

**CITY OF DELAWARE**  
**PLANNING COMMISSION**  
**AGENDA**  
**CITY COUNCIL CHAMBERS**  
**1 S. SANDUSKY ST.**  
**6:30 P.M.**

REGULAR MEETING

March 4, 2020

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on February 5, 2020, as recorded and transcribed.
3. REGULAR BUSINESS

A. Terra Alta

- (1) 2020-0258: A request by Terra Alta LLC for a Rezoning Amendment for Terra Alta from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acres and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development).
- (2) 2020-0259: A request by Terra Alta LLC for a Conditional Use Permit allowing the Placement of a Mixed-Use Overlay District (PMU) for Terra Alta on 472.9 acres zoned A-1 and R-2 PMU located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.
- (3) 2020-0260: A request by Terra Alta LLC for an Amended Preliminary Development Plan for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.
- (4) 2020-0261: A request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.

**Anticipated Process**

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (public hearing)
- d. Commission Action

- B. 2020-0225: A request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located at 700 Sunbury Road on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres.

**Anticipated Process**

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (not a public hearing)
- d. Commission Action

C. COMMUNITIES AT GLENROSS – SECTION 16

- (1) 2020-0205 A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 16 for 45 single-family lots on 18.21 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.
- (2) 2020-0206: request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 16 Part 1 for 36 single-family lots on 14.476 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.
- (3) 2020-0207: request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 16 Part 2 for 9 single-family lots on 3.743 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Bald Eagle Drive and Sundial Lane.

**Anticipated Process**

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (no public hearing)
- d. Commission Action

D. Enclave at the Ravines at Olentangy

- (1) 2020-0236: A request by T&R Properties for approval of a Final Development Plan for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.
- (2) 2020-0237: A request by T&R Properties for approval of a Final

Subdivision Plat for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

**Anticipated Process**

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (no public hearing)
- d. Commission Action

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: April 1, 2020
7. ADJOURNMENT

**PLANNING COMMISSION  
FEBRUARY 5, 2020  
MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:31 p.m.

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

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

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held on January 15, 2020, as recorded and transcribed.

**Motion:** Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on January 15, 2019, as recorded and transcribed, seconded by Mr. Badger. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2020-0010: A request by K2 Development for approval of a Combined Preliminary and Final Development Plan at Glenwood Commons Shopping Center for an approximate 96,100 square foot Retail Building located at 1180 Sunbury Road and zoned B-3 PMU (Community Business District with a Planned Mixed-Use Overlay District) on approximately 14.198 acres.

**Anticipated Process**

a. Staff Presentation

Mr. Efland discussed that the applicant had handed staff updated renderings prior to the meeting which was provided to the Commission. Mr. Efland states that the recommendations for design are relative to the requirements and the current design and not on the name of the potential businesses that will be coming in.

Mr. Schultz discussed that the site is the former Home Depot site which is located between the Kohls and Meijer's. The property has a future phase that could be added to the structure but is not in this application and would require a separate Preliminary and Final Development Plan approval. The majority of the parking lot and roadway network was constructed in 2008. The rear of the building would be accessed from Mill Run Crossing from a roundabout where the loading docks and dumpsters



are located. He discussed that the parking lot may need seal coated and brought up to grade where needed and the parking spaces re-stripped per the engineering requirements. The site plan configuration is proposing a 96,1000 square foot building to be divided into a 55,000 Square Foot Hobby Lobby, and 8,500 square foot Five Below, an 10,500 square foot Ulta Beauty and 22,000 square foot TJ Maxx. Parking at the site is appropriate. Hobby Lobby and TJ Maxx will have loading docks behind their site. The dumpsters enclosures shall be constructed of brick or stone to match the building. The Applicant will be responsible to install foundation landscaping and replace any existing landscaping that may be removed during construction. The existing interior parking lot trees, shrubs and mulch shall be upgraded and replaced to complement the new building. There was no signage in the application and each tenant shall be responsible to submit a sign permit that shall achieve compliance with the approved 2008 Comprehensive Sign Plan.

Mr. Schultz discussed the side and rear elevation concern. The front on the building would be comprised of a pre-cast concrete panel with embedded clay masonry units. The side and rear elevations are proposed to be a pre-cast concrete panel form line. The Office Depot was requested to update the materials to their side of the building due to the visibility to the public and staff is requesting the same requirement. Staff recommends five critical design elements that need upgraded: 1. The wainscoting and columns on the building shall be Delaware blue vein limestone; 2. The decorative EIFS cornice with meal coping on the Hobby Lobby building shall be extended in at least a "stepped" cornice form to the TJ Maxx, Ulta Beauty and Five Below buildings; 3. The western elevation of the Hobby Lobby building shall be upgraded to pre-cast concrete panel with embedded clay masonry with wainscoting and pilasters to better match the adjacent Office Depot design; 4. The EIFS of the TJ Maxx shall be revised from the proposed China White color to a beige color to match the other building and conform with plan requirements of the center and the amount of the EIFS material shall be reduced to be in better scale with the other developments; 5. The eastern side elevation of TJ Maxx shall be pre-cast concrete paned with embedded clay masonry unit.

Mr. Badger did not recommend upgrades to the siding of the TJ Maxx building if there is a potential to add on to the development site. Mr. Schultz explained that the applicant is not 100% sure that there will be an expansion. Mr. Prall requested if there would be additional traffic signal light at Glenn Road and U.S.36/37. Ms. Fortman to provide this information at a later time.

b. Applicant Presentation

APPLICANTS:

Mark Drane  
Rognov Architects  
32500 Telegraph Rd. Suite 50  
Bingham Farms, MI

Kris Krstovski  
K2 Development  
1136 Winter Berry Drive  
Plain City, Ohio

Mike Neikirk  
Neikirk Engineering  
306 North Market Street, Suite 101  
Evansville, Indiana

Mr. Drane discussed some concerns regarding the materials. He provided information on the form liner and that the face will be stained to look like brick. He prefers the form liner on the western elevation. He discussed their proposed changes that were provided in the amended renderings. He also discussed the form liner to be used on the TJ Maxx side elevation and that they put more detailed cornice on the elevations. He discussed their preference to keep the China White color but have tried to reduce the color. Mr. Drane discussed the conditions that he had concerns with. Condition 2 he discussed the seal coating of the parking lot surface. Condition 5 he would prefer to use the form liner. Condition 7 feels that the form liner should be considered.

Chairman Simpson discussed the seal coating staff recommendations. Ms. Fortman discussed that a wearing course would be required if not applied or is in poor condition. Ms. Fortman recommended that this be addressed during plan review. Mr. Neikirk recommended that the recommendation be to remove the wording of seal coating. Mr. Efland discussed the planning process along with the engineering process for approval. Ms. Fortman recommended that the change could reflect the wording that "improvements shall be made to parking area as found necessary by Public Works or Engineering during Plan Review."

**Motion:** Mr. Badger recommended that in Condition 2 remove the wording "shall need to be seal coated" and state "the parking lot shall be brought up to grade where needed and parking spaces restriped where required by Engineering", seconded by Mr. Halter. Motion approved by a 7-0 vote.

Mr. Simpson reviewed staff Condition 5 and clarified that the applicant wanted to use the form liner in lieu of the embedded clay masonry at the

western elevation. Mr. Krstovski discussed that the form liner saves a 1/3 of the cost. He discussed the need to reduce cost for the investors to move forward with the project and that they are not able to create an NCA as there is already one in place. He does expect that the expansion will happen and there is interest in the area, but that they are waiting to see how the project does. Mr. Halter discussed how long will the concrete stain last. Mr. Krstovski stated the stain will last for about 12 years. A discussion was held regarding the landscaping needs around the building.

**Motion:** Mr. Badger motioned that in Condition 5 the western elevation shall be per the revised submitted elevation on February 5, 2020, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Chairman Simpson reviewed Condition 6. Mr. Efland discussed that all cornices shall not be white. He recommends that there is a white signage directly behind the letters, but not a full white EIFS. The applicant was in agreement to not have a white cornice.

**Motion:** Mr. Halter motioned to approve changes to condition 6 as resubmitted by the Applicant and approved by staff, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Mr. Efland recommended that Condition 7 be revised that the eastern side elevation shall be per the revised elevation submitted by the Applicant.

**Motion:** Mr. Badger motioned to amend Condition 7 to the eastern side elevation shall be per the revised elevation submitted by the Applicant on February 5, 2020, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Mr. Efland clarified Condition 13, the Applicant voiced no further concerns.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Badger motioned to approve 2020-0010, along with all staff conditions and modified staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

B. 2020-0035: A request by the Delaware General Health District for approval

of a Preliminary Development Plan for a New Office Building at 470 South Sandusky Street on approximately 9.4 acres on property zoned PO/I (Planned Office/Institutional District).

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the request for a new office building for the General Health District. The General Health District will be moving from their current offices in downtown Delaware and are constructing a 30,000 square foot office building with the potential to expand by 10,000 square feet to accommodate their main offices at this location. This property site was the former Leroy Jenkins property and that City demolished the main building in 2014, but the existing house on the western portion of the site remains. This house is expected to remain and be used for storage. He reviewed the zoning which is PO/I which permits an office use in this zoning district. He discussed the roads and access points. The new office Building would utilize the existing northern most curb cut from South Sandusky Street to access the development while the southernmost curb cut would be eliminated. An emergency only curb cut with a gravel driveway, which was approved by the Fire Department, would extend from Magnolia Drive on the western portion of the site into the development. Bollards would separate the emergency access drive from Magnolia Drive.

Mr. Schultz discussed pedestrian connectivity and that the existing sidewalk along the frontage of the subject site along South Sandusky Street would need to be maintained. He reviewed the location of the dumpster. A comprehensive landscape plan would need to be submitted that would include street trees, front yard trees, interior parking lot landscaping, foundation landscaping and perimeter buffering. He discussed buffering requirements along the northern and southern part of the property where there is residential homes and along the parking lot. Staff requires a tree survey on the site to determine what trees will need to be remove and the applicant will need to achieve compliance with Chapter 1168 Tree Preservation Requirements.

Mr. Schultz reviewed the building design and proposed materials. He reviewed the staff conditions.

Mr. Mantzoros requested information on how the traffic will be impacted. Ms. Fortman discussed that there is already a turn lane. Mr. Halter voiced a concern over the gravel driveway and the potential for dust. He also voiced a concern over the use of metal siding. Mr. Efland discussed the use of gravel in previous sites. He discussed the grade of the site and how far back the building sits is that it will not be seen much from the street view.

b. Applicant Presentation

APPLICANT:

Bill Souders, Architect  
Moody Nolan Inc.  
300 Spruce Street  
Columbus, Ohio

James Leesebench, Engineer  
Moody Nolan Inc.  
300 Spruce Street  
Columbus, Ohio

Pat Blayney, Vice-President  
Board of Health  
1 West Winter Street  
Delaware, Ohio

David Knowlton, Finance & Operations Director  
General Health District  
1 West Winter Street  
Delaware, Ohio

Mr. Souders discussed the location of the building on the site and discussed the 75-foot residential setback and additional setback for parking lot. He discussed concerns over condition 6 and 9. Mr. Efland discussed the requirement for front yard trees and street trees. Mr. Souders discussed that they are not ready to bring the house up to code and will need to leave it as is at this time. He discussed the landscaping, but discussed not able to implement the planting due to financial reasons. Mr. Blayney discussed implementing the landscaping after approximately a year and expect to be summer following completion. Mr. Efland discussed initially focusing on the parking lot area to prevent headlights to residents and fill in some areas at a later date. Mr. Souder discussed the preference of materials due to cost effectiveness.

Mr. Halter voiced his concern on waiting for perimeter landscaping. Mr. Souder discussed that the growing season would be summer/fall. Mr. Halter voiced that this request would not typically be allowed and must look at the interest of the surrounding homeowners. He acknowledged the large amount of buffering needed and potential high cost but waiting can set a precedence. A discussion was held on the previous use of gravel. Ms. Fortman discussed that the type of gravel and

requirements can be worked out during the final development plans.

Mr. Prall requested information on the condition of the current home on the property. The Applicant discussed that the home is structurally sound, and that it is current discussions at a board level to determine what to do with it. Current cost estimates for demolition would be approximately \$90,000.

Mr. Knowlton discussed that they have met with the surrounding neighbors and there was a request by some to have privacy removed.

Mayor Riggle requested input to provide to Council from the Commission regarding the materials. Mr. Prall voiced that he would not be in favor on waiting on landscaping and recommend fencing or landscape buffering for the neighbors. He did not voice concerns over the use of metal siding due to current zoning. Mr. Halter discussed that he was not against materials but wants to make sure that the Commission has an answer for future applicants. Chairman Simpson discussed that if the zoning allows for this material then it should be allowed.

c. Public comment (not a public hearing)

PUBLIC COMMENT:

Jeannette and Jim Haag  
65 English Terrace  
Delaware, Ohio

Mr. and Mrs. Haag voiced their support to the health district coming in, but voiced concerns over the building materials and prefer a black chain link fence than landscaping.

Tim and Holly Napier  
440 South Sandusky Street  
Delaware, Ohio

Mr. Napier discussed their support to the health district as a use for the site, but voiced a concern on the existing fence and would prefer for the fence to be filled in with slits where there are missing pieces.

d. Commission Action

**Motion:** Mr. Halter motioned to approve 2020-0035, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided an update on the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik questioned what the occupancy was at the Flats on Houk.

Mr. Prall voiced a question regarding the Delaware South NCA.

ITEM 6. NEXT REGULAR MEETING: March 4, 2020

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:47 p.m.

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Chairperson

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Elaine McCloskey, Clerk





## PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2020-0258-0261

REQUEST: Multiple Requests

PROJECT: Terra Alta

MEETING DATE: March 4, 2020

### APPLICANT/OWNER

Terra Alta LLC  
148 West Schrock Road  
Westerville, Ohio 43081

### REQUESTS

2020-0258: A request by Terra Alta LLC for a Rezoning Amendment for Terra Alta from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acres and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development).

2020-0259: A request by Terra Alta LLC for a Conditional Use Permit allowing the Placement of a Mixed-Use Overlay District (PMU) for Terra Alta on 472.9 acres zoned A-1 and R-2 PMU located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road.

2020-0260: A request by Terra Alta LLC for an Amended Preliminary Development Plan for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road.

2020-0261: A request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road.

### PROPERTY LOCATION & DESCRIPTION

The subject 472.9-acre development is located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road. The zoning of the development is divided into three districts. The current Terra Alta development (northern portion of the development) is zoned A-1 PMU and the current Stockdale Farms (southern portion of the development) is zoned R-2 PMU while the 68.275 acres located between the two developments (known as the Rogers Property) is zoned A-1. The surrounding zoning is R-6 and A-1 PMU to the west and A-1 to the south in the City while the majority of the development is surrounded by FR-1 zoning district (Farm Residential) in Delaware Township.

### BACKGROUND

The developer is proposing to amend the A-1 PMU zoning for Terra Alta and incorporate the R-2 PMU zoning for Stockdale Farms while rezoning the existing 68.275 acres (known as the Rogers Property) located between Terra Alta and Stockdale Farms to A-1 PMU and combine the above developments into one coordinated and master planned community to be known as Terra Alta. The development would consist of detached single-family homes, attached and or detached single family condominiums, duplexes and patio homes with several parks programmed with amenities and several open spaces. The property will be developed into 12 Sub-Areas with specific development standards for each Sub-Area. The development would have a total 870 single family units with 657 single family lots and 213 condominium, patio home and duplex units on 472.9 acres.

Terra Alta (rezoned in 2008) and Stockdale Farms (last rezoned in 2014) have a long and extensive history in the City that were approved by different developers and now a single developer purchased both subdivisions along with the "Rogers Property" land between both developments to create a master planned development under one name. The Stockdale Farms development would remain the same as approved in the 2014 Rezoning and the 2018 Amended Preliminary Development Plan and Amdned Preliminary Subdivision Plat except for the addition of a pool and pool house in an park area. The Terra Alta development would be revised with a mix of housing types divided into 7 Sub-Areas and a club house with a pool. Sub-Area 1 (Section 1 Part 1 & 2) have been previously developed and platted with single family lots that have been or are currently being constructed and would remain as approved in 2014. The 68.275 acre "Rogers Property" is proposed to be developed with mostly larger single family lots nestled within the wooded and topographic environment of this site. Overall, the combination of these three developments into a single master planned community would be more user friendly for the residents, developer and staff.



#### STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for Terra Alta is A-1 PMU which was approved in 2008 and the zoning for Stockdale Farms is R-2 PMU which was approved in 2014. The developer is proposing to amend the zoning for the “Rogers Property” to A-1 PMU to be consistent with the developments to the north and south. Also, the entire development would not only be combined from a land perspective but from a zoning procedural perspective with one development text, an Amended Preliminary Development Plan and Amended Preliminary Subdivision Plat for the entire development. Each subsequent section would require Final Development Plan and Final Subdivision Plat approval by the Planning Commission and City Council
- **DEVELOPMENT TEXT:** As mentioned above the development text for Terra Alta, Stockdale Farms and the “Rogers Property” would be combined into a single document for the entire development. Being proposed as a PMU Overlay, the Development Text sets forth the development standards and requirements for this development. Staff has reviewed the text and is in support of the revised text to combine the entire development into one. It should be noted that this text allows for a much higher quality development from both a site planning and architectural design standpoint than that which would be permitted in base zoning.
- **LAND USE:** The Comprehensive Plan Land Use Designation for Terra Alta is Very Low-Density Single Family (1-2 units per acre) while the Comprehensive Land Use Designation for Stockdale Farms is Low Density Single Family (2-2.25 units per acre).

The “Rogers Property” which is being rezoned to A-1 PMU has a land use designation of Very Low-Density Single Family and the proposed 72 single family lots on approximately 68.275 acres (1.05 units per acre) would be consistent with the land use plan and the approved developments to the north and south (Terra Alta and Stockdale Farms).

- **REZONING:** The “Rogers Property” which is being rezoned encompasses approximately 68.275 acres and includes Sub-Area 7 and 9. The developer is proposing 72 single family lots (61 – 90-foot-wide lots in Sub-Area 9 and 11 – 70-foot-wide lots in Sub-Area 7) on the 68.275-acre site that would yield a density of 1.05 units per acre. Sub-Area 9 with 61 single family lots (90-foot-wide lots) would be accessed from Stockdale Farms Drive from the north and south. Sub-Area 7 with 11 single family lots (70-foot-wide lots) would be accessed from Prato Court from Sub-Area 1 (existing Section 1 of Terra Alta). The “Rogers Property” is a heavily wooded property with a lot of topography which lends itself to the proposed larger lots.
- **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. It is especially important that the applicant work with the City and County Engineering Departments to resolve any issues related to the proposed roadway network and any traffic improvements and financial obligations. 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 access to Terra Alta to the north and Stockdale Farms to the south were approved when the subject site received Rezoning, Preliminary Development Plan and Preliminary Subdivision Plat approval in 2008 and 2014 respectively. The Rogers property is located between the two subject developments and Sub-Area 9 would have access from both Terra Alta and Stockdale Farms while Sub-Area 7 would have access from Terra Alta.

For Terra Alta, the development is served initially by Pollock Road and, with future phases, Berlin Station Road. Two public streets extend into the “Rogers Property” while there are not any street stubs to the north because Preservation Parks owns the property to the north and does not want any stubs into their parkland property. A traffic impact study (TIS) was approved by the Engineering Department with recommendations required per the City Engineer. Consistent with the recommendations of the Comprehensive Plan, which recommends retaining the two-lane scenic nature of Pollock Road with only necessary structural improvements will be made to Pollock Road. Terra Alta Drive would extend and provide an east/west connection with Berlin Station Road. Per the City Engineer, Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than when the 166<sup>th</sup> building permit is requested for the construction of a dwelling unit in Sub-Area 1, 4 and 10.

For Stockdale Farms, the City, County and Township approved a traffic impact study that required specific improvements. The result of the traffic study determined a roundabout on Braumiller Drive as the preferred design, which would serve as the main entrance into the development, and a right-in/right-out curb cut on the eastern portion of the development would be the secondary access point into the proposed development. The previously approved full access point on the western most portion of Braumiller Road has been converted to an emergency only access point. 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 second access point to the subdivision along Braumiller Road would be required after 64 lots (during Phase 2 per submitted plans) or per the City Engineer for safety considerations. Also, a temporary emergency access point would be located from Braumiller Road north between lots 15 and 16 to Skipton Loop. The design and access of the emergency access point would have to achieve compliance with the fire department requirements. When Phases 1, 2 and 3 (which equals 186 single family lots) are completed, the aforementioned emergency access point can be converted to a bike path or the like to be determined by the Homeowners Association

All streets would have to achieve compliance with the minimum engineering standards. Also as part of the original approval, the applicant has agreed to a transportation contribution of \$1,000 per dwelling unit due upon building permit approval for each unit. In addition, the developer would be responsible for any roadway improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

- **SITE LAYOUT:** The Terra Alta and “Roger’s Property“ (northern portion development) is a heavily wooded site with a rolling topography and several drainage courses, presents several challenges in maximizing tree preservation and minimizing alterations to the topography, both requirements of the Zoning Code and the carefully crafted PMU zoning text. In the opinion of Staff, the Applicant has done a very good job planning this site given these constraints. Development in the existing open farmland has been maximized while limiting, to the extent possible, development in wooded areas, particularly those areas with steep slopes.

Where development does occur in the wooded areas, large tree preservation easements will be placed over single-family lots and the condominium areas are designed to allow the clustering of homes to maximize tree preservation. This configuration also allows the proposed lots to maximize view sheds and treed lots typically considered premium lot types. Additionally, as required by the Zoning Code and the Ohio Environmental Protection Agency (OEPA) General Permit for the Olentangy Watershed, several drainage courses will be protected by a Stream Protection Zone (conservation easement). A preliminary analysis by City Staff indicates that the proposed layout is likely to accommodate the State imposed requirements which were developed after City approval of the zoning and preliminary plan in this case.

For the Stockdale Farms portion of the development (southern portion of the development), a stream bisects the site in a north/south orientation with two smaller branches that extend to the east and the proposed plan is sensitive to the existing streams located on the property and minimizes the grading to preserve the natural topography which is unique to the site. Several lots back-up to the aforementioned streams to maximize the rear yard views. In addition, a 150-foot-wide overhead transmission easement bisects the site in an east/west orientation that creates a physical barrier. Also, along the western portion of the development there are several lots that are located on a bluff and the rear of the houses would have a nice view of the Olentangy River. The remainder of the subdivision is a typical design with doubled load streets primarily on open farm ground today. Several open spaces, a neighborhood park, pocket parks, a tot lot and a pool house with pool are clustered where the stream bed and transmission line intersects in the “center” of the development to achieve compliance with open space and park requirements. In addition, the transmission easement has been creatively worked in the design yielding mostly linear open space and stream corridor preserves, reducing cost but providing a superior overall layout. There is no change to the approved tree preservation/removal requirements for Stockdale Farms and Terra Alta. The Rogers Property would follow the same standards as proposed.

- **SUB-AREAS:** The development is divided into 12 Sub-Areas which includes development standards such as permitted uses, density, minimum lot area, setbacks, minimum square footage and maximum building height.
  - **Sub-Area 1** – This Sub-Area consists of Section 1 Part 1 Phase A and B, Section 1 Part 2, Reserve A, B, C and E of the existing Terra Alta Subdivision all of which have been previously developed and

platted and which single family homes have been or are currently being constructed. The development standards for this Sub-Area would be governed by the approved Final Development Plans and Final Subdivision Plats for this area. There is no change proposed to these from the current zoning text. The current development standards for Sub-Area 1 are:

- Permitted Uses – Single family homes
  - Maximum Density – 73 lots
  - Minimum lot area – 9,100 square feet
  - Minimum Lot Width at Building Line – 70 feet
  - Front Yard Setback/Building line – 30 feet
  - Side Yard Setback –
    - 70-foot lots
      - 7.5 feet
    - 80 -foot lots
      - 10 feet
  - Rear Yard Setback – 30 feet
  - Minimum Square Footage
    - 70-foot lots
      - One Story - 1,600 square feet
      - Two story – 1,800 square feet
    - 80-foot lots
      - One Story - 1,800 square feet
      - Two Story – 2,000 square feet
- Maximum Building Height – 35 feet
- **Sub-Area 2, 3 and 6**
    - Permitted Uses – Single family homes
    - Maximum Density – 298 lots
    - Minimum lot area – 9,100 square feet
    - Minimum Lot Width at Building Line – 70 feet
    - Front Yard Setback/Building line
      - Sub-Area 2
        - 25 feet – maximum house depth is 45 feet
      - Sub-Area 3 and 6
        - 30 feet
    - Side Yard Setback – 10 feet
    - Rear Yard Setback – 30 feet
    - Minimum Square Footage
      - One Story – 1,800 square feet
      - Two=Story – 2,000 square feet
    - Maximum Building Height – 35 feet
  - **Sub-Area 4**
    - Permitted Uses – Single family homes
    - Maximum Density – 92 lots
    - Minimum lot area – 7,540 square feet

- Minimum Lot Width at Building Line – 58 feet
- Front Yard Setback/Building line – 30 feet
- Side Yard Setback – 6 feet
- Rear Yard Setback – 30 feet
- Minimum Square Footage
  - 1,400 square feet – lots 103, 106, 111, 149, 151, 153, 159, 162, 165
  - 1,500 square feet – remainder of the lots
- Maximum Building Height – 35 feet
- **Sub-Area 5**
  - Permitted Uses – Single family homes
  - Maximum Density – 62 lots
  - Minimum lot area – 8,060 square feet
  - Minimum Lot Width at Building Line – 62 feet
  - Front Yard Setback/Building line – 25 feet – maximum house depth is 45 feet
  - Side Yard Setback – 6 feet
  - Rear Yard Setback – 30 feet
  - Minimum Square Footage
    - One Story – 1,700 square feet
    - Two=Story – 2,000 square feet
  - Maximum Building Height – 35 feet
- **Sub-Area 7 and 8**
  - Permitted Uses – Single family homes
  - Maximum Density – 71 lots
    - Lot 304 shall be eliminated per the City Engineer and Fire Department
  - Minimum lot area – 10,400 square feet
  - Minimum Lot Width at Building Line – 80 feet
  - Front Yard Setback/Building line – 30 feet
  - Side Yard Setback – 10 feet
  - Rear Yard Setback – 30 feet
  - Minimum Square Footage
    - One Story – 2,000 square feet
    - Two=Story – 2,300 square feet
  - Maximum Building Height – 35 feet
- **Sub-Area 9**
  - Permitted Uses – Single family homes
  - Maximum Density – 61 lots
  - Minimum lot area – 12,600 square feet
  - Minimum Lot Width at Building Line – 90 feet
  - Front Yard Setback/Building line – 30 feet
  - Side Yard Setback – 10 feet
  - Rear Yard Setback – 35 feet
  - Minimum Square Footage
    - One Story – 2,000 square feet

- Two=Story – 2,300 square feet
    - Maximum Building Height – 35 feet
  - **Sub-Area 10, 11 and 12**
    - Permitted Uses – Condominiums, single family cluster homes (patio homes) and duplexes
    - Maximum Density – 213 dwelling units
    - Minimum Square Footage – 1,200 square feet per unit
    - Private streets constructed to public standards are permitted
- **RESIDENTIAL DESIGN STANDARDS:** Being a PMU Overlay, specific Development Text sets forth the development standards and requirements for this development. It should be noted that this text allows for a much higher quality development from both a site planning and architectural design standpoint than that which would be permitted by either base or PRD zoning. Not only would the houses, condominiums, patio homes and duplexes have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved PMU (Planning Mixed Use Overlay District) development text which was modeled after the text approved for the Terra Alta development. Some of the upgrades for the single-family houses include: 1.) At least 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as defined in the text; 2.) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material; 3.) Dimensional shingles on all homes; 4.) Upgraded garage door standards for doors that face a public street. 5.) No blank walls.

Some of the upgrades for condominiums, patio homes and duplexes in the development text include: 1.) At least 35% (stone or brick) of the front elevation of all homes shall consist of an approved natural material as defined in the text; 2.) Fiber cement siding, EIFS, stucco or similar products are prohibited as defined as a natural material but can be used as a non-natural building material; 3.) Dimensional shingles on all units; 4.) Higher end architectural grade vinyl siding.,
- **PARKLAND AND OPEN SPACE:** The entire development has approximately 179.28 acres of open space (37.8%). The Terra Alta and Rogers Property (north section of the development) have approximately 133 acres of open space in 18 reserve areas (A-R). Reserve A (approximately 24.5 acres) is located just east of the river and would be dedicated to the City for a park. Reserve B (approximately 8.9 acres), Reserve C (approximately 8.0 acres), Reserve D (approximately 1.2 acres) and Reserve E (approximately 6.8 acres) are located in Sub-Area 1 and is open space along Pollock Road and north and south of Sub-Area 1 and primarily serves as detention basins and buffering. In Sub-Area 2 there are 6 reserve areas with two active park areas with amenities. Reserve F (approximately 1.2 acres) located just north of Terra Alta drive located in Sub-Area 2 and would be the location of a club house, pool and parking lot for the entire development while Reserve I (approximately 4.2 acres) is located south of Terra Alta Drive and is neighborhood park area with programmed amenities. The amenities shall be reviewed and approved by staff prior to approval of the development plan and plat for Sub-Area 2. The remainder of the reserves in Sub-Area 2 (Reserve G approximately 10.4 acres, Reserve H approximately 0.4 acres – Reserve J approximately 5.4 acres, Reserve M approximately 20.4 acres) are dedicated opens spaces with detention basins and buffering. In Sub-Area 5 is Reserve K (approximately 6.8 acres) which is located just north of Terra Alta Drive at the entrance of the development from Berlin Station Road which is open space. In Sub-Area 9 are three reserve areas that are opens spaces with a lot of trees (Reserve N approximately 3.9 acres – Reserve O approximately 22 acres and Reserve P approximately 5.4 acres). In Sub-Area 7 there is Reserve Q (approximately 2.5 acres) and Reserve R (approximately 0.2 acres) which serve as open space and buffering from Pollock Road and Reserve S (approximately 0.4 acres) which is located on the river and will be dedicated to the City for parkland.

The Stockdale Farms development has 45.98 acres of open space and parkland in 18 reserve areas. Of the open space and parkland, 31.05 acres or approximately 63.33% is considered open space and 14.93 acres or approximately 33.67% is considered parkland. Reserve “T” (1.30 acres), Reserve “U” (1.21 acres) Reserve “V” (0.37 acres) and Reserve “W” (0.29 acres) are opens spaces located behind and between and on lots on the eastern portion of the development. Reserve “X” (5.28 acres) is open located along Braumiller Road east of the main entrance and would be buffering the houses along the roadway. Reserve “Y” (12.56 acres) is open

space used as buffering located between Pollock Road and the rear of the adjacent lots on the western portion of the site. Reserve "Z" (1.30 acres) is open space while Reserve "AA" (1.85 acres) is a tot lot that should be programed located on the western portion of the development. Reserve "BB" (0.24 acres) is located on the northern portion of the site along a creek bed that stubs into the Rogers Property. Reserve "CC" (1.92 acres) is the located of the pool and pool house just east of the Stockdale Farms Drive while Reserve "DD" (2.25 cares) is open space located just west of the pool area. Reserve "EE" (3.80 acres) and Reserve "FF" (4.84 acres) are parking areas located west of Stockdale Farms Drive. Reserve "JJ" (2.52 acres) is a park area located just east of Stockdale Farms Drive. All the park areas shall be programmed with amenities during the Final Development Plan process. Amenities for these parks should include open playfield (soccer, baseball, football, etc.), play equipment, half-court basketball, benches, etc. Reserve "HH" is the open space along the west side of Pollock Road (approximately 4.06 acres) and is being dedicated to the City for a Park within the floodplain similar to the Terra Alta development and provide linear trail opportunities Reserves "II" (1.26 acres), "JJ" (0.20 acres) and "KK" (0.73 acres) are open spaces located in Sub-Area. The parks shall all be owned and maintained by the Homeowners Association but open to the public. Furthermore, open space conservation easements are provided along each of the stream beds within the development. Overall, the plan has been and continues to incorporate linear, connected open spaces with area for open play and active parks with play equipment and other amenities. There is no change to Terra Alta or Stockdale Farms with the exception of adding a clubhouse and pool.

- **LANDSCAPING AND SCREENING:** The Terra Alta and Rogers Property development would require a comprehensive landscaping plat that would include street trees, perimeter landscaping and park and open space landscaping for each Final Development Plan and Final Subdivision Plat. There are some critical areas where perimeter buffering would be required per the development text. In Sub-Area 2 and 5 along Berlin Station Road east and north of the Terra Alta Road intersection, an earth mound no less than 4 feet in height as measured from proposed average finish grade elevations of the adjacent dwelling with a mix of deciduous and coniferous plantings, providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance. Also, in Sub-Area 9, several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already. The said spruce trees shall be located within an easement and maintained by the homeowner's association. Furthermore, permanent conservation easements shall be placed around the tree stands and stream corridors in this area.

For Stockdale Farms, a comprehensive landscaping plan that includes street trees, perimeter landscaping and park and open space landscaping was submitted and approved. The applicant is proposing a 3 to 6-foot-high mound with landscaping adjacent to Braumiller Road to screen the rear yards of the houses abutting the roadway except for the rear of lots 88-90. An easement on lots 88-90 shall allow for the aforementioned mounding and landscaping and the lots are oversized as a result. Buffering along Pollock Road is not necessary because of the significant grade change (approximately 10 to 30 feet) between Pollock Road and the rear of the lots adjacent to Pollock Road. Except for adjacent to the proposed detention basins along Pollack Road. In Sub-Area 3, the developer is proposing several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 165-168 along the northwestern portion of the site to screen the adjacent single family home in addition to the tree line that exists in this location already. Significant landscaping features along with signage are proposed at the main entrance north of the roundabout into the subdivision along Braumiller Road and the easternmost right-in/right out curb cut on Braumiller Road (secondary access curb cut). Also, staff recommends appropriate buffering along the eastern portion of the proposed cluster homes adjacent to the large lot single family residences. Furthermore, permanent conservation easements shall be placed around the tree stands and stream corridors as indicated on the plans. The evergreen trees shall be a minimum 6-foot-high at installation (except where specified larger) and the deciduous trees shall be a minimum 1.75-inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impact any utility lines or impede visibility at intersections, or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans. Also, the developer shall submit a revised sign plan and wayfinding plan for the entire development

- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant has provided a bike path/pedestrian plan from Braumiller Road north thru to the development to stub into the Preservation Park property located just north of the development which is an important alignment in the adopted Bicycle and Pedestrian Master Plan 2027. The majority of the bike path is located in the creek beds, open space and/or reserve areas of the stream corridors except for two locations in Sub-Area 2 and 9 which is located in the public right-of-way on front of approximately 18 single family homes. Staff recommends the developer make every effort to relocate the bike path from the front of the single-family houses into a reserve area. Also, a bike path is required along the north side of Braumiller Road to the roundabout to coincide with the required roadway improvements. All bike paths must be in a 10 feet wide public access easement that is owned and maintained by the Homeowner's Association with an easement dedicated to the City for public use. Sidewalks will be provided on both sides of all public streets in the subdivision. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations. However, a sidewalk shall be extended from the western portion of the subdivision at Terra Alta Drive and along the southern portion of the site to provide a connection to the river parkland.
- **EASEMENTS:** As noted above conservation easements have been provided over the entire length of all the existing streams on the site and should be recorded with each final plat.
- **TREE PRESERVATION:** The development is proposed in a manner that maximizes tree preservation on the site while allowing for reasonable development. Consistent with the methodology acceptable in other recent approvals this has already been approved within the approved zoning text and remains in effect. The tree replacement plan requires the following fees at building permit approval:
  - At the time of permit issuance, a \$500 fee shall be paid for each single-family lot in Sub-Area 1-9 which would total 657 single family lots (657 x \$500 total \$328,500).
  - At the time of permit issuance, a \$200 fee shall be paid for each condominium, patio homes and duplex unit in Sub-Areas 10-12 for a total of 213 units (213 x \$200 total \$42,600).
- 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. House depths in Sub-Area 2 and 5 would be restricted to a maximum 45 feet
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer to stub to the adjacent properties. The developer would be responsible for reimbursement of any private sanitary sewer capacity agreements which may be levied on the subject property. In addition, a Del Co water line transverses the rear of lots 4-6 (Stockdale Farms) which could impact the building pads of the future houses and will limit the construction of any accessory structures (decks, etc.) on these lots. The City engineers have previously reviewed the utility layout and are generally supportive of the layout as proposed but reserves the right to review such infrastructure in detail as preliminary and final plans and plats are submitted for future phases.
- **LIGHTING PLAN:** A lighting plan would need to be submitted, reviewed and approved by the City that would achieve compliance with the zoning code during the Final Subdivision Plat process for each section.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** Because Section 1 and 2 of Terra Alta has been recorded the remainder of the development shall be developed in sections from a consistency perspective. Also, the sections shall be constructed to be consistent with street extension requirements, street improvement requirements, fire department requirements, etc. that are documented in the development text and staff report.

**STAFF RECOMMENDATION (2020-0258 – REZONING)**

Staff recommends approval of a request by Terra Alta LLC for a Rezoning Amendment for Terra Alta from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acres and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development), with the following conditions:

1. The Development Text, as currently proposed, is generally acceptable and any revisions shall require conformance to all provisions of the Development Text and the subsequent approved development plans and plats.
2. Any change of use or major modification of the plan shall require conformance to all provisions of the Development Text.
3. A \$1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.

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**STAFF RECOMMENDATION (2020-0259 –CONDITIONAL USE PERMIT)**

Staff recommends approval of a request by Terra Alta LLC for a Conditional Use Permit allowing the Placement of a Mixed-Use Overlay District (PMU) for Terra Alta on 472.9 acres zoned A-1 and R-2 PMU located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road.

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**STAFF RECOMMENDATION – (2020-0260 AMNENED PRELIMINARY DEVELOPMENT PLAN)**

Staff recommends approval of request by Terra Alta LLC for an Amended Preliminary Development Plan for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road, with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
5. A \$1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166<sup>th</sup> building permit is requested for the construction of a dwelling unit in Sub-Area 1, 4 and 10.
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. The multi-use path shown along the north-south stream corridor shall be improved by the developer prior to starting Section 2 and shall be maintained by the homeowner's association with an easement dedicated to the City for public use. Every effort shall be made by the developer to relocate the bike path from the front of homes in Sub-Area 3 and 9.
9. The off-site stormwater improvements shall comply with the minimum City and County regulations.
10. The proposed bike paths shall be constructed during the subject section it is located in.
11. The proposed bike path along Braumiller Road shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's Association. The bike



path along Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.

12. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended from the western portion of the subdivision to Pollock Road to provide a connection to the river parkland. The sidewalk shall be constructed during the subject section it is located in.
13. Prior to or concurrent with the submittal of the Final Development Plan and Final Subdivision Plat for the first section (not included with this submittal), a Parkland and Open Space Improvement Plan must be submitted for review and approval detailing the improvements to be made to the parkland and privately maintained open spaces scattered throughout the neighborhood.
14. A minimum four-foot-high mound with landscaping that is a minimum 60% opaque year round and with a landscaping height of no less than 10 feet high shall be located adjacent to Berlin Station Road to buffer the residential lots per the approved development text.
15. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
16. 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.
17. A minimum 3-6-foot-high mound with landscaping shall be located along Braumiller Road except adjacent to lots 88-90 in Phase 2. An easement on the rear of lots 88-90 shall be recorded to require the aforementioned mounding and landscaping.
18. The maintenance of all mounds, landscaping and amenities in the parkland and open space areas shall be the responsibility of the Homeowner's Association with an easement to the City dedicating them open to the public. In addition, all evergreen trees shall be a minimum 6-foot-high at installation and the deciduous trees shall be a minimum 1.75-inch caliper.
19. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.
20. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
21. The 4.06-acre open space along the Olentangy River shall be dedicated to the City with Section 1 of the Final Subdivision Plat (former Stockdale Farms).
22. For each single-family house, a \$500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
23. For each cluster home unit, \$200 fee shall be paid for each cluster home unit at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
24. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official achieves compliance with all zoning requirements prior to construction drawing approval.
25. A comprehensive sign plan with all permanent and temporary signage including all public open spaces shall be submitted reviewed and approved prior construction drawing approval.
26. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1 (former Stockdale Farms portion of the development).
27. Conservation easements shall be provided over the entire length of all the existing streams on the site and shall be recorded with each final plat.
28. A second permanent access point for the east side of the site to the subdivision along Braumiller Road shall be required on or before the development of the 65<sup>th</sup> lot (during Phase 2 per submitted plans former Stockdale Farms portion of the development) or per the City Engineer for safety considerations.
29. A dense landscape buffer along the eastern portion of the proposed cluster homes adjacent to the large lot single family residences shall be submitted and approved with the Final Development Plan.
30. A Del Co water line transverses the rear of lots 4-6 which could impact the building pads of the future houses and shall limit the construction of any accessory structures (decks, etc.) on these lots.
31. A temporary emergency access point shall be located from Braumiller Road north between lots 15 and 16 to Skipton Loop. The design and access of the emergency access point shall achieve

compliance with the fire department requirements. When Phase 1, 2 and 3 are completed, the aforementioned emergency access point can be converted to a bike path or the like to be determined by the Homeowners Association.

32. In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already
33. In Sub-Area 3, the developer shall plant several 8 foot high Norway spruce trees to form a continuous buffer along the rear of lots 165-168 along the northwestern portion of the site to screen the adjacent single family home in addition to the tree line that exists in this location already.
34. The developer shall submit a revised sign plan and wayfinding plan for the entire development.

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**STAFF RECOMMENDATION – (2020-0261 AMENDED PRELIMINARY SUBDIVISION PLAT)**

Staff recommends approval of a request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, west of Pollock Road and east of Berlin Station Road, with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department. In addition, County Engineer's approval would be required for roadway and storm water issues that are located within their jurisdiction.
2. All the streets shall achieve compliance with the minimum radii requirements or per the City Engineer.
3. All public utilities shall be extended to stub to the adjacent property lines and appropriate sections within the development.
4. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and/or County Engineer.
5. A \$1,000 per dwelling unit transportation contribution fee shall be collected with each building permit for needed area transportation improvements.
6. Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than the 166<sup>th</sup> building permit is requested for the construction of a dwelling unit in Sub-Area 1, 4 and 10.
7. An agreement between the developer and the City shall be executed to allow the adjacent properties to access the regional lift station per the City Engineer requirements.
8. The multi-use path shown along the north-south stream corridor shall be improved by the developer prior to starting Section 2 and shall be maintained by the homeowner's association with an easement dedicated to the City for public use. Every effort shall be made by the developer to relocate the bike path from the front of homes in Sub-Area 3 and 9.
9. The off-site stormwater improvements shall comply with the minimum City and County regulations.
10. The proposed bike paths shall be constructed during the subject section it is located in.
11. The proposed bike path along Braumiller Road shall be installed per City requirements within an easement dedicated to the City and shall be maintained by the Homeowner's Association. The bike path along Braumiller Road shall be constructed with the roadway improvements during the subject Phase it is located in.
12. Sidewalks shall be provided on both sides of all public streets. Sidewalks are not required to be extended along Pollock Road due to topographic and area considerations that make a pedestrian connection along Pollock infeasible. However, at least one sidewalk shall be extended from the western portion of the subdivision to Pollock Road to provide a connection to the river parkland. The sidewalk shall be constructed during the subject section it is located in.

13. Prior to or concurrent with the submittal of the Final Development Plan and Final Subdivision Plat for the first section (not included with this submittal), a Parkland and Open Space Improvement Plan must be submitted for review and approval detailing the improvements to be made to the parkland and privately maintained open spaces scattered throughout the neighborhood.
14. A minimum four-foot-high mound with landscaping that is a minimum 60% opaque year round and with a landscaping height of no less than 10 feet high shall be located adjacent to Berlin Station Road to buffer the residential lots per the approved development text.
15. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
16. 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.
17. A minimum 3-6-foot-high mound with landscaping shall be located along Braumiller Road except adjacent to lots 88-90 in Phase 2. An easement on the rear of lots 88-90 shall be recorded to require the aforementioned mounding and landscaping.
18. The maintenance of all mounds, landscaping and amenities in the parkland and open space areas shall be the responsibility of the Homeowner's Association with an easement to the City dedicating them open to the public. In addition, all evergreen trees shall be a minimum 6-foot-high at installation and the deciduous trees shall be a minimum 1.75-inch caliper.
19. Landscaping shall be installed adjacent to the proposed detention basin along Pollock Road.
20. All landscape plans shall be submitted, reviewed and approved by the Shade Tree Commission.
21. The 4.06-acre open space along the Olentangy River shall be dedicated to the City with Section 1 of the Final Subdivision Plat (former Stockdale Farms).
22. For each single-family house, a \$500 fee shall be paid for each single-family lot at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
23. For each cluster home unit, \$200 fee shall be paid for each cluster home unit at time of building permit issuance to achieve compliance with Chapter 1168 Tree Preservation Regulations.
24. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official achieves compliance with all zoning requirements prior to construction drawing approval.
25. A comprehensive sign plan with all permanent and temporary signage including all public opens spaces shall be submitted reviewed and approved prior construction drawing approval.
26. The proposed phasing of the development shall be reviewed by staff to ensure roadway connectivity for Phase 1 (former Stockdale Farms portion of the development).
27. Conservation easements shall be provided over the entire length of all the existing streams on the site and shall be recorded with each final plat.
28. A second permanent access point for the east side of the site to the subdivision along Braumiller Road shall be required on or before the development of the 65<sup>th</sup> lot (during Phase 2 per the submitted plans former Stockdale Farms portion of the development) or per the City Engineer for safety considerations.
29. A dense landscape buffer along the eastern portion of the proposed cluster homes adjacent to the large lot single family residences shall be submitted and approved with the Final Development Plan.
30. A Del Co water line transverses the rear of lots 4-6 which could impact the building pads of the future houses and shall limit the construction of any accessory structures (decks, etc.) on these lots.
31. A temporary emergency access point shall be located from Braumiller Road north between lots 15 and 16 to Skipton Loop. The design and access of the emergency access point shall achieve compliance with the fire department requirements. When Phase 1, 2 and 3 are completed, the aforementioned emergency access point can be converted to a bike path or the like to be determined by the Homeowners Association.
32. In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already
33. In Sub-Area 3, the developer shall plant several 8 foot high Norway spruce trees to form a continuous



**TERRA ALTA  
PLANNED MIXED USE DEVELOPMENT TEXT  
DELAWARE, OHIO**

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

Developer is amending the PMU zonings for the developments known as “Terra Alta” zoned in 2008 and “Stockdale Farms” zoned in 2014 and is rezoning to a Planned Mixed Use (PMU) Overlay District within the existing Agricultural A-1 zoning district the property known as “Rogers” located between Terra Alta and Stockdale, in order that all three properties (collectively, the “Property”) become part of one coordinated and comprehensive Planned Community known as “Terra Alta”, consisting of detached single-family homes, attached/detached single-family condominiums, duplexes and cluster single family (patio homes), together with related amenities. For all purposes hereof, “duplexes” shall mean single family homes on platted lots containing two connected dwelling units with a zero lot line/common wall, and “cluster single family (patio homes)” shall mean homes located on subdivided lots generally having a first floor master suite, 1 ½ stories, catering to purchasers desiring a more carefree lifestyle with certain maintenance provided, and governed by a homeowner’s association. The Property will be developed in a series of Sub-Areas, as defined and provided in Section 3 and elsewhere herein, reserves and open spaces.

All former references in the Stockdale Farms rezoning to “Stockdale Farms” shall be re-designated as a part of Terra Alta such that the entire Property shall be known as “Terra Alta”. The Developer believes that these amendments will provide for the highest and best use of the Property, thereby permitting quality housing stock to be constructed within the City of Delaware. Additionally, as further discussed below, the Developer believes that such amendments are in accordance with the City of Delaware Comprehensive Plan.

The purpose of this Development Text is to set forth all supplemental information required by the Zoning Code and set forth in textual form certain development standards that will apply to the Property. Accompanying this Development Text is an Amended Preliminary Development Plan for the Property (the “Preliminary Development Plan”). All terms and conditions of the Preliminary Development Plan are incorporated in this Development Text by this reference.

The Property consists of approximately 472.9 acres located north of Braumiller Road between Pollock Road and Berlin Station Road, being located in the Highlands Subarea of the City’s Land Use Element incorporated in the Comprehensive Plan. The Property has been designated for development as residential housing in the City’s Future Land Use Map and has been earmarked as one of the City’s Priority Growth Areas (PGAs) for development. The PGAs establish the City’s geographic preference for development and drive the City’s infrastructure investment program. See, GM19 and GM19.3 of the Growth Management

Element of the City's Comprehensive Plan. The proposed amendments are in keeping with the goals and policies established by the Comprehensive Plan for the following reasons:

- a. The Property will be developed as residential housing as contemplated by the Land Use Element incorporated in the Comprehensive Plan.
- b. The use of the Planned Mixed Use (PMU) Overlay District is consistent with the City's Objectives and Strategies in maintaining a reasonable land use balance to reflect the vision of the Comprehensive Plan. As stated in LU6.7 of the Land Use Element, planned district zoning "should be used as a flexible tool to meet the City's gross density requirements while providing a creative development plan with a mix of units, densities, and housing values within individual developments."
- c. The Comprehensive Plan anticipates supporting residential development in the Highlands Subarea and encourages mixing densities and unit types, as well as small open spaces to create interest and a sense of place within neighborhoods. See, LU22.2 of the Land Use Element.
- d. Being designated as a PGA, development of the Property is consistent with the City's Capital Improvement Plan as required by the Comprehensive Plan's Growth Management Element at GM20 and as the City, in past, has already made a huge investment in the Southeast Highlands trunk sewer that would serve this property.
- e. Residential development in the Highlands Subarea will be served by the Southeast Highlands Sanitary Trunk. See, LU22.1 of the Land Use Element.
- f. The policies set forth in the Comprehensive Plan concerning expansion to the City's waste water treatment system and storm water management system will be implemented in connection with development of the Property.
- g. The policies set forth in the Comprehensive Plan concerning parks and recreational facilities for Delaware residents will be implemented with development of the Property.
- h. The residential development and parkland dedication consisting of approximately 28.96 acres abutting the Olentangy River is consistent with the Rivers & Streams section of the Environmental Resources Element of the Comprehensive Plan at ER9.

In summary, by the amendments to the current PMU zonings for Terra Alta and Stockdale and amendment to the Zoning Ordinance for Rogers in connection with the development of all of the Property as a Planned Mixed Use (PMU) development, the goals and objectives of the Comprehensive Plan will be met. This development will provide the City of Delaware an opportunity to obtain quality housing stock in one of the City's Priority Growth Areas and will preserve in a park like setting approximately 28.96 acres abutting the Olentangy River together with other open space and reserves throughout the Property which will be owned and maintained by the Homeowners Association and open to the public less the pool and clubhouses which may be private.

## 2. GENERAL DEVELOPMENT STANDARDS

- a. **Purpose and Intent.** It is the intent of this development to provide a mixed residential use development with compatible and common architectural design, streetscape, signage, lighting, and pedestrian amenities throughout the entire development, together with certain amenities such as walking/biking trails, pools and clubhouses. Architectural and site design that is not consistent with this purpose and intent will not be accepted. This Development Text represents the zoning requirements for the entirety of the Property unless otherwise noted.
- b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this Development Text or the Preliminary Development Plan, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.
- c. **Limitations.** Nothing in this Development Text shall prohibit additional restrictions or requirements from being placed on the approval of any Final Development Plan consistent with this Development Text or the Preliminary Development Plan.
- d. **Major Modifications.** Once a Final Development Plan for a Sub-Area 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 for such Sub-Area through the procedures set forth in the Zoning Code. Major modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan for a Sub-Area, as determined by the Director of Planning & Community Development, that results in:
  - Any major increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
  - Major change in the approved location of land uses or land use sub-areas.
  - Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
- e. **Minor Modifications.** Once a Final Development Plan for a Sub-Area 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 for such Sub-Area. Minor modification for the purposes of this Development Text shall mean any modification of the approved Final Development Plan for a Sub-Area, as determined by the Director of Planning & Community Development, that results in:
  - Any modification that is not considered a major modification by this Development Text or by determination of the Director of Planning & Community Development.

- Any minor increase in the number of or change in the type and/or mix of dwelling units less than 5% in the total number of dwelling units.
- Minor change in the approved location of land uses or land use sub-areas.
- Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
- Minor structural alterations that do not alter the overall design intent of the building.

f. **Tree Removal and Replacement.** The Property is a unique development opportunity for the City of Delaware and the Developer. While certain portions of the Property are heavily treed, the Developer working in concert with the City desires to create a high-quality subdivision taking advantage of the topography of the site while saving as many trees as possible. At the preliminary development plan stage, for planning purposes only, the Developer for purposes of tree removal has assumed clear cutting of Sub-Areas 10,11 and 12 to be developed with condominiums and/or cluster single family homes (patio homes). However, every effort will be made to save as many trees as possible on such condominium/cluster single family home (patio home) parcels, especially on the perimeter of such condominium/cluster single family home (patio home) parcels. It is assumed that at the time of development, certain tree parcels, reserves and preservation easements will be created. It should also be noted that in connection with single family lot development, every effort has been extended to create tree buffers along boundaries and in backyards. Consequently, the following Tree Replacement Plan specific to the overall Terra Alta development and reflective of the diverse and unique site elements which are present at this particular site shall be implemented. The Tree Replacement Plan enumerated herein creates an innovative and unique approach to the issue of saving trees on this particular Property. Instead of focusing on the economics and environmental issues of trees lost to development, this Tree Replacement Plan focuses on efforts to save trees (particularly large, mature trees), providing an incentive to permanently save large, mature trees, compensating for trees lost, and, ultimately, creating a higher quality development for the City of Delaware than would be expected under a standard subdivision. Notwithstanding the following Tree Replacement Plan, the City acknowledges compliance to date by the Developer with all trees removed or replaced on the Property.

The following Tree Replacement Plan shall be the controlling regulation for the Terra Alta development:

- (1) *Tree Survey.* An estimate of the total number, type, size, and health of trees to be preserved and replaced has been provided according to a set of representative tree survey sites as determined and verified by the City of Delaware and as authorized by the current Zoning Code. Included as Sheets 9-13 of the Preliminary Development Plan is an estimate of overall tree impact based on the Tree Replacement Plan.



(2) *Calculation of Replacement Trees.* Only trees six (6) caliper inches and greater that are removed in the development of the Property and construction of housing units shall be replaced according to the following schedule:

- A. Trees considered in good health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 100% replacement schedule meaning every good tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than the total caliper of the tree removed.
- B. Trees considered in fair health as determined by a Certified Arborist and verified by the City of Delaware shall be replaced on a 50% replacement schedule meaning every fair tree removed shall be replaced with tree(s) that have a total caliper equal to or greater than 50% of the total caliper of the tree removed.
- C. Trees considered in poor health or ash trees as determined by a Certified Arborist and verified by the City of Delaware shall be exempt from replacement. However, to the maximum extent allowed by local, state, and federal regulations, poor trees and ash trees located in areas that are not required for development shall be left undisturbed on-site provided such trees are not considered hazardous to life or property as determined by the City of Delaware Arborist.

(3) *Tree Preservation.* The Developer will include a significant amount of tree preservation areas, distributed throughout the Property, which shall be recorded on each individual final subdivision plat as applicable and will be permanently recorded with such. The Preliminary Development Plan notes the tree preservation areas preliminarily contemplated, subject to change with the detailed investigation that occurs with final submission. The City will consider reasonable proposed changes at the time of final submission.

(4) *Tree Replacement Fee.*

- A. Single-Family Lots (Sub-Areas 1-9). A \$500 per single-family detached dwelling unit tree replacement fee shall be charged on each single-family detached dwelling unit at the time of building permit application. This fee is to be paid per the usual and customary procedures of the City, which currently requires payment of all required building and zoning permit fees prior to issuance of the permit but not at the time of application. Assuming approval of 657 such housing units x \$500 = \$328,500 paid to the City specifically for its Tree Fund.
- B. Condominium Patio Home and Duplex Units (Sub-Areas 10, 11 & 12). A \$200 per dwelling unit tree replacement fee shall be charged on each condominium, cluster single family home (patio home) or duplex dwelling unit at the time of building permit application. This fee is to be paid per the usual and customary procedures of the City, which currently requires payment of all required building and zoning permit fees prior to issuance of the permit but not at the time of application. Assuming approval of 213 such condominium, patio home and duplex units x \$200 = \$42,600 paid to the City specifically for its Tree Fund.

- (5) *Required Trees Not Considered Replacement Trees.* Trees that are required by the Zoning Code, such as but not limited to street trees and front yard trees, shall not be considered Replacement Trees.
- (6) *Replacement Tree Criteria.* To receive credit as a Replacement Tree, a tree shall be required to have a minimum caliper of two (2) inches. Evergreen (pine for example) trees shall be calculated as two (2) feet in height equals one (1) inch in caliper with a minimum required height of six (6) feet. For example, a pine tree six (6) feet in height would net three (3) caliper inches of replacement tree credit. Trees meeting this criterion are referred to herein as "Replacement Trees."
- (7) *Single Family Home Tree Replacement Requirement.* At the time of construction of each single-family home, the builder shall be required to plant and install two (2) replacement trees on each such lot.
- (8) *Condominium, Cluster Single Homes (Patio Home) and Duplex Tree Replacement Requirement.* At the time of construction of each building housing condominium, cluster single home (patio home) or duplex unit, the builder shall be required to plant and install two (2) replacement trees for each condominium unit in each building, cluster single homes (patio home) unit or duplex unit.
- (9) *Credit for Tree Preservation.* In recognition of the Developer's efforts to save trees in the design, layout and development of the Property through the provisions of this Tree Replacement Plan, the Developer shall receive credit against the replacement required by Section 2 of this Tree Replacement Plan for all single family home tree replacement pursuant to Section 7, all condominium, cluster single family homes (patio home) and duplex tree replacement pursuant to Section 8, and in accordance with the following schedule for permanently preserved trees:
  - A. Good Tree Credit Schedule
    - (1) Trees six (6) caliper inches but less than twelve (12) caliper inches saved shall receive one (1) caliper inch credit for each caliper inch saved.
    - (2) Trees twelve (12) caliper inches but less than eighteen (18) caliper inches saved shall receive two (2) caliper inches credit for each caliper inch saved.
    - (3) Trees eighteen (18) caliper inches but less than twenty-four (24) caliper inches saved shall receive three (3) caliper inches credit for each caliper inch saved.
    - (4) Trees greater than (24) caliper inches saved shall receive four (4) caliper inches for each caliper inch saved.
  - B. Fair Tree Credit Schedule
    - (1) Trees six (6) caliper inches but less than twelve (12) caliper inches saved shall receive one-half (1/2) caliper inch credit for each caliper inch saved.
    - (2) Trees twelve (12) caliper inches but less than eighteen (18) caliper inches saved shall receive one (1) caliper inch credit for each caliper inch saved.

- (3) Trees eighteen (18) caliper inches but less than twenty-four (24) caliper inches saved shall receive one and one-half (1-1/2) caliper inches credit for each caliper inch saved.
  - (4) Trees greater than (24) caliper inches saved shall receive two (2) caliper inches for each caliper inch saved.
- (10) *Credit for Removal of Ash Trees.* The removal of ash trees from the Property that would not otherwise be removed as a result of development (i.e., ash trees removed from Reserves and preservation easements) shall be given a credit of one (1) caliper inch for every \$100 cost of ash tree removal as submitted by the Developer and as certified by the City Arborist.
- (11) *Replacement Completion.* Fulfillment of this Tree Replacement Plan as written and in total shall result in no additional “fees-in-lieu” or other tree replacement, tree banking or other payments being required by the City unless the basis of tree removal or preservation is amended through the development process in which the tree replacement plan shall be amended accordingly.
- g. **Expiration.** These tree replacement requirements shall expire upon the completion of the entire Terra Alta Subdivision development. The completion of development shall be considered the acceptance of final public improvements and expiration of any required maintenance period for Terra Alta as it relates to the tree replacement aspects of this Tree Replacement Plan, however, the provisions of Sections 4, 5, 6, 7 and 8 shall continue in full force and effect with respect to each dwelling unit until such time as each dwelling unit in the Terra Alta Subdivision receives a Final Certificate of Occupancy. After the completion of development or receipt of a Final Certificate of Occupancy, as applicable, the tree preservation and replacement requirements of the then current Zoning Code shall apply.
- h. **New Community Authority.** A New Community Authority (“NCA”) has previously been established for the entire Terra Alta development. The NCA will own and maintain all Reserves (except Reserve A, Reserve S and Reserve HH which will be deeded to the City) entrance features, common open spaces and amenities including pools and clubhouses serving the Terra Alta development.
- i. **Master Association.** A master homeowners association will be created for the entire Terra Alta Subdivision. The master homeowner’s association shall include all single family home owners, duplex owners, condominium owners and cluster single family home (patio home) owners in the Terra Alta development and shall impose various assessments. The master homeowner’s association declaration shall be reviewed and approved by the City prior to the recording of the declaration. By majority vote of the property owners, the master association shall be transferred to the homeowners when 75% of the units have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the City Director of Planning and Community Development that less than 75% of the units have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the units have been sold to third party buyers.

- j. **Common Open Space.** The common open space for the development of the Property shall consist of Reserves A through KK located on the Terra Alta, Rogers and Stockdale Farms tracts, containing approximately 179.28 acres. All open space and reserves (except reserves A, S and HH) will be owned and maintained by the NCA subject to all necessary easements and agreements in connection with the overall development of the Property. Reserves A through KK shall satisfy all common open space requirements. All common open space shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located. Reserve A, Reserve S and Reserve HH shall be deeded to the City and the Developer shall not be required to make any improvements to or maintain these reserves.
- k. **Parkland.** Parkland requirements shall be satisfied in part by the dedication of Reserves A, S and HH consisting of approximately 28.96 acres of land abutting the Olentangy River at the western edge of the Property. The City may subsequently grant any covenants, easements, or restrictions to a third party for the purposes of holding the same. Additionally, the Parkland grant will be satisfied by the development improvements shown on the Preliminary Development Plan and maintained by the homeowner's association. This results in approximately 179.28 of open space and parkland. The Developer shall grant an easement allowing public access to use the bike path as depicted on the Preliminary Development Plan and as designed and constructed by Developer. Prior to or concurrent with the submittal of each Preliminary Subdivision Plat, the Developer shall submit for review and approval a Parkland and Open Space Improvement Plan for the portion of the Property subject to each Preliminary Subdivision Plat for a Sub-Area. All parkland shall be improved, if improvements are necessary or required, concurrent with the public improvements with the respective phase in which the improvement is located. The aforementioned calculations include all of the Property (Terra Alta, Rogers and Stockdale). All parkland and improvements shall be maintained by the HOA and open to the public use with the exception of the pools and clubhouses which may be private.
- l. **Utilities to be Located Underground.** All new utilities serving the Terra Alta Subdivision shall be located underground except for the existing transmission line located approximately 1,000 feet north of Braumiller Road and traversing the Property west to east. Additionally, and if determined to be economically feasible, any existing utilities that will serve the Terra Alta Subdivision that are located above ground, including those along either side of Pollock Road, the west side of Berlin Station Road adjacent to the site or the north side of Braumiller Road adjacent to the Property, shall be relocated underground. Developer and the City shall work together to ensure that any technical and financial information provided by the respective utility company is fair and reasonable.
- m. **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 be screened with landscaping as approved by the City.

- n. **Removal of Existing Farm Fencing.** Unless demonstrated to the City that such fencing is not in the ownership of Developer, all existing farm fencing and barbed wire fencing shall be removed from the Property at minimum on a lot by lot basis.
- o. **Construction Trailers.** Construction trailers shall meet all requirements of the Zoning Code and shall be removed once construction activity has moved to another non-adjacent phase of the development. For example, once the public improvements have been accepted in Phase 2 any construction trailer located in Phase 1 serving Phase 2 shall be relocated to Phase 2 provided the respective builder is or will be constructing lots in the subsequent phase.
- p. **Sidewalks and Multi-Use Paths.** Multi-use paths will be constructed and accepted concurrently with the public improvements in which the multi-use path is located. Sidewalks will be constructed concurrently with the construction of a home on each lot. However, once ninety percent (90%) of the lots in a respective phase have obtained a certificate of occupancy, any sidewalk not yet installed in the respective phase shall be installed within one (1) year from the date of issuance of the certificate of occupancy establishing the ninety percent (90%) lot completion. Sidewalks along Terra Alta Drive and part of a condominium or cluster single family homes (patio homes) development shall be installed prior to the issuance of the first certificate of occupancy for the condominium or patio home development. Sidewalks and multi-use paths located within a condominium or cluster single family home (patio home) development shall be installed with each respective phase of the development as shown on the approved Final Development Plan.

### 3. SUB-AREAS GENERALLY

Terra Alta Subdivision is separated into a number of sub-areas (each a "Sub-Area") to represent the distinct areas of development, the types of housing products and amenities to be developed therein and certain Development Standards applicable thereto. Each Sub-Area is identified on the Preliminary Development Plan and the Development Standards applicable to such Sub-Area are as contained herein and on the Preliminary Development Plan. The following Single-Family Home Standards and Condominium, Cluster Single Family Home (Patio Home) and Duplex Standards set forth in the immediately following Sections 4, 5 and 6 will apply to the housing products permitted in each applicable Sub-Area.

### 4. SINGLE-FAMILY HOME STANDARDS

- a. **Uses.** The following uses shall be considered permitted or conditionally permitted in all Sub-Areas permitting single family homes, as represented in the chart below by P (Permitted Use) or C (Conditional Use), 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.

- b. **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.
- c. **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.
- d. **Accessory Uses and Structures.** Although not specified in the chart below, accessory uses, which are considered allowed uses, include those items that are customarily incidental and secondary to the principal use of the land. Such items include but are not limited to signs, fences, trash receptacles and enclosures, and off-street parking areas.

Land Use Category	Terra Alta Uses
<b>(a) Residential</b>	
(1) Detached single-family dwelling	P
(2) Minor home occupation	P
<b>(b) Recreational/Open Space/Reserves</b>	
(1) Park, playground, pool, clubhouse	P
(2) Non-commercial recreation facility (including NCA and homeowner association-controlled facilities)	P

- e. **Density & Mix of Dwelling Unit Type.** The overall Sub-Area density and mix of dwelling unit types shall not exceed that approved on the Preliminary Development Plan for each Sub-Area.
- f. **Lot Standards.** The minimum lot sizes and frontages shall be determined by Sub-Area (see Section 6).
- g. **Building Setback Standards.** The minimum principal building setbacks (including accessory structures attached to the principal structure) for each Sub-Area are set forth in Section 6; provided that: (i) side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows (typically up to 2.5 feet); and (ii) patios and attached decks may extend up to five (5) feet into a rear setback, except with respect to Sub-Area 4 where such permitted encroachment is extended to ten (10) feet provided such encroachment does not adversely affect any easement.

- h. **Maximum Building Height.** The maximum height of any principal building or structure within each Sub-Area shall be as set forth in Section 6.
- i. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-2 District standards for detached single-family dwellings.
  - (1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types within each Sub-Area, each building within a Sub-Area shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process for such Sub-Area.
  - (2) Representative home elevations (all sides) for each Sub-Area shall be reviewed and approved by the Planning Commission as part of the Final Development Plan for such Sub-Area. Minor variations thereafter shall be potentially administratively approvable as written in this Development Text.
  - (3) Exterior Material and Trim Standards.
    - A. At least 35% of the front elevation of all homes constructed on the Property (excluding foundations, garage doors, entry doors, roofs, gutters, downspouts and windows) will consist of brick, stone or cultured stone.
    - B. All vinyl siding products used on homes constructed on the Property shall be architectural grade, Vinyl Siding – Higher End, as defined in Chapter 1171.08 (c) on all elevations.
    - C. Trim board around all corners, windows, and doors shall be a minimum of 4 inches all around.
    - D. Standing seam metal roofs are encouraged on select architectural elements of front elevations, such as porches or front entrance features.
    - E. EIFS or similar products are prohibited as an exterior material.
    - F. All exposed foundation walls shall be brick patterned concrete.
    - G. Frieze trim a minimum of 4 inches wide is required under all overhangs and gables.
    - H. All home elevations shall be reviewed and approved by the Director of Planning & Community Development to establish compliance with the Building Design requirements of this Development Text.
    - I. All homes will have, at a minimum, dimensional shingles.
  - (4) Design Standards
    - A. Materials on each home within a Sub-Area shall be varied to provide variety throughout the Sub-Area.
    - B. All front elevations shall include a variety of styles, colors, and/or materials types of materials including as an example, but not limited to, vinyl shake siding.
    - C. All homes will have not less than a 2-car attached garage.

- D. The principal roof structure on all homes will have a roof pitch of not less than 6/12.
  - E. The principal roof structure on all homes will have an overhang of not less than 12 inches and an end rake of not less than 8 inches.
  - F. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
  - G. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6-inch cross section or diameter.
  - H. Treated lumber shall be painted or stained, except when used on outdoor decks.
  - I. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
  - J. All homes shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater. Any porch shall be a minimum depth of 5 feet.
  - K. Front elevations shall be designed to 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, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.
  - L. Side elevations shall include multiple windows and design elements that provide visual interest as well as allow light into the unit.
  - M. Rear elevations facing a public right-of-way shall have a minimum of two windows.
- j. **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 included in the master declaration for Terra Alta. Fences shall be constructed only of black painted aluminum in two styles, "Black Areo Gadian Doria-Option 1" and "Black Residential Innsbruck-Option". No fence or wall shall be constructed in excess of 54 inches above finished grade, provided however, if other provisions of this declaration or a governmental agency exercising jurisdiction over the property on which the fence or wall is to be constructed requires a minimum height in excess of 54 inches for certain fences or wall in certain areas, or for safety reasons (i.e. swimming pool enclosure), such fences or wall may exceed 54 inches above finished grade but only to the extent necessary to meet the provided or governmentally required minimum.
- Privacy fences are prohibited except to screen outdoor hot tubs and spas. Attached decks may extend up to five (5) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the Zoning Code.



- k. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code and the Gateways & Corridors Plan unless modified herein.
- (1) All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text.
  - (2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation.
  - (3) Along the Berlin Station Road, an earth mound, no less than 4 feet in height as measured from the proposed average finish grade elevations of the adjacent dwelling with a mix of deciduous and coniferous plantings providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscaping height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance.
  - (4) Along Braumiller Road, an earth mound, no less than 3 feet and not more than 6 feet in height as measured from the proposed average finish grade elevations of the adjacent dwelling units with a mix of deciduous and coniferous plantings, providing, at the time of installation, a minimum 60% year round opacity at a combined mound and landscape height of no less than 10 feet at planting shall be provided. Such mounding shall not interfere with any required sight distance. An easement on the rear of lots 88-90 shall be recorded to require the aforementioned mounding and landscaping
  - (5) A typical landscaping plan for each unit type within a Sub-Area shall be submitted and approved with the Final Development Plan for such Sub-Area. This typical landscaping shall set forth the minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy. Landscaping species may be varied on a permit by permit basis.
  - (6) Ground mounted equipment shall be screened from view using plant materials providing 100%-year round opacity. Air conditioning units shall be located in manner that minimizes the view from the public right-of-way.
  - (7) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain or aerator.
  - (8) In Sub-Area 9, the developer shall plant several 8-foot-high Norway spruce trees to form a continuous buffer along the rear of lots 323-325 to screen the adjacent single-family home in addition to the tree line that exists in this location already
  - (9) In Sub-Area 3, the developer shall plant several 8 foot high Norway spruce trees to form a continuous buffer along the rear of lots 165-168 along the northwestern portion of the site to screen the adjacent single family home in addition to the tree line that exists in this location already.
- l. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout the Sub-Area with stub connections to other sub-areas and future development. Concrete sidewalks, 5 feet in width, shall be provided on both sides of all public streets and multi-use paths of appropriate width and material shall be provided as shown on the approved Final Development Plan for each Sub-Area.
- m. **Open Spaces.** With the exception of Reserves A, S and HH which are to be deeded to the City in its "as is, where is" condition, 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 for each Sub-Area and adjacent Reserve(s) being developed 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.
  - (2) Crosswalks leading to open spaces and public parkland shall be defined with special paving or alternative pavement coloring acceptable to the City Engineer.
  - (3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces.
  - (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.
  - (5) Reserve F and Reserve CC shall contain a pool and clubhouse while Reserves I, AA, CC, EE, FF and GG shall contain programmed amenities approved by staff.
  - (6) The remainder of the Reserve areas are designated opens open spaces
- n. **Entry Features and Signs.** With each Sub-Area Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area. Internally illuminated signs are prohibited. The entry feature and signage for the entrance to Terra Alta Subdivision from Pollock Road installed in connection with the development of Sub-Area 1 which is already completed and approved as built.

## 5. CONDOMINIMUM, CLUSTER SINGLE FAMILY HOME (PATIO HOME) AND DUPLEX STANDARDS

- a. **Uses.** The following uses shall be considered permitted or conditionally permitted in all Sub-Areas allowing the development of condominiums, cluster single family homes (patio homes) and duplexes as represented in the chart below by P (Permitted Use) or C (Conditional Use), respectively, and as defined by Chapter 1121 of the Zoning attached hereto as Exhibit 1. 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.
- b. **Permitted Uses.** Permitted uses are permitted by right and shall meet all development standards specified within this Development Text and the Zoning Code, as applicable.
- c. **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.

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

Land Use Category	Terra Alta Uses
<b>(c) Residential</b>	
(1) Detached single-family dwelling in a condominium or cluster single family home (patio home) setting	P
(2) Attached single-family dwelling in a condominium or duplex setting	P
(3) Minor home occupation	P
<b>(d) Recreational/Open Space</b>	
(1) Park, playground	P
(2) Non-commercial recreation facility (including NCA or homeowner association-controlled facilities)	P

- e. **Density & Mix of Dwelling Unit Type.** The overall Sub-Area density and mix of dwelling unit types shall not exceed that approved on the Preliminary Development Plan for each Sub-Area.
- f. **Building Setback Standards.** The minimum principal building setbacks (including accessory structures attached to the principal structure) for each Sub-Area are set forth in Section 6; provided that: (i) side and rear yard setbacks shall not apply to minor architectural projections such as eaves, chimneys and bay windows (typically up to 2.5 feet) ; and (ii) patios and attached decks may extend up to five (5) feet into a rear setback, provided such encroachment does not adversely affect any easement.
- g. **Maximum Building Height.** The maximum height of any principal building or structure within each Sub-Area shall be as set forth in Section 6.
- h. **Building Design.** Unless otherwise modified within this Development Text, all dwellings shall meet the building design requirements of Chapter 1171, R-5 and R-6 District standards for detached single-family dwellings and R-5 and R-6 District multi-family standards for attached single-family dwellings.
  - (1) To create a cohesive and unified design throughout a Sub-Area yet provide a diversity of housing types each building within a Sub-Area shall be consistent in overall design, color, material, and architectural pattern and include a similar and/or

repeating pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process for such Sub-Area.

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

(3) Exterior Material and Trim Standards.

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

(5) Design Standards

- A. Exterior Materials on each building shall be varied to provide variety throughout each Sub-Area.
- B. All condominium units and cluster single family homes (patio homes) will have not less than a 1 car attached garage.
- C. The principal roof structure on all buildings will have a roof pitch of not less than 6/12.
- D. The principal roof structure on all buildings will have an overhang of not less than 12 inches and an end rake of not less than 8 inches.
- E. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
- F. 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.
- G. Treated lumber shall be painted or stained, except when used on exterior decks.
- H. Where wood burning fireplaces are utilized the exposed chimney shall be faced with brick or stone at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.

- I. All housing or condominium units shall provide an identifiable entry with entry coverings and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater. Any porch shall be a minimum depth of 4 feet.
  - J. Front elevations shall be designed to 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, incorporate a glass course, add trim packages to give the appearance of stable doors, man doors, hinged swing doors, and other similar architectural elements.
  - K. Side elevations shall include multiple windows and design elements that provide visual interest as well as allow light into the unit.
  - L. Rear elevations facing a public right-of-way shall have a minimum of two windows.
- i. **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 included in the master declaration for Terra Alta. Fences shall be constructed only of black painted aluminum in two styles, “Black Arco Gradian Doria-Option 1” and “Black Residential Innsbruck-Option”. No fence or wall shall be constructed in excess of 54 inches above finished grade, provided however, if other provisions of this declaration or a governmental agency exercising jurisdiction over the property on which the fence or wall is to be constructed requires a minimum height in excess of 54 inches for certain fences or wall in certain areas, or for safety reasons (i.e. swimming pool enclosure), such fences or wall may exceed 54 inches above finished grade but only to the extent necessary to meet the provided or governmentally required minimum.
- Privacy fences are prohibited except to screen outdoor hot tubs and spas. Attached decks may extend up to five (5) feet into a required rear setback provided the encroachment does not adversely impact any easement. All other accessory structures shall meet the requirements of the Zoning Code.
- j. **Landscaping and Screening.** All landscaping shall meet the requirements of the then Zoning Code and the Gateways & Corridors Plan unless modified herein.
- (1) All street tree plantings shall meet the requirements and approval process of the Zoning Code unless modified in this Development Text.
  - (2) Street trees shall be a minimum of 1.75 caliper inches as measured at breast height at the time of installation.
  - (3) A typical landscaping plan for each Sub-Area shall be submitted and approved with the Final Development Plan for such Sub-Area. This typical landscaping shall set forth the minimum amount of required landscaping for each unit at the time of building of each structure prior to the issuance of a Certificate of Occupancy. Landscaping species may be varied on a permit by permit basis.
  - (4) Ground mounted equipment shall be screened from view using plant materials providing 100%-year round opacity. Air conditioning units shall be located in manner that minimizes the view from the public right-of-way.

- (5) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain or aerator.
- k. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout each Sub-Area with stub connections to other sub-areas, adjacent Reserves, as appropriate, and future development. Concrete sidewalks, 5 feet in width, shall be provided on both sides of all public streets and as appropriate and necessary on private streets and multi-use paths of appropriate width and material shall be provided as shown on approved Final Development Plan.
- l. **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 and provide active recreation throughout.
  - (2) Crosswalks leading to open spaces and public parkland shall be defined with special paving or alternative pavement coloring acceptable to the City Engineer.
  - (3) Amenities such as benches, gazebos, or other such features are encouraged in the open spaces.
  - (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.
  - (5) For the purposes of aesthetics and aquatic health, all ponds shall have a fountain or aerator.
  - (6) All open spaces shall be maintained by the Homeowners Association but open to the public less the two pool houses and pools.
- m. **Entry Features and Signs.** With the Final Development Plan for each Sub-Area, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the Sub-Area. Internally illuminated signs are prohibited.
- n. **Condominium Association.** All units and property developed as a condominium regime shall be governed by a condominium declaration and bylaws as reviewed and approved by the City. By majority vote of the condominium owners, the association shall be transferred to the homeowners when 75% of the units have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the Director of Planning and Community Development that less than 75% of the units have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the units have been sold to third party buyers.

- o. **Cluster Single Family Home (Patio Home) Homeowners Association.** All cluster single family homes (patio homes) developed within a Sub-Area shall be governed by a homeowner's association as reviewed and approved by the City. By majority vote of the patio home owners, the association shall be transferred to the homeowners when 75% of the patio homes have received a certificate of occupancy, unless the Developer establishes to the satisfaction of the Director of Planning and Community Development that less than 75% of the patio homes have been sold to third party buyers, in which event such transfer shall be deferred at the election of the Developer until such time as 75% of the patio homes have been sold to third party buyers.
- p. **Private Street Width.** All interior streets within Sub-Areas containing condominiums or patio homes shall be permitted to have private streets and in the case of cluster single family homes (patio homes), such cluster single family homes (patio homes) shall be located on platted subdivided lots adjacent to such private streets. All private streets shall have a width (including gutters) of 28 feet unless parking is restricted to one side of street, in which event, such width is reduced to 24 feet. All private streets shall be constructed to public standards while be maintained by the condominium or homeowner's association for such Sub-Area unless the City otherwise agrees.

## 6. SUB-AREA STANDARDS

- a. **General.** Each Sub-Area with the Terra Alta Subdivision is identified on the Preliminary Development Plan and shall maintain the following Development Standards set forth in this Section 6.
- b. **Sub-Area 1** - Sub-Area 1 consists of Section 1, Part 1, Phase A, Section 1, Part 1, Phase B, Section 1, Part 2, Reserve A, Reserve B, Reserve C and Reserve E of Terra Alta Subdivision, all of which have been previously developed and platted and on which (other than Reserves) single family homes have been or are currently being constructed. Consequently, no amendments to the area within Sub-Area 1 shall be implemented as a consequence of this Development Text,
  - c. The current development standards for Sub-Area 1 are:
    - Permitted Uses – Single family homes
    - Maximum Density – 73 lots
    - Minimum lot area – 9,100 square feet
    - Minimum Lot Width at Building Line – 70 feet
    - Front Yard Setback/Building line – 30 feet
    - Side Yard Setback –
      - 70-foot lots
        - 7.5 feet
      - 80 -foot lots
        - 10 feet
    - Rear Yard Setback – 30 feet
    - Minimum Square Footage

- 70-foot lots
  - One Story - 1,600 square feet
  - Two story – 1,800 square feet
- 80-foot lots
  - One Story - 1,800 square feet
  - Two Story – 2,000 square feet

Maximum Building Height – 35 feet

**d. Sub-Areas 2, 3 and 6:**

- Permitted Units – Single family homes
- Maximum Density – 298 Lots
- Minimum Lot Area – 9,100 sf
- Minimum Lot Width at Building Line – 70’
- Front Yard Setback/Building Line
  - Sub-Area 2
    - 25’ – maximum house depth is 45’
  - Sub-Area 3 and 6
    - 30’
- Side Yard Setback – 10’ each side
- Rear Yard Setback – 30’
- Minimum Square Footage
  - One story ranch – 1,800 sf
  - Two story – 2,000 sf
- Maximum Building Height – 35’

**e. Sub-Area 4:**

- Permitted Uses – Single family homes
- Maximum Density – 92 Lots
- Minimum Lot Area – 7,540 sf
- Minimum Lot Width at Building Line – 58’
- Front Yard Setback/Building Line – 30’
- Side Yard Setback – 6’ each side
- Rear Yard Setback – 30’
- Minimum Square Footage –
  - 1,400 square feet – lots 103, 106, 111, 149, 151, 153, 159, 162, 165
  - 1,500 square feet – remainder of the lots.
- Maximum Building Height – 35’

**f. Sub-Area 5:**

- Permitted Uses – Single family homes
- Maximum Density – 62 Lots
- Minimum Lot Area – 8,060 sf
- Minimum Lot Width at Building Line – 62’
- Front Yard Setback/Building Line – 25’ – maximum house depth is 45’



- Side Yard Setback – 6’ each side
- Rear Yard Setback – 30’
- Minimum Square Footage
  - One story ranch – 1,700 sf
  - Two story – 2,000 sf
- Maximum Building Height – 35’

**g. Sub-Areas 7 and 8:**

- Permitted Uses – Single family homes
- Maximum Density – 71 Lots
  - Lot 304 shall be eliminated per City Engineer and Fire Department
- Minimum Lot Area – 10,400 sf
- Minimum Lot Width at Building Line – 80’
- Front Yard Setback/Building Line – 30’
- Side Yard Setback – 10’ each side
- Rear Yard Setback – 30’
- Minimum Square Footage
  - One story ranch – 2,000 sf
  - Two story – 2,300 sf
- Maximum Building Height – 35’

**h. Sub-Area 9:**

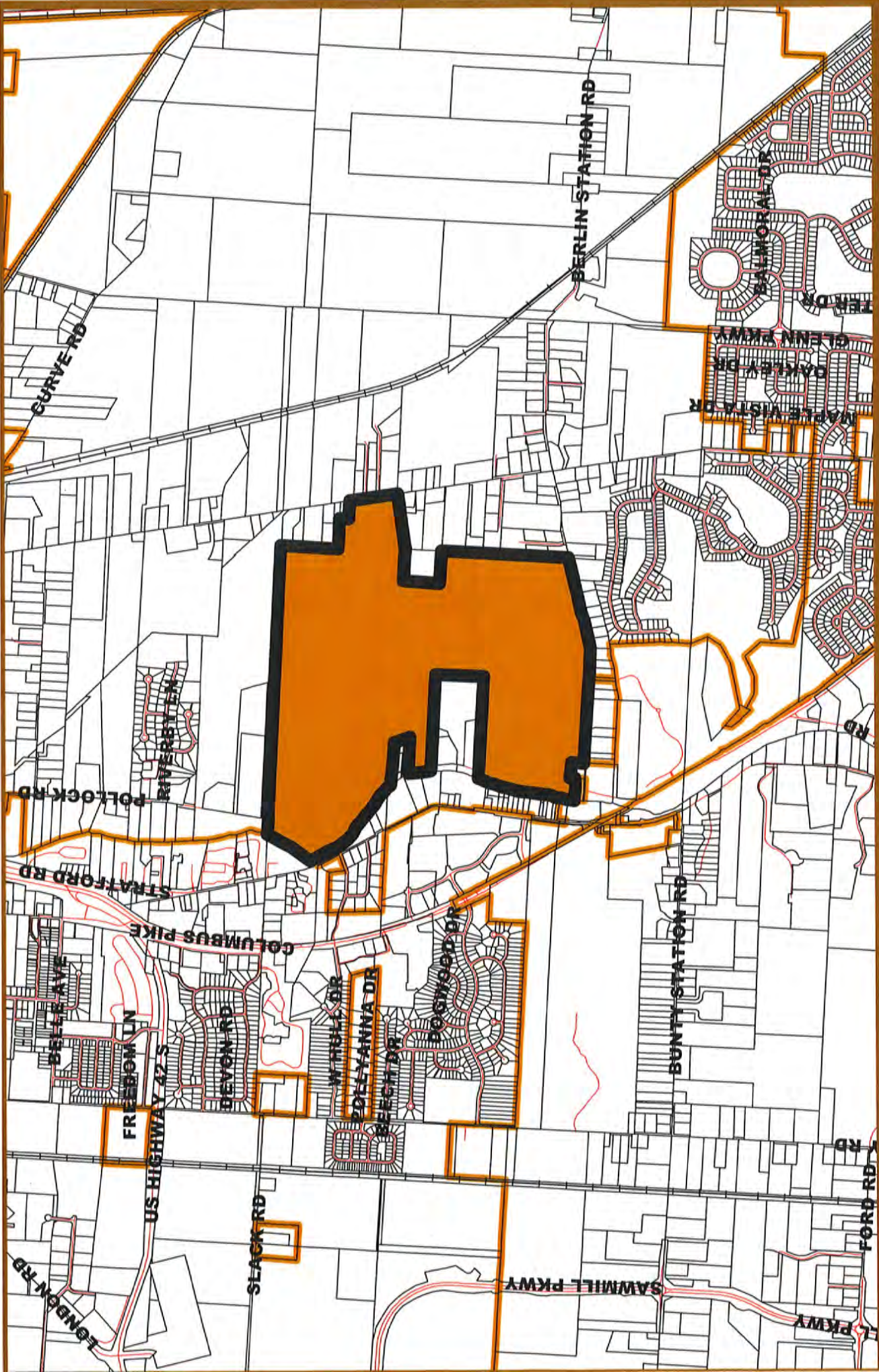
- Permitted Uses – Single family homes
- Maximum Density – 61 Lots
- Minimum Lot Area – 12,600 sf
- Minimum Lot Width at Building Line – 90’
- Front Yard Setback/Building Line – 30’
- Side Yard Setback – 10’ each side
- Rear Yard Setback – 35’
- Minimum Square Footage
  - One story ranch – 2,000 sf
  - Two story – 2,300 sf
- Maximum Building Height – 35’

**i. Sub-Areas 10, 11 and 12:**

- Permitted Uses – Condominiums, cluster single family homes (patio homes) and duplexes
- Maximum Density – 213 units
- Minimum Square Footage – 1,200 sf
- Private streets permitted

## 7. OTHER DEVELOPMENT REQUIREMENTS

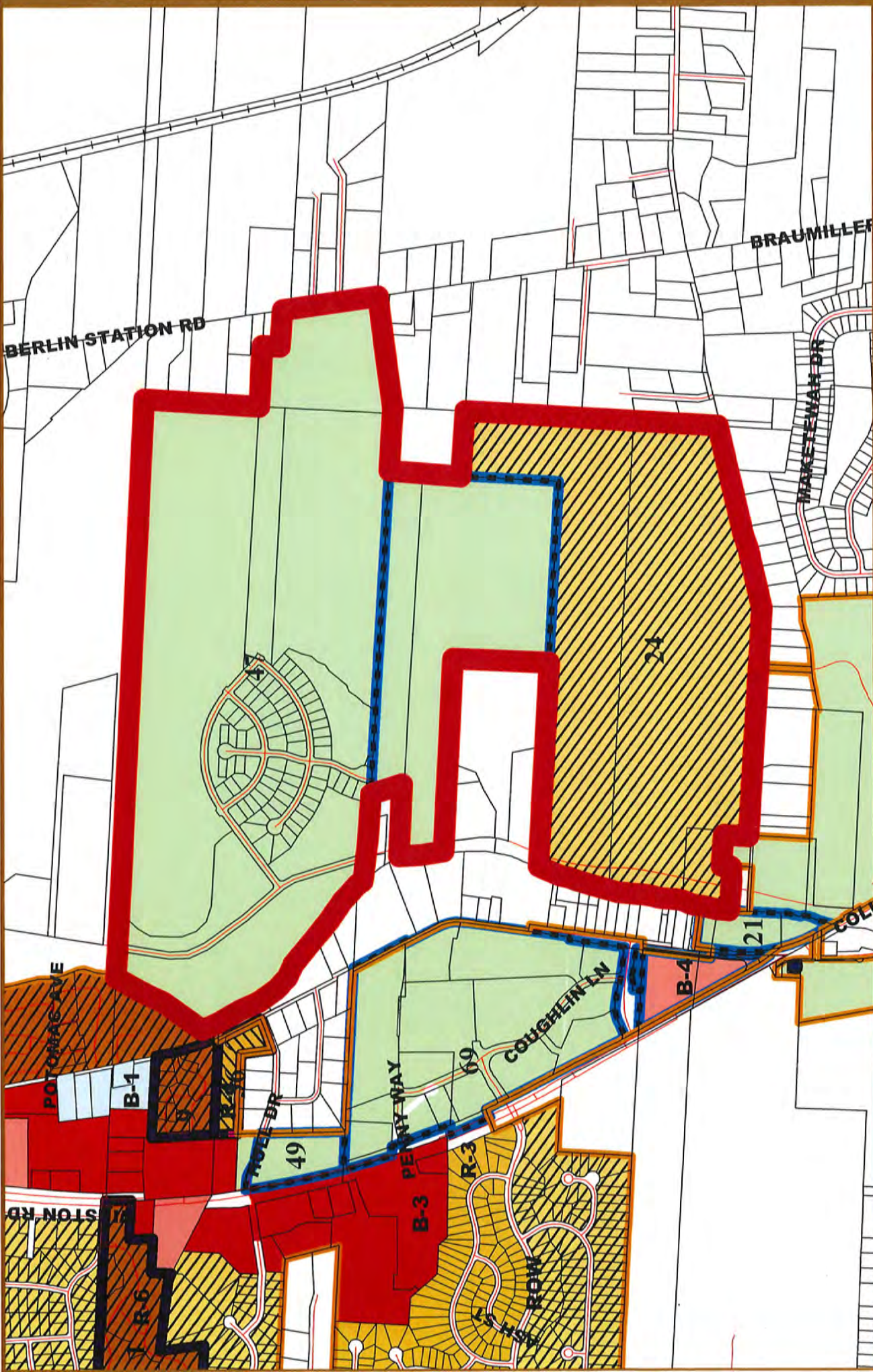
- a. **Completion of Terra Alta Drive:** Terra Alta Drive shall be connected to its intersection with Berlin Station Road no later than at such time as the 166<sup>th</sup> building permit is requested for the construction of a dwelling unit in Sub-Areas 1, 4 and 10.
- b. **Talla Road Parking:** No parking shall be permitted along the curves at the western end of Talla Road within Sub-Area 4.
- c. **Temporary Emergency Access:** Until such time as Terra Alta Drive is connected to its intersection with Berlin Station Road, an emergency access to Pollock Road shall be maintained within Sub-Area 4 at a location agreed to be the City Engineer and not home shall be built on the lot containing such emergency access until such emergency access is no longer required.
- d. **Reserve A, S & HH Conveyance:** Reserve A shall be conveyed to the City at such time as a plat containing Reserve A is approved by the City and recorded.
- e. **Prato Court On Street Parking:** No on street parking shall be permitted on Prato Court south of the intersection of Prato Court and Passina Road to the cul-de-sac located at the southern end of Prato Court.
- f. **Mail Kiosks:** Cluster mailbox kiosks shall be identified and located on the engineering plans for each Sub-Area in compliance with United States Postal Service standards and requirements and as approved by the City Engineer.
- g. **Braumiller Road Improvements:** A permanent access point for the east side of the site to the subdivision along Braumiller Road shall be required on or before the development of the 65<sup>th</sup> lot (during Phase 2 per the submitted plans for former Stockdale Farms portion of the development) or per the City Engineer for safety considerations.



2020-0258-0261  
 Rezoning Amendment, Conditional Use Permit,  
 Amended Preliminary Development Plan & Subdivision Plat  
 Terra Alta  
 Location Map



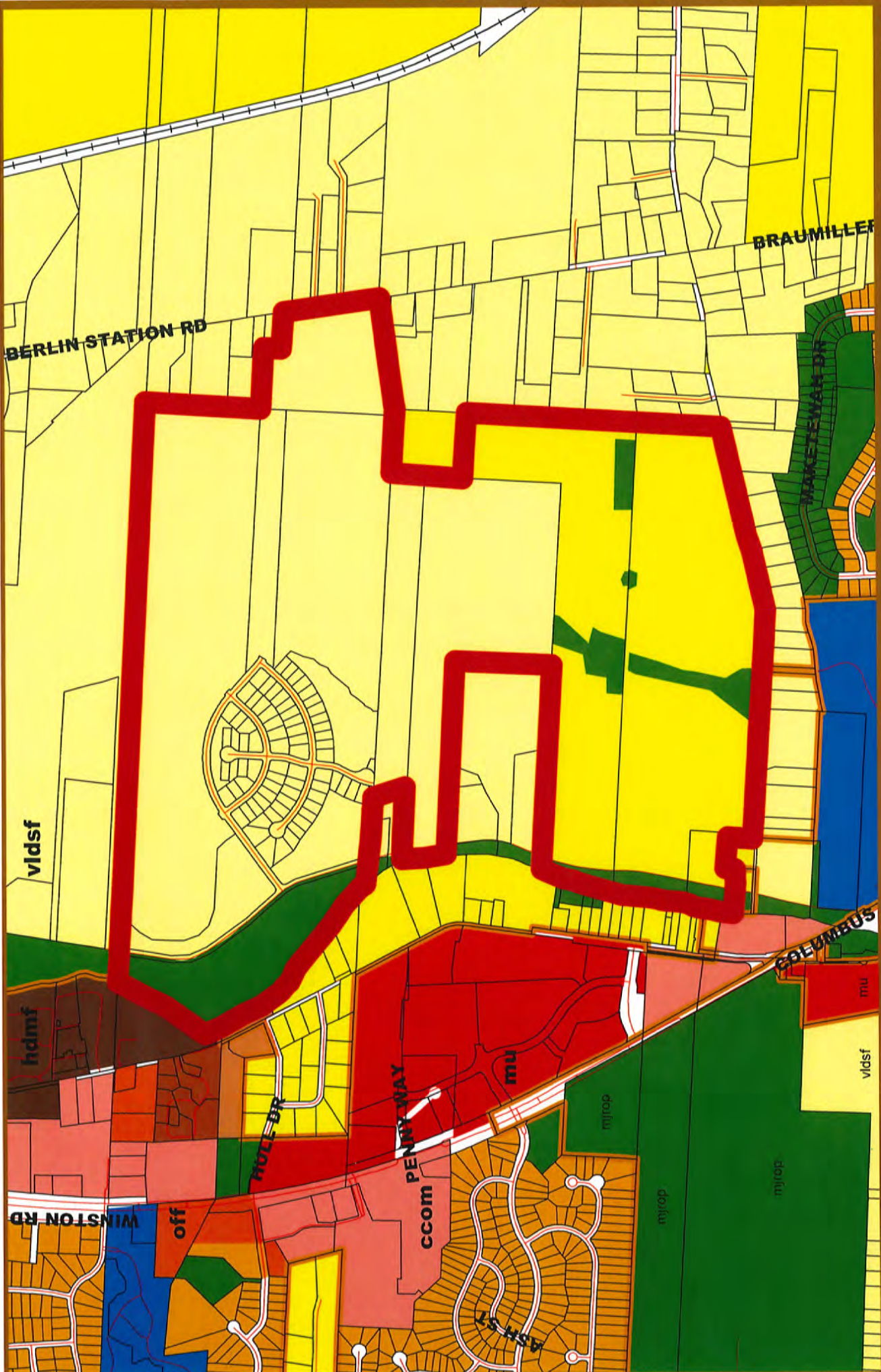




2020-0258-0261  
 Rezoning Amendment, Conditional Use Permit,  
 Amended Preliminary Development Plan & Subdivision Plat  
 Terra Alta  
 Zoning Map



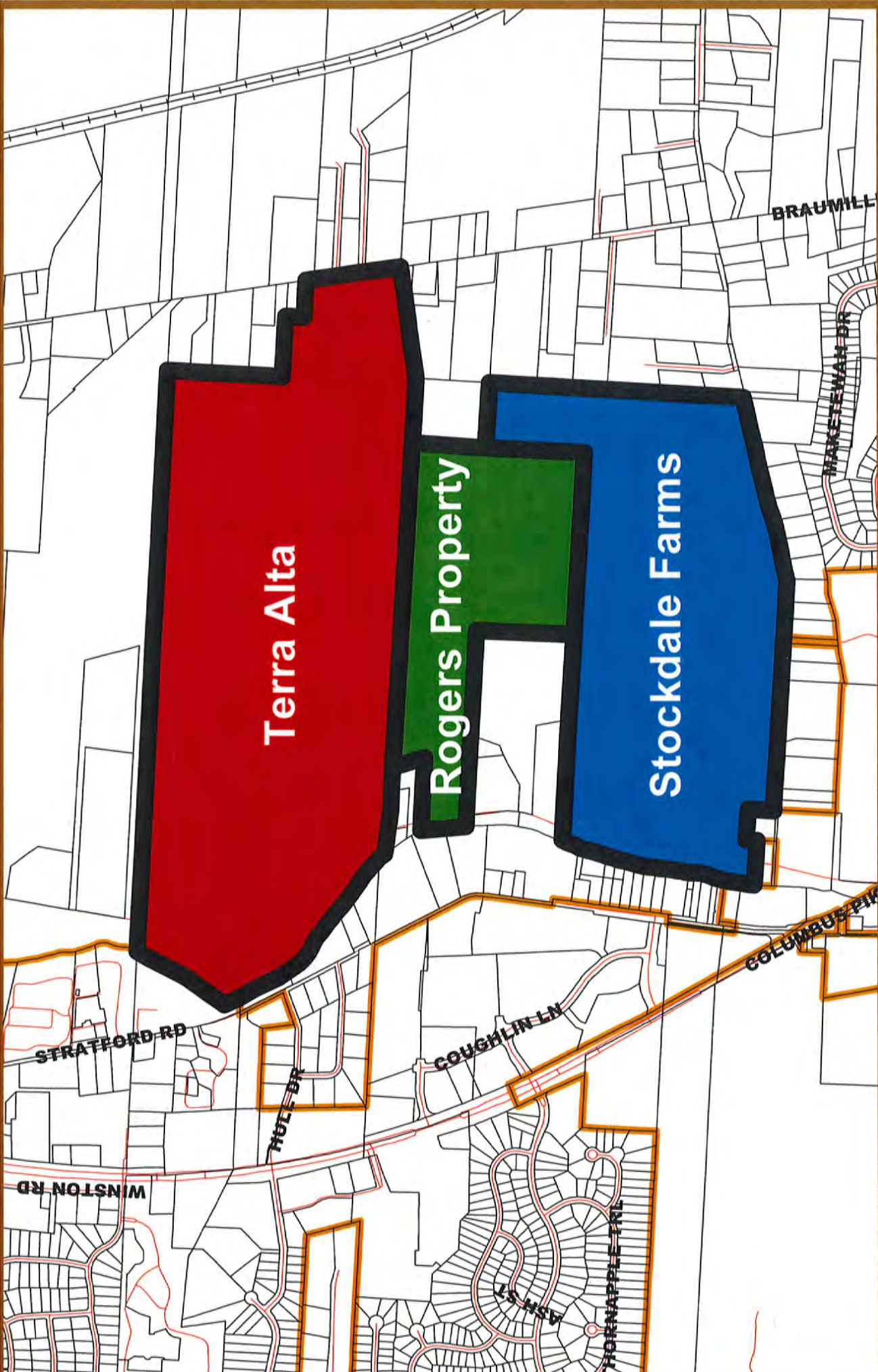




2020-0258-0261  
 Rezoning Amendment, Conditional Use Permit,  
 Amended Preliminary Development Plan & Subdivision Plat  
 Terra Alta  
 Comprehensive Plan Map







2020-0258-0261  
 Rezoning Amendment, Conditional Use Permit,  
 Amended Preliminary Development Plan & Subdivision Plat  
 Terra Alta  
 Original Subdivision Reference Map







2020-0258-0261  
Rezoning Amendment, Conditional Use Permit,  
Amended Preliminary Development Plan & Subdivision Plat  
Terra Alta  
Aerial (2016) Map





# TERRA ALTA / STOCKDALE FARMS

City of Delaware, Delaware County, Ohio

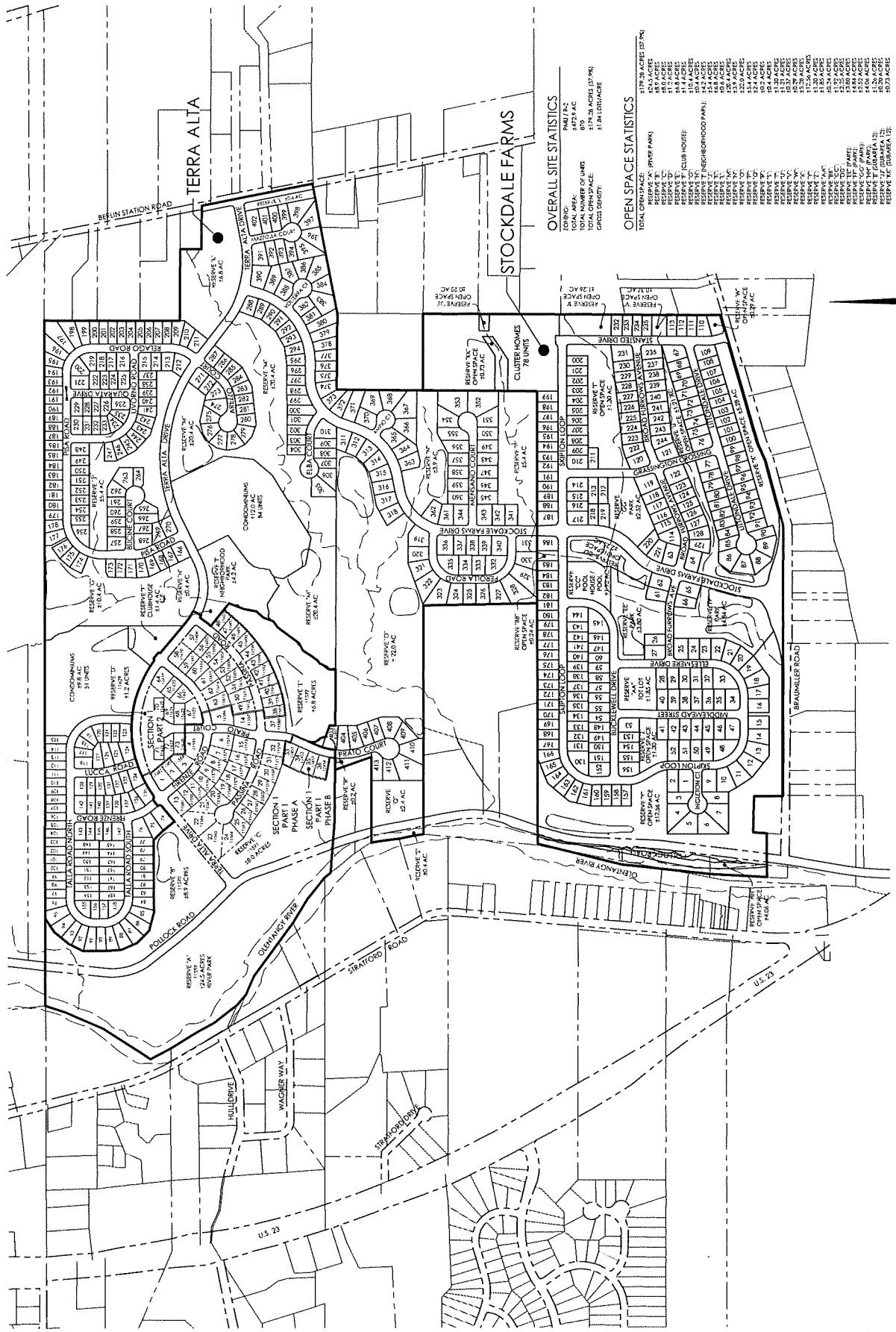
AMENDED  
PRELIMINARY  
DEVELOPMENT PLAN

OVERALL SITE  
PLAN

TERRA ALTA LLC,  
141 WEST SCHROEDER ROAD  
WATERLOO, OH 43081



DATE:	07/24/2024
PROJECT:	TERRA ALTA / STOCKDALE FARMS
SCALE:	AS SHOWN
DESIGNED BY:	EMHT
CHECKED BY:	EMHT
APPROVED BY:	EMHT
DATE:	07/24/2024



**OVERALL SITE STATISTICS**

TOTAL AREA:	1,427.5 AC
TOTAL NUMBER OF UNITS:	878
RESERVES:	1,427.5 AC
CONDO RESERVES:	1,427.5 AC

**OPEN SPACE STATISTICS**

TOTAL OPEN SPACE:	1,427.5 ACRES (100% PAVED)
RESERVE A:	1,427.5 ACRES
RESERVE B:	1,427.5 ACRES
RESERVE C:	1,427.5 ACRES
RESERVE D:	1,427.5 ACRES
RESERVE E:	1,427.5 ACRES
RESERVE F:	1,427.5 ACRES
RESERVE G:	1,427.5 ACRES
RESERVE H:	1,427.5 ACRES
RESERVE I:	1,427.5 ACRES
RESERVE J:	1,427.5 ACRES
RESERVE K:	1,427.5 ACRES
RESERVE L:	1,427.5 ACRES
RESERVE M:	1,427.5 ACRES
RESERVE N:	1,427.5 ACRES
RESERVE O:	1,427.5 ACRES
RESERVE P:	1,427.5 ACRES
RESERVE Q:	1,427.5 ACRES
RESERVE R:	1,427.5 ACRES
RESERVE S:	1,427.5 ACRES
RESERVE T:	1,427.5 ACRES
RESERVE U:	1,427.5 ACRES
RESERVE V:	1,427.5 ACRES
RESERVE W:	1,427.5 ACRES
RESERVE X:	1,427.5 ACRES
RESERVE Y:	1,427.5 ACRES
RESERVE Z:	1,427.5 ACRES

GRAPHIC SCALE  
0 100 200 FEET



# TERRA ALTA / STOCKDALE FARMS

City of Delaware, Delaware County, Ohio

AMENDED  
PRELIMINARY  
DEVELOPMENT PLAN

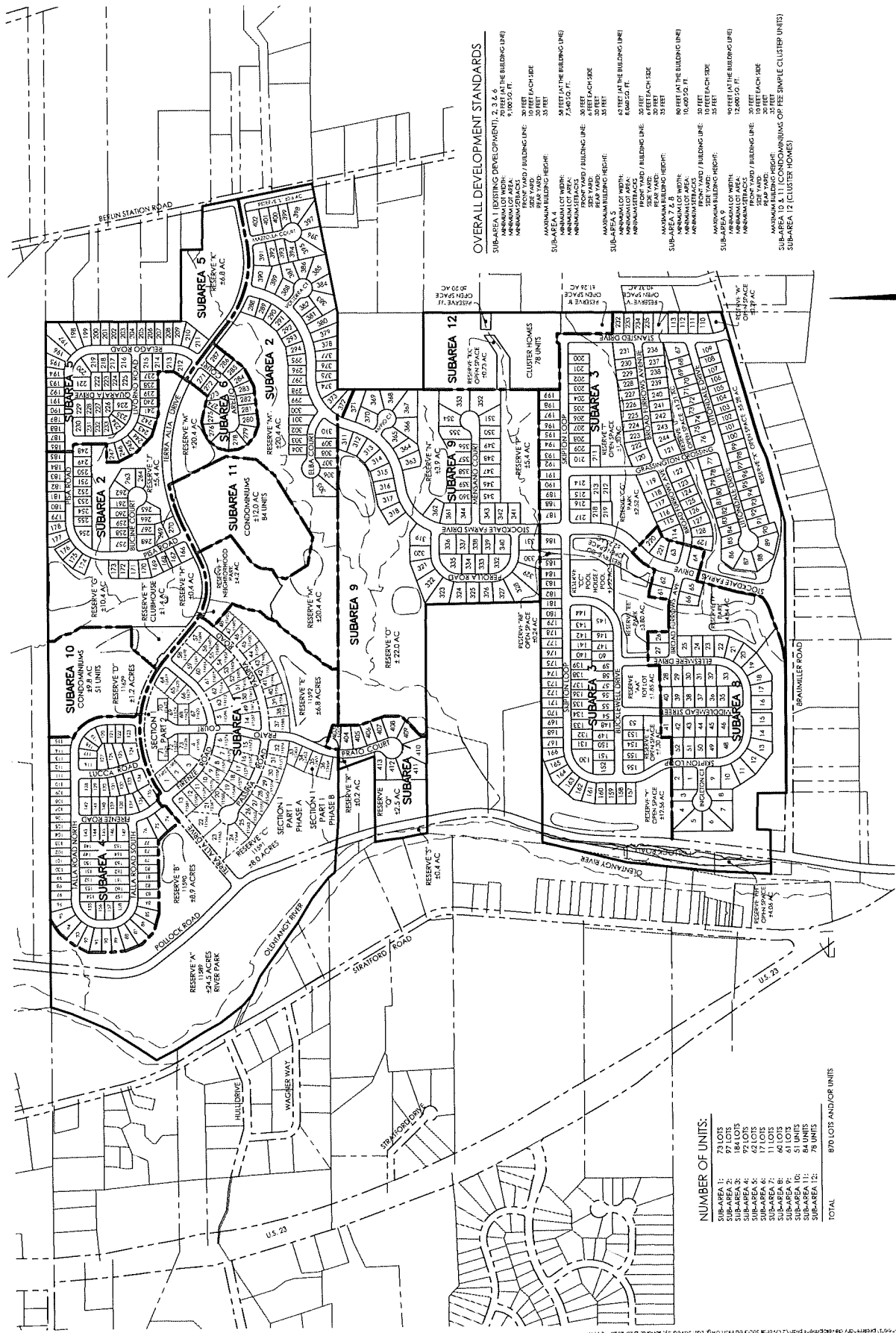
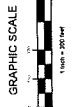
OVERALL  
SUBAREA PLAN

TERRA ALTA, LLC.  
145 WEST CHURCH ROAD  
WESLEYVILLE, OH 45890



DATE	11/15/2011
PROJECT	TERRA ALTA, LLC.
SCALE	AS SHOWN
DATE	11/15/2011
PROJECT	TERRA ALTA, LLC.
SCALE	AS SHOWN
DATE	11/15/2011
PROJECT	TERRA ALTA, LLC.
SCALE	AS SHOWN
DATE	11/15/2011
PROJECT	TERRA ALTA, LLC.
SCALE	AS SHOWN
DATE	11/15/2011
PROJECT	TERRA ALTA, LLC.
SCALE	AS SHOWN

2/13  
SHEET NO.



OVERALL DEVELOPMENT STANDARDS

- SUBAREA 1: MAXIMUM DEVELOPMENT INTENSITY: 3, 3 & 4  
MINIMUM LOT WIDTH: 70 FEET (AT THE BUILDING LINE)  
MINIMUM LOT AREA: 9,100 SQ. FT.  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 2: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 3: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 4: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 5: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 6: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 7: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 8: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 9: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 10: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 11: MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET
- SUBAREA 12 (CLUSTER HOMES): MAXIMUM BUILDING HEIGHT: 30 FEET  
MINIMUM LOT WIDTH: 30 FEET  
MINIMUM FRONT YARD / BUILDING LINE: 30 FEET  
MINIMUM REAR YARD / BUILDING LINE: 30 FEET  
MINIMUM BUILDING SETBACK: 30 FEET

NUMBER OF UNITS:

SUBAREA 1:	73 LOTS
SUBAREA 2:	97 LOTS
SUBAREA 3:	184 LOTS
SUBAREA 4:	55 LOTS
SUBAREA 5:	43 LOTS
SUBAREA 6:	17 LOTS
SUBAREA 7:	11 LOTS
SUBAREA 8:	41 LOTS
SUBAREA 9:	61 LOTS
SUBAREA 10:	51 UNITS
SUBAREA 11:	81 UNITS
SUBAREA 12:	78 UNITS
TOTAL:	870 LOTS AND/OR UNITS











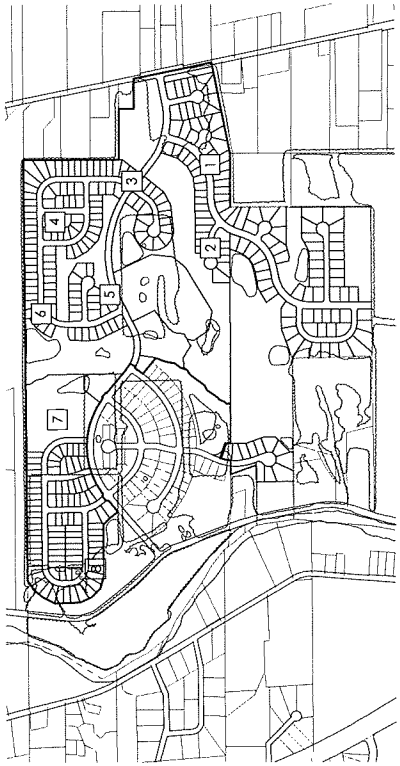






DATE	11/17/2011
PROJECT	TERRA ALTA
FILED	11/17/2011
BY	EMHT
SCALE	AS SHOWN
PROJECT	TERRA ALTA
FILED	11/17/2011
BY	EMHT
SCALE	AS SHOWN

OVERALL SITE

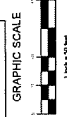
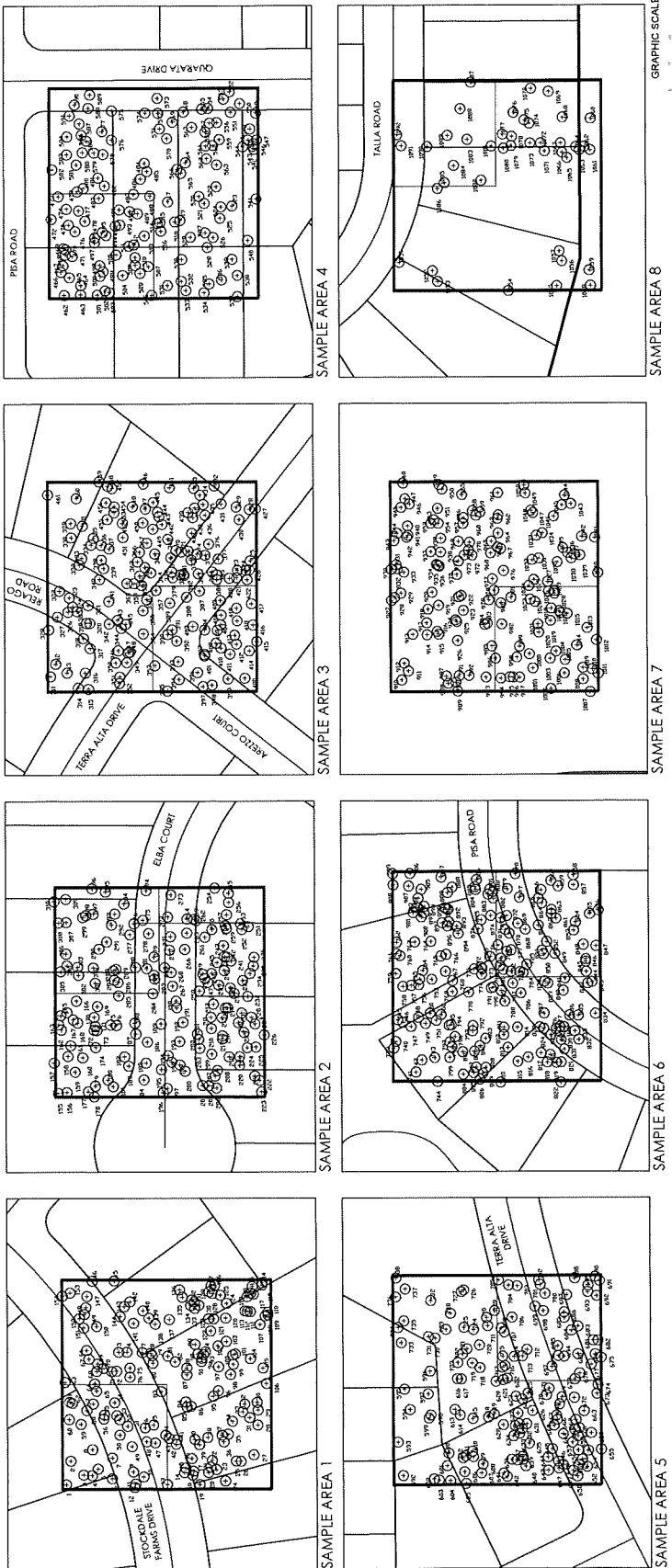


TERRA ALTA	TOTAL INCHES	TOTAL INCHES	Excluding 50% For
(Original)	Including Ash Trees	Including Ash Trees	Including Ash Trees
SAMPLE AREA-1	1,682	1,045	508
SAMPLE AREA-2	1,662	952	865
SAMPLE AREA-3	1,474	885	721
SAMPLE AREA-4	1,423	939	870
SAMPLE AREA-5	1,531	915	458
SAMPLE AREA-6	1,465	1,025	427
SAMPLE AREA-7	1,358	509	308
SAMPLE AREA-8	429	677	349
<b>TOTAL TREES</b>	<b>11,377</b>	<b>6,757</b>	<b>4,893</b>

ROCKETS TRACT: SEE SHEETS 9 & 10 (SAMPLE AREAS 1/3 ACRES)	TOTAL INCHES	TOTAL INCHES	Excluding 50% For
(Original)	Including Ash Trees	Including Ash Trees	Including Ash Trees
SAMPLE AREA-9	(802)3=1,806	(802)3=1,590	(895)3=1,185
SAMPLE AREA-10	(192)3=1,578	(160)3=1,480	(115)3=1,342
SAMPLE AREA-11	(69)3=1,773	(94)3=1,029	(75)3=1,107
SAMPLE AREA-12	(65)3=1,965	(60)3=1,862	(60)3=1,859
SAMPLE AREA-13	(84)3=1,382	(84)3=1,382	(84)3=1,382
SAMPLE AREA-14	(48)3=1,382	(48)3=1,382	(48)3=1,382
SAMPLE AREA-15	(41)3=1,230	(41)3=1,230	(41)3=1,230
SAMPLE AREA-16	(41)3=1,230	(41)3=1,230	(41)3=1,230
<b>TOTAL TREES</b>	<b>12,309</b>	<b>11,130</b>	<b>10,521</b>

31. Average Number of Canopy Inches per Acre: (Original Trees After Original Project) including Ash Trees: 1,487 (22,684/14)  
 Excluding Ash Trees: 1,136 (17,257/14)  
 Including Ash Trees: 647 (13,521/14)  
 Excluding 50% For Trees



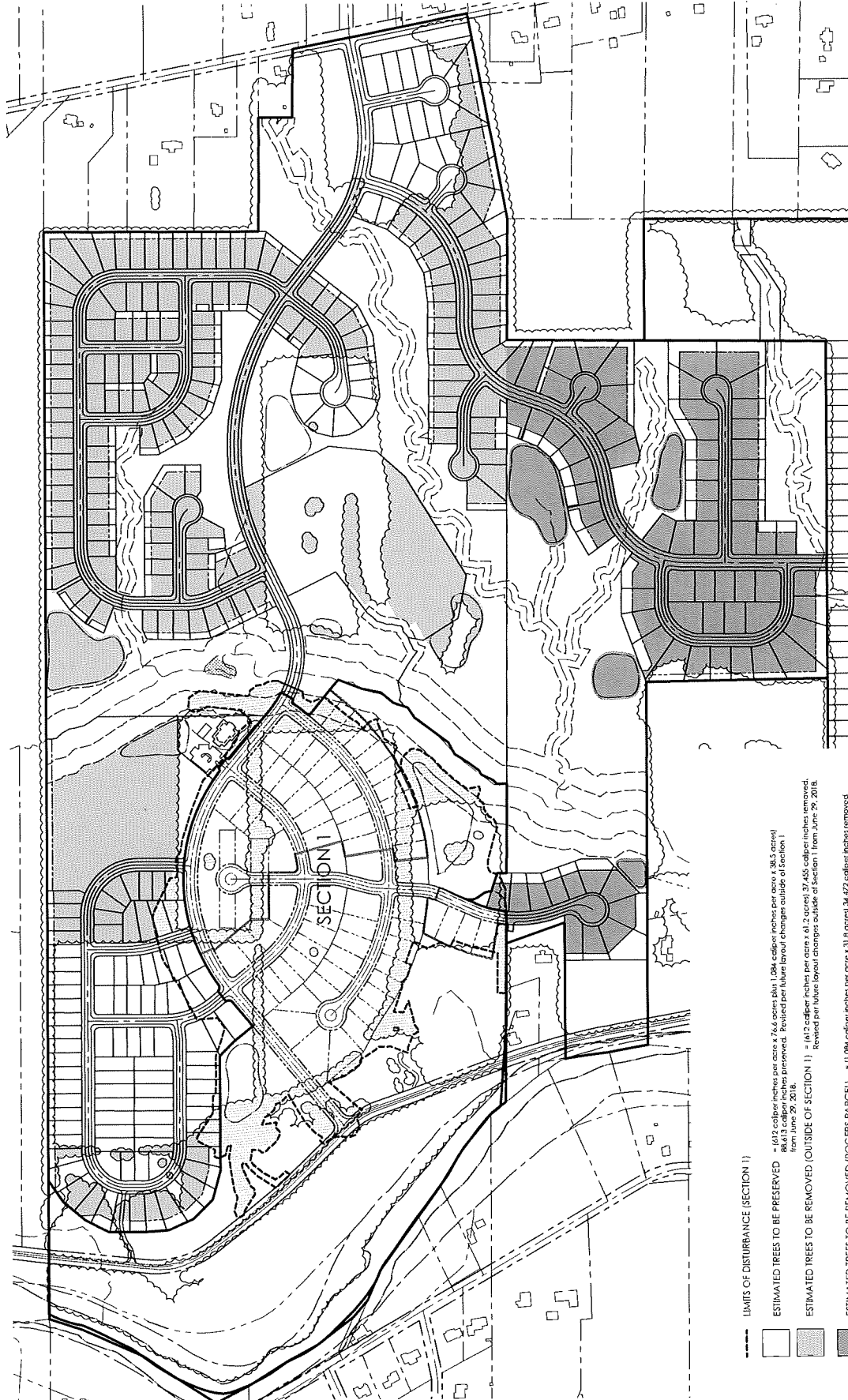








NO.	DATE	DESCRIPTION
1	06/29/18	PRELIMINARY
2	06/29/18	REVISED
3	06/29/18	REVISED
4	06/29/18	REVISED
5	06/29/18	REVISED
6	06/29/18	REVISED
7	06/29/18	REVISED
8	06/29/18	REVISED
9	06/29/18	REVISED
10	06/29/18	REVISED



LIMITS OF DISTURBANCE (SECTION 1)

- ESTIMATED TREES TO BE PRESERVED = (612 caliper inches per acre x 76.6 acres plus 1,084 caliper inches per acre x 86.5 acres) = 128,400 caliper inches. Revised per future layout changes outside of Section 1 from June 29, 2018.
- ESTIMATED TREES TO BE REMOVED (OUTSIDE OF SECTION 1) = (412 caliper inches per acre x 61.2 acres) 37,456 caliper inches removed. Revised per future layout changes outside of Section 1 from June 29, 2018.
- ESTIMATED TREES TO BE REMOVED (ROGERS PARCEL) = (1,084 caliper inches per acre x 31.8 acres) 34,472 caliper inches removed
- ESTIMATED TREES TO BE REMOVED (WITHIN SECTION 1) = 128 acres, 692 caliper inches (west, east and south piles)

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

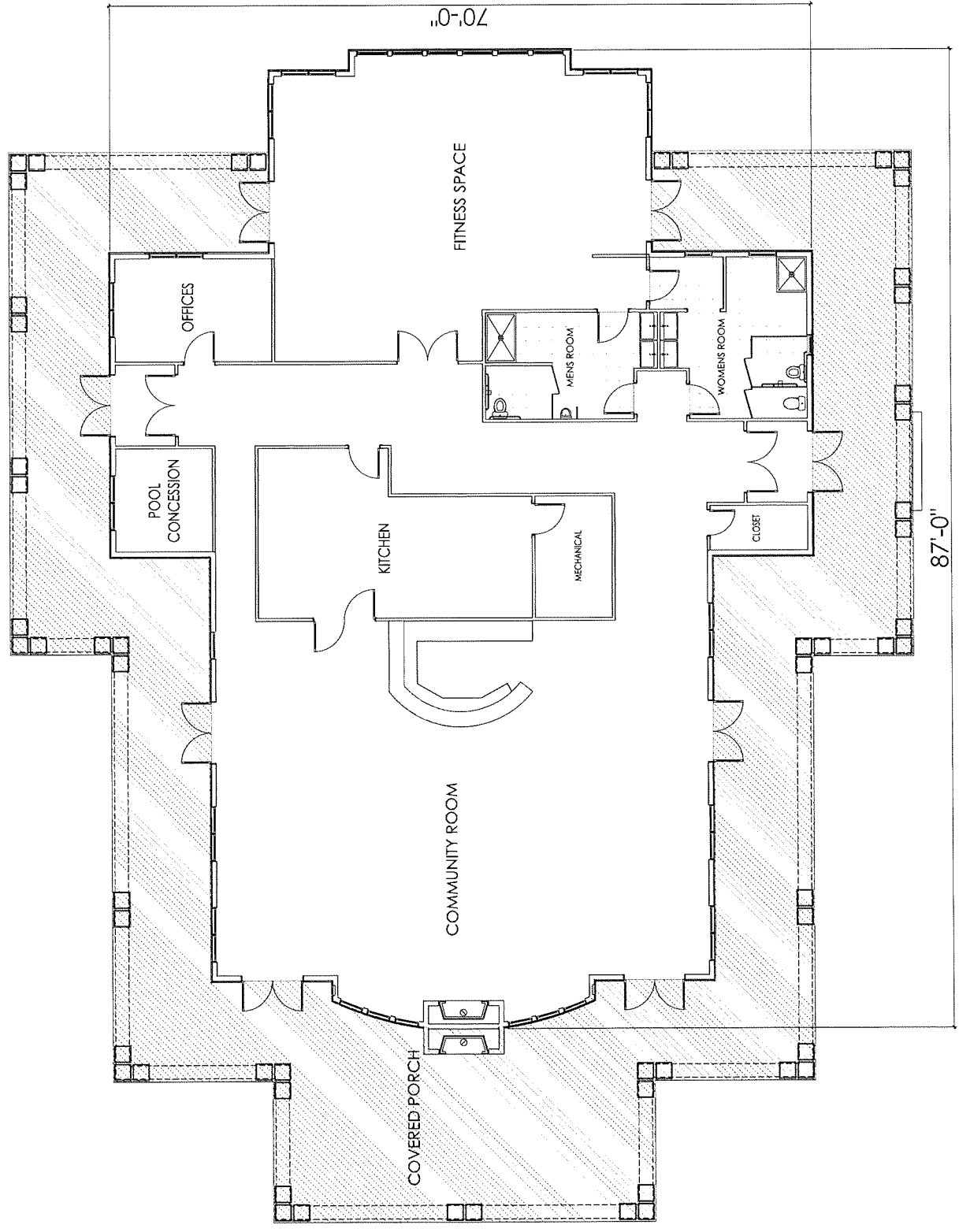
NOTES:  
1. The coverage number of caliper inches per acre is 612 (4,896 total inches / 8 square acres) for the estimated trees removed outside Section 1 and within the Original Terra Alta Development and 1,084 (8,672 total inches / 8 square acres) within the Rogers Parcel. The coverage number of caliper inches per acre is 412 (3,296 total inches / 8 square acres) for the estimated trees to be removed within Section 1 based on the survey prepared by Chapman & Associates.  
2. Estimated trees to be removed within Section 1 based on the survey prepared by Chapman & Associates.

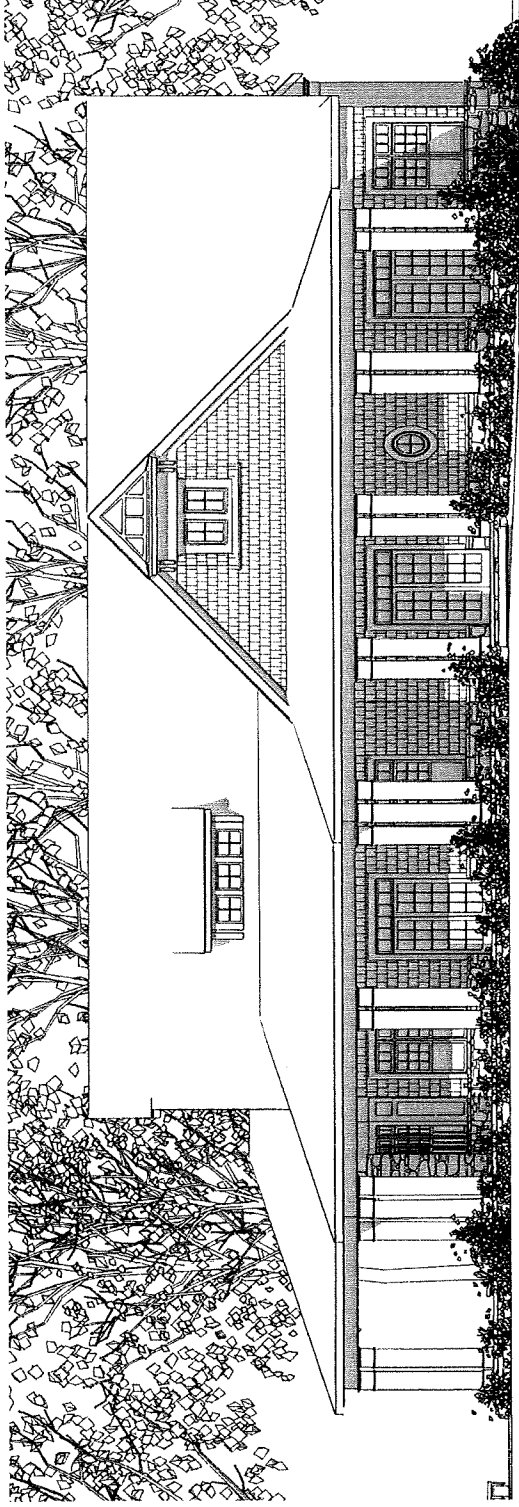
FLOOR PLAN  
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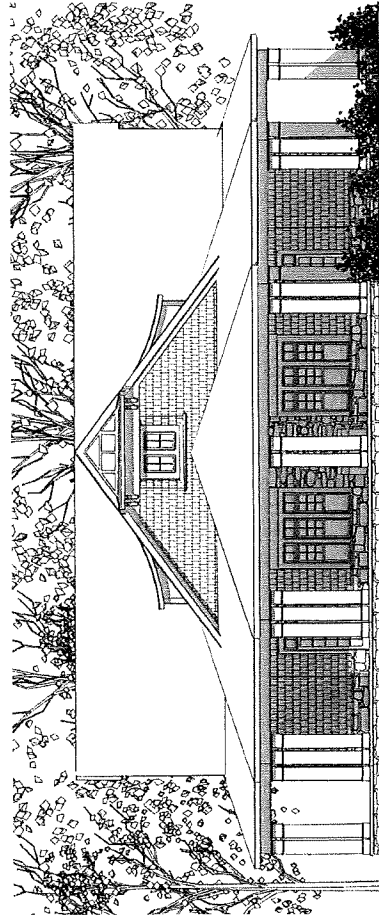
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TERRA ALTA - CLUBHOUSE

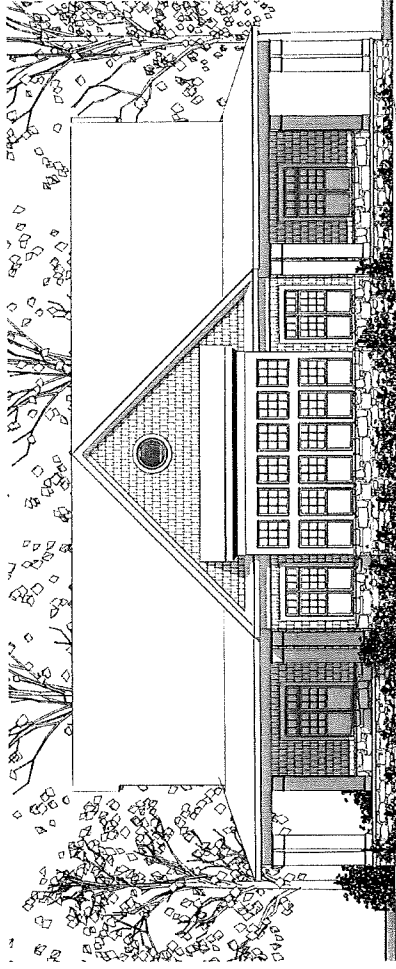




FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

ELEVATIONS





FRONT VIEW

**RH**  
 Roswell & Hughes

Architectural Firm

1000 Peachtree Street, N.W.

Atlanta, Georgia 30309

Phone: 404.525.1100

Fax: 404.525.1101

Website: www.rh.com

SRVA ADA - CLUBHOUSE



TERRA ALTA  
City of Delaware, Delaware County, Ohio

AMENDED  
PRELIMINARY  
DEVELOPMENT PLAN  
ILLUSTRATIVE CLUB  
HOUSE PLAN

PREPARED BY  
TERRA ALTA LLC,  
142 WEST SCHROEDER ROAD,  
HILLSBORO, OH 45138



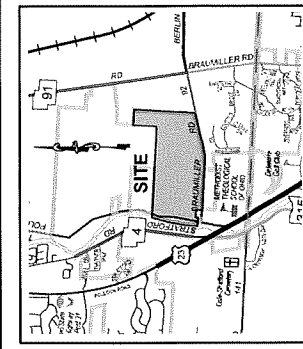
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# CITY OF DELAWARE, DELAWARE COUNTY OHIO PRELIMINARY DEVELOPMENT PLAN FOR STOCKDALE FARMS



**INDEX OF SHEETS**

THE SHEET	1
TRAIL	2
PARKING & OPEN SPACE PLAN	3
TRAFFIC PLAN	4
UTILITIES & UTILITIES	5
MULTI-USE PART PLAN	6

**SITE STATISTICS - R-2 PMU DEVELOPMENT**

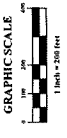
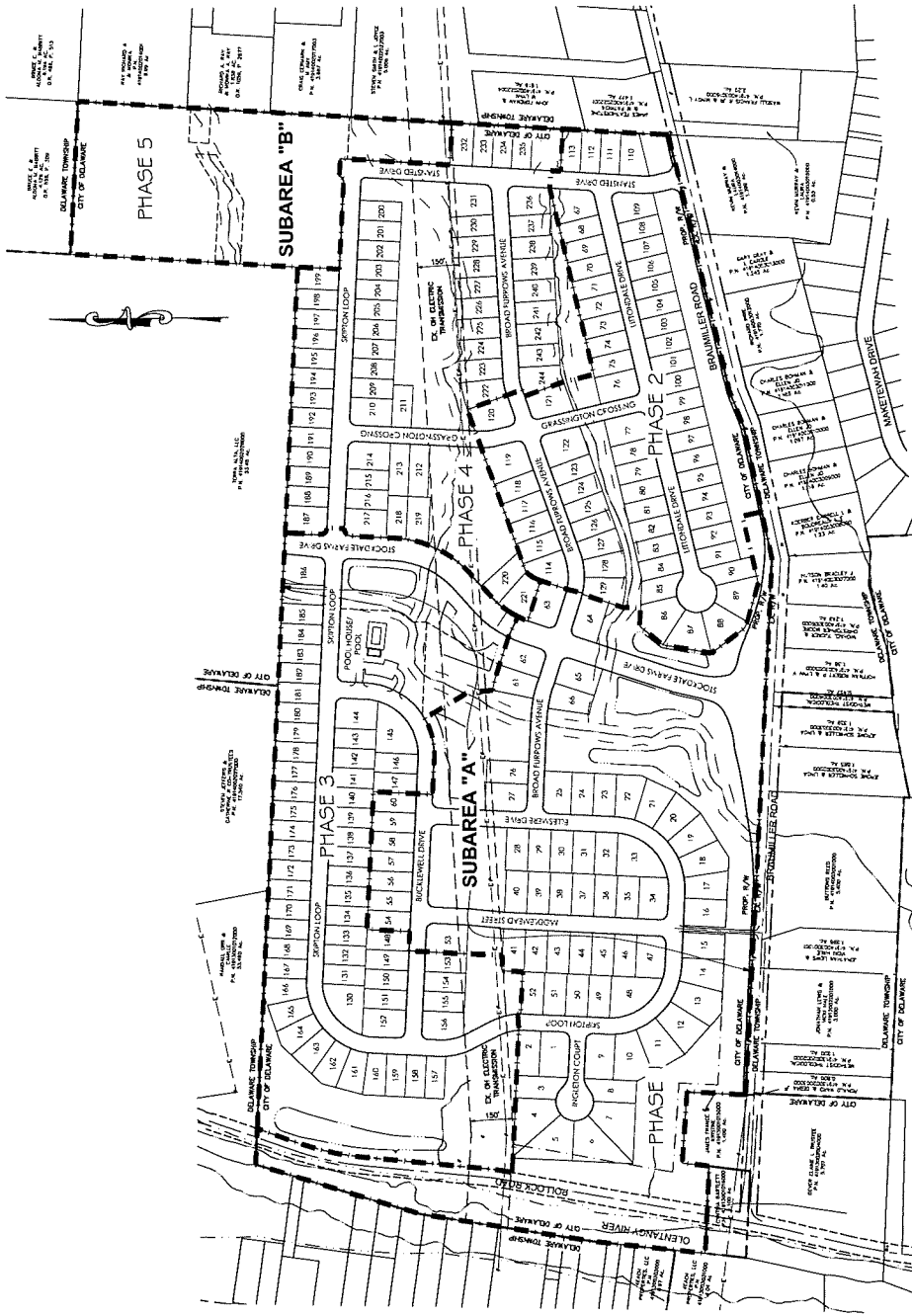
NET SITE AREA - 233.0 ACRES (TO BE DECIDED TO COUNTY)  
 M/A AREA - 2.28 ACRES  
 M/W AREA - 2.28 ACRES  
 NET SITE AREA LESS 1/4" - 230.79 ACRES  
 REQUIRED OPEN SPACE (20% OPEN) - 46.16 ACRES  
 REQUIRED OPEN SPACE (25% OPEN) - 57.70 ACRES  
 REQUIRED PARK SPACE (10% OPEN) - 23.08 ACRES  
 CUSTOMER UNITS: 78 UNITS  
 SINGLE FAMILY HOMES (10% OPEN) - 80 UNITS  
 TOTAL UNITS: 332 UNITS  
 GROSS DENSITY: 2.13 UNITS/ACRE



**OWNER / DEVELOPER**  
 TERRA ALTA, LLC  
 148 W. SCHROCK RD  
 WESTERVILLE, OH 43081  
 PHONE: 614-271-7700

**ENGINEER**  
 ADVANCED CIVIL DESIGN, LLC  
 422 BUCKINGHAM BLVD  
 COLUMBUS, OH 43260  
 PHONE: 614-271-7700

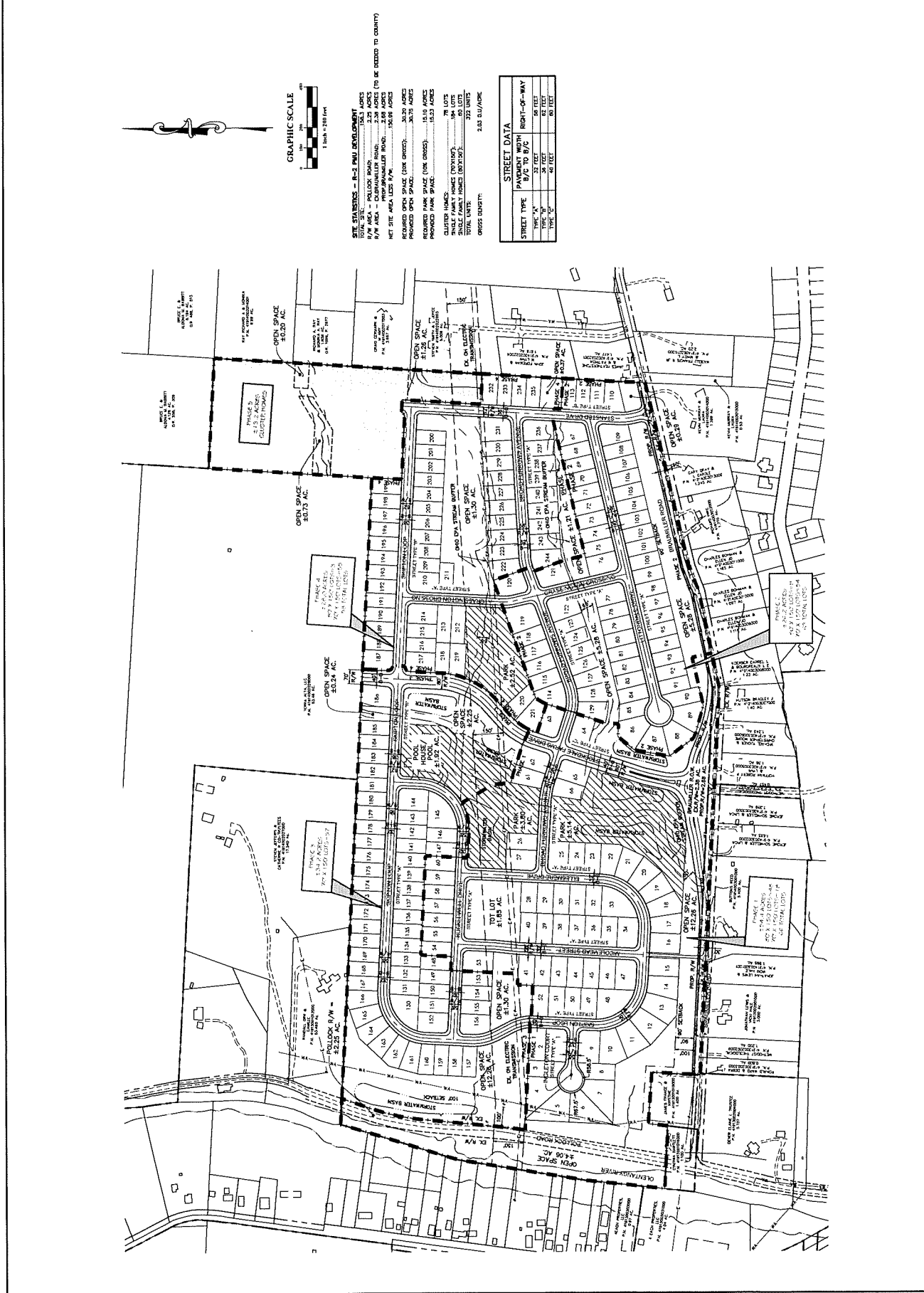
**LANDSCAPE ARCHITECT**  
 PINE PLANNING & DESIGN, LLC  
 20 COLLEGE BLVD, SUITE 401  
 COLUMBUS, OH 43201  
 PHONE: 614-271-1184



VICINITY MAP

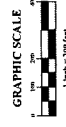
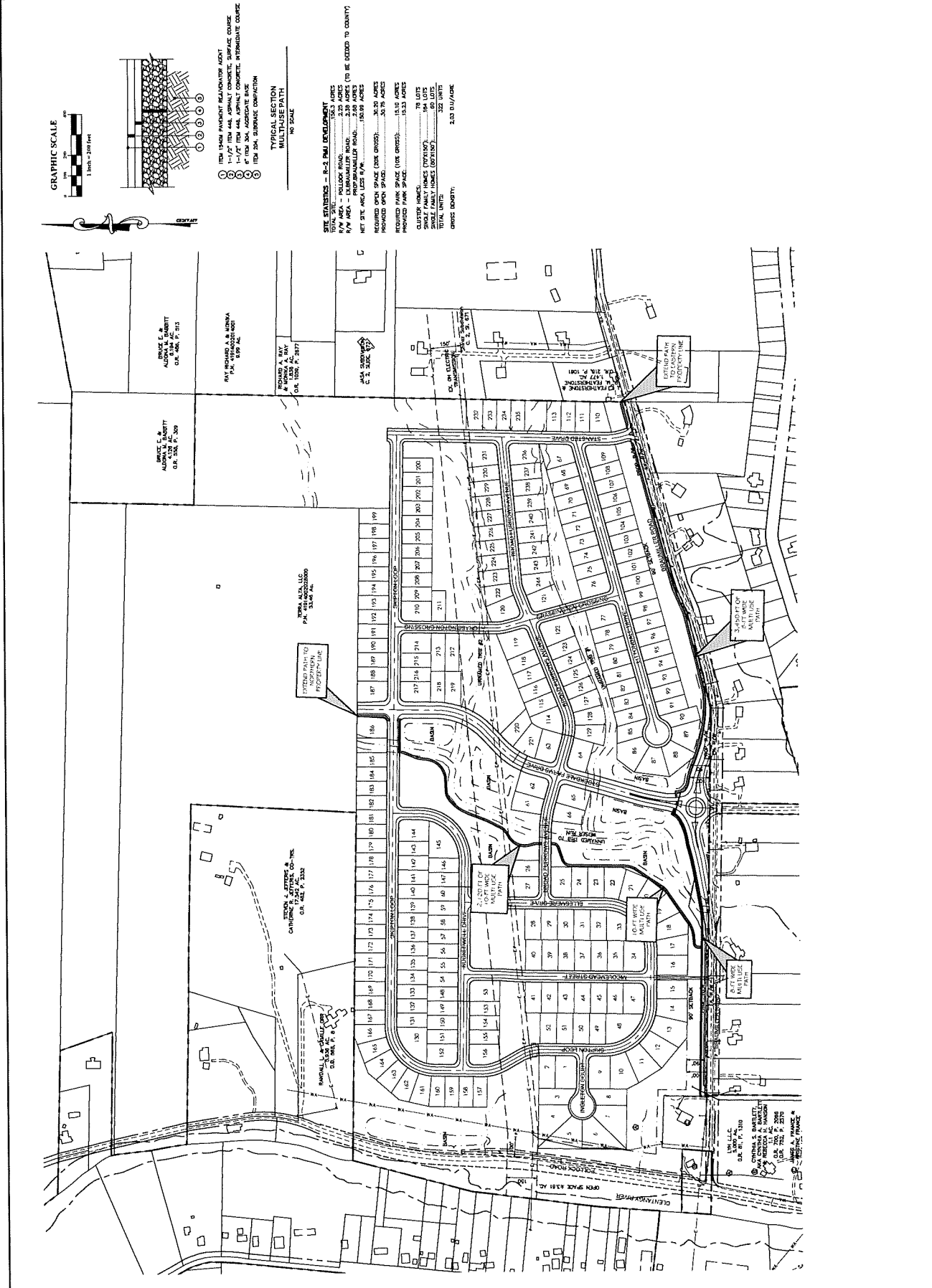
16-0022-149-PRODUCTION DELAWARE COUNTY ENGINEERING PLAN TITLE SHEET APR 13 2018 - 10:01:08 AM











**TYPICAL SECTION**  
**MULTI-USE PATH**  
 NO SCALE

**SITE STATISTICS - R-2 PML DEVELOPMENT**  
 TOTAL AREA - 232.00 ACRES  
 P/W AREA - 192.00 ACRES  
 NET SITE AREA - 140.00 ACRES  
 REQUIRED OPEN SPACE (SEE CROSS) - 30.70 ACRES  
 PROVIDED OPEN SPACE (SEE CROSS) - 30.70 ACRES  
 CLUSTER HOMES - 78 LOTS  
 SINGLE FAMILY HOMES (OPEN LOTS) - 150 LOTS  
 TOTAL UNITS - 228 UNITS  
 DENSITY: 2.03 D.U./ACRE

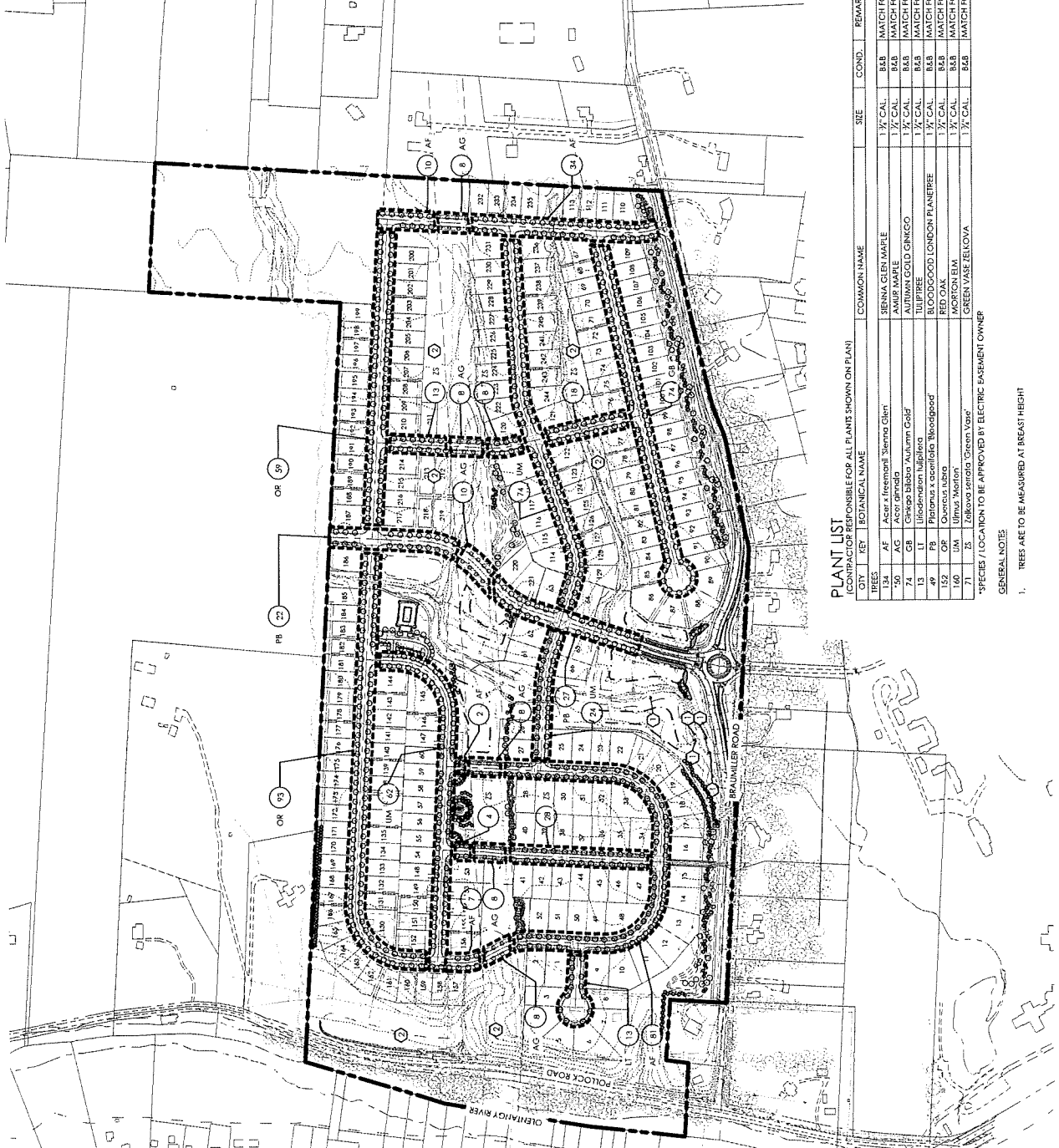
ITEM 15048 PARKING RELATIONSHIP AGENT  
 1-1/2" FROM ADA COMPLIANT CONCRETE INTERMEDIATE COURSE  
 4" FROM ADA COMPLIANT CONCRETE INTERMEDIATE COURSE  
 1" FROM ADA COMPLIANT CONCRETE INTERMEDIATE COURSE  
 ITEM 304 SURFACE COMPACTION

ITEM 15048 PARKING RELATIONSHIP AGENT  
 1-1/2" FROM ADA COMPLIANT CONCRETE INTERMEDIATE COURSE  
 4" FROM ADA COMPLIANT CONCRETE INTERMEDIATE COURSE  
 1" FROM ADA COMPLIANT CONCRETE INTERMEDIATE COURSE  
 ITEM 304 SURFACE COMPACTION

ITEM 15048 PARKING RELATIONSHIP AGENT  
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 ITEM 304 SURFACE COMPACTION

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 1" FROM ADA COMPLIANT CONCRETE INTERMEDIATE COURSE  
 ITEM 304 SURFACE COMPACTION

- PLANT KEY TYPICALS**  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES
- ORNAMENTAL TREE
  - LARGE DECIDUOUS SHRUB
  - EXISTING TREE
  - EVERGREEN SHRUB
  - DECIDUOUS SHRUB
  - EVERGREEN TREE
  - PERENNIALS
  - GROUND COVER
  - SHADE TREE
- CONSTRUCTION NOTES:**
1. LANDSCAPE LIGHTING - LOW VOLTAGE LED BY RICHLER  
12.4 WATT, 12559 AZT
  2. MEADOW SEED MIX

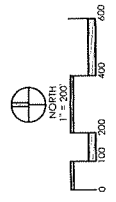


**PLANT LIST**  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
134	AF	Acer 4 freemontii 'Sienna Glen'	SIENNA GLEN MAPLE	1 1/2" CAL.	B&B	MATCH FORM
50	AG	Acer glaberrimo 'Autumn Gold'	AUTUMN GOLD MAPLE	1 1/2" CAL.	B&B	MATCH FORM
12	GR	Ulmus americana 'Lutescentia'	AMERICAN LINDEN	1 1/2" CAL.	B&B	MATCH FORM
49	PR	Platanus x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANE TREE	1 1/2" CAL.	B&B	MATCH FORM
152	OR	Quercus rubra	RED OAK	1 1/2" CAL.	B&B	MATCH FORM
160	UA	Ulmus 'Morton'	MORTON ELM	1 1/2" CAL.	B&B	MATCH FORM
71	25	Zelkova serrata 'Green Vase'	GREEN VASE HELIOPA	1 1/2" CAL.	B&B	MATCH FORM

**GENERAL NOTES:**

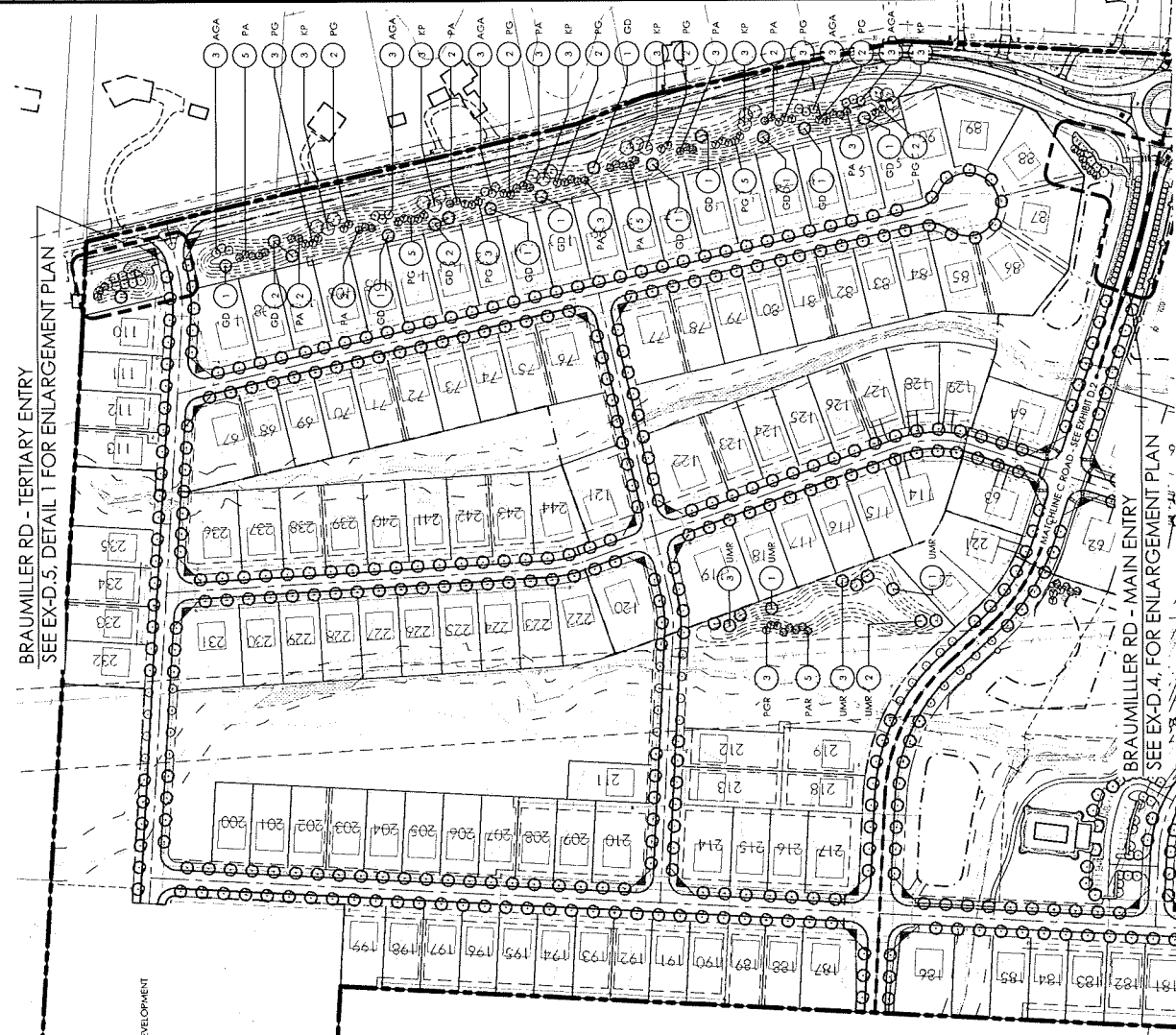
1. TREES ARE TO BE MEASURED AT BREAST HEIGHT











BRAUMILLER RD - TERTIARY ENTRY  
 SEE EX-D.5, DETAIL 1 FOR ENLARGEMENT PLAN

BRAUMILLER RD - MAIN ENTRY  
 SEE EX-D.4, FOR ENLARGEMENT PLAN

**PLANT LIST - REPLACEMENT**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
5	PAR	<i>Picea canadensis</i>	NORWAY SPRUCE	8' HT.	B&B	
3	IP	<i>Thuja occidentalis</i>	NORWAY YEW	8' HT.	B&B	
1	IP	<i>Ulmus americana</i>	American Elm	3 1/2' CAL.	B&B	

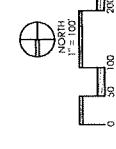
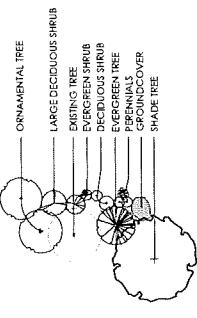
**PLANT LIST - BUFFER**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
1	ACGA	<i>Amelanchier canadensis</i>	Autumn Brilliance Serviceberry	6' HT.	B&B	CLUMP
14	CD	<i>Commodorus obovatus</i>	Kentucky Coffee Tree	3 1/2' CAL.	B&B	
18	IP	<i>Koeleria paniculata</i>	Golden Rain Tree	3 1/2' CAL.	B&B	
31	PA	<i>Picea canadensis</i>	Norway Spruce	8' HT.	B&B	
31	PG	<i>Picea glauca</i>	White Spruce	8' HT.	B&B	

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



NO.	DESCRIPTION

STOCKDALE FARMS  
 5695 AVERY ROAD  
 DUBLIN, OH 43016  
 LYN LLC  
 ARCHITECTS

FAIRIS PLANNING & DESIGN  
 LAND PLANNING  
 2414 5TH AVE  
 COLUMBUS, OH 43215  
 614.454.4444  
 www.fairisplanning.com

DATE	4/19/2019
PROJECT	15027
SHEET	EX-D.4

REVISIONS

PLANT LIST - REPLACEMENTS  
 (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

NO.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
10	MAD	MALUS ADOINDACK'	ADIRONDACK CRABAPPLE	3 1/2' CAL.	B&B	MATCH FORM
11	MAD	MALUS ADOINDACK'	ADIRONDACK CRABAPPLE	3 1/2' CAL.	B&B	MATCH FORM
12	MPP	MALUS PRAIRIE	PAIRIERE CRABAPPLE	3 1/2' CAL.	B&B	MATCH FORM
13	PCD	PRUNUS CALIFORNICA	WHITE SPRUCE	8 HT.	B&B	MATCH FORM

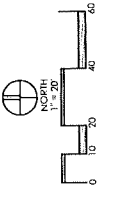
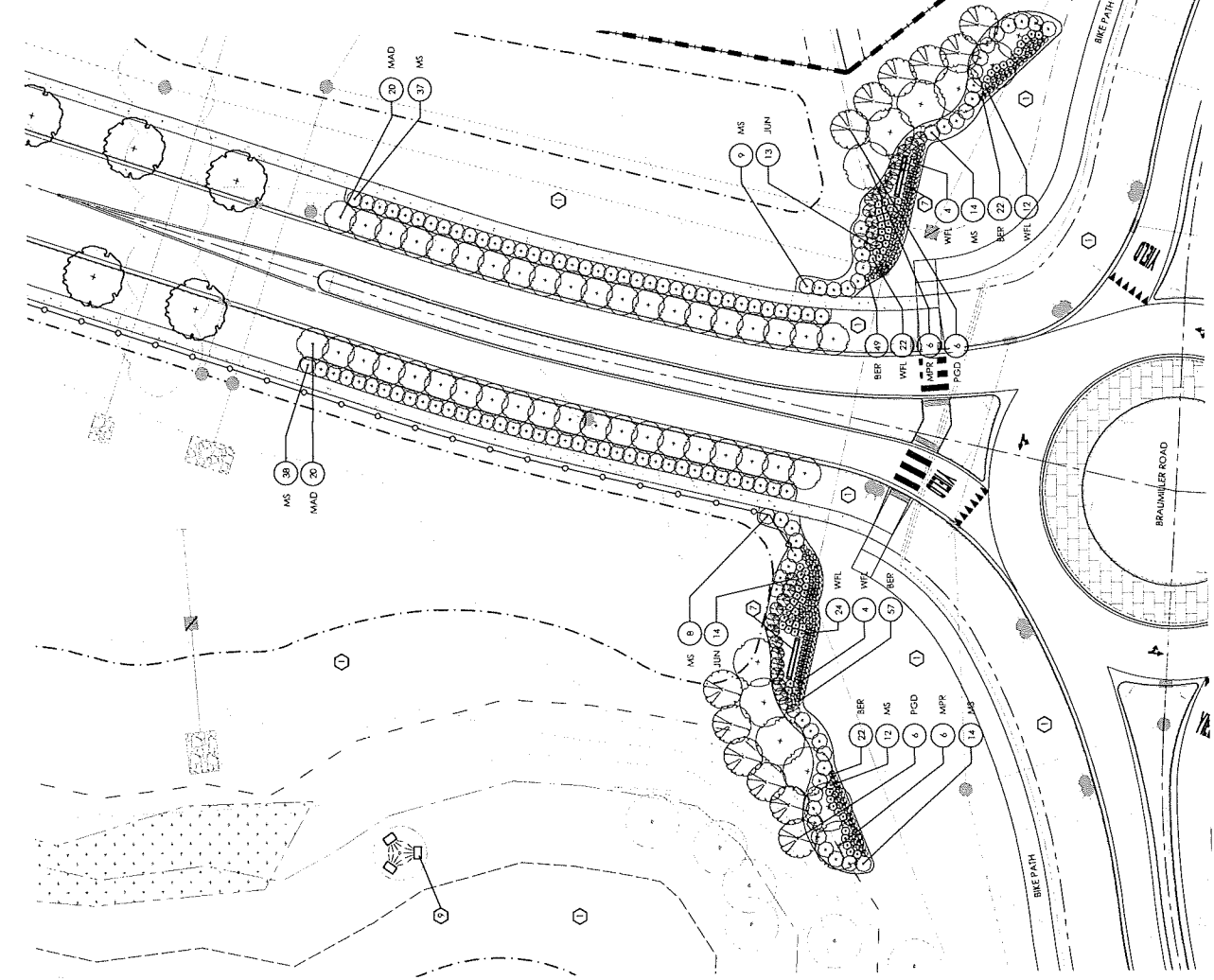
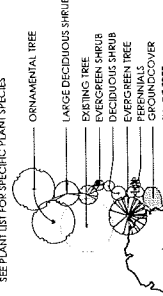
PLANT LIST - BUFFER  
 (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

NO.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
140	BER	BERRERIA THUNBERGII	BONANZA GOLD BARBERRY	12' SPP.	CONT.	
141	JUN	JUNIPERUS VIRGINIANA	CREY OWL JUNIPER	18' SPP.	B&B	
142	WEL	WEGELIA FLORIDA	TANGO	18' HT.	CONT.	
143	MS	MISCANTHUS SINENSIS	OPACILLIUM	NO. 2	CONT.	

CONSTRUCTION NOTES:

1. PROVIDE POSITIVE DRAINAGE ACROSS ALL SWIRL CAGES
2. NOT USED
3. CONCRETE PAD
4. STONE BENCH, SEE DETAIL S, SHEET EX-D-5
5. GOLD DUST AGGREGATE PAVING, SEE DETAIL, SHEET EX-D-5
6. SHELTER, SEE DETAIL S, SHEET EX-D-7
7. MAIN ENTRY SIGN, SEE DETAILS, 1.2, 1.4, 4, SHEET EX-D-6
8. STOCKPALED GRANITE BOULDER SLOPE REINFORCEMENT 12.4 MAT, 15752 MAT

PLANT KEY TYPICALS  
 SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REV	DESCRIPTION

POOL HOUSE / POOL & TERTIARY ENTRY ENLARGEMENT PLANS

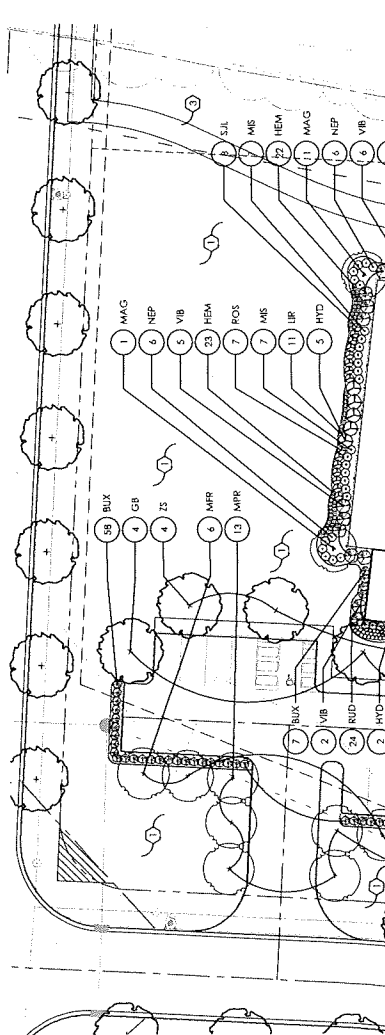
STOCKDALE FARMS  
 LYN LLC  
 6995 AVERT ROAD  
 DUBLIN, OH 43016

Fatis Planning & Design  
 LANDSCAPE ARCHITECTS  
 2471 25th Street  
 Columbus, OH 43215  
 (614) 484-1944  
 www.fatisplanninganddesign.com

DATE: 4/19/2019  
 PROJECT: 15027  
 SHEET: EX-D.5

**CONSTRUCTION NOTES:**

- LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
- ASPHALT PATH
- SECONDARY SIGN. SEE DETAIL 3 AND 4. SHEET EX-D.4

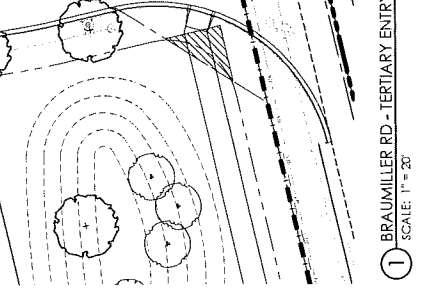


**PLANT LIST - REPLACEMENT**  
 (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

TREES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
	4	MFR	Morus rubra	RED BARKED PAPERBARK	3 1/2" CAL.	B&B	MATCH FORM
	4	MFR	Morus nigra	BLACK PAPERBARK	3 1/2" CAL.	B&B	MATCH FORM
					28" CAL. INCHES		

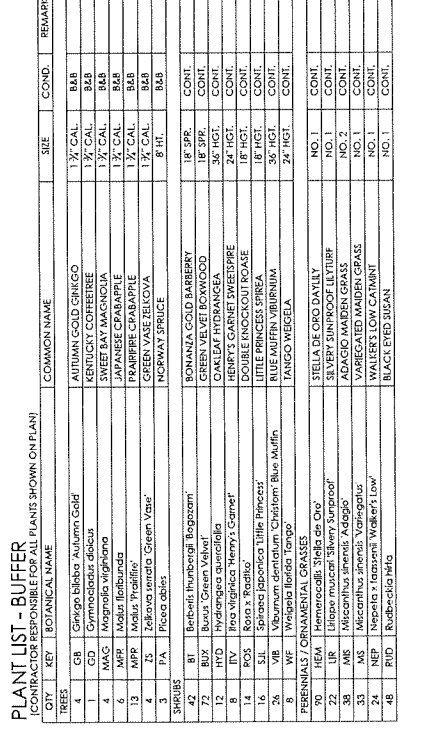
**PLANT KEY TYPICALS**  
 SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

- ORNAMENTAL TREE
- LARGE DECIDUOUS SHRUB
- POYING TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- EVERGREEN TREE
- PERENNIALS
- GROUNDCOVER
- SHADE TREE



**PLANT LIST - BUFFER**  
 (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

TREES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
	4	GR	Ginkgo biloba	AUTUMN GOLD	1 1/2" CAL.	B&B	
	1	GD	Gymnocladia dioica	KENTUCKY COFFEE TREE	1 1/2" CAL.	B&B	
	4	MAG	Magnolia virginiana	SWEET BAY MAGNOLIA	1 1/2" CAL.	B&B	
	6	MPP	Morus rubra	JAPANESE PAPERBARK	1 1/2" CAL.	B&B	
	13	MPP	Morus nigra	BLACK PAPERBARK	1 1/2" CAL.	B&B	
	15	PA	Prunella americana	GREEN WASE	1 1/2" CAL.	B&B	
	5	PA	Prunella virginiana	NORWAY SPRUCE	8" HT.	B&B	
	42	BT	Betula pendula	BONANZIA GOLD	18" SPK.	CONT.	
	71	BUX	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18" SPK.	CONT.	
	12	HYD	Hydrangea quercifolia	OAK LEAF HYDRANGEA	36" HGT.	CONT.	
	8	ITV	Proxiphioca Henry's Garnet	HENRY'S GARNET SWEETSPREE	24" HGT.	CONT.	
	14	ROS	Rosa 'Knospice'	TELEPHONE ROSE	18" HGT.	CONT.	
	16	SIL	Spiraea japonica	SMOOTH SPREA	36" HGT.	CONT.	
	8	WF	Wibautia floribunda	BLUE MUFFIN	24" HGT.	CONT.	
	70	HEM	Hemerocallis 'Siletta en Oro'	STELLA DE ORO DAYLILY	NO. 1	CONT.	
	22	HEM	Hemerocallis 'Silver Sunroof'	SILVER SUNROOF LUTHER	NO. 1	CONT.	
	38	MS	Miscanthus sinensis 'Adagio'	ADAJIO MISTEN GRASS	NO. 1	CONT.	
	33	MS	Miscanthus sinensis 'Variegatus'	VARIEGATED MISTEN GRASS	NO. 1	CONT.	
	24	NEP	Nepenthes 'Madame Wallace Low'	MADAME WALLACE	NO. 1	CONT.	
	48	RUD	Rudbeckia hirta	BLACK EYED SUSAN	NO. 1	CONT.	

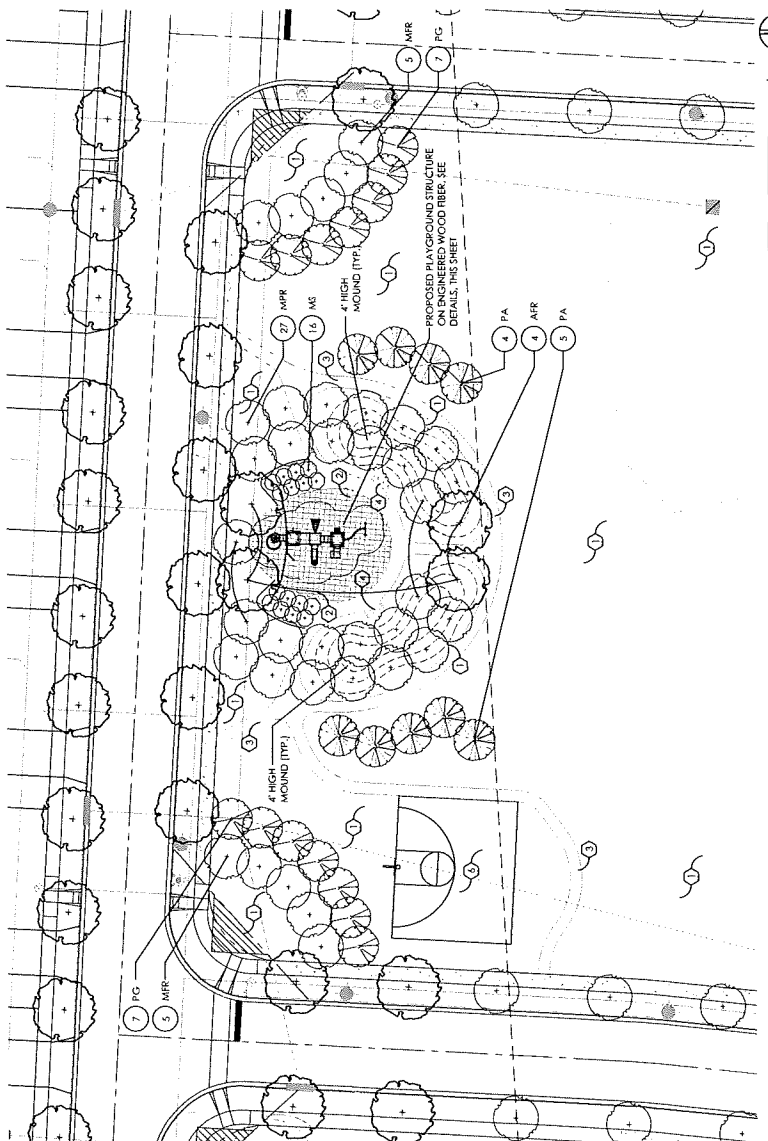


**2 POOL HOUSE AND POOL ENLARGEMENT PLAN**  
 SCALE: 1" = 20'

**1 BRAUMILLER RD. - TERTIARY ENTRY ENLARGEMENT PLAN**  
 SCALE: 1" = 20'

- PLANT KEY TYPICALS**  
 SEE PLANT LIST FOR SPECIFIC PLANT SPECIES
- ORNAMENTAL TREE
  - LARGE DECIDUOUS SHRUB
  - EVINGING TREE
  - EVINGING SHRUB
  - DECIDUOUS SHRUB
  - EVERGREEN TREE
  - PERENNIALS
  - GROUND COVER
  - SHADE TREE

- CONSTRUCTION NOTES:**
- LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES
  - SAFETY SURFACE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES. SEE DETAIL, THIS SHEET
  - ASPHALT PATH
  - STONE BENCH. SEE DETAIL 5. SHEET EX-D-6
  - ASPHALT BASKETBALL HALF-COURT. HIGH SCHOOL REGULATION SEE



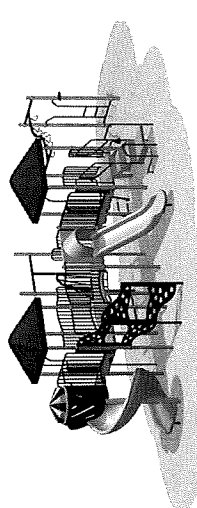
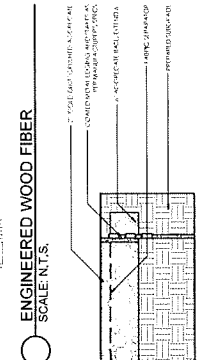
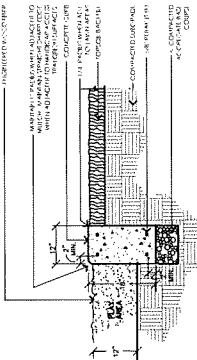
**2** TOT LOT ENLARGEMENT PLAN  
 SCALE: 1" = 20'

**PLANT LIST - REPLACEMENT**  
 (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
4	AFR	Acer x freemontii	Stem'd Glen*	3 1/2" CAL.	B&B	
10	MFR	Malus foeniculoides	JAPANESE CRABAPPLE	3 1/2" CAL.	B&B	MATCH FORM
27	MFR	Malus 'Trifloria'	HARDY CRABAPPLE	3 1/2" CAL.	B&B	MATCH FORM
9	PA	Picea canadensis	WHITE SPRUCE	8 HT.	B&B	
233	3 CAL. PL.					

**PLANT LIST - BUFFER**  
 (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARK
16	MS	Miscanthus sinensis 'Variegatus'	VARIEGATED MAIDEN GRASS			



704-S057J  
 FOR THIS PAGE: 512  
 PROPOSED PAVING: 463, 487,  
 489, 500, 505, 506, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**PROPOSED PLAYGROUND STRUCTURE**  
 (FOR OWNER APPROVED EQUAL)

REVISIONS

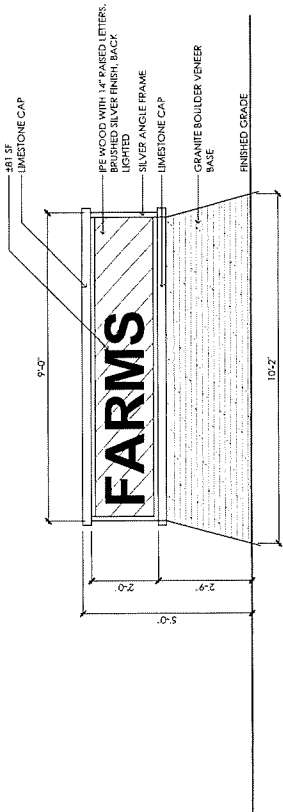

SITE ENTRY  
ELEVATIONS

STOCKDALE FARMS  
LYH, LLC  
505 ALBERT ROAD  
DRIFE OH 43016

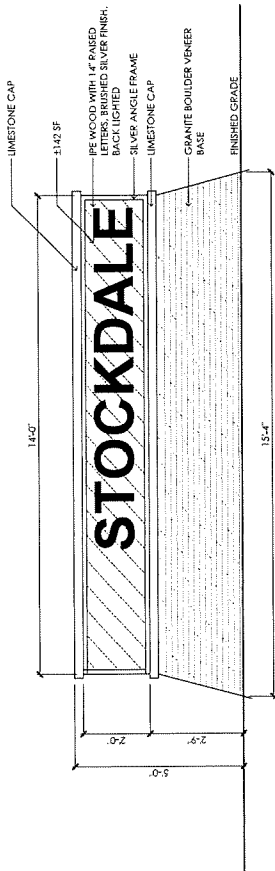
Faris Planning & Design  
Landscape Architecture  
2421 31st Street  
Columbus, OH 43215  
614.453.7744  
www.farisplanninganddesign.com

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PROJECT	15027
SHEET	

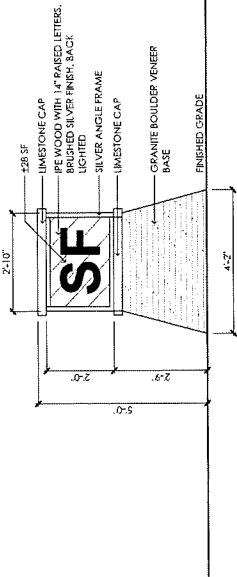
EX-D.6



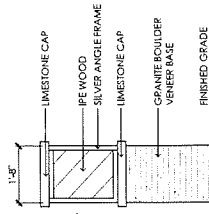
2 BRAUMILLER / POLLOCK ROAD SIGN ELEVATION  
FARMS SIGN  
SCALE: 1"=20'



1 BRAUMILLER / POLLOCK ROAD SIGN ELEVATION  
STOCKDALE SIGN  
SCALE: 1"=20'

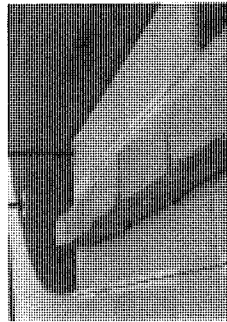


3 BRAUMILLER ROAD - SECONDARY ENTRY ELEVATION  
SCALE: 1"=20'



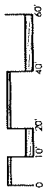
SIDE VIEW

5 GRANITE COBBLE BASE EXAMPLE  
SCALE: N.T.S.



5 PROPOSED STONE BENCH  
(FOR OWNER APPROVED EQUAL)

4 ENTRY SIGN ELEVATION  
SCALE: 1"=20'



REVISIONS	

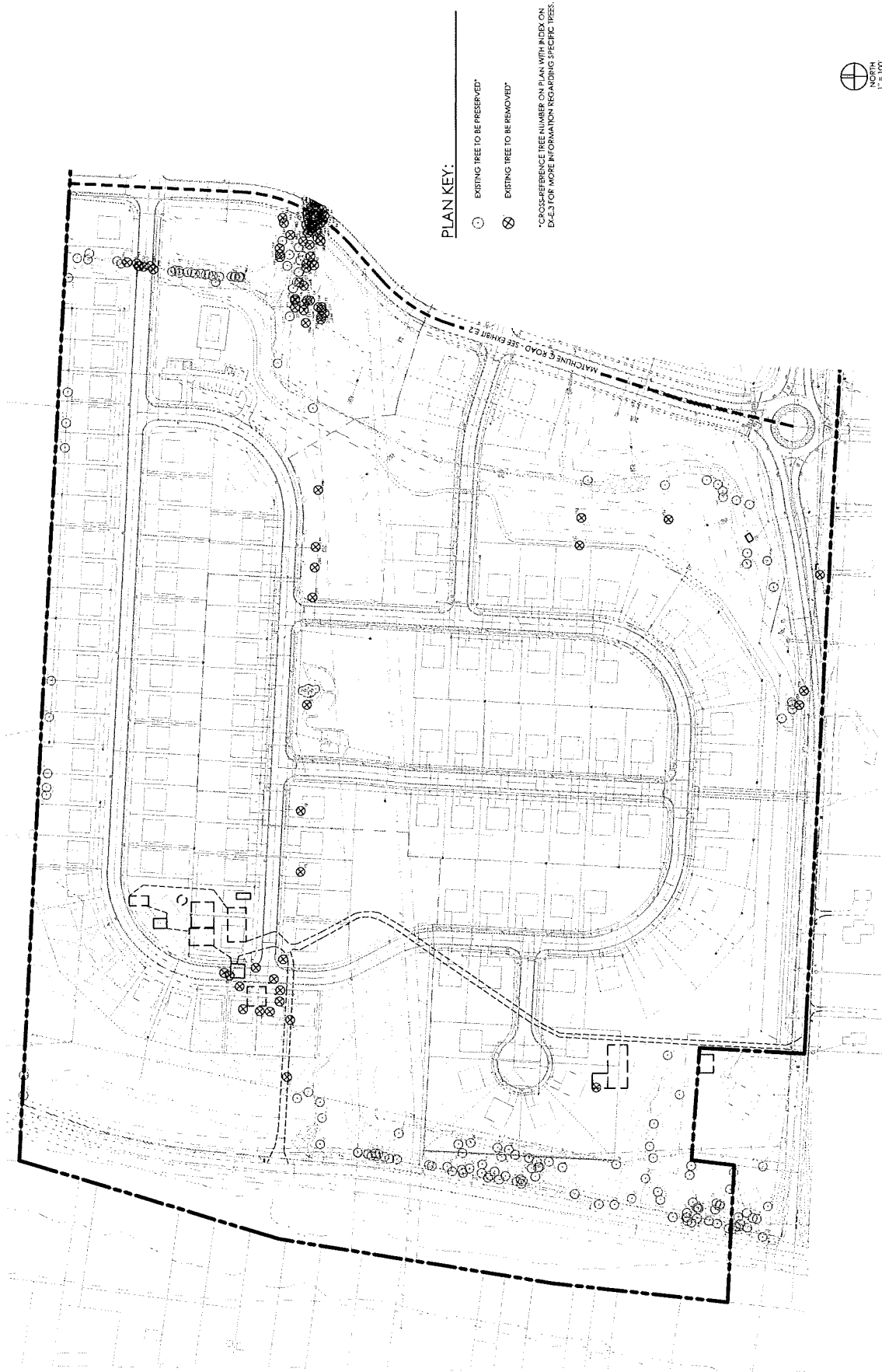
TREE PRESERVATION  
PLAN  
- WESTERN HALF

STOCKDALE FARMS  
LANDSCAPE ARCHITECTS  
LYH, LLC  
5695 WYLEY ROAD  
DUBLIN, OH 43015

Farris Planning & Design  
LANDSCAPE ARCHITECTURE  
5178 431  
24315 5178444  
P (614) 451-1144  
WWW.FARRISPLANNINGDESIGN.COM

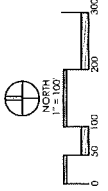
DATE	4/19/2019
PROJECT	15027
SHEET	

EX-E.1



PLAN KEY:

- EXISTING TREE TO BE PRESERVED\*
  - ⊗ EXISTING TREE TO BE REMOVED\*
- \*CROSS-REFERENCE TREE NUMBER ON PLAN WITH INDEX ON EX-3 FOR MORE INFORMATION REGARDING SPECIFIC TREES.



REVISIONS	

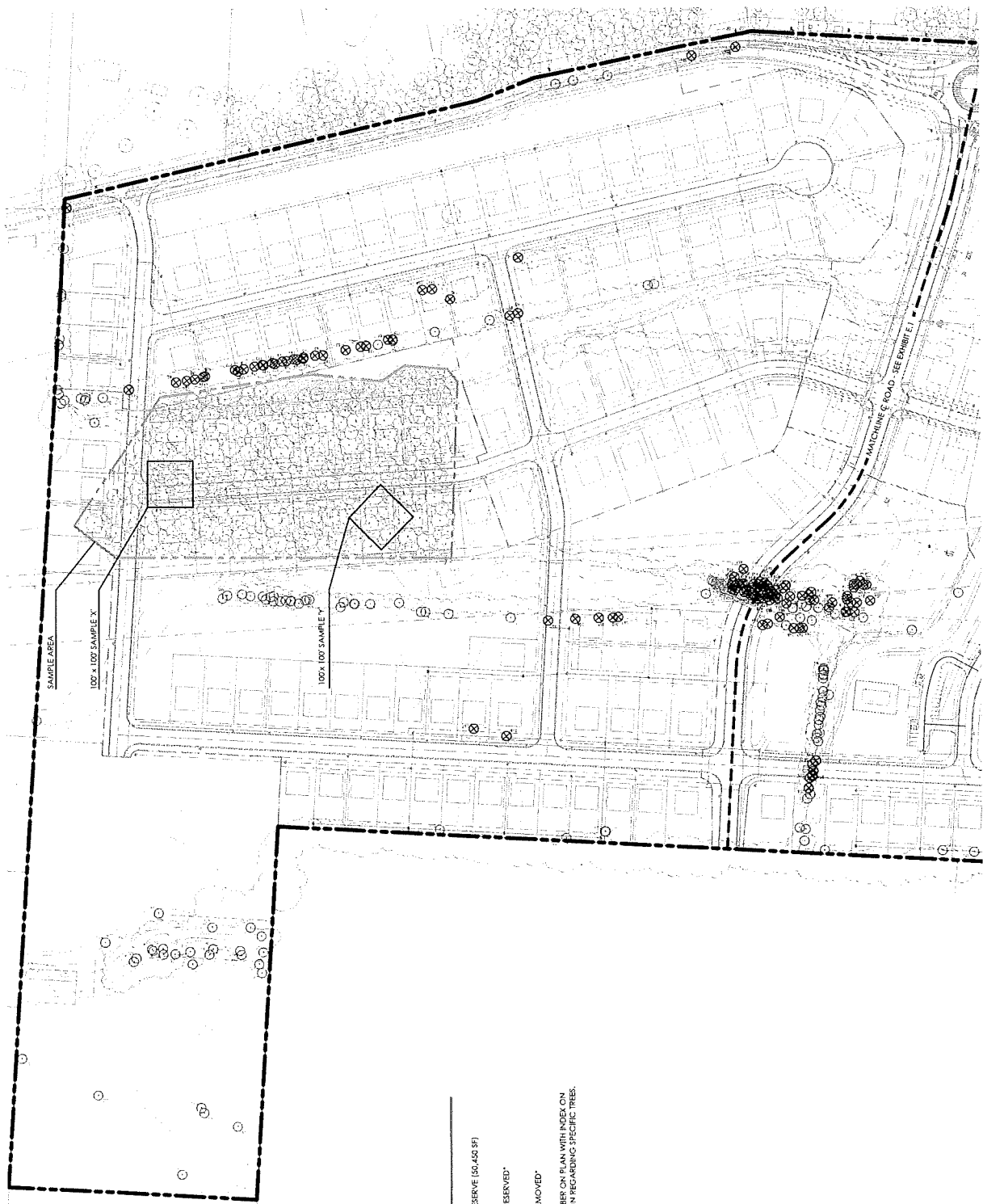
TREE PRESERVATION  
PLAN  
- EASTERN HALF

STOCKDALE FARMS  
LTH LLC  
5895 AUSTIN ROAD  
DUBLIN, OH 43019

Faris Planning & Design  
LANDSCAPE ARCHITECTURE  
1576 4TH ST  
COLUMBUS, OH 43215  
614.461.1844  
www.farisplanninganddesign.com

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PROJECT	1.5027
SHEET	

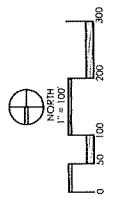
EX-E.2



PLAN KEY:

- SAMPLE AREA (TREE PRESERVE [50,445,85])
- EXISTING TREE TO BE PRESERVED\*
- EXISTING TREE TO BE REMOVED\*

\*CROSS-REFERENCE TREE NUMBER ON PLAN WITH INDEX ON B-A-E.3 FOR MORE INFORMATION REGARDING SPECIFIC TREES.









NO.	REVISIONS

ILLUSTRATIVE  
PLAN

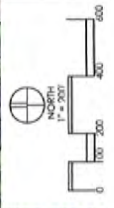
STOCKDALE FARMS

LTH LLC  
1475 AVENUE G  
DUMFRIES, VA 22026

Farris Planning & Design  
14000 WOODBURN AVENUE  
DUMFRIES, VA 22026  
703.841.1111  
www.farrisplanning.com

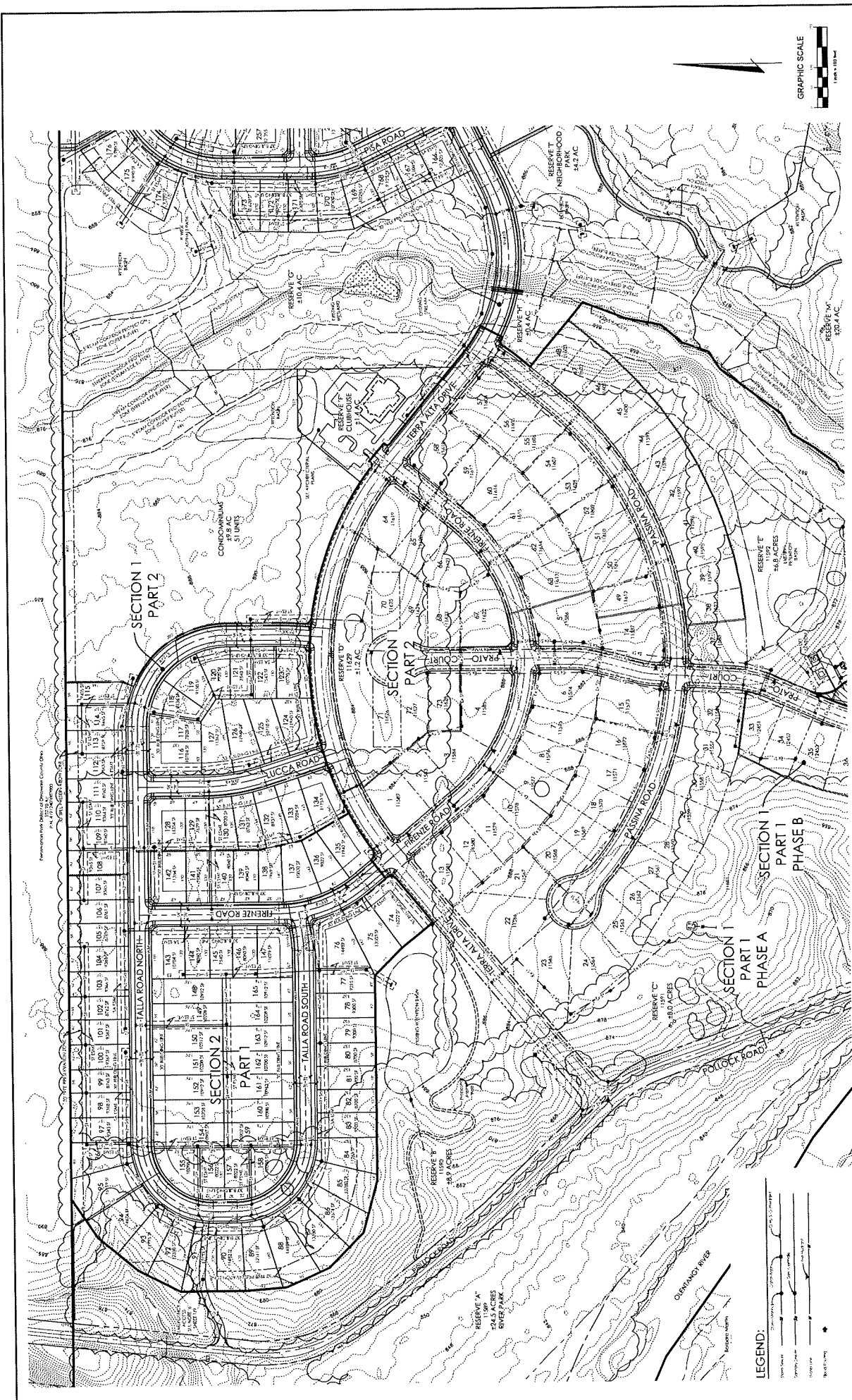
DATE	4/19/2019
PROJECT	15027
SHEET	

ILL









DATE: FEBRUARY 3, 2020  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1"=100'  
 SHEET: 2/19

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

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

TERRA ALTA LLC.  
 40522 COPPERCOP ROAD  
 WESTERVILLE, OH 43081

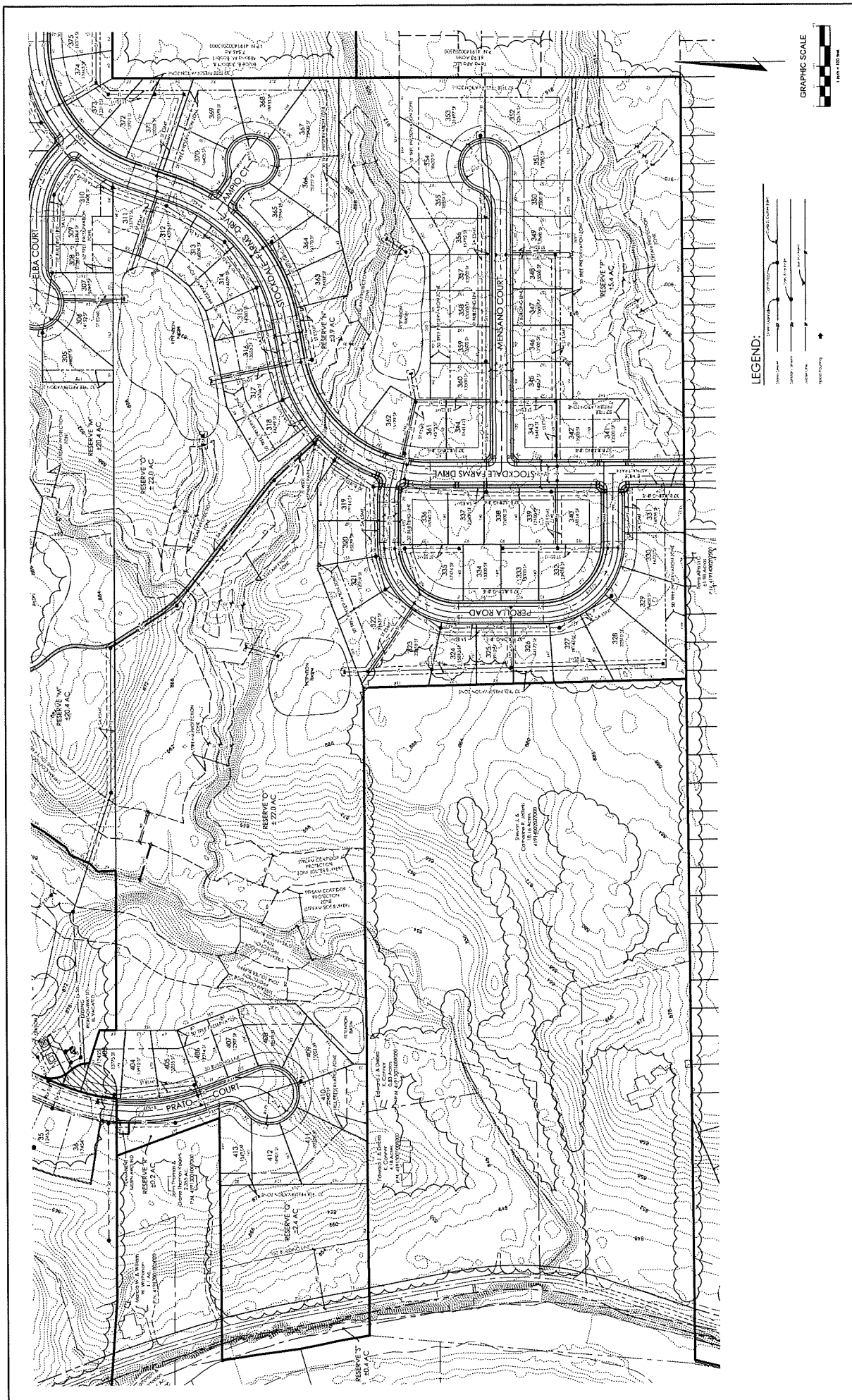


REVISION	DATE	BY	DESCRIPTION

**LEGEND:**  
 [Symbol] Proposed Road  
 [Symbol] Existing Road  
 [Symbol] Proposed Utility  
 [Symbol] Existing Utility  
 [Symbol] Proposed Structure  
 [Symbol] Existing Structure  
 [Symbol] Proposed Easement  
 [Symbol] Existing Easement  
 [Symbol] Proposed Boundary  
 [Symbol] Existing Boundary  
 [Symbol] Proposed Contour  
 [Symbol] Existing Contour  
 [Symbol] Proposed Spot Elevation  
 [Symbol] Existing Spot Elevation

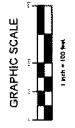






**LEGEND:**

- Proposed Road
- Proposed Utility
- Proposed Easement
- Proposed Right-of-Way
- Proposed Boundary
- Proposed Structure
- Proposed Fencing
- Proposed Landscaping



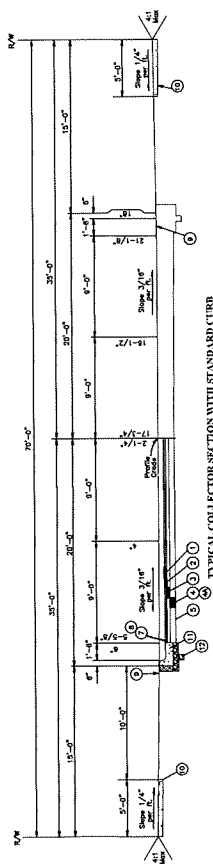
<p>EMHT Engineering, Mapping, Hydrology, and Technology, Inc. 10000 N. State Street, Suite 200 Columbus, Ohio 43240 614.261.1111 www.emht.com</p>	<p>TERRA ALTA LLC. 15 WEST CHICAGO ROAD HIGHER HILL, OH 45031</p>	<p>CITY OF DELAWARE, DELAWARE COUNTY, OHIO PRELIMINARY PLAN (AMENDED) FOR <b>TERRA ALTA</b> SITE PLAN</p>	<p>LOCATED IN: FARM LOT 1 IN SECTION 1, TOWNSHIP 4, RANGE 19 UNITED STATES MILITARY LANDS TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO</p>	<p>DATE: FEBRUARY 5, 2020</p>	<p>PROJECT NO: 20180037</p>
				<p>SCALE: 1" = 100'</p>	<p>SHEET: 4/9</p>

DATE: FEBRUARY 5, 2020

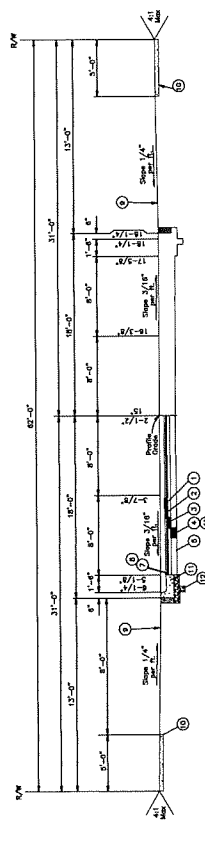
PROJECT NO: 20180037

SCALE: 1" = 100'

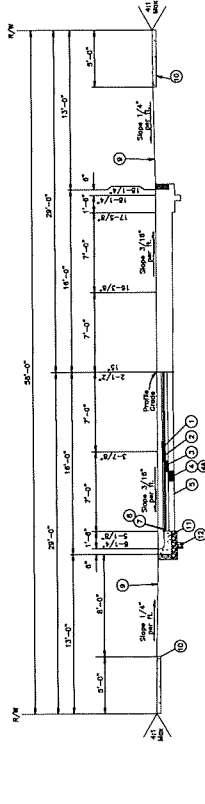
SHEET: 4/9



TYPICAL COLLECTOR SECTION WITH STANDARD CURB  
(60' B/C TO B/C, 30' R/W)  
NO SCALE

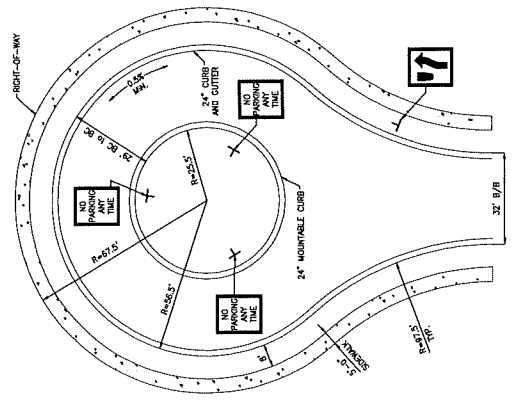


TYPICAL PRIMARY SECTION WITH STANDARD CURB  
(30' B/C TO B/C, 20' R/W)  
NO SCALE



TYPICAL SECONDARY SECTION WITH STANDARD CURB  
(22' B/C TO B/C, 20' R/W)  
NO SCALE

- PAVEMENT LEGEND**
- 1 1/2" Asphalt Concrete, Item 440 Type 1 (Medium Traffic) PC 64-22
  - 2 Asphalt Concrete, Item 440 Type 2 (Heavy Traffic) PC 64-22
  - 3 Portland Cement Concrete (Minimum 4000 PSI) PC 64-22
  - 4 3" Asphalt Concrete Base, Item 301, PC 64-22
  - 5 Aggregate Base, Item 304
  - 6 Portland Cement Concrete Base, Class "C", Item 305 or RCC Supplemental SPEC 1303
  - 7 Subgrade compaction, Item 203
  - 8 Asphalt Impervious Pav Supplemental SPEC 1540
  - 9 MEM 407, Tack Coat or Cure Prior To Paving
  - 10 MEM 423, Crack Seal Edge Joints
  - 11 Item 650, Seeding & Mulching (See Erosion and Sedimentation Control Plan)
  - 12 1/2" Polyethylene Geotextile (By Home Builders Univer. of Delaware Note)
  - 13 Concrete Curb & Gutter, Item 609
  - 14 4" Pipe Curb Underdrain, Item 605



TYPICAL CUL-DE-SAC DETAIL  
NO SCALE  
(Unless otherwise noted, without regard to layout in plan)

REVISIONS NO. DATE BY 1 11/15/2020 JMM	CITY OF DELAWARE, DELAWARE COUNTY, OHIO PRELIMINARY PLAN (AMENDED) <b>TERRA ALTA</b> FOR TYPICAL SECTIONS	LOCATED IN: FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19 UNITED STATES MILITARY LANDS TOWNSHIP OF DELAWARE, COUNTY OF OHIO	DATE: FEBRUARY 2, 2020	SHEET NO.: 30100057
			SCALE:	TOTAL SHEETS: 5/9

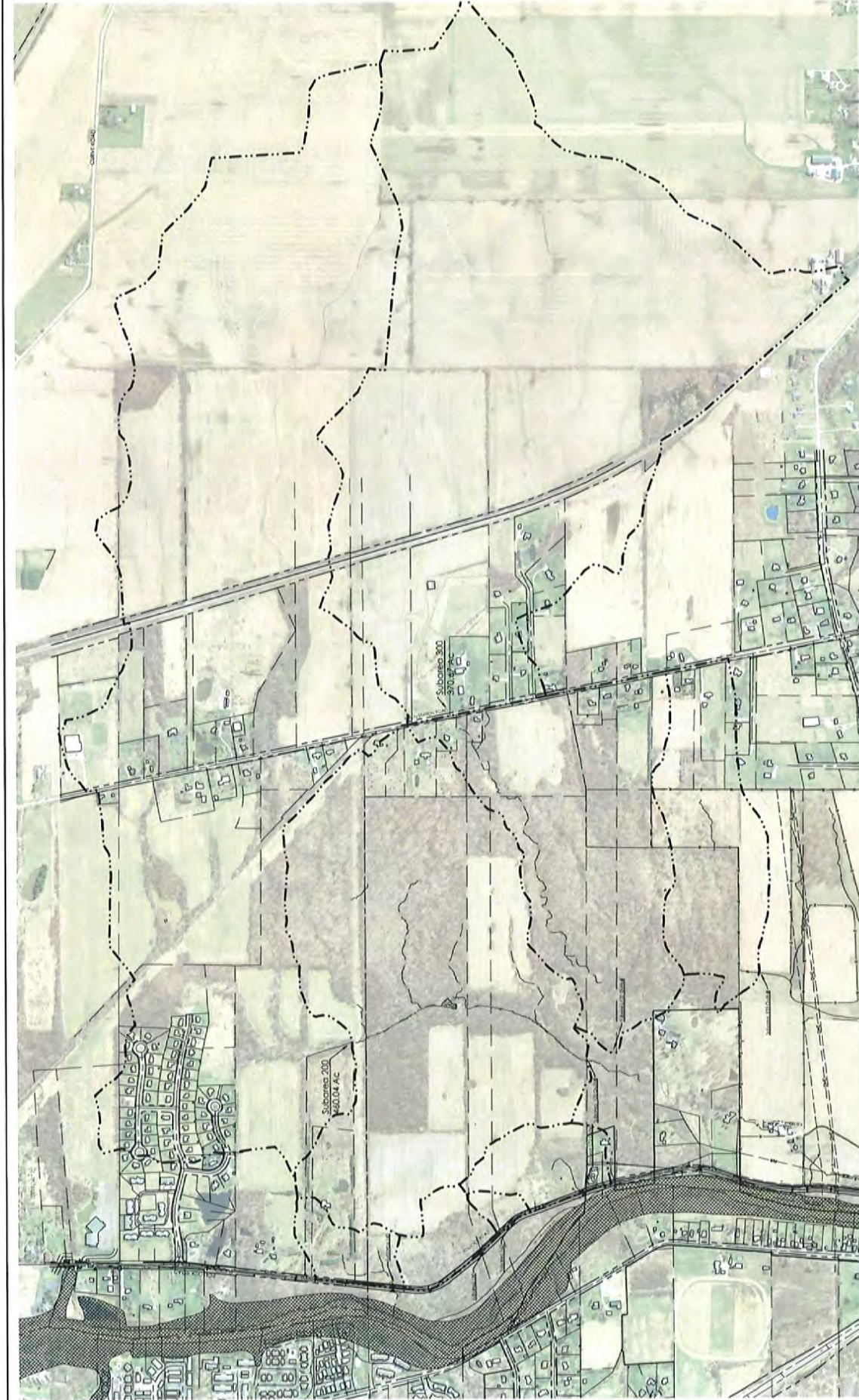


TERRA ALTA LLC.  
142 WEST COCKROCK ROAD  
WILMINGTON, OH 46081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
PRELIMINARY PLAN (AMENDED)  
**TERRA ALTA**  
FOR  
TYPICAL SECTIONS

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

DATE: FEBRUARY 2, 2020  
SHEET NO.: 30100057  
SCALE:  
TOTAL SHEETS: 5/9



- 100 yr Floodplain

DATE	REVISION
02/19/2020	20180207
02/19/2020	20180207
02/19/2020	20180207
02/19/2020	20180207

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

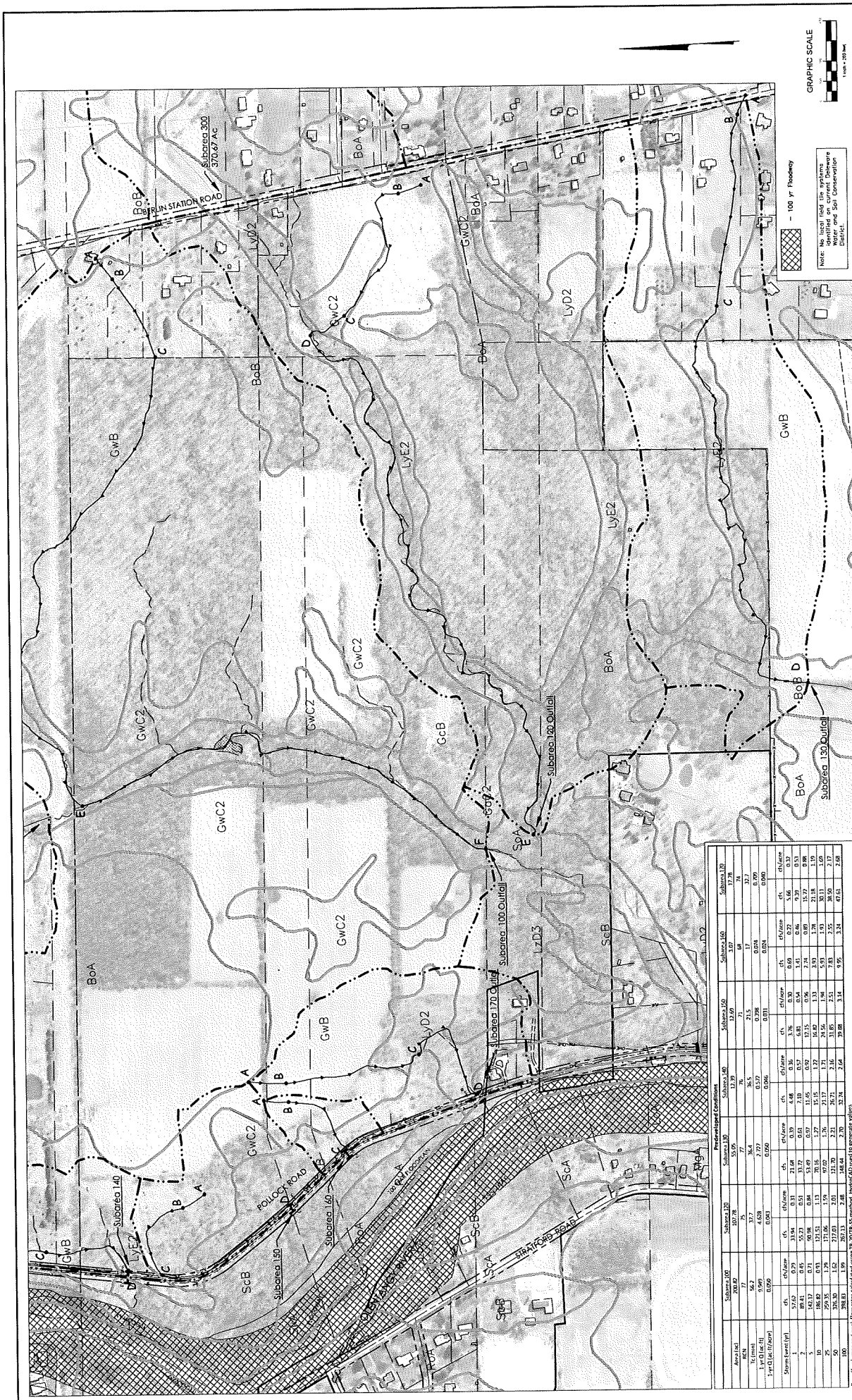
CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
 PRELIMINARY PLAN (AMENDED)  
**TERRA ALTA**  
 FOR  
 STORMWATER MASTER PLAN - FLOODPLAIN HYDROLOGY

**TERRA ALTA LLC.**  
 14 WEST CONCORD ROAD  
 WESTFELL, OH 43081



NO.	DATE	REVISION





DATE: 1/13/2020  
 PROJECT: TERRA ALTA  
 SHEET: 7/19

**TERRA ALTA LLC.**  
 145 WESCAMPO ROAD  
 WESTPALE OH 43081

CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
 PRELIMINARY PLAN (UNRECORDED)  
**TERRA ALTA**  
 STORMWATER MASTER PLAN - EXISTING CONDITIONS

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

FEBRUARY 2, 2020  
 20' HORIZ.  
 1" = 100'  
 7/19

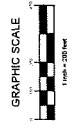
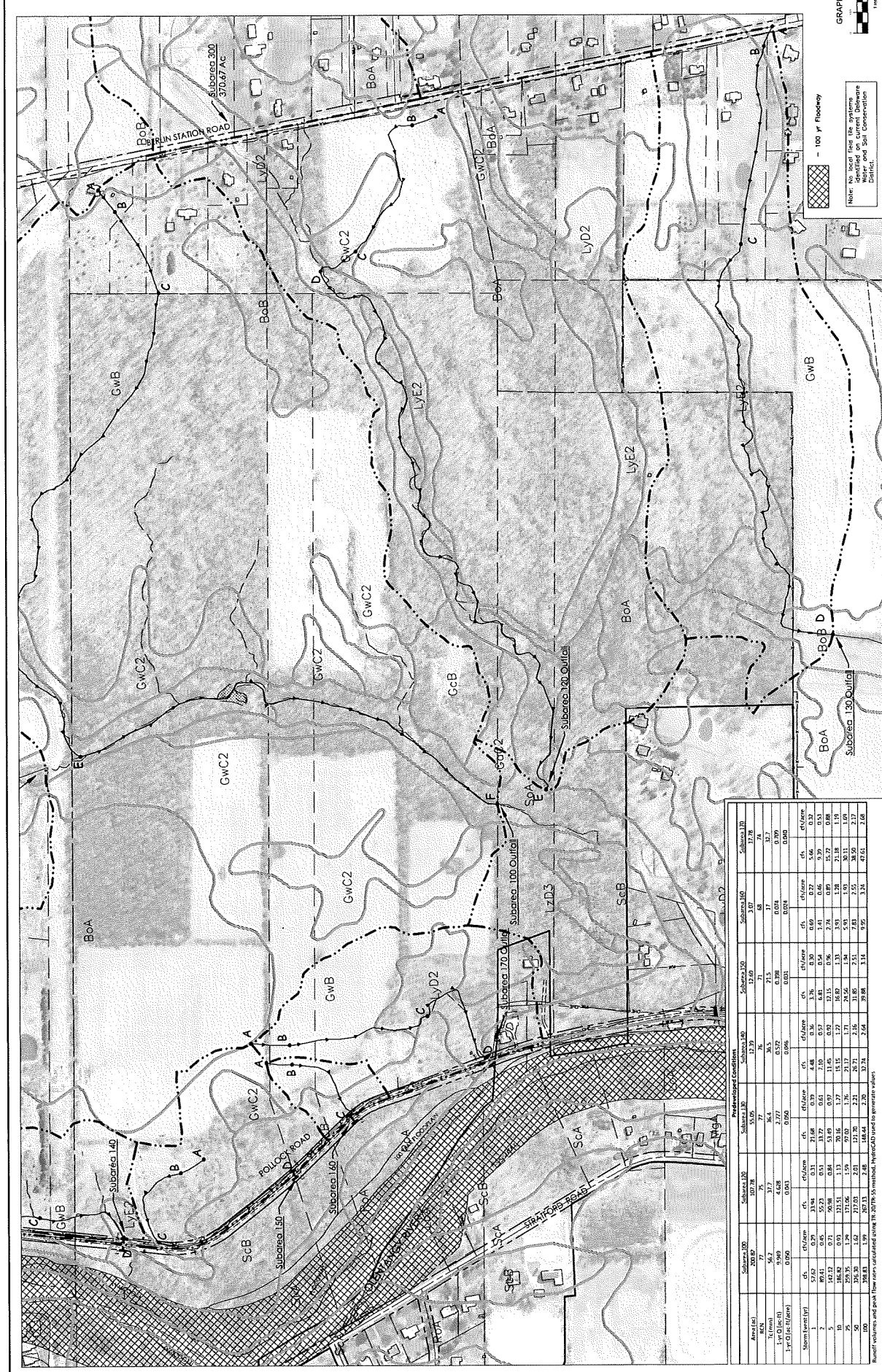
GRAPHIC SCALE  
 0 10 20 30 40 50  
 FEET

- 100 yr Floodway  
 Note: No load flow line systems identified on current Discharge and Soil Conservation District.

20' HORIZ.  
 1" = 100'

Subarea	Subarea 130		Subarea 140		Subarea 150		Subarea 160		Subarea 170		Subarea 180	
	Area (ac)	Flow (cfs)	Area (ac)	Flow (cfs)	Area (ac)	Flow (cfs)	Area (ac)	Flow (cfs)	Area (ac)	Flow (cfs)	Area (ac)	Flow (cfs)
1	57.62	0.27	33.84	0.31	21.68	0.36	6.36	0.39	21.68	0.36	6.36	0.39
2	89.41	0.15	92.28	0.14	51.49	0.07	11.96	0.07	12.15	0.06	15.77	0.08
3	196.82	0.13	133.53	1.13	70.16	1.27	15.15	1.22	16.62	1.33	2.93	1.26
4	259.35	1.28	171.66	1.59	97.02	1.76	21.17	3.16	31.86	2.55	24.50	2.17
5	308.33	1.56	202.13	2.06	148.43	2.70	32.74	3.24	30.88	3.14	45.61	2.68

Round estimates and peak flow rates calculated using the 20/75 SS method. SpecificCAD used for generate values.



Note: No load from the systems identified on current Delaware and Soil Conservation Districts.

Area (Ac)	Area (Sq Ft)	1st Outfall (CFS)	Subarea 100			Subarea 110			Subarea 120			Subarea 130			Subarea 140		
			Area	Volume	Peak	Area	Volume	Peak	Area	Volume	Peak	Area	Volume	Peak	Area	Volume	Peak
77	3,358,800	0.000	55.005	12.29	3.07	12.69	3.07	37.78	3.07	37.78	3.07	37.78	3.07	37.78	3.07	37.78	
77	3,358,800	0.000	55.005	12.29	3.07	12.69	3.07	37.78	3.07	37.78	3.07	37.78	3.07	37.78	3.07	37.78	
77	3,358,800	0.000	55.005	12.29	3.07	12.69	3.07	37.78	3.07	37.78	3.07	37.78	3.07	37.78	3.07	37.78	
77	3,358,800	0.000	55.005	12.29	3.07	12.69	3.07	37.78	3.07	37.78	3.07	37.78	3.07	37.78	3.07	37.78	

**TERRA ALTA**  
FOR  
STORMWATER MASTER PLAN - EXISTING CONDITIONS

CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
PRELIMINARY PLAT (AMENDED)

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

DATE: 1/15/2020  
DRAWN BY: J. W. HARRIS  
CHECKED BY: J. W. HARRIS  
SCALE: 1" = 100'

PROJECT NO.: 20180257  
DATE: FEBRUARY 5, 2020  
SHEET NO.: 7/9







- PROPOSED FILL AREAS**
- PERENNIAL STREAMSIDE BUFFER CONSERVATION/RESTORATION AREA, 117.2 ACRES
  - PERENNIAL STREAMSIDE BUFFER CONSERVATION/RESTORATION AREA, 117.2 ACRES
  - PERENNIAL STREAMSIDE BUFFER CONSERVATION/RESTORATION AREA, 117.2 ACRES
  - PERENNIAL STREAMSIDE BUFFER CONSERVATION/RESTORATION AREA, 117.2 ACRES
  - PERENNIAL STREAMSIDE BUFFER CONSERVATION/RESTORATION AREA, 117.2 ACRES
  - PERENNIAL STREAMSIDE BUFFER CONSERVATION/RESTORATION AREA, 117.2 ACRES
  - PERENNIAL STREAMSIDE BUFFER CONSERVATION/RESTORATION AREA, 117.2 ACRES
- PROPOSED MITIGATION AREAS:**
- PERENNIAL STREAMSIDE BUFFER CONSERVATION/RESTORATION AREA, 117.2 ACRES
  - CLENTANCKY RIVER WAINWATER CONSERVATION/RESTORATION AREA, 117.2 ACRES
- TOTAL AREA BY CONSERVATION/RESTORATION: 234.4 ACRES

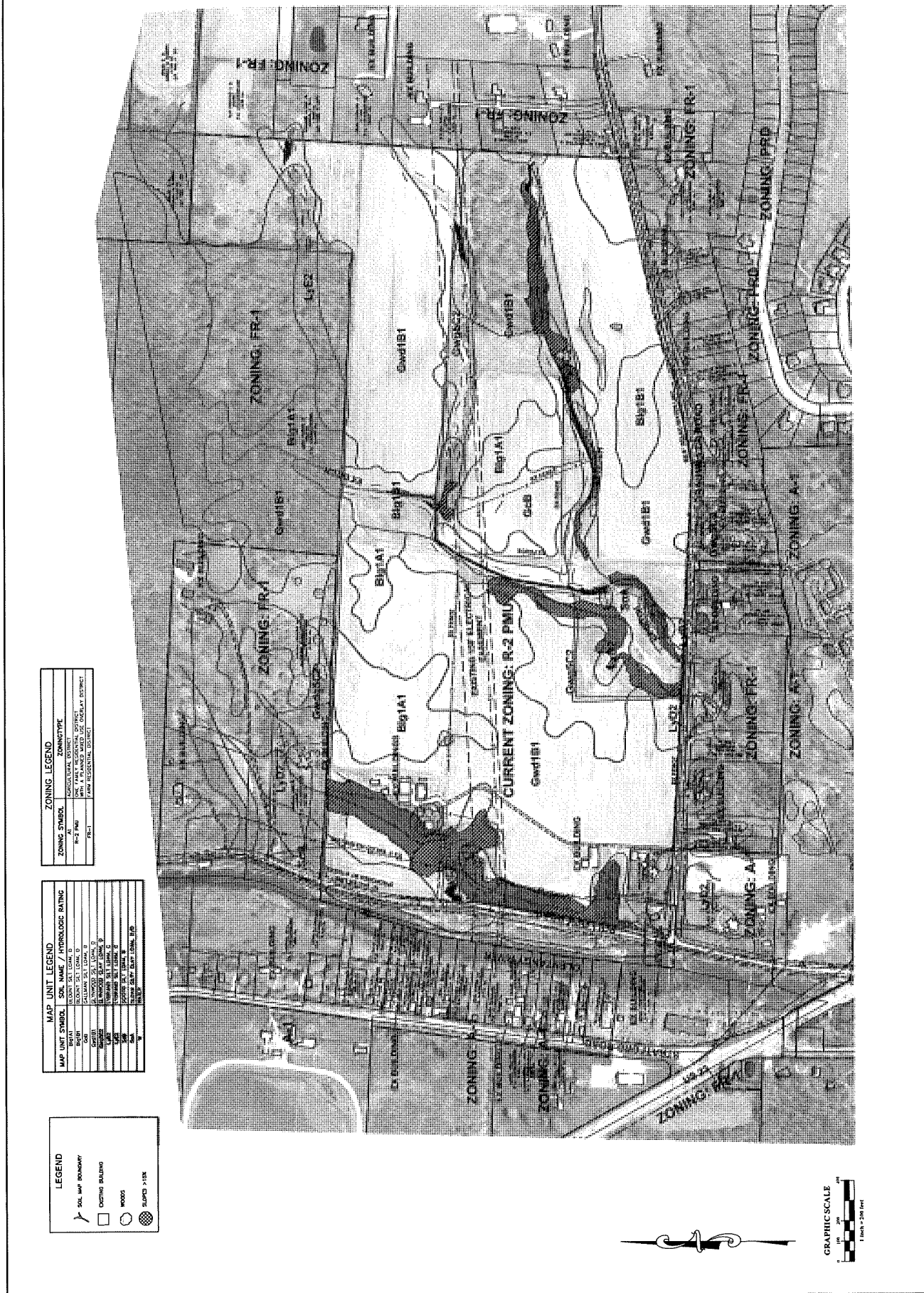


	<p>CITY OF DELAWARE, DELAWARE COUNTY, OHIO PRELIMINARY FOR (HATCHED) <b>TERRA ALTA</b> MITIGATION PLAN</p>	<p>TERRA ALTA, LLC. 140 WILSONSBORO ROAD WESTER HILL, OH 43081</p>	<p>LOCATED IN: FARM LOT P IN SECTION 1, TOWNSHIP 4, RANGE 19 UNITED STATES MILITARY LANDS TOWNSHIP OF DELAWARE, COUNTY OF DELAWARE, STATE OF OHIO</p>
			<p>DATE: FEBRUARY 1, 2020 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1"=200' SHEET: 9/9</p>









**ZONING LEGEND**

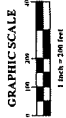
ZONING SYMBOL	ZONING TYPE
R-2 PMU	RESIDENTIAL SINGLE-FAMILY
FR-1	FRONT YARD SETBACK DISTRICT
FR-2	FRONT YARD SETBACK DISTRICT
FR-3	FRONT YARD SETBACK DISTRICT
FR-4	FRONT YARD SETBACK DISTRICT
FR-5	FRONT YARD SETBACK DISTRICT
FR-6	FRONT YARD SETBACK DISTRICT
FR-7	FRONT YARD SETBACK DISTRICT
FR-8	FRONT YARD SETBACK DISTRICT
FR-9	FRONT YARD SETBACK DISTRICT
FR-10	FRONT YARD SETBACK DISTRICT
FR-11	FRONT YARD SETBACK DISTRICT
FR-12	FRONT YARD SETBACK DISTRICT
FR-13	FRONT YARD SETBACK DISTRICT
FR-14	FRONT YARD SETBACK DISTRICT
FR-15	FRONT YARD SETBACK DISTRICT
FR-16	FRONT YARD SETBACK DISTRICT
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FR-18	FRONT YARD SETBACK DISTRICT
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FR-20	FRONT YARD SETBACK DISTRICT
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FR-22	FRONT YARD SETBACK DISTRICT
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FR-93	FRONT YARD SETBACK DISTRICT
FR-94	FRONT YARD SETBACK DISTRICT
FR-95	FRONT YARD SETBACK DISTRICT
FR-96	FRONT YARD SETBACK DISTRICT
FR-97	FRONT YARD SETBACK DISTRICT
FR-98	FRONT YARD SETBACK DISTRICT
FR-99	FRONT YARD SETBACK DISTRICT
FR-100	FRONT YARD SETBACK DISTRICT

**MAP UNIT LEGEND**

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
(Symbol)	CLAYTON SCL (L) SCL A
(Symbol)	CLAYTON SCL (L) SCL B
(Symbol)	CLAYTON SCL (L) SCL C
(Symbol)	CLAYTON SCL (L) SCL D
(Symbol)	CLAYTON SCL (L) SCL E
(Symbol)	CLAYTON SCL (L) SCL F
(Symbol)	CLAYTON SCL (L) SCL G
(Symbol)	CLAYTON SCL (L) SCL H
(Symbol)	CLAYTON SCL (L) SCL I
(Symbol)	CLAYTON SCL (L) SCL J
(Symbol)	CLAYTON SCL (L) SCL K
(Symbol)	CLAYTON SCL (L) SCL L
(Symbol)	CLAYTON SCL (L) SCL M
(Symbol)	CLAYTON SCL (L) SCL N
(Symbol)	CLAYTON SCL (L) SCL O
(Symbol)	CLAYTON SCL (L) SCL P
(Symbol)	CLAYTON SCL (L) SCL Q
(Symbol)	CLAYTON SCL (L) SCL R
(Symbol)	CLAYTON SCL (L) SCL S
(Symbol)	CLAYTON SCL (L) SCL T
(Symbol)	CLAYTON SCL (L) SCL U
(Symbol)	CLAYTON SCL (L) SCL V
(Symbol)	CLAYTON SCL (L) SCL W
(Symbol)	CLAYTON SCL (L) SCL X
(Symbol)	CLAYTON SCL (L) SCL Y
(Symbol)	CLAYTON SCL (L) SCL Z


**LEGEND**

(Symbol)	SOIL MAP BOUNDARY
(Symbol)	EXISTING BUILDING
(Symbol)	WATER
(Symbol)	SLOPED 1:15K





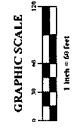



  
**ADVANCED CIVIL DESIGN, INC.**
  
 422 BRADY ROAD
   
 WESTERVILLE, OH 43081
   
 P.L.N. 01/20/00

**TERRA ALTA, LLC**
  
 148 W. SCHROCK RD
   
 WESTERVILLE, OH 43081

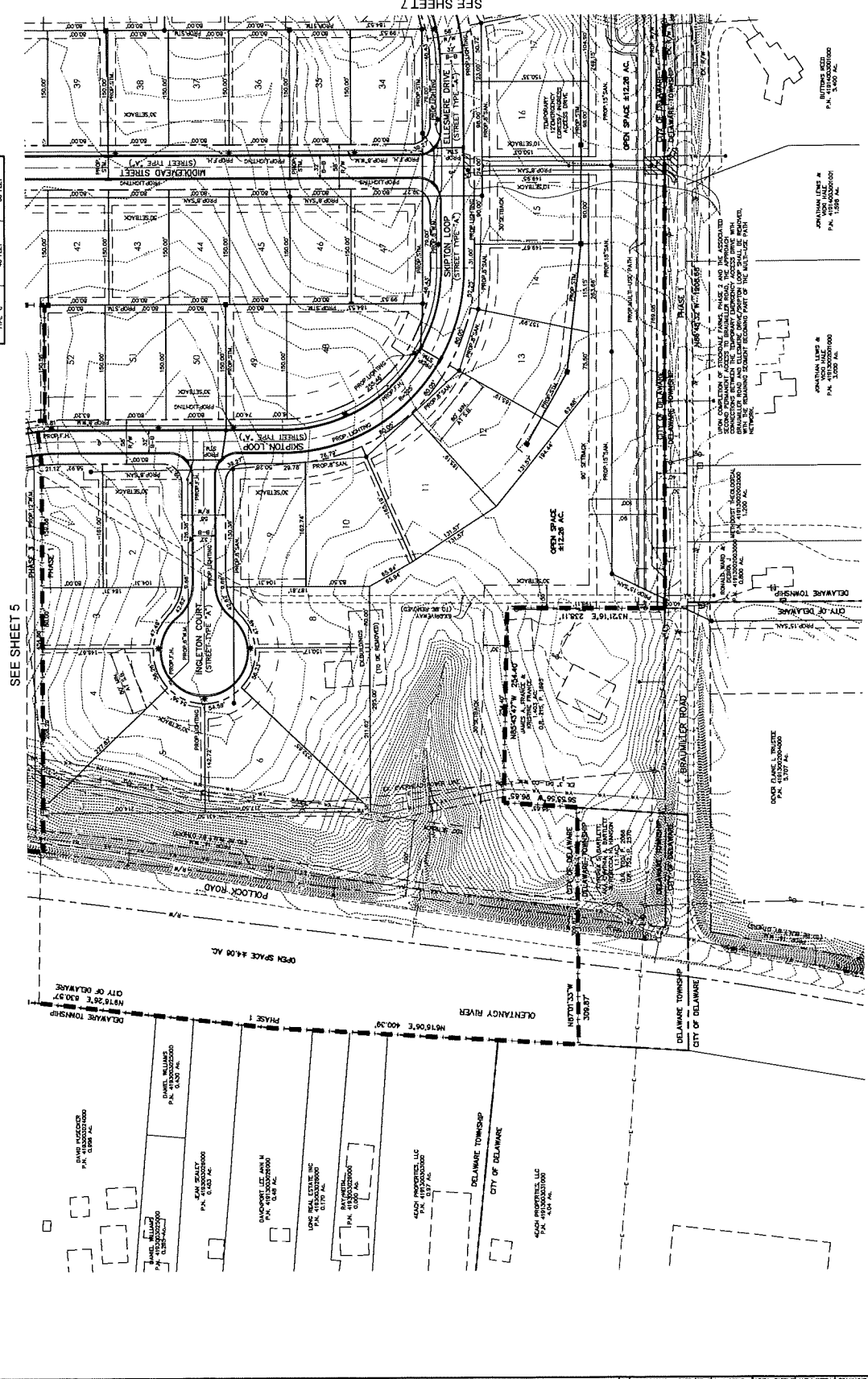
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
   
**PRELIMINARY PLAT**
  
**FOR**
  
**STOCKDALE FARMS**
  
**SITE UTILITY PLAN - ZONE 4**

Scale: 1" = 40'	Checked By: JED
Drawn By: JED	Project Number: 16-0022-149
Drawing Number: <b>4/11</b>	



STREET DATA

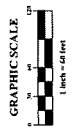
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TYPE "A"	24 FEET	50 FEET
TYPE "B"	24 FEET	40 FEET
TYPE "C"	24 FEET	40 FEET



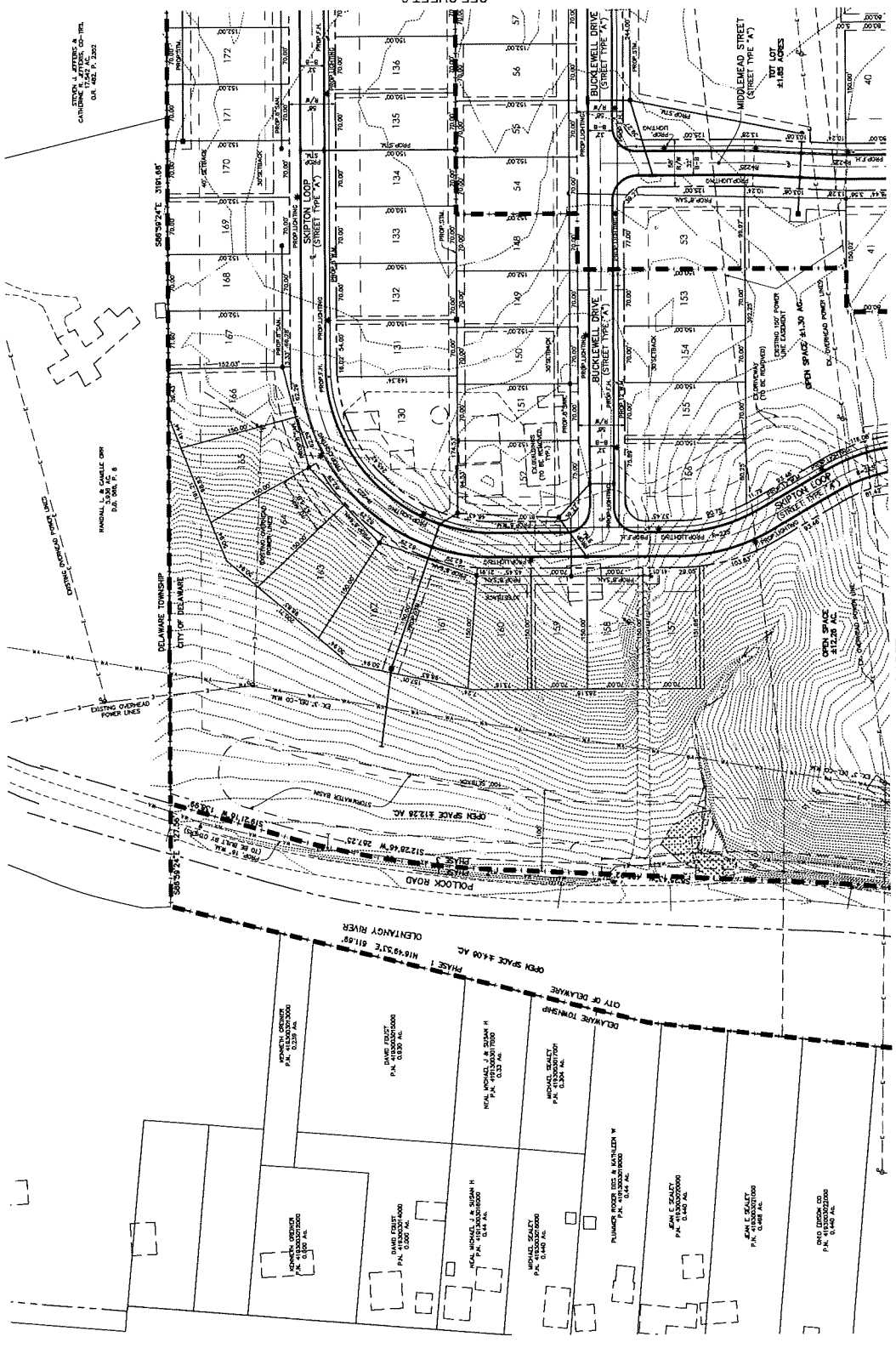
SEE SHEET 5

SEE SHEET 3

SEE SHEET 7

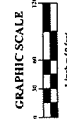


STREET DATA	
PAYMENT WIDTH	RIGHT OF WAY
TYPE "A"	TYPE "A"
TYPE "B"	TYPE "B"
TYPE "C"	TYPE "C"
TYPE "D"	TYPE "D"
TYPE "E"	TYPE "E"
TYPE "F"	TYPE "F"
TYPE "G"	TYPE "G"
TYPE "H"	TYPE "H"
TYPE "I"	TYPE "I"
TYPE "J"	TYPE "J"
TYPE "K"	TYPE "K"
TYPE "L"	TYPE "L"
TYPE "M"	TYPE "M"
TYPE "N"	TYPE "N"
TYPE "O"	TYPE "O"
TYPE "P"	TYPE "P"
TYPE "Q"	TYPE "Q"
TYPE "R"	TYPE "R"
TYPE "S"	TYPE "S"
TYPE "T"	TYPE "T"
TYPE "U"	TYPE "U"
TYPE "V"	TYPE "V"
TYPE "W"	TYPE "W"
TYPE "X"	TYPE "X"
TYPE "Y"	TYPE "Y"
TYPE "Z"	TYPE "Z"

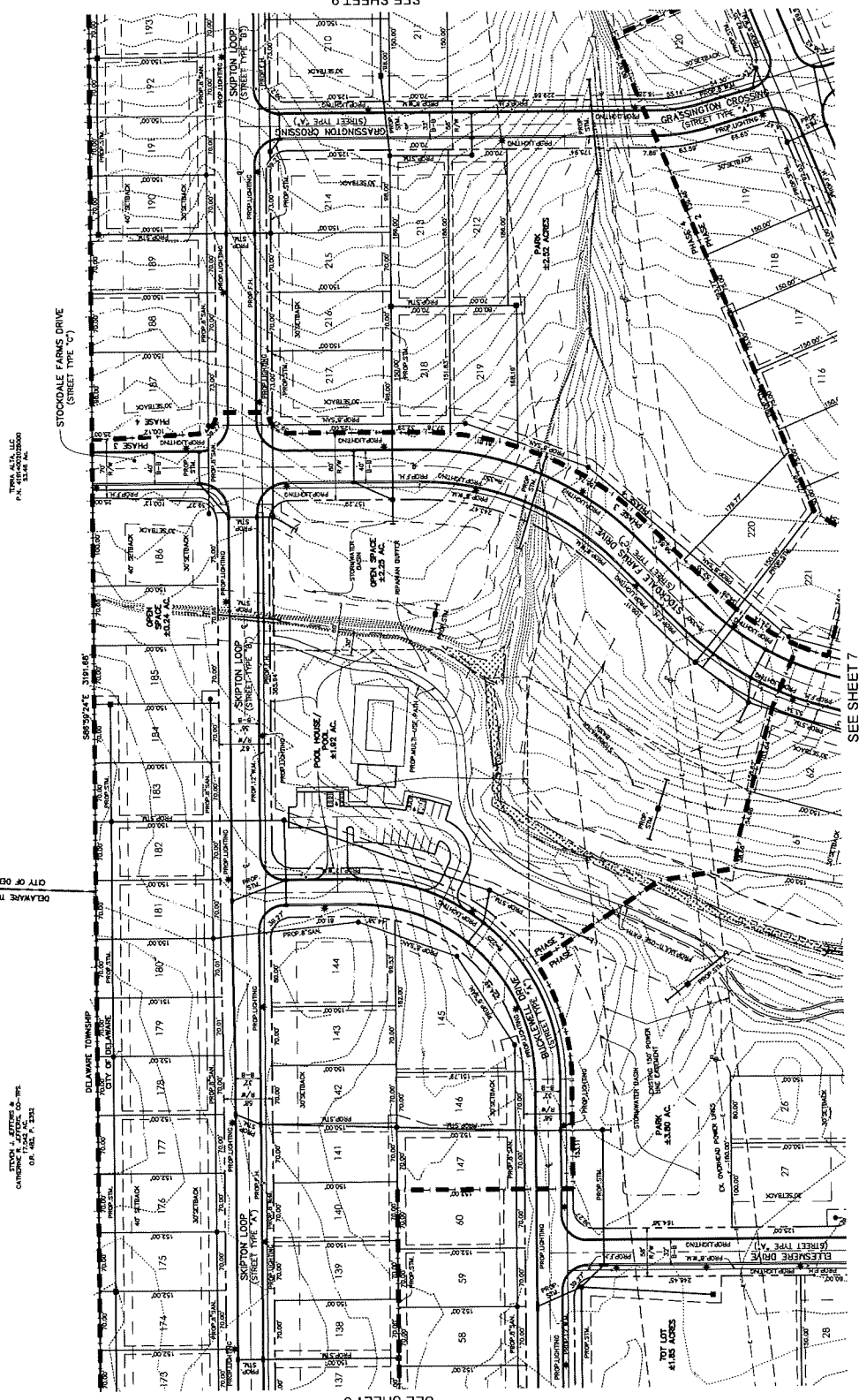


SEE SHEET 6

SEE SHEET 4



STREET DATA	
STREET TYPE	PAVEMENT WIDTH RIGHT OF WAY
TYPE "A"	30 FEET
TYPE "B"	40 FEET
TYPE "C"	40 FEET
TYPE "D"	40 FEET



SEE SHEET 5

SEE SHEET 7

DELAWARE TOWNSHIP

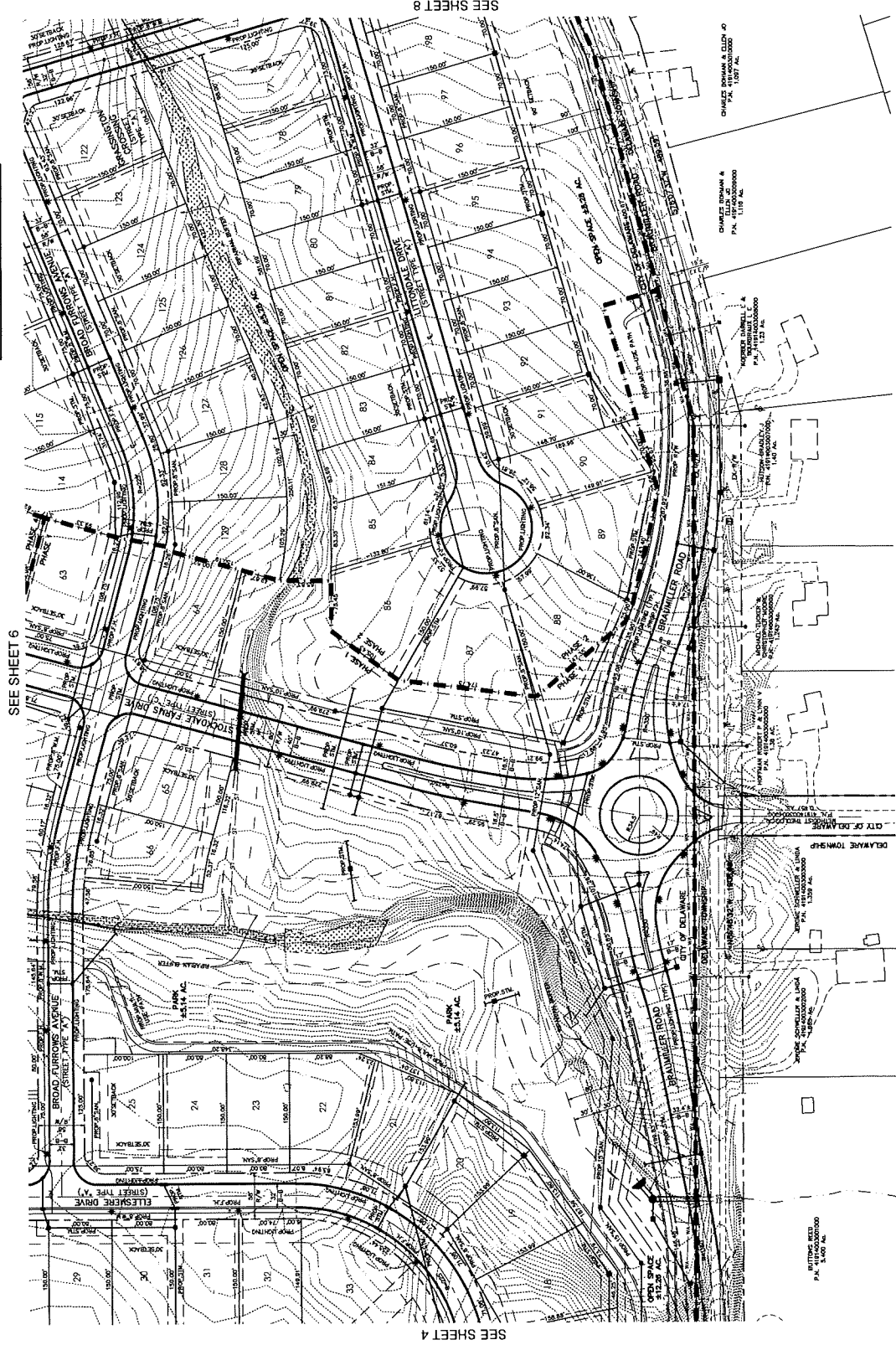
DELAWARE TOWNSHIP

CITY OF DELAWARE

CITY OF DELAWARE



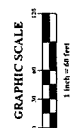
STREET DATA	
STREET TYPE	PAYMENT WIDTH B/C TO B/C RIGHT OF WAY
TYPE "A"	40 FEET
TYPE "B"	40 FEET
TYPE "C"	40 FEET
TYPE "D"	40 FEET



SEE SHEET 6

SEE SHEET 4

SEE SHEET 8



STREET DATA	
STREET TYPE	PAYMENT WIDTH
TYPE "A"	35 FEET
TYPE "B"	40 FEET
TYPE "C"	40 FEET
TYPE "D"	40 FEET
TYPE "E"	40 FEET



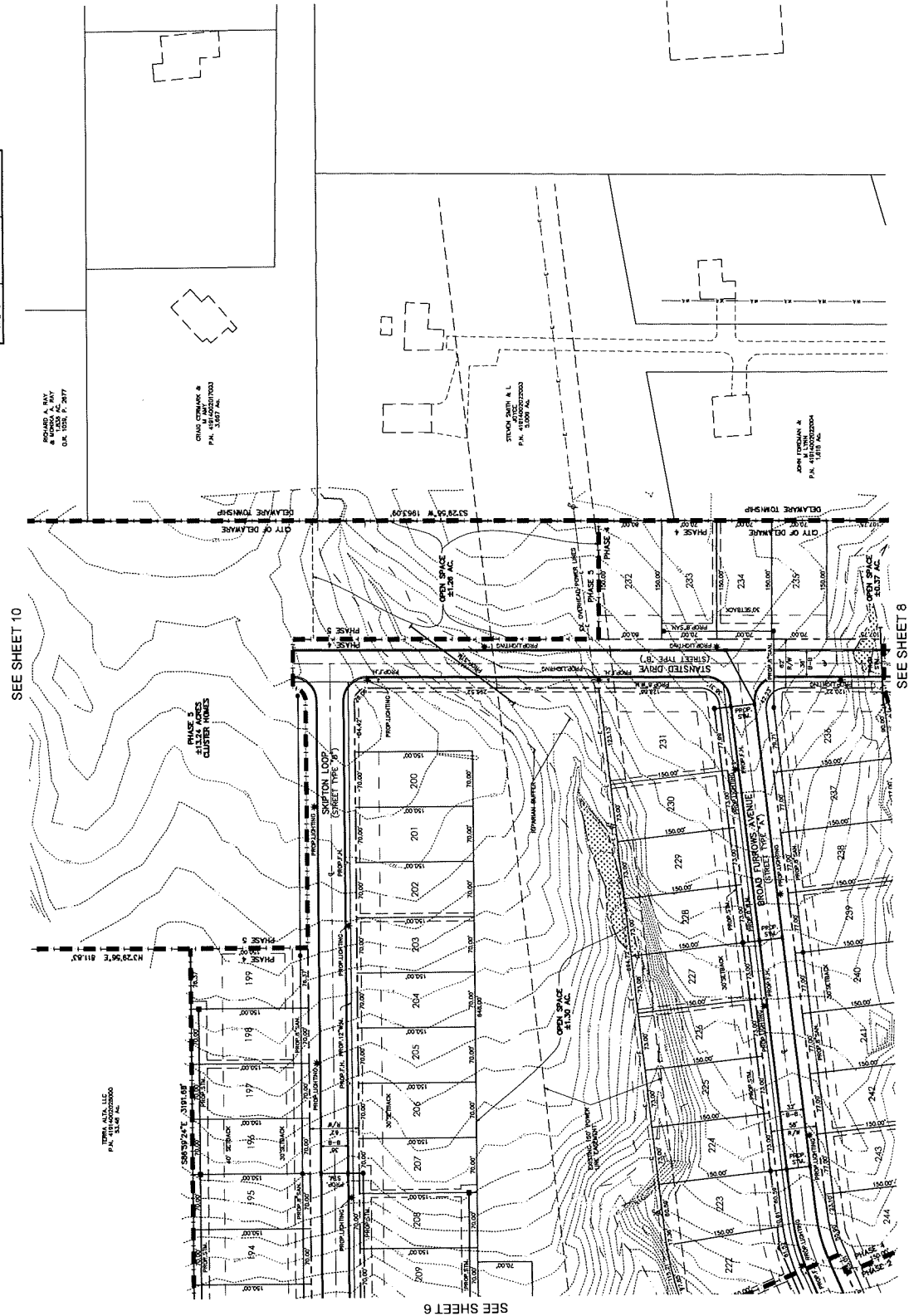
SEE SHEET 9

SEE SHEET 7





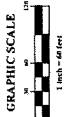
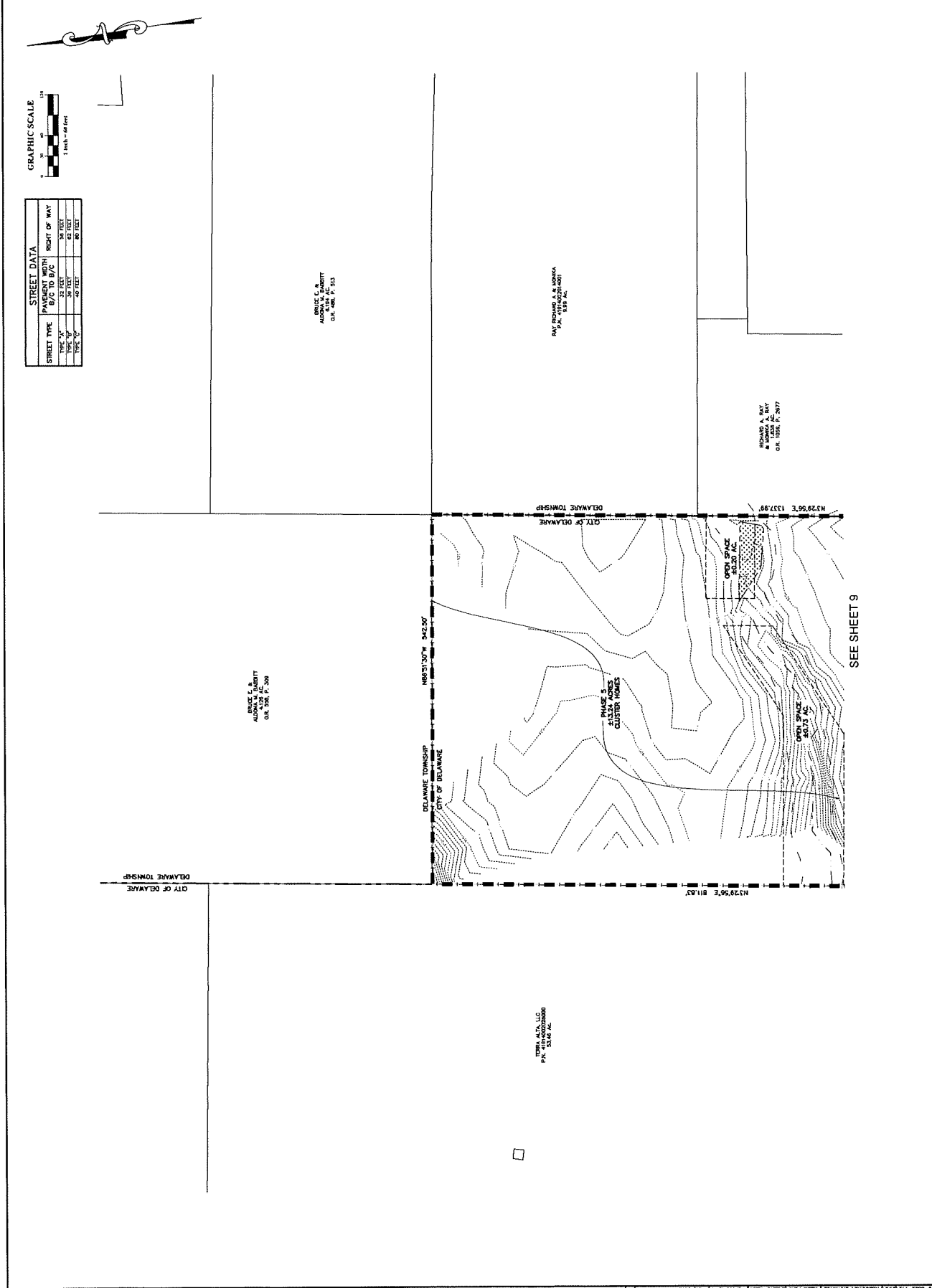
STREET DATA	
STREET TYPE	PAVEMENT WIDTH B/C TO B/C
TYPE 'A'	24 FEET
TYPE 'B'	24 FEET
TYPE 'C'	24 FEET
TYPE 'D'	24 FEET
TYPE 'E'	24 FEET
TYPE 'F'	24 FEET
TYPE 'G'	24 FEET
TYPE 'H'	24 FEET
TYPE 'I'	24 FEET
TYPE 'J'	24 FEET
TYPE 'K'	24 FEET
TYPE 'L'	24 FEET
TYPE 'M'	24 FEET
TYPE 'N'	24 FEET
TYPE 'O'	24 FEET
TYPE 'P'	24 FEET
TYPE 'Q'	24 FEET
TYPE 'R'	24 FEET
TYPE 'S'	24 FEET
TYPE 'T'	24 FEET
TYPE 'U'	24 FEET
TYPE 'V'	24 FEET
TYPE 'W'	24 FEET
TYPE 'X'	24 FEET
TYPE 'Y'	24 FEET
TYPE 'Z'	24 FEET



SEE SHEET 10

SEE SHEET 8

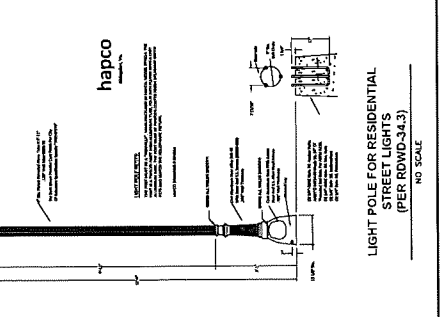
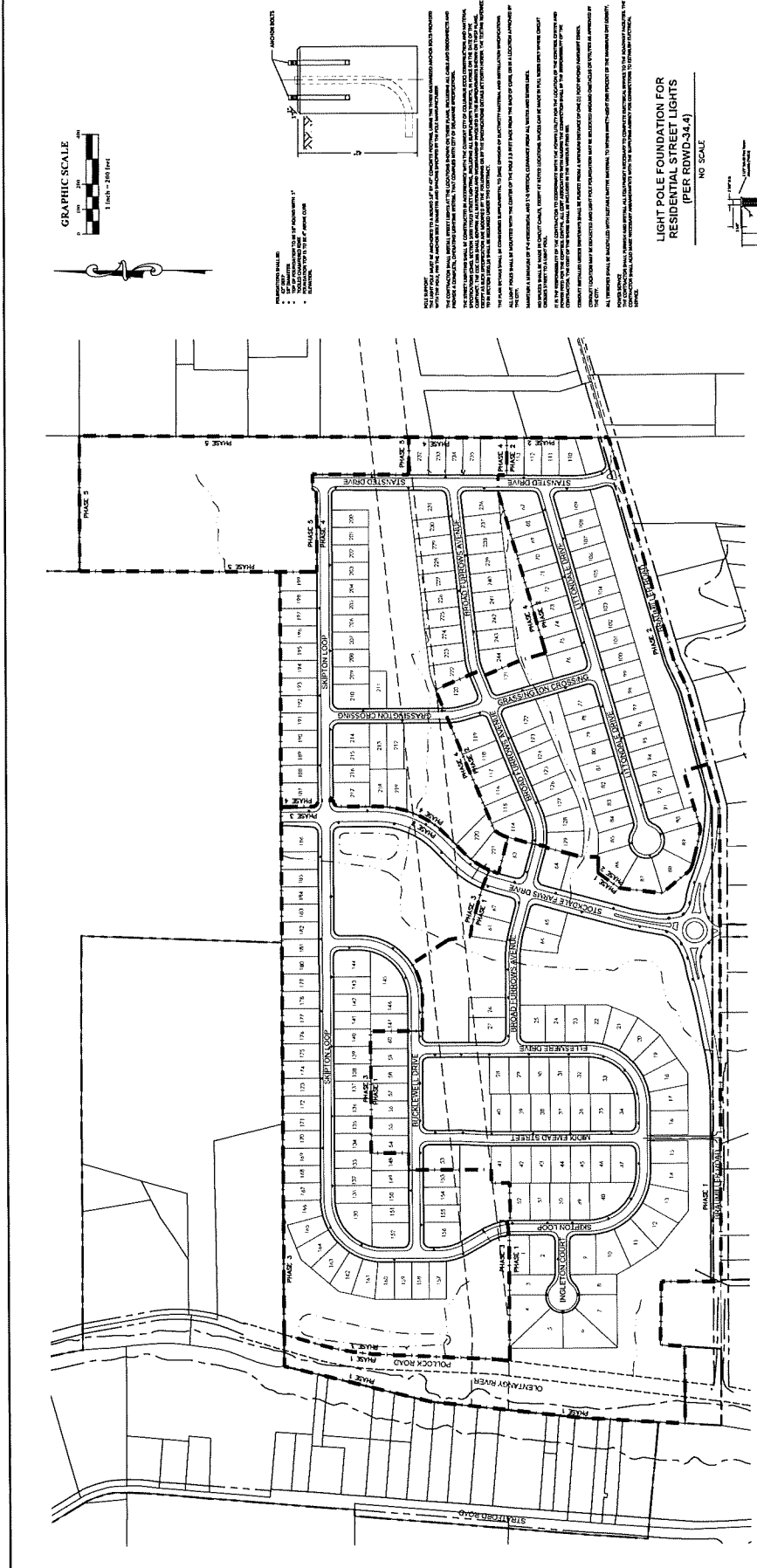
SEE SHEET 6



**STREET DATA**

STREET TYPE	P/W	R/W	RIGHT OF WAY
TYPE "A"	32 FEET	50 FEET	50 FEET
TYPE "B"	32 FEET	50 FEET	50 FEET
TYPE "C"	32 FEET	50 FEET	50 FEET

SEE SHEET 9



**LIGHT POLE FOUNDATION FOR RESIDENTIAL STREET LIGHTS (PER RDWD-34.4)**  
NO SCALE

**happco**

NO SCALE

**GENERAL LUMINAIRE SCHEDULE**

SYMBOL	FINISH	DESCRIPTION	LAZP	FOOT CANDLE	FOOT CANDLE
★	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD
★	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD
★	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD

**GENERAL PHOTOMETRIC SCHEDULES**

SYMBOL	FINISH	DESCRIPTION	LAZP	FOOT CANDLE	FOOT CANDLE
★	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD
★	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD
★	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD

**City of Delaware**

**Street Light Standards for Residential Use**

Street lighting shall be required along all new residential streets and shall be installed with the following specifications:

- The lighting plan must show the location of proposed streetlights, locations, and pole and power service.
- The lighting plan must show the location of proposed streetlights, locations, and pole and power service.
- The lighting plan must show the location of proposed streetlights, locations, and pole and power service.
- The lighting plan must show the location of proposed streetlights, locations, and pole and power service.



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



Project # \_\_\_\_\_ Case # \_\_\_\_\_

Planning Commission

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Amended Final Development Plan                  | <input type="checkbox"/> Final Development Plan Extension        | <input type="checkbox"/> Substitution of a Non-Conforming Use             |
| <input type="checkbox"/> Amended Final Subdivision Plat                  | <input type="checkbox"/> Final Subdivision Plat                  | <input type="checkbox"/> Vacation-Alley                                   |
| <input checked="" type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension        | <input type="checkbox"/> Vacation-Easement                                |
| <input checked="" type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit                       | <input type="checkbox"/> Vacation-Street                                  |
| <input type="checkbox"/> Annexation Review                               | <input type="checkbox"/> Lot Split                               | <b>Board of Zoning Appeals</b>  |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan   | <input type="checkbox"/> Pre-annexation Agreement                | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment                    | <input checked="" type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit                           |
| <input type="checkbox"/> Concept Plan                                    | <input type="checkbox"/> Preliminary Dev Plan Extension          | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit                          | <input checked="" type="checkbox"/> Preliminary Sub Plat         | <input type="checkbox"/> Variance   |
| <input type="checkbox"/> Determination of Similar Use                    | <input type="checkbox"/> Preliminary Sub Plat Extension          |   |
| <input type="checkbox"/> Development Plan Exemption                      | <input checked="" type="checkbox"/> Rezoning                     |   |
| <input type="checkbox"/> Final Development Plan                          | <input type="checkbox"/> Subdivision Variance                    |   |

Subdivision/Project Name Terra Alta Address Pollock Rd + Braumiller Rd.  
 Acreage 472.9 Square Footage Varies Number of Lots ~778 Number of Units ~870  
 Zoning District/Land Use PMU A-1 Proposed Zoning/Land Use PMU Parcel # see attached

Applicant Name Terra Alta LLC Contact Person Jim Ohlin  
 Applicant Address 148 W. Schrock Rd, Westerville, OH 43081  
 Phone 614-891-2042 Fax 614-891-2045 E-mail johlin@rh-homes.com  
 Owner Name same as applicant Contact Person "  
 Owner Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

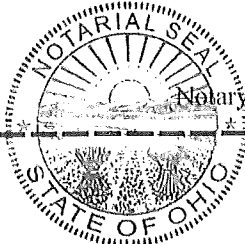
Engineer/Architect/Attorney EMH&T/Kophart Fisher LLC Contact Person Jeff Strung / David Fisher  
 Address EMH&T: 5500 New Albany Rd, Columbus OH 43054 / KF: 207 N. Fourth St. Columbus OH 43215  
 Phone EMH&T: 614-989-8748 / KF: 614-469-1882 Fax KF: 614-469-1887 E-mail jstrung@emht.com / david.fisher@kophartfisher.com

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.

By: [Signature] Owner Signature David W. Fisher - Mark Owner Printed Name

Agent Signature \_\_\_\_\_ Agent Printed Name \_\_\_\_\_


Sworn to before me and subscribed in my presence this 5 day of February, 2020



Sara J. Radcliffe, Attorney At Law  
 NOTARY PUBLIC, STATE OF OHIO  
 My Commission has no expiration date  
 Sec. 147.03 R.C.

[Signature]  
 Notary Public

Delaware County  
The Grantor Has Complied With  
Section 319.202 Of The R.C.  
DATE 6-8-17 Transfer Tax Paid \$ 3,554.10  
TRANSFERRER OR TRANSFER NOT NECESSARY  
Delaware County Auditor By TJB

  
Doc ID: 011508250005 Type: OFF  
Kind: DEED  
Recorded: 06/08/2017 at 11:54:41 AM  
Fee Amt: \$52.00 Page 1 of 5  
Workflow# 000D143222-0004  
Delaware County, OH  
Melissa Jordan County Recorder  
File# 2017-00015802  
BK **1507** PG **228-232**  
CROWN SEARCH BOX

### Deed of Executor, Administrator, Trustee, Guardian, Receiver or Commissioner

JOHN ROGERS, TRUSTEE OF THE MAKI ROGERS FAMILY LEGACY TRUST,  
by the powers conferred by the Trust Agreement, and every other power, for valuable  
consideration paid, grants, with fiduciary covenants, to TERRA ALTA LLC, an Ohio  
Limited Liability Company, whose tax-mailing address is 148 W. Schrock Road, Westerville,  
Ohio 43081, the following REAL PROPERTY:

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

See attached for complete description

Auditor's Parcel Nos. 41914002028000 and 41914002029000

Known as 2065 Pollock Road, Delaware, Ohio 43015

Source of Title: Official Record 662, Page 491 and Official Record 1231, Page 340

Subject to taxes and assessments which are now or may hereafter become liens on said  
premises and except conditions, restrictions and easements, if any



Executed by the Fiduciary on this 31 day of MAY, 2017.

THE MAKI ROGERS FAMILY LEGACY TRUST

By: [Signature] TRUSTEE  
John Rogers, Trustee

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, That on this 31 day of MAY, 2017, before me, the subscriber, a Notary Public, in and for said state, personally came John Rogers, Trustee of the Maki Rogers Family Legacy Trust, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

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

[Signature]  
Notary Public



MEGAN ELIZABETH KOSMIC  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Notary #147,038, R.C.

Instrument prepared by: Alban & Alban, LLP, 7100 N. High St., #102, Worthington, Ohio 43085, (614) 340-4044



# SCIOTO LAND SURVEYING SERVICE

173 North Salsbery Road  
Delaware, Ohio 43015

Phone: 740-448-7577  
Fax: 740-241-7171

Surveyors  
Keson B. Coleman, P.S. 7146  
T. Brian Peltz, P.S. 8183  
Rosed, Frank Cobb, P.S. 7611

Description of a 69.685 acre Tract  
for John Rogers, Trustee

March 17, 2015

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Lots P and Q, Quarter-Township 1, Township 4, Range 19 in the United States Military Lands, being all of the remainder of Tracts 1 and 2 conveyed to John Rogers, Trustee in Official Records Volume 1231, Page 340, and being more particularly described as follows:

COMMENCING at a MAG nail set at the intersection of the centerline of Township Road 101 (Pollock Road) and the north line of Lot 5, also being the south line of Lot Q, also being on the north line of a 61.983 acre tract (Tract 1) conveyed to LVH, LLC in Official Records Volume 91, Page 1310;

thence along the said north line of Lot 5, also being the said south line of Lot Q, also being the said north line of the 61.983 acre tract South 85° 30' 32" West 1890.88 feet to an iron bar set, being the southeast corner of a 17.542 acre tract (Parcel 1) conveyed to Steven J. and Catharina R. Jeffers, Co-Trustees in Official Records Volume 482, Page 2352, also being the TRUE POINT OF BEGINNING of the following described tract;

thence along the east line of the 17.542 acre tract North 04° 18' 38" East 809.45 feet to an axle found;

thence along the north line of the said 17.542 acre tract, and along the north line of a 0.304 acre tract (Parcel 2), and along the north line of a 4.650 acre tract (Parcel 1) conveyed to Edward J. and Debra K. Connor in Deed Book 607, Page 356, and along the north line of a 1.151 acre tract conveyed to Charles William Keller, Jr. and Kellie M. Keller in Official Records Volume 1148, Page 558 North 85° 34' 16" West 1828.88 feet to a point in the center of the Olentangy River (passing a 3/4" iron pipe found at 1499.03 feet and a 5/8" iron bar found at 1549.08 feet), being on the east line of a 3.30 acre tract conveyed to Lynn O. Waltermire in Official Records Volume 1046, Page 93;

thence along the said center of the Olentangy River, also being the said east line of the 3.50 acre tract, and along the east line of a 3.23 acre tract conveyed to Lynn O. Waltermire, Trustee in Official Records Volume 906, Page 1089 North 02° 31' 51" West 377.19 feet, being the southwest corner of a 2.355 acre tract conveyed to John Thomas Rogers in Deed Book 582, Page 768, and Official Records Volume 932, Page 1022;

thence along the south line of the said 2.355 acre tract South 81° 58' 59" East 622.70 feet to a 5/8" iron bar found (Petrige) (passing a MAG nail set at 62.56 feet);

thence along the east line of the said 2.355 acre tract North 13° 42' 55" West 287.48 feet to an iron bar set, being on the south line of a 101.38 acre tract (Tract 2) conveyed to Pollock Venture LLC in Official Records Volume 593, Page 1701;

thence along the said south line of the 101.38 acre tract South 88° 00' 00" East 2852.61 feet to a 5/8" iron bar found (Shores) being the northwest corner of a 3.420 acre tract conveyed to Bruce E. and Aidona M. Babbitt in Deed Book 615, Page 387;

RECORDED FROM CALCULATED DATA  
REC APPROVED  
Municipal Appraisal Department  
Delaware County Computer  
3-25-15

DESCRIPTION APPROVED  
FOR TRANSFER  
Chris Bauserman  
Delaware County Engineer

Poor Copy As Presented To The  
DELAWARE COUNTY RECORDER

Ernst & Young LLP

Description of a 69.685 acre Tract  
for John Rogers, Trustee

Page Two

thence along the west line of the said 3.426 acre tract South  $04^{\circ} 10' 10''$  West 274.12 feet to a  $3/8''$  iron bar found (SL55), being the northwest corner of a 4.126 acre tract conveyed to Bruce E. and Aldona M. Babbitt in Deed Book 558, Page 309, also being on the south line of Lot P and the north line of Lot Q;

thence along the west line of the said 4.126 acre tract South  $04^{\circ} 37' 01''$  West 331.17 feet to a  $1/2''$  iron pipe found (SL55), being a northwest corner of the aforesaid 61.963 acre tract;

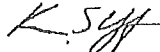
thence along a west line of the said 61.963 acre tract South  $04^{\circ} 52' 51''$  West 811.70 feet to a wood corner post found, being on the north line of Lot S, also being the south line of Lot Q;

thence along the said north line of Lot S, also being the said south line of Lot Q, also being the said north line of the 61.963 acre tract North  $86^{\circ} 28' 43''$  West 1604.65 feet to the TRUE POINT OF BEGINNING;

containing 69.685 acres, more or less;

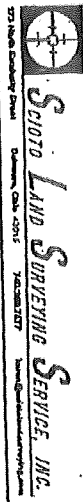
subject to all assessments, restrictions, and rights-of-way, if any, of record;

Surveyed by Karen S. Coffman, Surveyor, Registration No. 7845 on March 17, 2018. Basis of bearings is the north line of the said property (S  $85^{\circ} 00' 00''$  E), per Official Records Volume 1231, Page 340. All iron bars set are  $3/8''$  in diameter and are set with a plastic cap marked "SL55 PS 7845".

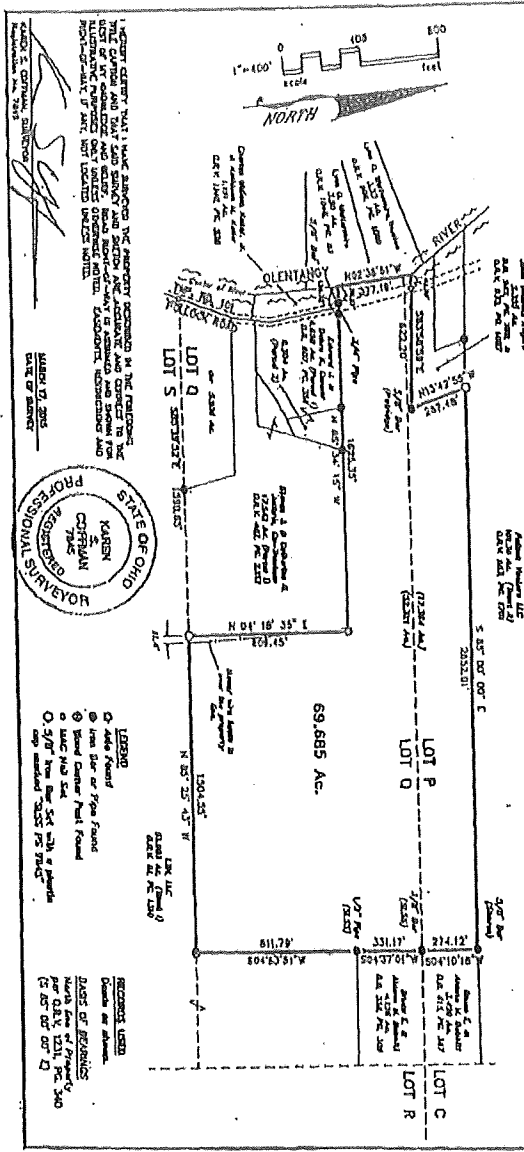
  
Karen S. Coffman, Surveyor  
Registration No. 7845



Poor Copy As Presented To The  
DELAWARE COUNTY RECORDER



**PLAT OF SURVEY FOR**  
**JOHN ROGERS, TRUSTEE**  
 PART OF LOTS P & Q, OLIVIER-TOWNSEND 1,  
 CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
 ALL OF THE REMAINDER OF TRACTS 1 & 2  
 O.R.V. 1231, PAGE 340



I, SCOTT S. CORNUM, SURVEYOR, do hereby certify that I have surveyed the foregoing plat in the presence of the parties and that said survey and plat were made in accordance with the laws of the State of Ohio and that I am a duly licensed and sworn professional surveyor in the State of Ohio. My commission expires on the 15th day of December, 2015.

SCOTT S. CORNUM, SURVEYOR  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 12345  
 State of Ohio  
 Commission Expires 12/15/2015

Poor Copy As Presented To The  
 DELAWARE COUNTY RECORDER



Doc ID: 011568190009 Type: OFF  
 Kind: DEED  
 Recorded: 08/03/2017 at 11:25:27 AM  
 Fee Amt: \$84.00 Page 1 of 9  
 Workflow# 0000146899-0004  
 Delaware County, OH  
 Melissa Jordan County Recorder  
 File# 2017-00021841

Delaware County  
 The Grantor Has Complied With  
 Section 319.202 Of The R.C.  
 DATE 8-3-17 Transfer Tax Paid 0  
~~TRANSFERRER OR TRANSFER NOT NECESSARY~~  
 Delaware County Auditor By CM

BK **1518** pg **1449-1457**

CROWN SEARCH BOX

QUIT CLAIM DEED

17115-UT  
 Crown-TIA-C<sup>CD</sup>

POLLOCK VENTURE LLC, an Ohio limited liability company, (the "Grantor"), for valuable consideration paid, grants to TERRA ALTA LLC, an Ohio limited liability company (the "Grantee), whose tax mailing address is 148 W. Schrock Road, Westerville, Ohio 43081, all of Grantor's interest in and to the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

Prior Instrument References: Deed Book Volume 0593, Page 1689,  
 Deed Book Volume 0593, Page 1701,  
 Deed Book Volume 1429, Page 838  
 Recorder's Office, Delaware County, Ohio

Parcel Numbers: 419-140-02-006-000, 419-130-01-001-000,  
 419-130-01-002-000, 419-130-01-003-000,  
 419-130-01-004-000, 419-140-02-024-000,  
 419-140-02-025-000, 419-140-02-024-001  
 419-130-01-014-000

IN WITNESS WHEREOF, the Grantor has caused the execution of this Quit Claim Deed this 31<sup>st</sup> day of July, 2017.

POLLOCK VENTURE LLC, an Ohio limited liability company

By: Vincent Romanelli  
 Vincent Romanelli, Managing Member

[Acknowledgement Contained on Next Page]



STATE OF OHIO

)  
)§

COUNTY OF FRANKLIN )  
*Delaware*

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2017 by Vincent Romanelli, Managing Member of Pollock Venture LLC, an Ohio limited liability company, on behalf of such company.

*Jeffrey A. Auker*  
\_\_\_\_\_  
Notary Public

This Instrument prepared by:  
David W. Fisher, Esq.  
Kephart Fisher LLC  
207 North Fourth Street  
Columbus, OH 43215



JEFFREY A. AUKER,  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
Commission has no expiration date.  
Section 147.03 R.C.

**EXHIBIT 'A'**

17115-UT

**LEGAL DESCRIPTION**

Situated in the Township of Delaware, County of Delaware, State of Ohio, and is described as follows:

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

**TRACT ONE:**

Being in Range 19, Township 4, Section 1, Lot 10, USM Lands, and bounded and described as follows:

Beginning in the center of the Olentangy River in the northwest corner of Lot 10; thence S 85 degrees E, 289.42 poles to a stone; thence S 5 degrees 8' W 57.19 poles;

Thence N 85 degrees 5' W 236.22 poles; Thence S 75 degrees 35' W 59.09 poles to the center of the Olentangy River; thence up the center of the Olentangy Rive with the meanderings thereof, N 36 degrees 47' W 17.05 poles; thence N 31 degrees 7' W 12.68 poles; thence N 13 degrees 48' E 16.76 poles;

Thence N 33 degrees 25' E 23.62 poles; thence N 29 degrees 50' E 19.31 poles to the place of beginning, containing 113.27 acres of land more or less.

**TRACT TWO:**

The following real estate situated in the County of Delaware, State of Ohio, and in the Township of Delaware, bounded and described as follows:

A part of the south end of Lot #10 and a part of the north end of Lot P in the first section of Delaware Township, in Township 4, Range 19, United States Military Lands.

Beginning on the east bank of Olentangy Rive, which is also known as Whetstone Creek or River, at the northwest corner of land now or formerly owned by William Johnston;

Thence with Johnston's line, south 87 degrees 30' east, passing the center of the public road at 5.50 rods, in all 229.00 rods to a post and stone on an old lot line at the southwest corner of a 16.12 acre tract sold off from the original 133.00 acre tract, of which this is a part;

Thence north 2 degrees 43' east, passing the northwest corner of said 16.12 acre tract at 54.80 rods, passing the northwest corner of a 4.12 acre tract, sold off from said original 133.00 acre tract, of which this is a part, at 68.05 rods, in all 69.68 rods to the southeast corner of a 113.27 acre orchard farm, formerly owned by Earl L. Miller et al;

Thence with two of Miller's line, north 87 degrees 30' west 236.22 rods to a stone and post and south 73 degrees 10' west, passing the center of the public road at about 22.00 rods, in all 59.09 rods to the east bank of the Olentangy River;

Thence along said river bank, south 52 degrees east 68.00 rods and south 35 degrees 45' east 13.00 rods to the place of beginning, containing 112.86 acres, more or less.

**EXCEPTING THE FOLLOWING DESCRIBED TRACT:**

Situated in Delaware County, State of Ohio, Township of Delaware, and being in Range 19, Township 4, Section 1, Lot P, USM Lands and beginning at a railroad spike at the southeast corner of a 13.98 acre tract, Deed Book 285, page 505;

Thence S 38 degrees 45' E along the center line of said County Road No. 101 (Pollock Road) 403.33 feet to the point of curvature of a 20 degrees 47' curve to the right (radius 275.68 feet);

DESCRIPTION FOR CLOSING ONLY  
 APC Approval Required  
 Municipal Approval Required  
 Delaware County Engineer  
 7-28-17

DESCRIPTION APPROVED  
 FOR TRANSFER  
 Chris Bauserman  
 Delaware County Engineer  
 8/3/17

*Exhibit A continued*

Thence along said curve, arc distance 114.03 feet to the point of tangency; thence S 15 degrees 03' E 636.26 feet to a steel pin; thence N 82 degrees 18' W 168.91 feet to the center of the Olentangy River;

Thence N 48 degrees 58' W along the center of said river 999.88 feet to a point; thence N 42 degrees 53' W 258.62 feet to a point being the southwest corner of said 13.98 acre tract; thence N 75 degrees 35' E 649.10 feet to the point of beginning, containing 11.478 acres.

The above described property being subject to all legal highways and easements of record.

TRACT THREE:

Being in Range 19, Township 4, Section 1, Lot P, USM Lands and beginning at a railroad spike at the point of intersection of the north line of Lot P and the centerline of Delaware County Road No. 101 (Pollock Road), being the southeast corner of a 13.98 acre tract, Deed Book 285, page 505;

Thence S 38 degrees 45' E along the center line of said County Road No. 101 (Pollock Road) 403.33 feet to the point of curvature of a 20 degrees 47' curve to the right (radius 275.68 feet); thence along said curve, arc distance 114.03 feet to the point of tangency;

Thence S 15 degrees 03' E 636.26 feet to a steel pin; thence N 82 degrees 18' W 168.91 feet to the center of the Olentangy River; thence N 48 degrees 58' W along the center of said river 999.88 feet to a point; thence N 42 degrees 53' W 258.62 feet to a point being the southwest corner of said 13.98 acre tract being the north line of Lot P;

Thence N 75 degrees 35' E 649.10 feet to the point of beginning, containing 11.478 acres.

Being that part of Parcel No. 2 described in deed of record in Deed Book 285, page 507, Delaware County, Ohio Recorder's Office, lying between the center of the Pollock Road and the center of the Olentangy River.

Both of the above described tracts being subject to all legal highways and easements of record.

TRACT FOUR:

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

Being a part of Lot 10, Lot P, Lot D and Lot C, Section 1, Township 4 and Range 19, U.S.M. Lands;

Beginning at a bolt found set over an old corner stone in the centerline of County Road 91 (Berlin Station Road) where it intersects the common line between Lot D and Lot C; thence along the centerline of said County Road 91, south 10 degrees 53' 05" east a distance of 740.45 feet to a railroad spike set on the northeast corner of an 8.0 acre tract of land owned by Raymond C. and Dorothy Hagaman as described in Deed Book 209 page 487;

Thence along the north line of said 8.0 acre tract, south 79 degrees 46' 40" west (passing over an iron pipe set at 30.00 feet) a total distance of 929.94 feet to an old corner stone found on the westerly line of Lot C; thence north 80 degrees 58' 20" west a distance of 53.62 feet to an iron pipe set on the easterly line of a 74.33 acre tract of land owned by Jack G. Schmidt as described in Deed Book 336, page 1;

Thence along the east line of said 74.33 acre tract and the east line of a 25.0 acre tract North 0 degrees 13' east a distance of 1114.98 feet to an iron pipe set at the southwesterly corner of a tract of land owned by Charles Donovan; thence south 89 degrees 08' 16" east along the south line of said Donovan tract, a distance of 507.09 feet to an iron pipe set on the northwest corner of a 1.00 acre tract of land now or formerly owned by Maude I. Spence as described in Deed Book 327, page 685, Delaware County Recorder's Office;

Thence south 0 degree 45' 45" west a distance of 150.43 feet to an iron pipe set on the southwest corner of aforementioned 1.0 acre tract; thence along the southerly line of said 1.0 acre tract south 89 degrees 08' 16" east (passing over an iron pipe set at 275.26 feet) a total distance of 305.91 feet to a bolt found over an old corner stone in the centerline of County Road 91;

*Exhibit A continued*

Thence along the centerline of said County Road 91, south 10 degrees 53' 05" east a distance of 69.83 feet to the place of beginning.

Containing 20.04 acres more or less of which 0.24 of an acre is in Lot 10, 3.00 acres are in Lot D, 1.03 acres are in Lot P and 14.77 acres are in Lot C.

Subject to all easements and rights-of-way of record.

Surveyed by Franklin D. Stuitt, Registered Surveyor No. 4873.

For Informational Purposes only:  
Property Address: Pollock Road and Berlin Station Rd Delaware, Ohio 43015  
Parcel No.:

EXHIBIT A - *Continued*

**TRACT I: (91.272 acres)**

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lots Sond T, Section 1, Township 4, Range 19, United States Military Lands, and being a 42 acre tract (Tract III) and a 51.76 acre tract (Tract IV), both conveyed to Evelyn J. Stockdale in Deed Book (D.B.) 521, Page 630, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of the said Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Welsler, found in Surveyor Record 10, Page 48, being the southeast corner of the said 42 acre tract, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 6.728 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page B41;

Thence along the centerline of the said Braumiller Road and a south line of the said 42 acre tract the following three (3) courses;

- South 78 degrees 13 minutes 03 seconds West, 828.44 feet to a found railroad spike;
- South 69 degrees 39 minutes 13 seconds West, 130.87 feet to a set "Mag" nail;
- South 79 degrees 27 minutes 09 seconds West, 488.59 feet to a found 5/8" iron pin;

Thence North 85 degrees 28 minutes 00 seconds West, 1668.40 feet, along the centerline of the said Braumiller Road, and a south line of the said 42 acre tract, and a south line of the said 51.76 acre tract, to a set "Mag" nail, being the southeast corner of a 8.000 acre tract conveyed to Michael F. and Terry E. Stockdale in D.B. 523, Page 559;

Thence North 04 degrees 14 minutes 48 seconds East, 538.51 feet, crossing the said 51.76 acre tract and along the east line of the said 8.000 acre tract, passing a set iron pin at 30.00 feet, to a set iron pin, being the northeast corner of the said 5.000 acre tract;

Thence North 84 degrees 50 minutes 18 seconds West, 586.14 feet, crossing the said 51.76 acre tract and along the north line of the said 5.000 acre tract, passing a found 5/8" iron pin at 15.28 feet, passing a found 3/4" iron pipe with a cap stamped "Stulta & Assoc." at 386.92 feet, passing a set "Mag" nail at 417.17 feet, to a point in the centerline of the Orlentangy River, being the northwest corner of the said 5.000 acre tract and a corner of the said 51.76 acre tract;

Thence North 10 degrees 35 minutes 56 seconds East, 630.57 feet, along a west line of the said 51.76 acre tract and the centerline of the said Orlentangy River, to a point, being the northwest corner of the said 51.76 acre tract, the southwest corner of a 50.358 acre tract (Tract I) conveyed to Michael F. and Terry E. Stockdale in D.B. 537, Page 388;

Thence South 85 degrees 39 minutes 52 seconds East, 3076.25 feet, along the north line of the said 51.76 acre tract and of the said 42 acre tract, and the south line of the said 50.358 acre tract, passing a set iron pin at 128.69 feet, a set "Mag" nail at 158.70 feet, and a set iron pin at 188.72 feet, to a set iron pin, being the northeast corner of the said 42 acre tract, the southeast corner of the said 50.358 acre tract, a point in the east line of the said Lot S, and a point in the west line of Lot R and in a west line of a 9.841 acre tract (Tract II) conveyed to Howard Edward Fisher II in D.B. 638, Page 304;

Thence South 04 degrees 49 minutes 28 seconds West, 558.43 feet, along an east line of the said 42 acre tract, the east line of the said Lot S, and along the west line of the said Lot R and of the said 9.841 acre tract, to a point referenced by a found 1" square iron pin (2.03 feet N, 0.43 feet E, 1.2 feet above grade), said point being a corner of the said 42 acre tract, the southeast corner of the said Lot S, the southwest corner of the said 9.841 acre tract and of the said Lot R, the northeast corner of the said Lot T, and the northwest corner of Lot U and of the said 0.351 acre tract;

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

7.28.17

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

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



Exhibit A - Continued

Thence South 04 degrees 01 minutes 18 seconds West, 162.83 feet, along an east line of the said 42 acre tract, the east line of the said Lot T, and the west line of the said Lot U and of the said 0.351 acre tract, passing a set iron pin at 151.65 feet, to the True Point of Beginning, containing 3,976,804 square feet or 91.272 acres, of which 41.232 acres are in Lot T and 50,040 acres are in Lot S, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 8/8" in diameter, 30" long, with a cap stamped "J & J SURVEYING".

**TRACT II: (81.993 acres)**

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lots Q and S, Section 1, Township 4, Range 19, United States Military Lands, and being all of a 50.356 acre tract (Tract I) and all of a 10 acre tract (Tract II), both conveyed to Michael F. and Terry E. Stockdale in Deed Book (D.B.) 537, Page 388, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of Farm Lot T and the centerline of Braumiller Road (80 feet wide), as shown on a survey for David Welsler, found in Surveyors Record 10, Page 48, being the southeast corner of a 42 acre tract conveyed to Evelyn J. Stockdale in D.B. 521, Page 539, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 8.725 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence North 04 degrees 01 minutes 18 seconds East, 162.83 feet, along the east line of the said Farm Lot T, an east line of the said 42 acre tract, the west line of the said Farm Lot U and the said 0.351 acre tract, passing a set iron pin at 31.18 feet, to a point referenced by a found 1" square iron pin (2.03 feet N, 0.43' E, 1.2' above grade), said point being a corner of the said 42 acre tract, the northeast corner of the said Farm Lot T, the northwest corner of the said Farm Lot U and the said 0.351 acre tract, the southeast corner of Farm Lot S, and the southwest corner of Farm Lot R and of a 9.841 acre tract (Tract II) conveyed to Howard Edward Fisher II in D.B. 638, Page 304;

Thence North 04 degrees 49 minutes 28 seconds East, 556.43 feet, along an east line of the said 42 acre tract, the east line of the said Farm Lot S, and the west line of the said Farm Lot R and of the said 9.841 acre tract, to a set iron pin, being the northeast corner of the said 42 acre tract and the southeast corner of the said 50.356 acre tract, and being the True Point of Beginning;

Thence North 85 degrees 39 minutes 52 seconds West, 3875.26 feet, along the south line of the said 50.356 acre tract, the north line of the said 42 acre tract, the north line of a 51.76 acre tract (Tract IV) conveyed to Evelyn J. Stockdale in D.B. 521, Page 329, crossing the said Farm Lot S, passing a set iron pin at 3688.54 feet, a set "Mag" nail at 3718.65 feet, and a set iron pin at 3748.56 feet, to a point in the centerline of the Olentangy River, being the southwest corner of the said 50.356 acre tract, the northwest corner of the said 51.76 acre tract, and a corner of the said Farm Lot S;

Thence North 18 degrees 09 minutes 25 seconds East, 611.69 feet, along the centerline of the said Olentangy River, the west line of the said 50.356 acre tract, and a west line of the said Farm Lot S, to a point, being the northwest corner of the said 50.356 acre tract and of the said Farm Lot S, and being the southwest corner of a 5.936 acre tract conveyed to Randall L. and Camille Orr in D.B. 568, Page 8 and of Farm Lot Q;

Thence South 85 degrees 39 minutes 52 seconds East, 3191.68 feet, along the north line of the said 50.356 acre tract and of the said Farm Lot S, and along the south lines of a 5.836 acre tract conveyed to Randall L. and Camille Orr in D.B. 568, Page 8, of a 17.542 acre tract conveyed to Steven J. and Catherine R. Jeffers in D.B. 572, Page 813, of a 53.46 acre tract conveyed to Mary Maxine Rogers in D.B. 402, Page 692, and of the said Farm Lot Q, to a set iron pin, being the southeast corner of the said 53.46 acre tract and the southwest corner of the said 10 acre tract;

Exhibit A - Continued

Thence North 04 degrees 49 minutes 28 seconds East, 811.83 feet, along the west line of the said 10 acre tract and the east line of the said 53.46 acre tract, crossing the said Farm Lot Q; to a found 3/4" iron pipe with a cap stamped "SL55 RS6612", being the northwest corner of the said 10 acre tract and the southwest corner of a 4.126 acre tract conveyed to Bruce E. and Aldana M. Babbitt in D.B. 658, Page 308;

Thence South 85 degrees 31 minutes 58 seconds East, 542.50 feet, along the north line of the said 10 acre tract and the south line of the said 4.126 acre tract, crossing the said Farm Lot Q, to a found 1" square iron pin (slightly bent), being the northeast corner of the said 10 acre tract, the southeast corner of the said 4.126 acre tract, the southwest corner of a 6.194 acre tract conveyed to Bruce E. and Aldana M. Babbitt in D.B. 486, Page 513, the northwest corner of a 6.502 acre tract conveyed to Howard F. and Genevieve Fisher in D.B. 415, Page 435, and a point in the east line of the said Farm Lot Q and in the west line of the said Farm Lot R;

Thence South 04 degrees 49 minutes 28 seconds West, 1404.68 feet, along the east line of the said 10 acre tract, the east line of the said 50.356 acre tract, the east line of the said Farm Lots Q and S, the west line of the said 8.502 acre tract, the west line of a 7.863 acre tract conveyed to Howard F. and Genevieve Fisher in D.B. 640, Page 332, the west line of a 8.370 acre tract conveyed to M. H. Dakhteh Co., Inc. in D.B. 687, Page 340, the west line of the said 8.841 acre tract, and the west line of the said Farm Lot R, to the True Point of Beginning, containing 2,699,993 square feet or 61,983 acres, of which 10.103 acres are in Farm Lot Q and 61.880 acres are in Farm Lot S, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 28 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".

**TRACT III: (5.000 acres)**

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lot T, Section 1, Township 4, Range 19, United States Military Lands, and being all of a 5.000 acre tract conveyed to Michael F. and Terry E. Stockdale in Deed Book (O.B.) 523, Page 559, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Welsler, found in Surveyors Record 10, Page 48, being the southeast corner of a 42 acre tract (Tract III) conveyed to Evelyn J. Stockdale in D.B. 521, Page 539, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 8.728 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence along the centerline of the said Braumiller Road and a south line of the said 42 acre tract the following three (3) courses;

South 78 degrees 13 minutes 03 seconds West, 929.44 feet to a found railroad spike;

South 69 degrees 39 minutes 13 seconds West, 130.87 feet to a set "Mag" nail;

South 79 degrees 27 minutes 09 seconds West, 489.59 feet to a found 5/8" iron pin;

Thence North 85 degrees 29 minutes 00 seconds West, 1088.40 feet, along the centerline of the said Braumiller Road, a south line of the said 42 acre tract, and a south line of 51.76 acre tract (Tract IV) conveyed to Evelyn J. Stockdale in D.E. 521, Page 329, to a set "Mag" nail, being the southeast corner of the said 5.000 acre and the True Point of Beginning;

Thence North 85 degrees 29 minutes 00 seconds West, 40.28 feet, along the centerline of the said Braumiller Road and a south line of the said 5.000 acre tract, to a found railroad spike, being a corner of the said 5.000 acre tract and the southeast corner of a 1.403 acre tract conveyed to Michael F. and Terry Elaine Stockdale in D.B. 463, Page 616;

Exhibit A- Continued

Thence North 04 degrees 40 minutes 48 seconds East, 238.72 feet, along a line of the said 5,000 acre tract and the east line of the said 1,403 acre tract, to a set iron pin, being a corner of the said 5,000 acre tract and the northeast corner of the said 1,403 acre tract;

Thence North 84 degrees 24 minutes 15 seconds West, 254.40 feet, along a south line of the said 5,000 acre tract and the north line of the said 1,403 acre tract, to a set iron pin, being a corner of the said 5,000 acre tract and the northwest corner of the said 1,403 acre tract;

THENCE South 08 degrees 16 minutes 28 seconds West, 96.77 feet, along a line of the said 5,000 acre tract and the west line of the said 1,403 acre tract, to a set iron pin, being a corner of the said 5,000 acre tract and the northeast corner of a 1.1 acre tract conveyed to Marjorie J. Smale in D.B. 484, Page 85;

Thence North 85 degrees 42 minutes 01 seconds West, 309.84 feet, along a south line of the said 5,000 acre tract and the north line of the said 1.1 acre tract, passing a set "Mag" nail at 174.60 feet and a set iron pin at 204.90 feet, to a point, being the southwest corner of the said 5,000 acre tract and the northwest corner of the said 1.1 acre tract, and being a point in the centerline of the Olentangy River and in the west line of the said Farm Lot T;

Thence North 07 degrees 35 minutes 38 seconds East, 399.90 feet, along the centerline of the said Olentangy River, the west line of the said Farm Lot T, and the west line of the said 5,000 acre tract, to a point, being the northwest corner of the said 5,000 acre tract and a corner of the said 51.76 acre tract;

Thence South 84 degrees 50 minutes 18 seconds East, 586.14 feet, along the north line of the said 5,000 acre tract and crossing the said 51.76 acre tract, passing a set "Mag" nail at 168.97 feet, a found 3/4" iron pipe with a cap stamped "Stults and Assocs." at 199.23 feet, and a found 5/8" iron pin at 570.86 feet, to a set iron pin, being the northeast corner of the said 5,000 acre tract;

Thence South 04 degrees 14 minutes 48 seconds West, 538.51 feet, along the east line of the said 5,000 acre tract and crossing the said 51.76 acre tract, passing a set iron pin at 508.51 feet, to the True Point of Beginning, containing 217,819 square feet or 5,000 acres, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING."

245.867 ACRES

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 10, C, D, and P, Section 1, Township 4, Range 19, United States Military Lands, being all of those 113.27 acres, 11.478 acre, 76.380 acre and 20.04 acre tracts conveyed to Pollock Venture LLC by deeds of record in Official Record 593, Page 1701 and Official Record 593, Page 1689 (all references refer to the Records of the Recorder's Office, Delaware County, Ohio), and being described as follows:

BEGINNING at a magnetic nail set at a southeasterly at a common corner of said 20.04 acre tract, that 5.001 acre tract conveyed to Susan M. Cope, Jean Audrey Cope and Gerald C. Cope by deed of record in Official Record 863, Page 974, that 1.941 acre tract conveyed to Bruce L. and Beverly Hageman by deed of record in Official Record 27, Page 544 and that 1.142 acre tract conveyed to Bruce L. and Beverly Hageman by deed of record in Deed Book 209, Page 487, being the centerline of Berlin Station Road;

thence South 82°25'11" West, with the northerly line of said 1.142 acre tract, with the northerly line of that 4.78 acre tract conveyed to Bruce L. and Beverly Hageman by deed of record in Deed Book 514, Page 512, a distance of 929.69 feet to an iron pin set at a northeasterly corner of that 3.420 acre tract conveyed to Bruce E. and Aldona M. Babbitt by deed of record in Deed Book 615, Page 387;

thence North 86°31'09" West, with the southerly line of said 76.380 acre tract, the northerly line of said 3.420 acre tract, with the northerly line of that 2.355 acre tract conveyed to John Thomas Rogers by deeds of record in Deed Book 562, Page 768 and Official Record 932, Page 1027, the northerly line of those tracts conveyed as Parcel I and Parcel II to William W. And Marcia W. Waterson by deed of record in Official Record 612, Page 2504, a distance of 3923.53 feet to a point set in the centerline of Olenlangy River;

thence with the centerline of said Olenlangy River, the following courses and distances:

North 32°50'30" West, a distance of 4.64 feet to a point;

North 35°30'00" West, a distance of 80.37 feet to a point;

North 48°00'32" West, a distance of 193.02 feet to a point;

North 55°23'22" West, a distance of 196.23 feet to a point;

North 50°43'36" West, a distance of 464.44 feet to a point;

North 62°55'36" West, a distance of 144.47 feet to a point;

North 45°55'36" West, a distance of 97.98 feet to a point;

North 34°22'11" West, a distance of 204.75 feet to a point;

North 25°14'27" West, a distance of 142.52 feet to a point;

North 28°37'34" West, a distance of 216.82 feet to a point;

North 24°15'58" West, a distance of 163.13 feet to a point;

North 35°48'32" East, a distance of 394.10 feet to a point;

North 26°50'25" East, a distance of 280.06 feet to a point and;

North 21°25'50" East, a distance of 164.33 feet to a point at a southeasterly corner of that 107.991 acre tract conveyed to Susan J. Logan by deed of record in Official Record 889, Page 471;

thence South 86°55'32" East, with the northerly line of said 113.27 acre tract, the southerly line of said 107.991 acre tract, (passing a found railroad spike at 277.60") a total distance of 4824.44 feet to an iron pin set at a northwesterly corner of that 3.161 acre tract as conveyed to Seth Nuzum by deed of record in Official Record 1140, Page 2034;

thence South 03°17'31" West, with the easterly line of said 113.27 acre tract, the westerly line of said 3.161 acre tract, the westerly line of that 5.071 acre tract conveyed to Susan Murphy by deed of record in Deed Book 516, Page 75, the westerly line of that 5.00 acre tract as conveyed to Gregory P.

Malenky and Michele E. Carroll by deed of record in Official Record 774, page 1236, and the westerly line of that 3.598 acre tract conveyed to Richard a. Shuler by deed of record in Official Record 1222, Page 2246, a distance of 955.25 feet to an iron pin set at a corner southwestly corner of said 3.598 acre tract;

thence South 86°36'23" East, with the northerly line of said 20.04 acre tract, the southerly line of said 3.598 acre tract, a distance of 506.59 feet to an iron pin set at a northwestly corner of that 1 acre tract conveyed to David G. and Deborah B. Ames by deed of record in Official Record 773, page 2517;

thence South 03°24'16" West, with the easterly line of said 20.04 acre tract, the westerly line of said 1 acre tract, a distance of 150.03 feet to an iron pin set;

thence South 86°29'45" East, the northerly line of said 20.04 acre tract, the southerly line of said 1 acre tract, a distance of 305.91 feet to an iron pin set in the centerline of said Berlin Station Road;

thence South 08°14'08" East, with the easterly line of said 20.04 acre tract, with the centerline of said Berlin Station Road, a distance of 810.29 feet to the POINT OF BEGINNING and containing 245.687 acres of land, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description is based on existing records and an actual field survey performed in January 2004.

The bearings are based on the Centerline of Stratford Road, North 11°16'37" West, as surveyed and described by David B. McCoy in Deed Book 637, Page 28, Recorder's Office, Delaware County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller  
Registered Surveyor No. 8250



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**COMMUNITY IMPACT ASSESSMENT**

Pursuant to Chapter 1191  
City of Delaware Zoning Code

**TERRA ALTA SUBDIVISION**

Applicant and Owner:  
Terra Alta LLC  
148 W. Schrock Road  
Westerville, Ohio 43081

Submitted by:  
Kephart Fisher LLC  
207 N. Fourth Street  
Columbus, Ohio 43215

and

EMH&T  
5500 New Albany Road  
Columbus, Ohio 43054

Dated: February 5, 2020

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## **BACKGROUND AND INTRODUCTION:**

This Community Impact Assessment has been prepared in compliance with Chapter 1191 City of Delaware Zoning Code, as in effect on the date hereof (the “Code”). All section references, paragraph numbering and lettering contained herein correspond to Section 1191.03 of the Code.

This Community Impact Assessment is being submitted in connection with a “Master Application” for rezoning and preliminary development plan approval filed with the City of Delaware, Ohio (“City”) by Terra Alta LLC, an Ohio limited liability company (“Developer”), pertaining to an overall development consisting of three tracts of land as follows; approximately 245.9 acres located between Pollock Road and Berlin Station Road, Delaware, Ohio to be known as “Terra Alta Property”, approximately 69.685 acres located between Pollock Road and Berlin Station Road, Delaware, Ohio to be known as “Rogers Property” and approximately 158.255 acres located at the corner of Pollock Road and Braumiller Road, Delaware, Ohio to be known as “Stockdale Property” (“Terra Alta Property”, “Rogers Property” and “Stockdale Property” are sometimes collectively referred to herein as “Property”). References herein to the “Preliminary Development Plan(s)” and “Traffic Study” refer to those documents, as filed in connection with the Master Application, submitted and on file with the City.

## **1191.03(a) SITE SPECIFIC INFORMATION:**

- (1) **Legal Description.** See attached Addendum 1 for a metes and bounds legal description of the Terra Alta Property, Rogers Property and Stockdale Property.
  - A. **Plat Book and Ownership.** A portion of the Terra Alta Property is platted. The Rogers Property and Stockdale Property are not currently platted. Current record owner of the Property is Terra Alta LLC, an Ohio limited liability company, who acquired title to Terra Alta Property and Stockdale Property in Book 1518, Page 1449 of the Delaware County, Ohio Recorder’s Office and acquired title to Rogers Property in Book 1507, Page 228 of the Delaware County, Ohio Recorder’s Office.
  - B. **Current Land Assessment.** The total current tax assessed value of Terra Alta Property is \$5,840,000, Rogers Property is \$1,184,700 and Stockdale Property is \$4,814,200.
  - C. **Adjacent Parcels Including Ownership.** See attached Addendum 2 for each Terra Alta Property, Rogers Property and Stockdale Property.
  - D. **Covenants, Existing and Proposed.** The Terra Alta Property and Stockdale Property are currently zoned Planned Mixed Use (PMU) Overlay District. The Rogers Property is currently in agricultural use and not subject to any existing covenants and restrictions, however, a rezoning to a Planned Mixed Use (PMU) Overlay District within the existing Agricultural A-1 zoning district for Rogers Property has been filed with the City. A master declaration of covenants, conditions and restrictions will be placed on the Property creating a master homeowner’s association and setting forth various restrictive covenants and various assessments

for the benefit of the entire Property once developed. A New Community Authority (“NCA”) has previously been established for the Property. The NCA will own and maintain all Reserves (except Reserve “A” and Reserve “GG”), entrance features, common open spaces and amenities including pools and clubhouses serving the final, developed Property.

(2) **Location and Access.** The Property consists of approximately 472.9 acres located on the east side of the Olentangy River. Large multi-acre rural residential property borders the Property along its eastern boundary. Pollock Road traverses the Property near its western boundary. The Terra Alta Property has been partially developed and is currently used for residential purposes. Significant portions of the Property are wooded and in their undisturbed natural condition. Several streams are located on the Property including several that originate on the Property and one that traverses the Property in a general north/south direction generally through the western edge of the Property. The Olentangy River borders the Property along its western boundary.

(3) **Adjacent Land Uses.** Lands adjacent to the Property are generally being used for agricultural purposes and large multi-acre rural residential purposes, as shown on the submitted Preliminary Development Plans. The land assessment data for adjoining parcels is set forth on attached Addendum 2.

(4) **Existing Site Land Use.** The Terra Alta Property is currently being developed and used for residential purposes. A significant portion of the Property is forested and in its undisturbed natural state. The Preliminary Development Plan depicts existing land use patterns and current conditions.

(5) **Maps, Charts and Illustrations.** See the Preliminary Development Plan. Reference is also made to the entire Master Application and all its attachments for additional information. The Preliminary Development Plan shows an aerial photograph of existing conditions of the Property.

(6) **Environmental Impacts.**

A. **Topography and Drainage.**

The Property has a rolling topography which drains into five streams. The Preliminary Development Plan shows the location of streams present on the Property. A series of retention basins have been provided on the Preliminary Development Plan and they will meet the detention requirements for the Property as well as providing the final, developed Property with aesthetic features. The preliminary engineering analysis anticipates a storage volume requirement of approximately 28.8 acre feet for the Terra Alta Property and approximately 11.5 acre feet for the Rogers Property, including all off site volumes. The slopes present vary greatly and range between approximately 3% and 50%, with those most dramatic being along the stream banks. Preservation easements are being provided along all streams being protected, thereby precluding the final, developed Property from impacting those areas with the highest slopes.

Of the Terra Alta Property, approximately 8.6 acres are located in floodway, approximately 2.9 acres are in the 100 year floodplain and approximately 1.5 acres are in the 500 year floodplain, as defined by the Federal Emergency Management Agency (FEMA). Of the Rogers Property, approximately 0.2 acres are located in floodway, approximately 0.2 acres are in the 100 year floodplain and approximately 0.2 acres are in the 500 year floodplain, as defined by the Federal Emergency Management Agency (FEMA). Of the Stockdale Property, approximately 2.2 acres are located in floodway, approximately 1.2 acres are in the 100 year floodplain and approximately 0.4 acres are in the 500 year floodplain, as defined by the Federal Emergency Management Agency (FEMA). All acreage within the floodway or floodplains of the Terra Alta Property are located in the approximately 24.5 acres River Park that lies between the Olentangy River and Pollock Road. All acreage within the floodway or floodplains of the Rogers Property are located in Reserve "Q", consisting of approximately 2.4 acres, owned and maintained by the NCA. All acreage within the floodway or floodplains of the Stockdale Property are located in open spaces, consisting of approximately 12.56 acres on the east side of Pollock Road (Reserve "X") owned and maintained by the NCA and approximately 4.06 acres on the west side of Pollock Road (Reserve "GG"), to be dedicated to the City. All development of the Property, except for utilities and associated improvements to Pollock Road, will occur on the east side of Pollock Road and is outside of any regulated floodway, one-hundred year and five-hundred year flood boundary.

**B. Vegetation.**

There are areas of woodland interspersed throughout the Property. A tree survey has been prepared for the Property and is shown in the Preliminary Development Plan.

**C. Soils.**

Soils are indicated for the Property on the submitted Preliminary Development Plans. With the use of central sewer and water, it is anticipated that there will not be any structural limitations for the Development due to soils.

**D. Ecology.**

The Property has both wooded areas and areas without any significant vegetation dispersed across its acreage in a patchwork like pattern. The Development incorporates the wooded areas along with the natural drainage channels into the open space to take best advantage of them as community amenities. Tree preservation zones will be utilized to protect as many of the existing trees as possible. During construction, protective construction fencing will be placed at the drip line of those trees to be saved. Care will be taken to install appropriate erosion control measures to limit any impact to the jurisdictional waters of the United States being protected on the Property.

(7) **Air and Noise Pollution.** Development of the Property will not result in the generation, creation, cause or sustaining of air and noise pollution other than the effects usual and customary to a residential neighborhood. During site development and construction of dwelling units on the Property, there will be occasional dust created and those noises typically associated with the equipment and manpower necessary to develop the Property and construct dwelling units thereon. These noises will be limited generally to daylight working hours.

(8) **Sanitary Sewers and Storm Drainage.** In connection with the development of the Property as a planned residential community, sanitary sewer service will be provided to the entire Property by connection to the City wastewater treatment plant. This connection will occur through the Southeast Highland Sewer. A regional lift station was constructed as a part of the Terra Alta Property within Reserve "E" Section 1 Part 1 Phase A. The Terra Alta Property and Rogers Property is serviced by a gravity sanitary sewer that is extended to the site from the regional lift station. The Stockdale Property is serviced by a 15-inch gravity sanitary sewer that is extended to the site from the existing 30-inch sanitary sewer located east of U.S. 23 Columbus Pike at Pollock Road. Quantities of wastewater generated from the Property will be consistent with residential development.

Stormwater will be managed on site through a system of retention and detention basins, with planned release rates to the streams currently located on the Property. The preliminary engineering analysis done for Terra Alta Property and Rogers Property anticipates a storage volume requirement of approximately 28.8 acre feet for the entire site, including all off site volumes. The quantity and quality of stormwater generated from the Property is consistent with residential development and will be managed in accordance with all City and County water quality regulations.

(9) **Traffic and Parking.** The Property will be developed with a street system generally in accordance with the Preliminary Development Plan. Each single family lot planned for the Property will have at least a 2-car garage and an adjoining driveway to permit on-site parking for multiple vehicles. The condominium and cluster home regimes to be developed on the Property will provide for on-site parking for all vehicles in garages and designated parking areas, as well as visitor parking as may be required by the City. Interior streets on the Property will permit on-street parking of vehicles, with the exception of certain restricted no parking areas to be developed with the City for traffic control and safety purposes. There will be no mass transit available to the Property, consequently, there will be no need for bus stops, weather shelters, etc. There will be a system of sidewalks, walking paths and bike paths throughout the Property as depicted on the Preliminary Development Plans.

Two stub streets along the southern boundary of Terra Alta Property will provide for interconnectivity between Terra Alta Property and future development on adjoining Rogers Property and Stockdale Property. Parking throughout the Property will generally be consistent with residential development. Two stub streets along the southern boundary of Stockdale Property will provide as an exit to the south onto Braumiller Road. All parking will be designed and developed taking into consideration storm runoff, tree preservation



and erosion prevention. Projected traffic counts are included in the Traffic Study delivered to the City with the Master Application.

(10) **View Interference.** That portion of the Property between Pollock Road and Olentangy River, along the western portion of the Property, will be left undeveloped and thus preserving that area in its current natural state and preserving traditional views in the area. Due to the topography of the site east of Pollock Road, much of the site directly abutting Pollock Road to the east will be left undeveloped. A 150 foot building setback has been provided from the centerline of Pollock Road to protect the natural view shed for the Terra Alta Property and the Rogers Property. A 70-foot building setback has been provided from the centerline of Pollock Road to protect the natural view shed for the Stockdale Property. Combined with the rear building line for each lot, dwelling units on the Terra Alta Property will be no closer than 180 feet from the centerline of Pollock Road, for the Rogers Property will be no closer than 300 feet from the centerline of Pollock Road and dwelling units on the Stockdale Property will be no closer than 100 feet from the centerline of Pollock Road, as depicted on the Preliminary Development Plans. Reserves, as shown on the Preliminary Development Plan, will be located on all boundaries of the Property, thus preserving views of the Property from adjoining lands. The stream traversing the Property through its midsection in a generally north/south direction will be maintained with preservation easements. A bike path easement will be dedicated to the City along the open space adjacent to the stream, as depicted on the Preliminary Development Plan.

(11) **Historic Sites.** There are no historic sites or buildings located on the Property or on land adjacent to the Property.

(12) **Compatibility.**

A. The Property will be developed as a planned residential community with compatible but diverse architectural styles in keeping with the final approved development text and the City's goal to provide high quality housing stock to the residents of the City. No buildings will be constructed on the Property in excess of two stories and building massing and proportion will be in keeping with residential development standards of the City. Architectural styles employed on the Property will be compatible with adjoining properties. The Property will be developed with large open spaces throughout, as depicted on the Preliminary Development Plans. A system of sidewalks and pathways will provide for pedestrian access throughout the Property.

B. The Property is being planned and developed consistent with the City's current Comprehensive Plan and will result in a planned residential development in keeping with the City's planning policies.

### **1191.03(b) IMPACT ON PUBLIC SERVICES.**

(1) **Tax Effect.** Tax effects to the City from and after full build out of 870 dwelling units are as follows:

(a) **Real Estate Taxes** –

- i. The Terra Alta Property has a current valuation of \$5,840,000 and full real estate taxes for the 2019 tax year are \$161,000. At full build out, the final, developed Terra Alta Property will have a project value of approximately \$162,000,000. Based on the current system of taxation in the State of Ohio, whereby real property is assessed at 35% of its market value, at full build out, the final, developed Terra Alta Property will have an assessed value for real estate tax purposes of \$56,700,000, an increase of \$54,656,000 over current assessed valuation. Based on the Delaware County Auditor's certified tax rates for 2019 of 2.36% of value, at full build out, the Terra Alta Property will generate real estate tax revenues of \$3,823,200 an increase of approximately \$3,662,200.
- ii. The Rogers Property has a current valuation of \$1,184,700. Full real estate taxes for the 2019 tax year was approximately \$25,650.84. At full build out, the final, developed Rogers Property will have a total sale valuation of \$41,975,000. Based on the current system of taxation in the State of Ohio, whereby real property is assessed at 35% of its market value, at full build out, the final, developed Rogers Property will have an assessed value for real estate tax purposes of \$14,490,000, an increase of \$14,075,355 over current assessed valuation. Based on the Delaware County Auditor's certified tax rates for 2019 of 2.51% of value, at full build out the Rogers Property will generate real estate tax revenues of \$1,053,572.50, an increase of approximately \$1,027,921.66.
- iii. The Stockdale Property is currently assessed for real estate tax purposes on Current Agricultural Use Valuation (CAUV). The Property has a current total valuation of \$4,814,200. Full real estate taxes for the 2019 tax year are \$8,000. At full build out, the final, developed Stockdale Property will have a total sale valuation of \$143,200,000. Based on the current system of taxation in the State of Ohio, whereby real property is assessed at 35% of its market value, at full build out, the final, developed Stockdale Property will have an assessed value for real estate tax purposes of \$50,120,000 an increase of \$48,435,000 over current assessed valuation. Based on the Delaware County Auditor's certified tax rates for 2019, having an effective rate of 2.51%, at full build out, the final, developed Stockdale Property will generate real estate tax revenues of \$3,594,320 an increase of approximately \$3,586,320.

(b) **Income Taxes** – The Delaware City Income Tax is currently 1.85%.

- i. Terra Alta Property and Rogers Property. Assuming full build out of 548 dwelling units, each single family household having an average combined earned income of \$165,000, each empty nester patio household having an average combined earned income of \$140,000 and each condominium household having an average combined earned income of \$140,000, the income tax collected for each household shall be \$3,052.50 for single family and \$2,590 for empty nester patio and condominium households, for a total of approximately \$1,610,332.50 annual income tax collected from the Terra Alta Property and Rogers Property combined.
- ii. Stockdale Property. Assuming full build out of 322 dwelling units, each single family household having a combined earned income of \$200,000 and each empty nester household having a combined earned income of \$150,000, the income tax collected for each household shall be \$3,700 for single family and \$2,775 for empty nester, for a total of \$1,119,250 annual income tax collected from the Stockdale Property.

(2) **Police and Fire.** Police and fire protection needs will be consistent with similar residential developments in the vicinity of the Property.

(3) **Schools.** It is assumed that each single family dwelling unit developed on the Property will generate approximately 1.8 students, each empty nester dwelling unit will generate approximately 0.1 student and each condominium dwelling unit will generate approximately 0.5 students.

- a. Terra Alta Property. Dwelling units within the Terra Alta Property will be served by the Delaware City School District. This will result in an additional 459 students generated for the Delaware City School District from the Terra Alta Property at full build out. The Terra Alta Property is in Precinct 3E of the Delaware City School District and will be served by Conger Elementary School. Students will be transported in accordance with transportation policies of the Delaware City School District.
- b. Rogers Property and Stockdale Property. Dwelling units within the Rogers Property and Stockdale Property will be served by the Olentangy Local School District. This will result in an additional 578.4 additional students generated for the Olentangy School District. Students will be transported in accordance with transportation policies of the Olentangy Local School District.

(4) **Parks and Recreation.** Approximately ±24.5 acres known as Reserve "A" located along the western boundary of the Terra Alta Property abutting the Olentangy River will be dedicated to the City as parkland. Additionally, the Developer shall dedicate to the City ±4.06 acres on the west side of Pollock Road of the Stockdale Property and approximately

0.58 acres on the west side of Pollock Road abutting the Olentangy River of the Rogers Property.

(5) **Traffic Control.** The final, developed Property will be accessed from Terra Alta Drive from the east off of Pollock Road, from the west off of Berlin Station Road and from Braumiller Road to the south. There will be no need for temporary roads or traffic signal improvements. The traffic volumes expected to be generated by the Property will warrant the installation of a 345 foot northbound left turn lane on Berlin Station Road and the installation of a roundabout at Braumiller Road. The new traffic volumes generated are not expected to result in significant impact to intersection operations. There have been some off-site roadway improvements made to Berlin Station Road per Delaware County. A traffic study was submitted to the City with the Master Application.

### **1191.03(c) GENERAL REQUIREMENTS**

(1) **Financial Interest.** At final build out, the Property will have a combined 870 dwelling units and a total estimated project value of \$346,600,000. The Property is owned by Terra Alta LLC, an Ohio limited liability company. Vincent Romanelli is the Managing Member and principal officer of Terra Alta LLC. There is no involvement in the ownership or development of the Property by any elected or appointed official.

A. **Local government assistance requested** – A New Community Authority (“NCA”) has previously been established for the entire Terra Alta development. The NCA will own and maintain all Reserves except Reserve A, entrance features, common open spaces and amenities including pools and clubhouses serving the Terra Alta development.

B. **Future development** – The entire Property will be developed in a series of phases as a planned residential community. Certain sections of the Property may be sold, developed and financed by others during the development cycle.

(2) **Coordination.** The Developer has been working with the City Development Department Staff and various City departments throughout the last year on the Development. The Master Application and its associated materials reflect the outcome of these discussions. The Property has no need to coordinate health services or mass transit.

(3) **Economic Impact.** The development of the Property is consistent with the City’s current Comprehensive Plan by providing high quality housing stock for this planning area of the City. Growth continues in this corridor of the City and this development will help satisfy that need. As discussed elsewhere herein, development of the Property will create a need for increased police and fire protection in this area. Development of the Property will also add users to the City’s wastewater treatment and water systems. Additional short term and long term economic impacts are as follows:

**Short Term –**

- Construction jobs providing job opportunities to persons residing in the City, County and Region.
- Materials purchased for development and construction providing opportunities for local business and tax revenues to the City, County and Region.
- Increased real property values (see Tax Effect above).
- Capacity Fees paid to the City for sewer and water taps are estimated to be \$4,695,720 and \$4,926,800, respectively.
- Impact fees paid to the City are estimated to be \$1,700,550.

**Long Term –**

- Increased income taxes to the City (as set forth in Tax Effect Section 1(b) above).
- At full build out, increased real property taxes to the City (see Tax Effect Section 1(a) above).
- The Property will generate approximately \$7,517,929 in property tax revenue to be split as follows: \$235,820 for Delaware Township, \$153,448 for the City of Delaware and approximately \$7,128,660 for the local school districts, of which \$3,294,617 for the Delaware City School District and \$3,834,042.83 to Olentangy Local School District.

(4) **Construction Scheduling.** It is currently contemplated that site work on the Property for the first phase of the development would commence within 3 months after the City has approved the rezoning and preliminary development plan for the Property. The development of the Property would proceed in phases thereafter. The Property will be developed in approximately 10 phases and full build out should be accomplished in approximately 12 years.

(5) **Adjacent Development.** In planning for the development of the Property, the Developer has provided 2 street connections along the eastern and western boundary of the Property (from Berlin Station Road and Pollock Road, respectively) and two stub streets along the southern boundary of the Property. Utility connections will also be made available to adjoining properties in accordance with City policies. These connections will permit adjoining properties to develop in accordance with the City's current Comprehensive Plan.

(6) **Alternatives.** Given the location of the Property, its proximity to other developments and the City's 2003-2008 Comprehensive Plan requirements for this Planning Area, no alternatives to planned residential development were considered.



ADDENDUM 1

**TERRA ALTA PROPERTY – Legal Description - 245.867 ACRES**

Situated in the State of Ohio, County of Delaware, Township of Delaware, located in Farm Lots 10, C, D, and P, Section 1, Township 4, Range 19, United States Military Lands, being all of those 113.27 acre, 11.478 acre, 76.380 acre and 20.04 acre tracts conveyed to Pollock Venture LLC by deeds of record in Official Record 593, Page 1701 and Official Record 593, Page 1689 (all references refer to the Records of the Recorder's Office, Delaware County, Ohio), and being described as follows:

BEGINNING at a magnetic nail set at a southeasterly at a common corner of said 20.04 acre tract, that 5.001 acre tract conveyed to Susan M. Cope, Jean Audrey Cope and Jerald C. Cope by deed of record in Official Record 863, Page 974, that 1.941 acre tract conveyed to Constance D. Shicks by deed of record in Official Record 27, Page 544 and that 1.142 acre tract conveyed to Bruce L. and Beverly Hagaman by deed of record in Deed Book 209, Page 487, being the centerline of Berlin Station Road;

thence South 82°25'11" West, with the northerly line of said 1.142 acre tract, with the northerly line of that 4.78 acre tract conveyed to Bruce L. and Beverly Hagaman by deed of record in Deed Book 514, Page 512, a distance of 929.69 feet to an iron pin set at a northeasterly corner of that 3.420 acre tract conveyed to Bruce E. and Aldona M. Babbitt by deed of record in Deed Book 615, Page 387;

thence North 86°31'09" West, with the southerly line of said 76.380 acre tract, the northerly line of said 3.420 acre tract, with the northerly line of that 2.355 acre tract conveyed to John Thomas Rogers by deeds of record in Deed Book 562, Page 768 and Official Record 932, Page 1027, the northerly line of those tracts conveyed as Parcel 1 and Parcel II to William W. And Marcia W. Watterson by deed of record in Official Record 612, Page 2504, a distance of 3923.53 feet to a point set in the centerline of Olentangy River;

thence with the centerline of said Olentangy River, the following courses and distances:

North 32°50'30" West, a distance of 4.64 feet to a point;

North 35°30'00" West, a distance of 80.37 feet to a point;

North 48°00'32" West, a distance of 193.02 feet to a point;

North 55°23'22" West, a distance of 196.23 feet to a point;

North 50°43'36" West, a distance of 464.44 feet to a point;

North 62°55'36" West, a distance of 144.47 feet to a point;

North 45°55'36" West, a distance of 97.98 feet to a point;

North 34°22'11" West, a distance of 204.75 feet to a point;

North 25°14'27" West, a distance of 142.52 feet to a point;

North 28°37'34" West, a distance of 216.82 feet to a point;

North 24°15'58" West, a distance of 163.13 feet to a point;

North 35°48'32" East, a distance of 394.10 feet to a point;

North 26°50'25" East, a distance of 280.06 feet to a point and;

North 21°25'50" East, a distance of 164.33 feet to a point at a southeasterly corner of that 107.991 acre tract conveyed to Susan J. Logan by deed of record in Official Record 889, Page 471;

thence South 86°55'32" East, with the northerly line of said 113.27 acre tract, the southerly line of said 107.991 acre tract, (passing a found railroad spike at 277.60') a total distance of 4824.44 feet to an iron pin set at a northwesterly corner of that 3.161 acre tract as conveyed to Seth Nuzum by deed of record in Official Record 1140, Page 2034;

thence South 03°17'31" West, with the easterly line of said 113.27 acre tract, the westerly line of said 3.161 acre tract, the westerly line of that 5.071 acre tract conveyed to Susan Murphy by deed of record in Deed Book 516, Page 75, the westerly line of that 5.00 acre tract as conveyed to Gregory P. Malenky and Michele E. Carroll by deed of record in Official Record 774, page 1236, and the westerly line of that 3.598 acre tract conveyed to Richard a. Shuler by deed of record in Official Record 1222, Page 2246, a distance of 955.25 feet to an iron pin set at a corner southwesterly corner of said 3.598 acre tract;

thence South 86°36'23" East, with the northerly line of said 20.04 acre tract, the southerly line of said 3.598 acre tract, a distance of 506.59 feet to an iron pin set at a northwesterly corner of that 1 acre tract conveyed to David G. and Deborah B. Ames by deed of record in Official Record 773, page 2517;

thence South 03°24'16" West, with the easterly line of said 20.04 acre tract, the westerly line of said 1 acre tract, a distance of 150.03 feet to an iron pin set;

thence South 86°29'45" East, the northerly line of said 20.04 acre tract, the southerly line of said 1 acre tract, a distance of 305.91 feet to an iron pin set in the centerline of said Berlin Station Road;

thence South 08°14'08" East, with the easterly line of said 20.04 acre tract, with the centerline of said Berlin Station Road, a distance of 810.29 feet to the POINT OF BEGINNING and containing 245.687 acres of land, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description is based on existing records and an actual field survey performed in January 2004.

The bearings are based on the Centerline of Stratford Road, North 11°16'37" West, as surveyed and described by David B. McCoy in Deed Book 637, Page 28, Recorder's Office, Delaware County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller  
Registered Surveyor No. 8250

ROGERS PROPERTY – Legal Description



SCIOTO LAND SURVEYING SERVICE

Surveyors

170 North Sandusky Street  
Delaware, Ohio 43015

Phone: 740-348-7577  
Fax: 740-341-7577

Kean E. Colman, P.S. 7848  
John R. Ralston, P.S. 8183  
Fulton, Paoli, Ohio, P.S. 8612

Description of a 69.685 acre Tract  
for John Rogers, Trustee

March 17, 2015

Situated in the City of Delaware, County of Delaware, State of Ohio, being part of Lots P and Q, Quarter-Township 1, Township 4, Range 19 in the United States Military Lands, being all of the remainder of Tracts 1 and 2 conveyed to John Rogers, Trustee in Official Records Volume 1231, Page 340, and being more particularly described as follows:

COMMENCING at a MAG nail set at the intersection of the centerline of Township Road 101 (Pullock Road) and the north line of Lot S, also being the south line of Lot Q, also being on the north line of a 61.983 acre tract (Tract 1) conveyed to LVH, LLC in Official Records Volume 81, Page 1310;

thence along the said north line of Lot S, also being the said south line of Lot Q, also being the said north line of the 61.983 acre tract South 85° 38' 01" East 1590.63 feet to an iron bar set, being the southeast corner of a 17.542 acre tract (Parcel 1) conveyed to Steven J. and Catherine R. Jeffers, Co-Trustees in Official Records Volume 482, Page 2352, also being the TRUE POINT OF BEGINNING of the following described tract;

thence along the east line of the 17.542 acre tract North 94° 18' 38" East 809.45 feet to an iron bar set;

thence along the north line of the said 17.542 acre tract, and along the north line of a 0.304 acre tract (Parcel 2), and along the north line of a 4.650 acre tract (Parcel 1) conveyed to Edward J. and Debra K. Conner in Deed Book 807, Page 336, and along the north line of a 1.151 acre tract conveyed to Charles William Keller, Jr. and Kathleen M. Keller in Official Records Volume 1148, Page 558 North 85° 34' 18" West 1628.35 feet to a point in the center of the Olentangy River (passing a 3/4" iron pipe found at 1499.03 feet and a 5/8" iron bar found at 1549.08 feet), being on the east line of a 3.50 acre tract conveyed to Lynn O. Waltersire in Official Records Volume 1046, Page 93;

thence along the said center of the Olentangy River, also being the said east line of the 3.50 acre tract, and along the east line of a 3.23 acre tract conveyed to Lynn O. Waltersire, Trustee in Official Records Volume 906, Page 1085 North 02° 28' 51" West 377.19 feet, being the southwest corner of a 2.355 acre tract conveyed to John Thomas Rogers in Deed Book 562, Page 768, and Official Records Volume 932, Page 1027;

thence along the south line of the said 2.355 acre tract South 83° 58' 58" East 622.70 feet to a 5/8" iron bar found (Patriage) (passing a MAG nail set at 62.36 feet);

thence along the east line of the said 2.355 acre tract North 13° 42' 05" West 287.48 feet to an iron bar set, being on the south line of a 101.38 acre tract (Tract 2) conveyed to Pullock Venture LLC in Official Records Volume 593, Page 1701;

thence along the said south line of the 101.38 acre tract South 85° 08' 00" East 2552.01 feet to a 5/8" iron bar found (Shores) being the northwest corner of a 3.420 acre tract conveyed to Bruce E. and Aldona M. Babbitt in Deed Book 615, Page 387;

RECEIVED FROM CLERK'S OFFICE  
 REC'D Approved/Registered  
 Surveyor/Professional Registered  
 Delaware County Engineer  
 3-25-15

DESCRIPTION APPROVED  
 FOR TRANSFER  
 Chris Bauserman  
 Delaware County Engineer

Poor Copy As Presented To The  
DELAWARE COUNTY RECORDER

Examined & Dubbed, According to the City

Description of a 69.685 acre Tract  
for John Rogers; Trustee

Page Two

thence along the west line of the said 3.420 acre tract South 04° 10' 16" West 274.12 feet to a 3/8" iron bar found (SLSS), being the northwest corner of a 4.126 acre tract conveyed to Bruce E. and Aldona M. Bobbitt in Deed Book 558, Page 309, also being on the south line of Lot P and the north line of Lot Q;

thence along the west line of the said 4.126 acre tract South 04° 37' 01" West 331.17 feet to a 1/2" iron pipe found (SLSS), being a northwest corner of the aforesaid 61.983 acre tract;

thence along a west line of the said 61.983 acre tract South 04° 53' 51" West 811.70 feet to a wood corner post found, being on the north line of Lot S, also being the south line of Lot Q;

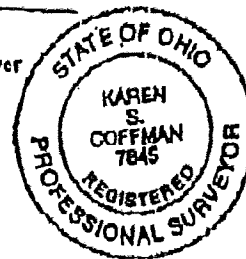
thence along the said north line of Lot S, also being the said south line of Lot Q, also being the said north line of the 61.983 acre tract North 85° 25' 43" West 1504.55 feet to the TRUE POINT OF BEGINNING;

containing 69.685 acres, more or less;

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

Surveyed by Karen S. Coffman, Surveyor, Registration No. 7845 on March 17, 2015. Basis of bearings is the north line of the said property (S 85° 00' 00" E), per Official Records Volume 1231, Page 340. All iron bars set are 5/8" in diameter and are set with a plastic cap marked "SLSS PS 7845".

  
Karen S. Coffman, Surveyor  
Registration No. 7845

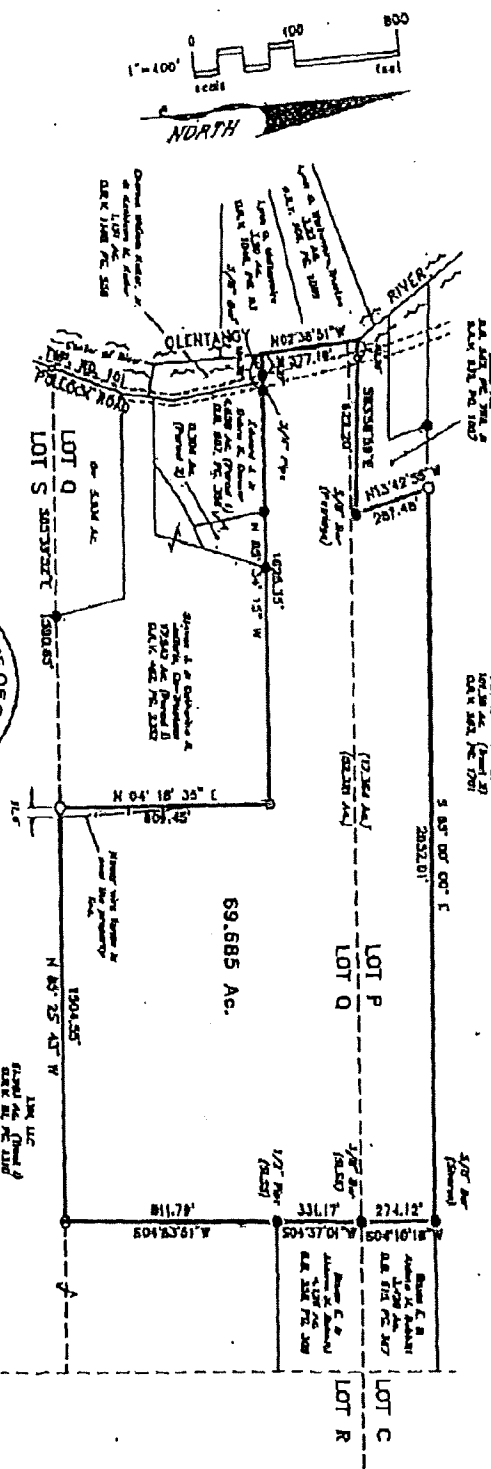


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DELAWARE COUNTY RECORDER



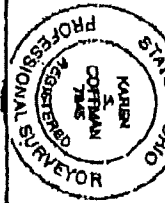
**Scioto Land Surveying Service, Inc.**  
 173 North Sandusky Street, Delaware, Ohio 43015  
 740.326.3277  
 www.sciotolandsurveying.com

**PLAT OF SURVEY FOR**  
**JOHN ROGERS, TRUSTEE**  
 PART OF LOTS P & Q, QUARTER-TOWNSHIP 1,  
 TOWNSHIP 4, RANGE 19, U.S.M.L.  
 CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
 ALL OF THE REMAINDER OF TRACTS 1 & 2  
 O.R.V. 1231, PAGE 340



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CERTIFICATE AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF OHIO. I HAVE NOT BEEN AFFECTED BY ANY INTERESTS, CLAIMS, RIGHTS, RESTRICTIONS AND EASEMENTS, AND I HAVE NOT BEEN AFFECTED BY ANY INTERESTS, CLAIMS, RIGHTS, RESTRICTIONS AND EASEMENTS, AND I HAVE NOT BEEN AFFECTED BY ANY INTERESTS, CLAIMS, RIGHTS, RESTRICTIONS AND EASEMENTS.

**MARCH 17, 2015**  
 DATE OF SURVEY



**LEGEND**  
 O Aids Found  
 B Iron Bar or Pipe Found  
 G Wood Corner Nail Found  
 D Wood Nail Set  
 O 5/8" Iron Bar Set with a granite cap marked 5555 PG 3542

**RECORDS USED**  
 Located on sheets:  
**BASIS OF BEARINGS**  
 North Line of Property's  
 per O.R.V. 1231, PG. 340  
 (S 89° 00' 00" E)

Poor Copy As Presented To The  
 DELAWARE COUNTY RECORDER

017-670CT4001



**STOCKDALE PROPERTY – Legal Description**

EXHIBIT A - Continued

**TRACT I: (91.272 acres)**

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lots Sand T, Section 1, Township 4, Range 19, United States Military Lands, and being a 42 acre tract (Tract III) and a 51.76 acre tract (Tract IV), both conveyed to Evelyn J. Stockdale in Dead Book (D.B.) 621, Page 639, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of the said Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Welser, found in Surveyors Record 10, Page 48, being the southeast corner of the said 42 acre tract, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 9.726 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence along the centerline of the said Braumiller Road and a south line of the said 42 acre tract the following three (3) courses;

South 78 degrees 13 minutes 03 seconds West, 929.44 feet to a found railroad spike;

South 69 degrees 39 minutes 13 seconds West, 130.67 feet to a set "Mag" nail;

South 79 degrees 27 minutes 09 seconds West, 489.59 feet to a found 5/8" iron pin;

Thence North 65 degrees 29 minutes 00 seconds West, 1668.40 feet, along the centerline of the said Braumiller Road, and a south line of the said 42 acre tract, and a south line of the said 51.76 acre tract, to a set "Mag" nail, being the southeast corner of a 5.000 acre tract conveyed to Michael F. and Terry E. Stockdale in D.B. 623, Page 559;

Thence North 04 degrees 14 minutes 48 seconds East, 538.51 feet, crossing the said 51.76 acre tract and along the east line of the said 5.000 acre tract, passing a set iron pin at 30.00 feet, to a set iron pin, being the northeast corner of the said 5.000 acre tract;

Thence North 84 degrees 50 minutes 18 seconds West, 586.14 feet, crossing the said 51.76 acre tract and along the north line of the said 5.000 acre tract, passing a found 5/8" iron pin at 15.28 feet, passing a found 3/4" iron pipe with a cap stamped "Stulls & Assocs." at 386.92 feet, passing a set "Mag" nail at 417.17 feet, to a point in the centerline of the Olenlangy River, being the northwest corner of the said 5.000 acre tract and a corner of the said 51.76 acre tract;

Thence North 10 degrees 35 minutes 58 seconds East, 630.57 feet, along a west line of the said 51.76 acre tract and the centerline of the said Olenlangy River, to a point, being the northwest corner of the said 51.76 acre tract, the southwest corner of a 50.356 acre tract (Tract I) conveyed to Michael F. and Terry E. Stockdale in D.B. 637, Page 388;

Thence South 85 degrees 39 minutes 52 seconds East, 3876.25 feet, along the north line of the said 51.76 acre tract and of the said 42 acre tract, and the south line of the said 50.356 acre tract, passing a set iron pin at 128.69 feet, a set "Mag" nail at 158.70 feet, and a set iron pin at 188.72 feet, to a set iron pin, being the northeast corner of the said 42 acre tract, the southeast corner of the said 50.356 acre tract, a point in the east line of the said Lot S, and a point in the west line of Lot R and in a west line of a 9.841 acre tract (Tract II) conveyed to Howard Edward Fisher II in D.B. 638, Page 304;

Thence South 04 degrees 49 minutes 28 seconds West, 558.43 feet, along an east line of the said 42 acre tract, the east line of the said Lot S, and along the west line of the said Lot R and of the said 9.841 acre tract, to a point referenced by a found 1" square iron pin (2.03 feet N, 0.43 feet E, 1.2 feet above grade), said point being a corner of the said 42 acre tract, the southeast corner of the said Lot S, the southwest corner of the said 9.841 acre tract and of the said Lot R, the northeast corner of the said Lot T, and the northwest corner of Lot U and of the said 0.351 acre tract;

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

7-28-17

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

DESCRIPTION FOR THE...  
Delaware County Engineer

Thence South 04 degrees 01 minutes 18 seconds West, 182.83 feet, along an east line of the said 42 acre tract, the east line of the said Lot T, and the west line of the said Lot U and of the said 0.351 acre tract, passing a set iron pin at 151.65 feet, to the True Point of Beginning, containing 3,975,804 square feet or 81,272 acres, of which 41.232 acres are in Lot T and 60.040 acres are in Lot S, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 28 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J & J SURVEYING".

**TRACT II: (61.983 acres)**

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lots Q and S, Section 1, Township 4, Range 19, United States Military Lands, and being all of a 50.356 acre tract (Tract I) and all of a 10 acre tract (Tract II), both conveyed to Michael F. and Terry E. Stockdale in Deed Book (D.B.) 537, Page 388, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Weiser, found in Surveyors Record 10, Page 48, being the southeast corner of a 42 acre tract conveyed to Evelyn J. Stockdale in D.B. 521, Page 538, the southwest corner of a 0.351 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 6.728 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence North 04 degrees 01 minutes 18 seconds East, 182.83 feet, along the east line of the said Farm Lot T, an east line of the said 42 acre tract, the west line of the said Farm Lot U and the said 0.351 acre tract, passing a set iron pin at 31.18 feet, to a point referenced by a found 1" square iron pin (2.03 feet N, 0.43' E, 1.2' above grade), said point being a corner of the said 42 acre tract, the northeast corner of the said Farm Lot T, the northwest corner of the said Farm Lot U and the said 0.351 acre tract, the southeast corner of Farm Lot S, and the southwest corner of Farm Lot R and of a 9.841 acre tract (Tract II) conveyed to Howard Edward Fisher II in D.B. 638, Page 304;

Thence North 04 degrees 49 minutes 28 seconds East, 558.43 feet, along an east line of the said 42 acre tract, the east line of the said Farm Lot S, and the west line of the said Farm Lot R and of the said 9.841 acre tract, to a set iron pin, being the northeast corner of the said 42 acre tract and the southeast corner of the said 50.356 acre tract, and being the True Point of Beginning;

Thence North 85 degrees 39 minutes 52 seconds West, 3875.25 feet, along the south line of the said 50.356 acre tract, the north line of the said 42 acre tract, the north line of a 51.76 acre tract (Tract IV) conveyed to Evelyn J. Stockdale in D.B. 521, Page 328, crossing the said Farm Lot S, passing a set iron pin at 3688.54 feet, a set "Mag" nail at 3716.55 feet, and a set iron pin at 3746.58 feet, to a point in the centerline of the Olentangy River, being the southwest corner of the said 50.356 acre tract, the northwest corner of the said 51.76 acre tract, and a corner of the said Farm Lot S;

Thence North 18 degrees 09 minutes 25 seconds East, 611.69 feet, along the centerline of the said Olentangy River, the west line of the said 50.356 acre tract, and a west line of the said Farm Lot S, to a point, being the northwest corner of the said 50.356 acre tract and of the said Farm Lot S, and being the southwest corner of a 5.936 acre tract conveyed to Randall L. and Camille Orr in D.B. 568, Page 8 and of Farm Lot Q;

Thence South 85 degrees 39 minutes 52 seconds East, 3191.68 feet, along the north line of the said 50.356 acre tract and of the said Farm Lot S, and along the south lines of a 5.936 acre tract conveyed to Randall L. and Camille Orr in D.B. 568, Page 8, of a 17.542 acre tract conveyed to Steven J. and Catherine R. Jeffers in D.B. 572, Page 813, of a 53.46 acre tract conveyed to Mary Maxine Rogers in D.B. 402, Page 692, and of the said Farm Lot Q, to a set iron pin, being the southeast corner of the said 53.46 acre tract and the southwest corner of the said 10 acre tract;

Thence North 04 degrees 49 minutes 28 seconds East, 811.83 feet, along the west line of the said 10 acre tract and the east line of the said 53.46 acre tract, crossing the said Farm Lot Q; to a found 3/4" iron pipe with a cap stamped "SLSS R56612", being the northwest corner of the said 10 acre tract and the southwest corner of a 4.126 acre tract conveyed to Bruce E. and Aldana M. Babbitt in D.B. 558, Page 309;

Thence South 85 degrees 31 minutes 58 seconds East, 542.50 feet, along the north line of the said 10 acre tract and the south line of the said 4.126 acre tract, crossing the said Farm Lot Q, to a found 1" square iron pin (slightly bent), being the northeast corner of the said 10 acre tract, the southeast corner of the said 4.126 acre tract, the southwest corner of a 6.194 acre tract conveyed to Bruce E. and Aldana M. Babbitt in D.B. 486, Page 513, the northwest corner of a 8.502 acre tract conveyed to Howard F. and Genevieve Fisher in D.B. 415, Page 435, and a point in the east line of the said Farm Lot Q and in the west line of the said Farm Lot R;

Thence South 04 degrees 49 minutes 28 seconds West, 1404.58 feet, along the east line of the said 10 acre tract, the east line of the said 50.356 acre tract, the east line of the said Farm Lots Q and G, the west line of the said 6.502 acre tract, the west line of a 7.863 acre tract conveyed to Howard F. and Genevieve Fisher in D.B. 640, Page 332, the west line of a 8.370 acre tract conveyed to M. H. Dakhteh Co., Inc. in D.B. 667, Page 340, the west line of the said 9.841 acre tract, and the west line of the said Farm Lot R, to the True Point of Beginning, containing 2,899,993 square feet or 61.983 acres, of which 10.103 acres are in Farm Lot Q and 51.880 acres are in Farm Lot S, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 65 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".

**TRACT III: 15,000 acres**

Situated in the State of Ohio, County of Delaware, Township of Delaware, being a part of Farm Lot T, Section 1, Township 4, Range 19, United States Military Lands, and being all of a 5,000 acre tract conveyed to Michael F. and Terry E. Stockdale in Deed Book (O.B.) 523, Page 559, Delaware County Recorder's Office;

All records referred to are those of record in the Delaware County Recorder's Office;

Beginning at a found 3/4" iron pipe (poor condition) at the intersection of the east line of Farm Lot T and the centerline of Braumiller Road (60 feet wide), as shown on a survey for David Welsch, found in Surveyors Record 10, Page 48, being the southeast corner of a 42 acre tract (Tract III) conveyed to Evelyn J. Stockdale in D.B. 521, Page 539, the southwest corner of a 0.361 acre tract (Tract I) conveyed to Howard Edward Fisher II in D.B. 638, Page 304, the northeast corner of a 6.726 acre tract (Tract I) and the northwest corner of a 3.294 acre tract (Tract II), both conveyed to John A. and Lois Jeanne Mason in D.B. 487, Page 841;

Thence along the centerline of the said Braumiller Road and a south line of the said 42 acre tract the following three (3) courses;

South 78 degrees 13 minutes 03 seconds West, 929.44 feet to a found railroad spike;

South 69 degrees 39 minutes 13 seconds West, 130.87 feet to a set "Mag" nail;

South 79 degrees 27 minutes 09 seconds West, 489.59 feet to a found 5/8" iron pin;

Thence North 85 degrees 29 minutes 00 seconds West, 1868.40 feet, along the centerline of the said Braumiller Road, a south line of the said 42 acre tract, and a south line of 51.76 acre tract (Tract IV) conveyed to Evelyn J. Stockdale in D.E. 521, Page 329, to a set "Mag" nail, being the southeast corner of the said 5,000 acre and the True Point of Beginning;

Thence North 85 degrees 29 minutes 00 seconds West, 40.28 feet, along the centerline of the said Braumiller Road and a south line of the said 5,000 acre tract, to a found railroad spike, being a corner of the said 5,000 acre tract and the southeast corner of a 1.403 acre tract conveyed to Michael F. and Terry Elaine Stockdale in D.B. 463, Page 618;

Thence North 04 degrees 40 minutes 48 seconds East, 238.72 feet, along a line of the said 5.000 acre tract and the east line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northeast corner of the said 1.403 acre tract;

Thence North 84 degrees 24 minutes 15 seconds West, 254.40 feet, along a south line of the said 5.000 acre tract and the north line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northwest corner of the said 1.403 acre tract;

THENCE South 08 degrees 15 minutes 28 seconds West, 96.77 feet, along a line of the said 5.000 acre tract and the west line of the said 1.403 acre tract, to a set iron pin, being a corner of the said 5.000 acre tract and the northeast corner of a 1.1 acre tract conveyed to Marjorie J. Smale in D.B. 484, Page 85;

Thence North 85 degrees 42 minutes 01 seconds West, 309.84 feet, along a south line of the said 5.000 acre tract and the north line of the said 1.1 acre tract, passing a set "Mag" nail at 174.60 feet and a set iron pin at 204.90 feet, to a point, being the southwest corner of the said 5.000 acre tract and the northwest corner of the said 1.1 acre tract, and being a point in the centerline of the Olentangy River and in the west line of the said Farm Lot T;

Thence North 07 degrees 35 minutes 38 seconds East, 399.90 feet, along the centerline of the said Olentangy River, the west line of the said Farm Lot T, and the west line of the said 5.000 acre tract, to a point, being the northwest corner of the said 5.000 acre tract and a corner of the said 51.76 acre tract;

Thence South 84 degrees 50 minutes 18 seconds East, 586.14 feet, along the north line of the said 5.000 acre tract and crossing the said 51.76 acre tract, passing a set "Mag" nail at 168.97 feet, a found 3/4" iron pipe with a cap stamped "Stults and Assocs." at 199.23 feet, and a found 5/8" iron pin at 570.86 feet, to a set iron pin, being the northeast corner of the said 5.000 acre tract;

Thence South 04 degrees 14 minutes 48 seconds West, 538.51 feet, along the east line of the said 5.000 acre tract and crossing the said 51.76 acre tract, passing a set iron pin at 508.51 feet, to the True Point of Beginning, containing 217,819 square feet or 5.000 acres, according to a survey by J & J Surveying Services, Inc. in February of 2000;

The basis of bearings is the centerline of Braumiller Road as being North 85 degrees 29 minutes 00 seconds West, as shown on the plat of the said Butler Addition, and is used to denote angles only. All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING."

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**ADDENDUM 2**  
**Terra Alta Property Adjacent Owners**

Jesse Jake & Jean G Ball  
1989 Stratford Road  
Delaware, Ohio 43015  
Parcel # 419-130-03-004-000  
- Market Value: \$288,200  
Parcel # 419-130-03-003-000  
- Market Value: \$25,700

Barbara L Martin  
1901 Stratford Road  
Delaware, Ohio 43015  
Parcel # 419-130-03-002-000  
- Market Value: \$176,700

Forest Brooke Investment LLC  
1515 Lake Shore Drive  
Columbus, Ohio 43204  
Parcel # 419-130-03-001-567  
- Market Value: \$64,100

Arlington Avenue Holdings LLC  
7226 Kathleen Circle  
Reynoldsburg, Ohio 43068  
Parcel # 419-124-02-015-516  
- Market Value: \$46,300

Preservation Park District of Delaware  
County Ohio  
2656 Hogback Road  
Sunbury, Ohio 43074  
Parcel # 419-124-01-007-000  
- Market Value: \$1,618,700

Gregory and Macy Layer  
1496 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-02-001-000  
- Market Value: \$197,700  
Parcel #419-140-02-001-001  
- Market Value: \$50,200

Gregory P Malenky and Michele E Carroll  
1520 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-02-002-000  
- Market Value: \$251,100

Richard A Shuler  
1544 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-02-004-000  
- Market Value: \$74,800

David G and Deborah B Ames  
PO Box 527  
Delaware, Ohio 43015  
Parcel # 419-140-02-005-000  
- Market Value: \$153,500

Eileen M Rhonemus Trustee  
1573 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-01-004-000  
- Market Value: \$309,800

Jeffrey and Bliss Osick  
1593 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-01-005-000  
- Market Value: \$280,600

Gebhard W Jr and Shirley M Keny  
1609 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-01-005-005  
- Market Value: \$257,800

Joseph and Sandra J Hamilton  
1627 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-01-005-006  
- Market Value: \$410,300

Michael G and Patricia M McGee  
1653 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-01-005-001  
- Market Value: \$312,800

Mor Cohen  
1675 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-01-006-001  
- Market Value: \$19,400

Beverly Hagaman  
1686 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-02-008-000  
- Market Value: \$205,700  
Parcel # 419-140-02-007-000  
- Market Value: \$14,500  
Parcel # 419-140-02-010-000  
- Market Value: \$56,100

Bruce E and Aldona M Babbitt Trustees  
1720 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-02-013-000  
- Market Value: \$65,400

Terra Alta LLC  
148 W Schrock Road  
Westerville, Ohio 43081  
Parcel # 419-140-02-029-000  
- Market Value: \$259,100

John Thomas Rogers  
2065 Pollock Road  
Delaware, Ohio 43015  
Parcel # 419-130-01-007-000  
- Market Value: \$274,200

William W and Marcia W Watterson  
2041 Pollock Road  
Delaware, Ohio 43015  
Parcel # 419-130-01-005-000  
- Market Value: \$358,900  
Parcel # 419-130-01-006-000  
- Market Value: \$9,900

Lots already sold within Terra Alta:

Parcel Number: 41913030010000  
Owner Name: METZ MELINDA & BRIAN  
Address: 235 PASSINA CT, DELAWARE  
43015  
Acreage: 0.491  
Market Value: \$78,000

Parcel Number: 41913030009000  
Owner Name: GREGORY ASHLEY MARIE &  
KENNETH CHARLES  
Address: 233 PASSINA CT, DELAWARE  
43015  
Acreage: 0.311  
Market Value: \$74,300

Parcel Number: 41913030007000  
Owner Name: GARRITANO PETRINA &  
CHASTAIN ROBERT  
Address: 223 PASSINA CT, DELAWARE  
43015  
Acreage: 0.288  
Market Value: \$67,500

Parcel Number: 41913030005000  
Owner Name: NVR INC  
Address: 215 PASSINA CT, DELAWARE  
43015  
Acreage: 0.288  
Market Value: \$67,500

Parcel Number: 41913030004000  
Owner Name: PARISI JOSEPH V & DONNA J  
Address: 211 PASSINA CT, DELAWARE  
43015  
Acreage: 0.323  
Market Value: \$67,500  
Parcel Number: 41913030014000  
Owner Name: NVR INC  
Address: 230 PASSINA CT, DELAWARE  
43015  
Acreage: 0.284  
Market Value: \$74,300



Parcel Number: 41913030015000  
Owner Name: MILLER JAY RICHARD &  
CHRISTINA J  
Address: 224 PASSINA CT, DELAWARE  
43015  
Acreage: 0.301  
Market Value: \$67,500

Parcel Number: 41913030026000  
Owner Name: NVR INC  
Address: 106 FIRENZE RD, DELAWARE  
43015  
Acreage: 0.259  
Market Value: \$67,500

Parcel Number: 41913026003000  
Owner Name: CHALTON NICHOLAS E C  
Address: 107 FIRENZE RD, DELAWARE  
43015  
Acreage: 0.279  
Market Value: \$170,000

Parcel Number: 41913026007000  
Owner Name: LOPRESTI DEBORAH C &  
DOMINIC J TRUSTEES  
Address: 517 PRATO CT, DELAWARE 43015  
Acreage: 0.259  
Market Value: \$74,300

Parcel Number: 41913026006000  
Owner Name: ALLEN KEITH EDWARD &  
MAUREEN KELLEY  
Address: 523 PRATO CT, DELAWARE 43015  
Acreage: 0.250  
Market Value: \$74,300

Parcel Number: 41913026011000  
Owner Name: FINLEY DANIEL S & LAURA  
R  
Address: 512 PRATO CT, DELAWARE 43015  
Acreage: 0.275  
Market Value: \$67,500

Parcel Number: 41913026010000  
Owner Name: NVR INC  
Address: 518 PRATO CT, DELAWARE 43015  
Acreage: 0.259  
Market Value: \$74,300

Parcel Number: 41913026009000  
Owner Name: SHAW KIMBERLY J  
Address: 524 PRATO CT, DELAWARE 43015  
Acreage: 0.250  
Market Value: \$74,300

Parcel Number: 41913026014000  
Owner Name: ROCKFORD HOMES INC  
Address: 181 FIRENZE RD, DELAWARE  
43015  
Acreage: 0.279  
Market Value: \$67,500

Parcel Number: 41913027007000  
Owner Name: ROCKFORD HOMES INC  
Address: 190 FIRENZE RD, DELAWARE  
43015  
Acreage: 0.379  
Market Value: \$67,500

Parcel Number: 41913027002000  
Owner Name: ROCKFORD HOMES INC  
Address: 160 FIRENZE RD, DELAWARE  
43015  
Acreage: 0.345  
Market Value: \$67,500

Parcel Number: 41913029009000  
Owner Name: ROCKFORD HOMES INC  
Address: 342 PASSINA RD, DELAWARE  
43015  
Acreage: 0.288  
Market Value: \$67,500

Parcel Number: 41913029010000  
Owner Name: BRENNER JUSTIN & BROOKE  
Address: 348 PASSINA RD, DELAWARE  
43015  
Acreage: 0.288  
Market Value: \$67,500

Parcel Number: 41913031001000  
Owner Name: GILLIGAN CHARLES A &  
BONNIE L  
Address: 326 PRATO RD, DELAWARE 43015  
Acreage: 0.286  
Market Value: \$67,500

## Rogers Property Adjacent Owners

John Thomas Rogers  
2065 Pollock Road  
Delaware, Ohio 43015  
Parcel # 419-130-01-007-000

William w and Marcia W Watterson  
2041 Pollock Road  
Delaware, Ohio 43015  
Parcel # 419-130-01-005-000

Terra Alta LLC  
148 W Schrock Road  
Westerville, Ohio 43081  
Parcel # 419-130-30-001-000  
Parcel # 419-130-31-004-000  
Parcel # 419-130-31-003-000  
Parcel # 419-130-31-005-000  
Parcel # 419-130-29-001-000  
Parcel # 419-130-01-003-000  
Parcel # 419-140-02-025-000

Bruce E and Aldona M Babbitt Trustees  
1720 Berlin Station Road  
Delaware, Ohio 43015  
Parcel # 419-140-02-013-000

Steven J and Catherine R Jefferis Trustees  
2325 Pollock Road  
Delaware, Ohio 43015  
Parcel # 419-140-02-027-000

Edward J and Debra K Connor  
2251 Pollock Road  
Delaware, Ohio 43015  
Parcel # 419-130-01-008-000  
Parcel # 419-130-01-009-000

Jesse R and Laurie C Ada  
2234 Pollock Road  
Delaware, Ohio 43015  
Parcel # 419-130-01-011-000

Brian and Erik Waltermire  
2209 Stratford Road  
Delaware, Ohio 43015  
Parcel # 419-130-03-005-001  
Parcel # 419-130-03-005-002

Jessie Jake K and Jean G Ball  
1989 Stratford Road  
Delaware, Ohio 43015  
Parcel # 419-130-03-005-000

## Stockdale Property Adjacent Owners

Parcel Number: 41914002028000  
Owner Name: TERRA ALTA LLC  
Address: POLLOCK RD DELAWARE OH 43015  
Acreage: 53.460  
Market Value: \$925,600

Parcel Number: 41914002027000  
Owner Name: JEFFERIS STEVEN J & CATHERINE R CO-TRUSTEES  
Address: 2325 POLLOCK RD, DELAWARE 43015  
Acreage: 18.160  
Market Value: \$572,400

Parcel Number: 41913001012000  
Owner Name: ORR RANDALL L CAMILLE  
Address: 2341 POLLOCK RD, DELAWARE 43015  
Acreage: 5.936  
Market Value: \$574,200

Parcel Number: 41914002013000  
Owner Name: BABBITT BRUCE E & ALDONA M TRUSTEES  
Address: BERLIN STATION RD DELAWARE OH 43015  
Acreage: 7.546  
Market Value: \$65,400

Parcel Number: 41914002012000  
Owner Name: BABBITT BRUCE E & ALDONA M TRUSTEES  
Address: BERLIN STATION RD DELAWARE OH 43015  
Acreage: 6.550  
Market Value: \$75,100

Parcel Number: 41914002014001  
Owner Name: RAY RICHARD A & MONIKA  
Address: 1778 BERLIN STATION RD, DELAWARE 43015  
Acreage: 9.990  
Market Value: \$202,400

Parcel Number: 41914002016002  
Owner Name: RAY RICHARD A & MONIKA A  
Address: BERLIN STATION RD DELAWARE OH 43015  
Acreage: 1.838  
Market Value: \$14,400

Parcel Number: 41914002017003  
Owner Name: CERMAK CRAIG R & AMY M  
Address: 1838 BERLIN STATION RD, DELAWARE 43015  
Acreage: 3.667  
Market Value: \$355,500

Parcel Number: 41914002022003  
Owner Name: SMITH STEVEN L & JOYCE L  
Address: 1557 BRAUMILLER RD, DELAWARE 43015  
Acreage: 5.006  
Market Value: \$356,600

Parcel Number: 41914002022004  
Owner Name: WALSH COURTNEY & DANIEL E  
Address: 1553 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.618  
Market Value: \$286,100

Parcel Number: 41914002022001  
Owner Name: FEATHERSTONE JAMES E & PATRICIA M  
Address: 1501 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.477  
Market Value: \$148,300

Parcel Number: 41914003016000  
Owner Name: MASELLI FRANCIS R JR & MINDY L  
Address: 1478 BRAUMILLER RD, DELAWARE 43015  
Acreage: 2.200  
Market Value: \$290,000

Parcel Number: 41914003015000  
Owner Name: SOMMER ALLAN J & ERIN W  
Address: BRAUMILLER RD DELAWARE OH 43015  
Acreage: 0.526  
Market Value: \$8,400

Parcel Number: 41914003014000  
Owner Name: SOMMER ALLAN J & ERIN W  
Address: 1420 BRAUMILLER RD, DELAWARE 43015  
Acreage: 4.210  
Market Value: \$268,900

Parcel Number: 41914003013000  
Owner Name: GRAY GARY W & CAROLE L  
Address: 1320 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.245  
Market Value: \$203,900

Parcel Number: 41914003012000  
Owner Name: PIRIE RICHARD W & KIMBERLY M  
Address: 1232 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.770  
Market Value: \$371,300

Parcel Number: 41914003011000  
Owner Name: BOHMAN CHARLES & JO ELLEN  
Address: 0  
Acreage: 1.165  
Market Value: \$24,800

Parcel Number: 41914003010000  
Owner Name: BOHMAN CHARLES & JO ELLEN  
Address: 1100 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.097  
Market Value: \$315,500

Parcel Number: 41914003009000  
Owner Name: BOHMAN CHARLES & JO ELLEN  
Address: 0  
Acreage: 1.116  
Market Value: \$23,800

Parcel Number: 41914003008000  
Owner Name: KOERBER DARREL L & BOUDREAUX L E  
Address: 998 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.232  
Market Value: \$281,000

Parcel Number: 41914003007000  
Owner Name: HUTSON BRADLEY J  
Address: 960 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.399

Parcel Number: 41914003006000  
Owner Name: TUCKER MICHAEL  
Address: 884 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.243  
Market Value: \$272,600

Parcel Number: 41914003005000  
Owner Name: HOFFMAN ROBERT P & LYNN V  
Address: 862 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.380  
Market Value: \$244,700

Parcel Number: 41914003004000  
Owner Name: METHODIST THEOLOGICAL SCHOOL IN OHIO  
Address: BRAUMILLER RD DELAWARE OH 43015  
Acreage: 0.457  
Market Value: \$6,900

Parcel Number: 41914003003000  
Owner Name: SCHWELLER JEROME C & LINDA A  
Address: 0  
Acreage: 1.359  
Market Value: \$58,200

Parcel Number: 41914003002000  
Owner Name: SCHWELLER JEROME C & LINDA A  
Address: 752 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.685  
Market Value: \$211,200

Parcel Number: 41914003001000  
Owner Name: REED BUTTONS A  
Address: 520 BRAUMILLER RD, DELAWARE 43015  
Acreage: 5.400  
Market Value: \$295,000

Parcel Number: 41914003001001  
Owner Name: LEWIS JONATHAN C & VICKI J  
Address: BRAUMILLER RD DELAWARE OH 43015  
Acreage: 1.598  
Market Value: \$55,900

Parcel Number: 41913002001000  
Owner Name: LEWIS JONATHAN C & HALE VICKI J  
Address: 464 BRAUMILLER RD, DELAWARE 43015  
Acreage: 3.000  
Market Value: \$242,900

Parcel Number: 41913002002000  
Owner Name: METHODIST THEOLOGICAL SCHOOL IN OHIO  
Address: BRAUMILLER RD DELAWARE OH 43015  
Acreage: 1.200  
Market Value: \$36,200

Parcel Number: 41913002003000  
Owner Name: WARD RONALD P & DEBRA J  
Address: 386 BRAUMILLER RD, DELAWARE 43015  
Acreage: 0.800  
Market Value: \$144,400

Parcel Number: 41913002004000  
Owner Name: DEVER ELAINE L TRUSTEE  
Address: 2885 POLLOCK RD, DELAWARE 43015  
Acreage: 5.707  
Market Value: \$268,500



Parcel Number: 41913001015000  
Owner Name: FRANCE JAMES A & KRISTINE  
Address: 357 BRAUMILLER RD, DELAWARE 43015  
Acreage: 1.400  
Market Value: \$219,500

Parcel Number: 41913001016000  
Owner Name: BARTLETT CYNTHIA S & HANSON REBECCA H  
Address: 2753 POLLOCK RD, DELAWARE 43015  
Acreage: 1.100

Parcel Number: 41913003031000  
Owner Name: 4EACH PROPERTIES LLC  
Address: 2815 STRATFORD RD, DELAWARE 43015  
Acreage: 4.040  
Market Value: \$2,863,800

Parcel Number: 41913003030000  
Owner Name: 4EACH PROPERTIES LLC  
Address: 2723 STRATFORD RD, DELAWARE 43015  
Acreage: 0.966  
Market Value: \$408,400

Parcel Number: 41913003029000  
Owner Name: RAY KEITH  
Address: 2691 STRATFORD RD, DELAWARE 43015  
Acreage: 0.000  
Market Value: \$170,900

Parcel Number: 41913003028000  
Owner Name: LONG REAL ESTATE INC  
Address: 2683 STRATFORD RD, DELAWARE 43015  
Acreage: 0.170  
Market Value: \$45,900

Parcel Number: 41913003027000  
Owner Name: CLARK SHERRY  
Address: 2665 STRATFORD RD, DELAWARE 43015  
Acreage: 0.388  
Market Value: \$78,700

Parcel Number: 41913003026000  
Owner Name: DAVENPORT LEE ANN M  
Address: 2643 STRATFORD RD, DELAWARE 43015  
Acreage: 0.483  
Market Value: \$126,600

Parcel Number: 41913003025001  
Owner Name: WILLIAMS DANIEL J & GINGER SEALEY  
Address: STRATFORD RD DELAWARE OH 43015  
Acreage: 0.430  
Market Value: \$1,200

Parcel Number: 41913003024000  
Owner Name: PUSECKER DAVID E & PATRICIA M  
Address: 2609 STRATFORD RD, DELAWARE 43015  
Acreage: 0.996

Parcel Number: 41913003022000  
Owner Name: DELAWARE COUNTY HISTORICAL SOCIETY INC  
Address: 2571 STRATFORD RD, DELAWARE 43015  
Acreage: 0.761  
Market Value: \$42,000

Parcel Number: 41913003021000  
Owner Name: SEALEY JEAN E  
Address: 2545 STRATFORD RD, DELAWARE 43015  
Acreage: 0.498  
Market Value: \$116,600

Parcel Number: 41913003020000  
Owner Name: SEALEY JEAN E  
Address: 2523 STRATFORD RD, DELAWARE 43015  
Acreage: 0.440  
Market Value: \$94,500

Parcel Number: 41913003019000  
Owner Name: PLUMMER ROGER DDS & KATHLEEN W  
Address: 2505 STRATFORD RD, DELAWARE 43015  
Acreage: 0.440  
Market Value: \$145,200

Parcel Number: 41913003017001  
Owner Name: SEALEY MICHAEL N & SANDRA L  
Address: STRATFORD RD DELAWARE OH 43015  
Acreage: 0.304  
Market Value: \$600

Parcel Number: 41913003017000  
Owner Name: NEAL MICHAEL J & SUSAN H  
Address: STRATFORD RD DELAWARE OH 43015  
Acreage: 0.329  
Market Value: \$1,100

Parcel Number: 41913003015000  
Owner Name: FOUST DAVID  
Address: STRATFORD RD DELAWARE OH 43015  
Acreage: 0.930  
Market Value: \$1,200

Parcel Number: 41913003013000  
Owner Name: GREINER KENNETH H MARTHA R  
Address: STRATFORD RD DELAWARE OH 43015  
Acreage: 0.239  
Market Value: \$3,200

Parcel Number: 41913003009000  
Owner Name: NEAL MICHAEL J & SUSAN H  
Address: 2367 STRATFORD RD, DELAWARE 43015  
Acreage: 7.869  
Market Value: \$371,000

Parcel Number: 41913001012000  
Owner Name: ORR RANDALL L CAMILLE  
Address: 2341 POLLOCK RD, DELAWARE 43015  
Acreage: 5.936  
Market Value: \$574,200

Parcel Number: 41914002027000  
Owner Name: JEFFERIS STEVEN J & CATHERINE R CO-TRUSTEES  
Address: 2325 POLLOCK RD, DELAWARE 43015  
Acreage: 18.160  
Market Value: \$572,400





## PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2020-0225

REQUEST: Combined Preliminary & Final Development Plan

PROJECT: Sheetz

MEETING DATE: March 4, 2020

### APPLICANT/OWNER

Skilken Gold Real Estate Development  
4270 Morse Road  
Columbus, Ohio 43230

### REQUEST

2020-0225: A request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located at 700 Sunbury Road (US 36/37) on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres.

### PROPERTY LOCATION & DESCRIPTION

The subject two properties are located on the southwest corner of Sunbury Road (US 36/37) and Mill Run Crossing at 700 Sunbury Road. The subject site is zoned B-4 (General Business District) along Sunbury Road (approximately 350 feet from right-of-way) and B-3 (Community Business District) for the remainder of the property. The zoning to the north, south and east is B-3 while the zoning to the west is B-4 and B-3.

### BACKGROUND

The applicant is proposing to raze the existing two buildings (former Delaware Marine and tobacco shop) on the site and construct an approximate 6,007 square foot gas station and restaurant with a drive thru on the 4.6-acre site. The gas station would be accessed by a right-in/right-out curb cut on Sunbury Road (US 36/37) and a full movement curb cut on Mill Road Run Crossing. The drive thru for the restaurant would be on the southern elevation of the building. The gas station would have four fueling islands (8 gas pumps) and 47 parking spaces which would accommodate the gas station and restaurant. A dumpster and retention basin is located on the southern portion of the site.

### STAFF ANALYSIS

- **ZONING:** As previously mentioned, the subject property is zoned B-4 and B-3. The first 350 feet from the right-of-way of Sunbury Road thru the site is zoned B-4 and the remainder of the site is zoned B-3. The site plan for the gas station and restaurant with a drive thru is located with the B-4 zoning designation. Therefore, the proposed development would be required to have a Combined Preliminary and Final Development Plan approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The developer is required to perform a Traffic Impact Study that shall be approved by the City Engineer with any improvements being the responsibility of the applicant. The site plan identifies two curb cuts to the new gas station and restaurant. A right-in/right-out would be located on Sunbury Road (US 36/37) on the western portion of the site while the existing curb cut on the eastern portion of the site would be eliminated. A full movement curb cut would be located on Mill Run Crossing adjacent to the existing curb cut that provides access to Glenwood Commons. The curb cut on Mill Run Crossing would be the start of a public backage road that would extend west to access the adjacent properties and would be constructed by each parcel owner as development occurs. Therefore, the backage road shall be designed and constructed to meet public road standards including a 5-foot sidewalk on the north or south side of the road as per the City Public Works Department. Also, the applicant shall dedicate the required right-of-way along Sunbury Road (US 36/37) per the Planning and Community Development Director.

- **PEDESTRIAN CONNECTIVITY:** The Bicycle and Pedestrian Master Plan 2027 identifies a proposed bike path along the south side of Sunbury Road and the bike path would be installed as part of the “Point” project but the applicant would have to dedicate the appropriate right-of-way and grade the bike path alignment per the Planning and Community Development Director. Currently there is a sidewalk along Mill Run Crossing from Sunbury Road south to the existing curb cut and the applicant needs to remove the sidewalk and construct a 8 foot wide asphalt bike path to connect to the existing bike path located to the south of the existing curb cut per the adopted Bicycle and Pedestrian Master Plan 2027. Also, the backage road would require a sidewalk on one side of the road per the Public Works Department.
- **SITE CONFIGURATION:** The applicant would raze the two existing buildings and construct an approximate 6,077 square foot gas station and restaurant with a drive thru that would front Sunbury Road just east of the proposed right-in/right-out curb cut. There would be an outdoor patio on the north and east elevations with tables and chairs with a fence for protection. The gas station would have 4 vehicular fueling islands (8 gas pumps) fronting Sunbury Road that would be covered with a flat canopy roof (slightly pitched from south to north). The proposed 47 parking spaces (31 required) are located north, east and west of the building, A drive thru window is located on the southern building elevation while the order box and dedicated drive thru lane is located along the western property line. The minimum building and parking setbacks for the entire development are more than required. A dumpster and retention basin would be located south of the building. The dumpster enclosure shall be constructed of brick or stone with wood doors painted or stained to match. The applicant is identifying two ice boxes on the north elevation and propane gas boxes on the west elevation. Staff would require the ice boxes be painted to match the building because they are on the front elevation. No Video dispensers, ATM machines, or any other merchandise shall be permitted to be outside the building unless located with a defined designated area and buffered from Sunbury Road and Mill Run Crossing.
- **BUILDING DESIGN:** The one story 6,077 square foot building would be oriented towards Sunbury Road ( US 36/37) with the fueling canopy located between the building and Sunbury Road, The front elevation (north) would be comprised mainly of brick (Windsor color) with a limestone wainscoting (Delaware blue vein) with a typical aluminum storefront entrance door and windows with a flat roof. A red standing seam pitched metal roof would be located above the main entrance and each aluminum store front window would have a red fabric awning. The east elevation would be similar to the north elevation design with an aluminum storefront entrance door and windows and in building materials and color. There would be two main doors on the southern portion of the elevation. The west elevation would have a secondary access door with a man door on southern portion of the elevation. The entrance door would be flanked with limestone along with a limestone wainscoting while the remainder of the elevation would be comprised of brick (Windsor color). The rear elevation (south) would be comprised of a limestone wainscoting capped off with brick (Windsor color) that matches the other elevations. There would be two drive thru pick-up windows on this elevation. A dark bronze metal panel roof screen would screen the mechanical equipment from public view. The canopy would be a flat with a minor pitch from south to north with a red ACM composite aluminum panel roof. The columns supporting the canopy would be comprised of limestone to 6 feet in height and then be a steel tube wrapped with a dark bronze ACE aluminum composite material that would extend to the canopy. Staff would need submittal of each building material with color samples to ensure compliance is achieved with any Final Development Plan requirements. Overall the building design, material and color are aesthetically pleasing and compatible with the recently approved buildings in the area.
- **TREE REMOVAL & REPLACEMENT:** The applicant submitted a tree survey that indicates there are trees mostly in the southern portion of the site. The tree survey identified 3 qualifying trees (6 inches in caliper or larger) that yields 18 caliper inches that would be removed with the development. The applicant is installing 10 trees that yield 30 calipers inches that is above and beyond the required landscaping to replace the removed trees to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LANDSCAPING & SCREENING:** The development would require street, front yard, parking lot buffering, interior parking lot and foundation landscaping. The 280 feet of frontage (less 50 foot curb cut) along Sunbury Road requires 7 street trees and 6 front yard trees while no street trees are proposed and 6 shade trees are proposed. Because street trees will be planted along Sunbury Road during the “The Point Project”, the applicant shall make a payment in lieu of 7 street trees which totals \$525. The 390 feet of frontage along Mill Run Crossing (less 50-foot curb cut) and portion of site not being developed) requires 10 street trees and 8 front yard trees while no street trees are provided (6 are existing) and 8 front yard trees are proposed. The



applicant shall plant 4 street trees along Mill Run Crossing to achieve compliance with the zoning code. The landscape plan achieves compliance with the parking lot buffering requirements of shrubs and interior parking lot trees. The applicant is not proposing any foundation landscaping. The Shade Tree Commission would have to approve all landscape plans.

- **SIGNAGE:** The owner is proposing building, fuel canopy, ground and drive thru signage. The applicant is proposing an almost 26 square foot internally illuminated wall mounted box sign on the north and east elevation above the entrance doors. Staff would support this proposal if the red sign box is opaque and the only light to shine thru would be thru the "SHEETZ" letters. The applicant is proposing the same almost 26 square foot box sign on the east elevation of the canopy facing Mill Run Crossing and on the underside of the canopy facing Sunbury Road. These signs would be permitted on the canopy. A ground sign is proposed on the northeast corner of the site at the Sunbury Road and Mill Run Crossing intersection. The ground sign would be 9 feet tall with a 3.8 feet high limestone base with brick columns extending to the top sign cap. The sign area would encompass approximately 36 square feet with two gas prices capped off with gas station name. The drive thru would have the typical menu board and associated signage that would achieve compliance with other recently approved drive thru signage. Any direction signage shall not be illuminated.
- **LIGHTING:** The applicant is proposing a comprehensive lighting plan with light poles, building lighting and under the canopy lighting. The applicant is proposing 19 light poles throughout the site that shall not exceed 28 feet high with cut off style fixtures. Additionally, any light poles shall be black in color. Also, there would be 12 wall pack lights and under the canopy lighting. The lighting plans would have to achieve compliance with the minimum zoning requirements and would have to be approved by the City.

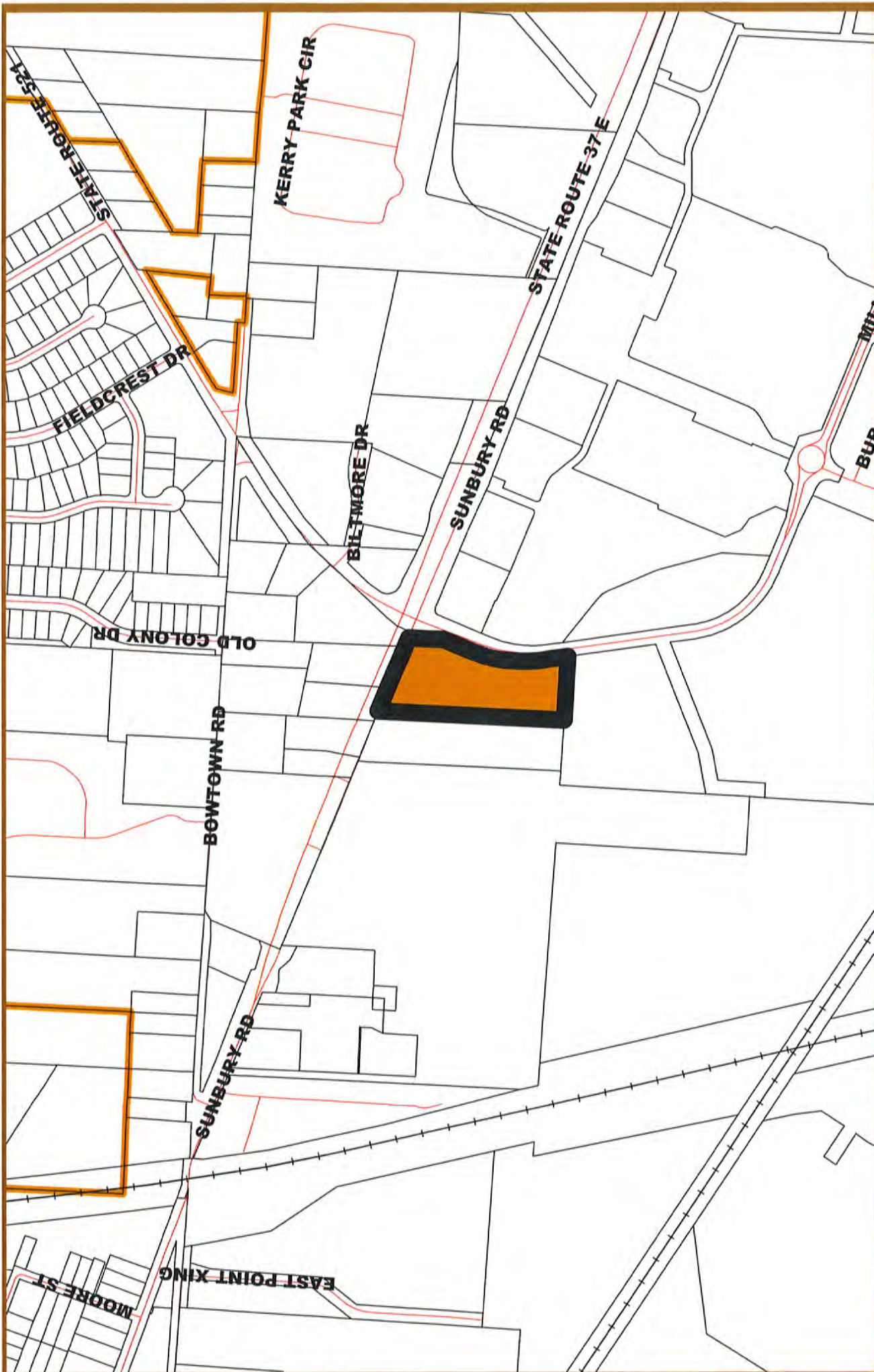
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**STAFF RECOMMENDATION (2020-0225 – COMBINED PRELIMINARY & FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located at 700 Sunbury Road (US 36/37) on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres, with the following conditions that:

1. 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.
2. The developer is required to perform a Traffic Impact Study that shall be approved by the City Engineer with any improvements being the responsibility of the applicant.
3. The applicant shall dedicate right-of-way along Sunbury Road and Mill Run Crossing per the Planning and Community Development Director.
4. The backage road shall be designed and constructed to meet public road standards including a five-foot sidewalk on the north or south side of the road per the City Public Works Department. The backage road shall be constructed to the western property line of the subject development.
5. Along Mill Run Crossing, the applicant shall remove the sidewalk and construct a 8-foot-wide asphalt bike path to connect to the existing bike path to the south of the existing curb cut per the adopted Bicycle and Pedestrian Master Plan 2027
6. The dumpster shall be screened from public view by a wall constructed of brick or stone that matches the new building with wood doors painted or stained to match or compliment the overall building.
7. The proposed development achieves compliance with Chapter 1168 Tree Preservation Requirements.
8. The Shade Tree Commission shall review and approve the submitted street tree plans.
9. The limestone on the building, the stone canopy columns, and the ground sign bases shall be Delaware blue vein limestone (or cultured stone) or equivalent as approved by Staff.
10. All building and fuel canopy appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building material color.
11. All roof top mechanical equipment shall be completely screened from public view.

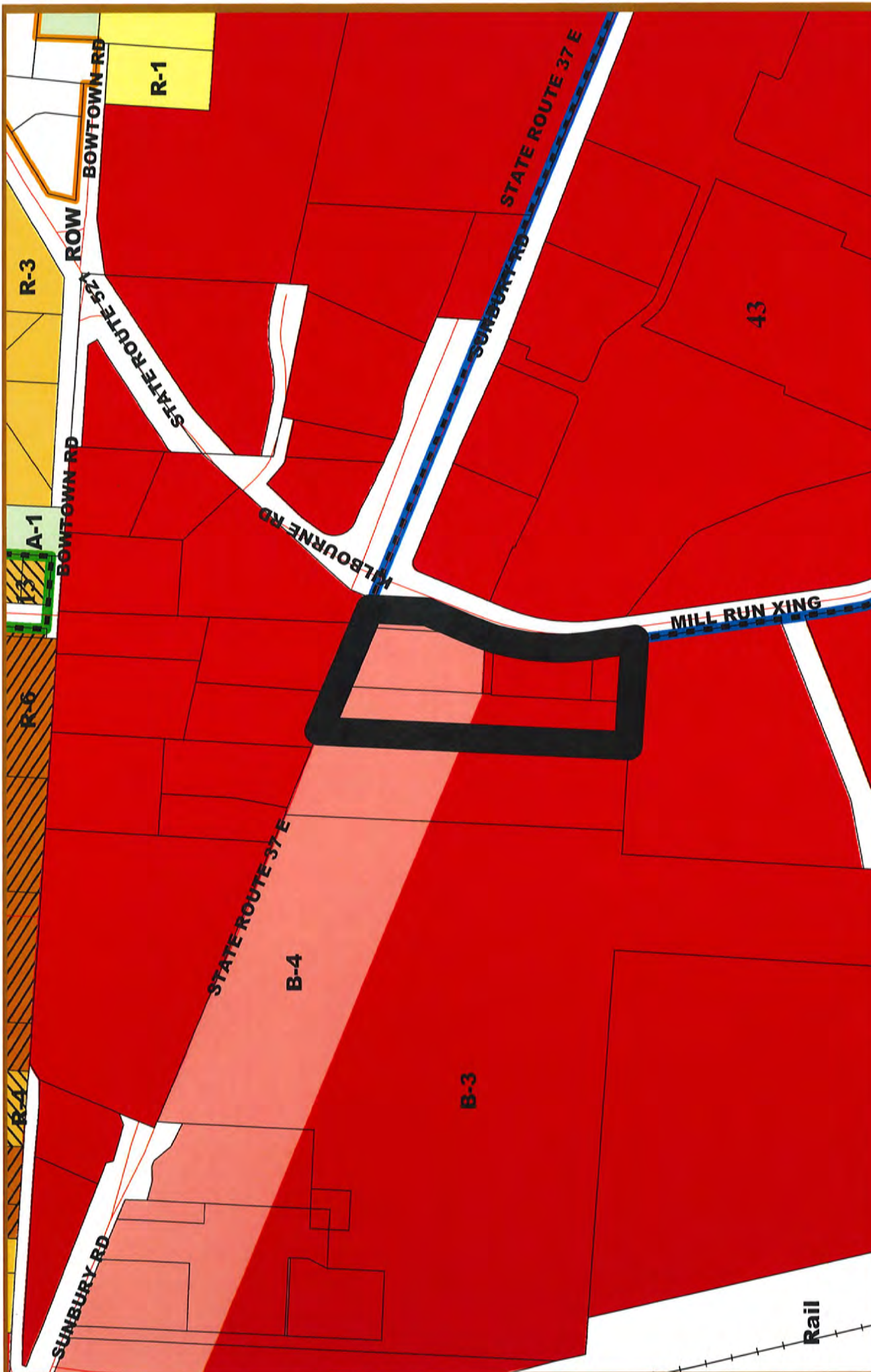




2020-0225  
Combined Preliminary and Final Development Plan  
Sheetz - 700 Sunbury Road  
Location Map







2020-0225  
 Combined Preliminary and Final Development Plan  
 Sheetz - 700 Sunbury Road  
 Zoning Map







2020-0225  
Combined Preliminary and Final Development Plan  
Sheetz - 700 Sunbury Road  
Aerial (2016) Map

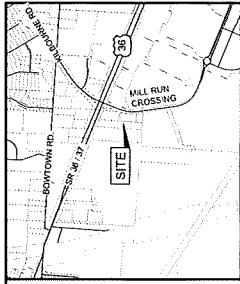




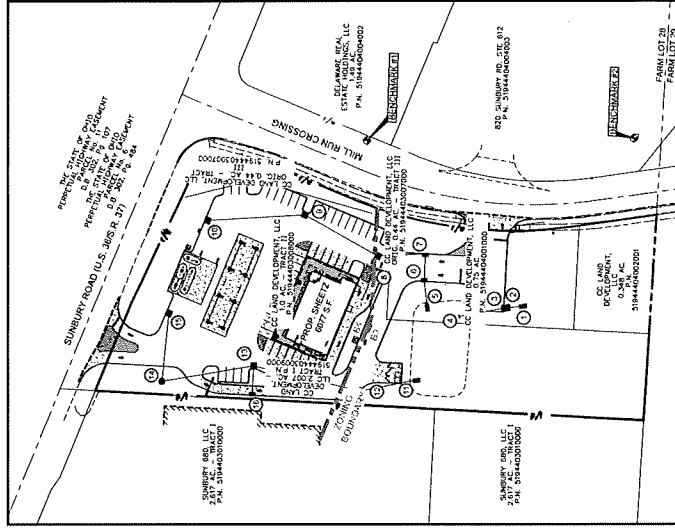




# PROPOSED SHEETZ 700 - 710 SUNBURY ROAD CITY OF DELAWARE, DELAWARE COUNTY, OHIO 2020



LOCATION MAP  
NO. SCALE



INDEX MAP  
SCALE 1" = 87'

### INDEX OF SHEETS

- 1 COVER SHEET
- 2 GENERAL NOTES (CONT.) DETAILS AND ESTIMATE OF QUANTITIES
- 3 SHEETZ DETAILS (CONT.)
- 4 SHEETZ DETAILS (CONT.)
- 5 SHEETZ DETAILS (CONT.)
- 6 ALTA SURVEY (SHEET 1)
- 7 ALTA SURVEY (SHEET 2)
- 8 ALTA SURVEY (SHEET 3)
- 9 EXISTING CONDITIONS AND DEMOLITION PLAN
- 10 SITE DIMENSION, STRIPING, SIGNAGE, AND PAVING PLAN
- 11 FORM, SEWER AND GRADING PLAN
- 12 FUEL CENTER DETAILS
- 13 FUEL CENTER DETAILS
- 14 FUEL CENTER DETAILS
- 15 DETENTION BASIN DETAILS
- 16 STORM SWAMP PROFILES
- 17 EROSION AND SEDIMENT CONTROL PLAN
- 18 EROSION AND SEDIMENT CONTROL PLAN NOTES
- 19 EROSION AND SEDIMENT CONTROL PLAN DETAILS
- 20 EROSION AND SEDIMENT CONTROL PLAN DETAILS
- 21 TREE PRESERVATION PLAN
- 22 PHOTOMETRIC PLAN

DATE: \_\_\_\_\_  
DAVID M. ERLAND, AICP  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: \_\_\_\_\_  
WILLIAM L. FERRIGNO, P.E.  
PUBLIC WORKS DIRECTOR/CITY ENGINEER  
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 26642

DATE: \_\_\_\_\_  
MATT WILSON, P.E.  
DEPUTY CITY ENGINEER  
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 65563

DATE: \_\_\_\_\_  
BLAKE JORDAN  
PUBLIC UTILITIES DIRECTOR  
OHIO REGISTERED PROFESSIONAL ENGINEER NO. 77515

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. THE REVIEWER DOES NOT ACCEPT RESPONSIBILITY FOR THE INTEGRITY OF THE PLANS.

DATE: \_\_\_\_\_  
ANDREW A. GARDNER - OHIO ENGINEER NO. E-68659



SHEETZ  
700 - 710 SUNBURY ROAD  
DELAWARE, OH 43015

COVER SHEET

SCALE: 1" = 87'  
DATE: 02/04/2020  
JOB NO.: 18-105

**SITE DATA TABLE**

TOTAL SITE AREA	3.98 AC
PRE-DEVELOPED IMPERVIOUS	2.17 AC
POST-DEVELOPED IMPERVIOUS	1.81 AC
ODOT HWY 21	0.00 AC
ODOT HWY 2	0.00 AC

### STANDARD DRAWINGS

The Standard Drawings listed below on this sheet shall be considered as part thereof.

SHEETZ DETAILS	CITY OF DELAWARE
SHEETZ 1	ERSD-1.0
SHEETZ 2	SEWD-2.0
SHEETZ 3	SEWD-3.0
SHEETZ 4	SEWD-4.0
SHEETZ 5	SEWD-5.0
SHEETZ 6	SEWD-6.0
SHEETZ 7	SEWD-7.0
SHEETZ 8	SEWD-8.0
SHEETZ 9	SEWD-9.0
SHEETZ 10	SEWD-10.0
SHEETZ 11	SEWD-11.0
SHEETZ 12	SEWD-12.0
SHEETZ 13	SEWD-13.0
SHEETZ 14	SEWD-14.0
SHEETZ 15	SEWD-15.0
SHEETZ 16	SEWD-16.0
SHEETZ 17	SEWD-17.0
SHEETZ 18	SEWD-18.0
SHEETZ 19	SEWD-19.0
SHEETZ 20	SEWD-20.0
SHEETZ 21	SEWD-21.0
SHEETZ 22	SEWD-22.0
SHEETZ 23	SEWD-23.0
SHEETZ 24	SEWD-24.0
SHEETZ 25	SEWD-25.0
SHEETZ 26	SEWD-26.0
SHEETZ 27	SEWD-27.0
SHEETZ 28	SEWD-28.0
SHEETZ 29	SEWD-29.0
SHEETZ 30	SEWD-30.0
SHEETZ 31	SEWD-31.0
SHEETZ 32	SEWD-32.0
SHEETZ 33	SEWD-33.0
SHEETZ 34	SEWD-34.0
SHEETZ 35	SEWD-35.0
SHEETZ 36	SEWD-36.0
SHEETZ 37	SEWD-37.0
SHEETZ 38	SEWD-38.0
SHEETZ 39	SEWD-39.0
SHEETZ 40	SEWD-40.0
SHEETZ 41	SEWD-41.0
SHEETZ 42	SEWD-42.0
SHEETZ 43	SEWD-43.0
SHEETZ 44	SEWD-44.0
SHEETZ 45	SEWD-45.0
SHEETZ 46	SEWD-46.0
SHEETZ 47	SEWD-47.0
SHEETZ 48	SEWD-48.0
SHEETZ 49	SEWD-49.0
SHEETZ 50	SEWD-50.0
SHEETZ 51	SEWD-51.0
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SHEETZ 66	SEWD-66.0
SHEETZ 67	SEWD-67.0
SHEETZ 68	SEWD-68.0
SHEETZ 69	SEWD-69.0
SHEETZ 70	SEWD-70.0
SHEETZ 71	SEWD-71.0
SHEETZ 72	SEWD-72.0
SHEETZ 73	SEWD-73.0
SHEETZ 74	SEWD-74.0
SHEETZ 75	SEWD-75.0
SHEETZ 76	SEWD-76.0
SHEETZ 77	SEWD-77.0
SHEETZ 78	SEWD-78.0
SHEETZ 79	SEWD-79.0
SHEETZ 80	SEWD-80.0
SHEETZ 81	SEWD-81.0
SHEETZ 82	SEWD-82.0
SHEETZ 83	SEWD-83.0
SHEETZ 84	SEWD-84.0
SHEETZ 85	SEWD-85.0
SHEETZ 86	SEWD-86.0
SHEETZ 87	SEWD-87.0
SHEETZ 88	SEWD-88.0
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SHEETZ 93	SEWD-93.0
SHEETZ 94	SEWD-94.0
SHEETZ 95	SEWD-95.0
SHEETZ 96	SEWD-96.0
SHEETZ 97	SEWD-97.0
SHEETZ 98	SEWD-98.0
SHEETZ 99	SEWD-99.0
SHEETZ 100	SEWD-100.0

### REFERENCE BENCHMARK

BENCHMARKS WERE OBTAINED FROM A VICE OBSERVATION OF MONUMENTS, NO DESIGNATION OF A.T.M., CORNER, CORNER AND ALL OTHER ELEVATIONS ARE BASED UPON THIS OBSERVATION.  
ELEV. 732.24F  
(NAD 83 REFERENCE DATUM)

### BENCHMARK #1

T.T. 2" x 4" WOOD VALUE ALONG THE EAST SIDE OF MILL RUN CROSSING APPROXIMATELY 1,200 FEET SOUTH OF SUNBURY ROAD (S.E. 3927).  
ELEV. 935.17

### BENCHMARK #2

SOURCE MARK ON THE NORTHWEST CORNER OF THE FORMER INTERSECTION OF SUNBURY ROAD AND MILL RUN CROSSING APPROXIMATELY 1,200 FEET SOUTH OF SUNBURY ROAD (S.E. 3927).  
ELEV. 936.24F

### UTILITY CONTACT INFORMATION

- WATER/SANITARY**  
CITY OF DELAWARE DEPARTMENT OF PUBLIC UTILITIES  
WATER TREATMENT FACILITY  
DELAWARE, OH 43015  
CONTACT: CHRIS AVERY  
PHONE: (614) 350-0551
- SEWER**  
WASTEWATER TREATMENT FACILITY  
DELAWARE, OH 43015  
CONTACT: BLAKE JORDAN - DIRECTOR  
PHONE: (614) 350-1688
- WASTE**  
DELCO WATER COMPANY, INC.  
DELAWARE, OH 43015  
CONTACT: DAVE WOLF  
PHONE: 746-546-746 EXT. 2401
- NATURAL GAS**  
SUBURBAN NATURAL GAS  
DELAWARE, OH 43015  
PHONE: (614) 546-2450
- ELECTRIC**  
COLUMBIA GAS OF OHIO  
100 GOODALE BL.  
DELAWARE, OH 43015  
CONTACT: MATT COYNE - OPERATIONS MANAGER  
(614) 918-2107
- PLANNING, ZONING & BUILDING DEPARTMENT**  
CITY OF DELAWARE  
PLANNING & COMMUNITY DEVELOPMENT  
1500 SUNBURY STREET  
DELAWARE, OHIO 43015  
CONTACT: DAVE ERLAND - DIRECTOR  
(614) 353-1600
- ENGINEER/SURVEYOR**  
SPEKEN GOLD REAL ESTATE DEVELOPMENT  
392 SWEETESTER ROAD, STE. 225  
DELAWARE, OH 43015  
PHONE: (614) 353-1600  
FAX: (614) 353-1600  
EMAIL: AAGARDNER@SPEKEN.COM
- OWNER**  
SPEKEN GOLD REAL ESTATE DEVELOPMENT  
710 SUNBURY ROAD  
DELAWARE, OHIO 43015
- DEVELOPER**  
SPEKEN GOLD REAL ESTATE DEVELOPMENT  
4270 WORSE ROAD  
DELAWARE, OHIO 43015  
PHONE: (614) 353-1600  
CONTACT: AAGARDNER@SPEKEN.COM  
EMAIL: AAGARDNER@SPEKEN.COM
- ELECTRIC**  
OHIO ELECTRIC POWER COMPANY - AEP  
100 S. PROSPECT ST.  
COLUMBUS, OH 43260  
CONTACT: JEFFERY HALL - COORDINATOR OF ENGINEERING SERVICES  
PHONE: (614) 526-7114
- OHIO EPA - CENTRAL DISTRICT OFFICE**  
50 W. TOWN ST., SUITE 700  
COLUMBUS, OHIO 43261  
PHONE: (614) 726-2778  
FAX: (614) 726-1899
- ENVIRONMENTAL PROTECTION AGENCY**  
NORTHWEST CORNER OF THE INTERSECTION OF SUNBURY ROAD AND MILL RUN CROSSING APPROXIMATELY 1,200 FEET SOUTH OF SUNBURY ROAD (S.E. 3927).  
PHONE: (614) 726-2778
- OHIO DEPARTMENT OF REVENUE**  
5025 STATE ROUTE 159  
COLUMBUS, OHIO 43261  
PHONE: (614) 726-2778
- OHIO DEPARTMENT OF REVENUE**  
5025 STATE ROUTE 159  
COLUMBUS, OHIO 43261  
PHONE: (614) 726-2778
- OHIO DEPARTMENT OF REVENUE**  
5025 STATE ROUTE 159  
COLUMBUS, OHIO 43261  
PHONE: (614) 726-2778







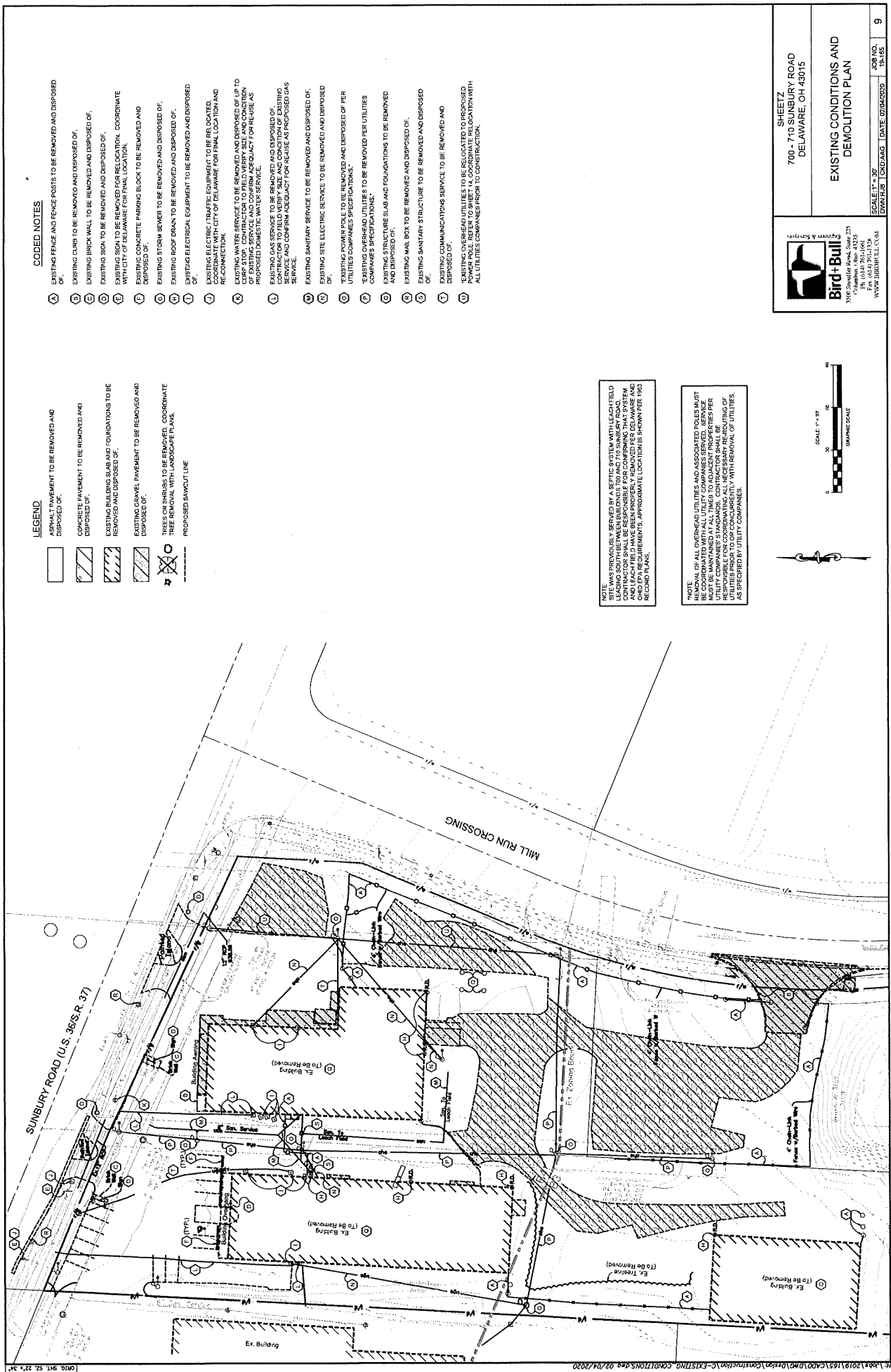












**LEGEND**

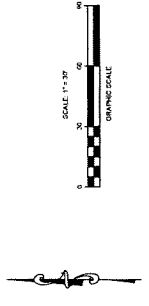
- ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF.
- CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF.
- EXISTING BUILDING SLAB AND FOUNDATIONS TO BE REMOVED AND DISPOSED OF.
- EXISTING GRAVEL IMPERVEMENT TO BE REMOVED AND DISPOSED OF.
- TREES OR SHRUBS TO BE REMOVED. COORDINATE TREE REMOVAL WITH LANDSCAPE PLANS.
- PROPOSED SAWCUT LINE.

**CODED NOTES**

- 1 EXISTING FENCE AND FENCE POSTS TO BE REMOVED AND DISPOSED OF.
- 2 EXISTING CURB TO BE REMOVED AND DISPOSED OF.
- 3 EXISTING BRICK WALL TO BE REMOVED AND DISPOSED OF.
- 4 EXISTING SIGN TO BE REMOVED FOR RELOCATION. COORDINATE WITH CITY OF DELAWARE FOR FINAL LOCATION AND DISPOSED OF.
- 5 EXISTING CONCRETE PARKING BLOCK TO BE REMOVED AND DISPOSED OF.
- 6 EXISTING STORM SEWER TO BE REMOVED AND DISPOSED OF.
- 7 EXISTING ROOF DRAIN TO BE REMOVED AND DISPOSED OF.
- 8 EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED AND DISPOSED OF.
- 9 EXISTING ELECTRIC/TRAFFIC EQUIPMENT TO BE RELOCATED. COORDINATE WITH CITY OF DELAWARE FOR FINAL LOCATION AND RE-CONNECTION.
- 10 EXISTING WATER SERVICE TO BE REMOVED AND DISPOSED OF UP TO PROPERTY LINE. EXISTING WATER SERVICE TO BE RELOCATED AND COORDINATE WITH CITY OF DELAWARE FOR FINAL LOCATION AND PROPOSED DOMESTIC WATER SERVICE.
- 11 EXISTING GAS SERVICE TO BE REMOVED AND DISPOSED OF. EXISTING GAS SERVICE TO BE RELOCATED AND COORDINATE WITH CITY OF DELAWARE FOR FINAL LOCATION AND PROPOSED GAS SERVICE.
- 12 EXISTING SANITARY SERVICE TO BE REMOVED AND DISPOSED OF.
- 13 EXISTING SITE ELECTRIC SERVICE TO BE REMOVED AND DISPOSED OF.
- 14 EXISTING POWER POLE TO BE REMOVED AND DISPOSED OF PER UTILITIES COMPANIES SPECIFICATIONS.
- 15 EXISTING OVERHEAD UTILITIES TO BE REMOVED PER UTILITIES COMPANIES SPECIFICATIONS.
- 16 EXISTING STRUCTURE SLAB AND FOUNDATIONS TO BE REMOVED AND DISPOSED OF.
- 17 EXISTING MAIL BOX TO BE REMOVED AND DISPOSED OF.
- 18 EXISTING SANITARY STRUCTURE TO BE REMOVED AND DISPOSED OF.
- 19 EXISTING COMMUNICATIONS SERVICE TO BE REMOVED AND DISPOSED OF.
- 20 EXISTING OVERHEAD UTILITIES TO BE RELOCATED TO PROPOSED LOCATION. COORDINATE WITH UTILITIES COMPANIES PRIOR TO CONSTRUCTION.

NOTE: SITE WAS PREVIOUSLY SERVED BY A SEPTIC SYSTEM WITH LEACH FIELD LEADING SOUTH BETWEEN BUILDINGS 700 AND 710 SUNBURY ROAD. ALL SEPTIC SYSTEMS AND LEACH FIELDS HAVE BEEN PROPERLY REMOVED PER DELAWARE AND OHIO EPA REQUIREMENTS. APPROXIMATE LOCATION IS SHOWN PER 1993 RECORD PLANS.

NOTE: REMOVAL OF ALL OVERHEAD UTILITIES AND ASSOCIATED POLES MUST BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES PER UTILITY COMPANIES SPECIFICATIONS. COORDINATE WITH UTILITIES COMPANIES CONCERNING NECESSARY RE-ROUTING OF UTILITIES PRIOR TO OR CONCURRENTLY WITH REMOVAL OF UTILITIES, AS SPECIFIED BY UTILITY COMPANIES.



**SHEETZ**  
700 - 710 SUNBURY ROAD  
DELAWARE, OH 43015

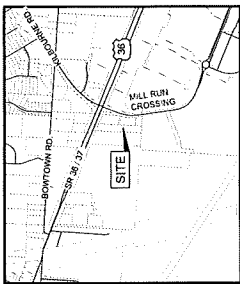
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**EXISTING CONDITIONS AND  
DEMOLITION PLAN**

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SCALE: 1" = 30'  
DATE: 02/04/2020  
JOB NO. 18-08

**Bird+Bull**  
Engineers & Surveyors  
5000 Sandlot Road, Suite 225  
Columbus, Ohio 43235  
Tel: (614) 911-1234  
Fax: (614) 911-1234  
WWW.BIRDBULL.COM



**SITE DATA TABLE**

3.88 AC.
TOTAL SITE AREA
1.17 AC.
POST-DEVELOPED IMPERVIOUS

**SITE DEVELOPMENT INFORMATION**

**ZONING:** C2 AND DEVELOPMENT LLC  
 QUICK SERVICE RESTAURANT WITH FUEL CENTER  
 PROPERTY USE: B4 GENERAL BUSINESS DISTRICT  
 ADJACENT ZONING NORTH: B4 GENERAL BUSINESS DISTRICT  
 ADJACENT ZONING SOUTH: B4 GENERAL BUSINESS DISTRICT  
 ADJACENT ZONING EAST: B4 GENERAL BUSINESS DISTRICT  
 ADJACENT ZONING WEST: B4 GENERAL BUSINESS DISTRICT  
 TOTAL DISTURBED AREA: 3.88 ACRES  
 TOTAL IMPERVIOUS (PRE): 2.71 ACRES  
 TOTAL IMPERVIOUS (POST): 1.17 ACRES  
 PARKING: FUEL CANDY  
 SETBACK: 30' (FRONT)  
 5' (REAR / SIDE)  
 30' (REAR / SIDE)  
 BUILDING SETBACK: 24.8%  
 LOT COVERAGE: 50.8%

**BUILDING DATA:** NOT TO EXCEED 45 FEET  
 PROPOSED BUILDING HEIGHT

- EXISTING BUILDING TO BE REMOVED AND DISPOSED OF
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS

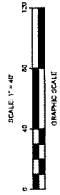
**PARKING CALCULATIONS**

AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D	TOTAL PARKING PROVIDED	PARKING RATIO
BUILDING	6,072 sq. ft.	31	47	7.73/1000 S.F.
				1128 S.F.

\*PER DELAWARE CITY PLANNING AND ZONING CODE CHAPTER 161, § SPACE IS REQUIRED FOR EVERY 200 S.F. OF RETAIL AND SERVICE ESTABLISHMENT SPACE.

**ENGINEERSURVEYOR**  
 OWENS DEVELOPMENT, LLC  
 710 SUNBURY ROAD  
 DELAWARE, OHIO 43015

**DEVELOPER**  
 SULLIVAN GOLD REAL ESTATE DEVELOPMENT  
 4270 MORSE ROAD  
 COLUMBUS, OHIO 43230  
 PHONE: 614-342-8872  
 FAX: 614-342-8872  
 E-MAIL: SULLIVANGOLD@GMAIL.COM



**Bird+Bull**  
 Engineering & Surveying  
 3000 Schaeffer Road, Suite 215  
 Columbus, Ohio 43235  
 PHONE: 614-714-1328  
 FAX: 614-714-1328  
 WWW.BIRDBULL.COM

**SHEETZ**  
 700 - 710 SUNBURY ROAD  
 DELAWARE, OH 43015

**SITE PLAN**

SCALE: 1" = 40'  
 DATE: 02/04/2020  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 JOB NO: 19-185  
 10

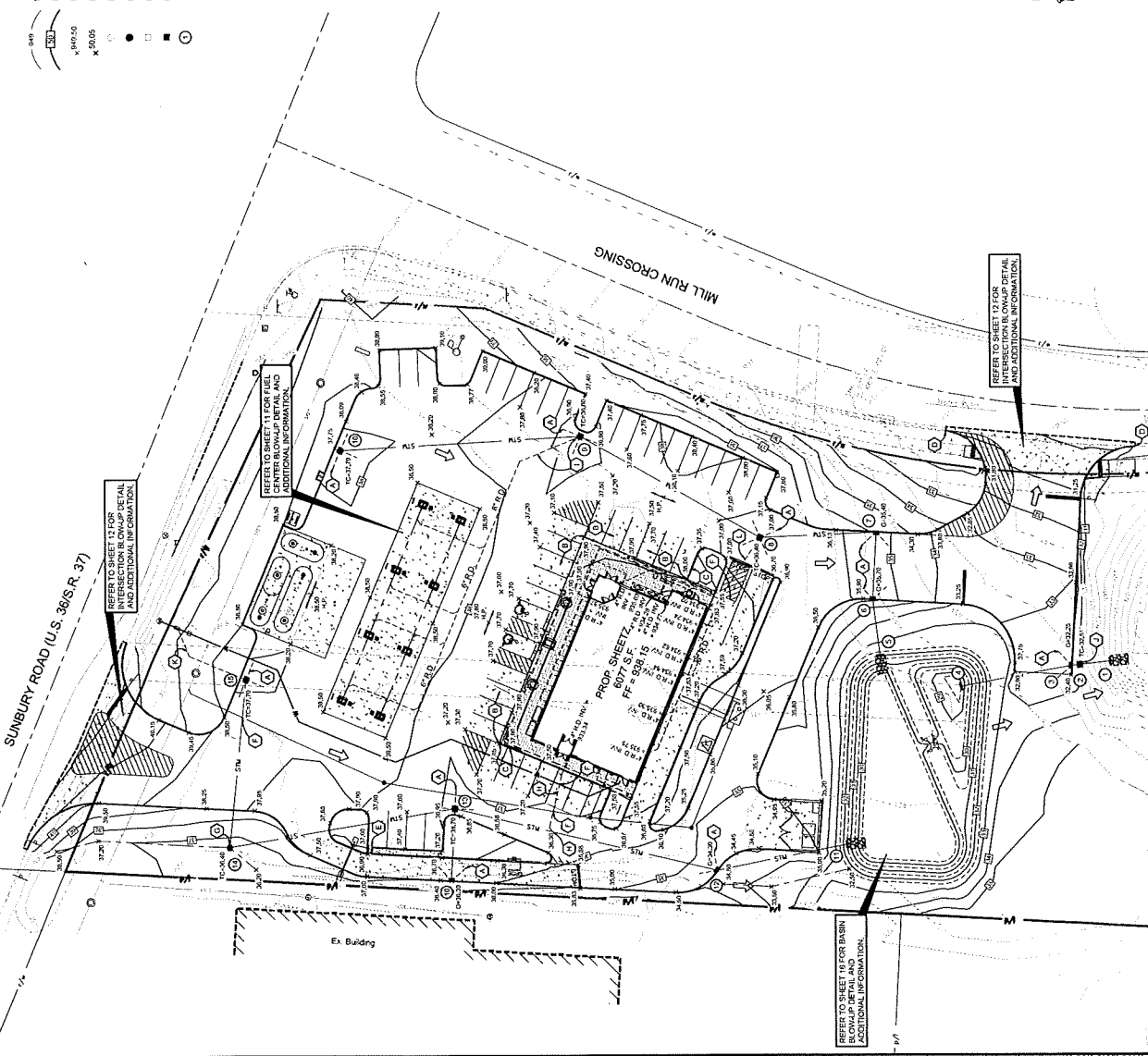


**STORM AND GRADING LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- INDICATES DIRECTION OF MAJOR FLOOD-RUNTING GREATER THAN 10% - YEAR STORM
- STORM STRUCTURE NUMBER

**CODED NOTES**

1. PROPOSED PAVEMENT SURFACE
2. PROPOSED SUBGRADE
3. NO. 1 OR NO. 37 AGGREGATE
4. PERFORMED P.A.C. UNDERDRAIN
5. SUBGRADE DRAIN TRENCH DETAIL
6. INSTALL ALL SUBGRADE DRAIN TRENCHES WITHIN PAVED AREAS PER THE ABOVE DETAIL. THE UNDERDRAIN IS TO BE INSTALLED AT A 1.0% GRADE TOWARD THE STORM STRUCTURE. THE UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION.
7. BRICK PAVERS TO BE CONSTRUCTED FLUSH WITH PROPOSED CONCRETE PAVEMENT ACROSS THIS AREA.
8. RAFTER CURB FROM 6" REVEAL TO 6" ACROSS THIS AREA.
9. MATCH EXISTING CURB LOCATION AND ELEVATION.
10. PROPOSED 2" WIRE CURB CUT
11. MAINTAIN PROPOSED STORM MANHOLE 11".
12. PROPOSED INTERLANT YARD DRAIN.
13. PROPOSED 4" ROOF DRAIN TO BE BOUND TAPPED INTO PROPOSED STORM MANHOLE. PROPOSED INVERT = 331.04.
14. PROPOSED 4" ROOF DRAIN TO BE BOUND TAPPED INTO PROPOSED STORM STRUCTURE AT INVERT = 331.04.
15. PROPOSED OUTLET CONTROL STRUCTURE PER DETAIL ON SHEET X.
16. PROPOSED 4" DRAIN FROM METER VAULT TO BE CORED INTO PROPOSED STORM STRUCTURE. PROPOSED INVERT = 334.00. DRAIN SHALL BE RUN AT A MINIMUM SLOPE OF 1.0%.
17. PROPOSED 4" ROOF DRAIN TO BE CORED INTO PROPOSED STORM STRUCTURE AT INVERT = 333.00.



**STORM STRUCTURE COORDINATE TABLE**

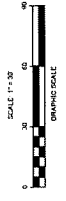
#	PROPOSED		AS-BUILT	
	NORTHING	EASTING	NORTHING	EASTING
1	22956.484	181798.1901		
2	22962.670	181798.3170		
3	22966.835	181798.5134		
4	22966.174	181798.8187		
5	22970.9273	181800.5853		
6	23013.154	181801.8874		
7	23011.102	181802.1804		
8	22973.9777	181806.0905		
9	22971.9824	181810.9189		
10	22980.7248	181812.8310		
11	22972.6605	181805.1515		
12	22970.3962	181798.8933		
13	22983.2907	181798.3853		
14	22982.1438	181798.6156		
15	22944.6800	181781.2164		
16				

**STORM STRUCTURE BEARING AND DISTANCE TABLE**

STRUCTURES	BEARING	DISTANCE
1-2	S85°24'07"E	10.07'
2-3	N10°24'10"W	45.65'
3-4	S82°38'45"W	30.05'
4-5	S89°48'07"E	30.05'
5-6	N02°29'15"E	62.53'
6-9	N20°20'07"E	111.70'
9-10	N00°12'30"W	120.57'
11-12	S11°09'21"E	7.00'
12-13	S10°22'04"W	144.67'
13-14	N88°30'05"W	123.33'
13-16	N85°52'47"W	38.79'
14-15	S84°16'19"E	50.17'

NOTE: ROOF DRAINS TO MAINTAIN A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE SPECIFIED.

NOTE: ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED. ADD 0.4' FOR TOP OF CURB ELEVATIONS.



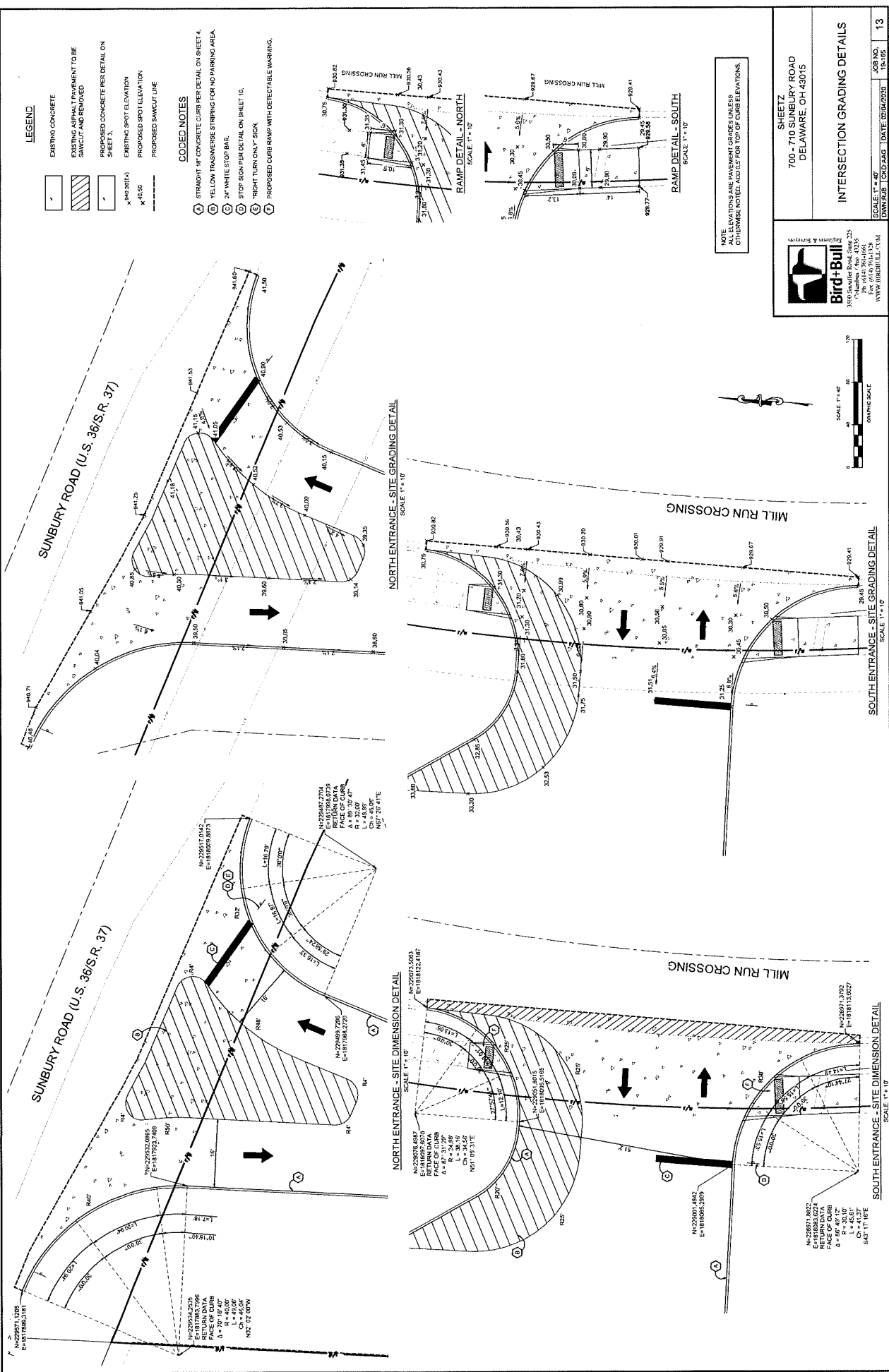
**Bird+Bull**  
 CONSULTING ENGINEERS  
 1405 S. Main Street, Suite 205  
 Columbus, Ohio 43235  
 Tel: 614.241.1234  
 Fax: 614.241.1238  
 WWW.BIRDBULL.COM

SHEETZ  
 700 - 716 SUNBURY ROAD  
 DELAWARE, OH 43015

**STORM SEWER AND GRADING PLAN**

SCALE: 1" = 20'  
 DATE: 02/04/2020  
 DRAWN: LAD/SAG  
 CHECKED: EDC/GRB  
 SHEET NO: 12





**LEGEND**

- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT TO BE SAWCUT AND REMOVED
- PROPOSED CONCRETE PER DETAIL ON SHEET 3.
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SAWCUT LINE

**CODED NOTES**

- (A) STRAIGHT 18" CONCRETE CURB PER DETAIL ON SHEET 4.
- (B) YELLOW TRANSVERSE STRIPING FOR NO PARKING AREA.
- (C) 24" WHITE TOP BAR.
- (D) STOP SIGN PER DETAIL ON SHEET 10.
- (E) "RIGHT TURN ONLY" SIGN.
- (F) PROPOSED CURB RAMP WITH DETECTABLE WARNING.

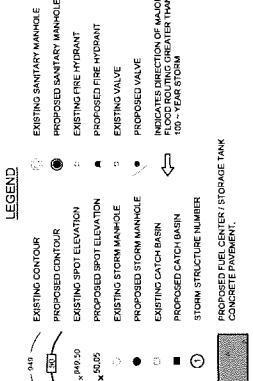
NOTE:  
ALL ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED. INDICATE POSITION OF CORRELATIONS.

**Bird+Bull**  
 CIVIL ENGINEERING & SURVEYING  
 3000 Sandbar Road, Suite 225  
 Columbus, Ohio 43235  
 Fax: (614) 294-1238  
 WWW.BIRDBULL.COM

SHEETZ  
 700 - 710 SUNBURY ROAD  
 DELAWARE, OH 43015

INTERSECTION GRADING DETAILS

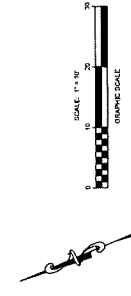
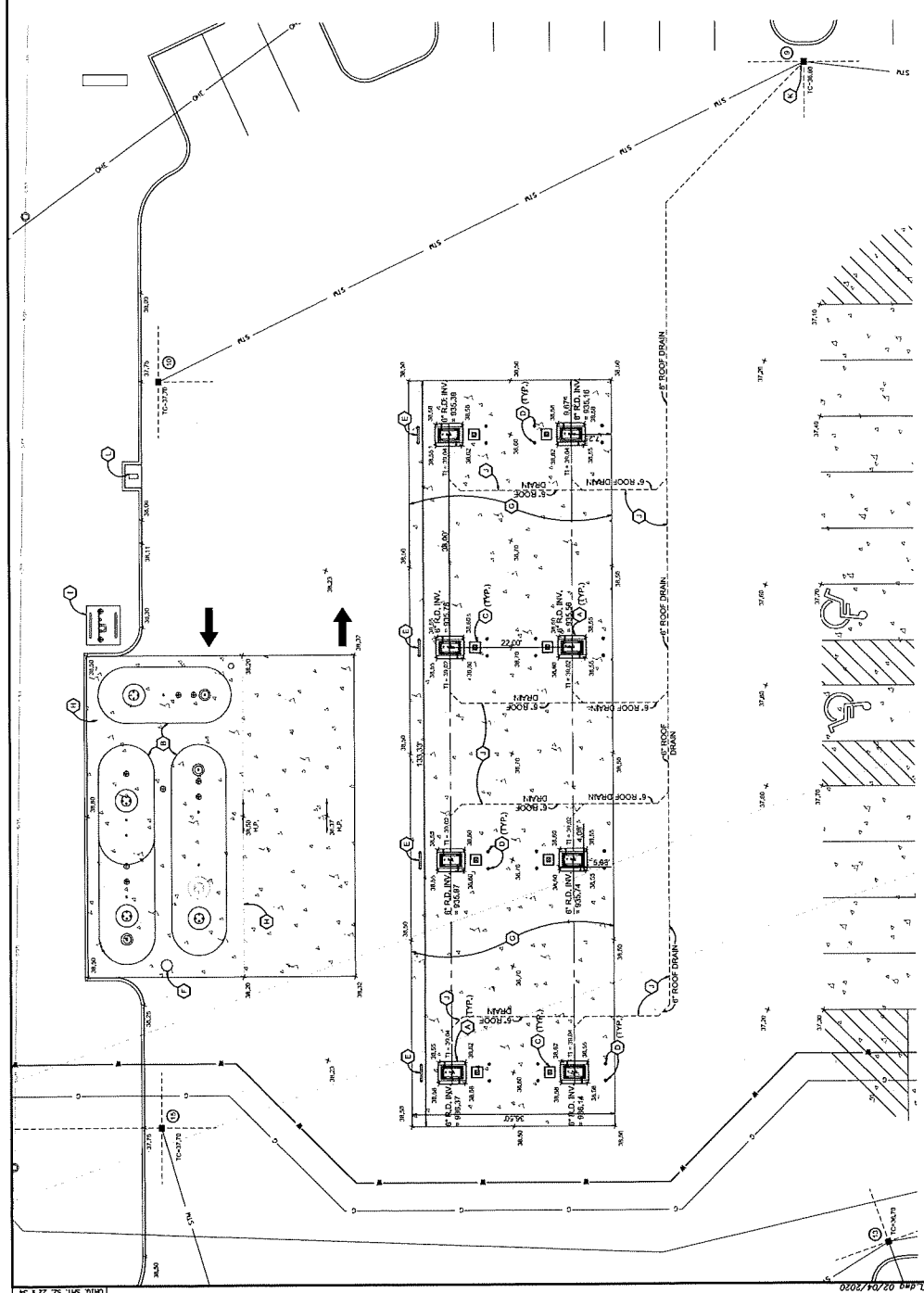
SCALE: 1" = 40'  
 DATE: 02/02/2020  
 DRAWN BY: [redacted]



- CODED NOTES**
- 3" x 6" DIPSPENDER ISLAND SHOWN FOR REFERENCE ONLY.
  - UNDERGROUND STORAGE TANK SHOWN FOR REFERENCE ONLY.
  - CANOPY COLUMN SHOWN FOR REFERENCE ONLY.
  - 8" DIAMETER PIPE BOLLARD SHOWN FOR REFERENCE ONLY.
  - INVERTED U-SHIPPED STEEL PIPE GUARD SHOWN FOR REFERENCE ONLY.
  - OBSERVATION WELL SHOWN FOR REFERENCE ONLY.
  - 8" THICK CONCRETE SLAB UNDER CANOPY, REFER TO CONCRETE PAD DETAIL ON SHEET 3.
  - 10" THICK CONCRETE SLAB OVER UNDERGROUND STORAGE TANKS. REFER TO CONCRETE PAD DETAIL ON SHEET 3.
  - VENT RISER STACK SHOWN FOR REFERENCE ONLY.
  - ROOF DRAIN TO BE RUN AT A MINIMUM SLOPE OF 1/8", ALL ROOF DRAINS ARE TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
  - PROPOSED 6" ROOF DRAIN TO BE CORDED INTO PROPOSED STORM STRUCTURE AT INVERT = 39.940.
  - AIR MACHINE AND PAD PER DETAIL ON SHEET 5.

NOTE  
ROOF DRAINS TO MAINTAIN A MINIMUM SLOPE OF 1/8" UNLESS OTHERWISE SPECIFIED.

NOTE  
ELEVATIONS ARE PAVEMENT GRADES UNLESS OTHERWISE NOTED. ADD 0.5' FOR TYP OF CURB ELEVATIONS.



**Bird+Bull**  
Engineering & Survey  
3400 Sandover Road, Suite 235  
Columbus, Ohio 43235  
Tel: (614) 764-1234  
Fax: (614) 764-1234  
WWW.BIRDBULL.COM

SHEETZ  
700 - 710 SUNBURY ROAD  
DELAWARE, OH 43015

FUEL CENTER DETAILS

DATE: 02/24/2020  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
JOB NO.: 19-195

**STORM AND GRADING LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- STORM STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- NOTES: LOCATION OF MANHOLE FLOOR FINISH (SEE ITEM 100-YEAR STORM)

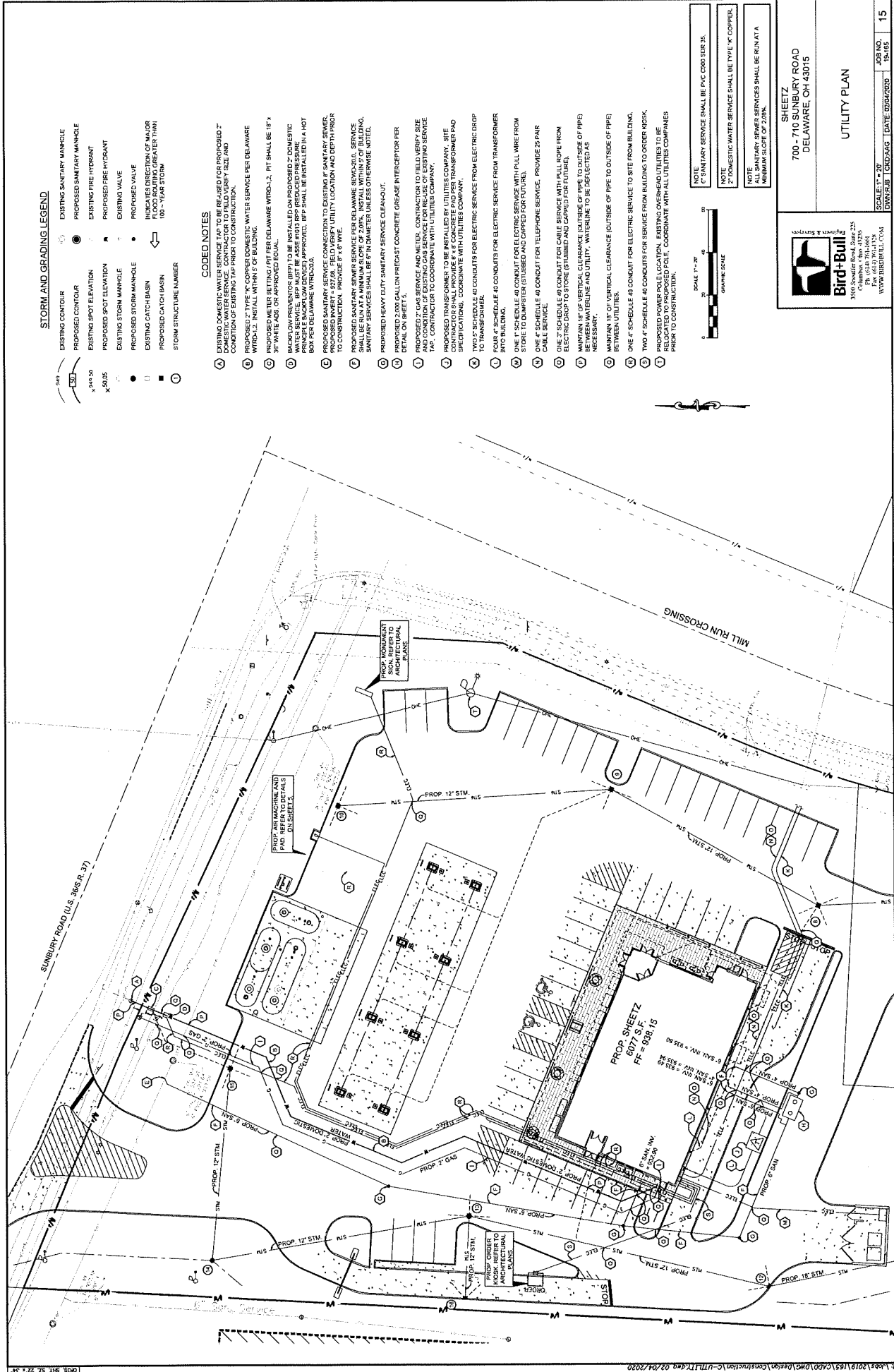
**CODED NOTES**

- EXISTING DOMESTIC WATER SERVICE TAP TO BE RE-LOCATED FOR PROPOSED 2" SANITARY SERVICE. SEE PLAN FOR EXISTING TAP LOCATION AND PROPOSED SERVICE SIZE AND LOCATION OF EXISTING TAP PRIOR TO CONSTRUCTION.
- PROPOSED 2" TYPE 'K' COPPER DOMESTIC WATER SERVICE PER DELAWARE WTRC-1. INSTALL WITHIN 2' OF BUILDING. RT SHALL BE 1/2" X 1/2" WHITE ADS, OR APPROVED EQUAL.
- PROPOSED METER SETTING FIT PER DELAWARE WTRC-1. RT SHALL BE 1/2" X 1/2" WHITE ADS, OR APPROVED EQUAL.
- BACKFLOW PREVENTER (BFP) TO BE INSTALLED ON PROPOSED 2" DOMESTIC WATER SERVICE. BFP MUST BE ASSE WITH RPP REDUCED PRESSURE BACKFLOW PREVENTER. BFP SHALL BE INSTALLED IN A HOT BOX PER DELAWARE WTRC-1.
- PROPOSED SANITARY SERVICE CONNECTION TO EXISTING 4" SANITARY SEWER. PROPOSED INVERT = 827.68. FIELD VERIFY UTILITY LOCATION AND DEPTH PRIOR TO CONSTRUCTION. PROVIDE 8" X 16" W/E.
- PROPOSED SANITARY SEWER SERVICE PER DELAWARE WTRC-10. SERVICE SHALL BE 4" SCHEDULE 40 CONDUIT FOR ELECTRIC SERVICE FROM TRANSFORMER. SANITARY SERVICES SHALL BE 4" IN DIAMETER UNLESS OTHERWISE NOTED.
- PROPOSED 1000 GALLON PRECAST CONCRETE GREASE INTERCEPTOR PER DELAWARE WTRC-10. CONTRACTOR TO PROVIDE ALL NECESSARY SITE AND CONSTRUCTION DETAILS FOR THIS SERVICE. CONTRACTOR TO COORDINATE WITH UTILITIES COMPANY.
- PROPOSED TRANSFORMER TO BE INSTALLED BY UTILITIES COMPANY. SITE CONTRACTOR SHALL PROVIDE 8" X 8" CONCRETE PAD PER TRANSFORMER PAD SPECIFICATIONS. COORDINATE WITH UTILITIES COMPANY.
- TRANSFORMER 40 CONDUITS FOR ELECTRIC SERVICE FROM ELECTRIC DROP INTO BUILDING.
- ONE 1" SCHEDULE 40 CONDUIT FOR ELECTRIC SERVICE WITH PULL WIRE FROM STORE TO DIMASTER (STUBBED AND CAPPED FOR FUTURE).
- ONE 4" SCHEDULE 40 CONDUIT FOR TELEPHONE SERVICE. PROVIDE 25 PAIR CABLE SERVICE.
- ONE 3" SCHEDULE 40 CONDUIT FOR CABLE SERVICE WITH PULL ROPE FROM ELECTRIC DROP TO STORE (STUBBED AND CAPPED FOR FUTURE).
- MAINTAIN 18" OF VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN WATERLINE AND UTILITY. WATERLINE TO BE SELECTED AS NECESSARY.
- MAINTAIN 18" OF VERTICAL CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN UTILITY.
- ONE 4" SCHEDULE 40 CONDUIT FOR ELECTRIC SERVICE TO SITE FROM BUILDING.
- TWO 4" SCHEDULE 40 CONDUITS FOR SERVICE FROM BUILDING TO ORDER MISC.
- PROPOSED POWER POLE LOCATION, EXISTING OVERHEAD UTILITIES TO BE MAINTAINED. COORDINATE WITH ALL UTILITIES COMPANIES PRIOR TO CONSTRUCTION.

NOTE: 1" SANITARY SERVICE SHALL BE PVC COOD RIR 35.  
 2" DOMESTIC WATER SERVICE SHALL BE TYPE 'K' COPPER.  
 NOTE: ALL WATER SERVICES SHALL BE RUN AT A MINIMUM SLOPE OF 2.0%.

**Bird + Bull**  
 Engineers & Surveyors  
 3016 Sandover Road, Suite 225  
 Columbia, Ohio 43209  
 Fax: (614) 763-1328  
 WWW.BIRDBULL.COM

SHEETZ  
 700 - 710 SUNBURY ROAD  
 DELAWARE, OH 43015  
 UTILITY PLAN  
 JOB NO. 19-165  
 SCALE: 1" = 20'  
 DATE: 02/04/2020



**CODED NOTES**

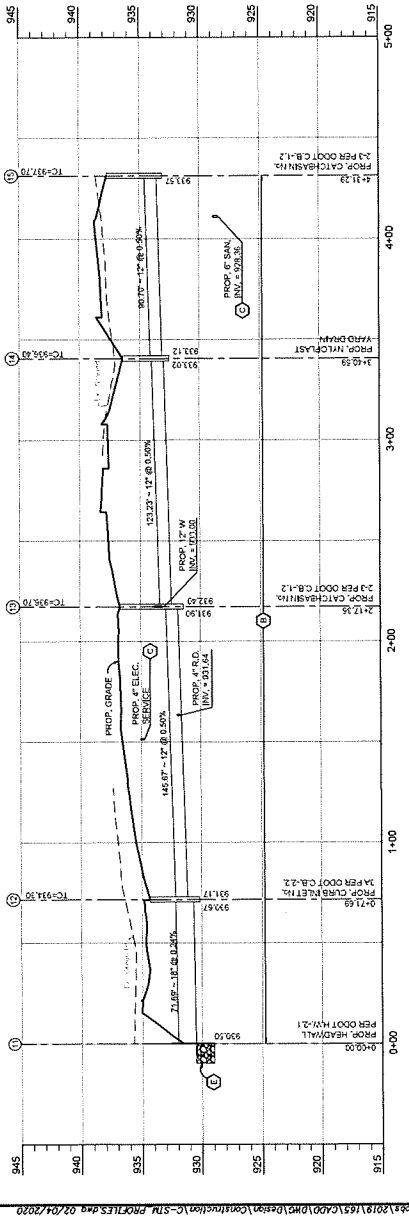
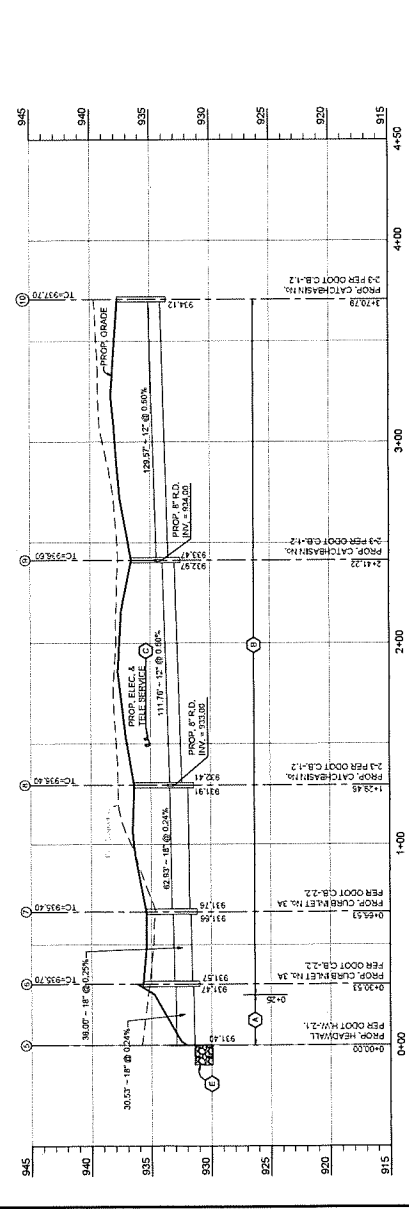
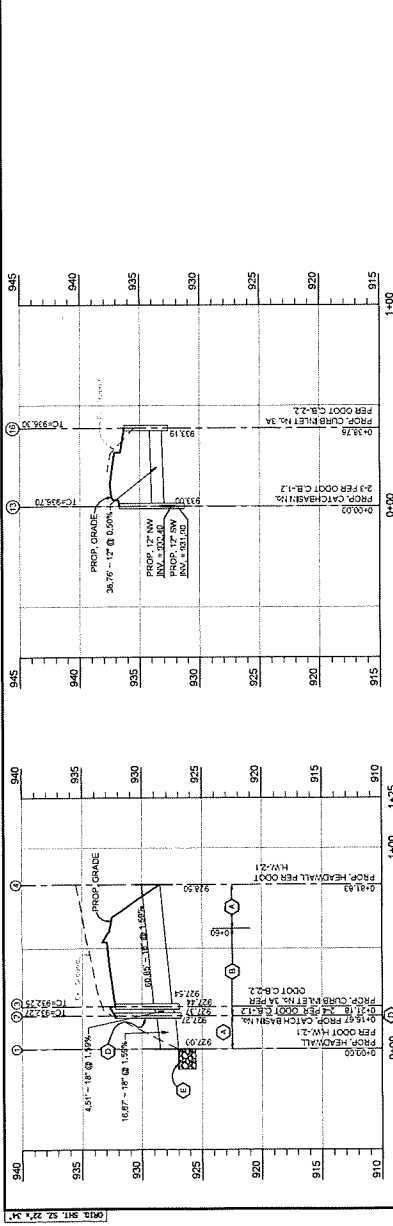
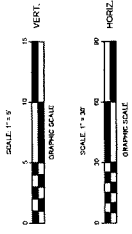
- (A) COMPACTED BACKFILL PER CITY OF COLUMBUS ITEM 911.
- (B) COMPACTED GRANULAR MATERIAL PER CITY OF COLUMBUS ITEM 912.
- (C) TYPE "C" ROOF CHANNEL PROTECTION WITH FILTER FABRIC 1096413.
- (D) PROPOSED OUTLET CONTROL STRUCTURE PER DETAIL ON SHEET 12.
- (E) TYPE "C" ROOF CHANNEL PROTECTION WITH FILTER FABRIC 1096413.



SHEETZ  
 700 - 710 SUNBURY ROAD  
 DELAWARE, OH 43015

**STORM SEWER PROFILES**

SCALE: H = 1" = 20' VERT. 1" = 1' VERT.  
 DRAWN BY: SDC/AGS DATE: 02/04/2020 JOB NO. 19-185







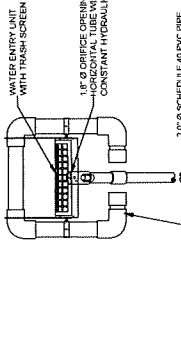
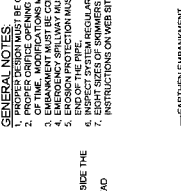
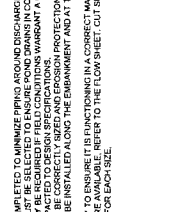
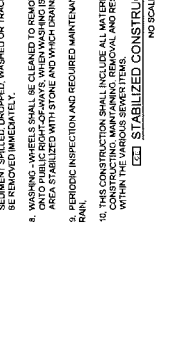
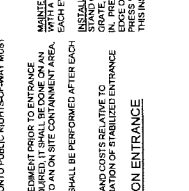
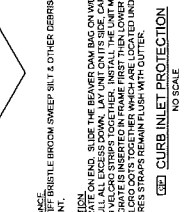
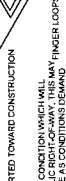
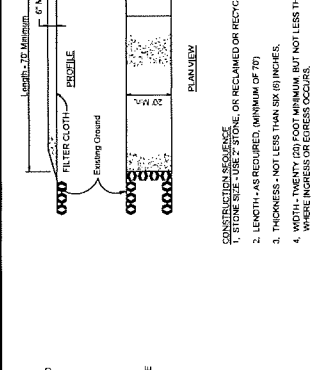
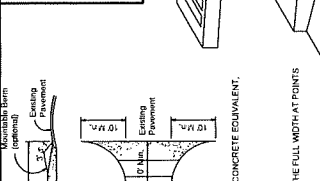


# EROSION AND SEDIMENT CONTROL PLAN NOTES

- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPLETED BY THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL PROVIDE ALL DETAILS OF THE PLAN NARRATIVE, THE C.D.O.T. MATERIALS CONSTRUCTION STANDARDS (IF APPLICABLE) PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL MAINTAIN A POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (N.P.C.S. PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWP.P.P. PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IDENTIFIED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES, BUFFERS AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, LOCAL REQUIREMENTS OR MANUAL OF PRACTICE AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- G. GENERAL CONTRACTOR SHALL DEMOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREAS WHICH WILL BE USED FOR LOADING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- H. ALL WASH WATER CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED PROPERLY TREATED AND/OR DISPOSED. IF CONCRETE CHUTES ARE TO BE WASHED A PLACE FROM THE WASHING OF CONCRETE CHUTES SHALL BE ALLOWED TO DRAIN TO STORM SEWER SYSTEM. THIS AREA TO BE DELINEATED ON RECORD DRAWINGS ON FILE IN JOB TRAILER.
- I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- K. RUBBER, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS OR WASHED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY SEEDDED. THESE AREAS SHALL BE SEEDING NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED SHALL BE SEEDDED AS SOON AS PRACTICABLE IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- O. TRAILS MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, CONTRACTOR SHALL MAINTAIN A LOG TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- P. ALL MATERIALS SKIDDED, DRAGGED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINAGE MUST BE REMOVED IMMEDIATELY.
- Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONSULTATION WITH THE STABILIZATION OF THE SITE.
- R. GRAPES & OTHER SOIL, STONEPILE AND BIRCHWOOD AREAS SHALL BE PROTECTED FROM EROSION AND BIRCHWOOD AREAS LOCATIONS SHALL BE NOTED ON THE SITE MAP AND FURNISHED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- S. SLOPES SHALL BE LEFT IN A ROLLOUGHED CONDITION DURING THE GRADING WORK TO REDUCE RUNOFF VELOCITIES AND EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES (SILT FENCES, INLET FILTERS, CHECK DAMS, ETC.) TO PREVENT EROSION.
- U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- V. INSPECTION CHECKLIST SHALL BE COMPLETED AND SIGNED BY INSPECTOR AFTER EVERY INSPECTION.
- W. INSPECTION RECORDS SHALL BE KEPT FOR 3 YEARS AFTER CONSTRUCTION.
- X. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR 14 DAYS OR MORE.

# GENERAL EROSION NOTES

1. ON-SITE RECONSTRUCTION MEETING WITH PROJECT MANAGER TO DISCUSS SEDIMENT AND EROSION CONTROL.
2. INITIAL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO SITE DRAWINGS BEFORE ANY CONSTRUCTION BEGINS OR SUPPLIES ARE DELIVERED.
3. INITIAL ALL EROSION AND SEDIMENT CONTROLS INCLUDING SEDIMENT BASINS, SILT FENCE, AND INLET PROTECTION.
4. POST ALL APPLICABLE SIGNS INCLUDING THE NOTICE OF EROSION CONTROL AND ALL INFORMATION WITH ATTACHED CONSTRUCTION SITE NOTICE (FOR POSTING AT THE CONSTRUCTION ENTRANCE). (SEE PERMIT FOR DETAILS). THESE SIGNS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. PHASING OF WORK TO ALLOW EXISTING VEGETATIVE AREAS OR BUFFERS TO REMAIN AS LONG AS POSSIBLE IS ENCOURAGED.
6. EROSION CONTROLS MUST BE INSPECTED PER THE ATTACHED INSPECTION CHECKLIST (ONCE EVERY 7 DAYS) AND WITHIN 24 HOURS OF 0.25 INCHES OR GREATER RAINFALL (PER FORMER STRIPMENT LOCAL REQUIREMENTS).
7. INITIAL AND PERIODIC INSPECTIONS FOR EROSION CONTROL MEASURES AS FEASIBLE. RECORD, TEND, AND DOCUMENTATION OF THESE PERIODIC TEMPORARY CLEANING TO DIRECT WATER TO TRANSPORTERS.
8. REMOVE ACCUMULATED SEDIMENT FROM EROSION CONTROLS AS THE CONSTRUCTION OF SITE UTILITIES FOUNDATIONS AND STRUCTURES CHANGE THE TOPOGRAPHY OF THE SITE.
9. CONTINUE INSTALLING AND MAINTAINING EROSION CONTROLS AS THE CONSTRUCTION OF THE SITE UTILITIES AND STRUCTURES CHANGE THE TOPOGRAPHY OF THE SITE.
10. ESTABLISH TEMPORARY STABILIZATION MEASURES ON ALL AREAS THAT ARE TO REMAIN UNDISTURBED PER THE ATTACHED WEEKLY INSPECTION CHECKLIST.
11. THE GENERAL CONTRACTOR WILL KEEP WRITTEN DOCUMENTATION OF MAJOR EARTH MOVING ACTIVITIES USING THE ATTACHED SITE LOG INDICATING START AND STOP DATES FOR DEFINED AREAS OF THE SITE. NOTE THESE AREAS ON THE SITE DRAWINGS WHEN POSSIBLE.
12. PERFORM ASBUILT SURVEY AND VERIFICATION LETTER FROM ENGINEER OF RECORD.
13. PROVIDE FINAL STABILIZATION AS SOON AS AREAS ARE MAKE AVAILABLE. FINAL STABILIZATION [70] PERCENT COVERAGE OF TURF GRASS, IS SPECIFIED IN THE TEXT OF THE APPLICABLE PERMIT.
14. SCHEDULE POST CONSTRUCTION 500 INSPECTION ONCE SITE ACHIEVES 75% OVERALL GRASS BENEFIT.
15. REMOVE TEMPORARY OR SEDIMENT CONTROL PRACTICES ONCE FINAL STABILIZATION/VEGETATION HAS BEEN ESTABLISHED.
16. KEEP ALL SWPPP DOCUMENTS, INCLUDING INSPECTION CHECKLISTS, ON FILE FOR [THREE] YEARS FROM TERMINATION.



# SWPPP SITE DESCRIPTION

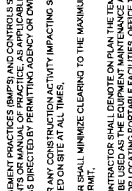
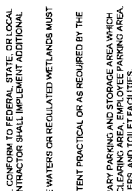
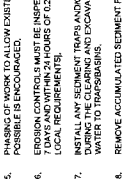
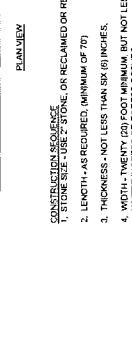
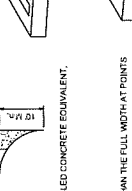
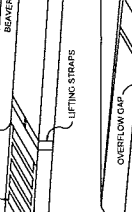
- THE EXISTING SITE CURRENTLY CONSISTS OF THE DELAWARE MARINE BOAT SALES AND SERVICE AREA, A 2.07 AC. PARCEL WITH AN AMOUNT OF BOTH GRAVEL AND ASPHALT PAVEMENT FOR ADDITIONAL STORAGE YARD AND PARKING. THE EXISTING SITE IS A SEVERAL HUNDRED FEET FROM THE STATE KNOWN DETENTION ON WATER QUALITY PROVIDED ON-SITE.
- FOLLOWING CONSTRUCTION THE SITE WILL EXHIBIT A 0.77 S.F. SHEDD QUICK SERVICE RESTAURANT WITH FUEL CENTER AND DRIVEWAY. THE PRIMARY BUILDING WILL BE A 2,300 S.F. DRIVEWAY. THE RESTAURANT BUILDING WILL BE PARALLEL TO U.S. 30 & 77. A PRIVATE STORM SEWER SYSTEM IS PROPOSED TO DRAIN THE SITE TO A PROPOSED EXTENDED DRY DETENTION BASIN.
- THE PROPOSED BASIN WILL OUTLET OVERFLOW TO AN EXISTING STREAM LOCATED AT THE PROPERTY LINE. THE EXISTING STREAM ULTIMATELY DRAINS TO THE OCEAN/VENTURE RIVER.
- |                                |             |
|--------------------------------|-------------|
| A. TOTAL SITE AREA             | = 3.88 AC.  |
| CONSTRUCTION ENTRANCE          | = 2.17 AC.  |
| POST DEVELOPED IMPERVIOUS AREA | = 1.37 AC.  |
| EROSION CONTROL SOUNDING       | = 5.24 C.F. |
| CONSTRUCTION ENTRANCE          | = 3.06 C.F. |
| STORAGE ZONE                   | = 0.58 C.F. |

# TEMPORARY SEDIMENT STRUCTURE

- STAGES 1, 2, 3 AND 4 ARE SILT FENCE, PALET PROTECTION AND STABILIZED CONSTRUCTION ENTRANCE.
- STAGE 5 CONSTRUCTION DETENTION BASIN AND/OR TEMPORARY SEDIMENT CONTROL FACILITIES PRIOR TO SITE MASS GRADING.
- TEMPORARY SEDIMENT BASIN
- |                       |              |
|-----------------------|--------------|
| TRIBUTARY AREA        | = 3.06 ACRES |
| DEWATERING ZONE       | = 0.924 C.F. |
| SEDIMENT STORAGE ZONE | = 0.58 C.F.  |
- BASIN CAPACITY: 2,100 GALS.  
 OVERFLOW RATE: 2.25 CFS. FAN-CLOTH SUMMER WHICH PROVIDES UP TO 6.98 C.F. OF OVERFLOW IN 48 HOURS. FAN-CLOTH SUMMER WILL HAVE A 1.8" D ORIFICE.

# GENERAL NOTES

1. SET FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED IMMEDIATELY AND RESEED AS NEEDED.
2. ALL SET FENCES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DRIVING.
4. THE TEMPORARY PARKING AND STORAGE AREAS SHALL BE KEPT IN GOOD CONDITION SUITABLE FOR CONSTRUCTION USE.
5. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE SEDIMENT STORAGE CAPACITY HAS BEEN REDUCED BY 60%.







REVISIONS	

TREE PRESERVATION  
PLAN

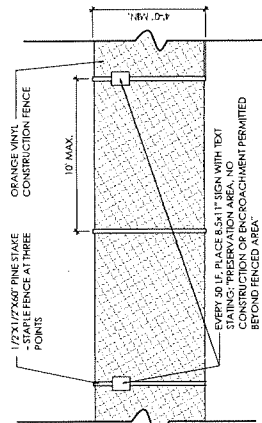
SHEETZ DELAWARE  
BIRD & BULL ENGINEERS &  
SURVEYORS, INC.  
3600 SHOURVEE RD # 225 COLUMBUS, OH 43235

Faris Planning & Design  
LANDSCAPE ARCHITECTURE  
3100 KAY  
COLUMBUS, OH 43235  
614.421.1844  
www.farisplanninganddesign.com

DATE 2-3-20  
PROJECT 19153  
SHEET

L-2

EXISTING TREES		EXISTING TREES	
NO.	SYMBOL	NO.	SYMBOL
1	○	1	○
2	○	2	○
3	○	3	○
4	○	4	○
5	○	5	○
6	○	6	○
7	○	7	○
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100	○	100	○



**PRESERVATION PLANT KEY**

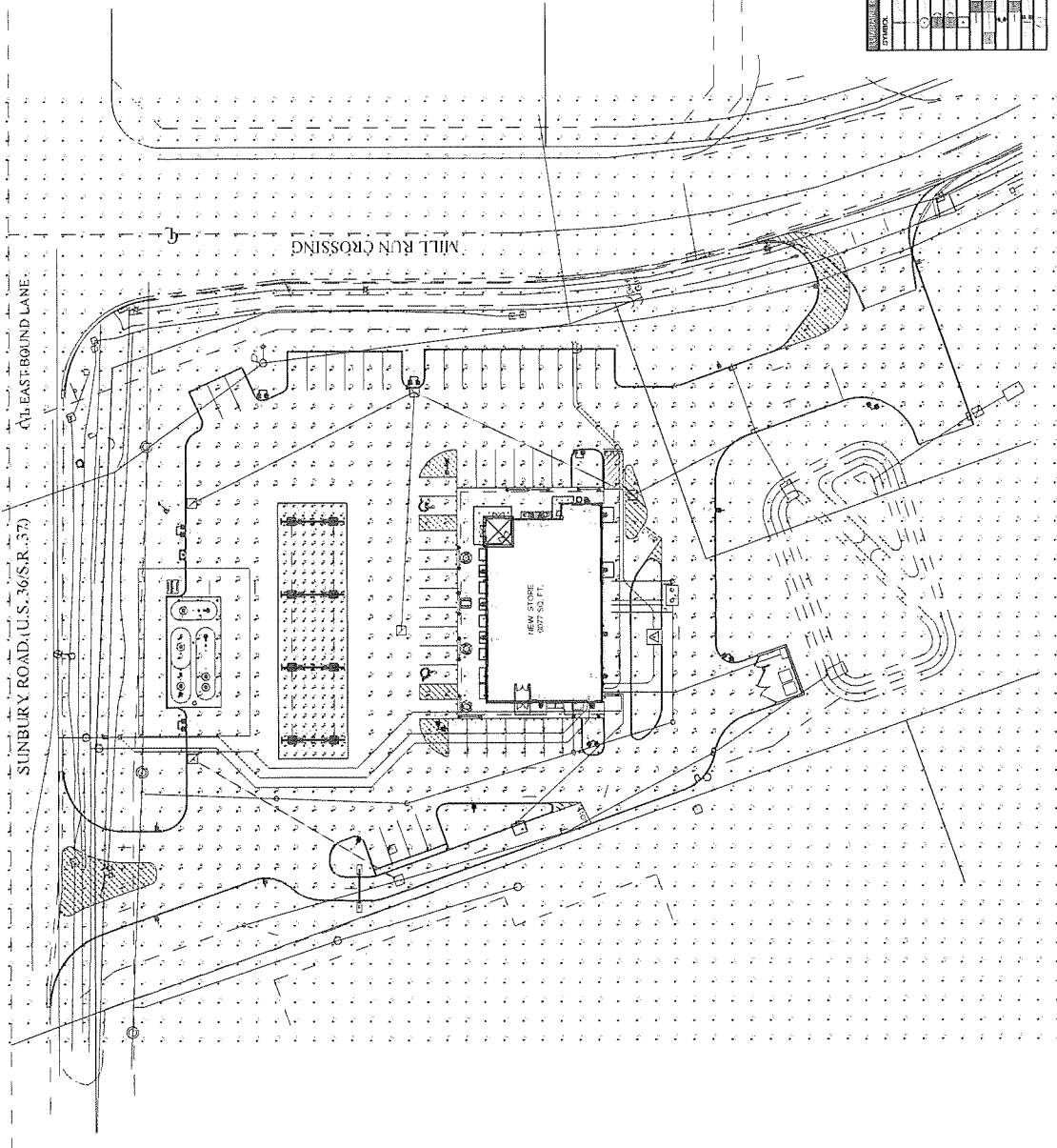
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE (SEE DETAIL 1, THIS SHEET)

NOTE: SEE SHEET L-1 FOR SPECIFIC LOCATION, SPECIES, AND CALIPER OF REPLACEMENT TREES AND TREE DATA



1 TREE PROTECTION FENCE  
N.T.S.

05-2809



LUM. NO.	LABEL	MTG. HT.
1-8	A	15.83
9-24	B	15.83
25-40	C	3
41-42	D	9.23
43-47	E	12
48-50	F	10
51	G	12
52	H	10
53	I	12
54-56	J	10
57	K	12
58-61	L	10
62-67	M	12
68-72	N	10
73-84	O	12

NOTE:  
 -ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

TYPE	MTG. HT.	MTG. DIA.	MANUFACTURER	QTY.
BUILDING PERIMETER WALKWAY	15.83	20.00	CREE, INC.	278
SITE PAVED AREA	12.00	17.50	CREE, INC.	302
UNDER CANOPY	12.00	8.50	CREE, INC.	256



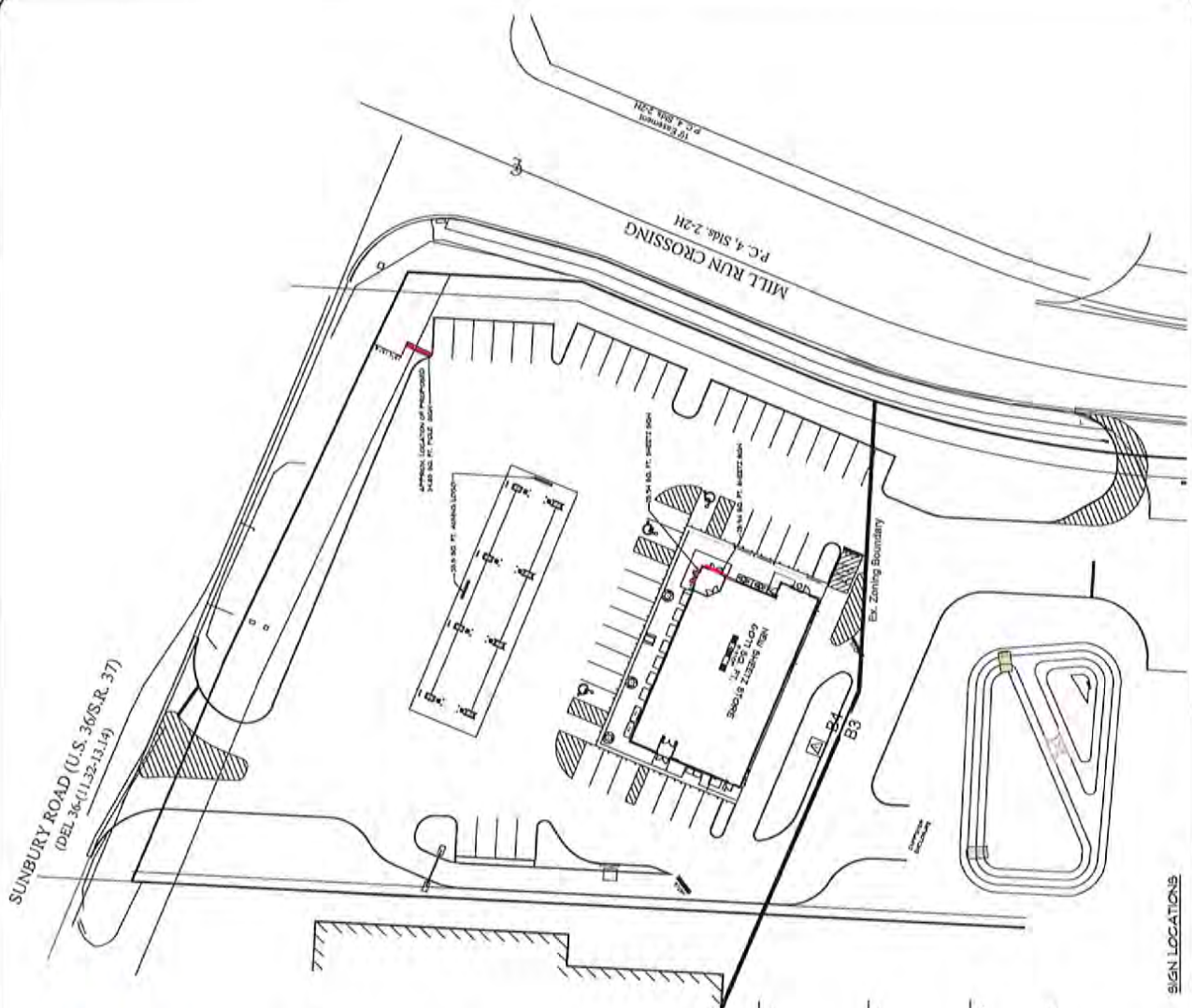
SYMBOL	QTY.	LABEL	ARRANGEMENT	LUMENS	LUF	R/D RATING	WATT/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG CODE
1	278	A	SINGLE	2000	1500	R/D-500	66	18288	CREE, INC.	FLEDG-1500-1500-66-2000-1500-WALKWAY
2	302	B	4 FT. LINEAR	4500	1500	R/D-500	66	19860	CREE, INC.	FLEDG-1500-1500-66-2000-1500-WALKWAY
3	256	C	SINGLE	1441	1500	R/D-500	32	8163	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
4	302	D	SINGLE	2000	1500	R/D-500	32	6060	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
5	86	E	SINGLE	1078	1500	R/D-500	32	2752	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
6	256	F	SINGLE	1500	1500	R/D-500	32	8160	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
7	172	G	2-BACK-TO-BACK	1500	1500	R/D-500	32	5400	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
8	172	H	2-BACK-TO-BACK	1500	1500	R/D-500	32	5400	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
9	86	I	2-BACK-TO-BACK	1500	1500	R/D-500	32	5400	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
10	86	J	2-BACK-TO-BACK	1500	1500	R/D-500	32	5400	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
11	86	K	SINGLE	859	1500	R/D-500	32	2577	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
12	86	L	TRUCK	859	1500	R/D-500	32	2577	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
13	86	M	TRUCK	859	1500	R/D-500	32	2577	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
14	86	N	TRUCK	859	1500	R/D-500	32	2577	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY
15	86	O	TRUCK	859	1500	R/D-500	32	2577	CREE, INC.	FLEDG-1500-1500-32-2000-1500-WALKWAY



SHEETZ, INCORPORATED  
 3100 KITTAWING RD  
 ALTOONA, PA 15106  
 (814) 946-3811

# NEW SHEETZ STORE "DELAWARE"

INT. OF MILL RUN CROSSING  
 AND SUNBURY ROAD  
 CITY OF DELAWARE, OHIO

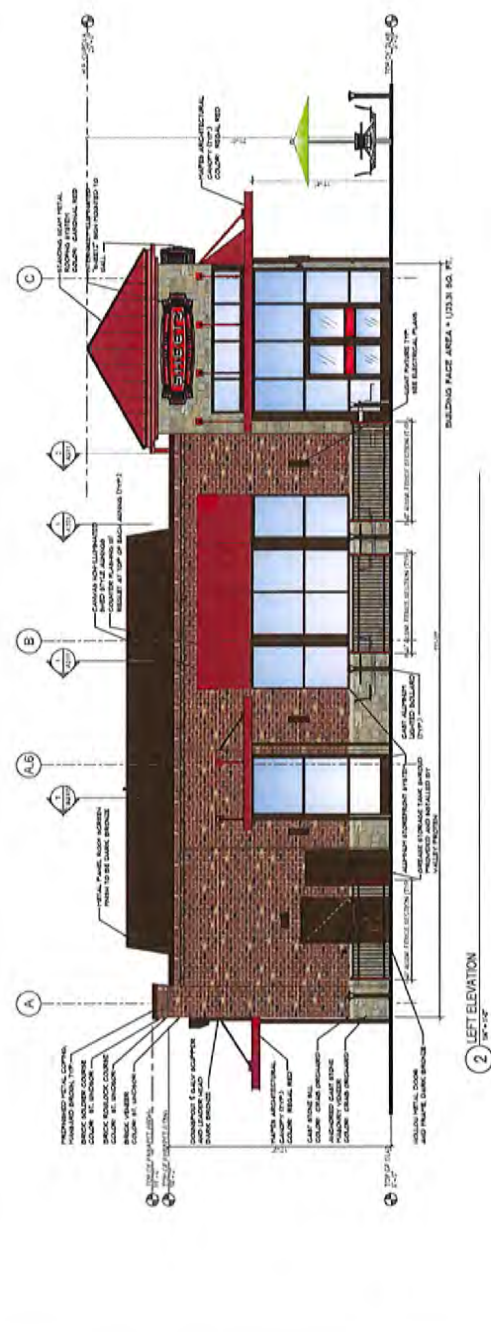
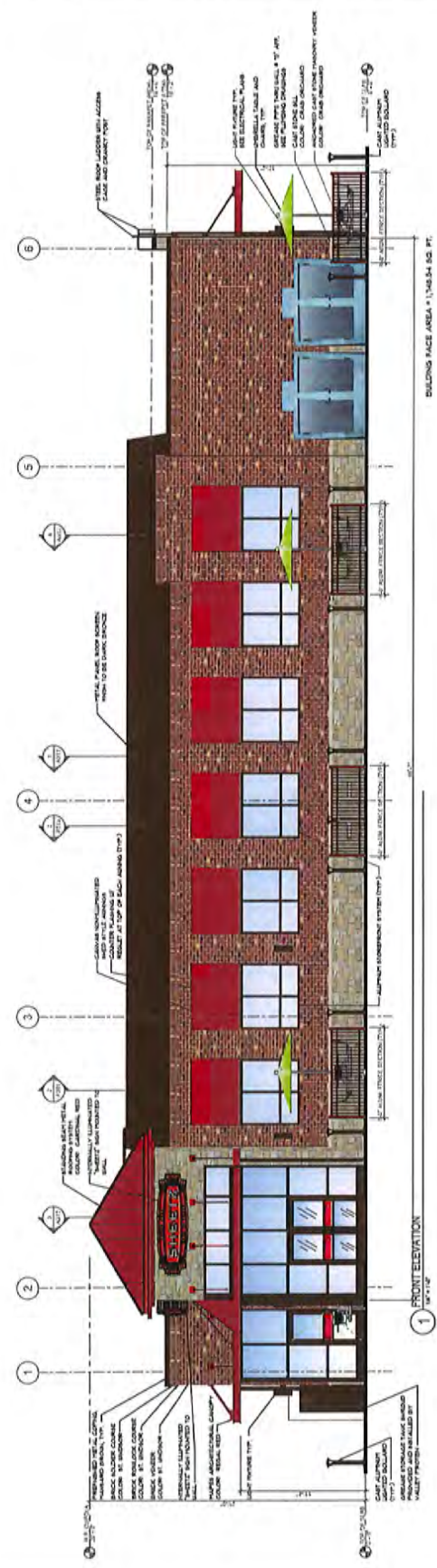


<b>BUILDING ELEVATIONS</b>	SHEETZ SIGN = 25.94 SQ. FT. X 2 = 51.88 SQ. FT.	TOTAL = 51.88 SQ. FT.	51.88 SQ. FT.
<b>GAS PRICE MONUMENT SIGN</b>	SHEETZ SIGN = 15.83 SQ. FT. X 1 = 15.83 SQ. FT.	GAS PRICE SIGN = 15.92 SQ. FT. X 1 = 15.92 SQ. FT.	TOTAL = 34.85 SQ. FT.
<b>GAS CANOPY AWNING</b>	SHEETZ LOGO AREA = 35.5 SQ. FT. X 2 = 71.00 SQ. FT.	TOTAL = 71.00 SQ. FT.	71.00 SQ. FT.
	TOTAL SIGNAGE SQ. FT. FOR SITE =		157.73 SQ. FT.

SIGN LOCATIONS

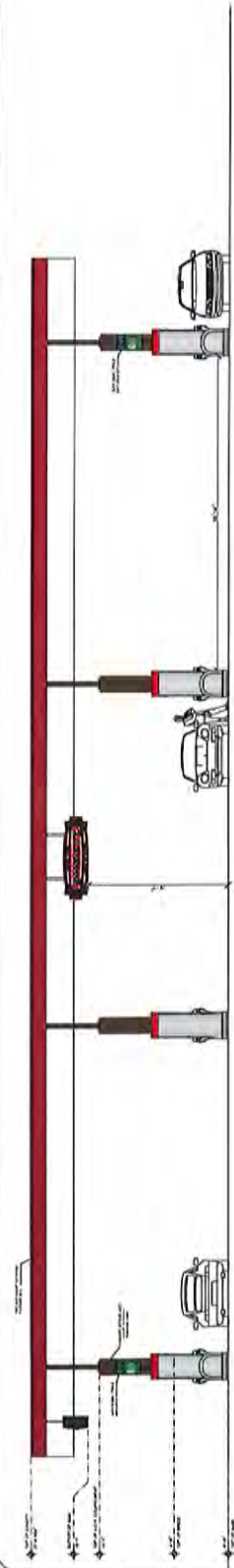


DATE	BY	REVISION

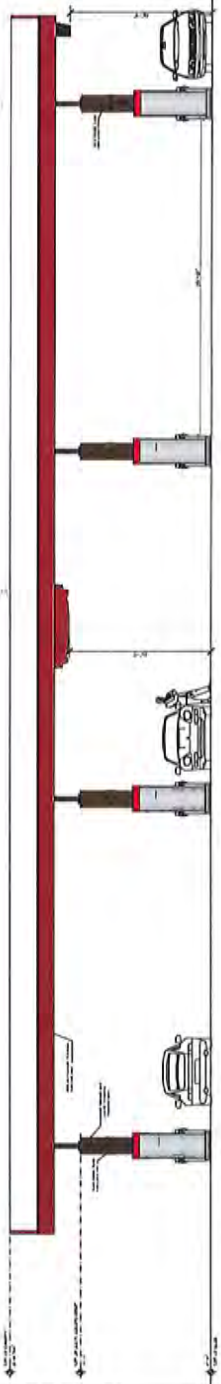




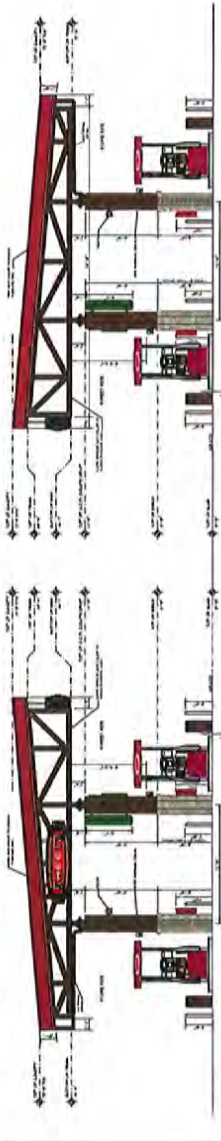




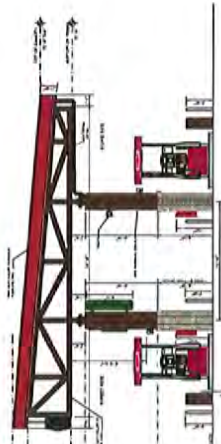
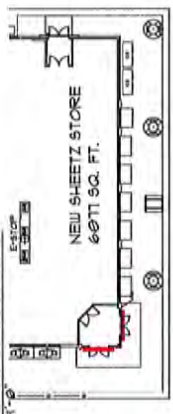
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SCALE 3/16" = 1'-0"



SIDE 'D' STORE SIDE ELEVATION  
SCALE 3/16" = 1'-0"



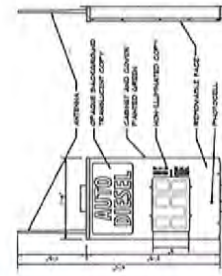
SIDE 'A' LEFT SIDE ELEVATION  
SCALE 3/16" = 1'-0"



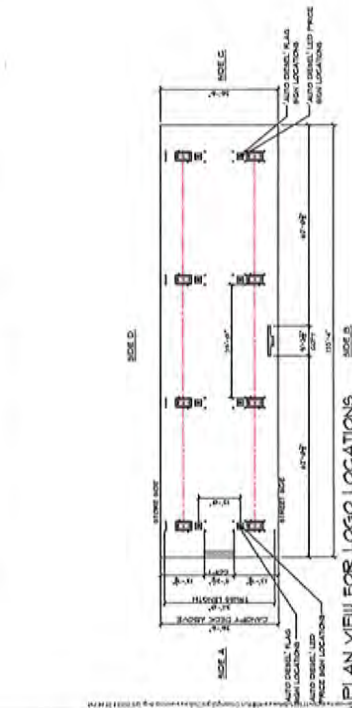
SIDE 'C' RIGHT SIDE ELEVATION  
SCALE 3/16" = 1'-0"



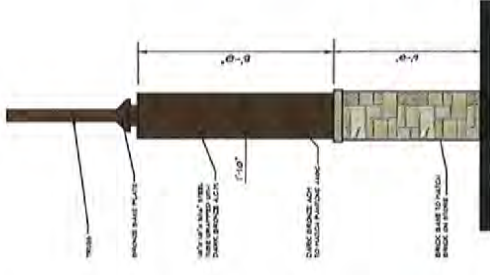
SHEETZ LOGO DETAIL  
SCALE 1/4" = 1'-0"



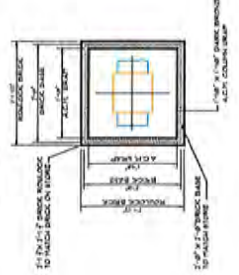
"AUTO DIESEL" PRICE SIGN  
ELEVATION AND DETAIL  
SCALE 1/4" = 1'-0"



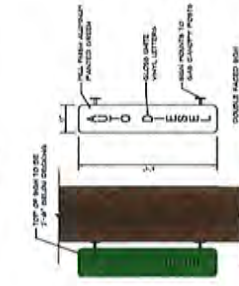
PLAN VIEW FOR LOGO LOCATIONS  
SCALE 1/4" = 1'-0"



COLUMN ELEVATION  
SCALE 1/4" = 1'-0"



BRICK COLUMN BASE DETAIL  
SCALE 1/4" = 1'-0"



"AUTO DIESEL" FLAG SIGN  
ELEVATION AND DETAIL  
SCALE 1/4" = 1'-0"

DATE	BY	REVISION

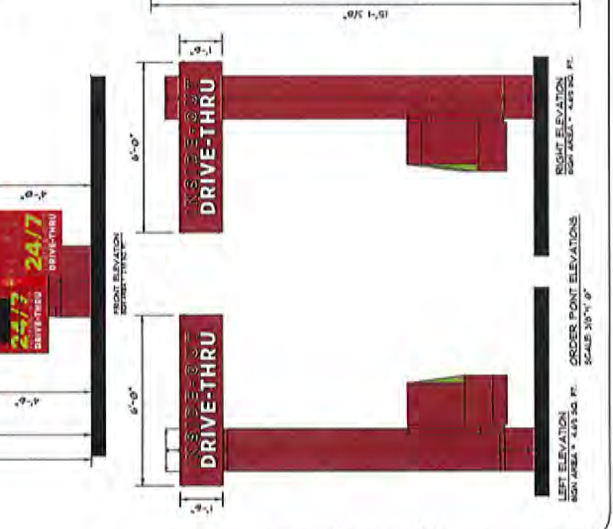
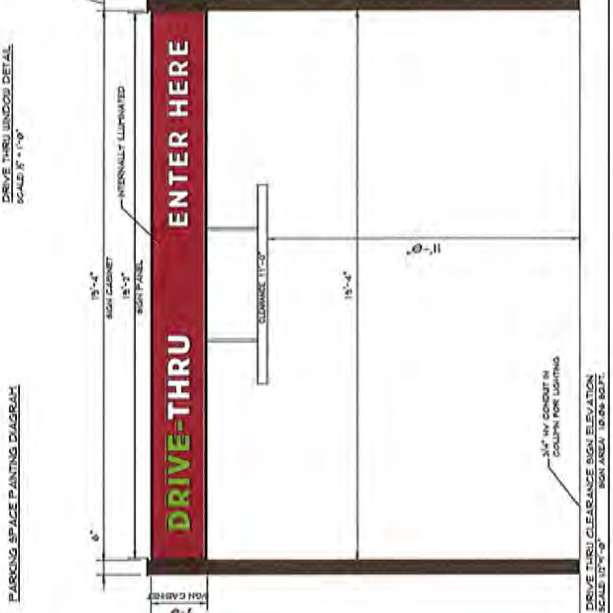
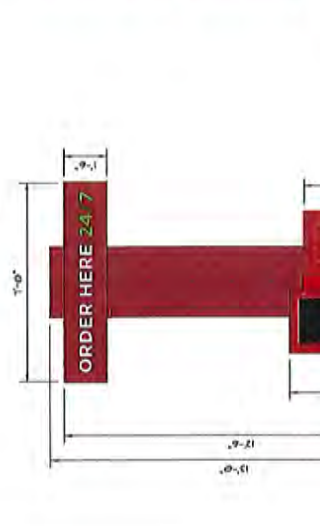
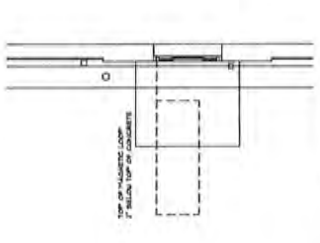
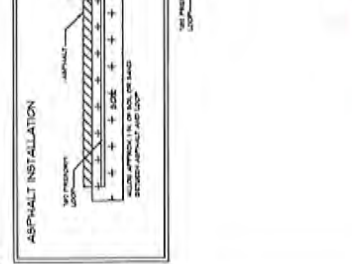
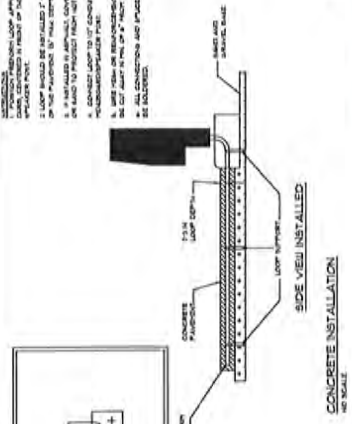
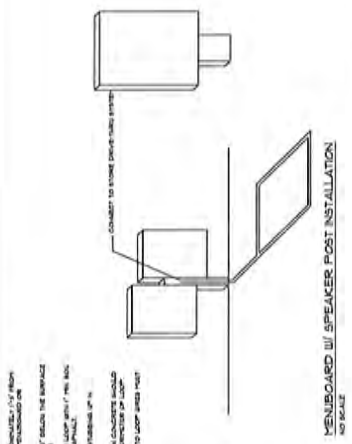
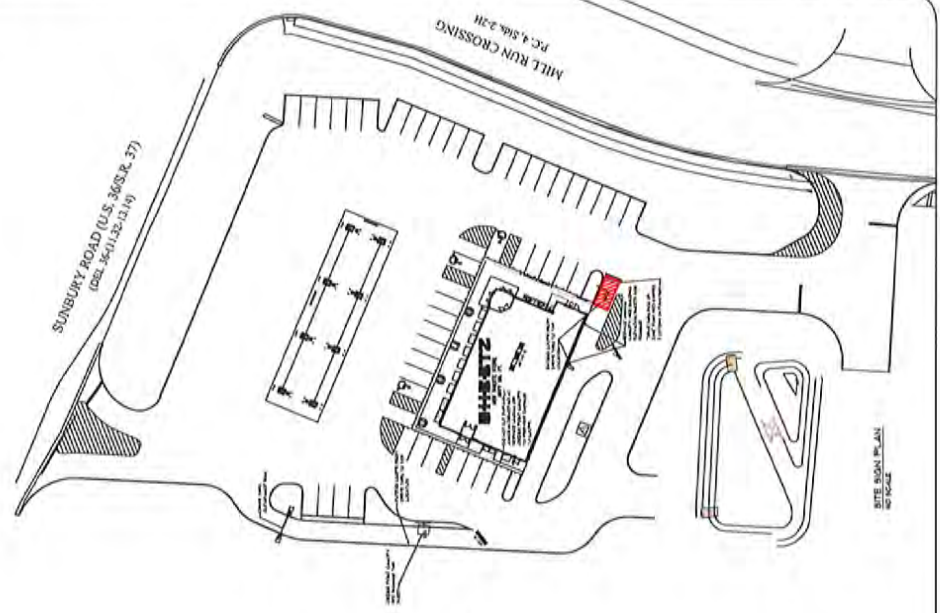
351 Street Way, Carysburg, PA 16825 (814) 239-6013  
 Convenience Architecture  
 and Design P.C.

DRIVE THRU  
 SIGNAGE DETAILS

NEW SHEETZ STORE  
 CITY OF DELAWARE, OHIO  
 INT. OF MILL RUN CROSSING  
 AND SUNBURY ROAD

SCALE: AS SHOWN  
 DATE: 04/20/14  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 PROJECT NO.: 14000000

DT-1



1. SIGNAGE SHALL BE INSTALLED IN FRONT OF THE BUILDING OR ON THE SIDE OF THE BUILDING.
2. SIGNAGE SHALL BE INSTALLED 2'-0\"/>
- 3. SIGNAGE SHALL BE INSTALLED 2'-0\"/>
- 4. SIGNAGE SHALL BE INSTALLED 2'-0\"/>
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- 8. SIGNAGE SHALL BE INSTALLED 2'-0\"/>
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- 10. SIGNAGE SHALL BE INSTALLED 2'-0\"/>

LEFT ELEVATION  
 SIGN AREA: 4811 SQ. FT.  
 ORDER POINT ELEVATIONS  
 SCALE: 3/8\"/>

RIGHT ELEVATION  
 SIGN AREA: 4811 SQ. FT.  
 ORDER POINT ELEVATIONS  
 SCALE: 3/8\"/>

DRIVE THRU CLEARANCE SIGN ELEVATION  
 SCALE: 1/8\"/>

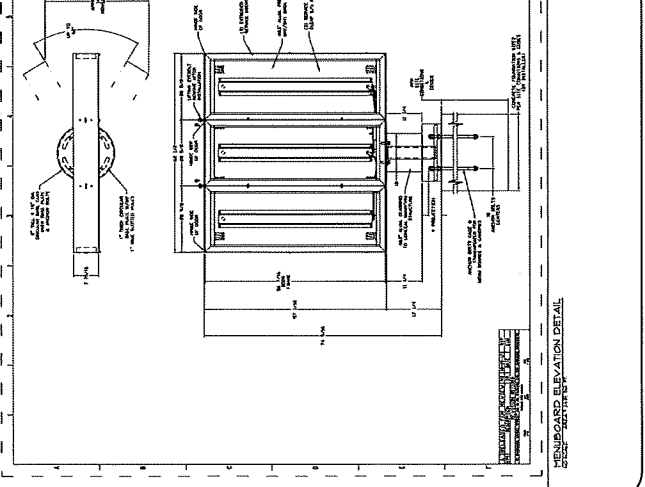
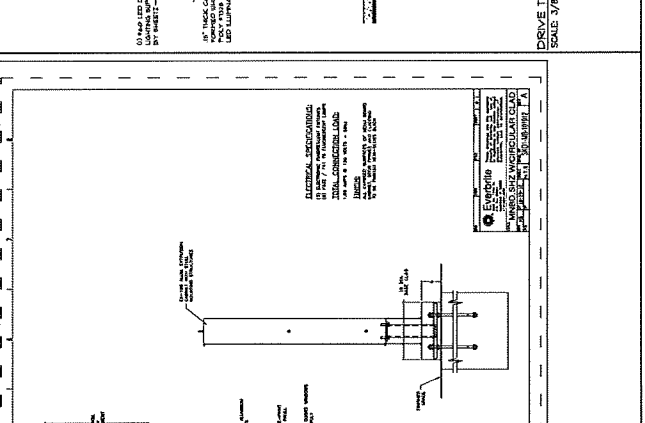
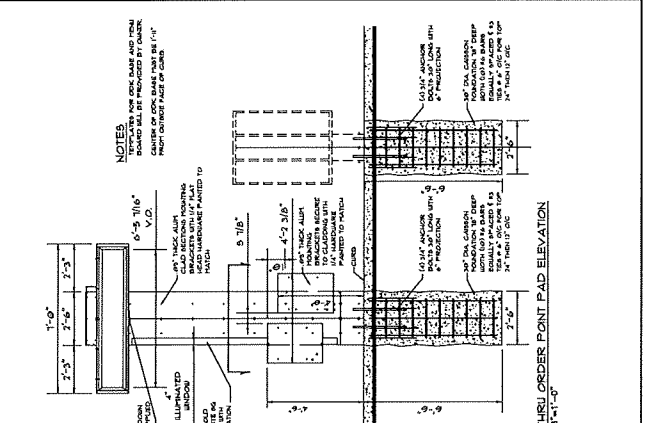
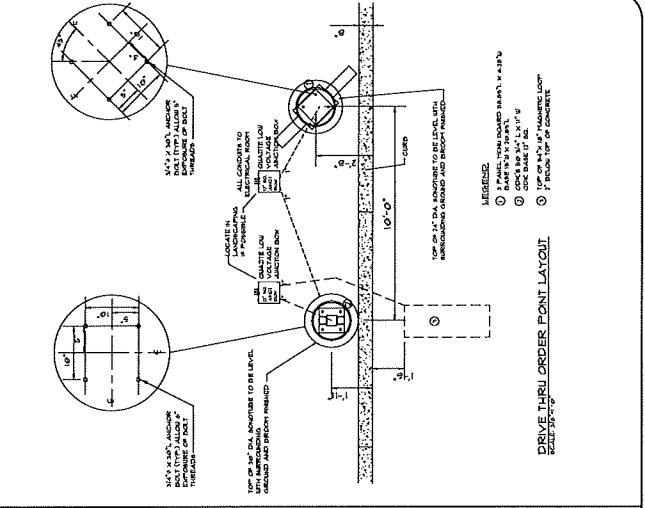
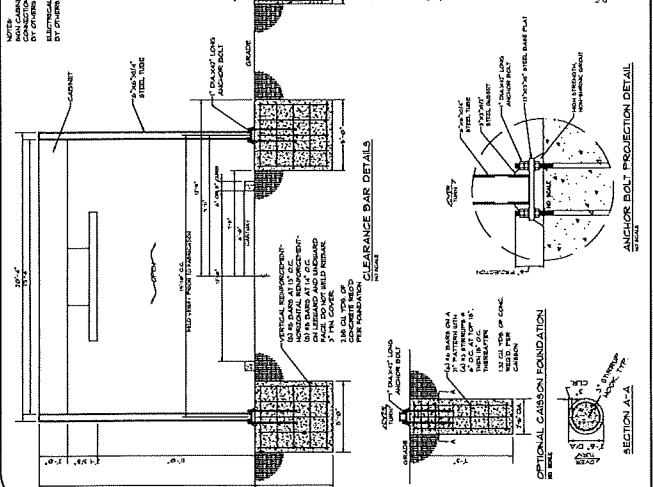
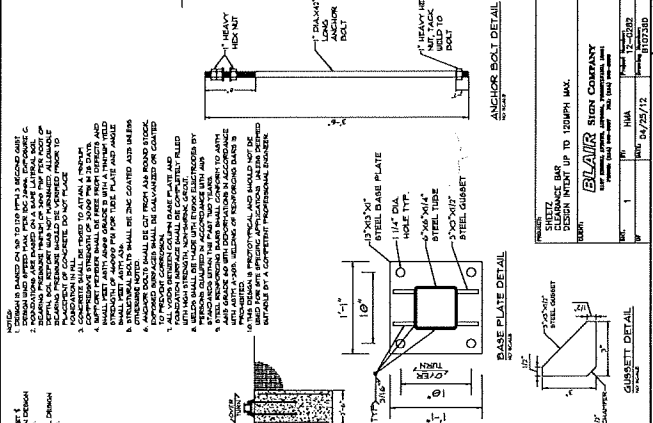
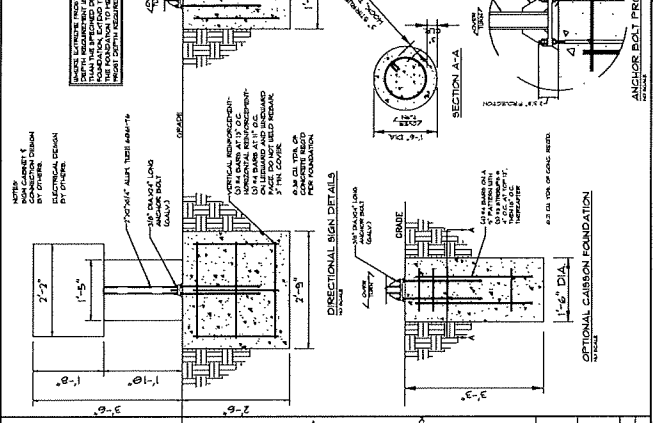
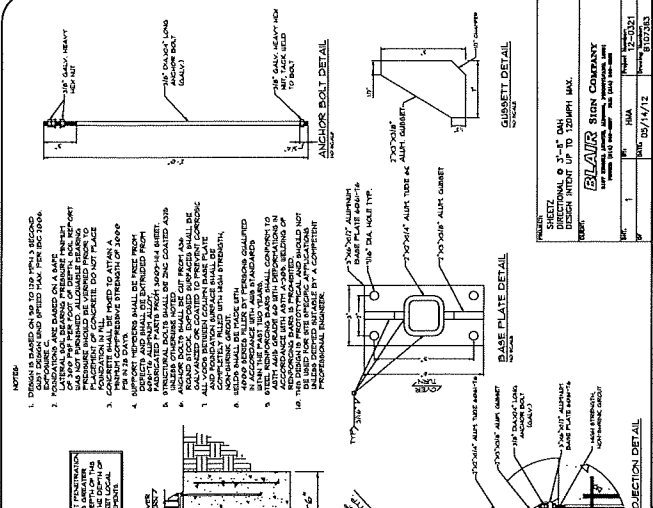
NO.	DATE	BY	REVISION

451 Skeltz Way, Dayton, PA 15225 (614) 393-6013  
**Convenience Architecture**  
 and Design P.C.

NEW SHEETZ STORE  
 DELAWARE  
 IN. OF MILL RUN CROSSING  
 AND DELAWARE  
 CITY OF DELAWARE, OHIO

SCALE: AS SHOWN  
 DATE: 08/18/12  
 DRAWN BY: JH  
 PROJECT NO.: 12010000000000000000

DT-2



NOTES:  
 1. DESIGN IS BASED ON 10 TO 120 PPH 3 SECOND QURT  
 2. NON-SLIP SURFACE SHALL BE A 1/4" DIA. ANCHOR BOLT  
 3. CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH  
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED  
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED  
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED  
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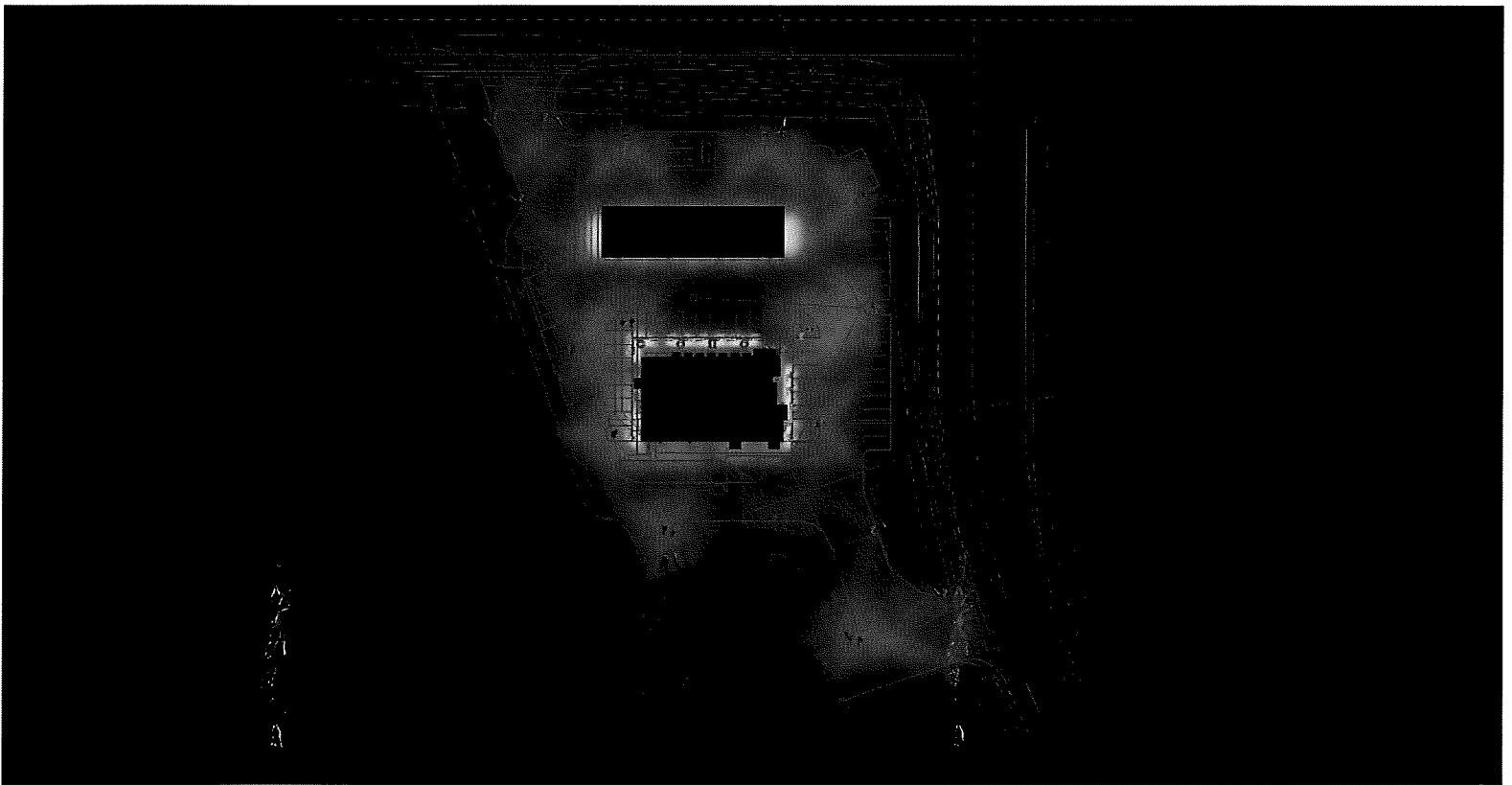
NOTES:  
 1. DESIGN IS BASED ON 10 TO 120 PPH 3 SECOND QURT  
 2. NON-SLIP SURFACE SHALL BE A 1/4" DIA. ANCHOR BOLT  
 3. CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH  
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED  
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED  
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED  
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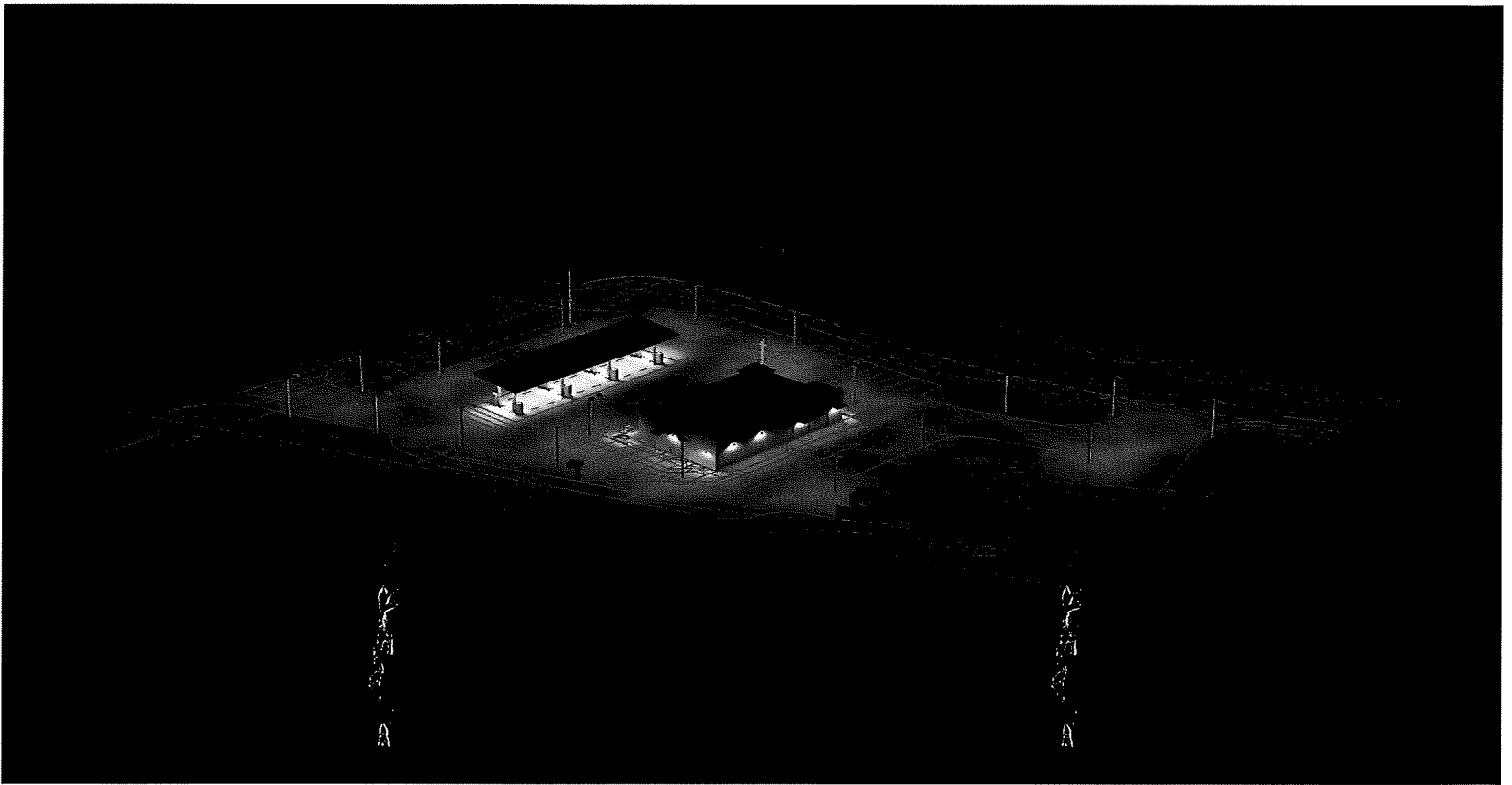
















PRODUCT	QTY	LABEL	DESCRIPTION
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	 8	A	FLD-OL-15-D2-14-E-UL-XX-700 W/XA-XFR9XX
	 16	B	FLD-OL-40-D4-07-E-UL-XX-700 W/XA-XFR9XX
<b>PATHWAY</b>			
	 16	C	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
<b>WALL MOUNT</b>			
	 7	D	SEC-EDG-3M-WM-02-E-UL-XX-525
	 5	E	SEC-EDG-3M-WM-04-E-UL-XX-525
<b>AREA</b>			
	 1	F	OSQ-AAXX W/PGM-1 + OSQ-A-NM-15D-B-57K-UL-XX
	 3	G	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
	 1	H	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
	 4	J	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
	 6	K	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX W_OSQ-BLSMF
	 5	L	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX W_OSQ-BLSMF

**EXCELLENCE** TODAY AND INTO THE **FUTURE** 

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## PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2020-0205-0207

REQUEST: Multiple Requests

PROJECT: Communities at Glenross – Section 16

MEETING DATE: March 4, 2020

### APPLICANT/OWNER

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

### REQUEST

2020-0205: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 16 for 45 single-family lots on 18.21 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.

2020-0206: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 16 Part 1 for 36 single-family lots on 14.476 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.

2020-0207: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 16 Part 2 for 9 single-family lots on 3.743 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Bald Eagle Drive and Sundial Lane.

### PROPERTY LOCATION & DESCRIPTION

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

### BACKGROUND

This project has an extensive zoning history that dates back to 2006, but the most recent significant action that pertains to the development south of Cheshire Road occurred in August 2016. At that time, City Council approved an amendment to the Zoning and Development Text, an amendment to the Preliminary Development Plan, and an amendment to the Preliminary Subdivision Plat for the Communities at Glenross. The Final Development Plan and Final Subdivision Plat for Sections 11 and 12 were approved in 2017. The Final Development Plan and Final Subdivision Plat for Section 15 was approved in 2018 and the Final Development Plan and Final Subdivision Plat for Section 13 was approved in 2019.

Now the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 16 which consists of 45 single-family lots on 18.21 acres. The Final Subdivision Plat for Section 16 will be divided into two sub-sections; Part 1 will consist of 36 single-family lots on 14.476 acres and Part 2 will consist of 9 single-family lots on 3.743 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 16 is in Sub-Area IB of the approved Preliminary Development Plan and Preliminary Subdivision Plat. The development plan and text is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. Currently, Section 13 has not yet been completed and shall be constructed prior to Section 16, otherwise an off-site improvement plan for stormwater will be required for Section 16. All comments regarding the layout and

details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.

- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development.
- **ROADS AND ACCESS:** Section 16 is located south of Cheshire Road and would be accessed from Winterbourne Drive which is the main north/south spine road for Sections 11-22 located south of Cheshire Road. There are five different access points to Section 16 which connect to Sections 15, 17, and 19. Wolf Crest Road and Bald Eagle Drive both extend north and south through Section 16 and Sundial Lane extends east to west to connect Wolf Crest Road and Bald Eagle Drive. 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. In addition, there would be sidewalks on both sides of the public streets.
- **LOT LAYOUT & SIZE:** Per the approved development text, the subject lots in Section 16 would be a minimum lot area of 8,450 square feet with minimum 65 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yard setback would be 30 feet (decks and patios may encroach into the setback, but not closer than 15 feet from the lot line), and the side yard setback would be 20% of the lot width (not less than 6 feet) with a minimum house size of 1,600 square feet for a single story dwelling and 1,800 square feet for a multi-story dwelling. Also, all the corner lots achieve compliance with the oversized corner lot requirements in the zoning code. An approximate 3.77 acre reserve area buffers the subject section from Winterbourne Drive that contains mounding, landscaping, and a bike path.
- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are based on the housing options in each Section and Sub-Area per the approved development text. The single-family lots in Sections 16 would require the following design requirements: 1.) At least 40% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick or stone. 2.) All vinyl siding shall have a minimum thickness of 0.044 mils; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08.
- **LANDSCAPING & SCREENING:** A comprehensive landscape plan has been submitted which includes street trees, mounding, and landscaping along Winterbourne Drive. The Winterbourne Drive buffering shall match the existing mounding and landscaping plan along this road. The street tree and landscape plans were approved by the Shade Tree Commission on February 25, 2020.
- **OPEN SPACE/PARKLAND:** The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in several reserve areas south of Cheshire Road. Within Section 16, there is approximately 3.77 acres of open space in the reserve area located along Winterbourne Drive which contains a bike path, mounding, and landscaping. In addition, Part 2 of Section 16 contains 0.86 acres of active open space (tot lot) located at the northwest corner of Bald Eagle Drive and Sundial Lane which contains a pair of play structures, a swing set and benches. Staff is also requiring an active field to be programmed in this reserve as there is significant room.
- **TREE PRESERVATION:** The subject section shall achieve compliance with Chapter 1168 Tree Preservation Regulations. There are 36 qualifying trees totaling 556 caliper inches being removed in this section per the submitted tree survey. The developer is proposing significant landscaping and trees in the open space areas and buffering along the railroad tracks in Sections 11-22 south of Cheshire Road. The developer shall submit a Landscape and Open Space Plan for Sections 11-22 (South of Cheshire Road) to document the required tree plantings as well as the proposed replacement trees in these sections (within open spaces and buffering along the railroad tracks). The said plan would serve as a master landscape plan for any tree replacement required in Sections 11-22 (South of Cheshire Road) and any trees over and above the minimum tree planting

requirements can be used to off-set any qualifying trees removed. The proposed plan shall be submitted, reviewed and approved by staff prior to construction drawing approval of Section 16.

- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City that achieves compliance with the zoning code.
- **PHASING:** Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16. Also, the emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).

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**STAFF RECOMMENDATION – (2020-0205 FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request by Pulte Homes for a Final Development Plan for the Communities at Glenross Section 16 for 45 single-family lots on 18.21 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive buffering shall match the existing buffering in the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
8. 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.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of \$1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
11. Lot 12916 shall include an active field area as approved by Staff in addition to the other proposed amenities within the reserve.

**STAFF RECOMMENDATION – (2020-0206 FINAL SUBDIVISION PLAT)**

Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for the Communities at Glenross Section 16 Part 1 for 36 single-family lots on 14.476 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive buffering shall match the existing buffering in the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
8. 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.
9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of \$1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.
10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

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**STAFF RECOMMENDATION – (2020-0207 FINAL SUBDIVISION PLAT)**

Staff recommends approval of a request by Pulte Homes for a Final Subdivision Plat for the Communities at Glenross Section 16 Part 2 for 9 single-family lots on 3.743 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Bald Eagle Drive and Sundial 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. Per the City Engineer, Section 13 shall be constructed prior to Section 16 otherwise an off-site improvement plan for stormwater shall be required and approved for Section 16
3. The emergency access drive to Cheshire Road through Section 15 shall remain in place until a second access point to Winterbourne Drive is established on east side of Winterbourne Drive (proposed in Section 18).
4. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
5. The single-family houses shall comply with the minimum architectural standards and house size in



- the approved development text and per applicable sections of the current zoning code.
6. The Winterbourne Drive buffering shall match the existing buffering in the Communities at Glenross surrounding this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association.
  7. A street tree plan and landscape plan was approved by the Shade Tree Commission on February 25, 2020.
  8. 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.
  9. This section of the Communities at Glenross Subdivision is in the Delaware South New Community Authority, subject to a per dwelling unit additional transportation fee of \$1,000 per unit due at the time of building permit issuance, and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.
  10. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
  11. Lot 12916 shall include an active field area as approved by Staff in addition to the other proposed amenities within the reserve.

**COMMISSION NOTES:**

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MOTION: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> approved denied tabled \_\_\_\_\_

**CONDITIONS/MISCELLANEOUS:**

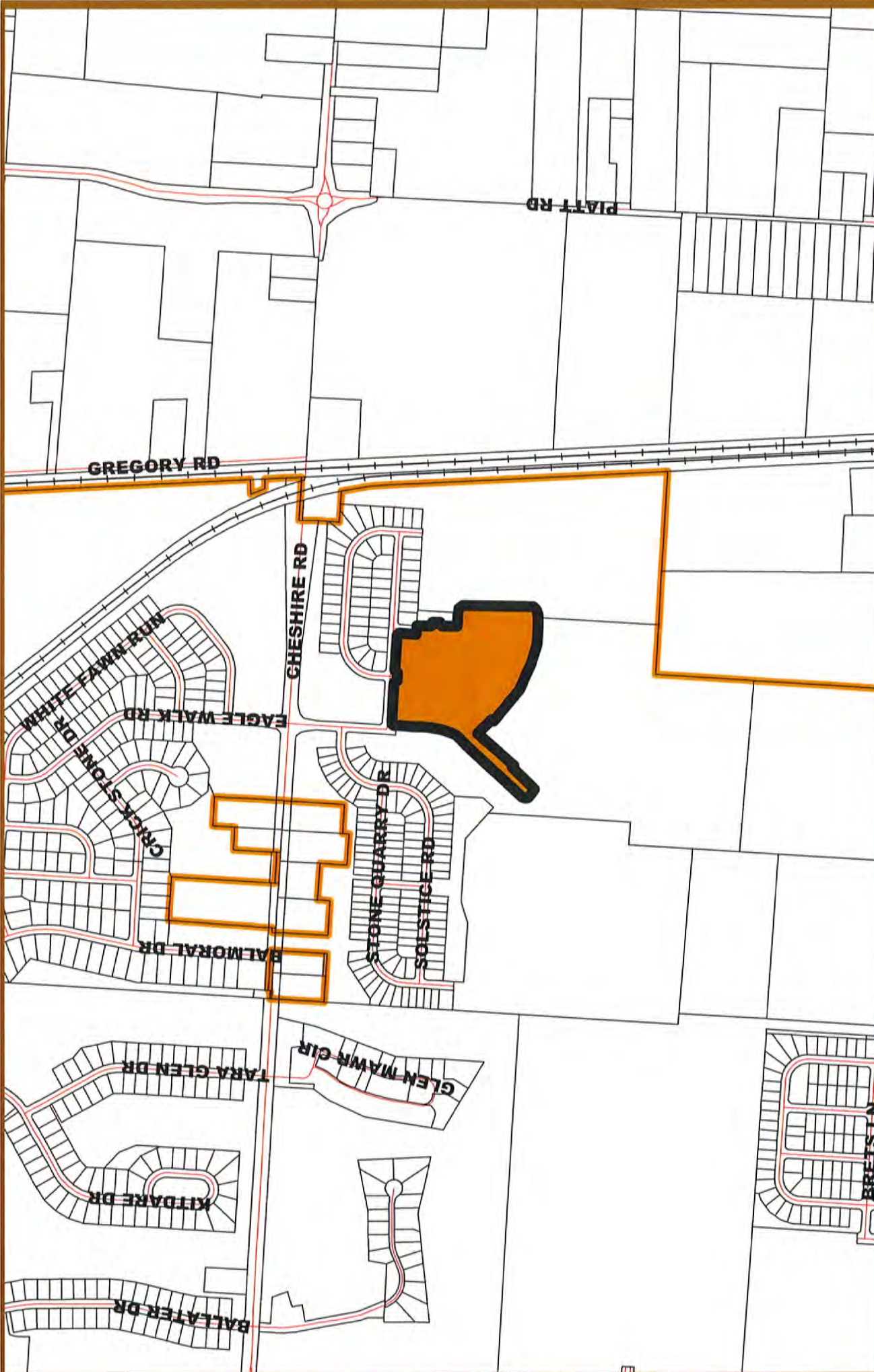
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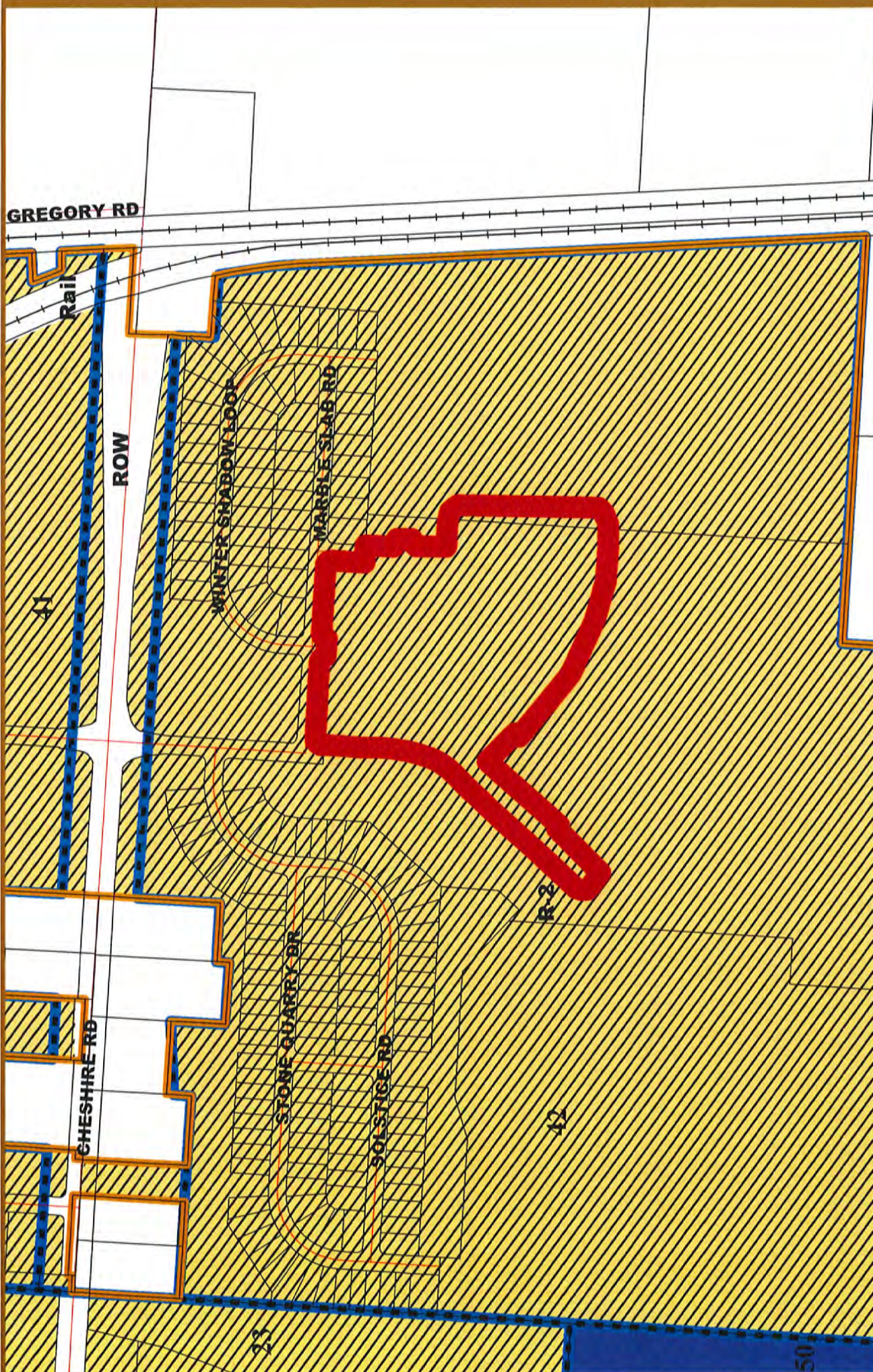
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2020-0205-0207  
 Final Development Plan & Final Subdivision Plat  
 Communities at Glenross - Section 16  
 Location Map



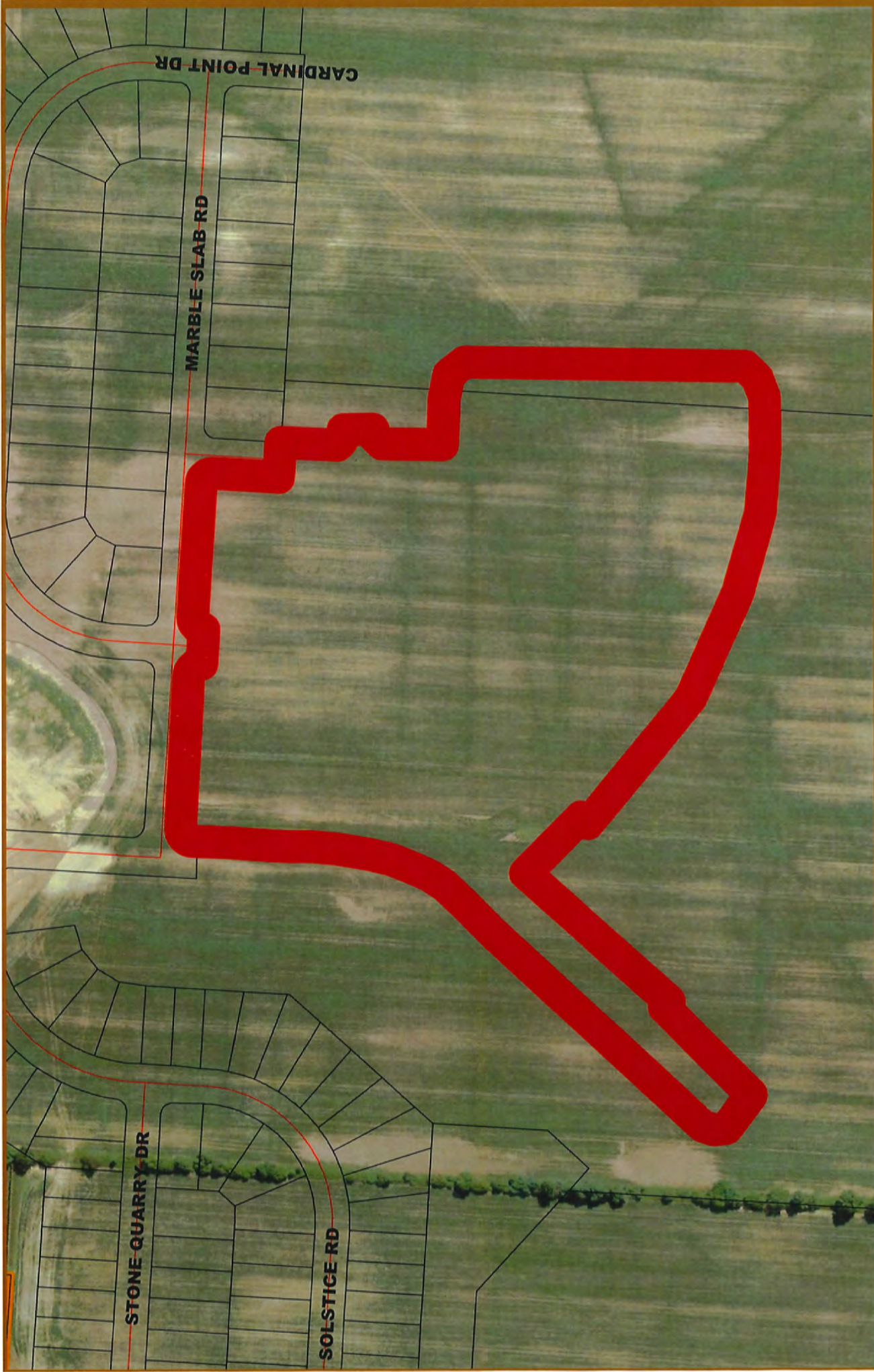




2020-0205-0207  
 Final Development Plan & Final Subdivision Plat  
 Communities at Glenross - Section 16  
 Zoning Map







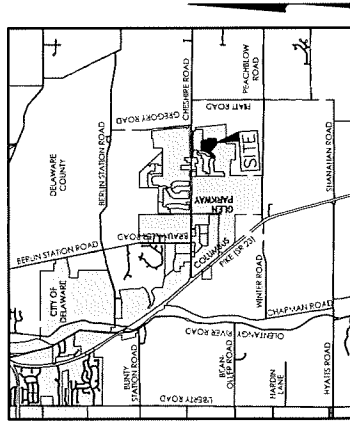
2020-0205-0207  
Final Development Plan & Final Subdivision Plat  
Communities at Glenross - Section 16  
Aerial (2016) Map







# COMMUNITIES AT GLENROSS SECTION 16



LOCATION MAP  
NOT SCALE

PREPARED FOR:



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

SUBMITTAL: JANUARY 10, 2020  
RESUBMITTED: FEBRUARY 6, 2020

CIVIL ENGINEER



## INDEX OF DRAWINGS

FINAL PLATS:	SHEET 1-2
SECTION 16 PART 1:	SHEET 3-4
SECTION 16 PART 2:	SHEET 5-6
SITE PLAN:	SHEET 7-8
TREE INVENTORY AND REMOVAL PLAN:	SHEET 9-10
LANDSCAPE PLANS:	SHEET 11
ILLUSTRATIVE SITE PLAN:	1-1 - 1-2

# THE COMMUNITIES AT GLENROSS SECTION 16 PART 1

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 6, located in the Township of Delaware, County of Delaware, Ohio, the following parcels of land, containing 14.476 acres of land, more or less, said 14.476 acres being comprised of a part of lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 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569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability corporation, and **DAVE DOZER**, Director of Land Development of **PULTE HOMES OF OHIO LLC**, hereby certify that this plat correctly represents the **THE COMMUNITIES AT GLENROSS SECTION 16 PART 1**, a subdivision of land, more or less, shown dedicated hereon as set forth in this plat of same and dedicated to public use, as such, all of **Half Eagle Drive, Cramble Drive and Sandal Lane** (2,264 acres of land, more or less) shown hereon and not hereinafter dedicated.

Elements are hereby reserved in, over and under areas designated on this plat as shown hereon, and the same shall be maintained and the same shall be used for the purposes permitted by the construction, operation and maintenance of all public and quasi-public utilities, above, beneath and on the surface of the ground and, when subject to and used for storm water drainage. Within those areas designated "Drainage" on this plat and adjacent easement in hereon, drainage shall be for other above ground storm water drainage facilities. No above grade structures, foundations, basements, walls, fences, or other structures shall be constructed on the areas so designated on this plat unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within limits owned by the State and easements are hereby reserved hereon for the uses and purposes expressed hereon.

In Witness Whereof, **DAVE DOZER**, Director of Land Development of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed and Acknowledged \_\_\_\_\_  
In the presence of \_\_\_\_\_

By **DAVE DOZER**  
Director of Land Development

STATE OF OHIO  
COUNTY OF FRANKLIN, W:

Before me, a Notary Public in and for said State, personally appeared **DAVE DOZER**, Director of Land Development of **PULTE HOMES OF OHIO LLC**, who is duly qualified to execute this instrument, and acknowledged to me that he executed the foregoing instrument and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC**, for the uses and purposes expressed herein.

In Witness Whereof, 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 \_\_\_\_\_  
Sindal Lane (2,264 acres of land, more or less) shown dedicated hereon as accepted as such by the City Council of the City of Delaware, Ohio.

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Flame McCloskey, City Clerk,  
Delaware, Ohio

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
R. Thomas Hanna, City Manager,  
Delaware, Ohio

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
David M. Elward, A/E/P Planning and  
Community Development Director,  
Delaware, Ohio

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
William L. Ermison, P.E., Public Works  
Director/City Engineer,  
Delaware, Ohio

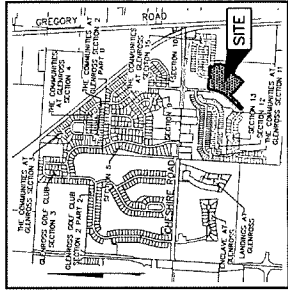
Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Public Utilities Director,  
Delaware, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Auditor,  
Delaware County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
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 true meridian as shown on the subdivision plat entitled "THE COMMUNITIES AT GLENROSS SECTION 16 PART 1" recorded in Public Records of Delaware County, Ohio, in which a portion of the boundary of Sandal Lane is shown. The bearing of the centerline of Sandal Lane is shown as South 61°09'41" West.

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

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, shall be set in the ground and shall be placed in the top end of the pipe with a plastic pipe placed in the top end bearing the initials EMHT.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, shall be set in the ground and shall be placed in the top end of the pipe with a plastic pipe placed in the top end bearing the initials EMHT.

**STANDARD SURVEY MEASUREMENT BOX:** Pins are to be set in the ground and shall be placed in the top end of the pipe with the top end one-fourth inch below the top of the pipe to record the actual location of the point.

**STANDARD SURVEY MEASUREMENT BOX:** Pins are to be set in the ground and shall be placed in the top end of the pipe with the top end one-fourth inch below the top of the pipe to record the actual location of the point.

**STANDARD SURVEY MEASUREMENT BOX:** Pins are to be set in the ground and shall be placed in the top end of the pipe with the top end one-fourth inch below the top of the pipe to record the actual location of the point.

SURVEYED & PLATTED BY



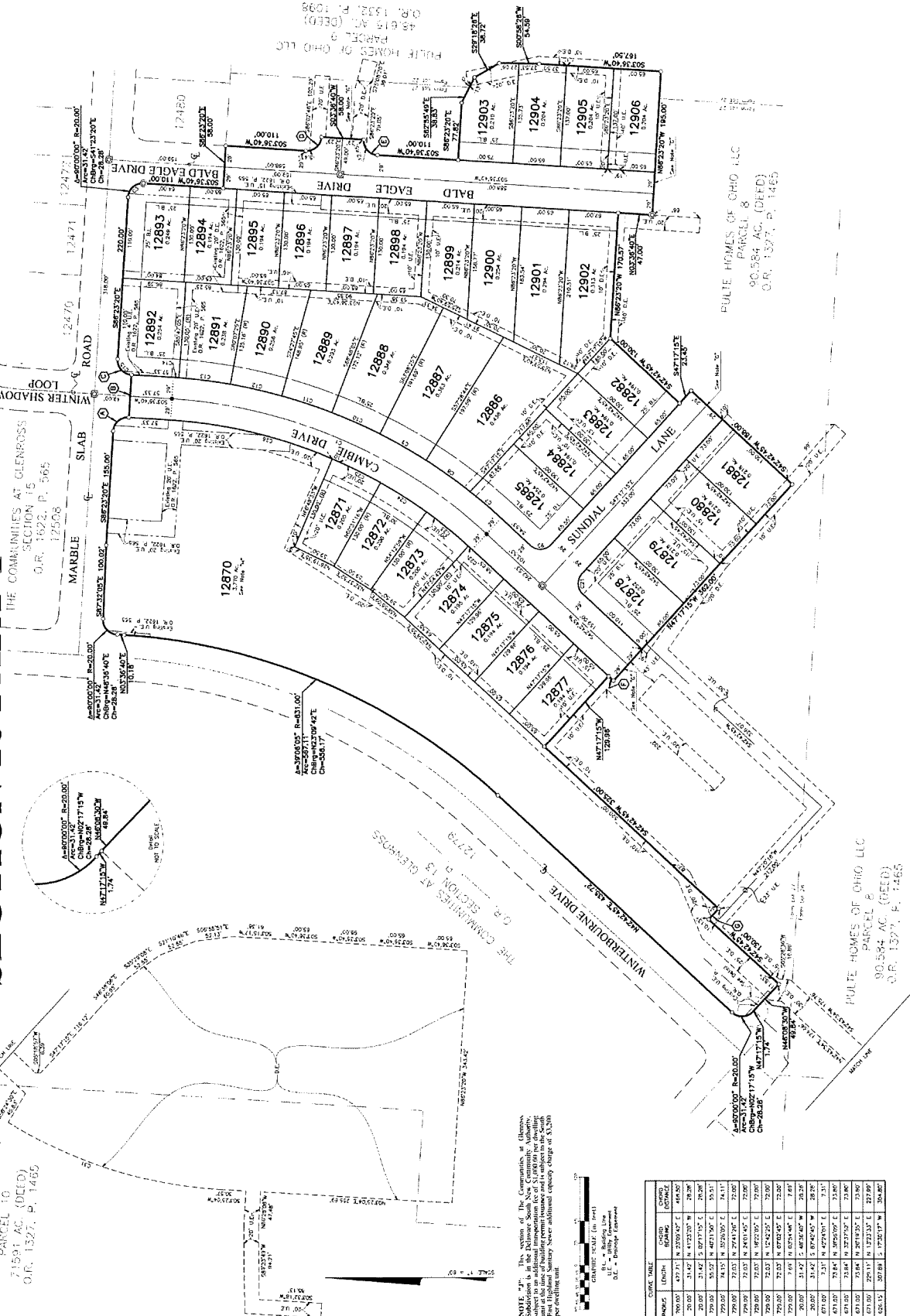
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that the same is a true and correct representation of all dimensions and all other facts hereon.

- = Iron Pin (See Survey Data)
- = Standard Marker (See Survey Data)
- ⊗ = Permanent Marker (See Survey Data)
- ⊕ = Permanent Marker encased in monument box

Professional Surveyor No. 7885 \_\_\_\_\_ Date \_\_\_\_\_



# THE COMMUNITIES AT GLENROSS SECTION 16 PART 1



**NOTE "A":** Notice is hereby given to any holder of the fee determined upon this plan, that on the date the Building Department issues its final approval of this plan, the applicant shall be responsible for the cost of all utility lines shown on this plan, including the cost of any easements, easement rights, and other rights necessary for the installation, maintenance, and operation of such lines. The applicant shall also be responsible for the cost of any other utility lines shown on this plan, including the cost of any easements, easement rights, and other rights necessary for the installation, maintenance, and operation of such lines. The applicant shall also be responsible for the cost of any other utility lines shown on this plan, including the cost of any easements, easement rights, and other rights necessary for the installation, maintenance, and operation of such lines.

**NOTE "B":** MINIMUM SETBACKS: City of Delaware zoning ordinance requires that all buildings be set back from the front, side, and rear property lines by the following minimum distances: Front: 10 feet; Side: 5 feet; Rear: 5 feet. The applicant shall be responsible for ensuring that all buildings on this plan comply with these minimum setback requirements.

**NOTE "C":** ACRESAGE BREAKDOWN: The total area of this plan is 14.276 acres. The area of the lots shown on this plan is 12.314 acres. The area of the roads and easements shown on this plan is 1.962 acres. The area of the other utility lines shown on this plan is 0.000 acres. The total area of the lots, roads, easements, and other utility lines shown on this plan is 14.276 acres.

**NOTE "D":** All utilities within The Communities at Glenross shall be installed underground. Electric, telephone, and cable television lines shall be installed in a trench located in a street right-of-way or other public right-of-way. The applicant shall be responsible for ensuring that all utilities are installed in accordance with applicable codes and standards.

**NOTE "E":** This section of The Communities at Glenross is in the Delaware South New Community Authority. Subdivision is in the Delaware South New Community Authority. The applicant shall be responsible for ensuring that all utilities are installed in accordance with applicable codes and standards.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	PERCENT OF TOTAL
12870	10,000	0.230	1.61%
12871	10,000	0.230	1.61%
12872	10,000	0.230	1.61%
12873	10,000	0.230	1.61%
12874	10,000	0.230	1.61%
12875	10,000	0.230	1.61%
12876	10,000	0.230	1.61%
12877	10,000	0.230	1.61%
12878	10,000	0.230	1.61%
12879	10,000	0.230	1.61%
12880	10,000	0.230	1.61%
12881	10,000	0.230	1.61%
12882	10,000	0.230	1.61%
12883	10,000	0.230	1.61%
12884	10,000	0.230	1.61%
12885	10,000	0.230	1.61%
12886	10,000	0.230	1.61%
12887	10,000	0.230	1.61%
12888	10,000	0.230	1.61%
12889	10,000	0.230	1.61%
12890	10,000	0.230	1.61%
12891	10,000	0.230	1.61%
12892	10,000	0.230	1.61%
12893	10,000	0.230	1.61%
12894	10,000	0.230	1.61%
12895	10,000	0.230	1.61%
12896	10,000	0.230	1.61%
12897	10,000	0.230	1.61%
12898	10,000	0.230	1.61%
12899	10,000	0.230	1.61%
12900	10,000	0.230	1.61%
12901	10,000	0.230	1.61%
12902	10,000	0.230	1.61%
12903	10,000	0.230	1.61%
12904	10,000	0.230	1.61%
12905	10,000	0.230	1.61%
12906	10,000	0.230	1.61%





# THE COMMUNITIES AT GLENROSS SECTION 16 PART 2

**NOTE "A":** Notice is hereby given to any holder of the lot determined upon this plan that on file with the Building Department is a set of plans for the proposed subdivision of this land for the development of said lots showing proposed lot lines, proposed dimensions of houses and/or lot grading plans. These plans, in general, are subject to the provisions of the zoning ordinance and the provisions of this subdivision and are to be incorporated into the final plat requirements with the building permit.

**NOTE "B":** MINIMUM SETBACKS: City of Delaware Zoning Ordinance, Section 16.02.01. The minimum setbacks for the proposed subdivision are as follows: Front: 10 feet, Side: 5 feet, Rear: 10 feet. The minimum setbacks for the proposed subdivision are as follows: Front: 10 feet, Side: 5 feet, Rear: 10 feet.

**NOTE "C":** The City of Delaware Zoning Ordinance, Section 16.02.01. The minimum setbacks for the proposed subdivision are as follows: Front: 10 feet, Side: 5 feet, Rear: 10 feet.

The property shown on this plan is to be divided into lots of various sizes and shapes and the proposed subdivision is subject to the provisions of the zoning ordinance and the provisions of this subdivision. The proposed subdivision is subject to the provisions of the zoning ordinance and the provisions of this subdivision. The proposed subdivision is subject to the provisions of the zoning ordinance and the provisions of this subdivision.

**NOTE "D":** All utilities within The Communities at Glenross Section 16 Part 2 shall be installed underground. Electric telephone lines shall be installed underground. Electric telephone lines shall be installed underground. Electric telephone lines shall be installed underground.

**NOTE "E":** -ACREAGE BREAKDOWN: The Communities at Glenross Section 16 Part 2 is out of the following Delaware County Parcel Numbers:

Total acreage: 9.734 Ac.  
Average in lots: 219.16 sq. ft.  
Average in right-of-way: 0.813 Ac.

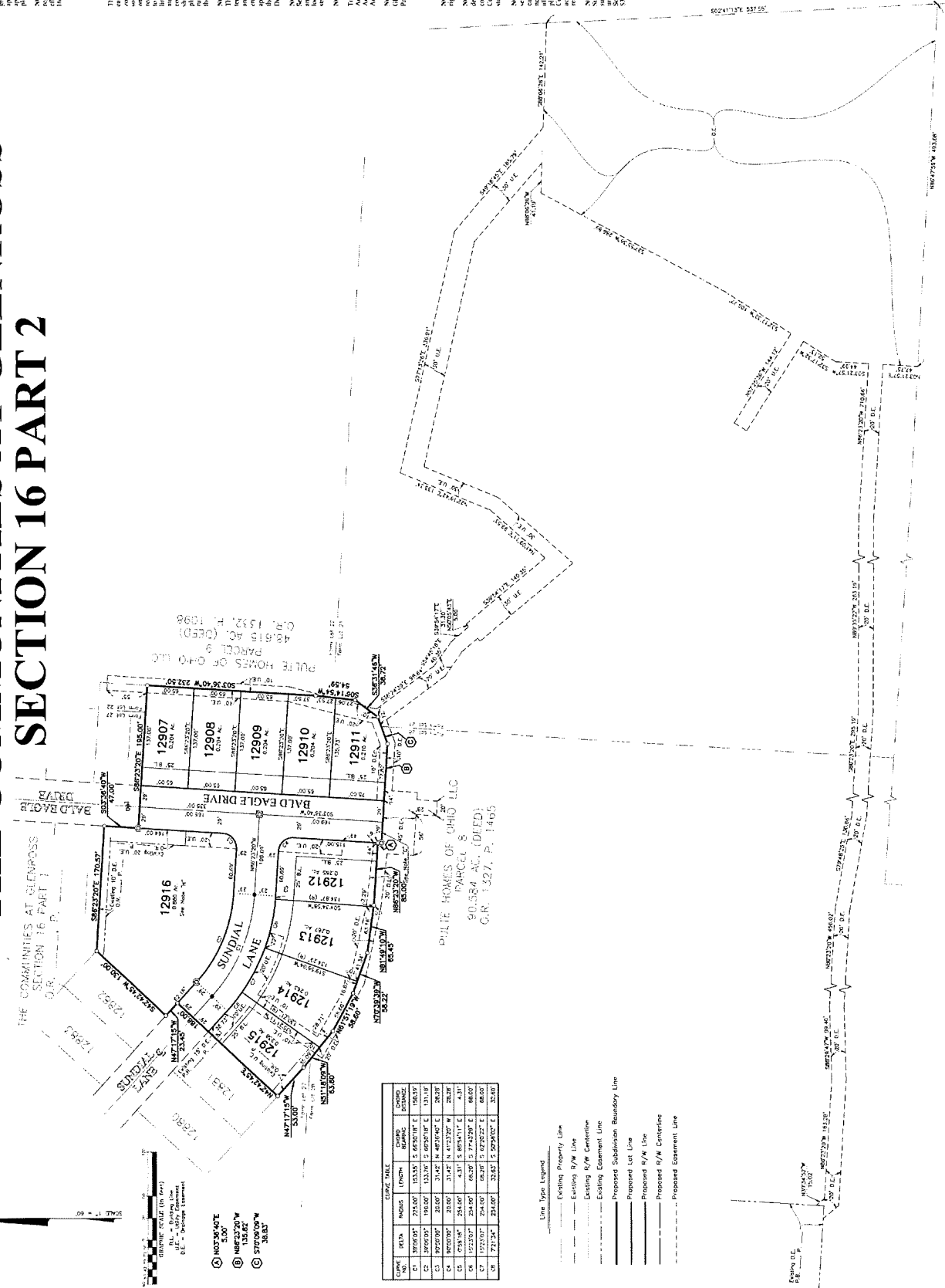
**NOTE "F":** -ACREAGE BREAKDOWN: The Communities at Glenross Section 16 Part 2 is out of the following Delaware County Parcel Numbers:

4182301042000  
4182301042000  
4182301042000

**NOTE "G":** At the time of platting, electric, cable, and telephone service providers, have and agreed information required, or that is required, for the installation and maintenance of all of their utility line facilities, shall be provided to the Communities at Glenross Section 16 Part 2, or any part thereof, but not later than the time of the recording of the subdivision plat with the County Recorder's Office.

**NOTE "H":** The City of Delaware Zoning Ordinance, Section 16.02.01. The minimum setbacks for the proposed subdivision are as follows: Front: 10 feet, Side: 5 feet, Rear: 10 feet.

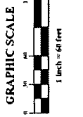
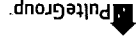
The proposed subdivision is subject to the provisions of the zoning ordinance and the provisions of this subdivision. The proposed subdivision is subject to the provisions of the zoning ordinance and the provisions of this subdivision. The proposed subdivision is subject to the provisions of the zoning ordinance and the provisions of this subdivision.



Lot No.	Area	Width	Length	Area	Width	Length	Area
12907	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12908	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12909	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12910	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12911	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12912	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12913	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12914	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12915	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12916	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12918	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12919	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12920	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12921	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12923	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100
12924	0.2100	133.00	5.6700	0.1100	133.00	5.6700	0.1100

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

CITY OF DELAWARE DELAWARE COUNTY, OHIO  
 COMMUNITIES AT GLENROSS  
 SECTION 16  
 SITE PLAN



**SITE STATISTICS:**  
 TOTAL AREA: 15.21 ACRES  
 TOTAL NUMBER OF LOTS: 45  
 TOTAL LOT COVER: 12.47 ACRES  
 TOTAL OPEN SPACE: 2.74 ACRES

**NOTES:**  
 NOTE 'A' RESERVES: 100% AND 75% SHALL BE OWNED AND MAINTAINED BY THE COMMUNITIES AT GLENROSS HOMEOWNERS ASSOCIATION

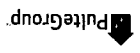


2/17/2023 8:57 AM (No 0471)  
 2/17/2023 8:56 AM (No 0471)  
 2/17/2023 8:56 AM (No 0471)  
 2/17/2023 8:56 AM (No 0471)

REVISIONS	DATE	DESCRIPTION
1-15-23		PERMITTED PRELIMINARY PLAN



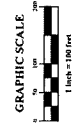
DATE	REVISIONS
1-20	1. PRELIMINARY
1-20	2. REVISED PER CIVIL ENGINEERING



CITY OF DELEWARE COUNTY, OHIO  
 FINAL DEVELOPMENT PLAN  
 FOR  
**COMMUNITIES AT GLENROSS**  
 SECTION 16  
 TREE INVENTORY & REMOVAL PLAN

**EMHT**  
 ENGINEERING & ARCHITECTURE  
 1000 W. 12TH STREET, SUITE 100  
 DELEWARE, OHIO 43015  
 PHONE: 614.772.7200  
 FAX: 614.772.7201  
 WWW.EMHT.COM

DATE	January 16, 2023
SCALE	1" = 100'
PROJECT	24171146
SHEET	7/11

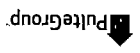


1/23/2023 10:58 AM: 1000 W. 12TH STREET, SUITE 100, DELEWARE, OHIO 43015. 614.772.7200. WWW.EMHT.COM









CITY OF DAYTON, OHIO  
**COMMUNITIES AT GLENROSS**  
 SECTION 16  
 LIGHTING PLAN



**STATISTICS**

Description	Avg	Max	Min	Max/Min	Avg/Min
Curbie Drive	0.5 fc	1.4 fc	0.1 fc	14.0:1	5.0:1
Sundrift Lane	0.5 fc	1.0 fc	0.2 fc	5.0:1	2.5:1
Ball Eagle Drive	0.5 fc	1.1 fc	0.1 fc	11.0:1	5.0:1
Site Intersections	0.2 fc	0.6 fc	0.1 fc	6.0:1	2.0:1

**LUMINAIRE SCHEDULE**

Category	Number	Lumens per Lamp	LLF	Maint
LED COB	1	6347	0.85	60

**Category Number/Description**  
 D102 P30 30K 45 M CMC 3 R 3 CL P7 FPM8 PSC (R0M0-3-1, 1/23/18)  
 GrandLife II LED 7 (GUD2) Custom Metal Color= R009P022 Bolts= 009  
 Sinter CCT, Auto-Sensing Voltage (120-277), Modern Style- Swing Open  
 Design, Custom Metal Color, finished through Custom BOM Group. Cask  
 Dimming photometric response= 7 P/N, (FPM8) Factory programmed to 85  
 percent of base, Shorling, Csp, Linque Solutions, A Division of Holoplane  
 www.holoplane.com



12/11/2019 12:00 PM ATLANTIS 4-25 12/15/2019 12:00 PM

DATE	11/18/20
BY	ELB

PROJECT: COMMUNITIES AT GLENROSS SEC 16  
 CITY OF DELAWARE, DELAWARE COUNTY, OHIO  
 OVERALL SITE LANDSCAPE PLAN  
 THE DELAWARE LANDSCAPE ARCHITECTURE BOARD IS LICENSED TO REVIEW THIS PLAN FOR COMPLIANCE WITH THE DELAWARE LANDSCAPE ARCHITECTURE ACT AND REGULATIONS.

**Pulte Group**

**BLENDON GARDENS**

DATE: 9/15/20  
 DRAWN BY: L. GOTTWALD  
 CHECKED BY: K. THOMPSON  
 PROJECT NUMBER:  
 SHEET: **L-1**

**STREET TREE PLANT LIST**

DECIDUOUS TREES	COMMON NAME	SIZE
20	ACER FREEMAN - VETERANED	15" CAL
21	ACER FREEMAN - VETERANED	15" CAL
22	ACER FREEMAN - VETERANED	15" CAL
23	ACER FREEMAN - VETERANED	15" CAL
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99	ACER FREEMAN - VETERANED	15" CAL
100	ACER FREEMAN - VETERANED	15" CAL



**1** OVERALL LANDSCAPE PLAN  
 Scale: 1" = 40'-0"







**CASE NUMBERS:** 2020-0236-0237

**REQUEST:** Multiple Requests

**PROJECT:** Enclave at The Ravines at Olentangy

**MEETING DATE:** March 4, 2020

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**APPLICANT/OWNER**

T&R Properties  
3895 Stonebridge Court  
Dublin, Ohio 43017

**REQUEST**

2020-0236: A request by T&R Properties for approval of a Final Development Plan for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

2020-0237: A request by T&R Properties for approval of a Final Subdivision Plat for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

**PROPERTY LOCATION & DESCRIPTION**

The subject property is located within the Ravines at Olentangy (formally named General Casting) development on the north side of Curve Road and just west of Rochdale Run. The properties to the north are zoned R-3 (One-Family Residential) and R-4 (Medium Density Residential) PMU (Planned Mixed Use Overlay District) respectively and the properties to east are zoned R-4 PMU. The properties to the south and west are located in Delaware Township and are zoned FR-1 (Farm Residential).

**BACKGROUND**

In 2004 (Ordinance 04-202) City Council approved a Rezoning to R-3, R-4, R-6, PO/I and M-1 PMU with development text for a mixed-use development on approximately 121 acres located on the north side of Curve Road just west and south of the existing railroad tracks. The development consists of the following Sub-Areas:

- Sub-Area 1 was approved for 128 single family homes on approximately 46.241 acres (Section 1 which consists of 47 single family lots has been platted and houses are being constructed)
- Sub-Area 2 was approved for 36 two-family dwelling units (18 lots) on approximately 9.842 acres. These lots have been platted.
- Sub-Area 3 was approved for 90 condominium units on approximately 28.810 gross acres (approx. 14 acres net). This is the Sub-Area that we are currently reviewing.
- Sub-Area 4 was approved for an 80 assisted living facility on approximately 3.964 acres. This Sub-Area has been converted to a reserve area in 2018 and has been combined with Sub-Area 1.
- Sub-Area 5 was approved for office/flex office and light manufacturing uses on approximately 30.303 acres. This area remains vacant.

In 2006 the Delaware County Court of Common Pleas issued a Consent Decree and Entry pertaining to the subject development with several requirements which shall be adhered to by the City of Delaware. In November and December of the Planning Commission and City Council approved Preliminary Development Plan and Preliminary Subdivision Plat for the Enclaves at the Ravines at Olentangy.

Now the developer is proposing a Final Development Plan and Final Subdivision Plat for the Ravines at Olentangy to construct 86 attached single family and 1 detached single-family condominium dwelling units on individual lots that encompasses 14.742 acres. There would be two access points into the subject development from Rochdale Run with a retention pond located on the northwestern portion of the site. This Final Plan and Plat adheres in all respects to recently approved Preliminary Plan and Plat.

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**STAFF ANALYSIS**

- **ZONING:** The subject 14.742-acre property is zoned R-6 PMU (Multi-Family with a Planned Mixed Use Overlay District) with approved development text which allows the proposed single family attached condominium units. The development text has specific requirements pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, etc. As mentioned above, the Consent Decree and Entry lists several specific development requirements for the site that the City shall adhere to. From a procedural perspective, a Final Development Plan and Final Subdivision Plat would need to be reviewed and approved by the Planning Commission and City Council for this Sub-Area proposed development.
- **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. The applicant shall dedicate right-of-way for the Curve Road roundabout, per the County Engineer requirements. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer to this site. Within the development, the sanitary sewer and water lines would be private except for lots 1-17 (those that front Rochdale Run) which would tap into a public water line. The proposed plan shows lots 81-85 on slab and lots 36-45 with no basement sanitary service (staff does not recommend injector pumps). The applicant's engineer is currently looking into sanitary options in order to provide basement service to the aforementioned lots. The grade of site and existing utilities dictate that it may not be technically possible to achieve this, but the unit types lend themselves to either condition. In addition, the subject development would utilize the existing retention pond location on the northwestern portion of the site that would need to be expanded to accommodate the additional storm water from this development than was previously anticipated.
- **ROADS AND ACCESS:** The subject development would have two access points from Rochdale Run that would extend into the development and intersect with a loop design to complete the road network. The internal access roadway network would be comprised of private 24-foot-wide streets built to public street standards with no parking permitted on the streets but with a private sidewalk on one side of the street. In addition, the private streets would have to achieve compliance with all Fire Department requirements. However, a public sidewalk shall be installed along the south side of Rochdale Run because it is a public street. Finally, also, the names of the street shall be vetted with appropriate agencies to ensure compliance and non-duplication.
- **PEDESTRIAN CONNECTIVITY:** The Bicycle and Pedestrian Master Plan 2027 identifies a future bikeway connection along Curve Road. The City and developer have agreed to a pathway easement on the west side on the property that would connect into the park and potentially the city land to the east of the railroad tracks. The entire planned development is connected with sidewalk connections throughout. A public sidewalk would be constructed on the south side of Rochdale Run and extend to Curve Road (currently there are not any sidewalks on Curve Road which is a Township road). Within the development, there would be private sidewalks on one side of the private streets which is typical for recently approved private developments in the City.
- **LOT LAYOUT & SIZE:** The approved development text permits 90 condominium units in this Sub-Area while the developer is proposing 86 attached single family and 1 detached single-family condominium dwelling units in a condominium association. Of the 87 dwelling units proposed by the developer, 17 would front Rochdale Run which is a public street while the remaining 70 dwelling units would front private streets. The site layout would entail a looped street configuration with the two main streets being extended from the two access points from Rochdale Run. Each unit would have a two-car garage with a driveway that could also accommodate two cars. There would be 20 overflow parking spaces located scattered throughout the development for visitors. The gang mailbox with four parking spaces is located just west of the intersections of the two streets extended from Rochdale Drive. An existing retention pond would be extended for the subject development that is located on the northwestern portion of the site.

The applicant is proposing single family ranch style attached (and one detached) units on fee simple single-family lots with a condominium association which is a low density and low intensity use similar to the recently constructed Enclave at Adalee. Consequently, the subject development would be subdivided into 87 single family lots (owner occupied). The minimum front yard setback would be 18 feet with a majority of the units having a 20 or 25-foot setback. The 17 dwelling units fronting Rochdale Run would be setback 25 feet along the public street. The rear yard setbacks would be per approved plan. The developer has identified the specific dwelling units that are permitted to have a deck or patio (12'x16' is the maximum size) on the rear of the unit. Because of the closeness of some the rear property lines and the private sanitary, water and or storm sewer easements behind some of the units, not every unit would be permitted a deck or patio. From lessons learned in administering the Enclave at Adalee development, planning out specifically which units can have decks or patios and where on each lot will greatly aid administration and provide upfront clarity to potential buyers as to what is allowed. Per the approved development text, the minimum unit size is 1,200 square feet with a two-car garage. Furthermore, the subject condominium development would have a homeowner's association that would have a common maintenance plan for lawn, landscaping, street maintenance and snow removal, etc.

- **BUILDING DESIGN:** The approved development text did not have specific architectural standards, but the dwelling units would have to achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards, which requires: 1.) 25% of the front elevation shall be natural materials; 2.) Minimum 4-inch window trim; 3.) Minimum 8-inch roof overhangs and return soffits; 4.) Upgraded vinyl siding; 5.) Minimum roof pitch of 6:12; and 6.) Achieve compliance with minimum landscape standards. The developer has proposed building elevations that would be similar to the Enclave at Adalee dwelling unit design, which meets the above architectural standards. The units have a harmonious earth tone color which will be compatible with the surrounding development while allowing a color pallet to provide unit diversification and visual integrity. The applicant is proposing two options pertaining to natural materials on the front elevation. Option one would have the wall surrounding the inset door be comprised of stone while option two would have the wall around the window be comprised of stone. Both options would have a stone wainscoting on the front elevation of the building. Vinyl siding with either accent shake siding or accent board and batten would comprise the remainder of the front elevation while the rear and side elevations would be all vinyl siding. Roofs would be finished with a standard black shingle.
- **LANDSCAPING & SCREENING:** The applicant submitted a comprehensive landscape plan that includes street trees and perimeter buffering along the southern property line. Per the approved development text, the perimeter buffering along the southern property line shall be a minimum 6-foot-high mound along Curve Road with a double row of staggered 6-foot-high minimum evergreen trees that shall be planted 20 feet on center. A mix of pine plant species will be installed so that they are evenly distributed along the mounding in order to produce a natural effect. Also, the perimeter landscaping shall be maintained by the future Homeowner's Association. Per the County Engineer, a portion of the perimeter mounding shall be permitted to encroach into the Curve Road right-of-way. In addition, street trees shall be installed along the south side of Rochdale Run because it is a public street. Individual building landscaping would be required per Chapter 1171. On February 25, 2020 the submitted landscape plan was approved by the Shade Tree Commission.
- **LIGHTING PLAN:** A lighting plan would have to be submitted, reviewed and approved by the City that achieves compliance with the zoning code.
- **SIGNAGE:** The developer is not proposing any signage in this application. However, any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
- **FIRE DEPARTMENT:** Because of the width of the private street, the Fire Department requires that there be no parking on either side of the street. Also, the fire hydrant location and fire flow requirements would need to be addressed prior to engineering drawing approval. Ultimately, the entire development shall achieve compliance with all Fire Department requirements.
- **MISCELLANEOUS:** The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures. This notice shall be included on the Final Development Plan and Final Subdivision Plat.

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**STAFF RECOMMENDATION – (2020-0236 FINAL DEVELOPMENT PLAN)**

Staff recommends approval of a request by T&R Properties for a Final Development Plan for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run, 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 internal access roadway network shall be comprised of 24-foot-wide private streets built to public street standards with no parking permitted on the streets.
3. The applicant shall dedicate right-of-way for the Curve Road roundabout per the County Engineer requirements.
4. The street names shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to recording the Final Plat.
5. Internal sidewalks shall be located on one side of each private street.
6. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan and the approved development text.
7. The single family attached units shall comply achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards and typical elevations shall be provided for review with the Final Development Plan.
8. The minimum dwelling unit size shall be 1,200 square feet per the approved development text.
9. A deck or patio (12'x16' maximum size) shall be permitted on the lots identified on the Final Development Plan per the developer. The location, size, and setback of such deck or patio is identified on the Final Development Plan. A note shall be included on the Final Subdivision Plat that clearly indicates the aforementioned lots per the approved Final Development Plan.
10. A minimum 6-foot-high mound with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center shall be installed along Curve Road adjacent to lots 46-59. The perimeter landscaping maintenance shall be the responsibility of the Homeowner's Association.
11. Individual building landscaping shall be required per Chapter 1171 Design Criteria and Performance Standards of the zoning code.
12. A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted in the Final Development Plan submittal.
13. Any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
14. The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures.
15. Injector pumps shall not be required to provide basement services to any building.
16. A sidewalk with street trees shall be installed on the on the southside of Rochdale Run.
17. Per the County Engineer, a portion of the perimeter mounding shall be permitted to encroach into the Curve Road right-of-way.



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**STAFF RECOMMENDATION – (2020-0237 FINAL SUBDIVISION PLAT)**

Staff recommends approval of a request by T&R Properties for a Final Subdivision Plat for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run, 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 internal access roadway network shall be comprised of 24-foot-wide private streets built to public street standards with no parking permitted on the streets.
3. The applicant shall dedicate right-of-way for the Curve Road roundabout per the County Engineer requirements.
4. The street names shall be vetted and approved by the appropriate agencies to ensure compliance and non-duplication prior to recording the Final Plat.
5. Internal sidewalks shall be located on one side of each private street.
6. The lots and houses shall comply with the minimum bulk and setback requirements as shown on this plan and the approved development text.
7. The single family attached units shall comply achieve compliance with Chapter 1171 Residential Design Criteria and Performance Standards and typical elevations shall be provided for review with the Final Development Plan.
8. The minimum dwelling unit size shall be 1,200 square feet per the approved development text.
9. A deck or patio (12'x16' maximum size) shall be permitted on the lots identified on the Final Development Plan per the developer. The location, size, and setback of such deck or patio is identified on the Final Development Plan. A note shall be included on the Final Subdivision Plat that clearly indicates the aforementioned lots per the approved Final Development Plan.
10. A minimum 6-foot-high mound with a double row of staggered 6-foot-high minimum evergreen trees planted 20 feet on center shall be installed along Curve Road adjacent to lots 46-59. The perimeter landscaping maintenance shall be the responsibility of the Homeowner's Association.
11. Individual building landscaping shall be required per Chapter 1171 Design Criteria and Performance Standards of the zoning code.
12. A lighting plan that achieves compliance with the minimum zoning regulations shall be submitted in the Final Development Plan submittal.
13. Any ground signage shall achieve compliance with the adopted Gateways and Corridor Plan and the minimum zoning requirements.
14. The applicant shall place a notice in all deeds for all properties that have or will have occupied structures within the 1,000 feet landfill waste offset area. The notice will identify the existence of the landfill and the general distance between the landfill and occupied structures.
15. Injector pumps shall not be required to provide basement services to any building.
16. A sidewalk with street trees shall be installed on the on the southside of Rochdale Run.
17. Per the County Engineer, a portion of the perimeter mounding shall be permitted to encroach into the Curve Road right-of-way.



**COMMISSION NOTES:**

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*MOTION:*    \_\_\_\_\_ *1<sup>st</sup>*    \_\_\_\_\_ *2<sup>nd</sup>*    *approved*    *denied*    *tabled* \_\_\_\_\_

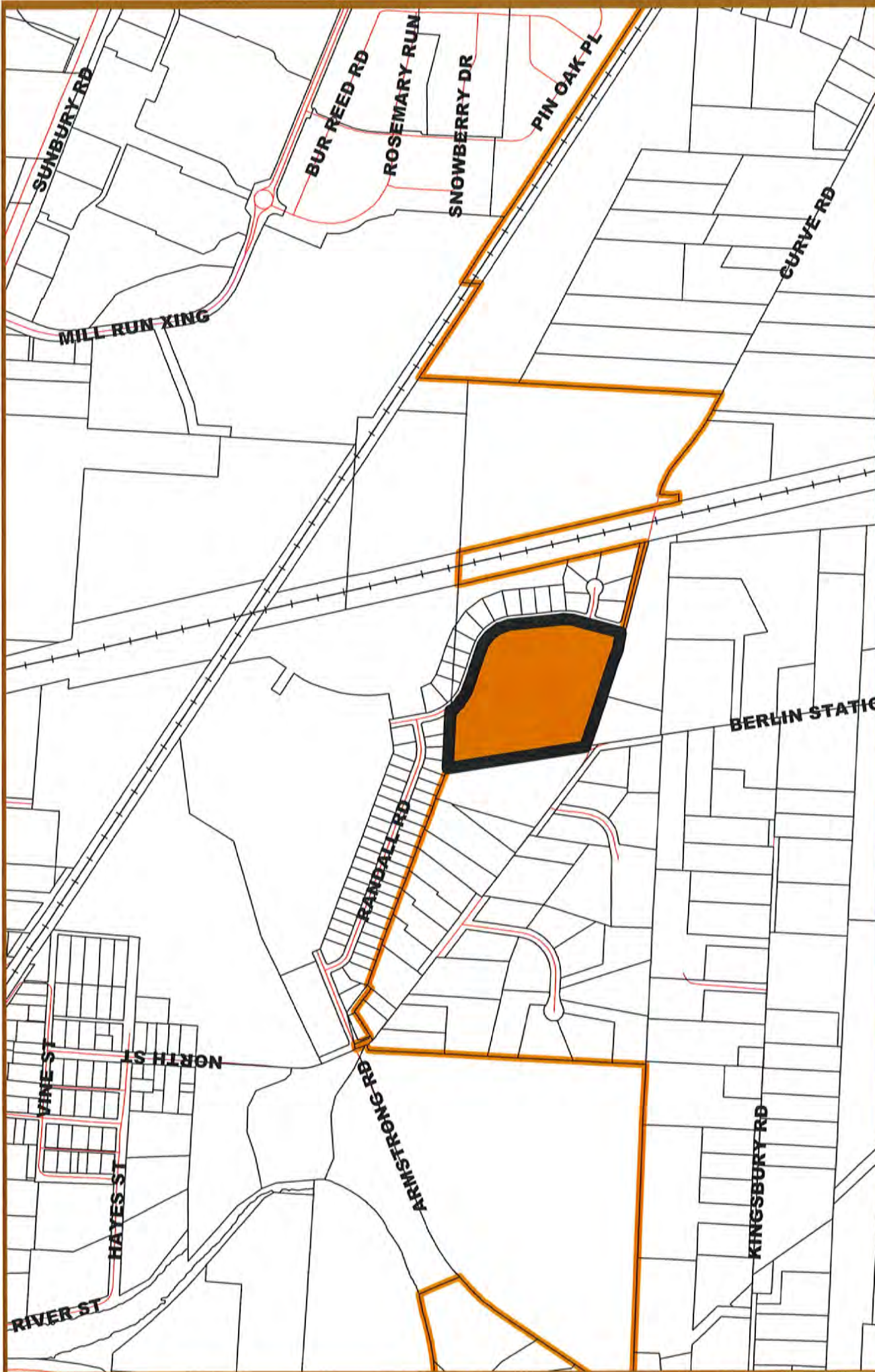
*CONDITIONS/MISCELLANEOUS:*

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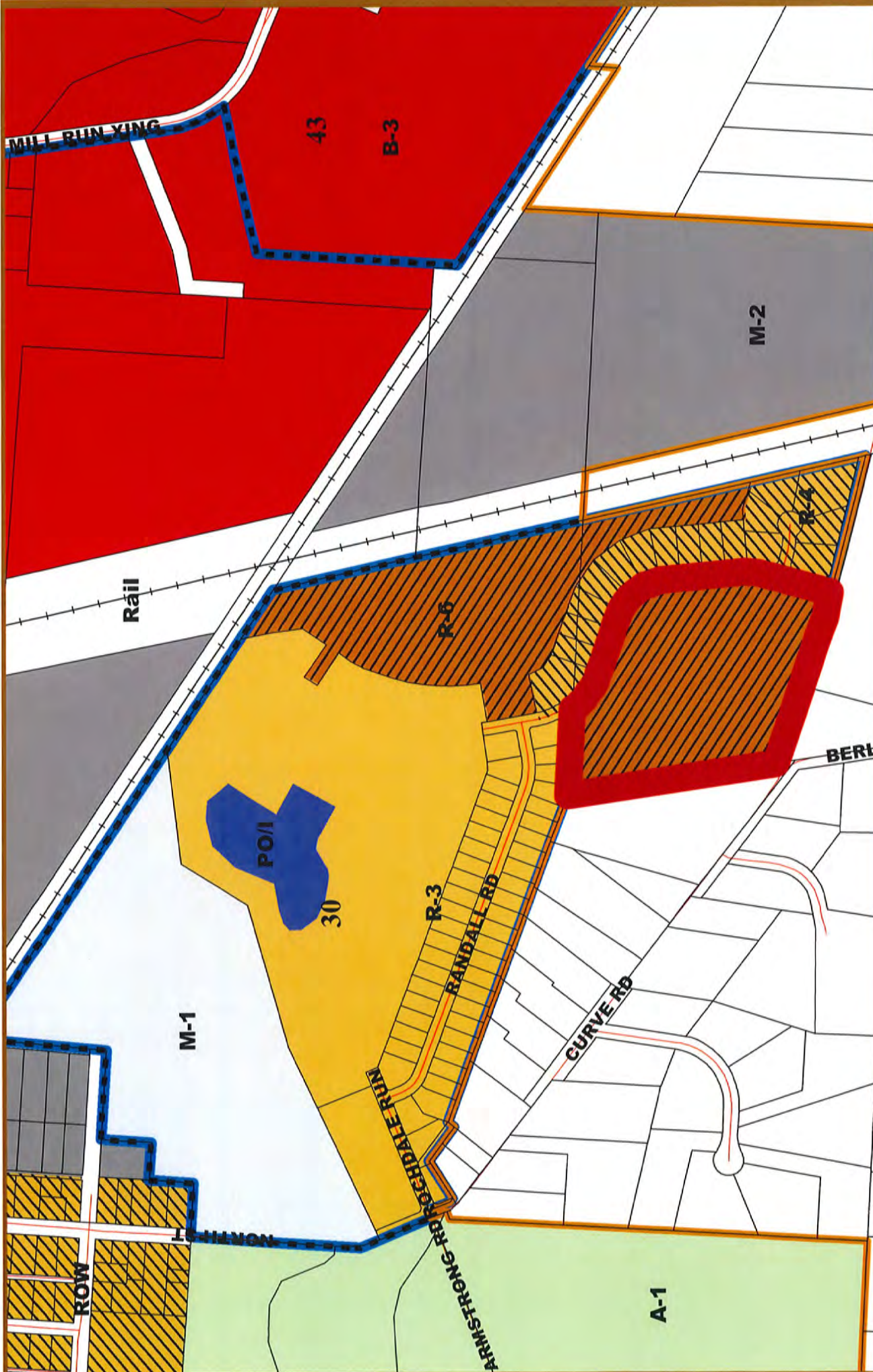
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**FILE:**  
**ORIGINAL:**        02/27/20  
**REVISED:**



2020-0236-0237  
 Final Development Plan & Final Subdivision Plat  
 Enclave at the Ravines at Olentangy  
 Location Map

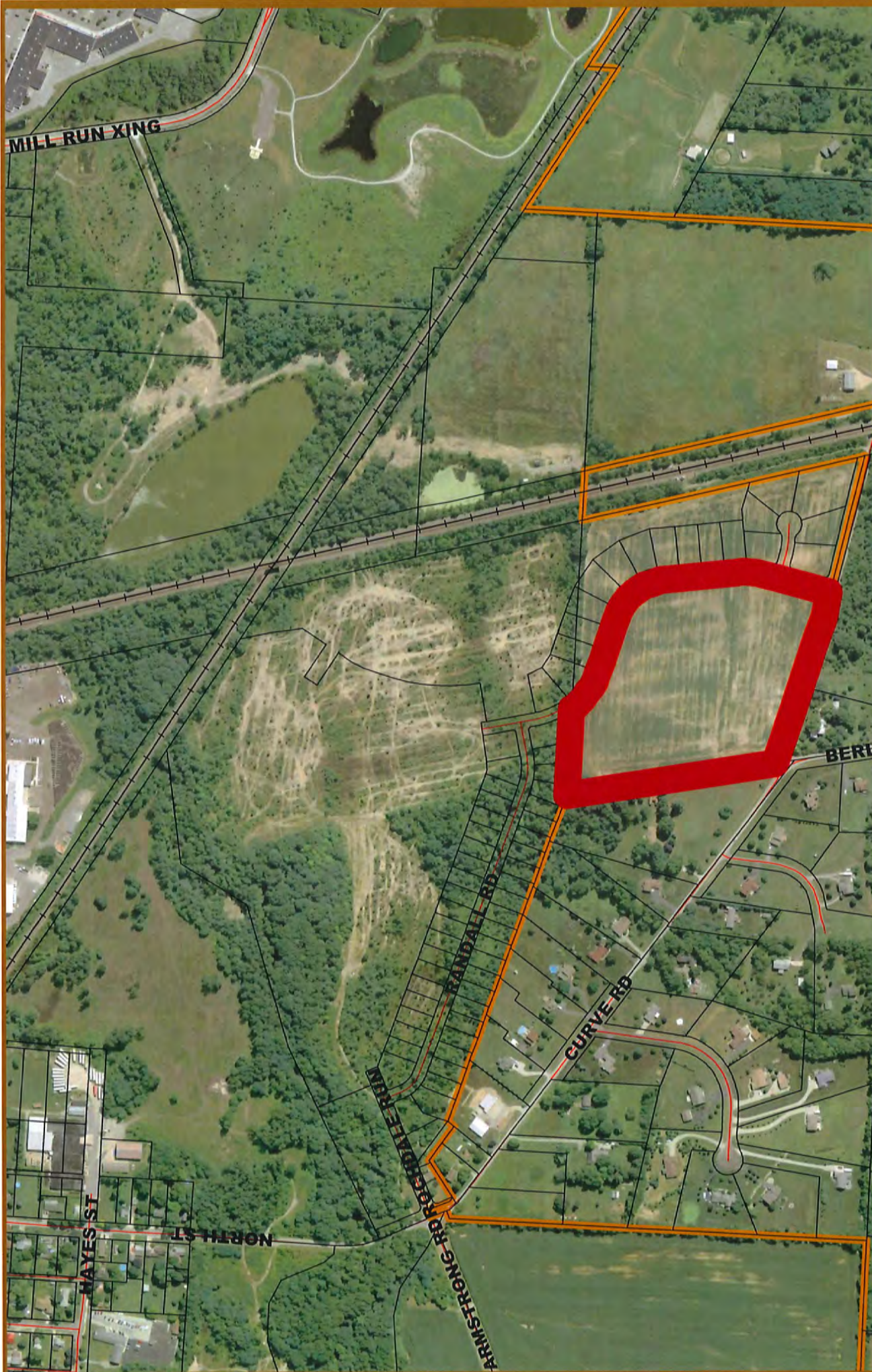




2020-0236-0237  
 Final Development Plan & Final Subdivision Plat  
 Enclave at the Ravines at Olentangy  
 Zoning Map



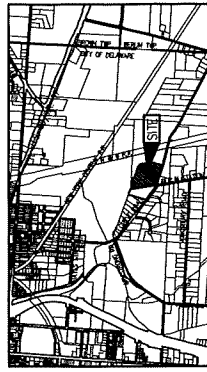




2020-0236-0237  
Final Development Plan & Final Subdivision Plat  
Enclave at the Ravines at Olentangy  
Aerial (2016) Map







VICINITY MAP  
1" = 2000'

LEGEND:

- SIDEWALK BY HOMEOWNER
- SIDEWALK BY DEVELOPER



SCALE: 1" = 150'

<b>OWNER/DEVELOPER</b>	<b>ENGINEER</b>
T&R PROPERTIES, INC. 3815 STONERIDGE COURT COLUMBUS, OHIO 43235 PHONE (614) 524-4052	CT CONSULTANTS NORTHWOODS I BUILDING 1000 W. BROADWAY COLUMBUS, OHIO 43260 PHONE (614) 524-4052
CONTACT: BRETT BEVINS, PE	

SITE DATA	
CROSS-ACRES	30.739 AC
NET ACRES	14.742 AC
NUMBER OF UNITS	87
GROSS DENSITY	2,800 DU/AC
NET DENSITY	5,000 DU/AC
OPEN SPACE/PARK	14,977 AC
ZONING	PNU1/R4
BUILDING SETBACK - PRIVATE ROADS	18' PROVIDED FROM EDP, MIN
BUILDING SETBACK - ROCHEDALE RUN	25' PROVIDED FROM ROW, MIN
BUILDING SETBACK - CURVE ROAD	75' FROM EXISTING ROW, MIN
BUILDING SETBACK - WESTERN BOUNDARY	30' PROVIDED FROM BOUNDARY, MIN
LOT WIDTH	46.17' MIN
SIDE YARD BUILDING SETBACK	5' MIN
REAR YARD BUILDING SETBACK	AS PER PLAN

**NOTES**

1. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE HOMEOWNERS.
2. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE HOMEOWNERS.
3. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE HOMEOWNERS.
4. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE HOMEOWNERS.
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6. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE HOMEOWNERS.
7. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE HOMEOWNERS.
8. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE HOMEOWNERS.

**PRELIMINARY**

DAVID M. ETTLAND, AIA, P.L.L.C.  
COMMUNITY DEVELOPMENT DIRECTOR

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

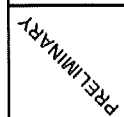
**T&R PROPERTIES, INC.**

**ENCLAVE II**

**FINAL DEVELOPMENT PLAN**

DELAWARE COUNTY DELAWARE, OHIO

PROJECT NO.	180577
DATE	2/20/20
SCALE	AS SHOWN
DESIGNED BY	TRM
DRAWN BY	TRM
CHECKED BY	JAM
DATE	JAN



**PRELIMINARY**

DAVID M. ETTLAND, AIA, P.L.L.C.  
COMMUNITY DEVELOPMENT DIRECTOR

**T&R PROPERTIES, INC.**

**ENCLAVE II**

**FINAL DEVELOPMENT PLAN**

DELAWARE COUNTY DELAWARE, OHIO

PROJECT NO.	180577
DATE	2/20/20
SCALE	AS SHOWN
DESIGNED BY	TRM
DRAWN BY	TRM
CHECKED BY	JAM
DATE	JAN























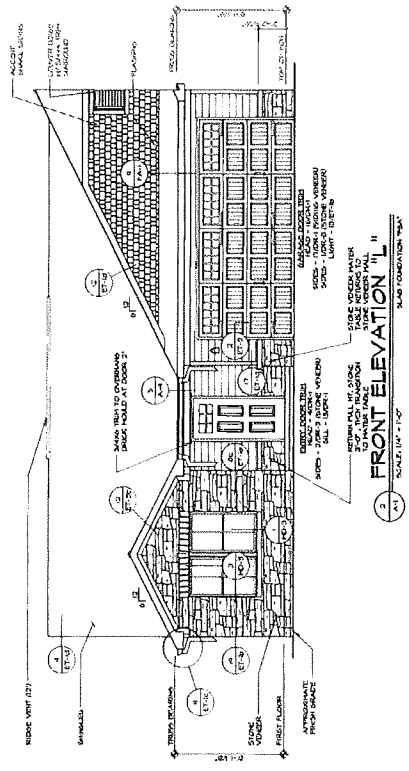
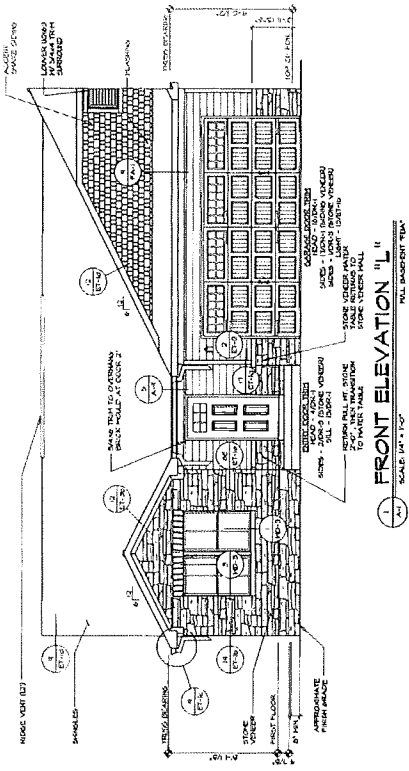


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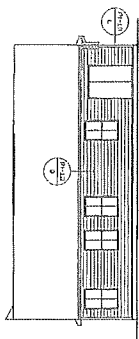




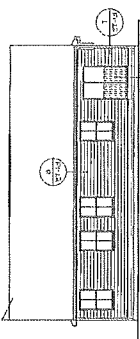
SHEET NO. 1507A	NORMAN ELEVATION	FRONT ELEVATION	ELEVATION 1	5	NVR 220 N. WASHINGTON ST. ANN ARBOR, MI 48106 TEL: 734.769.1100 FAX: 734.769.1101	DATE	REV. NO.	REVISIONS
						SCALE	DATE	REVISIONS



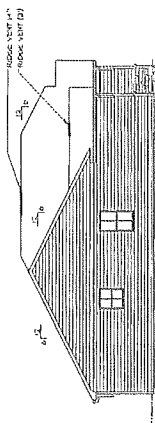
SHEET NO. 1001	NORMAN GENERAL CONTRACTORS 1001 10th Street Nashville, TN 37203	DATE 1/27/17	PROJECT 1001 10th Street	SHEET NO. 6
<p>THIS DRAWING IS THE PROPERTY OF NVR. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NVR. THE USER OF THIS DRAWING AGREES TO HOLD NVR HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST NVR BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.</p>				
<p><b>NVR</b> Nashville, TN 37203 615.259.1100</p>				



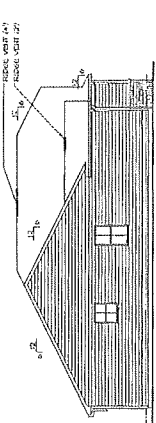
1  
2  
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"  
FULL CONCRETE TYP.



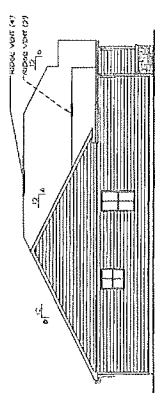
1  
2  
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"  
FULL CONCRETE TYP.



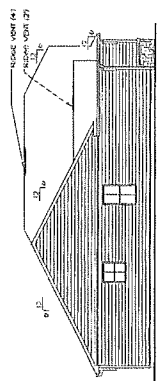
1  
2  
**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
FULL CONCRETE TYP.



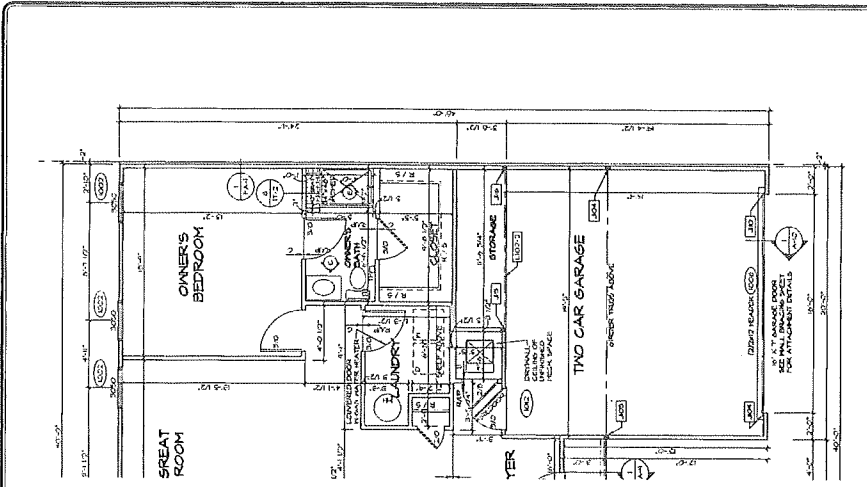
1  
2  
**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
FULL CONCRETE TYP.



1  
2  
**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
FULL CONCRETE TYP.

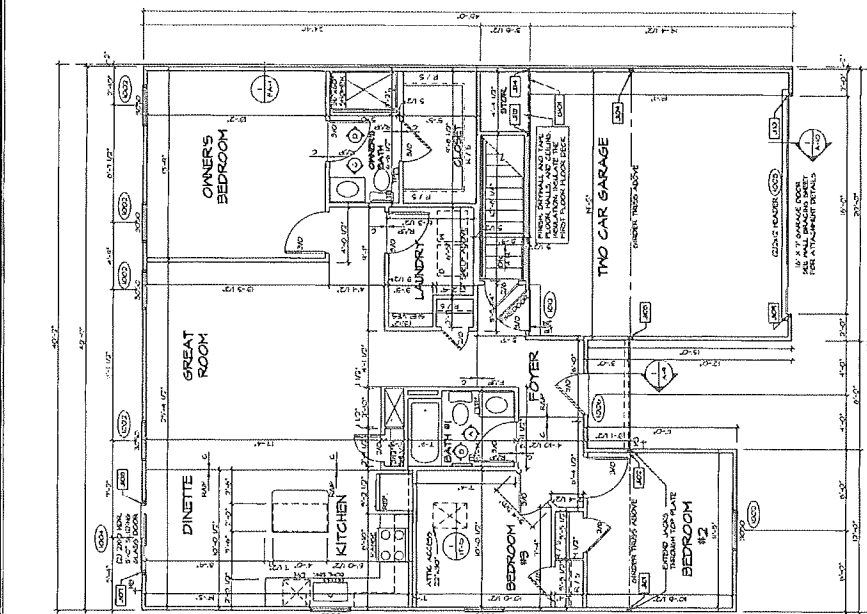


1  
2  
**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"  
FULL CONCRETE TYP.

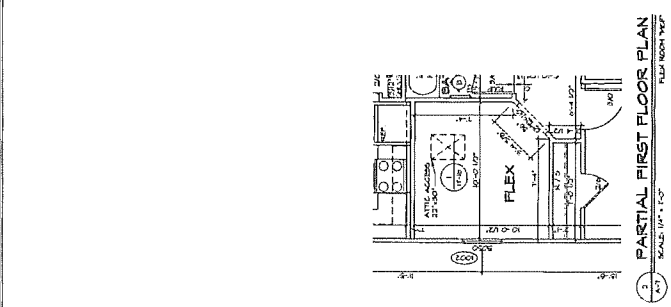


2  
 PARTIAL FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

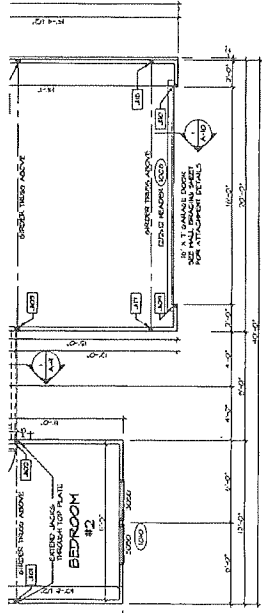
- NOTES:**
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
  2. SEE ARCHITECT'S SPECIFICATIONS FOR LIGHTING FIXTURES.
  3. SEE ARCHITECT'S SPECIFICATIONS FOR FLOORING.
  4. SEE ARCHITECT'S SPECIFICATIONS FOR CEILING.
  5. SEE ARCHITECT'S SPECIFICATIONS FOR WALLS AND PARTITIONS.
  6. SEE ARCHITECT'S SPECIFICATIONS FOR DOORS AND WINDOWS.
  7. SEE ARCHITECT'S SPECIFICATIONS FOR STAIRS.
  8. SEE ARCHITECT'S SPECIFICATIONS FOR ELEVATORS.
  9. SEE ARCHITECT'S SPECIFICATIONS FOR MECHANICAL SYSTEMS.
  10. SEE ARCHITECT'S SPECIFICATIONS FOR ELECTRICAL SYSTEMS.
  11. SEE ARCHITECT'S SPECIFICATIONS FOR PLUMBING SYSTEMS.
  12. SEE ARCHITECT'S SPECIFICATIONS FOR FIRE PROTECTION SYSTEMS.
  13. SEE ARCHITECT'S SPECIFICATIONS FOR SAFETY SYSTEMS.
  14. SEE ARCHITECT'S SPECIFICATIONS FOR ACCESSIBILITY.
  15. SEE ARCHITECT'S SPECIFICATIONS FOR SUSTAINABLE DESIGN.
- LEGEND:**
- 1. MURDER HALL
  - 2. BATH
  - 3. KITCHEN
  - 4. LAUNDRY
  - 5. GARAGE
  - 6. STORAGE
  - 7. ENTRY
  - 8. HALL
  - 9. CLOSET
  - 10. WINDOW
  - 11. DOOR
  - 12. STAIR
  - 13. ELEVATOR
  - 14. MECHANICAL
  - 15. ELECTRICAL
  - 16. PLUMBING
  - 17. FIRE
  - 18. SAFETY
  - 19. SUSTAINABLE



1  
 FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



3  
 PARTIAL FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



4  
 PARTIAL FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"





February 5, 2020

ENCLAVE AT THE RAVINES OF THE OLENTANGY  
FINAL DEVELOPMENT PLAN  
DEVELOPMENT TEXT

INTRODUCTION

This development is a 14.742 acre site with proposed multifamily housing. The proposed development, Enclave at the Ravines of the Olentangy (Enclave II), is a portion (Sub-Area 3) of an original overall site, referred to as “General Castings”, which has an approved Final Development Plan. Sub-Area 3 is zoned for 90 dwelling units with up to 4 dwelling units per building. The current plan for Enclave II is for 87 dwelling units with no more than 2 dwelling units per building. The homes will be ranch style attached houses with one common wall.

The site is located adjacent to and north of Curve Rd. and adjacent to and west of Rochdale Run. Two access points will be provided from the development to Rochdale Run. The interior roads within the development will be private roads, maintained by the homeowner’s association.

An additional portion of the overall “General Castings” site, also classified as a portion of Sub-Area 3, is Park Land to be dedicated to the City of Delaware. The Park Land, totaling 14.957 acres, is included in gross density calculations for the proposed development, provided on the Preliminary Development Plan.

SANITARY SEWER SERVICE

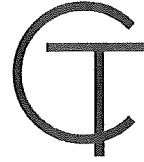
The site will be serviced with new private sanitary sewers in the development. These sewers will be served from an existing 8” sanitary sewer at the northwest portion of the site. The sanitary sewers will be within utility easements which will be dedicated to the homeowner’s association.

WATER SERVICE

New private water mains will be constructed within the development. These mains will be served from an existing 12” water main located on the west side of Rochdale Run. A Master Meter will be provided near the connection point to the existing 12” public water main. Fire hydrants will be installed on the new private water mains. The private water mains will be within utility easements which will be dedicated to the homeowner’s association. The new lines will be sized to sufficiently meet flow and pressure requirements for the City of Delaware. Based on truck turning analyses, there will be ample space for turning movements within the development for fire trucks.

Seventeen (17) lots, which front Rochdale Run, will have water service lines which connect to the existing 12” public water main on the west side of Rochdale Run.





### STORM SEWER SERVICE AND STORMWATER MANAGEMENT

Private storm sewers will be constructed on the site and discharge to the existing on-site retention pond. The storm sewers will be within utility easements which will be dedicated to the homeowner's association.

The retention pond was constructed as part of previous adjacent development and will be expanded to accommodate the additional contributing area proposed as part of the Enclave II development. Stormwater management and water quality will be provided in this pond. The discharge from the pond will be through an outlet structure and eventually to a natural drainage pathway west of the retention basin. The existing outlet structure will be replaced with a revised outlet structure to accommodate the new pond sizing.

### OTHER UTILITIES

Gas, telephone, electric, and cable TV are available at the site to service the community. An agreement will be made between the developer and these private utility companies to provide service to the site.

### HOMEOWNER'S ASSOCIATION

The homeowner's association will maintain all private utilities, roadways, sidewalks, and the stormwater retention pond. Additionally, the homeowner's association will provide lawn care, fertilization, and snow removal.



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



Project # \_\_\_\_\_ Case # \_\_\_\_\_

Planning Commission

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Amended Final Development Plan                | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use             |
| <input type="checkbox"/> Amended Final Subdivision Plat                | <input type="checkbox"/> Final Subdivision Plat           | <input type="checkbox"/> Vacation-Alley                                   |
| <input type="checkbox"/> Amended Preliminary Development Plan          | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement                                |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat          | <input type="checkbox"/> Floodplain Permit                | <input type="checkbox"/> Vacation-Street                                  |
| <input type="checkbox"/> Annexation Review                             | <input type="checkbox"/> Lot Split                        | <u>Board of Zoning Appeals</u>  |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement         | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment                  | <input type="checkbox"/> Preliminary Development Plan     | <input type="checkbox"/> Conditional Use Permit                           |
| <input type="checkbox"/> Concept Plan                                  | <input type="checkbox"/> Preliminary Dev Plan Extension   | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit                        | <input type="checkbox"/> Preliminary Sub Plat             | <input type="checkbox"/> Variance   |
| <input type="checkbox"/> Determination of Similar Use                  | <input type="checkbox"/> Preliminary Sub Plat Extension   |   |
| <input type="checkbox"/> Development Plan Exemption                    | <input type="checkbox"/> Rezoning                         |   |
| <input checked="" type="checkbox"/> Final Development Plan             | <input type="checkbox"/> Subdivision Variance             |   |

Subdivision/Project Name ENCLAVE AT THE RAVINES OF THE OLENTANGY Address CURVE RD. & ROCHDALE RUN  
 Acreage 30.739 (gross) 1,350sl x 87 units  
14.742 Ac (net) Square Footage 117,450 sf Number of Lots 90 Number of Units 87  
 Zoning District/Land Use PMU/R-6 Proposed Zoning/Land Use PMU/R-6 Parcel # 41911006019000

Applicant Name T&R Properties, Inc. Contact Person Ron Sabatino  
 Applicant Address 3895 Stoneridge Ct., Dublin, OH, 43017  
 Phone 614-923-4000 Fax \_\_\_\_\_ E-mail RSABATINO@TRPROP.COM  
 Owner Name SAME AS APPLICANT Contact Person \_\_\_\_\_  
 Owner Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_  
 Engineer/Architect/Attorney CT Consultants, Inc. Contact Person Brett Blevins  
 Address 7965 N. High St., Ste 340, Columbus, OH 43235  
 Phone 614-779-0012 Fax \_\_\_\_\_ E-mail BBLEVINS@CTCONSULTANTS.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.

Ron Sabatino Owner Signature      PLM ST Ron Sabatino Owner Printed Name  
Brett Blevins OWNER'S Agent Signature      BRETT BLEVINS OWNER'S Agent Printed Name

Sworn to before me and subscribed in my presence this 5th day of February, 2020

Alfonso Saparito Notary Public  
 Notary Public  
 In and for the State of Ohio  
 My Commission Expires  
 March 25, 2023

