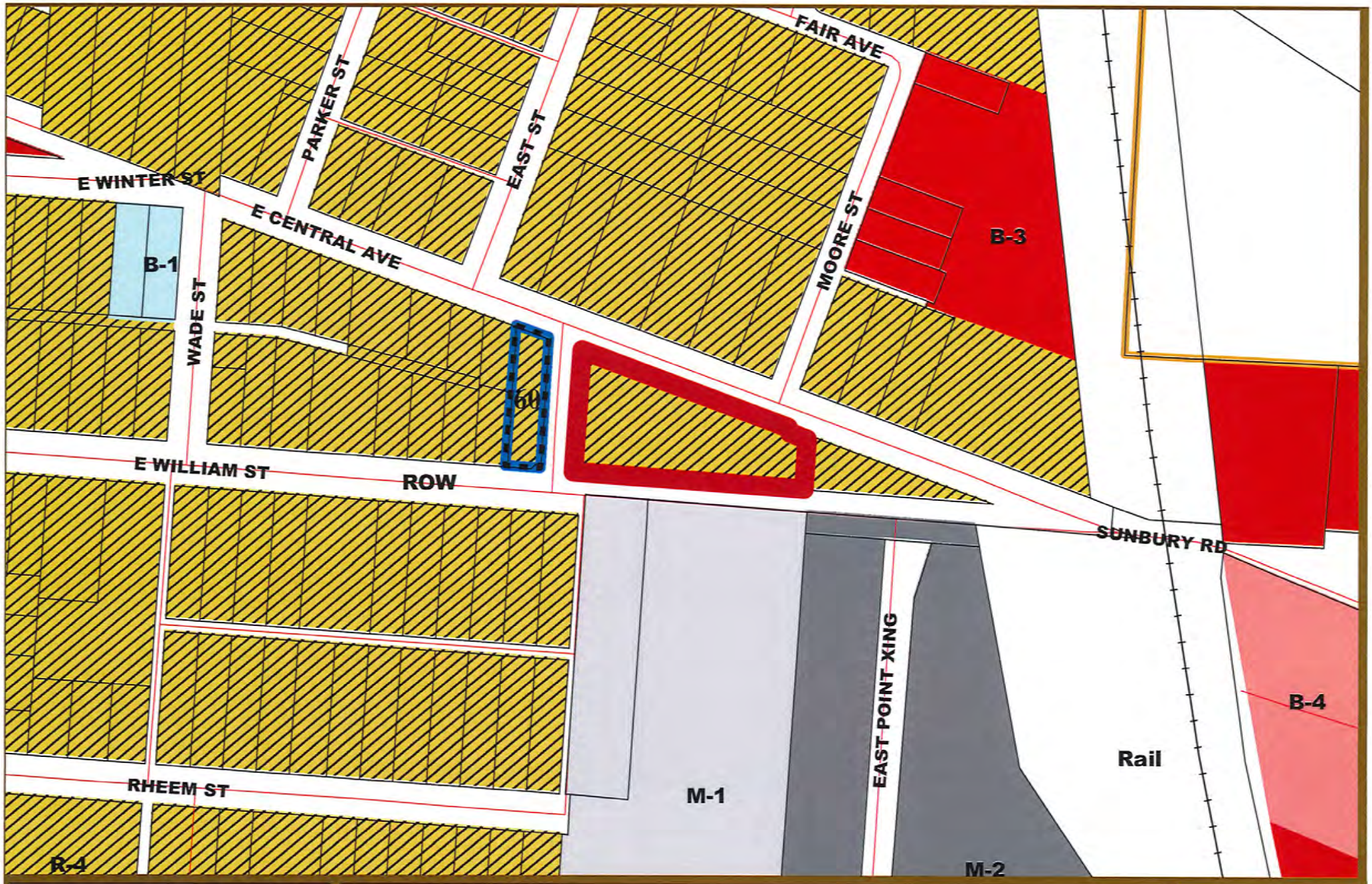
(b) Health Club. Such use shall meet all requirements of the current Zoning Code and the actual type of club should be specifically identified to ensure required parking doesn't have an adverse impact the residential neighborhood.



EST 1808
CITY OF
DELAWARE
OHIO

2019-0648-0650
Rezoning Amendment, Conditional Use Permit &
Final Development Plan
Meekers Venue - 385 East William Street
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2019-0648-0650
Rezoning Amendment, Conditional Use Permit &
Final Development Plan
Meekers Venue - 385 East William Street
Zoning Map

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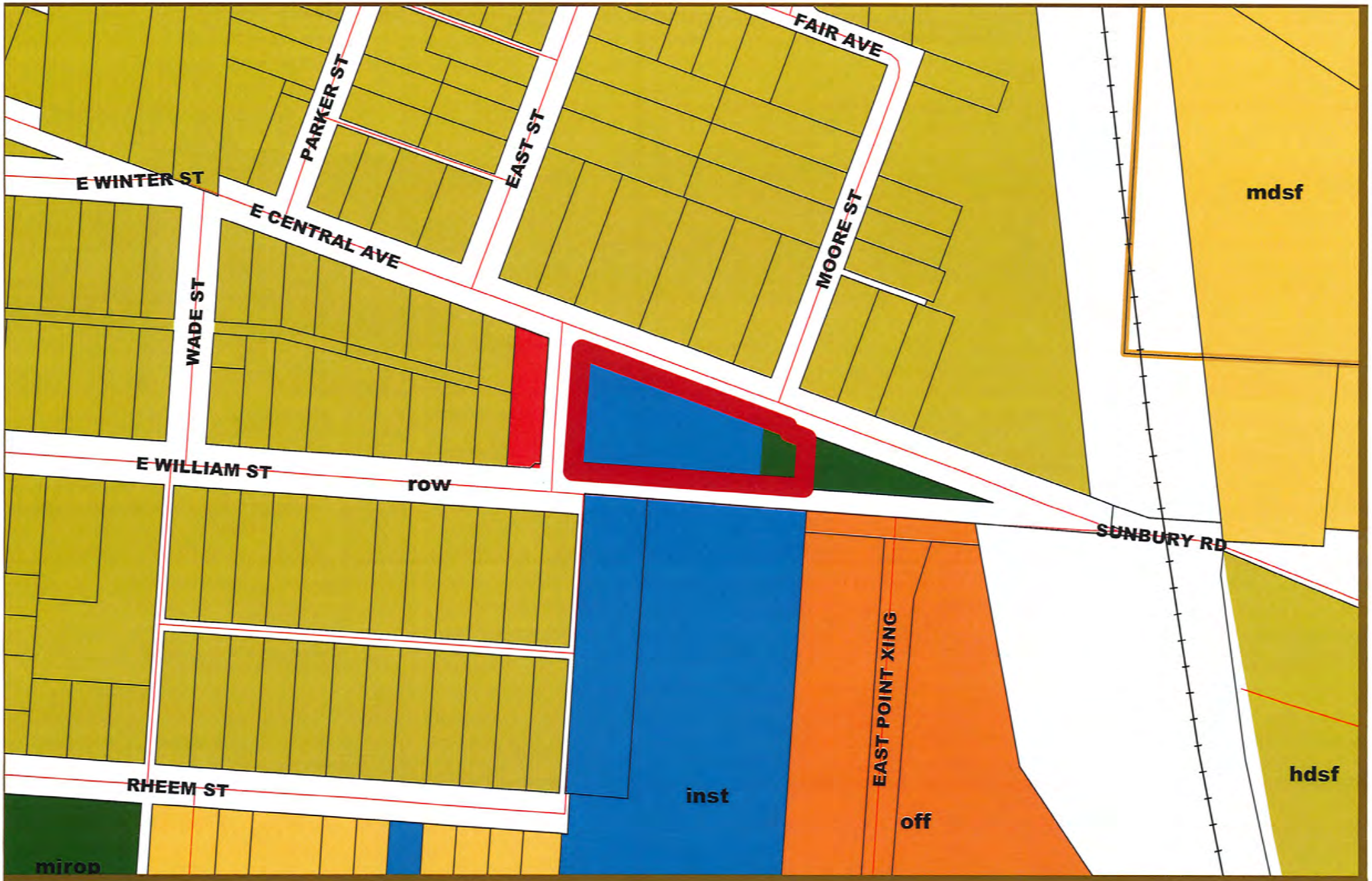

EST 1808
CITY OF
DELAWARE
OHIO

2019-0648-0650
Rezoning Amendment, Conditional Use Permit &
Final Development Plan
Meekers Venue - 385 East William Street
Comprehensive Plan Map

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EST 1808
CITY OF
DELAWARE
OHIO

2019-0648-0650
Rezoning Amendment, Conditional Use Permit &
Final Development Plan
Meekers Venue - 385 East William Street
Aerial (2016) Map

N

Meekers Venue

April 2nd, 2019

Tess and John Meeker
6368 Worthington Rd
Westerville, OH 43082
Tess: 614-975-3441
John: 614-439-3263
E-Mail: meekersvenue@gmail.com

To Whom it may concern,

We have a dream of using the church at 385 E. William St. as a venue for local community weddings, anniversary parties, birthday parties, graduation parties, religious celebrations, community meetings and other events.

We would like to offer a different experience by having wedding couples and other big events take their time and truly enjoy the whole process for the day of their celebration. We would like to allow the church to be rented primarily for two days (Friday & Saturday) for a wedding or big event to be able to decorate on Friday and celebrate the event on Saturday. We also don't have any plans to do catering or beverage service but using caterers, or allowing the party to provide their own.

We also hope the community will be using the church on a regular basis for smaller meetings, parties and small celebrations. As well as possible office spaces for counseling, bible study groups and non-profits. We anticipate these being held during the weekdays and evenings.

We will be working with the Conger Elementary School and/or other establishments that will allow us to use their parking lot for additional parking when required.

The plan is for the church to be used for residential and commercial use. The residential part would only be for a single family as we intend this to be a "mom and pop" business. We currently live in Delaware County but would like to maintain our current home until our children have graduated Westerville Central High School in 2021.

Tess and John Meeker will be the owners. Tess has over 6 years experience conducting weddings as a Wedding Coordinator and a Venue Administrator. She has been praised by the wedding parties as providing a high level of service and satisfaction. The vendors hired to service the weddings are always extremely complementary of her abilities which are above a lot of the people in the industry.

Wycliff C. Meeker was John's Great-Great Grandfather who died in Delaware County on November 26, 1884 and is buried in the Liberty Cemetery on Home Rd. The Meeker's have a long history of residing in Delaware County and it would be a privilege to be able to serve the community by running a family owned venue.

We will need a change to the current zoning which we believe is R4 medium density residential district to allow for mixed use similar to the State Farm business which is adjacent to the church.

We thank you for your consideration.

Sincerely,

Tess & John Meeker

Gmail

Meekers Venue <meekersvenue@gmail.com>

Conger Elementary School Parking

Jason Sherman <shermaja@delawarecityschools.net> Wed, Mar 6, 2019 at 3:56 PM
To: meekersvenue@gmail.com

To Whom It May Concern:

Delaware City Schools would allow parking in the Conger parking lot during times that the district or the school is not using the lot. Use of the lot would be contingent upon the venue owner meeting the terms of the district policy for facility use and the user providing proof of appropriate insurance coverage.

--
Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 W. William St.
Delaware, OH 43015
740.833.1880 Office
614.593.5730 Mobile
shermaja@delawarecityschools.net

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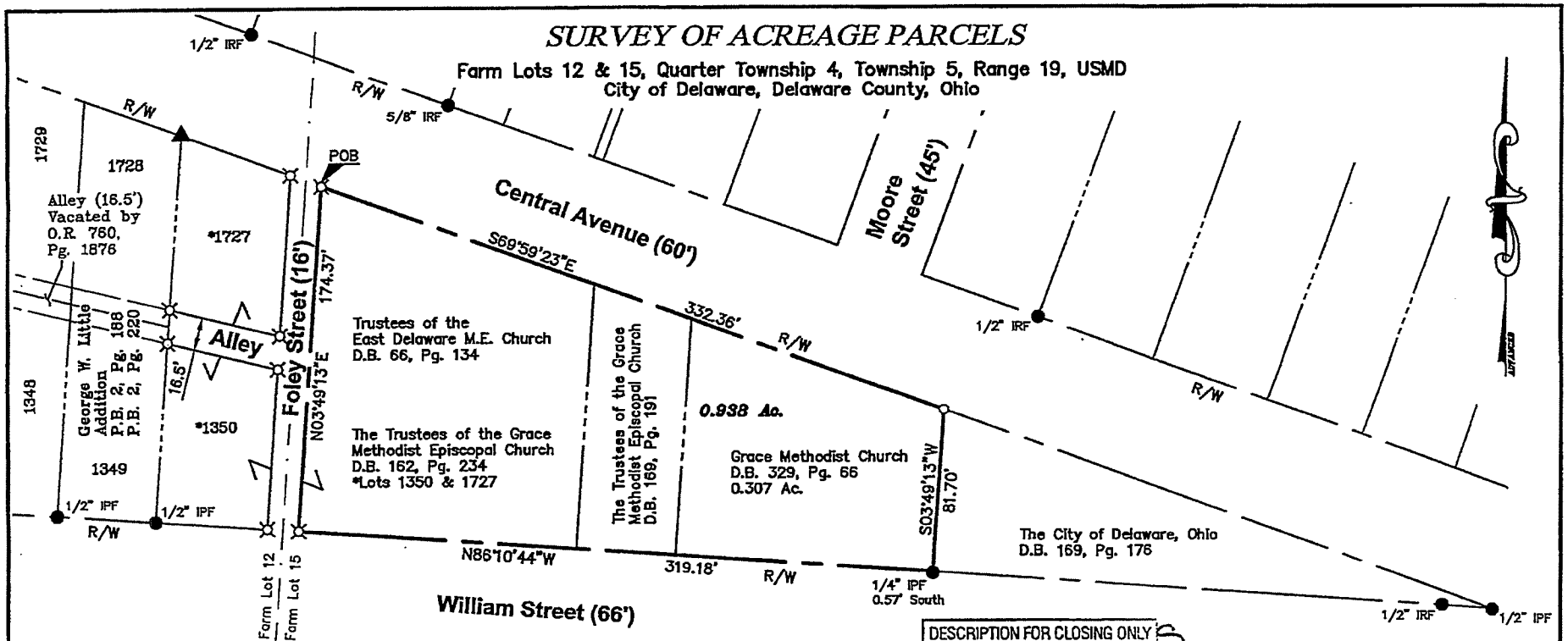
SURVEY OF ACREAGE PARCELS

Farm Lots 12 & 15, Quarter Township 4, Township 5, Range 19, USMD
City of Delaware, Delaware County, Ohio



Iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System NAD83 (CORS96).

60' 0 30' 60' 120'

1" = 60'

- ○ Iron Pin Set
- ⌘ PK Nail Set
- ● Iron Pin Found
- ⌘ PK Nail Found
- ▲ RR Spike Found

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

STATE OF OHIO
JOHN C. DODGION 8069
REGISTERED PROFESSIONAL SURVEYOR

John C. Dodgion, P.S. 8069 05/29/2009

DRAWN BY: JCD	JOB NO.: Grace Church
DATE: 05/15/2009	CHECKED BY: DRH

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Delaware County Auditor
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office

Printed on 1/28/2019

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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 _____ Address 385 E William St

Acreage .477 Square Footage _____ Number of Lots 1 Number of Units _____

Zoning District/Land Use Church Proposed Zoning/Land Use Mixed Parcel # 519-442-24-002-000

Applicant Name Tess + John Meeker Contact Person Tess Meeker

Applicant Address 6368 Worthington Rd Westerville, Oh 43082

Phone 614-975-3441 Fax _____ E-mail meekersvenue@gmail.com

Owner Name New Beginnings Church Contact Person David A. Carter

Owner Address PO Box 1268, 385 E. William St., Delaware, OH 43015

Phone 740-363-2092 Fax _____ E-mail office@delawarenewbeginnings.com

Engineer/Architect/Attorney _____ Contact Person _____

Address _____

Phone _____ Fax _____ E-mail _____

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.

David A. Carter
Owner Signature

David A. Carter
Owner Printed Name

_____
Agent Signature

_____
Agent Printed Name

Sworn to before me and subscribed in my presence this 6th day of March, 2019

Shana Vollmar
Notary Public

Notary Stamp

NOTARY PUBLIC STATE OF OHIO

SHANA VOLLMAR
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
02-11-2021

s/planning/forms

RECEIVED
APR - 3 2019

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 21 | DATE: 05/13/2019

ORDINANCE NO: 19-29 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: YES
June 10, 2019 @ 8:00 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A REZONING AMENDMENT FOR GRDEN LLC., FOR WINTERBOOKE PLACE FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION (PARCEL #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Chapter 1130 Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached staff report
Letter of Objection

ORDINANCE NO. 19-29

AN ORDINANCE APPROVING A REZONING AMENDMENT FOR GRDEN LLC., FOR WINTERBOOKE PLACE FROM A-1 (AGRICULTURAL DISTRICT) TO R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION (PARCEL #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Rezoning Amendment for Grden LLC., for Winterbrooke Place from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000) (PC Case 2019-0640).

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

SECTION 1. That the Rezoning Amendment for Grden LLC., for Winterbrooke Place from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000), is hereby confirmed, approved, and accepted with the following condition that:

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

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 22 | DATE: 05/13/2019

ORDINANCE NO: 19-30 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: YES
June 10, 2019 @ 8:00 p.m.

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR GRDEN LLC., ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR WINTERBROOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

BACKGROUND:
See attached staff report.

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1148 Conditional Use Regulations of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission recommended approval by a vote of 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):
David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval

ATTACHMENT(S)
See attached staff report
Letter of Objection

ORDINANCE NO. 19-30

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR GRDEN LLC., ALLOWING THE PLACEMENT OF A PMU (PLANNED MIXED USE OVERLAY DISTRICT) TO BE ESTABLISHED FOR WINTERBROOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Conditional Use Permit for Grden LLC., allowing the Placement of a PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (PC Case 2019-0641).

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

SECTION 1. That the Conditional Use Permit for Grden LLC., allowing the Placement of a PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision,, is hereby confirmed, approved, and accepted.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 23 | DATE: 5/13/2019

ORDINANCE NO: 19-31 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR GRDEN LLC., FOR WINTERBOOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES ZONED R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

BACKGROUND:
See attached report

REASON WHY LEGISLATION IS NEEDED:
To achieve compliance with Section 1129 requirements of the zoning code.

COMMITTEE RECOMMENDATION:
Planning Commission approved this case 5-0 on May 1, 2019.

FISCAL IMPACT(S):
N/A

POLICY CHANGES:
N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:
Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)
See attached staff report
Letter of Objection

ORDINANCE NO. 19-31

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR GRDEN LLC., FOR WINTERBOOKE PLACE CONTAINING 263 SINGLE FAMILY LOTS ON APPROXIMATELY 100.6 ACRES ZONED R-3 PMU (ONE-FAMILY RESIDENTIAL DISTRICT WITH A PLANNED MIXED USE OVERLAY DISTRICT) AND LOCATED ON THE NORTH SIDE OF PEACHBLOW ROAD JUST EAST OF THE BELMONT PLACE SUBDIVISION.

WHEREAS, the Planning Commission at its meeting of May 1, 2019 recommended approval of a Preliminary Development Plan for Grden LLC., for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (PC 2019-0642).

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

SECTION 1. That the Preliminary Development Plan for Grden LLC., for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout

prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.

4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. 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.
7. All the active open space areas shall have amenities approved by staff and the tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All opens spaces shall be owned and maintained by the homeowners association but allow public access.
8. A minimum 3-6 foot high mound with landscaping shall be located along both sides Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
9. Along the eastern property line adjacent to the existing single family house, a buffer shall established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Development Plan).
10. Along the northeastern and north property line to existing single family house, the setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Development Plan) shall have a 25 foot setback that shall require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.
11. A street tree plan shall be submitted and approved by the Shade Tree Commission.
12. Any tree removal and/or replacement requirements shall achieve compliance with the approved development text.
13. The existing tree lines along the north and eastern perimeters of the development shall be preserved and placed in a tree preservation

easement along with the preserved trees located west of Winterbourne Drive.

14. The bike paths along both sides of Winterbourne Drive and the north side of Peachblow Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.

15. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.

16. The development shall be in the Delaware South New Community Authority, subject to the single family lot transportation fee ($1,000 per dwelling unit) in effect 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 units.

17. For the 52 foot wide lots, one-story houses shall be a minimum 1,600 square feet and the two-story houses shall be a minimum1,800 square feet to be consistent with the smaller width lots in the Communities at Glenross.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2019-0640-0642
REQUEST: Multiple Requests
PROJECT: Winterbrooke Place
MEETING DATE: May 1, 2019

APPLICANT/OWNER
Grden LLC
10590 Wellington Place
Powell, Ohio 43065

REQUESTS
2019-0640: A request by Grden LLC for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.
2019-0641: A request by Grden LLC for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.
2019-0642: A request by Grden LLC for approval of a Preliminary Development Plan for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU(One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

PROPERTY LOCATION & DESCRIPTION
The subject four parcels are located on the north side of Peachblow Road just east of the Belmont Place Subdivision and south of the Communities at Glenross. The subject site is located in the township and zoned FR-1 (Farm Residential District) and is in the process of being annexed into the City. The property to the north is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and the property to the west is zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) in the City and the property to the east is zoned PRD (Planned Residential District) and the properties to the south are zoned FR-1 and PID (Planned Industrial District) in the township.

BACKGROUND/PROPOSAL
As mentioned above, the subject 100.6 acre site is currently located in the township but the owner is in the process of annexing the property into the City for the proposed development. The site is located within the City utility service area and has long been planned to be part of the City if developed. If annexed into the City the site would be automatically zoned A-1 (Agricultural District) as required by the Codified Ordinances and the applicant is requesting a R-3 PMU zoning district to be compatible to the Communities at Glenross and Belmont Place Subdivisions located north and west of the site respectively.

The proposal would consist of 263 single family lots on approximately 100.6 acres for a density of 2.61 units per acre with just over 27% open space (27.47 acres). Primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed by the Delaware County Engineer for the subject development and the proposed Berlin Meadows development located south of Peachblow Road in the County while secondary access would be from Belmont Place Subdivision to the west (to be constructed in Phase 1 of the development) and from Communities at Glenross to north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point).

STAFF ANALYSIS

- **ZONING:** Staff recommended and the developer agreed to rezone the property to R-3 PMU (Planned Mixed Use Overlay District) with development text to allow greater flexibility and creativity in the layout of the development, create active and passive open space and to be consistent with the Communities at Glencross south of Cheshire Road (zoned R-2 PMU with a density of approximately 2.31 units per acre) located to the north and Belmont Place (zone R-3 PMU with a density of approximately 2.75 units per acre in Sections 1-5) located to the east are both planned districts with similar uses and densities.

- **LAND USE:** The proposed single-family development is consistent with the Comprehensive Plan recommendation for Low Density Single-Family land use in the "Cheshire Subarea" of the plan. The proposed density of 2.61 units per acres is less than the 2.0-3.25 dwelling units per acre in the Comprehensive Plan. This is consistent with the two adjacent City developments as well (one is slighting higher and one is slightly lower). Specific to the overall sub-area in which the property is located, the Cheshire Sub-Area, the Comprehensive Plan contains the following land use recommendations that are applicable to these properties and consistent with this development proposal,
    - LU23.3 The Cheshire Subarea will generally continue to be a focus of residential development given its location at the southerly entrance to the City and closer proximity to employment centers. The City supports residential developments with higher valued homes and condominium developments than found in other parts of the City. The City does not support additional "entry level" product in this subarea – except in support of adjacent or nearby employment centers. It is the City's clear expectation that residential development in the Glenn Road corridor will contain a mix of housing products, but it will not be "entry level" housing.
    - LU23.4 Creative and imaginative site design techniques will be used. Mixing densities and unit types is supported within residential developments, as is the use of small open spaces to create interest and a sense of place within neighborhoods. Neighborhood collectors should incorporate medians or roundabouts to create attractive corridors and slow traffic.
- **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:** The proposed development requires a traffic impact study that would need to be approved by the City and the County (Peachblow Road is township road which is under county jurisdiction). The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

  The primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County while secondary access would be from the Belmont Place Subdivision to the west through Ensigns Lane (to be constructed in Phase 1 of the subject development) and from the Communities at Glenross to the north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point). If the County Engineer does not construct the proposed roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road would be a traditional intersection with a stop sign.

  Internally, the single access point from Peachblow Road would be extended north to connect with Winterbourne Drive in the Communities at Glenross Subdivision. Winterbourne Drive has not been extended to the subject developers northern property line at the current time but is part of the plan. This road is a non-loaded connector road per the City Thoroughfare Plan. A secondary connection would be made to the west to connect an internal residential street to the Belmont Place Subdivision through the Ohio Health property (60 foot wide panhandle lot). The Ohio Health panhandle lot could provide an access road to be extended from Peachblow Road north to the proposed future hospital location and maybe constructed in the future if needed. Also, an internal street would be stubbed to the property to the east (future Evans Farm development). The remainder of the streets would be residential in nature and would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development shall be in the Delaware South New Community Authority, subject to the single family lot transportation fee ($1,000 per dwelling unit) in effect 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 units.
- **SITE LAYOUT:** The layout is designed around the location of Winterborne Drive connection to the Communities at Glenross (along the northern portion of the subject site) that extends south to Peachblow Road with single family lots located east and west of the spine road. Of the proposed 263 single family lots, the developer is proposing 106 single family lots located east of Winterbourne Drive and 157 single family

lots located west of Winterbourne Drive. The site is further complicated by being bisected by overhead electric transmission easement this is 150 feet wide.

The developer is proposing 263 single family lots with 21 of the lots being 80 x130 (10,400 square feet), 130 lots being 65 x130 (8,450 square feet) and 112 lots being 52 x 130 (6,760). More specifically on the 106 single family lots located on the east side of Winterbourne Drive, there would be 41- 65x130 (8,450 square feet) lots located along the northeastern portion of the site adjacent to the Communities at Glenross and 65-52x130 (6,760 square feet) lots located just north of Peachblow Road. Of the 157 lots west of Winterbourne Drive, there would be 21- 80x130 (10,400 square feet) lots located along the northwestern portion of the site adjacent to the Communities at Glenross, 89-65x130 (8,450 square feet) lots located just east of the Belmont Place Subdivision and 47-52x130 (6,760 square feet) lots located just north of Peachblow Road.

By way of comparison, Communities at Glenross south of Cheshire Road includes 293, 65 foot wide lots, 88, 80 foot wide lots and 106, 50 foot wide lots. The price points of all the 50 wide lots to date have been in excess of $300,000. The eastern half of Belmont Place Subdivision includes 146, 65 foot wide lots. Thus given the location and lot types proposed with this development in relation to the adjacent development, this development is consistent, provides a variety of lot types and has logical transitions between them. Additionally, the proposed development in the County to the south of Pleachblow Road includes smaller lots, planned commercial development, a school site and major roadway improvements. Locating the smaller width lots along the southern boundary of the proposed development is therefore also a logical transition to these developments (see attached plans).

In the proposed development, the front yard setback would be a minimum 25 feet for all lots and the minimum rear yard setback would be 30 feet for all lots. The side yard setbacks for 80 foot wide lots would be 7.5 feet (15 feet total), for 65 foot lots would be 6.5 feet (13 feet total) and for 52 foot lots would be 5 feet (10 feet total). Patios, decks and other exterior improvements can extend 15 feet into the 30 foot rear yard setback. The minimum house size for an 80 foot wide lot would be 2,000 square feet, for an 65 foot wide lot would be 1,800 square feet and for a 52 foot wide lot would be 1,500 square feet as written in the draft development text. Staff recommends for the 52 foot wide lots, that one-story houses shall be 1,600 square feet minimum and two-story houses shall be 1,800 square feet minimum to be consistent with the Communities at Glenross smaller width lots. Also to comply with the base zoning code, all the corner lots would be required to be oversized by 30% from the base lot size.

There are four proposed detention basins located within the development (three along Peachblow Road and one in the northwestern portion of the site) and 150 foot wide power easement along the extreme southeastern portion of the site. Also, there are five active open space areas throughout the development In addition, a landscape buffer with mounds and trees is required along Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross while preserving as many trees as possible and a landscape buffer with mounds and trees is required along Peachblow Road to be consistent with the treatment along Belmont Place. Also, mounding and landscaping shall be required adjacent to the existing single family house to the southwest per the development text and plan submitted. This specifically includes buffering along the eastern property line adjacent to the existing house to be established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range shall be from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Development Plan). Also, the setback and buffering from lot 220 (northeast) to lot 215 (north) (on the Preliminary Development Plan) shall have a 25 foot setback that would require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.

- **DESIGN:** The applicant is proposing specific house design standards for each size lot size (80 foot, 65 foot and 52 foot) and overall design standards for all the houses to be consistent with the adjacent subdivisions of the Communities at Glenrross and Belmont Place. The percentage of natural materials on the front elevations of the 52 foot wide lots is significantly higher than the 50 foot wide lots in the Communties at Glenross (25%). The proposed standards would include: 1). 100% natural material on all elevations for 80 foot lots adjacent to the Communities at Glenross; 2.) Minimum 40% natural materials on the front elevations for on all 52 and 65 foot lots; 3.) The exterior elevations of each house excluding garage doors, entrance doors,

gutters, shutters, downspouts and windows shall consist of brick, stone, cultured stone, stucco, wood siding or fibrous cement siding (all considered natural materials); 4). All houses shall have a minimum 2 car attached garage; 5). All houses shall have dimensional shingles; 7). All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12. In addition, all the houses shall comply with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.

- **BIKE PATHS AND PEDESTRIAN ROUTES**: The applicant is proposing a bike path along the north side of Peachblow Road and along both sides of Winterbourne Drive per the City Engineer's requirements to be consistent with the Belmont Place and the Communities at Glenross Subdivisions respectively and achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. Also, the applicant is proposing bike paths or sidewalks in all five active open space areas that would connect to the proposed bike path/sidewalk network in the development. Sidewalks will be provided on both sides of all public streets in the subdivision.
- **PARKLAND AND OPEN SPACE**: The proposed plan has 27.47 acres of open space (27.29%) of which 14.22 acres (14.13%) is active park open space which appears to be divided into 5 areas throughout the site. The primary active open space area located just west of the main entrance into the development would have amenities such as a shelter house, picnic tables and bocce court and a bike path along Peachblow Road. A second large open space is located just east of the main entrance on Peachlow Road which contains two detention basins and a 150 foot wide overhead power line easement. The amenities include a bike path and benches. A third smaller open space is located just north of the above mentioned open space and has a sidewalk going through the area. A fourth open space is located in the northeastern portion of the development behind lots 69-79 and 16-23. Amenities in this area include a tot lot and a sidewalk connecting two street access points into the open area. A fifth open space area is located in the northwestern portion of the development which includes a detention basin and a tot lot, benches and a sidewalk connection to two street access points into the open space. The tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All opens spaces shall be owned and maintained by the homeowners association but allow public access.
- **TREE PRESERVATION:** Per the submitted survey with the Preliminary Development Plan, the applicant is removing 915 caliper inches of trees (107 trees) while the applicant is preserving 1771.5 caliper inches of trees (211 trees). Therefore the applicant is preserving significantly more trees (856.5 caliper inches) than ones being removed and achieves compliance of the proposed development text and other recently approved PMU's. However if any trees are removed during construction, the trees would have to be documented and inventoried to ensure they achieve compliance with the approved development text. 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.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer.
- **LIGHTING PLAN:** A lighting plan has not been submitted but would be required for Final Subdivision Plat approval and would have to achieve compliance with the zoning code and approved by the City.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed in seven phases. Phase I (73 lots) would be located just west of Winterbourne Drive fronting Peachblow Road while Phase 2 (29 lots) would be just north of Phase 1. Phase 3 (23 lots) would be east of Winterbourne Drive. Phase 4 (33 lots) would be located north of phase 2. Phase 5 (27 lots) would be located east of Phase 3 while Phase 6 (56 lots) would be located north of Phase 3. Phase 7 (22 lots) would be located north of Phase 4 in the extreme northwestern portion of the site.

STAFF RECOMMENDATION (2019-0640 – REZONING)
Staff recommends approval of a request by Grden LLC for a Rezoning Amendment from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision, with the following condition that:

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

STAFF RECOMMENDATION (2019-0641 – CONDITIONAL USE PERMIT)
Staff recommends approval of a request by Grden LLC for a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

STAFF RECOMMENDATION – (2019-0642 PRELIMINARY DEVELOPMENT PLAN)
Staff recommends approval of a request by Grden LLC for a Preliminary Development Plan for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU(One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision, with the following conditions:.

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. 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.
7. All the active open space areas shall have amenities approved by staff and the tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All opens spaces shall be owned and maintained by the homeowners association but allow public access.
8. A minimum 3-6 foot high mound with landscaping shall be located along both sides Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.

9. Along the eastern property line adjacent to the existing single family house, a buffer shall established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Development Plan).
10. Along the northeastern and north property line to existing single family house, the setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Development Plan) shall have a 25 foot setback that shal require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.
11. A street tree plan shall be submitted and approved by the Shade Tree Commission.
12. Any tree removal and/or replacement requirements shall achieve compliance with the approved development text.
13. The existing tree lines along the north and eastern perimeters of the development shall be preserved and placed in a tree preservation easement along with the preserved trees located west of Winterbourne Drive.
14. The bike paths along both sides of Winterbourne Drive and the north side of Peachblow Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
15. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
16. The development shall be in the Delaware South New Community Authority, subject to the single family lot transportation fee ($1,000 per dwelling unit) in effect 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 units.
17. For the 52 foot wide lots, one-story houses shall be a minimum 1,600 square feet and the two-story houses shall be a minimum1,800 square feet to be consistent with the smaller width lots in the Communities at Glenross.

COMMISSION NOTES:

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

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 4/26/19

PLANNED MIXED USE DEVELOPMENT TEXT
ARLINGTON BUILDERS
WINTERBROOKE PLACE
DELAWARE, OHIO

1. DESCRIPTION OF DEVELOPMENT

Arlington Builders ("Applicant") is proposing to rezone the approximate 100.648 acre site north of Peachblow Road, south of The Communities at Glenross and east of the Belmont Place A-1 (Agricultural) to R-3 PMU (One Family Residential with a Planned Mixed-Use Development District) for a 263-unit single family development with a density of approximately 2.61 units per acre.

2. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent. It is the intent of the Applicant to provide a planned single-family development with high quality site improvements, architectural design, signage and amenities. This Development Text represents the zoning requirements for this development as agreed upon between the Applicant and the City.

B. Conformance with Codified Ordinances and City Policy. Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

C. Limitations. Nothing in this text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan.

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

(1) Any major change in the use or occupancy other than those uses specifically listed in this text.

(2) Major change in the approved location of land uses and/or buildings and building sizes of more than 10%.

(3) Substantial alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.

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

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change to the use or occupancy of the structures onsite other than those uses specifically allowed in this text or any minor changes to the approved site layout.
(3) Minor alteration of the basic geometry of the street layout and/or operation characteristics of any element of the approved access points and systems of pedestrian paths that result in a change in operating characteristics or character.
(4) Minor structural alterations that do not alter the overall design intent of the building.

F. Preliminary & Final Development Plan

(1) The proposed site plan and building elevations require Preliminary and Final Development Plan approval by the Planning Commission and City Council. As there is no builder yet engaged in this project, building standards are included with the Preliminary Development Plan, with actual elevation samples submitted with Final Development Plan approval.

G. Tree Removal and Replacement. Tree removal and replacement shall meet all requirements of Chapter 1168 along with the following replacement schedule:

(1) Trees in poor condition shall not be replaced (dead, damaged or diseased).
(2) Trees in fair condition shall be replaced at 50%.
(3) Trees in good condition shall be replaced at 100%
(4) Ash trees shall not be replaced and must be removed from the site.
(5) Other tree species considered by the City Arborist to be a species of poor quality will be considered as such with a 0% replacement value.
(6) Per the submitted tree survey with the preliminary development plan, the applicant is removing 915 caliper inches (107 trees).
(7) Per the submitted tree survey with the preliminary development plan, the applicant is preserving 1771.5 caliper inches of trees (211 trees).
(8) Therefore, the applicant is preserving significantly more trees (856.5 caliper inches) than ones being removed and achieves compliance with the intent of Chapter 1168 Tree Preservation Regulations and other recently approved PMU's.
(9) The schedule above shall be applied to the proposed Final Development Plan and tree survey for preservation and removal of trees. This shall be done prior to or concurrent with the Final Development Plan submission. Trees proposed to be permanently preserved shall be given credit based upon their caliper inches per the tree survey and the schedule above calculated against the total caliper inches proposed to be removed (again in accordance with the schedule above and the tree survey). If there remains a balance of caliper inches due, the applicant shall replant these on site and in addition to any required or proposed trees, or make a payment in lieu of replanting these at $100 per caliper inch, or any such

combination that achieves a zero-balance due.

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

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

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

3. SITE PLAN

The project is located on an approximate 100.648-acre site north of Peachblow Road, south of the Communities at Glenross and east of Belmont Place with primary access from Peachblow Road and an extension of Winterbourne Drive (from Communities at Glenross), with secondary access points from Ensigns Lane (Belmont Place) to the west, and a future road stub to the east. The applicant has been working with the Ohio Health to the west to accomplish the Ensigns Lane connection. . The Applicant is proposing 263 single family homes, on three lot sizes, for a density of approximately 2.61 units per acre. Among the amenities, the applicant plans to include 2 tot lots, a picnic area with shelter and picnic benches and bocce ball, open space and gathering areas, and extensive multiuse path network and landscaping. Open space shall be provided that includes +/-27.47 acres of open space (+/-27.29%) , with +/-14.22 (+/-14.13%) acres being suitable for public open space.

4. SITE USES

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

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

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

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

Land Use Category-Single Family	Uses
(a) Residential	
(I) Detached Single-Family Dwelling	P
(2) Minor Home Occupation	P

(b) Recreational Open Space	
(1) Park/Playground	P
(2) Non-commercial recreation facility (including Home owners association controlled facilities)	P
(c) Other	
(1) Public Safety and Service Facility (local Service)	C

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

Lot Standards	
(1) Minimum lot area	80' lots -10,400 sf. 65' lots-8,450 sf. 52' lots-6,760 sf.
(2) Minimum front yard setback*	25' minimum
(3) Minimum side yard setback*	80' lots-7.5' minimum (15' total) 65' lots-6.5' minimum (13'total) 52' lots-5' minimum (10' total)
(4) Minimum Rear Yard setback*	Per approved FDP 30' minimum

*Front, Side and Rear Yard setbacks shall not apply to minor architectural projections such as eaves, chimneys, lower level egress window wells and bay windows. Such

projections may extend 3 feet into the required yard setback. Patios, decks, and other exterior improvements can extend 15' into the 30' rear yard setback.

C. Floor Area Requirements Each dwelling unit shall provide for the following minimum floor area, exclusive of basements, unfinished attic spaces, garages, and any attached or detached accessory buildings.

(1) 80' lots -2,000 sf.
(2) 65' lots -1,800 sf.
(3) 52' lots – 1,500 sf.
All homes must have at least an attached 2 car garage

D. Building Design. Unless otherwise modified within this Development Text, all dwellings shall meet the minimum building design requirements of Chapter 1171, R-3 District standards for detached single-family dwellings and the additional standards as described below for each type of lot size and shall be consistent with the submitted elevations.

E. Exterior Material and Trim Standards.

80' lots

100% of all elevations of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials such as brick, stone, cultured stone, wood,, and engineered siding products (including cementitious fiberboard and other engineered siding products approved by the City of Delaware, e.g. HardiPlank™) (collectively "Natural Materials"). Not less than 50% of the front elevation (excluding doors, windows shutters, gutters and downspouts) shall consist of a natural material other than stucco. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

65' lots

At least 40% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone, wood and engineered siding products (including cementitious fiberboard and other engineered siding products approved by the City of Delaware, e.g. HardiPlank™). All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face

block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

52' lots

At least 40% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone, wood and engineered siding products (including cementitious fiberboard and other engineered siding products approved by the City of Delaware, e.g. HardiPlank™). All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

Standards for all lot sizes

a) The color palette shall consist of earth tones including whites, blues, greens and grays, but shall not be of a high-chroma color. Additional colors may be used as accents but may not be high gloss or high-chroma colors.

b) Street lights shall achieve compliance with the then current Chapter 1158 Lighting Plan requirements.

c) Parking will be provided at a minimum of 2 spaces per dwelling unit in an attached garage.

d) All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12.

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

f) EIFS or similar products are prohibited as an exterior material.

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

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

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

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

k) Minimum 8 inch overhangs and rakes.

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

m) Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6 inch cross section or diameter. Treated lumber shall be painted or stained, except when used on outdoor decks.

n) All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, whichever is greater.

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

p) **Accessory Structures.** Fences (other than decorative fencing along front entrance paths and front porches) are prohibited in any front yard and must meet the standard fence specifications as provided with the Final Development Plan. Attached decks and patios may extend up to fifteen (15) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the current Zoning Code.

q) The Homeowner Association covenants shall not preclude the use of solar panels located upon primary house structures.

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

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

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

2. Along Peachblow Road and Winterbourne Drive, an undulating earth mound, no less than 3 feet and not more than 6 feet in height with a mix of deciduous and coniferous plantings shall be provided. Mounding shall be omitted in locations of existing trees, power line easements, and areas meeting sight distance requirements per the approved Final Development Plan. Existing deciduous trees shall offset the need for additional deciduous trees.

3. A setback and screening with mounding and landscaping shall be established adjacent to the single family house to the southwest of the development (PID 418-330-01-024-000).

a. Along the eastern property line adjacent to the existing house a buffer shall established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Development Plan).

b. The setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Development Plan) shall have a 25 foot setback that would require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.

c. A detention basin is located west of the house and no landscaping is required.

4. Landscaping for each single-family home shall meet the requirements of the Residential Exterior Design Standards.

5. Common HOA landscaping shall be well maintained including regular mowing, trimming, mulching, weeding and replacement if needed.

G. Pedestrian Connectivity. Pedestrian connectivity shall be provided throughout the subdivision and future development. Concrete sidewalks or paths shall be provided on both sides of all public streets unless multi-use paths of appropriate width and material shall be provided as shown on the approved Final Development Plan per engineering requirements.

(1) A bike path shall be required along the north side of Peachblow Road per the adopted Bicycle and Pedestrian Master Plan 2027.

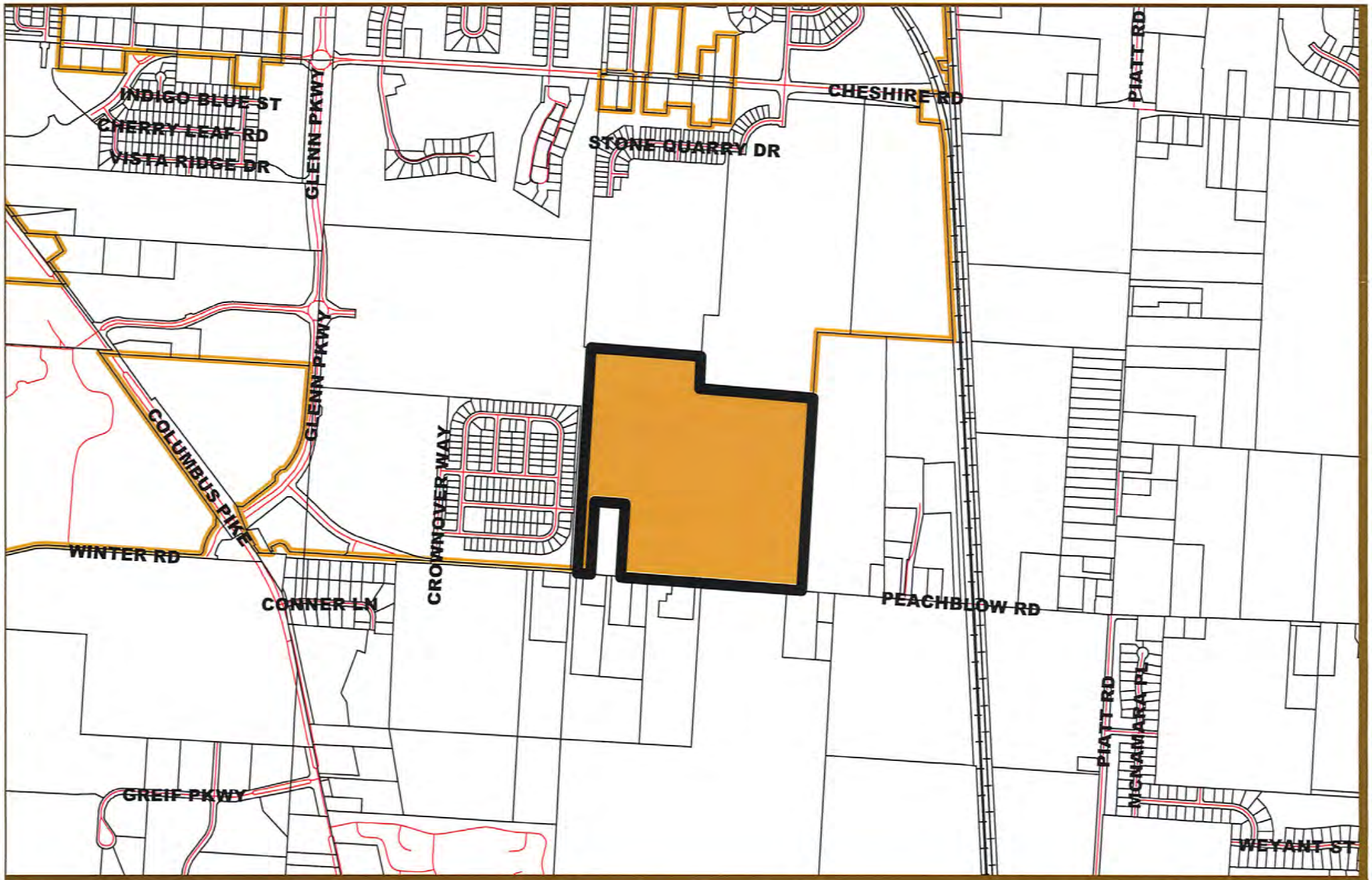
(2) A bike path shall be required along both sides of Winterbourne Drive per the adopted Bicycle and Pedestrian Master Plan 2027 to connect to

the bike path in the Communities of Glenross along Winterbourne Drive.

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

1. Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk or pathway network and provide active recreation throughout as approved on the Preliminary Development Plan.
2. Crosswalks leading to open spaces shall be provided and as acceptable by the City Engineer.
3. Amenities include two tot lots, a public picnic with shelter and picnic benches, bocce ball, open space and gathering areas, and extensive multi-use paths and landscaping as depicted on the Preliminary Development Plan. Tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat.
4. All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting and the incomplete landscaping is bonded with the City.

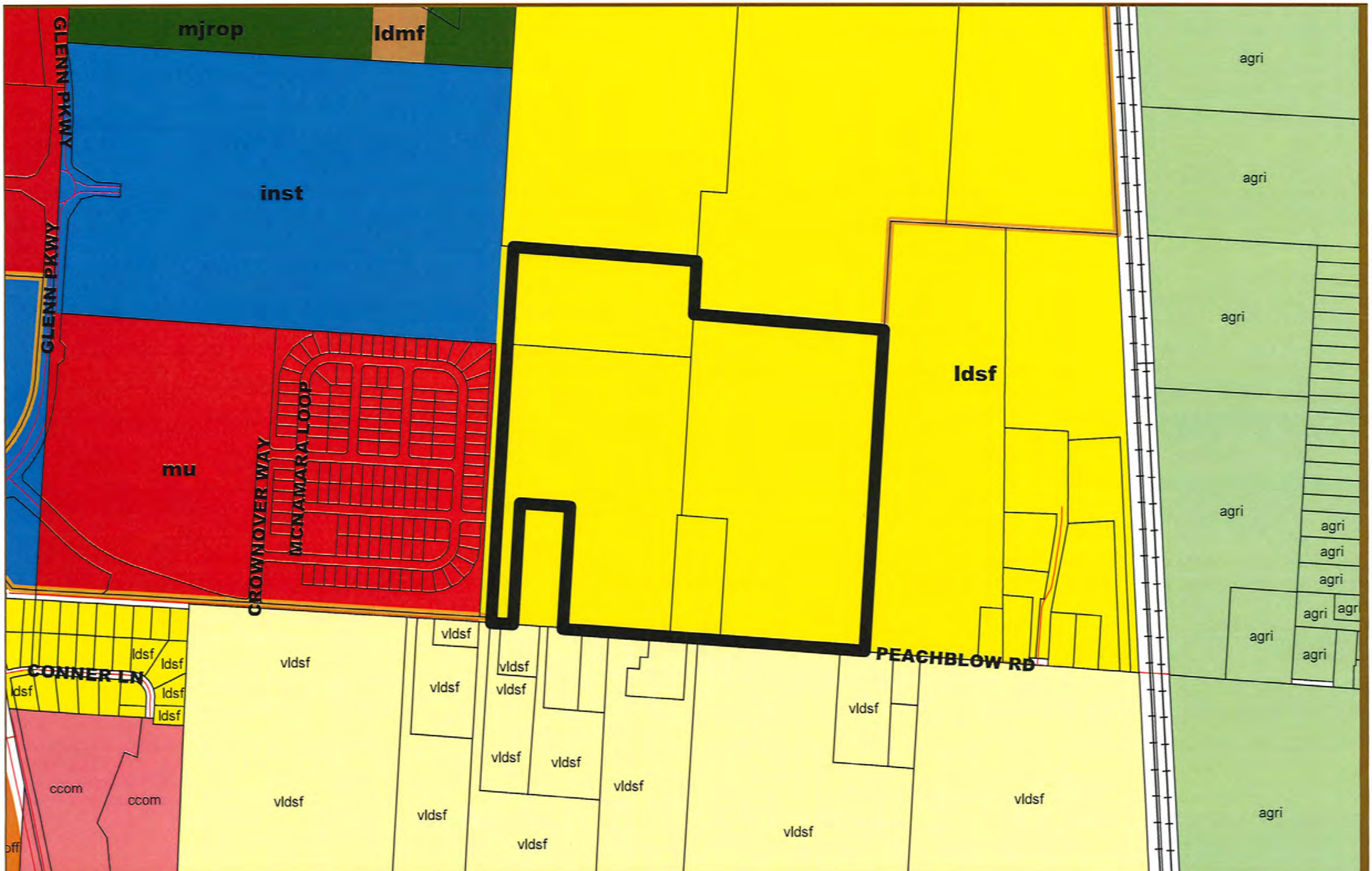
I. Entry Features and Signs. With the Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Subdivision. Internally illuminated signs are prohibited, but externally illuminated and backlighting (haloglow) of lettering is permitted. Decorative internally illuminated pillar and sign wall caps as depicted on the Site Details of the submittal shall not be considered internally illuminated signage and shall be allowed with this PMU.



EST 1808
CITY OF
DELAWARE
OHIO

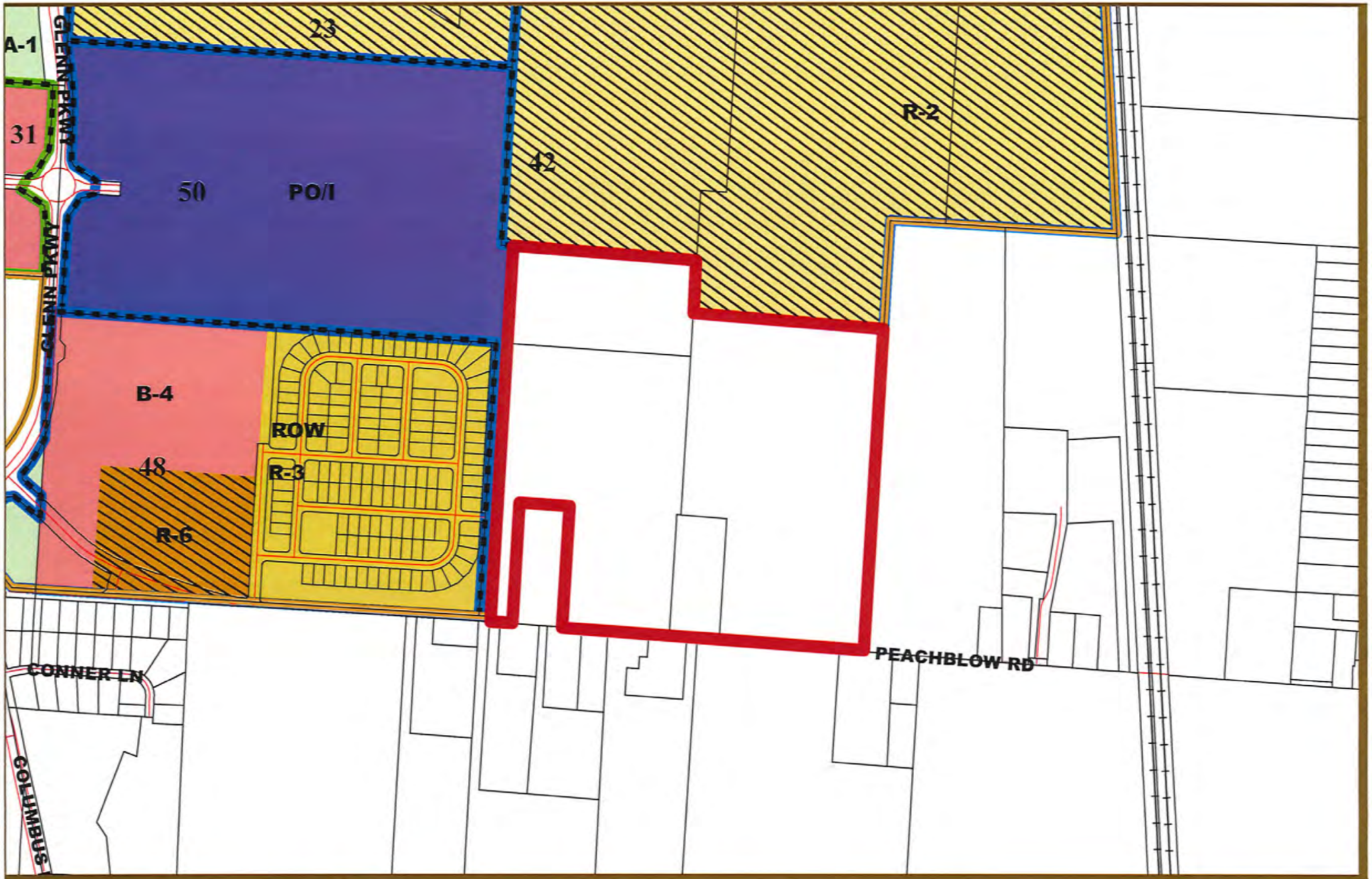
2019-0640-0642
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Winterbrooke Place
Location Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2019-0640-0642
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Winterbrooke Place
Comprehensive Plan Map



EST 1808
CITY OF
DELAWARE
OHIO

2019-0640-0642
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Winterbrooke Place
Zoning Map

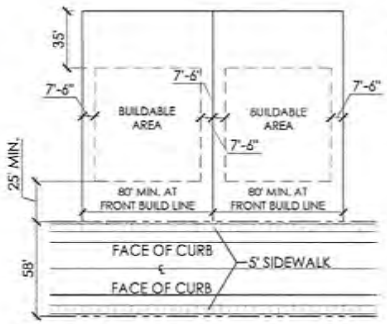
N

EST 1808
CITY OF
DELAWARE
OHIO

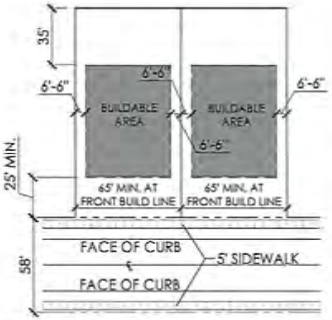
2019-0640-0642
Rezoning Amendment, Conditional Use Permit &
Preliminary Development Plan
Winterbrooke Place
Aerial (2016) Map

N

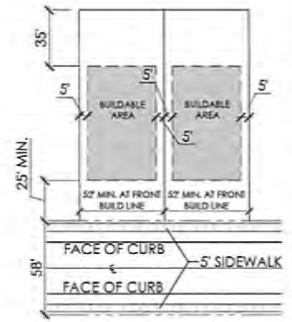
1 VICINITY MAP
NTS



2 TYPICAL 80'x130' LOT CONFIGURATION
SCALE: 1"=30'



3 TYPICAL 65'x130' LOT CONFIGURATION
SCALE: 1"=30'



4 TYPICAL 52'x130' LOT CONFIGURATION
SCALE: 1"=30'

SITE DATA

TOTAL SITE ACREAGE	±100.648 AC.
TOTAL REQUIRED OPEN SPACE	±20.13 AC (20%)
TOTAL PROVIDED OPEN SPACE	±27.47 AC (27.29%)
REQUIRED PARK OPEN SPACE	±10.06 AC (10%)
PROVIDED PARK OPEN SPACE	±14.22 AC (14.12%)
TOTAL LOTS	263
DENSITY	2.61 DU/AC

LOT SCHEDULE

80' LOTS		21 (LOTS 107-127)
65' LOTS		130 (LOTS 66-106, 128-216)
52' LOTS		112 (LOTS 1-65, 217-263)

NORTH
1"=100'
0 50 100 200 300

REVISIONS

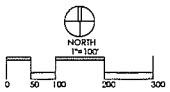
PRELIMINARY DEVELOPMENT PLAN

WINTERBROOKE PLACE

PREPARED FOR:
ARLINGTON BUILDERS
10890 FOOTE STREET N.E.
POTSDEL, OHIO 44663

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. Third Street Suite 401 Zanesville, OH 43701
p 740.452.4166 www.farisplanningdesign.com

DATE	4/24/19
PROJECT	17082
SHEET	C-1



REVISIONS	

PHASING PLAN

WINTERBROOKE PLACE

PREPARED FOR:
ARLINGTON BUILDERS
1800 FOUNTAIN SQUARE DR.
POWELL OH 43065

Paris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
2876 S. 5th Street
p 614.457.1314
Suite 103
Columbus, OH 43215
www.parisplanninganddesign.com

DATE	4/24/19
PROJECT	17082
SHEET	

C-2

SOIL TYPES

1. BoA - BLOUNT SILT LOAM, 0 TO 2 PERCENT SLOPES
2. BoB - BLOUNT SILT LOAM, 2 TO 4 PERCENT SLOPES
3. GwB - GLYNWOOD SILT LOAM, 2 TO 6 PERCENT SLOPES
4. PwA - PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

SOIL BOUNDARIES INFORMATION IS PER DELAWARE COUNTY GIS AND SOIL TYPES INFORMATION IS PER USDA.

NORTH
1"=100'
0 50 100 200 300

REVISIONS	

EXISTING CONDITIONS PLAN

WINTERBROOKE PLACE
PREPARED FOR
ARLINGTON BUILDERS
11200 PEBBLE HOLLOW BLVD.
POWELL, OH 43065

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
248 N. Sixth Street Suite 403 Columbus, OH 43215
614.487.1964 www.farisplanningdesign.com

DATE	4/3/19
PROJECT	17082
SHEET	

C-3

REVISIONS

ILLUSTRATIVE PLAN

WINTERBROOKE PLACE

PREPARED FOR

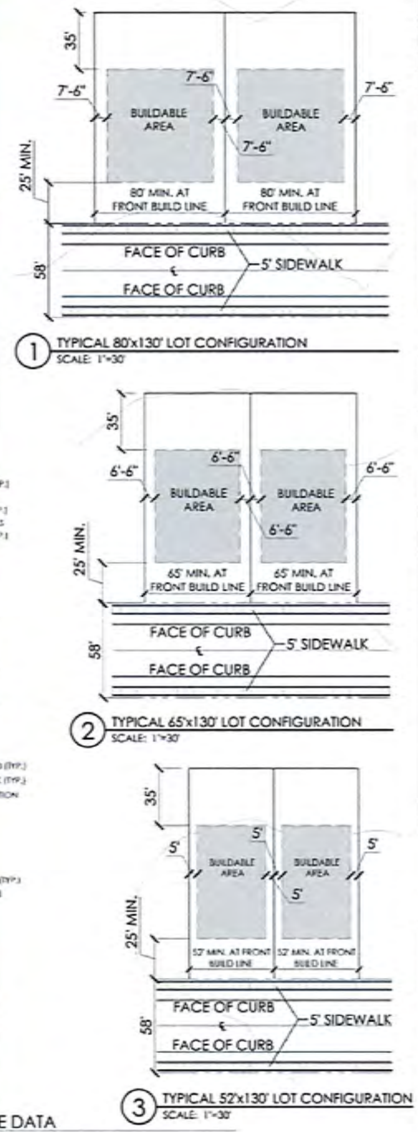
ARLINGTON BUILDERS

10590 WELLINGTON BLVD
POWELL, OH 43065

Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE

DATE	4/24/19
PROJECT	17082
SHEET	C-4



SITE DATA

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80' LOTS	21 (LOTS 107-127)
65' LOTS	130 (LOTS 66-106, 128-216)
52' LOTS	112 (LOTS 1-65, 217-263)

NORTH 1"=100'

0 50 100 200 300

SITE DATA

TOTAL SITE ACREAGE	±100.648 AC.
TOTAL REQUIRED OPEN SPACE	±20.13 AC (20%)
TOTAL PROVIDED OPEN SPACE	±27.47 AC (27.29%)
REQUIRED PARK OPEN SPACE	±10.06 AC (10%)
PROVIDED PARK OPEN SPACE	±14.22 AC (14.12%)
LINEAL FOOTAGE OF PATHS	± 8,402.64 FT (1.59 MI)
LINEAL FOOTAGE OF SIDEWALK	± 22,457.41 FT (4.25 MI)

NORTH
1"=100'
0 50 100 200 300

REVISIONS

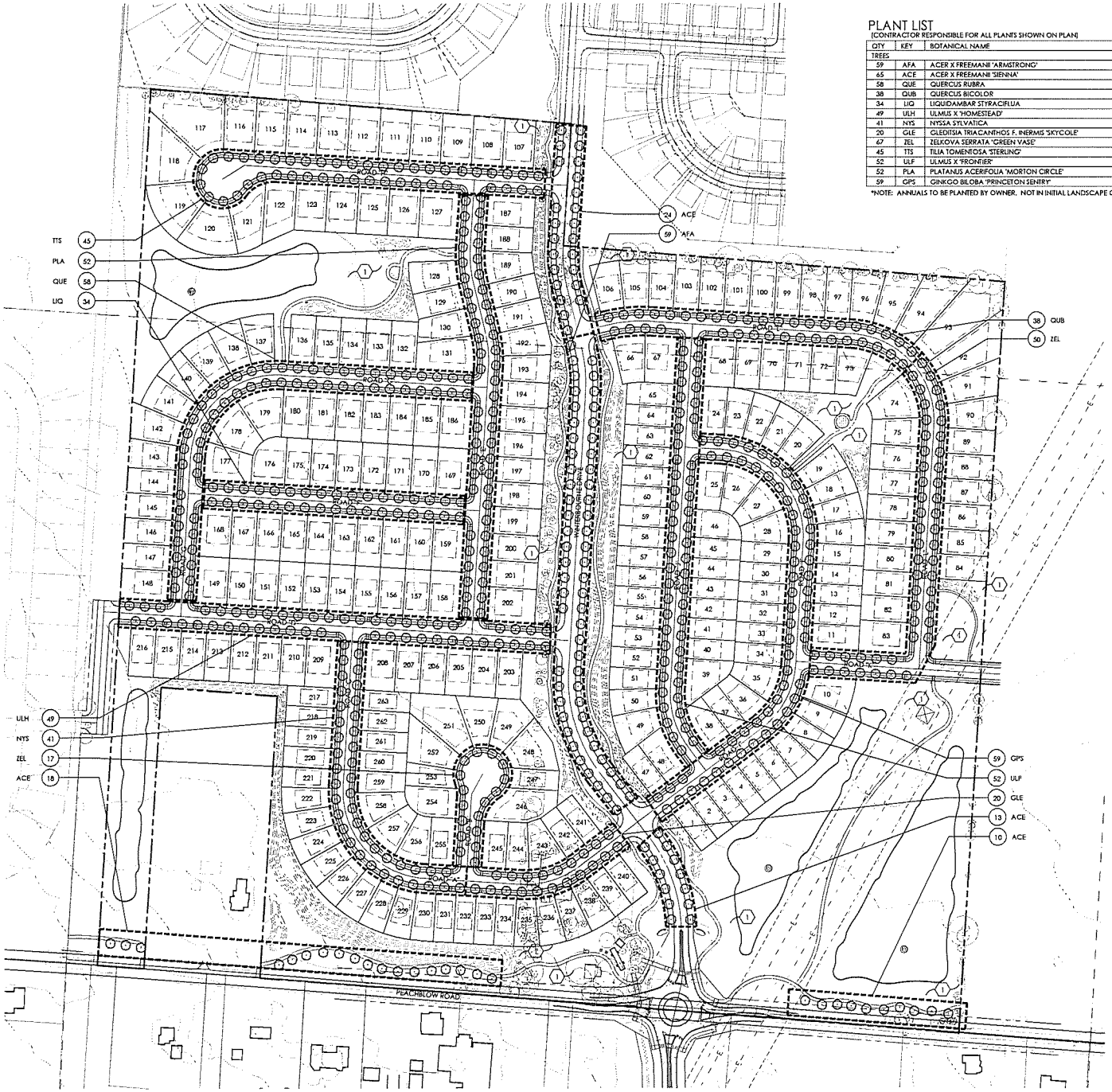
OPEN SPACE PLAN

WINTERBROOKE PLACE

PREPARED FOR
ARLINGTON BUILDERS
10900 WILLIAMSON BLVD.
FORNEY, TX 75126

Faris Planning & Design
LAND PLANNERS • LANDSCAPE ARCHITECTS
2014 Tilly Trail
Suite 101
Colorado Springs, CO 80915
p 719.477.7461
www.farisplanninganddesign.com

DATE	4/24/19
PROJECT	17082
SHEET	C-5



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
59	AFA	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2" CAL.	B&B	
65	ACE	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2" CAL.	B&B	
58	QUE	QUERCUS RUBRA	RED OAK	2" CAL.	B&B	
38	QUB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	
34	LIQ	LIQUIDAMBAR STYRACIFLUA	MORAINE SWEET GUM	2" CAL.	B&B	
49	ULH	ULMUS X 'HOMESTEAD'	HOMESTEAD ELM	2" CAL.	B&B	
41	NYS	NYSSA SYLVATICA	BLACK GUM	2" CAL.	B&B	
20	GLE	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2" CAL.	B&B	
67	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B	
45	TTS	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	2" CAL.	B&B	
52	ULF	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL.	B&B	
52	PLA	PLATANUS ACERFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANE TREE	2" CAL.	B&B	
59	GPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	

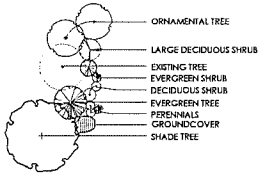
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

CONSTRUCTION NOTES:

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



NORTH
1"=100'
0 50 100 200 300

REVISIONS

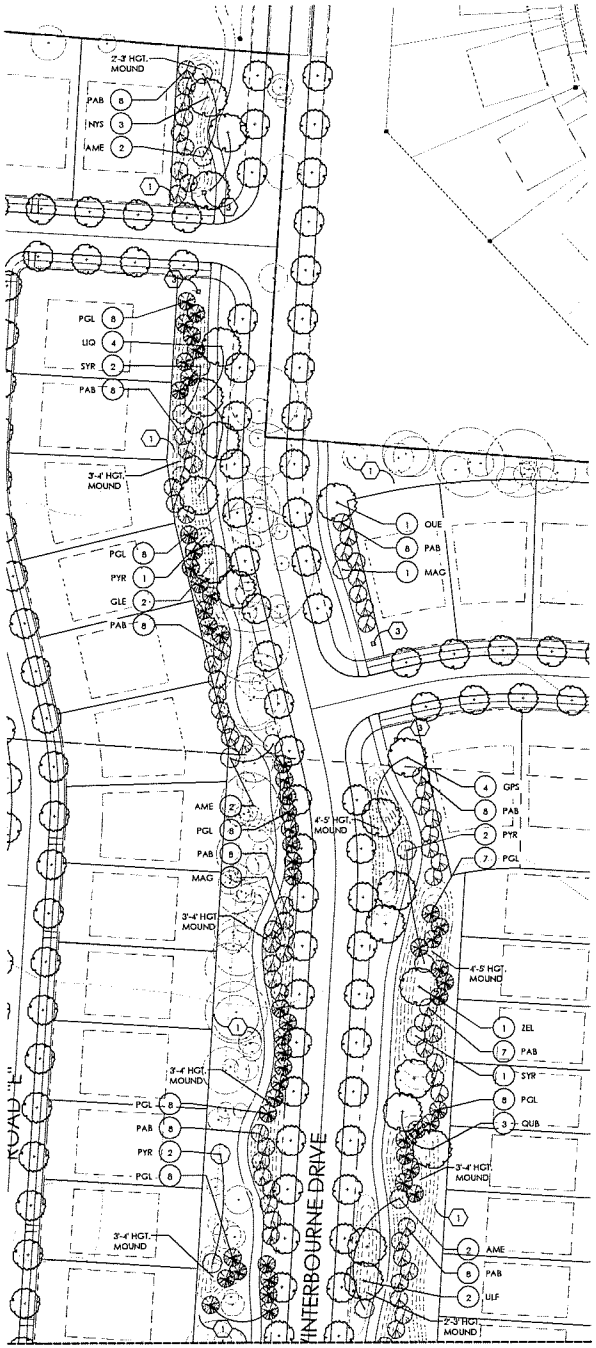
OVERALL LANDSCAPE PLAN

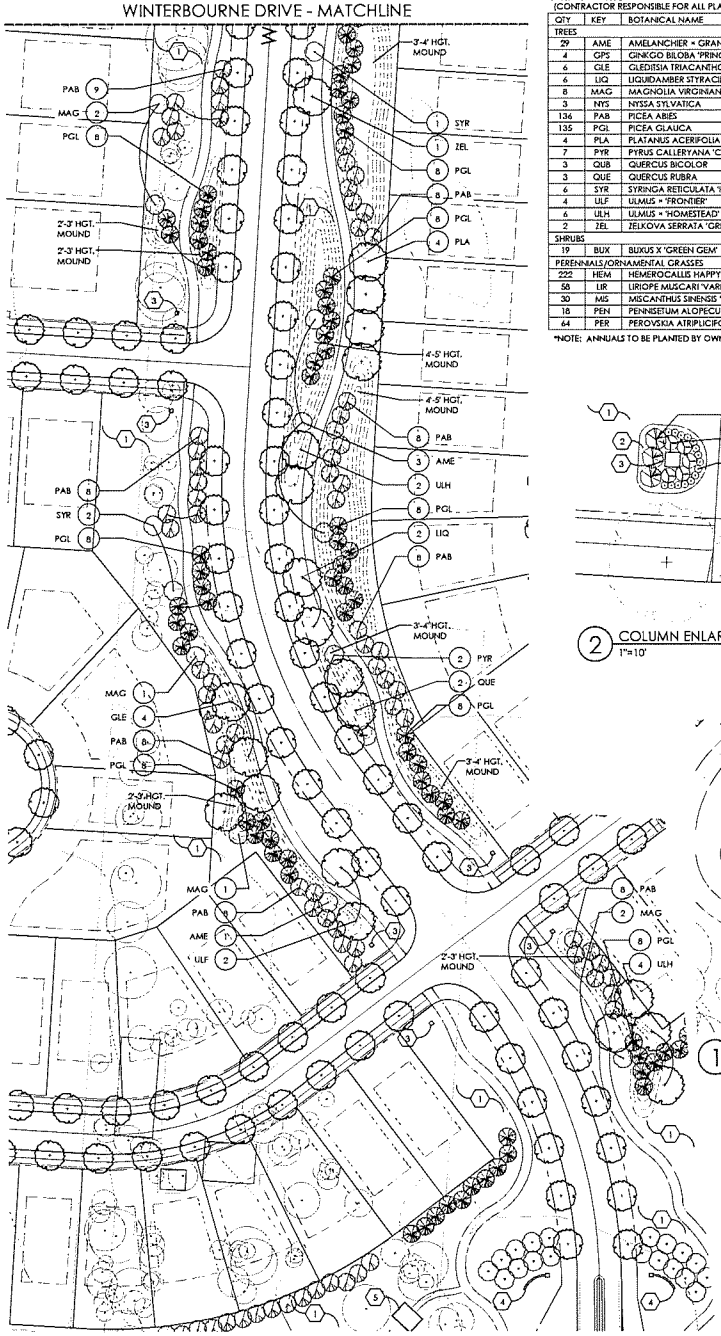
WINTERBROOKE PLACE

PREPARED FOR
ARLINGTON BUILDERS
10000 DUBLIN SHOPPING CTR.
DUBLIN, OH 43017

Paris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
5 Park Ave. Dublin, OH 43215
p 614.457.1184 www.parisplanningdesign.com

DATE	4/24/19
PROJECT	17082
SHEET	D-1



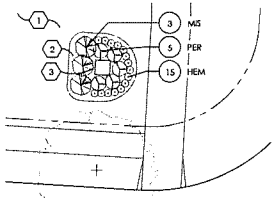


PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
29	AME	AMELANCHIER × GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL.	B&B	
4	GPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	
6	GLE	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2" CAL.	B&B	
6	LIQ	LIQUIDAMBER STYRACIFLUA 'MORAINE'	MORAINE SWEET GUM	2" CAL.	B&B	
8	MAG	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL.	B&B	
3	NYS	NYSSA SYLVATICA	BLACK GUM	2" CAL.	B&B	
136	PAB	PICEA ABIES	NORWAY SPRUCE	5'-6' HGT.	B&B	
135	PGL	PICEA GLAUCA	WHITE SPRUCE	5'-6' HGT.	B&B	
4	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANE TREE	2" CAL.	B&B	
7	PYR	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	1.5" CAL.	B&B	
3	QUB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	
3	QUE	QUERCUS RUBRA	RED OAK	2" CAL.	B&B	
6	SYR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	1.5" CAL.	B&B	
4	ULF	ULMUS × 'FRONTIER'	FRONTIER ELM	2" CAL.	B&B	
6	ULH	ULMUS × 'HOMESTEAD'	HOMESTEAD ELM	2" CAL.	B&B	
2	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B	
SHRUBS						
19	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
222	HEM	HEMEROCALLIS HAPPY RETURNS	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	
58	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GAL.	CONT.	
30	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2 GAL.	CONT.	
18	PEN	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	CONT.	
64	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.	

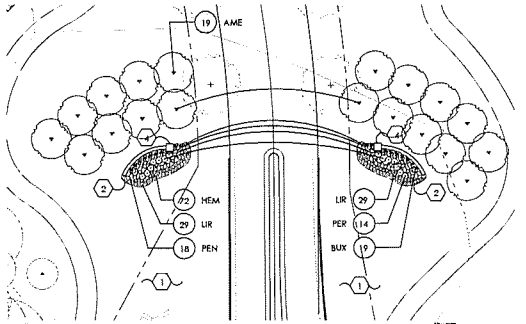
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



2 COLUMN ENLARGEMENT PLAN
1"=10' (TYP. OF 10)

CONSTRUCTION NOTES:

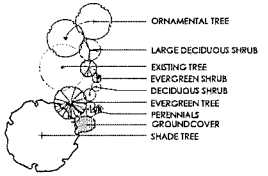
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. ENTRY COLUMN - SEE SHEET D-5/ DETAIL 4
4. ENTRY SIGN - SEE SHEET D-5/ DETAIL 5
5. SHELTER HOUSE - SEE SHEET D-5/ DETAIL 1
6. TOT LOT - SEE SHEET D-5/ DETAIL 2
7. BOCCE COURT - SEE SHEET D-5/ DETAIL 3
8. TEMPORARY SIGN - SEE SHEET D-5/ DETAIL 6



1 ENTRY FEATURE ENLARGEMENT PLAN
1"=20'

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



NORTH
1"=40'

REVISIONS

WINTERBOURNE DRIVE
LANDSCAPE PLAN

WINTERBROOKE PLACE

PREPARED FOR
ARLINGTON BUILDERS
10850 WILLIAMSON BLVD.
POWELL, OH 43065

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LAND PLANNING + LANDSCAPE ARCHITECTURE
240 N. 5th Street, Suite 401 Columbus, OH 43215
p 614.621.1826 www.farisplanningdesign.com

DATE	4/24/19
PROJECT	17082
SHEET	D-2

PLANT LIST

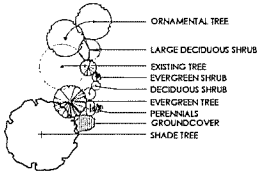
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
11	AME	AMELANCHIER × GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL.	B&B	
5	GPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	
3	GLE	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2" CAL.	B&B	
4	LIQ	LIQUIDAMBER STYRACIFLUA 'MORAINE'	MORAINE SWEET GUM	2" CAL.	B&B	
11	MAG	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL.	B&B	
66	PAB	PICEA ABIES	NORWAY SPRUCE	5'-6' HGT.	B&B	
53	PGL	PICEA GLAUCA	WHITE SPRUCE	5'-6' HGT.	B&B	
21	POM	PICEA OMORIKA	SERBIAN SPRUCE	5'-6' HGT.	B&B	
3	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANE TREE	2" CAL.	B&B	
5	PYR	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	1.5" CAL.	B&B	
2	QUE	QUERCUS RUBRA	RED OAK	2" CAL.	B&B	
16	SYR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	1.5" CAL.	B&B	
3	ULH	ULMUS × 'HOMESTEAD'	HOMESTEAD ELM	2" CAL.	B&B	
4	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B	
SHRUBS						
51	HPJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
33	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER, NOT IN INITIAL LANDSCAPE COSTS.

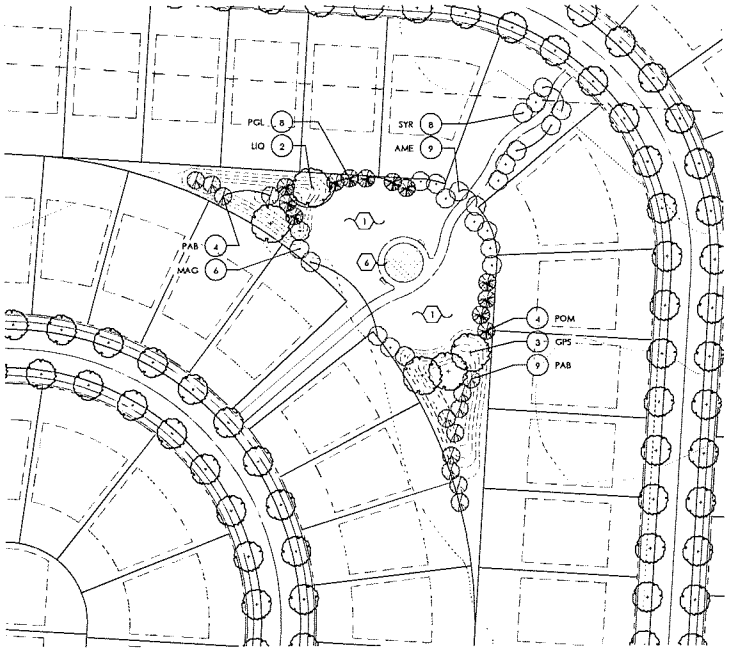
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

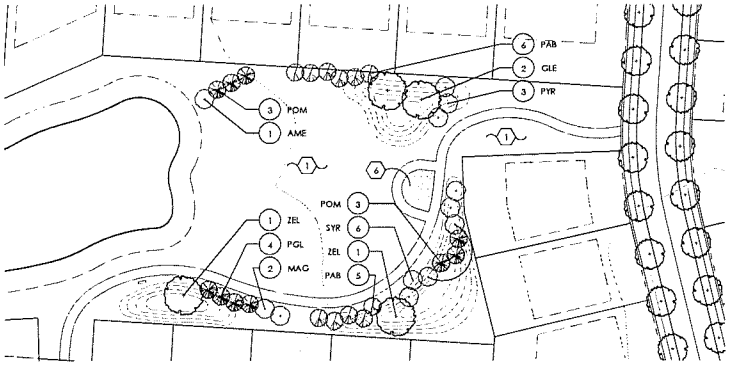


CONSTRUCTION NOTES:

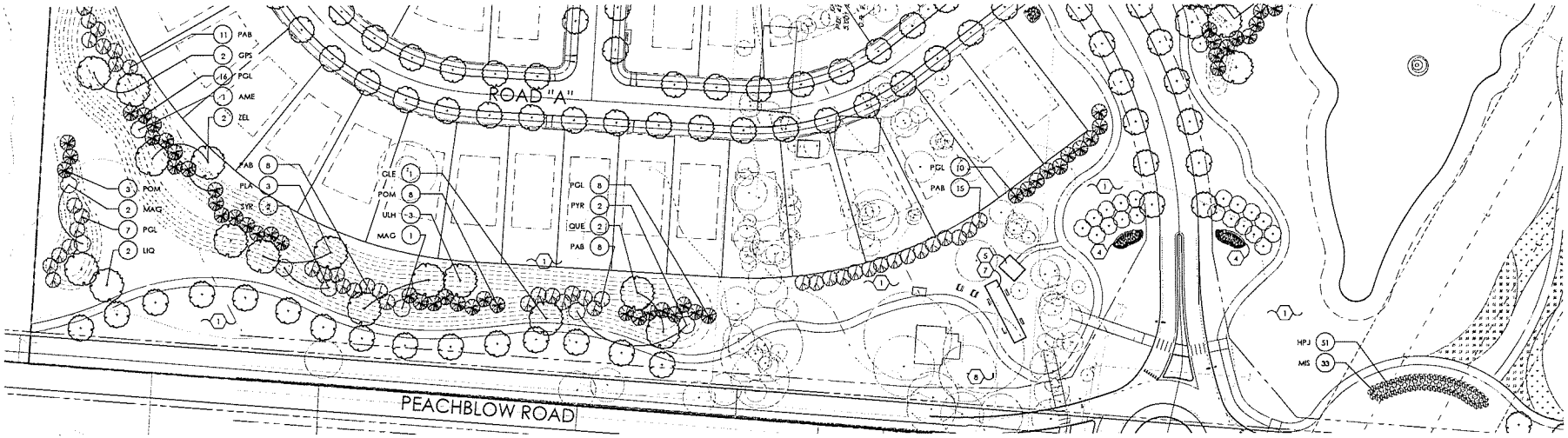
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. ENTRY COLUMN - SEE SHEET D-5/ DETAIL 4
4. ENTRY SIGN - SEE SHEET D-5/ DETAIL 5
5. SHELTER HOUSE - SEE SHEET D-5/ DETAIL 1
6. TOT LOT - SEE SHEET D-5/ DETAIL 2
7. BOCCE COURT - SEE SHEET D-5/ DETAIL 3
8. TEMPORARY SIGN - SEE SHEET D-5/ DETAIL 6



2 NORTHEAST PARK ENLARGEMENT PLAN
1"=40'



1 NORTHWEST PARK ENLARGEMENT PLAN
1"=40'



3 PEACHBLOW ROAD BUFFER ENLARGEMENT PLAN
1"=40'

NORTH
1"=40'
0 20 40 80 120

REVISIONS

ENLARGEMENT
LANDSCAPE PLANS

WINTERBROOKE PLACE
PREPARED FOR
ARLINGTON BUILDERS
10870 STATE ROUTE 521 N.E.
POWELL, OH 43065

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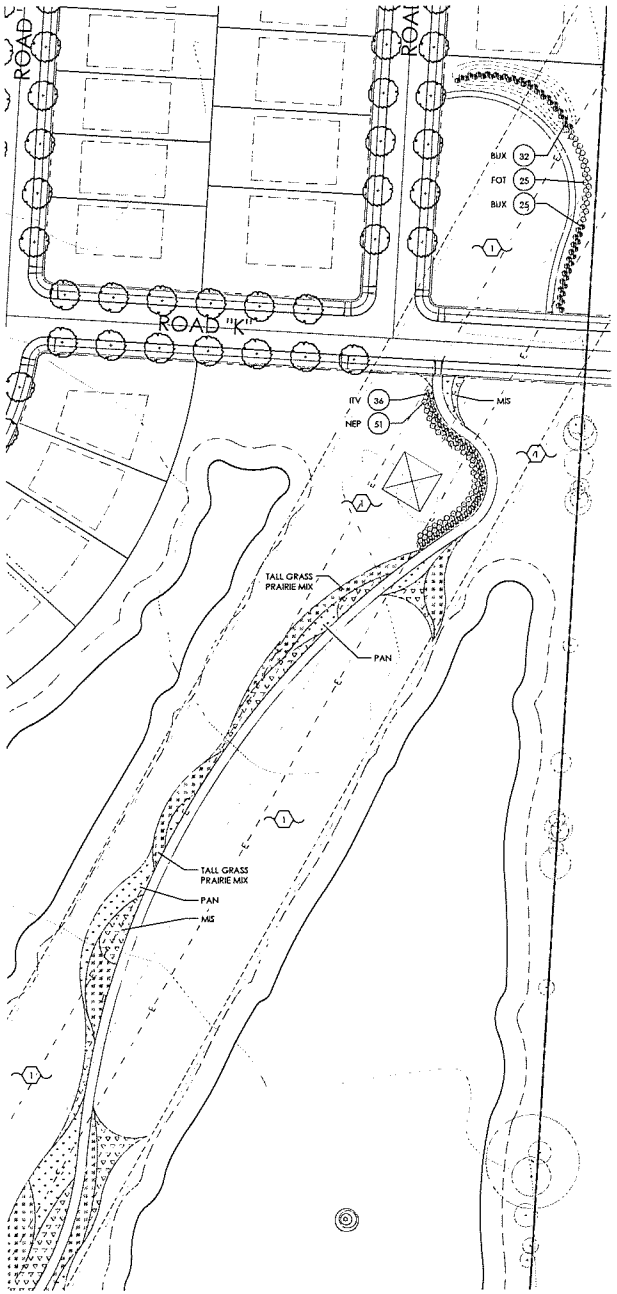
LAND PLANNING • LANDSCAPE ARCHITECTURE
5824 N. 21st Street Suite 401 Columbus, OH 43215
p 614.487.1964 www.farisplanninganddesign.com

DATE	4/24/19
PROJECT	17082
SHEET	D-3



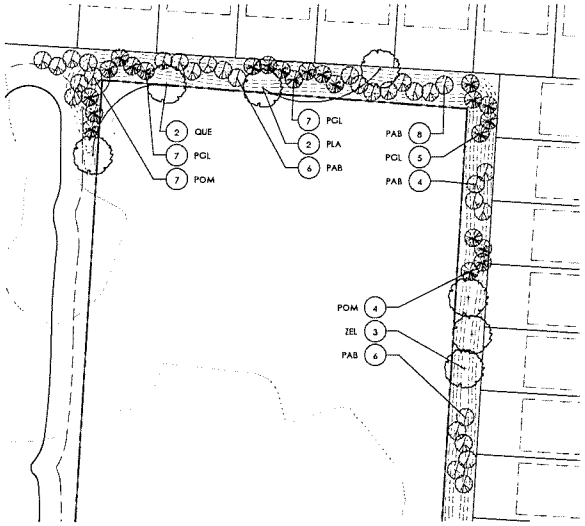
1 SOUTHEAST PARK ENLARGEMENT PLAN
1"=40'

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
24	PAB	PICEA ABIES	NORWAY SPRUCE	5'-6' HGT.	B&B	
19	PGL	PICEA GLAUCA	WHITE SPRUCE	5'-6' HGT.	B&B	
11	POM	PICEA OMORIKA	SERBIAN SPRUCE	5'-6' HGT.	B&B	
2	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATIONI LONDON PLANE TREE	2" CAL.	B&B	
2	QUE	QUERCUS RUBRA	RED OAK	2" CAL.	B&B	
3	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B	
SHRUBS						
57	BUX	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	B&B	
25	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
36	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
TBD	MIS	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	LITTLE ZEBRA MAIDEN GRASS	1 GAL.	CONT.	
51	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	
TBD	PAN	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONT.	

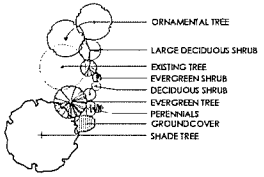
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



2 SOUTHWEST BUFFER ENLARGEMENT PLAN
1"=40'

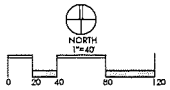
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

1. LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



REVISIONS	

ENLARGEMENT
LANDSCAPE PLANS

WINTERBROOKE PLACE
PREPARED FOR
ARLINGTON BUILDERS
10590 WILMINGTON BLVD.
POWELL, OH 43065

Faris Planning & Design
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
740 N. Grant Street
p: 614.621.1184
www.farisplanningdesign.com

DATE	4/3/19
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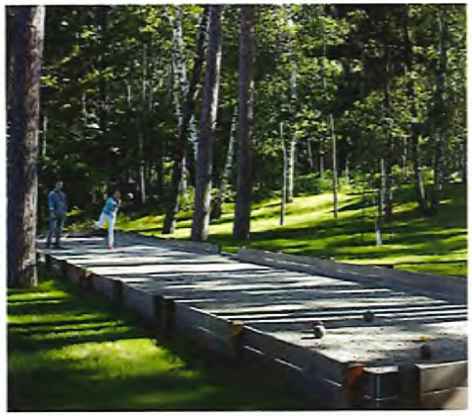
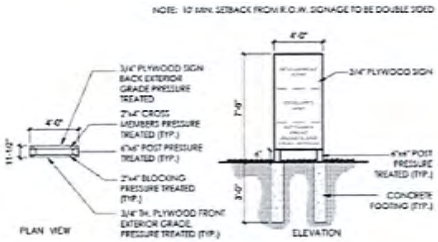
SHEET	D-4



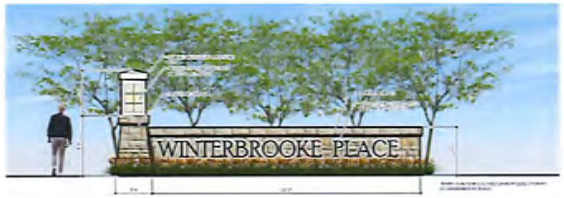
3 BOCCE COURT
OR OWNER APPROVED EQUAL

2 TOT LOT
OR OWNER APPROVED EQUAL

1 SHELTER HOUSE
OR OWNER APPROVED EQUAL



6 TEMPORARY SIGN DETAIL
N.T.S.



5 ENTRY SIGN
SCALE: 1" = 1'-0"

4 ENTRY COLUMN
SCALE: 1" = 1'-0"

REVISIONS

SITE DETAILS

WINTERBROOKE PLACE
PREPARED FOR
ARLINGTON BUILDERS
1280 WEST FIFTH AVE.
POWELL, OH 43065

Faris Planning & Design
LAND PLANNERS • LANDSCAPE ARCHITECTS
2424 OFFICE PARK
SUITE 107
COLUMBUS, OH 43232
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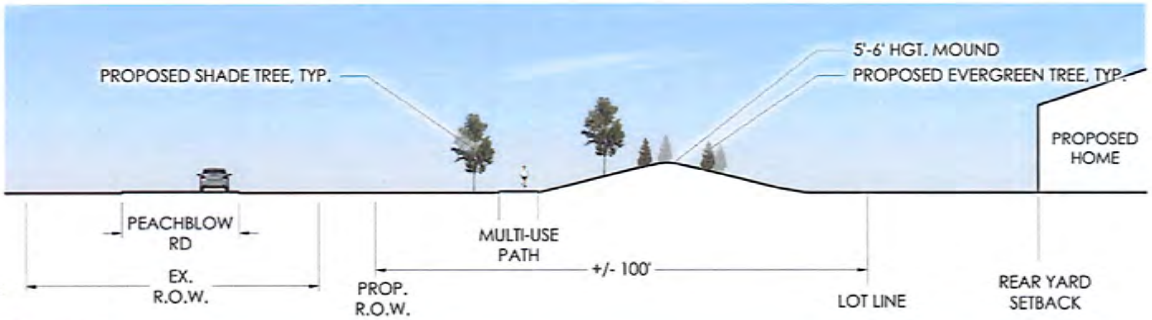
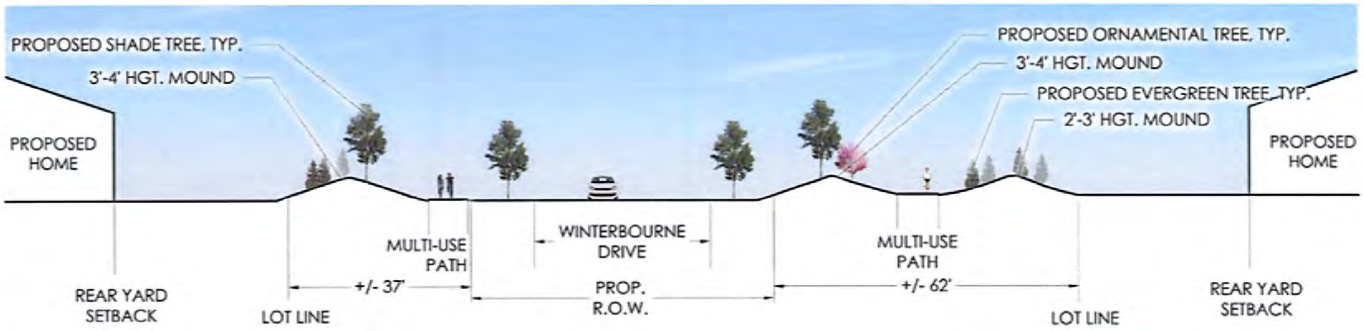
SHEET	

D-5

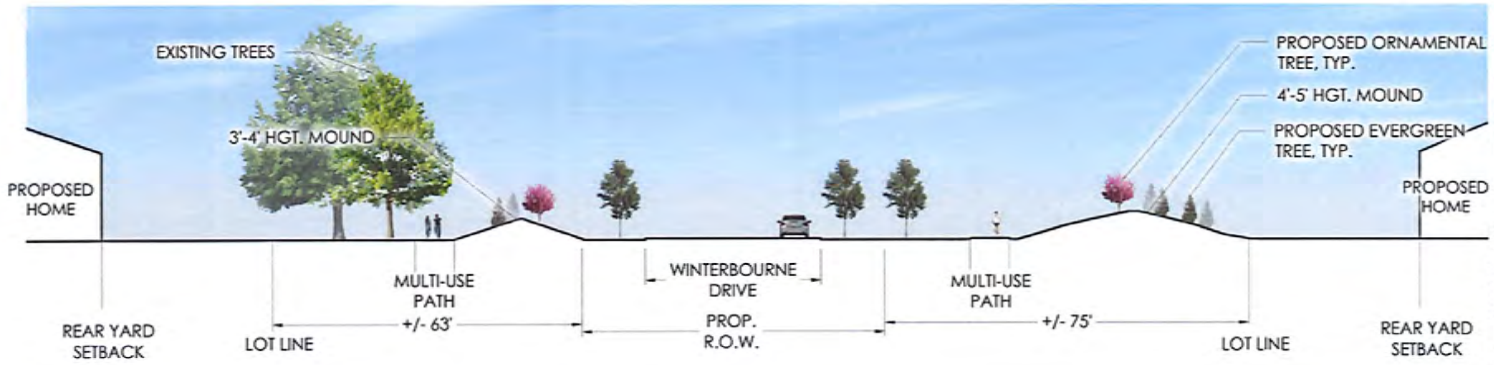
1 KEY PLAN
N.T.S.



2 SECTION A
SCALE: 1"=10'



3 SECTION B
SCALE: 1"=10'



4 SECTION C
SCALE: 1"=10'

REVISIONS

LANDSCAPE SECTIONS

WINTERBROOKE PLACE
PREPARED FOR
ARLINGTON BUILDERS
10000 SOUTH OLD STATE ROAD
POWELL, OHIO 43065

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Delaware, OH 43015
www.farrisplanningdesign.com

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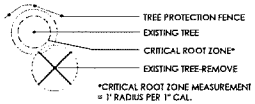
SHEET	D-6



*CRITICAL ROOT ZONE MEASUREMENT = 1' RADIUS PER 1" CAL.

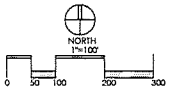
*ALL ASH TREES REGARDLESS OF CONDITION NEED TO BE REMOVED FROM PROPERTY DURING THE CONSTRUCTION PROCESS.

CONSTRUCTION NOTES:

1. PRESERVED TREES ARE TO BE PROTECTED BY FENCING, SEE DETAIL 1, THIS SHEET.

EXISTING TREE DATA

TOTAL TREES PRESERVED	211 TREES
CALIPER INCHES PRESERVED	1771.5 CALIPER INCHES
TOTAL TREES REMOVED (DOES NOT INCLUDE POOR, DEAD OR ASH TREES)	107 TREES
CALIPER INCHES REMOVED	915 CALIPER INCHES
TOTAL TREES	318 TREES
TOTAL CALIPER INCHES	2686.5 CALIPER INCHES



REVISIONS

TREE PRESERVATION PLAN

WINTERBROOKE PLACE

PREPARED FOR
ARLINGTON BUILDERS
1050 WELLINGTON BLVD.
POWELL, OH 43065

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2824 N. 21st Street
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DATE	4/24/19
PROJECT	17082
SHEET	D-7

TREE #	SIZE	SPECIES	CONDITION	STATUS	CAL. INCHES
1	14	MAPLE	FAIR	REMOVE	7.0
2	14	MAPLE	DEAD	REMOVE	
3	13	MAPLE	POOR	REMOVE	
4	9	MAPLE	FAIR	REMOVE	4.5
5	11	MAPLE	FAIR	REMOVE	5.5
6	10	MAPLE	GOOD	REMOVE	10
7	7	ELM	FAIR	REMOVE	3.5
8	7	ELM	FAIR	REMOVE	3.5
9	7	ELM	FAIR	REMOVE	3.5
10	9	ELM	FAIR	REMOVE	4.5
11	6	ELM	FAIR	REMOVE	3.0
12	9	ELM	POOR	REMOVE	
13	8	ELM	FAIR	REMOVE	4.0
14	8	MAPLE	FAIR	REMOVE	4.0
15	7	ELM	FAIR	REMOVE	3.5
16	13	ELM	FAIR	PRESERVED	6.5
17	7	CHERRY	POOR	REMOVE	
18	8	CHERRY	POOR	OFF SITE	
19	7	CHERRY	POOR	REMOVE	
20	11	ASH	DEAD	REMOVE	
21	9	HACKBERRY	FAIR	PRESERVED	4.5
22	6	OAK	FAIR	PRESERVED	3.0
23	6	OAK	GOOD	PRESERVED	6
24	10	OAK	GOOD	PRESERVED	10
25	16	ELM	GOOD	PRESERVED	16
26	38	MAPLE	GOOD	PRESERVED	38
28	9	CHERRY	POOR	OFF SITE	
29	6	OAK	GOOD	PRESERVED	6
30	13	HACKBERRY	FAIR	PRESERVED	6.5
31	6	HACKBERRY	POOR	REMOVE	
32	11	HACKBERRY	GOOD	OFF SITE	
33	8	HACKBERRY	GOOD	OFF SITE	
34	7	HACKBERRY	FAIR	OFF SITE	
35	7	HACKBERRY	GOOD	PRESERVED	7
36	8	PEAR	GOOD	PRESERVED	8
37	6	HACKBERRY	GOOD	OFF SITE	
38	11	HACKBERRY	POOR	OFF SITE	
39	7	HACKBERRY	FAIR	OFF SITE	
40	6	HACKBERRY	FAIR	PRESERVED	3.0
41	6	HACKBERRY	FAIR	OFF SITE	
42	12	OAK	FAIR	PRESERVED	6.0
43	14	OAK	GOOD	PRESERVED	14
44	7	OAK	GOOD	PRESERVED	7
45	11	OAK	FAIR	PRESERVED	5.5
46	22	OAK	GOOD	PRESERVED	22
47	8	CHERRY	DEAD	OFF SITE	
48	11	CHERRY	POOR	OFF SITE	
49	12	OAK	FAIR	PRESERVED	6.0
50	9	OAK	FAIR	OFF SITE	
51	10	OAK	FAIR	OFF SITE	
52	6	OAK	POOR	REMOVE	
53	6	OAK	POOR	REMOVE	
54	29	OAK	FAIR	PRESERVED	14.5
55	10	OAK	GOOD	PRESERVED	10
56	20	OAK	GOOD	OFF SITE	
57	6	RED CEDAR	GOOD	PRESERVED	6
58	29	OAK	GOOD	PRESERVED	29
59	9	OAK	GOOD	OFF SITE	
60	6	PEAR	GOOD	PRESERVED	6
61	6	HAWTHORN	GOOD	PRESERVED	6
62	8	OAK	FAIR	OFF SITE	
63	6	CHERRY	POOR	OFF SITE	
64	8	OAK	FAIR	PRESERVED	4.0
65	7	OAK	FAIR	PRESERVED	3.5
66	8	CHERRY	POOR	REMOVE	
67	21	OAK	GOOD	PRESERVED	21
68	9	CHERRY	POOR	OFF SITE	
69	9	ASH	FAIR	PRESERVED	
71	27	OAK	GOOD	PRESERVED	27
72	31	OAK	GOOD	PRESERVED	31
73	16	OAK	FAIR	PRESERVED	8.0
74	16	OAK	FAIR	PRESERVED	8.0
75	9	OAK	FAIR	PRESERVED	4.5
76	7	HACKBERRY	FAIR	PRESERVED	3.5
77	7	CHERRY	POOR	REMOVE	
78	27	OAK	GOOD	PRESERVED	27
79	8	CHERRY	POOR	REMOVE	
80	11	CHERRY	POOR	REMOVE	
81	7	CHERRY	FAIR	PRESERVED	3.5
82	7	CHERRY	FAIR	PRESERVED	3.5
83	6	CHERRY	POOR	REMOVE	
84	12	CHERRY	POOR	REMOVE	
85	8	PEAR	FAIR	PRESERVED	4.0
86	7	ELM	FAIR	PRESERVED	3.5
87	8	CHERRY	FAIR	PRESERVED	4.0
88	7	CHERRY	FAIR	PRESERVED	3.5
89	10	ELM	FAIR	PRESERVED	5.0
90	8	ELM	FAIR	PRESERVED	4.0
91	8	ELM	FAIR	PRESERVED	4.0
92	10	LOCUST	FAIR	PRESERVED	5.0
93	9	CHERRY	POOR	REMOVE	
94	12	CHERRY	POOR	REMOVE	
95	9	CHERRY	POOR	REMOVE	
96	7	CHERRY	DEAD	REMOVE	
97	7	CHERRY	FAIR	PRESERVED	3.5
98	7	CHERRY	DEAD	REMOVE	
99	7	CHERRY	FAIR	PRESERVED	3.5
100	10	CHERRY	FAIR	PRESERVED	5.0
101	10	CHERRY	FAIR	PRESERVED	5.0

TREE #	SIZE	SPECIES	CONDITION	STATUS	
102	6	OAK	GOOD	PRESERVED	6
103	8	CHERRY	POOR	REMOVE	
104	6	CHERRY	GOOD	PRESERVED	6
105	6	CHERRY	FAIR	PRESERVED	3.0
106	23	OAK	GOOD	PRESERVED	23
107	9	CHERRY	POOR	REMOVE	
108	8	HAWTHORN	GOOD	PRESERVED	8
109	6	HAWTHORN	FAIR	PRESERVED	3.0
110	13	OAK	FAIR	PRESERVED	6.5
111	19	CHERRY	FAIR	PRESERVED	9.5
112	8	CHERRY	FAIR	PRESERVED	4.0
113	8	CHERRY	FAIR	PRESERVED	4.0
114	6	OAK	FAIR	PRESERVED	3.0
115	6	CHERRY	FAIR	PRESERVED	3.0
116	10	MAPLE	GOOD	PRESERVED	10
117	20	CHERRY	FAIR	PRESERVED	10.0
118	30	OAK	GOOD	PRESERVED	30
119	7	OAK	FAIR	PRESERVED	3.5
120	11	ASH	POOR	REMOVE	
121	10	OAK	GOOD	PRESERVED	10
122	10	HAWTHORN	FAIR	PRESERVED	5.0
123	11	CHERRY	FAIR	PRESERVED	5.5
124	20	OAK	FAIR	PRESERVED	10.0
125	10	OSAGE ORANGE	FAIR	PRESERVED	5.0
126	9	OSAGE ORANGE	FAIR	PRESERVED	4.5
127	38	OSAGE ORANGE	GOOD	PRESERVED	38
128	8	OSAGE ORANGE	GOOD	PRESERVED	8
129	12	OAK	FAIR	PRESERVED	6.0
130	8	OAK	GOOD	PRESERVED	8
131	10	CHERRY	GOOD	PRESERVED	10
132	7	CHERRY	FAIR	OFF SITE	
133	8	OSAGE ORANGE	GOOD	PRESERVED	8
134	13	OSAGE ORANGE	GOOD	PRESERVED	13
135	9	OSAGE ORANGE	GOOD	PRESERVED	9
136	13	OSAGE ORANGE	GOOD	PRESERVED	13
137	9	CHERRY	POOR	REMOVE	
138	11	CHERRY	FAIR	PRESERVED	5.5
139	11	OSAGE ORANGE	GOOD	PRESERVED	11
140	12	CHERRY	POOR	REMOVE	
141	11	OSAGE ORANGE	FAIR	PRESERVED	5.5
142	7	OSAGE ORANGE	GOOD	PRESERVED	7
143	15	OAK	FAIR	PRESERVED	7.5
144	11	OAK	POOR	REMOVE	
145	6	HACKBERRY	FAIR	PRESERVED	3.0
146	7	HACKBERRY	FAIR	PRESERVED	3.5
147	28	ASH	DEAD	REMOVE	
148	9	OAK	FAIR	PRESERVED	4.5
149	11	OAK	GOOD	PRESERVED	11
150	11	OSAGE ORANGE	POOR	REMOVE	
151	29	OSAGE ORANGE	FAIR	PRESERVED	14.5
152	12	ASH	POOR	REMOVE	
153	17	HICKORY	FAIR	PRESERVED	8.5
154	19	HICKORY	FAIR	PRESERVED	9.5
155	12	ASH	POOR	REMOVE	
156	10	OAK	FAIR	PRESERVED	5.0
160	6	OAK	FAIR	REMOVE	3.0
161	6	CHERRY	POOR	REMOVE	
162	10	OAK	GOOD	REMOVE	10
163	8	OAK	GOOD	REMOVE	8
164	18	OAK	FAIR	PRESERVED	9.0
165	6	CHERRY	POOR	REMOVE	
166	28	OAK	GOOD	PRESERVED	28
167	22	OAK	FAIR	PRESERVED	11.0
168	6	OAK	GOOD	PRESERVED	6
169	15	OAK	GOOD	PRESERVED	15
170	7	CHERRY	DEAD	REMOVE	
171	9	OAK	FAIR	PRESERVED	4.5
172	6	OAK	FAIR	PRESERVED	3.0
173	10	ASH	FAIR	REMOVE	
174	6	OAK	POOR	REMOVE	
175	24	OAK	GOOD	PRESERVED	24
176	11	CHERRY	FAIR	PRESERVED	5.5
177	10	OAK	FAIR	PRESERVED	5.0
178	9	CHERRY	DEAD	REMOVE	
179	7	HICKORY	GOOD	PRESERVED	7
180	7	OAK	FAIR	PRESERVED	3.5
181	6	MAPLE	FAIR	REMOVE	3.0
182	7	HACKBERRY	GOOD	PRESERVED	7
183	10	MAPLE	FAIR	PRESERVED	5.0
184	6	OAK	FAIR	PRESERVED	3.0
185	18	SPRUCE	FAIR	REMOVE	9.0
186	10	MAPLE	GOOD	REMOVE	10
187	17	MAPLE	GOOD	REMOVE	17
188	7	MAPLE	FAIR	REMOVE	3.5
189	7	MAPLE	GOOD	PRESERVED	7
190	14	MAPLE	GOOD	PRESERVED	14
191	6	MAPLE	GOOD	PRESERVED	6
192	9	MAPLE	GOOD	PRESERVED	9
193	8	MAPLE	FAIR	PRESERVED	4.0
194	20	SPRUCE	FAIR	PRESERVED	10.0
195	11	MAPLE	FAIR	PRESERVED	5.5
196	16	SPRUCE	FAIR	PRESERVED	8.0
197	7	MAPLE	GOOD	PRESERVED	7
198	6	MAPLE	GOOD	PRESERVED	6
199	9	MAPLE	GOOD	PRESERVED	9
200	14	OAK	GOOD	PRESERVED	14
201	14	MAPLE	FAIR	PRESERVED	7.0
202	6	MAPLE	POOR	REMOVE	
203	19	MAPLE	FAIR	PRESERVED	9.5

TREE #	SIZE	SPECIES	CONDITION	STATUS	CAL. INCHES
204	17	SPRUCE	FAIR	PRESERVED	8.5
205	8	MAPLE	FAIR	PRESERVED	4.0
206	10	MAPLE	FAIR	PRESERVED	5.0
207	11	MAPLE	FAIR	PRESERVED	5.5
208	11	MAPLE	GOOD	REMOVE	11
209	6	ASH	POOR	REMOVE	
210	8	OAK	GOOD	REMOVE	8
211	11	LOCUST	GOOD	REMOVE	11
212	6	CHERRY	POOR	REMOVE	
213	11	OAK	GOOD	REMOVE	11
214	7	CHERRY	FAIR	REMOVE	3.5
215	17	OSAGE ORANGE	GOOD	REMOVE	17
216	21	OSAGE ORANGE	GOOD	REMOVE	21
217	19	OSAGE ORANGE	GOOD	REMOVE	19
218	6	MAPLE	GOOD	REMOVE	6
219	10	ASH	FAIR	REMOVE	
220	9	OAK	GOOD	REMOVE	9
221	12	OSAGE ORANGE	FAIR	PRESERVED	6.0
222	6	MAPLE	FAIR	PRESERVED	3.0
223	7	MAPLE	FAIR	PRESERVED	3.5
224	7	MAPLE	FAIR	PRESERVED	3.5
225	7	ASH	FAIR	REMOVE	
226	14	MAPLE	FAIR	PRESERVED	7.0
227	12	MAPLE	FAIR	PRESERVED	6.0
228	8	CHERRY	DEAD	REMOVE	
229	7	CHERRY	DEAD	REMOVE	
230	6	BOXELDER	FAIR	PRESERVED	3.0
231	15	ASH	FAIR	REMOVE	
232	7	BOXELDER	FAIR	REMOVE	3.5
233	14	OAK	FAIR	REMOVE	7.0
234	11	BOXELDER	FAIR	PRESERVED	5.5
235	20	OAK	GOOD	PRESERVED	20
236	20	OAK	GOOD	PRESERVED	20
237	13	ELM	FAIR	PRESERVED	6.5
238	11	ASH	DEAD	REMOVE	
239	7	ELM	FAIR	PRESERVED	3.5
240	6	HACKBERRY	FAIR	PRESERVED	3.0
241	8	HACKBERRY	POOR	REMOVE	
242	6	OAK	GOOD	PRESERVED	6
243	20	MAPLE	FAIR	REMOVE	10.0
244	20	MAPLE	FAIR	REMOVE	10.0
245	27	MAPLE	FAIR	PRESERVED	13.5
246	38	MAPLE	FAIR	PRESERVED	19.0
247	24	MAPLE	FAIR	REMOVE	12.0
248	23	MAPLE	FAIR	REMOVE	11.5
249	29	MAPLE	FAIR	PRESERVED	14.5
250	41	MAPLE	GOOD	PRESERVED	41
251	10	MAPLE	FAIR	REMOVE	5.0
252	13	SPRUCE	POOR	REMOVE	
253	19	MAPLE	POOR	REMOVE	
254	7	MAPLE	FAIR	REMOVE	3.5
255	20	SPRUCE	FAIR	REMOVE	10.0
256	7	CHERRY	POOR	REMOVE	
257	7	OAK	POOR	REMOVE	
258	8	CHERRY	GOOD	REMOVE	8
259	20	RED CEDAR	GOOD	PRESERVED	20
260	8	RED CEDAR	FAIR	PRESERVED	4.0
261	7	RED CEDAR	GOOD	REMOVE	7
262	6	RED CEDAR	FAIR	REMOVE	3.0
263	6	RED CEDAR	FAIR	REMOVE	3.0
264	15	ELM	FAIR	REMOVE	7.5
265	12	OAK	FAIR	REMOVE	6.0
266	6	RED CEDAR	GOOD	REMOVE	6
267	10	PEAR	FAIR	REMOVE	5.0
268	8	OAK	FAIR	REMOVE	4.0
269	12	ELM	FAIR	REMOVE	6.0
270	7	OAK	GOOD	REMOVE	7
271	9	CHERRY	FAIR	REMOVE	4.5
272	9	OAK	FAIR	REMOVE	4.5
273	6	CHERRY	FAIR	REMOVE	3.0
274	8	CHERRY	FAIR	REMOVE	4.0
275	13	ELM	FAIR	REMOVE	6.5
276	8	ASH	FAIR	REMOVE	
277	7	OAK	GOOD	REMOVE	7
278	16	COTTONWOOD	FAIR	REMOVE	8.0
279	8	COTTONWOOD	FAIR	REMOVE	4.0
280	14	COTTONWOOD	GOOD	REMOVE	14
281	16	COTTONWOOD	GOOD	REMOVE	16
282	8	ASH	FAIR	REMOVE	
283	9	ASH	FAIR	REMOVE	
284	7	ASH	FAIR	REMOVE	
285	7	ASH	FAIR	REMOVE	
286	10	ASH	FAIR	REMOVE	
287	11	ASH	FAIR	REMOVE	
288	22	OSAGE ORANGE	GOOD	REMOVE	22
289	6	HAWTHORN	POOR	REMOVE	
290	6	PINE	GOOD	REMOVE	6
291	9	OAK	FAIR	REMOVE	4.5
292	11	CHERRY	POOR	REMOVE	
293	7	CHERRY	DEAD	REMOVE	
294	6	CHERRY	FAIR	PRESERVED	3.0
295	6	ASH	FAIR	REMOVE	
296	7	OAK	GOOD	PRESERVED	7
297	19	OAK	GOOD	PRESERVED	19
298	20	OAK	GOOD	PRESERVED	20
299	25	OAK	GOOD	PRESERVED	25
300	7	OAK	FAIR	PRESERVED	3.5
301	10	OAK	GOOD	PRESERVED	10
302	6	OAK	FAIR	PRESERVED	3.0

TREE #	SIZE	SPECIES	CONDITION	STATUS	CAL. INCHES
303	9	OAK	GOOD	PRESERVED	9
304	11	ELM	POOR	REMOVE	
305	8	OAK	FAIR	PRESERVED	4.0
306	11	ELM	FAIR	PRESERVED	5.5
307	7	OAK	GOOD	PRESERVED	7
308	9	ELM	FAIR	PRESERVED	4.5
309	7	MAPLE	FAIR	PRESERVED	3.5
310	6	BOXELDER	FAIR	PRESERVED	3.0
311	19	ELM	FAIR	PRESERVED	9.5
312	10	OAK	GOOD	PRESERVED	10
313	6	CHERRY	POOR	REMOVE	
314	8	OAK	GOOD	PRESERVED	8
315	9	OAK	GOOD	PRESERVED	9
316	6	ASH	DEAD	REMOVE	
317	25	OAK	FAIR	PRESERVED	12.5
318	18	ELM	FAIR	PRESERVED	9.0
319	20	OAK	FAIR	PRESERVED	10.0
320	21	ELM	FAIR	PRESERVED	10.5
321	6	OAK	GOOD	PRESERVED	6
322	13	OAK	FAIR	PRESERVED	6.5
323	15	CHERRY	DEAD	REMOVE	
324	9	OAK	GOOD	PRESERVED	9
325	8	OAK	FAIR	PRESERVED	4.0
326	15	OAK	FAIR	PRESERVED	7.5
327	10	OAK	FAIR	PRESERVED	5.0
328	7	CHERRY	POOR	REMOVE	
329	9	OAK	FAIR	PRESERVED	4.5
330	7	CHERRY	DEAD	REMOVE	
331	23	OAK	GOOD	PRESERVED	23
332	8	CHERRY	DEAD	REMOVE	
333	1	CHERRY	POOR	REMOVE	
334	32	HICKORY	GOOD	REMOVE	32
335	7	OAK	FAIR	REMOVE	3.5
336	11	ASH	POOR	REMOVE	
337	7	OAK	GOOD	REMOVE	7
338	7	OAK	FAIR	REMOVE	3.5
339	51	OAK	FAIR	REMOVE	25.5
340	7	OAK	FAIR	REMOVE	3.5
341	20	OAK	FAIR	REMOVE	10.0
342	11	HICKORY	FAIR	REMOVE	5.5
343	23	OAK	FAIR	REMOVE	11.5
344	6	OAK	FAIR	REMOVE	3.0
345	7	OAK	FAIR	REMOVE	3.5
346	22	HICKORY	FAIR	REMOVE	11.0
347	7	OAK	GOOD	REMOVE	7
348	11	OAK	FAIR	REMOVE	5.5
349	28	ASH	FAIR	REMOVE	
350	12	OAK	FAIR	REMOVE	6.0
351	15	HICKORY	FAIR	REMOVE	7.5
352	6	CHERRY	POOR	REMOVE	
353	11	LOCUST	FAIR	REMOVE	5.5
354	7	MAPLE	FAIR	REMOVE	3.5
355	8	CHERRY	POOR	REMOVE	
356	14	OAK	GOOD	PRESERVED	14
357	13	OAK	FAIR	PRESERVED	6.5
358	9	OAK	FAIR	PRESERVED	4.5
359	13	ELM	FAIR	PRESERVED	6.5
360	24	OAK	GOOD	PRESERVED	24
361	6	ASH	DEAD	REMOVE	
362	12	BOXELDER	FAIR	PRESERVED	6.0
363	6	OAK	FAIR	PRESERVED	3.0
364	7	HAWTHORN	FAIR	PRESERVED	3.5
365	10	BOXELDER	FAIR	PRESERVED	5.0
366	12	OAK	FAIR	PRESERVED	6.0
367	20	BOXELDER	FAIR	PRESERVED	10.0
368	9	CHERRY	POOR	REMOVE	
369	8	BOXELDER	FAIR	PRESERVED	4.0
370	6	BOXELDER	FAIR	PRESERVED	3.0
371	13	BOXELDER	FAIR	PRESERVED	6.5
372	6	BOXELDER	FAIR	PRESERVED	3.0
373	7	CHERRY	POOR	REMOVE	
374	6	APPLE	FAIR	PRESERVED	3.0
375	30	OAK	GOOD	PRESERVED	30
376	6	BOXELDER	GOOD	PRESERVED	6
377	13	OAK	GOOD	PRESERVED	13
378	6	BOXELDER	FAIR	PRESERVED	3.0
379	8	BOXELDER	FAIR	PRESERVED	4.0
380	7	CHERRY	POOR	REMOVE	
381	6	ASH	POOR	REMOVE	
382	12	OAK	FAIR	PRESERVED	6.0
383	8	ASH	DEAD	REMOVE	
384	8	OAK	FAIR	PRESERVED	4.0
385	8	BOXELDER	FAIR	PRESERVED	4.0
386	8	BOXELDER	FAIR	OFF SITE	
387	15	ASH	DEAD	OFF SITE	
388	10	HACKBERRY	FAIR	REMOVE	5.0
389	27	PINE	FAIR	REMOVE	13.5
390	15	OAK	FAIR	REMOVE	7.5
391	10	PINE	FAIR	PRESERVED	5.0
392	6	BOXELDER	FAIR	PRESERVED	3.0
393	23	OAK	GOOD	PRESERVED	23
394	7	HACKBERRY	FAIR	PRESERVED	3.5
395	7	BOXELDER	POOR	REMOVE	
396	35	PINE	FAIR	PRESERVED	17.5
397	8	BOXELDER	FAIR	PRESERVED	4.0
398	15	OAK	FAIR	PRESERVED	7.5
399	6	BOXELDER	FAIR	PRESERVED	3.0
400	16	BOXELDER	FAIR	PRESERVED	8.0
401	16	CHERRY	FAIR	PRESERVED	8.0

TREE #	SIZE	SPECIES	CONDITION	STATUS	CAL. INCHES
402	11	OAK	FAIR	PRESERVED	5.5
403	16	SPRUCE	FAIR	PRESERVED	8.0
404	7	RED CEDAR	GOOD	REMOVE	7
405	8	HAWTHORN	FAIR	REMOVE	4.0
406	7	BOXELDER	FAIR	REMOVE	3.5
407	7	ASH	POOR	REMOVE	
408	9	CHERRY	FAIR	REMOVE	4.5
409	19	HACKBERRY	GOOD	REMOVE	19
410	8	HACKBERRY	FAIR	REMOVE	4.0
411	12	OAK	GOOD	REMOVE	12
412	9	OAK	GOOD	REMOVE	9
413	6	BOXELDER	FAIR	REMOVE	3.0
414	8	CHERRY	FAIR	REMOVE	4.0
415	6	ASH	FAIR	REMOVE	
416	10	ELM	GOOD	REMOVE	10
417	17	OAK	GOOD	REMOVE	17
418	8	BOXELDER	POOR	REMOVE	
419	10	BOXELDER	FAIR	REMOVE	5.0
420	22	ELM	POOR	REMOVE	
421	10	ASH	FAIR	REMOVE	
422	8	OAK	FAIR	REMOVE	4.0
423	11	BOXELDER	FAIR	REMOVE	5.5
424	10	BOXELDER	GOOD	REMOVE	10
425	7	BOXELDER	FAIR	REMOVE	3.5
426	16	ASH	POOR	REMOVE	
427	18	BOXELDER	FAIR	REMOVE	9.0
428	18	ELM	FAIR	REMOVE	9.0
429	28	BOXELDER	FAIR	REMOVE	14.0
430	11	BOXELDER	FAIR	REMOVE	5.5
431	23	OAK	FAIR	REMOVE	11.5
432	8	OAK	GOOD	REMOVE	8
433	17	ASH	DEAD	OFF SITE	

REVISIONS

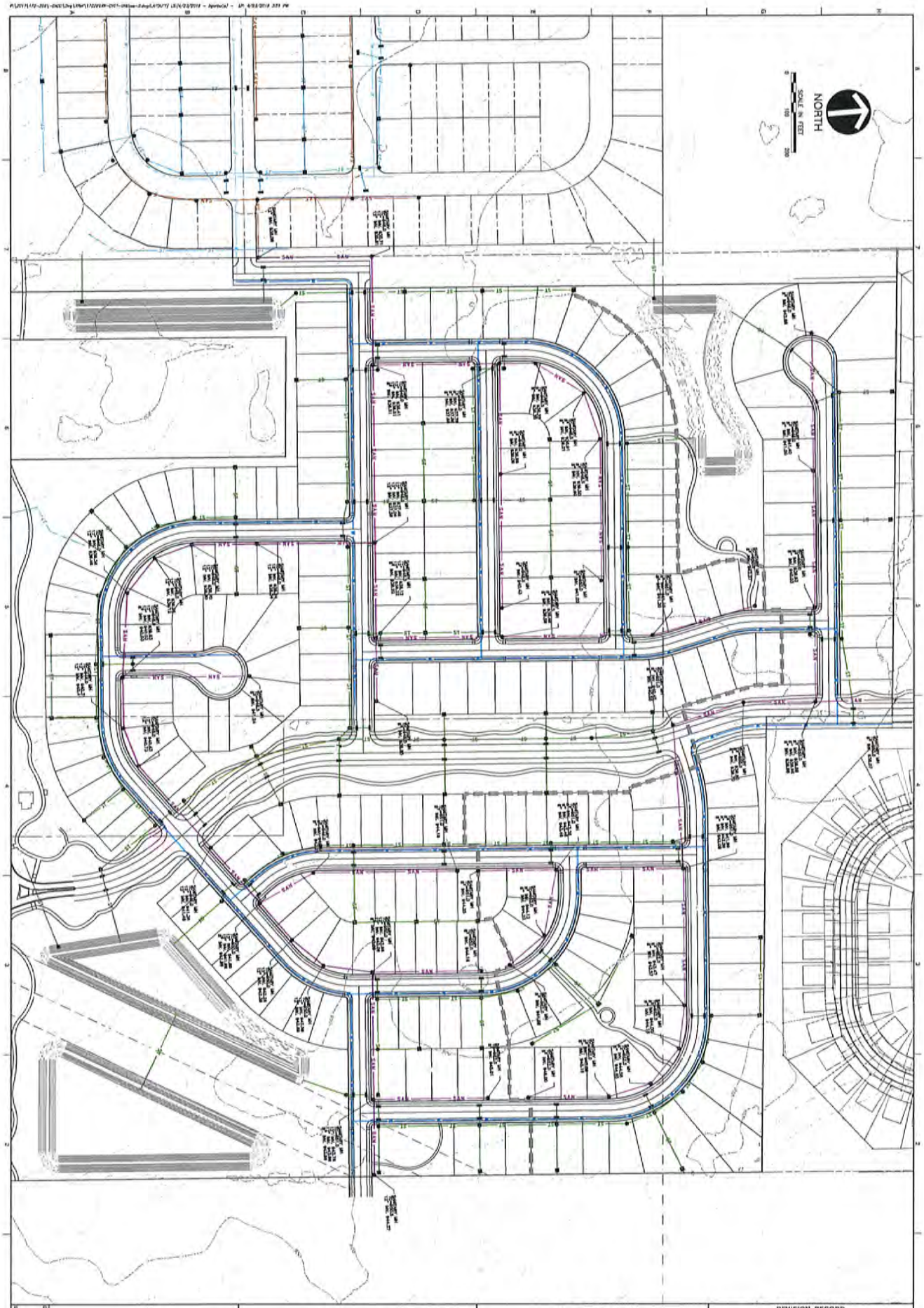
TREE INVENTORY

WINTERBROOKE PLACE

PREPARED FOR
ARLINGTON BUILDERS
10590 WELLINGTON BLVD.
POWELL OH 43065

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	4/3/19
PROJECT	17082
SHEET	D-8



SHEET 1 OF 1	DRAWING NO. E-1	UTILITY PLAN	
DATE: APRIL 2019	DRAWN BY: HKE		
DWG SCALE:	CHECKED BY: BAB		
PROJECT NO: 172-299			
APPROVED BY: BAB			

ARLINGTON BUILDINGS, INC
GRDEN PROPERTY
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

DESCRIPTION OF A PROPOSED ANNEXATION OF
A 100.648 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lots 28 and 29, Section 3, Township 4, Range 18, of the United States Military Lands, and part of 45.968 acres, 5.001 acres, 36.502 acres and 14.542 acres as described in deed to Grden LLC, of record in Official Record 951, Page 2796, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at a common corner of said 45.968 acres and a 90.584 acres as described in deed to Pulte Homes of Ohio LLC, of record in Official Record 1327, Page 1465, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 06-67 and of record in Official Record 718, Page 2150;

Thence South 00°58'45" West, with the west line of a 44.049 acre tract as described in deed to Evans Farm Delaware LLC, of record in Official Record 1334, Page 2672, a distance of 1908.62 feet, to a point on the north right of way line of Peachblow Road (Co. Rd. 98, 60 foot right of way);

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 1806.56 feet, to a point on the east line of a 5.000 acre tract described in deed to John Gundling and Toni Tiburzio, of record in Official Record 560, Page 167;

Thence North 01°03'26" East, with the east line of said 5.000 acres, a distance of 696.00 feet, to a point at the northeast corner of said 5.000 acre tract;

Thence North 88°00'00" West, with the north line of said 5.000 acres, a distance of 300.04 feet, to a point at the northwest corner of said 5.000 acre tract;

Thence South 01°03'26" West, with the west line of said 5.000 acres, a distance of 696.00 feet, to a point on the north right of way line of Peachblow Road;

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 120.02 feet, to a point on the east line of a 105.278 acre tract as described in deed to Grady Memorial Hospital, of record in Official Record 594, Page 212 and an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 05-15, of record in Official Record 740, Page 394;

Thence North 01°03'26"" East, with the west line of said 36.502 acres and said 14.542 acres and the east line of the said 105.278 acre tract and the said existing City of Delaware Corporation Line, a distance of 2232.71 feet, to a point on the south line of a said 90.584 acre tract and the said existing City of Delaware Corporation Line.

Thence with said 90.584 acres and the existing City of Delaware Corporation line the following course:

South 87°40'25" East, a distance of 1084.42 feet, to a point;

South 00°58'45" West, a distance of 314.78 feet, to a point;

South 87°50'50" East, a distance of 1137.39 feet, to a point at a common corner of said 45.968 acres and a 90.584 acres, containing 100.648 acres, more or less, being approximately 21.272 acres in Farm Lot 28 and approximately 79.376 acres in Farm Lot 29.

EXHIBIT B-1

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

4769.09 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 10296.52 lineal feet of annexed perimeter.

46.3% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

8/03/2017

Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

County Engineer
Delaware County, Ohio

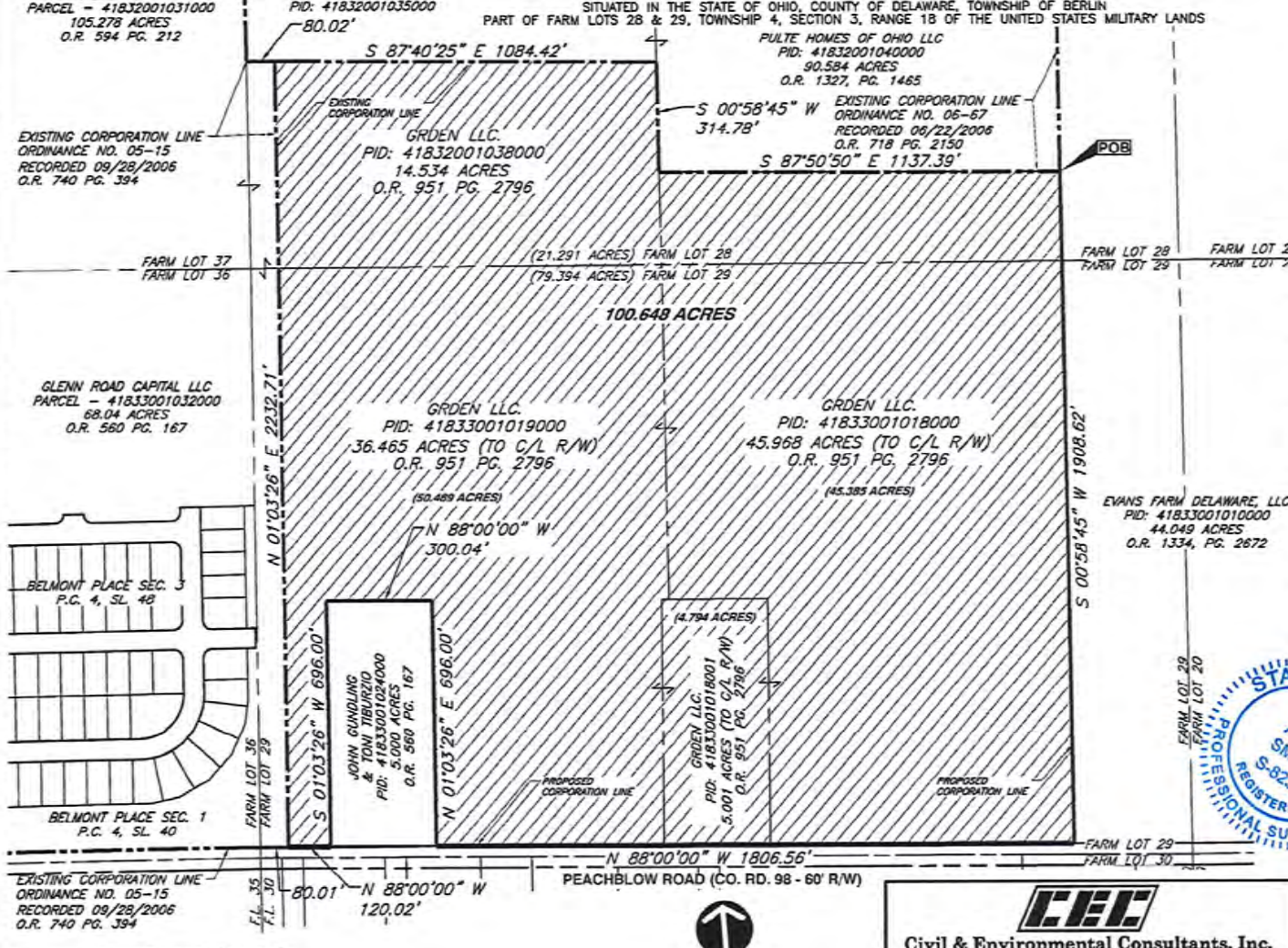
I hereby certify the within to be a true copy of the document that is on file in the Map Department.

CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer

By _____, Date _____

MAP OF TERRITORY TO BE ANNEXED TO CITY OF DELAWARE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN
PART OF FARM LOTS 28 & 29, TOWNSHIP 4, SECTION 3, RANGE 18 OF THE UNITED STATES MILITARY LANDS



COUNTY ENGINEER
DELAWARE COUNTY, OHIO

I HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE DOCUMENT THAT IS ON FILE IN THE MAP DEPARTMENT.

CHRIS E. RAUSERMAN, P.E., P.S.
COUNTY ENGINEER

BY _____, DATE _____

SURVEYOR'S NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS EXHIBIT ARE PER DEED FOR GRDEN LLC, OF RECORD IN OFFICIAL RECORD 951, PAGE 2796, AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.

THERE IS 0 FEET OF COUNTY AND/OR TOWNSHIP ROADWAYS LOCATED WITHIN THE AREA TO BE ANNEXED.

CONTIGUITY CALCULATION

4,769.09 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE CITY OF DELAWARE.

A TOTAL OF 10,296.52 LINEAL FEET OF ANNEXED PERIMETER.

46.3% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF DELAWARE CORPORATION LINE.

EXPEDITED II ANNEXATION

NO ISLAND OF UNINCORPORATED AREA IS BEING CREATED WITH THIS ANNEXATION.

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 1703-37.

ALL BEARINGS AND DISTANCES SHOWN ARE PER DEED OF RECORD IN OFFICIAL RECORD 951, PAGE 2796, OF RECORDS IN RECORDER'S OFFICE DELAWARE COUNTY, OHIO.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

8/03/2017

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232

EXHIBIT B-2

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 - 888-598-6808
www.cecinc.com

PEACHBLOW ROAD
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ANNEXATION PLAT

DRAWN BY:	ALB	CHECKED BY:	JE	APPROVED BY:	MAS	DRAWING NO.:	ANNEX
DATE:	AUGUST 2017	DWG SCALE:	1"=300'	PROJECT NO:	172-299		

P:\2017\172-299\-Survey\Dwg\172299-SV01-ANNEX.dwg\LAYOUT1 LS(8/3/2017 - ebensen) - LP: 8/4/2017 10:41 AM

52' LOT EXAMPLES

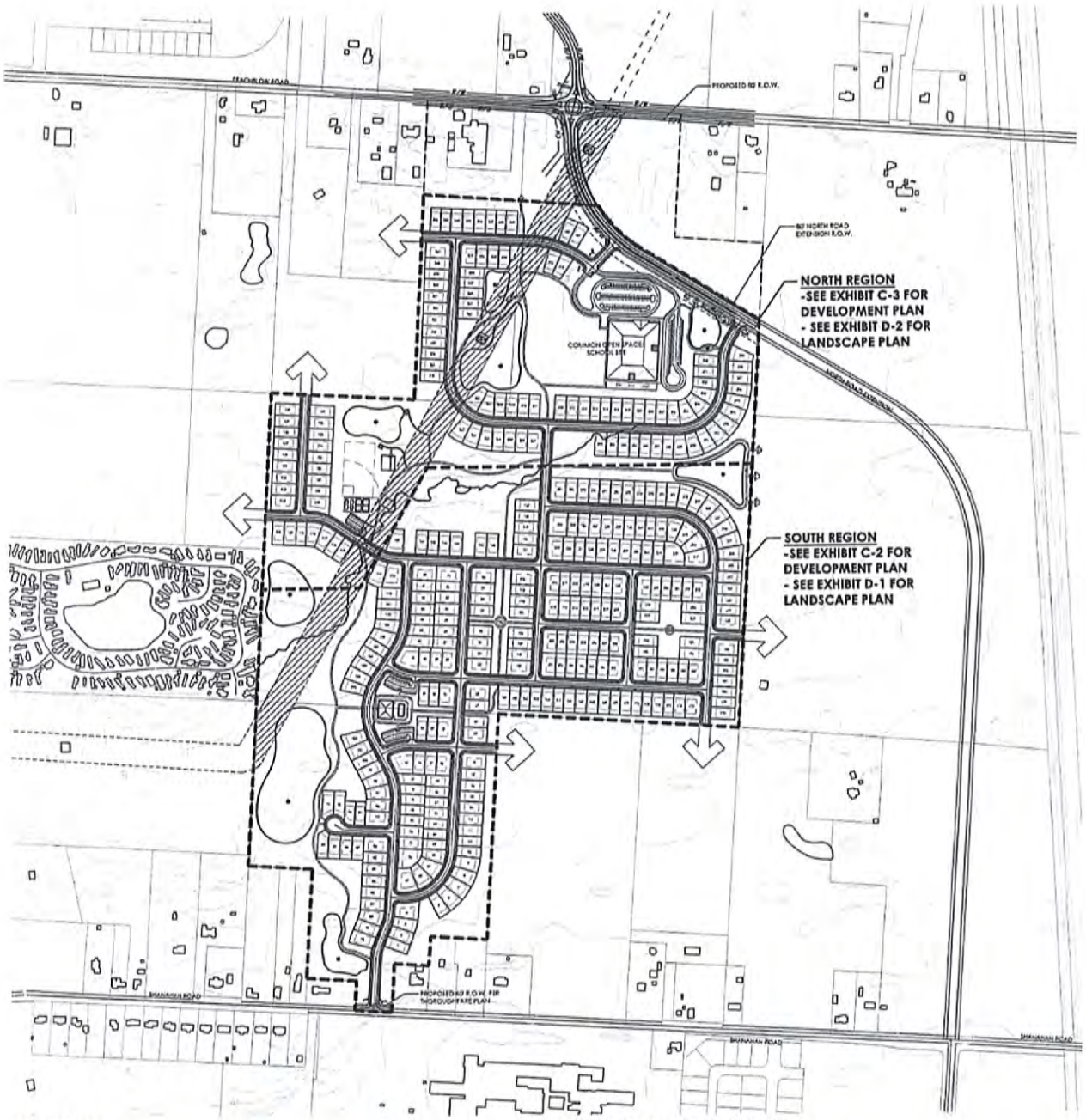
EXHIBIT F-1

65' LOT EXAMPLES

EXHIBIT F-2

80' LOT EXAMPLES

EXHIBIT F-3



VICINITY MAP

SITE DATA - R-3 WITH PRD OVERLAY

TOTAL ACRES	±182.43 AC
NET DEVELOPABLE AREA (85% GROSS)	±155.07 AC
EASEMENTS	±11.66 AC
ACTUAL NET DEVELOPABLE	±143.41 AC
TOTAL LOTS	362 LOTS
GROSS DENSITY	1.98 DU/AC
NET DENSITY	2.52 DU/AC
COMMON OPEN SPACE	+/- 54.31 AC
TOTAL OPEN SPACE	+/- 54.31 AC
%OPEN SPACE (20% REQUIRED)	40.21%

56 x 130 LOTS	120 (33%)
62 x 130 LOTS	127 (35%)
64 x 130 LOTS	115 (32%)

REVISED – BZC 19-001
SUBMITTED
03/26/2019

OVERALL DEVELOPMENT PLAN

EXHIBIT C-1

BERLIN MEADOWS - R-3 WITH PRD OVERLAY

PREPARED FOR METRO DEVELOPMENT

DATE: 3/26/19

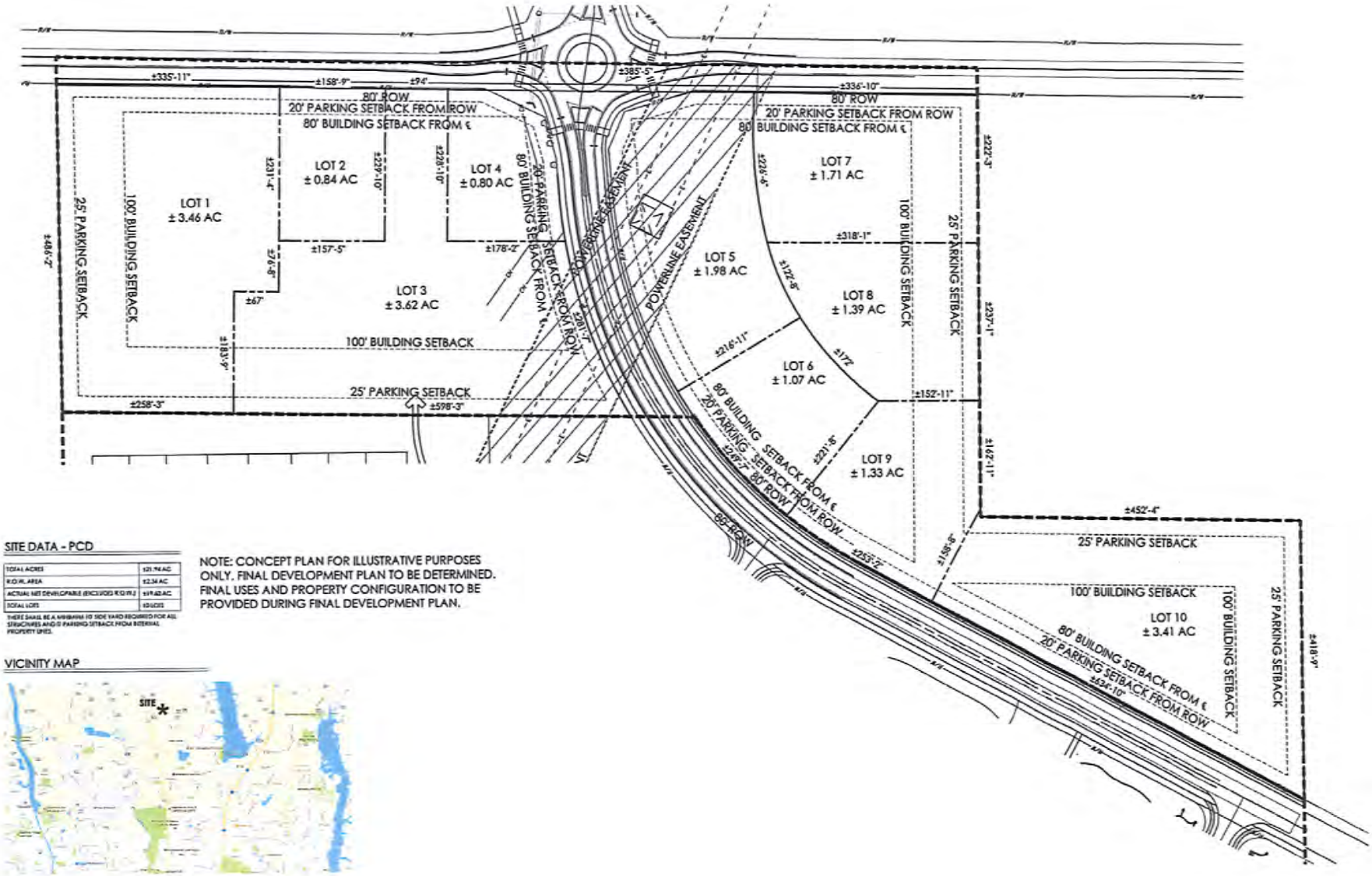
NORTH 1"=200'

0 100 200 400 600

Faris Planning & Design

LAND PLANNING + LANDSCAPE ARCHITECTURE

2524 N. 4th Street Columbus, OH 43210
p (614) 487-1934 Suite 401 www.farisplanninganddesign.com



SITE DATA - PCD

TOTAL ACRES	±21.94 AC
R.O.W. AREA	±2.34 AC
ACTUAL NET DEVELOPABLE (EXCLUDED R.O.W.)	±19.60 AC
TOTAL LOTS	10 LOTS

THERE SHALL BE A MINIMUM 10' SIDE YARD REQUIRED FOR ALL STRUCTURES AND 10' PARKING SETBACK FROM INTERNAL PROPERTY LINES.

NOTE: CONCEPT PLAN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DEVELOPMENT PLAN TO BE DETERMINED. FINAL USES AND PROPERTY CONFIGURATION TO BE PROVIDED DURING FINAL DEVELOPMENT PLAN.

VICINITY MAP

DEVELOPMENT PLAN

EXHIBIT C-1

BERLIN MEADOWS - PCD

PREPARED FOR METRO DEVELOPMENT

DATE: 3/22/19

Faris Planning & Design

RPC#09-19zon

Metro Development

20.85 acres / FR-1 & PID to PCD

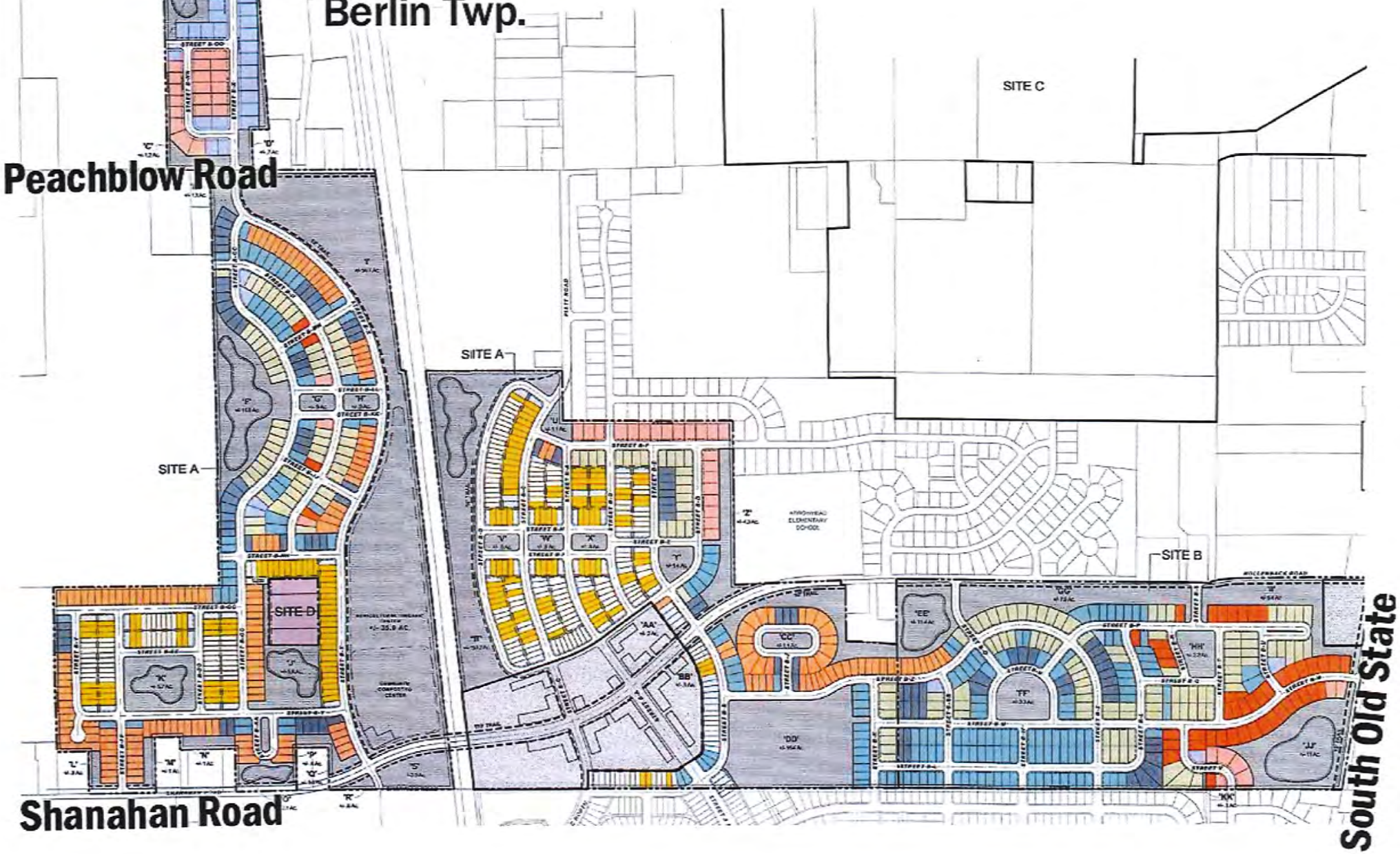
Berlin Twp.

RPC#12-16zon

Evans Farm Land Dev. Co. LLC

607.12 acres/FR-1 to PRD and PCD

Berlin Twp.



COMMUNITY IMPACT ASSESSMENT

Project Name	Winterbrooke Place
Applicant	Robert L. Grden Designated Manager
Owner	Grden LLC
Zoning Requested	R-3 with Conditional Use Permit for PMU (Planned Mixed-Use)

A. General Provisions and Requirements:

1. Acreage	100.648 Acres Exclusive of Existing Right-Of-Way
2. Pin Nos.	Parcels Presently in the Township of Berlin, Delaware County, OH until Annexed: 41832001038000; 41833001018000; 41833001018001 and 41933001019000 as is Currently Shown on the Delaware County Auditor's Tax Duplicate
3. Current Zoning	Lands Presently in the Township of Berlin: FR-1 (Farm Residential District)

B. Specific Information

1. Legal Description	See Addendum A attached hereto. Grden LLC currently owns a total of 101.968 acres of which 1.32 acres is the road right of way. See Addendum A-1 for the Legal Description of the 100.648 acres being annexed to the City of Delaware, Ohio. The last recorded survey indicated a total acreage of 102.0138. This was

	recalculated at the time of the preparation of Map of Annexation and is reflected in the Petition for Annexation.
a. Reference	Official Record Vol. 951, Pages 2796-2801, Recorders Office, Delaware County, Ohio
b. Current Land Assessment	Two current Ditch Assessments. One for Ditch Construction and one for Ditch Maintenance which runs from 2018 – 2025.
c. Adjacent Parcels/ Including Ownership	PIN — Owner 41832001035000 — PULTE HOMES OF OHIO LLC 41832001040000 — PULTE HOMES OF OHIO LLC 41833001010000 — EVANS FARM DELAWARE LLC 41833001013000 — REBECCA JANE KRUPAR JAMES MATTHEW KOCH 41833001014000 — KENNEY ASSET MANAGEMENT LLC 41833001016000 — PEACHBLOW LAND II LLC 41833001017000 — PEACHBLOW LAND II LLC 41833001020000 — JFMG II LLC 41833001024000 — JOHN M. GUNDLING TONI T. TIBURZIO 41833001021000 — MARK E VANDEVORT NANCY VANDERVORT 41833001022002 — PATRICIA ANN LOGAN 41833001022000 — PATRICIA ANN LOGAN 41833001023000 — MICHAEL E ZYSK RENEE M ZYSK 41833001022001 — JENNIFER STRAWSER DYAN STRAWSER 41832001031000 — GRADY MEMORIAL HOSPITAL
d. Recitation of Covenants Existing or Proposed and Running with the Land	None at Present

2. Location and Access	The entire property is located north of Peachblow Road. All access is presently to the south on Peachblow Road with location and access to the east into the Township and county road system and to the west there will be access to Glenn Parkway. If the development is approved, Winterbourne Drive will be constructed through the middle of the development connecting with Winterbourne Drive to the north and eventually the North Street Road extension to the south. Also, if the development is approved a road connection will be made to the west connecting Winterbrooke Place and Belmont Estates at Ensign Lane with an eventual dedication across the Grady Memorial Hospital Property.
3. Adjacent Lands	**North** - City of Delaware (R-2 One-Family Residential District Pulte Homes of Ohio;) **East** - Township of Berlin (FR-1 Farm Residential). (Evans Farm Delaware LLC Project); **South** – Township of Berlin FR-1 Housing and Industrial Zoning (Primarily the Kenney Asset Management LLC Development Commercial, Elementary School and Residential Project and Industrial Zoning on the Peachblow Land II LLC Properties). **West** - City of Delaware Belmont Estates and Glen Road Capital LLC (R-3 One family Residential District and B-4 General Business District; N**orthwest and West-**City of Delaware by Grady Memorial Hospital (PO/I Planned Office/Industrial District)
4. Existing Site Land Use	Current use of lands in the Township of Berlin are Farm/Residential. (FR-1 District). All lands coming into the City are brought into the City of Delaware as agricultural until rezoned.

5. Maps, Charts	See Addendum B attached hereto
6. Environmental Impacts	A Phase One Environmental has been conducted and is attached as Addendum I.
	a. Topography and Drainage: Drainage flow on the property is from northeast to west/ southwest toward the Olentangy River west of the proposed Winterbourne Drive and north to south/ southwest east of Winterbourne Drive. The entire property is sloped towards and part of the Olentangy River Watershed District. See Addendum C, D and E attached hereto.
	b. Vegetation: This parcel of land has a vegetation in the form of trees in the south-central area of the property. The balance of the acreage has been farming ground for at least 30 years. The remainder of the property is without trees except in the old fence line areas. See Addendum F attached hereto.
	c. Soils: Map of soils is attached hereto as Addendum G.
	d. Ecology: Land over the years was agricultural. No unusual vegetation.

7. Air and Noise Pollution	No site activity or uses will be included that will generate any unusual noise or air pollution, except normal dust from farming operations, not normally present in residential developments. There will be a higher level of noise and dust during construction period and will be limited to parcels under construction. Noise from traffic and pollution from existing traffic on U.S. 23 will override any proposed uses that will take place on this property. Traffic is currently not fully using Winterbourne Drive and that may alter vehicle noise in the area. However, most of the traffic will be residential vehicle traffic.
8. Sanitary Sewers & Storm Drainage	At present, drainage is provided by farm tiles and county tiling systems of the 1920's. With development, drainage and retention systems will be installed and constructed on the subject premises to City Standards. Sanitary Sewer and Water are available to be extended to the east through the Grady Memorial Hospital property at Ensign Lane.
9. Traffic and Parking	A traffic study is currently being prepared by Todd Stanhope, Director of Traffic Engineering, Smart Services, Inc. When the traffic study is complete it will be submitted by a separate submission upon coordinating the traffic studies of proposed Berlin Meadows and Winterbrooke Place by the Delaware County Engineer and in coordination with Delaware City Engineer.
10. View Interference	Because of the size of the land and its proposed use and the distance from existing structures planned both to the North, West and South. No significant view interference is expected.
11. Historic Sites	None that applicant is aware of at the present time.

12. Compatibility	The proposed residential development of different houses should enhance and compliment the Pulte Development to the north; Ryan Homes to the west; farm residential development of Evans Farms to the east and south and Kenney Asset Management Development to the south of this project as well as an elementary school site, commercial and existing Industrial uses located in the Township of Berlin opposite the Grden LLC property along Peachblow Road to the South.

C. Impact on Public Services.	
1. Tax Effect	It is difficult to ascertain the overall tax effect of this project. This will be a phased project with various residential uses. Income tax shall be generated from both the Construction Phase and the End Use Phase with three (3) potential residential components, over (5) or possibly six (6) phases. See Addendum H attached hereto. Addendum H includes no income tax projections for the construction phases. A Municipal Impact Fee will be charged as each building permit for each lot is pulled on the project.

2. Police & Fire	City of Delaware has annexed lands to the north and west. No more impact on police and fire is expected than usual police and fire service to the north, east, west and south of the property and the residential property to the east. A fire station is currently being constructed on Cheshire Road at Glenn Road to the northwest. Police and Fire Impact Fees will be paid as each building permit is pulled for each residential unit prior to construction. Fire Service is also provided by the Berlin Township Fire Department.
3. Schools	The entire project is in the Olentangy Local School District. The residential nature of the project should have no more impact on schools under the residential uses currently being developed on the north and west of the project as well as future residential projects planned for the east and south of the project.
4. Parks and Recreation	The primary development plan will set forth location acreage both for recreation and open space throughout the project. Parks and Recreation Impact Fees will be paid at the time permits are pulled for the construction of each residential unit in the subdivision.

5. Traffic Control	Winterbourne Drive is being constructed through this project through the middle of the property. This is a major spine road running north and south through the center of this project and will serve to connect the proposed Winterbourne Drive to the north and the proposed County's North Street Road connected to the south. Additionally, at Peachblow Road, it is anticipated that Delaware County will either install a roundabout or a lighted intersection

D. General Requirements	
1. Financial Interest	See Addendum H attached hereto. The expected value of the project at build out at current average sale price is $99,950,000.00 for housing improvements and lot land value.
2. Coordination	All coordination of services has been with the City of Delaware, Ohio. Intersection and access improvements on Peachblow Road on the south will require input and coordination with City of Delaware and the Delaware County Engineers Office. The Delaware County Engineer has full authority for Peachblow Road.
3. Economic Impact	Demands for police and fire services should be similar to all existing residential developments in the City of Delaware. Economic benefits to the community will be significant to the general retail stores and centers presently in the City and County.

4. Construction Scheduling	It seems likely that this project will be phased in its development once if the rezoning and preliminary and final development plans are approved. Internal construction within the project should be capable of completion in a timely manner.
5. Adjacent Development	See Item B. c. above
6. Alternatives	It appears given the surrounding land uses and the City Masterplan and pre-annexation negotiations, the best use of this land is a residential use with buffering along the south property line and possibly limited along the eastern property line abutting Evans Farm property which is currently buffered by an Ohio Edison High Tension Power Line.

Respectfully submitted,

Michael R. Shade
Attorney at Law

ADDENDUM A

Situated in the State of Ohio, County of Delaware, and in the Township of Berlin:

Being a Part of Lot Number 28 and 29 in Section 3, Township 4, North, Range 18 West, United States Military Lands, Berlin Township, Delaware County, State of Ohio and being more particularly described as follows:

Commencing at an existing 3/4 inch dia. iron pipe located at the southeast corner of Lot 29, said point being on the centerline of County Road 98 (Peachblow Road);

Thence along the centerline of County Road 98 and common line between Lots 29 and 30 North 88° 00' 00" West for a distance of 333.05 feet to a survey nail set at the southeast corner of hereinafter described 111.169 acre tract and the POINT OF BEGINNING.

Thence continuing along said centerline of County Road 98 and common lot line North 88° 00' 00" West for a distance of 2306.68 feet to a railroad spike set at the Southwest corner of Lot 29 and grantor's southwest corner;

Thence along Grantor's west line north 01° 06' 25" East for a distance of 2262.96 feet to an iron pin set at Grantor's Northwest corner (passing over an iron pin set at a distance of 30.00 feet and the Line between Lots 29 and 28 at a distance of 1647.11 feet, more or less);

Thence along Grantor's North line South 87° 40' 25" East for a distance of 1164.44 feet to an iron pin set on the West line of 39.50 acre tract of land, now or formerly owned by Thomas E. McNamara, Deed Vol. 328, Page 365;

Thence along said West line South 00° 58' 45" West for a distance of 314.78 feet to an iron pin set at the southwest corner of aforesaid 39.50 acre tract;

Thence along the south line of said 39.50 acre tract South 87° 50' 50" East for a distance of 1137.39 feet to an iron pin set at Grantor's northeast corner;

Thence along Grantor's East line South 00° 58' 45" West for a distance of 1938.62 feet to a survey nail set on the centerline of County Road 98 and South line of Lot 29 (passing over the line between Lots 28 and 29 at a distance of 291.45 feet, more or less and iron pin set at a distance of 1907.54 feet) and the PLACE OF BEGINNING.

Containing 24.028 acres, more or less in Lot 28 and 87.141 acres more or less of 111.169 acres, more or less.

This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated March 18, 1989.

EXCEPTING THEREFROM a 4.1552 acre tract:

Situated in the Township of Berlin, County of Delaware, and State of Ohio;

Being a part of Farm Lots 28 and 29, Section 3, Township 4 N., Range 18 W. U.S. Military Lands and being a part of a tract now or formerly owned by Ray L. Grden, Ray D. Grden, Jr., Gary P. Grden and Robert L. Grden, as described in Deed Book 512, Page 421, more particularly described as follows:

Beginning at a railroad spike found in the centerline of County Road 98, Peachblow Road, and at the common corner of Farm Lots 29, 30, 35 and 36 being THE TRUE PLACE OF BEGINNING;

Thence from said POINT OF BEGINNING and with the line common to Farm Lots 29 and 36 and the east line of the property now or formerly owned by Neil K. Rammelsberg and Helen E. Rammelsberg, as described in Deed Book 283, Page 149, North 01° 03' 26" East (passing at 30.00 feet an iron pin set) a total distance of 1671.97 feet to an iron pin found at the common corner of Farm Lots 28, 29, 36 and 37;

Thence with the line common to Farm Lots 28 and 37, also being the east line of a tract now or formerly owned by Young Soon Lee, as described in Deed Book 504, Page 79, North 01° 03' 26" East a distance of 590.74 feet to an iron pin set;

Thence with the south line of a tract now or formerly owned by Robert G. Borrows Trustee as described in Deed Book 477, Page 664, South 87° 40' 21" East a distance of 80.02 feet to an iron pin set;

Thence through the parent tract South 01° 03' 26" West (passing over an iron pin set at 2232.25 feet) a total distance of 22.62 25 feet to a railroad spike set in the centerline of Peachblow Road and on the south line of Farm Lot 29;

Thence with the line common to Farm Lots 29 and 30 North 80° 00' 00" west a distance of 80.01 feet to the TRUE POINT OF BEGINNING. **Containing 4.1552 acres**, more or less. Farm Lot 28, containing 1.0853 acres, and Farm Lot 29 containing 3.0699 acres, more or less.

All iron pines set are 5/8" solid iron pins with yellow plastic caps stamped Stults and Associates.

Bearing system based on center line of Peachblow Road County Road 98 taken from Deed Book 497, Page 263.

This tract is not intended to create a building site.

EXCEPTING THEREFROM a 5.00 acre tract:

Situated in the Township of Berlin, County of Delaware, and State of Ohio;

Being a part of Farm Lot 29, Section 3, Township 4, North, Range 18 West U.S. Military Lands and being a part of a tract now or formerly owned by Ray L. Grden, Ray D. Grden, Jr., Gary P. Grden, and Robert L. Grden, as described in Deed Book 512, Page 421, more particularly described as follows:

Commencing at a railroad spike found in the centerline of County Road 98, Peachblow Road, and at the common corner of Farm Lots 29, 30, 35 and 36.

Thence along the centerline of County Road 98 (S. 88° 00' 00" East) a distance of 200.03 feet to a railroad spike set at the PLACE OF BEGINNING.

Thence north 01° 03' 26" East (passing over an iron pin set at 30.00 feet) a total distance of 726.00 feet to an iron pin set;

Thence south 88° 00' 00* East a distance of 300.04 feet to an iron pin set;

Thence South 01° 03' 26" West (passing over an iron pin set at 696.00 feet) a total distance of 726.00 feet to a railroad spike set in the centerline of Peachblow Road and on the south line of Farm Lot 29;

Thence with the line common to Farm Lots 29 and 30 North 80° 00' 00" West a distance of 300.04 feet to THE TRUE POINT OF BEIGNNING.

Containing 5.00 acres, more or less.

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped Stults and Associates.

Bearing system based on centerline of Peachblow Road County Road 98, taken from Deed Book 497, Page 263.

LEAVING 102.0138 ACRES, MORE OR LESS.

ADDENDUM A-1

DESCRIPTION OF A PROPOSED ANNEXATION OF
A 100.648 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lots 28 and 29, Section 3, Township 4, Range 18, of the United States Military Lands, and part of 45.968 acres, 5.001 acres, 36.502 acres and 14.542 acres as described in deed to Grden LLC, of record in Official Record 951, Page 2796, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at a common corner of said 45.968 acres and a 90.584 acres as described in deed to Pulte Homes of Ohio LLC, of record in Official Record 1327, Page 1465, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 06-67 and of record in Official Record 718, Page 2150;

Thence South 00°58'45" West, with the west line of a 44.049 acre tract as described in deed to Evans Farm Delaware LLC, of record in Official Record 1334, Page 2672, a distance of 1908.62 feet, to a point on the north right of way line of Peachblow Road (Co. Rd. 98, 60 foot right of way);

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 1806.56 feet, to a point on the east line of a 5.000 acre tract described in deed to John Gundling and Toni Tiburzio, of record in Official Record 560, Page 167;

Thence North 01°03'26" East, with the east line of said 5.000 acres, a distance of 696.00 feet, to a point at the northeast corner of said 5.000 acre tract;

Thence North 88°00'00" West, with the north line of said 5.000 acres, a distance of 300.04 feet, to a point at the northwest corner of said 5.000 acre tract;

Thence South 01°03'26" West, with the west line of said 5.000 acres, a distance of 696.00 feet, to a point on the north right of way line of Peachblow Road;

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 120.02 feet, to a point on the east line of a 105.278 acre tract as described in deed to Grady Memorial Hospital, of record in Official Record 594, Page 212 and an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 05-15, of record in Official Record 740, Page 394;

Thence North 01°03'26"" East, with the west line of said 36.502 acres and said 14.542 acres and the east line of the said 105.278 acre tract and the said existing City of Delaware Corporation Line, a distance of 2232.71 feet, to a point on the south line of a said 90.584 acre tract and the said existing City of Delaware Corporation Line.

Thence with said 90.584 acres and the existing City of Delaware Corporation line the following course:

South 87°40'25" East, a distance of 1084.42 feet, to a point;

South 00°58'45" West, a distance of 314.78 feet, to a point;

South 87°50'50" East, a distance of 1137.39 feet, to a point at a common corner of said 45.968 acres and a 90.584 acres, containing 100.648 acres, more or less, being approximately 21.272 acres in Farm Lot 28 and approximately 79.376 acres in Farm Lot 29.

250 Old Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p 614-540-6633 f 614-540-6638 | www.cecinc.com

4769.09 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 10296.52 lineal feet of annexed perimeter.

46.3% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

8/03/2017

Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

County Engineer
Delaware County, Ohio

I hereby certify the within to be a true copy of the document that is on file in the Map Department.

CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer

By _____. Date 8/7/17

WINTERBROOK PLACE
ADDENDUM B: MAP OF PROPERTY

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
or completeness. The mapping data shown is approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Aerial photo is current as of April 2018.
Please report any errors or omissions to the Delaware County Auditor's office.
Prepared by: Delaware County Auditor's GIS Office on March 2019.

Delaware County Auditor
George Kaitsa

N

0 115 230 460 Feet

WINTERBROOK PLACE
ADDENDUM C: TOPOGRAPHY OF PROPERTY

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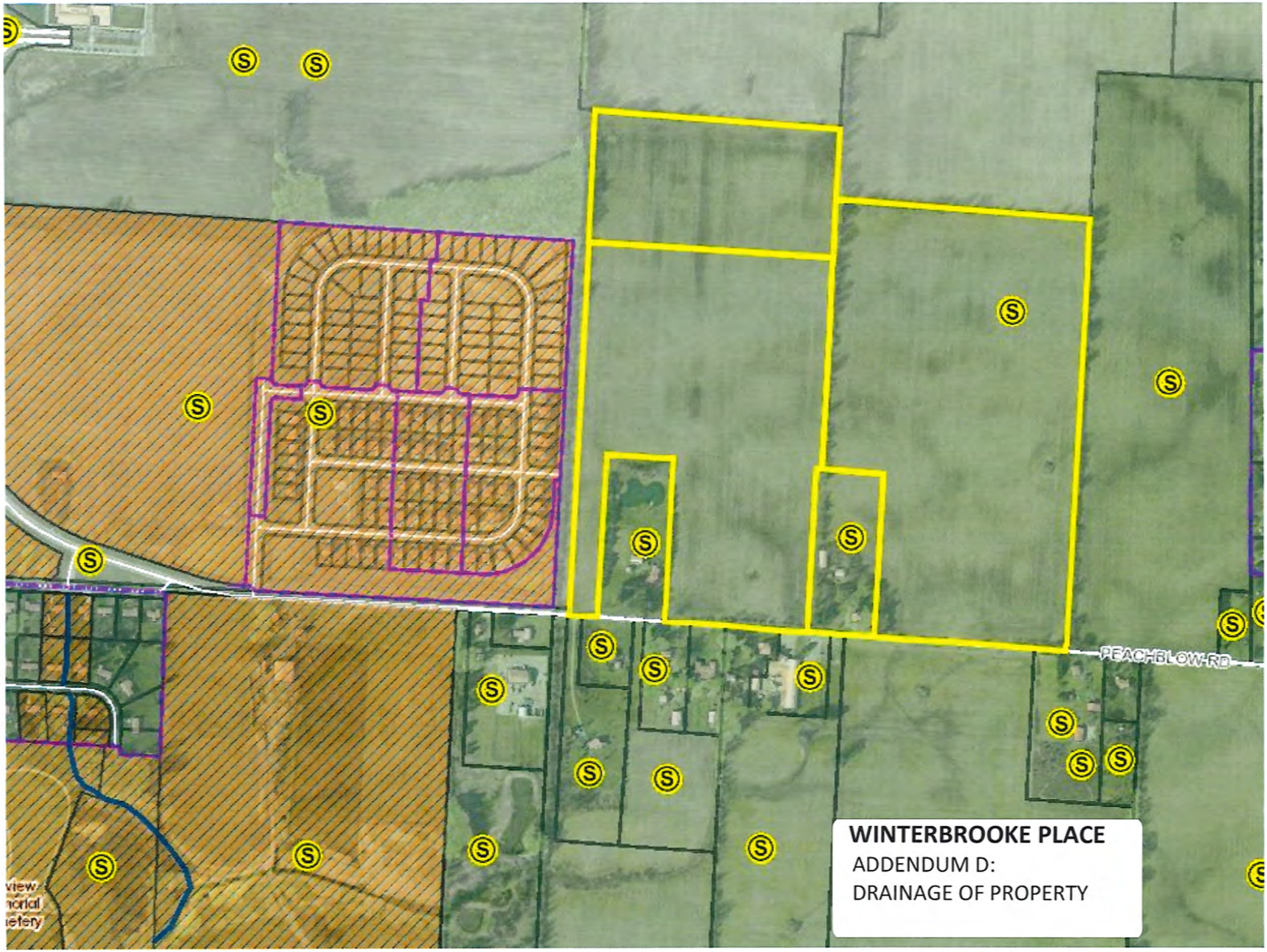
N

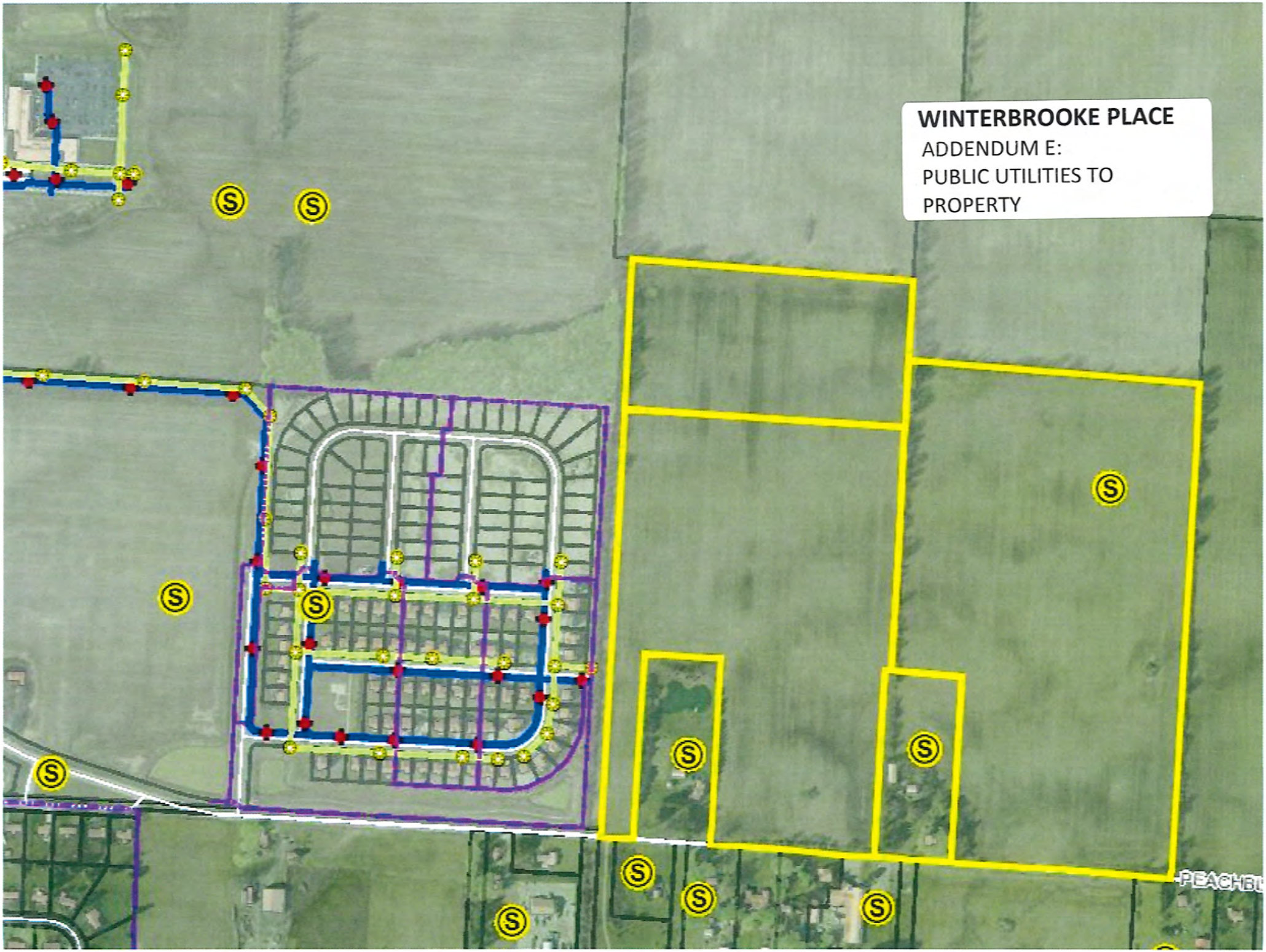
0 115 230 460 Feet



WINTERBROOKE PLACE

ADDENDUM D:

DRAINAGE OF PROPERTY


WINTERBROOKE PLACE
ADDENDUM E:
PUBLIC UTILITIES TO
PROPERTY
PEACHB

WINTERBROOK PLACE
ADDENDUM F: VEGETATION

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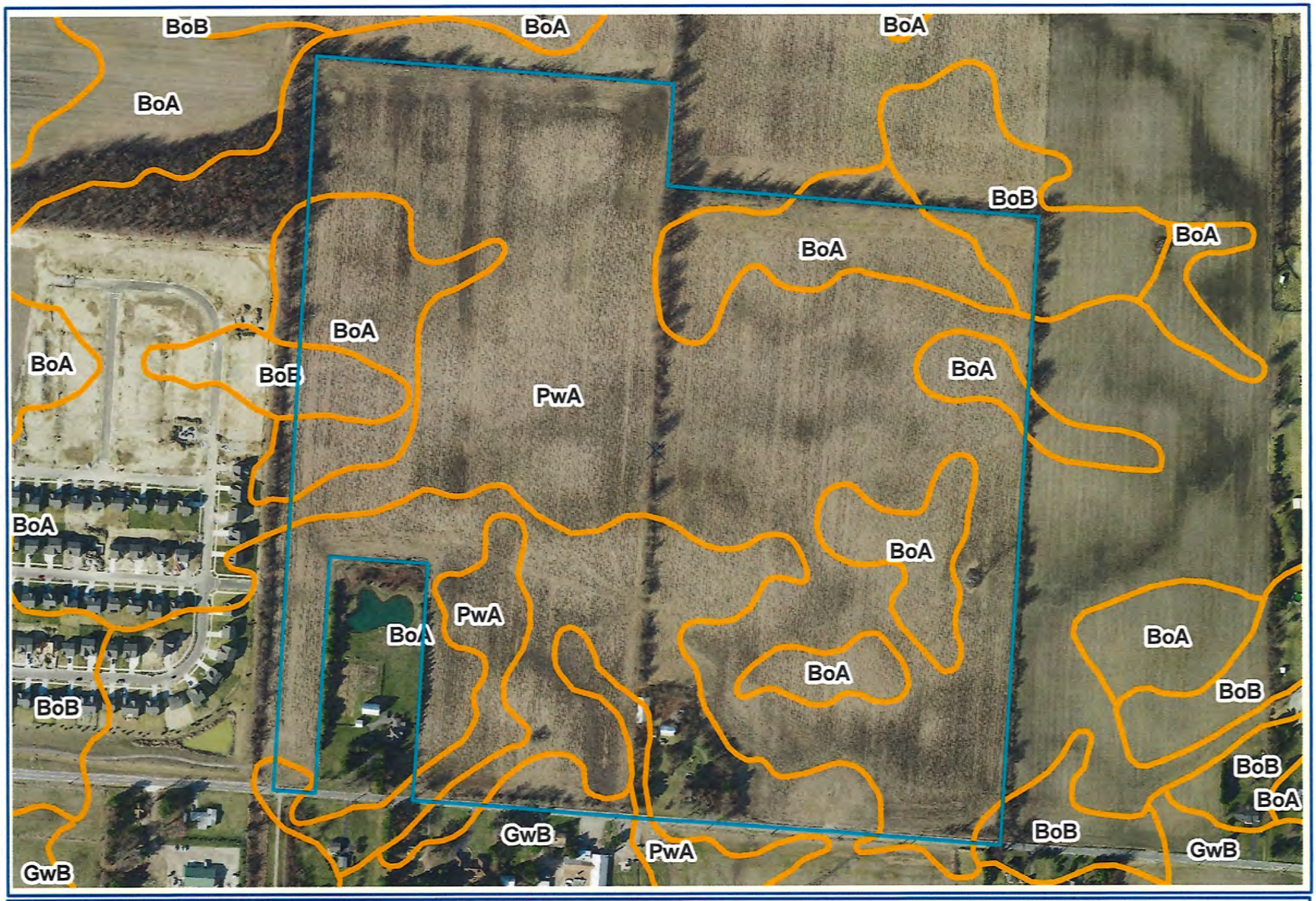
0 115 230 460 Feet



Delaware County Auditor
George Kaitsa

WINTERBROOK PLACE
ADDENDUM G: SOILS

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Please report any errors or omissions to the Delaware County Auditor's office.
Prepared by: Delaware County Auditor's GIS Office on March 2019.

N

0 115 230 460 Feet

ADDENDUM H
WINTERBROOKE PLACE

FEES & CHARGES

PROPERTY OWNERSHIP	TOTAL
AREAGE	100.648
SCHOOL DISTRICT	
NUMBER OF HOUSING DWELLING UNITS	263
FEE OR CHARGES	
REZONING/ANNEXATION/CUP	11,064.80
PRELIMINARY PLAN / PLAT	33,132.40
FINAL PLAN / PLAT	33,632.40
SUBTOTAL	77,829.60
BUILDING PERMITS AND CHARGES	526,000.00
SANITARY SEWER CAPACITY FEE	1,416,255.00
WATER CAPACITY FEE	1,485,950.00
IMPACT FEES	543,884.00
ENGINEERING FEES	480,422.00
SHSC / TRANSPORTATION CHARGE	921,500.00
TOTAL FEES	**5,451,840.60**
* AVERAGE ANNUAL UTILITY CHARGE AT BASE RATE	$151,488.00

TOTAL ESTIMATED PROJECT FEES TO BE PAID TO CITY

$5,451,840.60

TOTAL ESTIMATED ANNUAL INCOME TO BE PAID TO CITY

Full $842,120.00

ADDITIONAL ON AND OFF SITE ROADWAY COST	
WINTERBROOKE DRIVE	$ 1,612,100.00
ENSIGN DRIVE	$ 315,000.00
TOTAL	$ 1,927,100.00

INCOME TAX

SECTION	TYPE OF HOUSES	NUMBER OF UNITS	AVERAGE HHI	CITY TAX	TOTAL TAX
WINTERBROOK	52'	112	160,000	2960.00	$331,520.00
	65'	130	180,000	3330.00	$432,900.00
	80'	21	200,000	3700.00	$77,700.00
TOTAL		AVERAGE HOUSEHOLD INCOME	174,105	TOTAL ANNUAL INCOME TAX	$842,120.00
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE	54,367	U.S. CENSUS BUREAU 2010	DOES NOT INCLUDE INCOME TAXES RECEIVED DURING CONSTRUCTION		
MEDIAN HOUSEHOLD INCOME- CITY OF DELAWARE	57,000	* STATISTICAL ATLAS 2016			
POWELL MEDIAN INCOME	147,344				

PROPERTY TAXES BREAKDOWN
PHASES - WINTERBROOKE PLACE

		AVERAGE SALE PRICE	TOTAL SALE VALUATION	BERLIN TWP	DELAWARE CORP	
WINTERBROOK	NUMBER OF UNITS					
52' Lots ($310,000 - $340,000)	112	$325,000.00	$36,400,000.00			
65' Lots ($375,000 - $425,000)	130	$400,000.00	$52,000,000.00			SCHOOLS
80' Lots ($525,000 - $575,000)	21	$550,000.00	$11,550,000.00			
TOTAL	263	TOTAL	$99,950,000.00			
		AVERAGE	$380,038.00	$217,634.89	$40,313.84	$1,876,589.58

WINTERBROOKE PLACE
ADDENDUM I:
PHASE / ENVIRONMENT OF PROPERTY

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

GRDEN PROPERTY
PEACHBLOW ROAD
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

Prepared for:

ARLINGTON BUILDERS, INC.
10590 WELLINGTON BOULEVARD
POWELL, OHIO 43065

Prepared by:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085

CEC Project 172-299

July 6, 2017

STEVEN P. ELLIOTT
200 Civic Center Drive, Suite 1200
Columbus, Ohio 43215

April 30, 2019

City of Delaware Planning
Commission
1 South Sandusky Street
Delaware, Ohio 43015
Attn: David M. Efland, Director

Subject: Letter of Objections to Winterbrooke Rezoning, Conditional Use Permit and Preliminary Development Plan

Dear Mr. Efland:

I am representing John and Toni Gundling in connection with the proposed Winterbrooke development surrounding their property at 957 Peachblow Road, Lewis Center, Ohio (Tax Parcel No. 418-330-01-024-000). This letter is intended as an objection letter to the materials submitted to the Delaware City Planning Commission by Grden, LLC (the "Developer") in connection with the Developer's proposed single-family development known as Winterbrooke Place, which is being annexed into the City of Delaware (the "Development"). These submissions set forth the Developer's request for the City to re-zone the Developer's 100-acre Development site, to issue a Conditional Use Permit and to approve a Preliminary Development Plan for the Development.

I have reviewed with the Gundlings the submissions to the Planning Commission for this Development and the Staff Report based on those submissions issued at the end of last week. Based on our review, and previous discussions with Mr. Grden of the Developer and yourself, the following is a summary of the Gundlings' objections to the Development and the Developer's requested actions by the City for the Development:

- Access concerns:
  - Traffic study not completed
  - Primary access means (roundabout on Peachblow Road) not committed
  - Secondary access means (from Belmont development to the west) not committed (by Grady Memorial/Ohio Health – panhandle owner)
  - Dysfunctional alignment of secondary access means through Belmont and Ohio Health panhandle (two close 90 degree turns)
  - Alternate plan for access to Peachblow Road. Will the Ohio Health panhandle be a main access point?

- Engineering studies (including drainage plan) not completed

- Wetlands delineation not completed/included in Planning Commission submissions

- Inadequate mounding and buffering plan:
  - Non-compliant with inconsistent/incompatible use standards
  - Should include all boundaries of Gundling property on a continuous basis
  - Needs to include more plant screening for better opacity and more variety
  - Requirement for HOA maintenance/replacement
  - See attached letter from EDGE Landscape Architecture Group on behalf of the Gundlings

- Bike path "stubbed" at Gundling property lines:
  - Alternate route preferred
  - Require clear signage that path ends at Gundling "Private Property"
  - Encourages use of Gundling lawn or Peachblow Road

- Pond:
  - Needs buffering along entire property line
  - Commitment to wet pond with aeration
  - Requirement for HOA maintenance

- Lot size – too small, especially in area of Gundling property

- High density of Lots

- Non-compliance with City Comprehensive Plan
  - "Entry level" product not supported by City – all smaller Lots are entry level Lots

- Open areas primarily under high-voltage electric lines

- Private HOA and Deed Restrictions – No deed restrictions. Will these be required?

- Procedural issues:
  - Public notice included different development plan
  - Gundlings shown four different plans in last six weeks – no time to review/respond
  - All conditions of Staff report, as supplemented by the above objections, should be completed and satisfied prior to commencement of construction

- Significant reduction in aesthetic and economic values of Gundlings' home

The Gundlings built their home in 1995, and have put considerable time and funds into making it an attractive and comfortable home site for themselves and their extended family. They are now being forced into a decision to stay in this home in the midst of the surrounding development, or sell their home and relocate -- all by reason of an excessively large development which is being prematurely considered and does not meet the buffering requirements for this materially different and incompatible land use (as noted above).

We would appreciate your sharing this letter with staff and Commission members for consideration. We are happy to discuss any of the above objections with the Planning Commission staff or members in a professional manner. I am planning to be present at the May 1 Planning Commission meeting.

Thank you for your consideration.

Respectfully,

Steven P. Elliott, Esq.

SPE/jrk
cc: John and Toni Gundling

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

April 30, 2019

Mr. John Gundling
957 Peachblow Road
Lewis Center, Ohio 43035

Dear Mr. Gundling:

After reviewing your property and the proposed preliminary development plan on the adjacent parcels, we understand your desire to have a buffer installed by the surrounding property owner to establish visual screening and security. It is our understanding that you would like this buffer to provide a solid, continuous, visual screen with 100% opacity within 3-5 years of the installation date.

In order to best achieve the desired results, we would recommend the following.

1. A landscaped earthen mound at least 4-6 feet high, with no more than a 3:1 slope.
2. A continuous planting of Evergreen Trees spaced 15 feet on center in a staggered pattern
3. 1 Deciduous Shade Tree, 2 Ornamental Trees and 10 Large Deciduous Shrubs per 100 linear feet installed on your side of the Evergreen Tree plantings to break up the evergreen wall effect. Deciduous Shrubs should be planted together with no less than 5 shrubs per group.
4. In order to help establish adequate screening within the desired time period, we recommend that the minimum plant sizes at the time of installation for all Evergreen Trees be eight 8 feet high, all Deciduous Shade Trees be 2.5" caliper, all Ornamental Trees to be 2" caliper, and all Deciduous Shrubs be 30 inch high.
5. We recommend that all mounding and landscaping be installed during the initial phases of the development to help establish the desired screening as quickly as possible.
6. In order to maintain the long-term integrity of the buffer, we recommend that all plantings be adequately maintained and that any dead or removed plantings be replaced within the next growing season.

Respectfully,
The EDGE Group, Inc.

Drew Russell

Drew Russell
Associate

330 WEST SPRING STREET, SUITE 350 COLUMBUS, OHIO 43215
614.486.3343 www.edgela.com

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 24 | DATE: 05/13/2019

ORDINANCE NO: 19-32 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Dave Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE ACCEPTING THE ANNEXATION OF 100.648± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE GRDEN LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

BACKGROUND:
This process involves several steps and actions by the County and City in order for an annexation to ultimately be accepted by the City. The City took the first city step in the process which required determination of services the City could provide – the Resolution of Services passed February 25, 2019 via Resolution 19-08. The legislation before City Council currently is the final acceptance of annexation which would bring the property into the City. City Council must decide to accept, accept with conditions, or deny the annexation. If no action is taken by the ORC dictated time frame ending on July 9, 2019, ORC dictates that the annexation will be denied. The Applicant has begun the rezoning and initial development planning process. Planning Commission, on May 1, 2019 recommended approval with conditions. The cases will advance to City Council for consideration next. There was discussion with some neighbors at the Commission hearing that resulted in direction to the applicant to work on some details of the plan including additional landscaping. The Applicant agreed to do so in the intervening month or so prior to the public hearing. The public hearings are anticipated to be set for June10, 2019. Since July 9, 2019 is the last day to consider the annexation (this would effectively occur at the City

Council meeting of July 8, 2019) this will present some overlap between the annexation and the zoning and development timeframes. Therefore, multiple readings of this annexation are anticipated.
Some City Council members had asked for additional information regarding costs of development related to this annexation. The Applicant presented a response to this at the Commission hearing and is anticipated to do so with the upcoming hearings. Additionally, the City Manager has provided on March 8, 2019 copies of the Fiscal Impact Analysis from Tishler & Associates for Council review. These conclusions largely remain the same from a development type standpoint. Additionally important to remember is that the development will also generate revenue to the community in several areas. Again, the revenues were detailed by the Applicant at the Commission meeting. Both costs and revenues were detailed and submitted to the city in the form of the Community Impact Assessment document which can be reviewed as well. This information will be packaged together and delivered to Council for the June 10, 2019 meeting in anticipation of the public hearing on the Zoning Amendment and Conditional Use Permit. The proposed development and annexation, in the opinion of Staff, also complies with our current Comprehensive Plan, virtually completes the southeastern corner of the city with respect to development and our utility boundary, and provides planned and needed transportation connections for roadways and bikepaths among other benefits to the community. Finally, as was noted in the Fact Sheets for the Resolution of Services for this annexation, Staff suggests several conditions of annexation that will provide certainty and clarity to the City as well as the Applicant:

1. The applicant shall include the property in the Delaware South New Community Authority.
2. A $1,000 per dwelling unit additional transportation fee shall be required similar to other properties in the area to ensure needed transportation improvements in the area.
3. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of $3,200 per dwelling unit in addition to the standard and customary capacity fees of the city in effect at the time of permitting.
4. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the development and as required by the City through the normal and customary development review process.

REASON WHY LEGISLATION IS NEEDED:

The Ohio Revised Code provides the process that annexations must follow throughout Ohio. This legislation is the final City step in the process to formally accept the annexation of the property. The City has until July 9, 2019 to pass this acceptance of annexation Ordinance or it is considered by ORC to be denied.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):
Dave Efland, Planning and Community Development Director

RECOMMENDATION:
Approval at or before the July 8, 2019 City Council meeting.

ATTACHMENT(S)
County Resolution
Petition
Map
City Resolution

ORDINANCE NO. 19-32

AN ORDINANCE ACCEPTING THE ANNEXATION OF 100.648± ACRES OF LAND MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR THE ANNEXATION KNOWN AS THE GRDEN LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 100.648 acres of land, more or less, the description and map are attached hereto as Exhibits A and B; and

WHEREAS, Michael R. Shade, as agent for the petitioners on February 11, 2019 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its clerk on February 7, 2019; and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation, which was completed when City Council passed a Resolution of Services on February 25, 2019 via Resolution 19-08; and

WHEREAS, the proposed annexation applied for in the petition to the Delaware County Commissioners has been approved, by them for annexation to the City of Delaware on March 7, 2019 (See attached) The territory to be annexed is described in the attached Exhibits "A" and "B"; and

WHEREAS, the certified transcript of the proceedings for annexation, with an accurate map of the territory, together with the petition of annexation and other papers relating to the proceedings of the County Commissioners, are on file with the Clerk of Council, and have been for more than sixty days.

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

SECTION 1. That Council hereby accepts the annexation of 100.648 acres of land, description and plat of which are hereby attached as Exhibits "A" and "B" on the annexation known as the Grden Annexation by Michael R. Shade, agent for the petitioners with the following conditions that:

1. That upon annexation to the City of Delaware of 100.648± acres more or less as delineated on the attached Exhibits A and B, the Applicant/Property Owner at their sole expense shall provide and install all necessary roadways, lines, hydrants, and other appurtenances as required by the City in order to complete required roadway connections and to receive city utility services.
2. The applicant shall include the property in the Delaware South New Community Authority.
3. A $1,000 per dwelling unit additional transportation fee shall be required similar to other properties in the area to ensure needed transportation improvements in the area.
4. The property is within the South East Highland trunk sewer district requiring an additional sewer capacity charge of $3,200 per dwelling unit in addition to the standard and customary capacity fees of the city in effect at the time of permitting.
5. The extension of any needed infrastructure for water, sewer, or roadways shall be at the cost to the development and as required by the City through the normal and customary development review process.

SECTION 2. That the Clerk of Council is directed to make five copies of this ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the Secretary of State, and shall file notice of annexation with the Board of Elections, the County Auditor, the County Recorder, and the County Engineer within thirty days after it becomes effective, and the Clerk shall do all other things required by law.

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

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrator
Dawn Huston

Clerk to the Commissioners
Jennifer Walraven

March 11, 2019

RECEIVED
MAR 12 2019

Elaine McCloskey
City of Delaware Clerk
1 S Sandusky Street
Delaware, OH 43015
*Hand Delivered

RE: Annexation of 100.648 acres
Berlin Township to the City of Delaware

Dear Ms. McCloskey:

The Delaware County Commissioners in Regular Session on March 7, 2019 adopted a Resolution granting Prayer of Petition for 100.648 acres, more or less, from Berlin Township to City of Delaware.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution, a copy of the annexation petition and a copy of all other papers in the Commissioners' annexation folder.

If you have questions, please call me at 740-833-2105.

Sincerely,

Sarah Dinovo

Sarah Dinovo,
Assistant Clerk to the Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator
Michael Frommer

Deputy Administrator
Dawn Huston

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 19-144

IN THE MATTER OF ACKNOWLEDGING RECEIPT OF ANNEXATION PETITION FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, REQUESTING ANNEXATION OF 100.648 ACRES OF LAND IN BERLIN TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mr. Merrell, seconded by Mr. Benton to acknowledge that on February 7, 2019, the Clerk to the Board of Commissioners received an annexation petition request to annex 100.648 acres from Berlin Township to the City of Delaware.

Vote on Motion	Mr. Benton	Aye	Mr. Merrell	Aye	Mrs. Lewis	Aye

I, Sarah Dinovo, Assistant Clerk to the Board of Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of Commissioners of Delaware County duly adopted February 21, 2019 and appearing upon the official records of the said Board.

Sarah Dinovo
Assistant Clerk to the Commissioners

Delaware County Commissioners

Jeff Benton
Barb Lewis
Gary Merrell

County Administrator Michael Frommer | **Deputy Administrator** Dawn Huston | **Clerk to the Commissioners** Jennifer Walraven

RESOLUTION NO. 19-197

IN THE MATTER OF GRANTING ANNEXATION PETITION, FROM AGENT FOR THE PETITIONER, MICHAEL R. SHADE, REQUESTING ANNEXATION OF 100.648 ACRES OF LAND IN BERLIN TOWNSHIP TO THE CITY OF DELAWARE:

It was moved by Mr. Benton, seconded by Mr. Merrell to approve the following resolution:

WHEREAS, on February 7, 2019, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Michael R. Shade, agent for the petitioners, of 100.648 acres, more or less, from Berlin Township to the City of Delaware; and

WHEREAS, pursuant to section 709.023 of the Revised Code, if the Municipality or Township does not file an objection within 25 days after filing of the annexation petition, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation; and

WHEREAS, 25 days have passed and the Clerk of the Board has not received an objection from the City of Delaware or the Township of Berlin;

NOW, THEREFORE, BE IT RESOLVED the Delaware County Board of Commissioners grants the annexation petition request to annex 100.648 acres, more or less, in Berlin Township to the City of Delaware.

Vote on Motion Mrs. Lewis Aye Mr. Merrell Aye Mr. Benton Aye

Barb Lewis
County Commissioner

Jeff Benton
County Commissioner

Gary Merrell
County Commissioner

I, Jennifer Walraven, Clerk to the Board of County Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of County Commissioners of Delaware County duly adopted on March 7, 2019, and appearing upon the official records of said Board.

Jennifer Walraven
Clerk to Commissioners

RECEIVED
MAR 4 2019

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

Re: **PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on March 7, 2019 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7014 2870 0001 0090 5141 as to the Clerk of the Council of the City of Delaware and number 7014 2870 0001 0090 5158 as to the Fiscal Officer of Berlin Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

PETITION FOR GRDEN LLC ANNEXATION
TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION

STATE OF OHIO
COUNTY OF DELAWARE, ss. **CORRECTED AFFIDAVIT OF PROOF OF SERVICE**

Pursuant to the requirements of Section 709.023(B) ORC, Michael R. Shade, being first duly sworn, deposes and says that the following statements are true:

1. Affiant is the Agent for the Petitioners in the above referenced petition;

2. Affiant is the person who delivered the required statutory notices;

3. Previously on February 7, 2019, the Affiant mailed duplicate originals of the letter of notice ("notice") to Elaine McCloskey, Clerk of City Council of the City of Delaware, Ohio, by certified mail, return receipt number 7014 2870 0001 0090 5141 and to Claudia Smith Fiscal Officer of Berlin Township, by certified mail, return receipt number 7014 2870 0001 0090 5158. A complete copy of the petition for annexation and all attachments accompanied each notice. The return receipts were attached to the original Affidavit of Proof of Service.

4. Affiant states that in assembling for filing the Affidavit of Proof of Service that the date for the hearing before the Delaware County Commissioners was stated to be on March 7, 2017 at 9:30 o'clock a.m. This was due to scrivener error and the two parties specified above have been sent corrective letters of service and notice of hearing stating that the hearing before the Delaware County Commissioners will be on March 7, 2019 at 930 o'clock a.m.

5. Affiant further states that the parties set forth and paragraph 3 above were sent a corrective letter by Regular US Mail to the addresses upon which certified mail service had been previously obtained and further by email transmission at their known email addresses, to wit, Elaine McCloskey at EMcCloskey@delawareohio.net and Claudia Smith at clerk@berlintwp.us.

Further affiant sayeth naught.

MICHAEL R. SHADE, Agent for the Petitioners

Sworn to and subscribed in my presence this 27th day of February, 2019.

NOTARIAL SEAL STATE OF OHIO

KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2019

Kelsey J. Cording
NOTARY PUBLIC

RECEIVED
2019 FEB 27 AM 10:
DELAWARE COUNTY
COMMISSIONERS

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

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Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

Michael Shade

From: Michael Shade
Sent: Wednesday, February 27, 2019 10:06 AM
To: 'Elaine McCloskey'
Subject: Correction Letter
Attachments: DOC126.pdf

Elaine, Please find attached a correction letter that was originally sent back to you on February 7, 2019. Inadvertently, there was scrivener error on the year of the date of the hearing before the Delaware County Commissioners. The date as originally indicated was March 7, 2017 at 930 o'clock a.m. and it should have read March 7, 2019 at 930 o'clock a.m. I am sending the letter of correction by both US regular Mail and by this email. I have also filed this letter with the clerk of the Delaware County Commissioners with a Corrected Affidavit of Proof of Service. Should you have any questions, please do not hesitate to contact me. Thanks.---Mike

Michael R. Shade
Shade and Shade
Attorneys at Law
1 West Winter Street, Suite 410
PO Box 438
Delaware, OH 43015
PH: 740-363-9232
Fax: 740-363-0146

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

Re: **PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION**

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A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7014 2870 0001 0090 5141 as to the Clerk of the Council of the City of Delaware and number 7014 2870 0001 0090 5158 as to the Fiscal Officer of Berlin Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

Michael Shade

From: Michael Shade
Sent: Wednesday, February 27, 2019 10:07 AM
To: 'Claudia Smith'
Subject: Correction Letter
Attachments: DOC127.pdf

Claudia, Please find attached a correction letter that was originally sent back to you on February 7, 2019. Inadvertently, there was scrivener error on the year of the date of the hearing before the Delaware County Commissioners. The date as originally indicated was March 7, 2017 at 930 o'clock a.m. and it should have read March 7, 2019 at 930 o'clock a.m. I am sending the letter of correction by both US regular Mail and by this email. I have also filed this letter with the clerk of the Delaware County Commissioners with a Corrected Affidavit of Proof of Service. Should you have any questions, please do not hesitate to contact me. Thanks.---Mike

Michael R. Shade
Shade and Shade
Attorneys at Law
1 West Winter Street, Suite 410
PO Box 438
Delaware, OH 43015
PH: 740-363-9232
Fax: 740-363-0146

EST 1808

CITY OF

DELAWARE

OHIO

RESOLUTION CERTIFICATION

I, Elaine McCloskey, being the duly appointed as Clerk of City Council of Delaware, Ohio, do hereby swear and attest that the attached document is a true and correct copy of Resolution No. 19-08 as passed on February 25, 2019 by the Delaware City Council.

Elaine McCloskey
Clerk of City Council

This Resolution Certification dated this 26 day of February in the year 2019.

RESOLUTION NO. 19-08

A RESOLUTION INDICATING WHAT SERVICES THE CITY OF DELAWARE WILL PROVIDE TO 100.648± ACRES OF LAND, MORE OR LESS, DESCRIPTION AND MAP ARE ATTACHED HERETO FOR THE ANNEXATION KNOWN AS THE GRDEN LLC ANNEXATION BY MICHAEL R. SHADE, AGENT FOR THE PETITIONERS.

WHEREAS, Michael R. Shade, agent for the petitioners, has filed with the Delaware County Commissioners for annexation of 100.648 acres of land, more or less, the description and map are attached hereto; and

WHEREAS, Michael R. Shade, as agent for the petitioners on February 11, 2019 delivered to the Clerk of the Delaware City Council the notice of his filing of the annexation petition with the Board of County Commissioners of Delaware County and its Clerk on February 7, 2019; and

WHEREAS, the Ohio Revised Code requires that within 20 days following the date the petition is filed, the City Council shall, by resolution, adopt a statement as to what services, if any, the City will provide and an approximate date by which it will provide them to the territory proposed for annexation, upon annexation.

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

SECTION 1. That upon annexation to the City of Delaware of 100.648± acres more or less as delineated on the attached Exhibits, the City will provide the following services by the approximate date indicated as to each, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and said services shall be provided under the same conditions and same costs as they are provided to other residents in the City of Delaware:

(a) Water - upon acceptance of annexation
(b) Sanitary Sewer - upon acceptance of annexation
(c) Refuse – upon acceptance of annexation
(d) Fire – upon acceptance of annexation
(e) Police – upon acceptance of annexation
(f) Road maintenance-upon acceptance of annexation

SECTION 2. That the Council of the City of Delaware, pursuant to Ohio

Revised Code Section 709.023(D), hereby consents to the annexation.

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

SECTION 4. That the Clerk of Council shall prepare and furnish to the agent for the petitioners a certified copy of this resolution and file with the Delaware County Board of County Commissioners on or before 20 days from the filing of the annexation petition.

SECTION 5. That if the territory is annexed and becomes subject to zoning by the City of Delaware and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Council of the City of Delaware will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance, buffer includes open space, landscaping, fences, walls, and other structured elements; streets and street rights of way; and bicycle and pedestrian paths and sidewalks.

SECTION 6. That this resolution shall take effect and be in force immediately after this passage.

PASSED: February 25, 2019 YEAS 6 NAYS 0
ABSTAIN 0

ATTEST: Elaine McCloskey
CITY CLERK

Carl Kaplan Jr.
MAYOR

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

RECEIV
FEB 11 201

February 7, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

Re: **PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on March 7, 2017 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7014 2870 0001 0090 5141 as to the Clerk of the Council of the City of Delaware and number 7014 2870 0001 0090 5158 as to the Fiscal Officer of Berlin Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

BOARD OF COUNTY COMMISSIONERS OF
DELAWARE COUNTY, OHIO

PETITION FOR GRDEN, LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION

Petitioner

Grden LLC
Robert L. Grden, Designated Manager
1059 Wellington Blvd
Powell, OH 43065

Agent for Petitioners

Michael R. Shade
Attorney at Law
1 West Winter Street, Suite 410
Delaware, Ohio 43015
Phone: (740) 363-9232
Fax: (740)363-0146
Email : mrs@ss-dta.com

2019 FEB -7 AM 8:17
DEL. AWARE COUNTY
COMMISSIONERS

PETITION FOR GRDEN LLC ANNEXATION
TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN
CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION

To: **The Board of County Commissioners of Delaware County, Ohio**

1. The undersigned petitioner ("the Petitioner" herein), being all of the owners of real estate in the following described territory consisting of 100.648 acres situated in the Township of Berlin, County of Delaware, which area is contiguous with, adjacent to, and/or surrounded by the City of Delaware in part, to wit: see the legal description attached hereto as Exhibit A and the attached map, both of which are incorporated by reference herein ("described territory"), respectfully petition that the described territory be annexed to the City of Delaware, Ohio.

The description of the described territory ("the description" herein) and map were prepared by Mark Alan Smith, P.S., Professional Surveyor No. 8232, CEC Civil & Environmental Consultants, Inc., for annexation purposes, from information of record in the Delaware County Courthouse. All record references, unless otherwise noted, are to public records on file at the Delaware County Recorder's Office; all statutory references, unless otherwise noted, are to the Ohio Revised Code.

2. In support of this Petition, the petitioners state that there are within the described territory sought to be annexed one (1) owner of the real estate. The real estate within area to be annexed and included in the description is owned as indicated on the following table:

Name of Petitioner	Address	Acreage Information	Deed Reference	Parcel ID No.
Grden LLC	1059 Wellington Blvd. Powell, OH 43065	Land Owned 101.968 ac. Lands of Owner in the ROW is 1.32 acres, more or less **Total Lands of this Petitioner to be Annexed is 100.648 Acres**	Official Record Vol. 951, Page 2796;	418-330-01-018-000 418-330-01-018-001 418-330-01-019-000 418-320-01-038-000
	Total Lands to be Annexed	**100.648 Acres**		

All public road rights of way abutting any part of the described territory are not being annexed into and will not be in the City of Delaware, Ohio except where the annexation is over lands on both sides of any roadway.

3. Michael R. Shade is hereby appointed Agent for the undersigned Petitioner ("the Agent" herein), as required by § 709.02 and the Agent's address is 1 West Winter Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015. The agent is hereby authorized to make any amendment and/or decision which in his absolute and complete discretion is necessary or proper under the circumstances then existing and is specifically authorized to make any such amendment in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and Plat. Any such amendment shall be made by the presentation of an amended description and map to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

4. An accurate map marked "Map of Territory to be Annexed to the City of Delaware" is attached hereto and made part of this petition.

5. A list containing the required information concerning all tracts, lots and parcels adjacent to or across the road from the area sought to be annexed is being filed by the Agent at the time of the filing of this Petition.

6. No island of unincorporated area is being created by this annexation.

7. This petition is filed as an Expedited II annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of annexation proceedings and is being submitted pursuant the provisions of § 709.021 when owners unanimously request annexation and § 709.023 when the area being annexed is not to be excluded from the township. The area sought to be annexed shall not upon the annexation be excluded from Berlin Township, Delaware County, Ohio in conformity with the provisions of § 709.023.

8. The City of Delaware, Ohio will pass and submit to the Board of County Commissioners of Delaware County, Ohio a resolution of services within twenty (20) days of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

9. The current zoning in the Township of Berlin, Delaware County, Ohio is presently Farm Residential District (FR-1). The comprehensive plan duly adopted by the City of Delaware, Ohio anticipates that any future use would be for Mixed Use and Low and Medium Density Residential Uses. This proposed use may somewhat be an incompatible land use to the Farm Residential District in the Township of Berlin, Delaware County, Ohio but may not be incompatible to the long-term use plan for the area. The City of Delaware, Ohio will pass a resolution requiring that any buffering necessary as provided in Section 702.023 of the Ohio Revised Code shall be complied with and will follow the buffering requirements of the City of Delaware, Ohio Zoning Ordinances. Said resolution of services and buffering will be passed and submitted to the Board of County Commissioners of Delaware County, Ohio by the City of Delaware, Ohio within twenty (20) day of the date of the filing of this petition and file same with the Clerk of the Board of County Commissioners of Delaware County, Ohio.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Signatures of Petitioner:

GRDEN LLC

_____ Dated: February 4, 2019

Robert L. Grden, Designated Manager

DESCRIPTION OF A PROPOSED ANNEXATION OF
A 100.648 ACRE TRACT
TO THE CITY OF DELAWARE
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lots 28 and 29, Section 3, Township 4, Range 18, of the United States Military Lands, and part of 45.968 acres, 5.001 acres, 36.502 acres and 14.542 acres as described in deed to Grden LLC, of record in Official Record 951, Page 2796, all being of record in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

BEGINNING, at a common corner of said 45.968 acres and a 90.584 acres as described in deed to Pulte Homes of Ohio LLC, of record in Official Record 1327, Page 1465, and said corner being an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 06-67 and of record in Official Record 718, Page 2150;

Thence South 00°58'45" West, with the west line of a 44.049 acre tract as described in deed to Evans Farm Delaware LLC, of record in Official Record 1334, Page 2672, a distance of 1908.62 feet, to a point on the north right of way line of Peachblow Road (Co. Rd. 98, 60 foot right of way);

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 1806.56 feet, to a point on the east line of a 5.000 acre tract described in deed to John Gundling and Toni Tiburzio, of record in Official Record 560, Page 167;

Thence North 01°03'26" East, with the east line of said 5.000 acres, a distance of 696.00 feet, to a point at the northeast corner of said 5.000 acre tract;

Thence North 88°00'00" West, with the north line of said 5.000 acres, a distance of 300.04 feet, to a point at the northwest corner of said 5.000 acre tract;

Thence South 01°03'26" West, with the west line of said 5.000 acres, a distance of 696.00 feet, to a point on the north right of way line of Peachblow Road;

Thence North 88°00'00" West, with the north right of way line of Peachblow Road, a distance of 120.02 feet, to a point on the east line of a 105.278 acre tract as described in deed to Grady Memorial Hospital, of record in Official Record 594, Page 212 and an angle point in the existing City of Delaware Corporation Line as established by Ordinance Number 05-15, of record in Official Record 740, Page 394;

Thence North 01°03'26"" East, with the west line of said 36.502 acres and said 14.542 acres and the east line of the said 105.278 acre tract and the said existing City of Delaware Corporation Line, a distance of 2232.71 feet, to a point on the south line of a said 90.584 acre tract and the said existing City of Delaware Corporation Line.

Thence with said 90.584 acres and the existing City of Delaware Corporation line the following course:

South 87°40'25" East, a distance of 1084.42 feet, to a point;

South 00°58'45" West, a distance of 314.78 feet, to a point;

South 87°50'50" East, a distance of 1137.39 feet, to a point at a common corner of said 45.968 acres and a 90.584 acres, containing 100.648 acres, more or less, being approximately 21.272 acres in Farm Lot 28 and approximately 79.376 acres in Farm Lot 29.

Id Wilson Bridge Road, Suite 250 | Worthington, Ohio 43085 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

4769.09 lineal feet of perimeter is contiguous with the existing corporation line of the City of Delaware.

A total of 10296.52 lineal feet of annexed perimeter.

46.3% of the perimeter of the annexed area is contiguous to the existing city of Delaware Corporation Line.

Being an Expedited II annexation.

No island of unincorporated area is being created with this annexation.

All bearings and distances shown on this survey are per deed of record and not the result of an actual boundary survey.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

8/03/2017

Mark Alan Smith, P.S. Date
Registered Surveyor No. 8232

County Engineer
Delaware County, Ohio

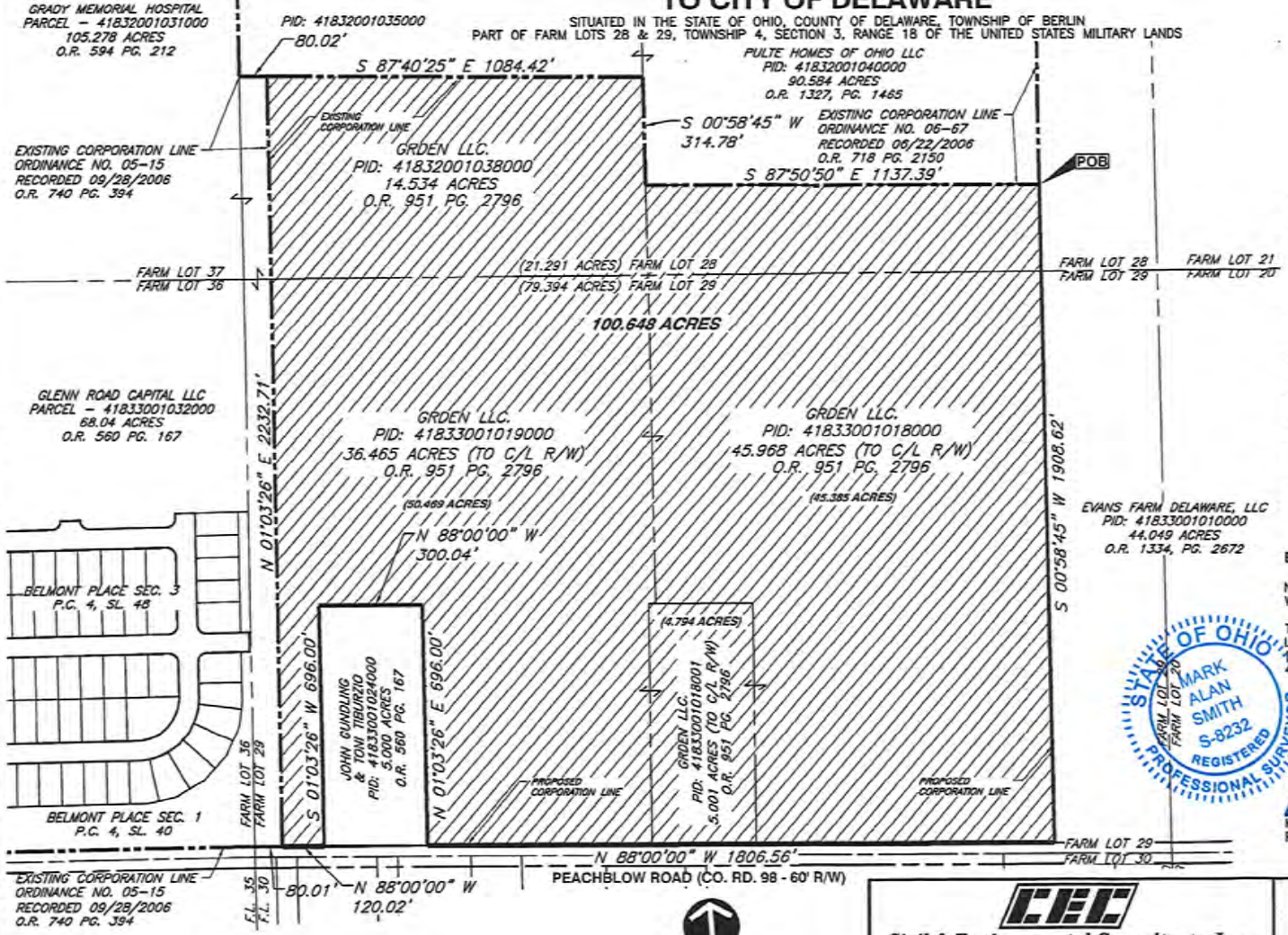
I hereby certify the within to be a true copy of the document that is on file in the Map Department.

CHRIS E. BAUSERMAN, P.E., P.S.
County Engineer

By _____, Date 8/7/17

MAP OF TERRITORY TO BE ANNEXED TO CITY OF DELAWARE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN
PART OF FARM LOTS 28 & 29, TOWNSHIP 4, SECTION 3, RANGE 18 OF THE UNITED STATES MILITARY LANDS



COUNTY ENGINEER
DELAWARE COUNTY, OHIO

I HEREBY CERTIFY THE WITHIN TO BE A TRUE COPY OF THE DOCUMENT THAT IS ON FILE IN THE MAP DEPARTMENT.

CHRIS E. BAUSERMAN, P.E., P.S.
COUNTY ENGINEER

BY _____ DATE 8/7/17

SURVEYOR'S NOTE:

ALL BEARINGS AND DISTANCES SHOWN ON THIS EXHIBIT ARE PER DEED FOR GRDEN LLC, OF RECORD IN OFFICIAL RECORD 951, PAGE 2796, AND NOT THE RESULT OF AN ACTUAL BOUNDARY SURVEY.

THERE IS 0 FEET OF COUNTY AND/OR TOWNSHIP ROADWAYS LOCATED WITHIN THE AREA TO BE ANNEXED.

CONTIGUITY CALCULATION

4,769.09 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EXISTING CORPORATION LINE OF THE CITY OF DELAWARE.

A TOTAL OF 10,296.52 LINEAL FEET OF ANNEXED PERIMETER.

46.3% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EXISTING CITY OF DELAWARE CORPORATION LINE.

EXPEDITED II ANNEXATION

NO ISLAND OF UNINCORPORATED AREA IS BEING CREATED WITH THIS ANNEXATION.

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

ALL BEARINGS AND DISTANCES SHOWN ARE PER DEED OF RECORD IN OFFICIAL RECORD 951, PAGE 2796, OF RECORDS IN RECORDER'S OFFICE DELAWARE COUNTY, OHIO.

STATE OF OHIO
MARK ALAN SMITH
S-8232
REGISTERED
PROFESSIONAL SURVEYOR

8/03/2017

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

PEACHBLOW ROAD
BERLIN TOWNSHIP
DELAWARE COUNTY, OHIO

ANNEXATION PLAT

DRAWN BY:	ALB	CHECKED BY:	JE	APPROVED BY:	MAS	DRAWING NO.:	ANNEX
DATE:	AUGUST 2017	DWG SCALE:	1"=300'	PROJECT NO:	172-299		

P:\2017\172-299\-Survey\Dwg\172299-SV01-ANNEX.dwg\ANNEX(1) LS(8/3/2017 - obrien) - LP: 8/4/2017 10:41 AM

West of Property to be Annexed

GRADY MEMORIAL HOSPITAL 801 OHIOHEALTH BLVD DELAWARE OH 43015	102.258	41832001031000

TERRI W. MELDRUM, ESQ.
STATUTORY AGENT FOR
GRADY MEMORIAL HOSPITAL
180 EAST BROAD STREET
COLUMBUS, OH 43215

North of Property to be Annexed

PULTE HOMES OF OHIO LLC 475 METRO PLACE DUBLIN OH 43017	70.635 86.819	41832001035000 41832001040000

CORPORATION SERVICE COMPANY
STATUTORY AGENT FOR
PULTE HOMES OF OHIO LLC
50 WEST BROAD STREET SUITE 1330
COLUMBUS, OH 43215

DELAWARE COUNTY MAP DEPARTMENT
COUNTY ADMINISTRATION BUILDING
140 N. SANDUSKY STREET
DELAWARE, OHIO
43015

CHRIS E. BAUSERMAN, P.E., P.S.
DELAWARE COUNTY ENGINEER

August 7, 2017

The Board of Delaware County Commissioners
101 North Sandusky Street
Delaware, Ohio 43015

Re: Proposed 100.648 Acre Annexation in Berlin Township to the City of Delaware

Dear Honorable Board:

We have reviewed the attached Annexation Map and Written Description for the above referenced proposal. Said Map and Description are hereby approved in accordance with the Board of Delaware County Commissioner's Resolutions No. 02-862, dated July 1, 2002, which is entitled "Establishing General Orders for the Hearing of Annexation Petitions" and with those applicable sections of Ohio Revised Code Section 709.02. The actual petition document itself was not submitted to this department for review and therefore its content is not a part of this approval.

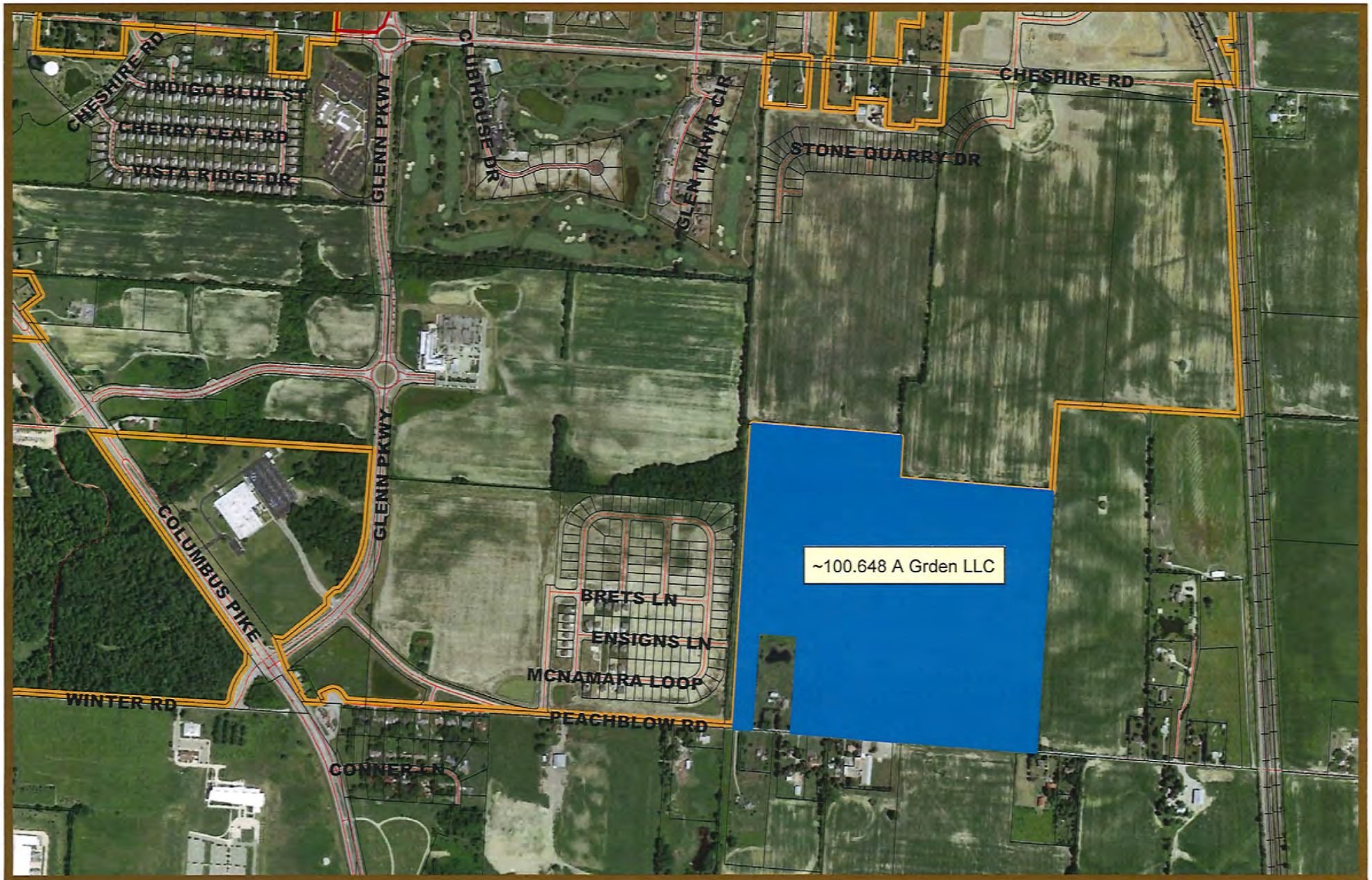
Respectfully Submitted,

Chris E. Bauserman, P.E., P.S.
Delaware County Engineer

Jack Jennings, P.S.
Supervisor

Enclosures (2 Sets)

OFFICE: 740-833-2450 (DELAWARE) OR 740-548-7313, EXT. 2450 (COLUMBUS) - FAX: 740-833-2449 - EMAIL: DELCO_MAP@CO.DELAWARE.OH.US



EST 1808
CITY OF
DELAWARE
OHIO

Annexation Location Map
Grden LLC Property

N

RECEIVED
MAR 4 2019

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
Delaware, OH 43015-9621

CORRECTION LETTER

Re: **PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on March 7, 2019 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7014 2870 0001 0090 5141 as to the Clerk of the Council of the City of Delaware and number 7014 2870 0001 0090 5158 as to the Fiscal Officer of Berlin Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

PETITION FOR GRDEN LLC ANNEXATION
TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION

STATE OF OHIO
COUNTY OF DELAWARE, ss. **CORRECTED AFFIDAVIT OF PROOF OF SERVICE**

Pursuant to the requirements of Section 709.023(B) ORC, Michael R. Shade, being first duly sworn, deposes and says that the following statements are true:

1. Affiant is the Agent for the Petitioners in the above referenced petition;

2. Affiant is the person who delivered the required statutory notices;

3. Previously on February 7, 2019, the Affiant mailed duplicate originals of the letter of notice ("notice") to Elaine McCloskey, Clerk of City Council of the City of Delaware, Ohio, by certified mail, return receipt number 7014 2870 0001 0090 5141 and to Claudia Smith Fiscal Officer of Berlin Township, by certified mail, return receipt number 7014 2870 0001 0090 5158. A complete copy of the petition for annexation and all attachments accompanied each notice. The return receipts were attached to the original Affidavit of Proof of Service.

4. Affiant states that in assembling for filing the Affidavit of Proof of Service that the date for the hearing before the Delaware County Commissioners was stated to be on March 7, 2017 at 9:30 o'clock a.m. This was due to scrivener error and the two parties specified above have been sent corrective letters of service and notice of hearing stating that the hearing before the Delaware County Commissioners will be on March 7, 2019 at 930 o'clock a.m.

5. Affiant further states that the parties set forth and paragraph 3 above were sent a corrective letter by Regular US Mail to the addresses upon which certified mail service had been previously obtained and further by email transmission at their known email addresses, to wit, Elaine McCloskey at EMcCloskey@delawareohio.net and Claudia Smith at clerk@berlintwp.us.

Further affiant sayeth naught.

MICHAEL R. SHADE, Agent for the Petitioners

Sworn to and subscribed in my presence this 27th day of February, 2019.

NOTARIAL SEAL STATE OF OHIO

KELSEY J. CORDING
Notary Public, State of Ohio
My Commission Expires 08-20-2019

Kelsey J. Cording
NOTARY PUBLIC

RECEIVED
2019 FEB 27 AM 10:
DELAWARE COUNTY
COMMISSIONERS

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
Fiscal Officer of Berlin Township
3271 Cheshire Rd.
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Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

Michael Shade

From: Michael Shade
Sent: Wednesday, February 27, 2019 10:06 AM
To: 'Elaine McCloskey'
Subject: Correction Letter
Attachments: DOC126.pdf

Elaine, Please find attached a correction letter that was originally sent back to you on February 7, 2019. Inadvertently, there was scrivener error on the year of the date of the hearing before the Delaware County Commissioners. The date as originally indicated was March 7, 2017 at 930 o'clock a.m. and it should have read March 7, 2019 at 930 o'clock a.m. I am sending the letter of correction by both US regular Mail and by this email. I have also filed this letter with the clerk of the Delaware County Commissioners with a Corrected Affidavit of Proof of Service. Should you have any questions, please do not hesitate to contact me. Thanks.---Mike

Michael R. Shade
Shade and Shade
Attorneys at Law
1 West Winter Street, Suite 410
PO Box 438
Delaware, OH 43015
PH: 740-363-9232
Fax: 740-363-0146

Michael R. Shade
Agent for Petitioners
P.O. Box 438, Delaware, Ohio 43015
(740) 363-9232
Fax (740) 363-0146

February 27, 2019

Elaine McCloskey
Clerk of City Council
City of Delaware, Ohio
City Hall
1 S. Sandusky Street
Delaware, Ohio 43015

Claudia Smith
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3271 Cheshire Rd.
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CORRECTION LETTER

Re: **PETITION FOR GRDEN LLC ANNEXATION TO THE CITY OF DELAWARE, OHIO FROM THE TOWNSHIP OF BERLIN CONSISTING OF 100.648 ACRES: EXPEDITED TYPE 2 ANNEXATION**

Pursuant to the requirements of Chapter 709 and the Annexation Guidelines adopted by the Board of County Commissioners of Delaware County, Ohio, you are hereby notified that a petition for the above referenced annexation (Petition herein), a copy of which is enclosed, was filed with the Board of County Commissioners of Delaware County, Ohio and its Clerk on February 7, 2019 at approximately 8:16 o'clock a.m. This is an Expedited Type 2 Annexation proceeding under the Guidelines and Procedures adopted by Resolution of the Board of Delaware County Commissioners for the processing of an annexation proceeding and is being submitted pursuant to the provisions of Section 709.021 ORC when owners unanimously request annexation and Section 709.023 ORC when the area being annexed is not to be excluded from the township. As you can see from the "Map of the Territory to be Annexed to the City of Delaware" attached to the Petition, the Petitioners are seeking annexation of 100.648 acres. This action matter will come before the Board of Delaware County Commissioners of Delaware County, Ohio on March 7, 2019 at 9:30 a.m. at the Commissioner's Hearing Room, 101 N. Sandusky Street, Delaware, Ohio 43015

A duplicate original of this letter is being mailed to each of you by certified mail, return receipt requested, number 7014 2870 0001 0090 5141 as to the Clerk of the Council of the City of Delaware and number 7014 2870 0001 0090 5158 as to the Fiscal Officer of Berlin Township.

Please do not hesitate to contact me should you have questions.

Very truly yours,

Michael R. Shade
Agent for Petitioners

Enclosure

Michael Shade

From: Michael Shade
Sent: Wednesday, February 27, 2019 10:07 AM
To: 'Claudia Smith'
Subject: Correction Letter
Attachments: DOC127.pdf

Claudia, Please find attached a correction letter that was originally sent back to you on February 7, 2019. Inadvertently, there was scrivener error on the year of the date of the hearing before the Delaware County Commissioners. The date as originally indicated was March 7, 2017 at 930 o'clock a.m. and it should have read March 7, 2019 at 930 o'clock a.m. I am sending the letter of correction by both US regular Mail and by this email. I have also filed this letter with the clerk of the Delaware County Commissioners with a Corrected Affidavit of Proof of Service. Should you have any questions, please do not hesitate to contact me. Thanks.---Mike

Michael R. Shade
Shade and Shade
Attorneys at Law
1 West Winter Street, Suite 410
PO Box 438
Delaware, OH 43015
PH: 740-363-9232
Fax: 740-363-0146

EST 1808
CITY OF
DELAWARE
OHIO

FACT SHEET

AGENDA ITEM NO: 25 | DATE: 05/13/2019

ORDINANCE NO: 19-33 | RESOLUTION NO:

READING: FIRST | PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Mayor Carolyn Kay Riggle

TITLE OF PROPOSED ORDINANCE/RESOLUTION:
AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, AND DECLARING AN EMERGENCY.

BACKGROUND:
Each year, pursuant to the City Manager's employment agreement, City Council conducts a review and adjusts the manager's salary accordingly. This year's employment agreement reflects a 2.5% annual increase. One change included a prior update to the City Manager's contract (adopted with ordinance 17-62) was to shift the effective date for compensation to coincide with the effective date of the Management Pay Plan. This effective date is reflected in the attached contract and ordinance, meaning the increase will be applied retroactively.

REASON WHY LEGISLATION IS NEEDED:
And ordinance is required to change the City Manager's compensation.

COMMITTEE RECOMMENDATION:
N/A

FISCAL IMPACT(S):
The pay rate includes a 2.5% increase.

POLICY CHANGES:

N/A

PRESENTER(S):
Mayor Carolyn Kay Riggle

RECOMMENDATION:

ATTACHMENT(S)
Draft agreement

ORDINANCE NO. 19-33

AN ORDINANCE AMENDING THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, AND DECLARING AN EMERGENCY.

WHEREAS, the employment agreement with the City Manager provides that the compensation of the City Manager shall be reviewed annually; and

WHEREAS, the effective date of changes to compensation was adjusted to coincide with the effective date of changes to the Management Pay Plan in the employment agreement authorized by Ordinance 17-62; and

WHEREAS, the Council has reviewed the salary and benefits of the City Manager and has made the necessary changes to the employment agreement (attached).

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

SECTION 1. An employment agreement reflecting the agreed upon changes is authorized to be executed by the City Manager and the Mayor, representing City Council.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION 3. Emergency Clause: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City. The emergency clause is required to enact the changes retroactive to December 26, 2018 without further delay. Therefore this Ordinance shall be in full force and effect immediately upon its passage.

VOTE ON EMERGENCY CLAUSE: YEAS____NAYS____
ABSTAIN ____

PASSED: _____, 2019 YEAS____ NAYS____
ABSTAIN ____

ATTEST: _____ _____
CITY CLERK MAYOR

EMPLOYMENT AGREEMENT

The Council of the City of Delaware, Ohio, hereinafter referred to as "City" or "City Council" has offered the position of City Manager to R. Thomas Homan, and Mr. Homan, hereinafter referred to as "Manager" or "Mr. Homan" has accepted the offer of employment under the following terms agreeable to both parties.

1. Beginning with the date of employment, the City will compensated Mr. Homan as City Manager of Delaware and Mr. Homan will execute all the duties and responsibilities of City Manager set forth in the Delaware City Charter, Code of Ordinances and requirements of the City Council.

~~2.~~ The Manager's salary will be at the hourly rate of $~~71.66~~ **73.45** effective December 2~~7~~**6**, 201~~7~~**8, which** ~~This~~ represents **a 2.5% increase. Note:** the salary rate reflects the conversion of the ~~2017~~ car allowance **which used to be included in prior agreements as a separate benefit**. ~~and no additional increase to reflect that converting the car allowance to salary is not cost neutral.~~

3. The Council and Mr. Homan will establish annual performance goals and objectives. Any pay increases during Mr. Homan's tenure with the City will be based upon performance evaluations. Evaluations are anticipated every six months following Mr. Homan's date of employment. One six-month evaluation may be primarily for discussion of the City Manager's past performance and performance planning, while the alternate evaluation may be concerned primarily with matters of compensation for the City Manager. The method of evaluation will be formulated by the Council and Mr. Homan and conducted by the Council.

4. Mr. Homan will serve as City Manager at the will of the City Council and nothing herein will be taken to suggest or imply guaranteed tenure.

5. In the event the City terminates the services of Mr. Homan or requests his resignation at any time without cause, the City will pay to Mr. Homan a lump sum severance payment equal to ninety (90) days base salary and benefits, payable not later than the next regular pay date. No such lump sum severance payment will be paid upon a termination for cause. All accrued vacation, holiday, compensatory time, one-half the value of sick leave, other accrued benefits, retirement and group health insurance benefits will be paid to Mr. Homan at the same time, calculated at the rate of pay or benefit in effect upon notice of termination. The Manager will provide the City not less than 30 days written notice of his intent to resign his position wholly voluntarily, whereupon the Manager understands that he will not receive the lump sum severance payment equal to ninety (90) days base salary and benefits described above. All

accrued vacation, holiday, compensatory time, one-half the value of sick leave, other accrued benefits, retirement and group health insurance benefits will be paid to the date of termination and calculated at the rate of pay or benefit in effect upon notice of termination.

6. The Manager will remain a resident of the City during employment.

7. The City manager's automobile allowance paid for use of the Manager's personal vehicle for City business was converted into salary in 2018. The City manager is expected to use his own vehicle for transportation as the prior car allowance was converted into salary. While the use of the city manager's vehicle is included as part of salary, mileage may be reimbursed to the Manager for travel on behalf of the City beyond a 100-mile radius of Delaware.

8. The City will pay the expense of a mobile telephone for the Manager.

9. The City will provide the Manager paid coverage for health, dental and prescription benefits in terms and amounts provided other employees of the City generally, effective upon the first day of the month following his date of employment.

10. The City will provide the Manager paid annual vacation earned at the rate of 25 working days per year. Any use of vacation leave credits by the Manager will be following written notice to the Council. The City will pay for all accrued and unused vacation days to Mr. Homan upon separation from the City employment, for any reason, at his then current rate of pay.

11. The Manager will be permitted to engage in occasional teaching, writing, speaking or consulting performed on his time off, even if outside compensation is provided for such services, provided that, in no case, is any activity permitted which would present a conflict of interest with the City of Delaware. In the event that overnight travel is required for such non-City business, the City Council will be notified in advance.

12. The City will provide Mr. Homan four (4) personal days per anniversary year for personal business, credited at the beginning of each subsequent year. Upon termination from the City for any reason, accrued personal days will not be compensated.

13. The City will provide Mr. Homan paid sick leave in the amounts earned at a rate of 4.6 hours for each completed 80 hours of service. The City will pay for one-half the value of unused sick leave to Mr. Homan upon

separation from the City employment for any reason, at his then current rate of pay.

14. The City will provide fully paid coverage for Mr. Homan of workers compensation and unemployment compensation insurance from his first date of employment.

15. The City will afford Mr. Homan paid funeral leave in the amounts provided for all other City employees generally, upon his attendance at the funeral or memorial observance of any member of his family in the first degree of sanguinity, and of his spouse and parents-in-law.

16. The City will provide Mr. Homan group life insurance from his date of employment in the amount of $125,000 with double indemnity for accidental death or dismemberment.

17. The City will pay Mr. Homan the monthly amount of $131.67 toward the premium expense for long term disability insurance.

18. The City will provide Mr. Homan paid holiday leave on the same annual schedule as that provided for other City employees generally.

19. The City will pay the expense of Mr. Homan's membership in ICMA and OCMA and for his attendance at national and state conferences, within an amount budgeted each year.

20. The City will anticipate a recommendation from Mr. Homan for inclusion in each annual budget amounts to be used at Mr. Homan's discretion for:

    a. Educational courses, conferences and workshops directly related to Mr. Homan's work as City Manager, including expenses directly related to his attendance at such educational programs.
    b. Membership dues and subscriptions for Mr. Homan's involvement in professional organizations that are directly in the interest of the City and Mr. Homan's performance on behalf of the City.
    c. Routine business expenses of the City Manager directly related to his performance of official duties. The City Manager's membership in Rotary requires him to purchase lunches at meetings, and his salary has been increased (already reflected in wages) to reflect that expense.

21. Effective December 21, 2011, the City increased Mr. Homan's base salary by 7.3% to reflect the fact that the City no longer pays the City Manager's share of the PERS premium.

22. The City manager is entitled to 5.5% of the hourly rate of pay included in Section 2 to be contributed to the ICMA-RC investment program.

23. The City will indemnify and hold harmless Mr. Homan from liability for any claims, demands or judgments arising out of an act or omission occurring in the lawful performance of his duties as City Manager. The City will pay the cost of any fidelity or other bonds required of Mr. Homan by the City Charter, City Ordinances or Ohio statues.

24. All other provisions of City ordinances, regulations or rules relating to personnel matters of non-union employees of the City and terms of the Management Pay Plan, not contrary to the terms listed in this memorandum or to the City Charter, will also apply to Mr. Homan during his employment as City Manager.

25. Mr. Homan's initial date of employment is February 2, 1999. Starting with 2018, the effective date for Mr. Homan's compensation will coincide with the effective date of the Management Pay Plan.

26. Any portion of this memorandum in conflict with the City Charter or any State, or Federal law, will be considered null and void. The remaining provisions of this agreement will remain in full force and effect. The law of the State of Ohio will govern the interpretation of this agreement.

27. The City and Mr. Homan agree that this Agreement accurately reflects the terms of employment for the City Manager position offered by the City and accepted by Mr. Homan.

The parties have evidenced their agreement by affixing their signatures below this_____day of____, 201~~8~~**9**.

Council of the City of Delaware, Ohio

_____
Carolyn Kay Riggle, Mayor

City Manager

_____
R. Thomas Homan, City manager

Approved as to form:

_____
Darren Shulman
City Attorney

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: May 9, 2019

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1. **Calendar**
   See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**
   N/A

3. **Meetings**

   April 16
   - Oak Grove Cemetery Master Plan Presentation
   - Strand Board Meeting

   April 17
   - MORPC State of the Region

   April 22
   - City Council Meeting

   April 29
   - Rotary

   May 2
   - New America Advisory Council

   May 7
   - 911 Board Meeting

CONTRACT APPROVAL – May 13, 2019			
VENDOR	**EXPLANATION OF AGREEMENT**	**2019 AMOUNT**	**DEPARTMENT**
Habitec Security	Security for Annex Building-Planning	$4,700	Planning
OWU	OWU Summer Camp for Delaware Police Bike Patrol School	$1,512.55	Police
CSX	Allow City to hire contractors to abate tall grass and remove weeds and debris at CSX properties	$1,500	Planning

May 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Civil Service 3:00 p.m. Planning Commission 6:30 p.m.	2	3	4
5	6 Council Work Session 6:30 p.m.	7 Public Works/Public Utilities 6:00 p.m.	8 BZA 6:30 p.m. -canceled	9	10	11
12	13 City Council 7:00 p.m.	14	15	16 Airport Commission 6:30 p.m.	17	18
19	20	21 Parks & Rec Advisory Board 6:30 p.m.	22 HPC 6:30 p.m.	23	24	25
26	27 Memorial Day – City Offices Closed Council Meeting - canceled	28	29 Finance Committee 3:30 p.m.	30	31	