CITY OF DELAWARE
SHADE TREE COMMISSION
OHIO ARMY NATIONAL GUARD FACILITY
1121 SOUTH HOUK ROAD
7:00 P.M.

AGENDA

JULY 26, 2016

1. ROLL CALL

2. APPROVAL of the Motion Summary for the meeting held June 28, 2016 as recorded and transcribed.

3. PUBLIC COMMENTS

4. ARBORIST REPORT

5. STAFF COMMENTS

6. MEMBER COMMENTS

7. PLAN REVIEWS

    a. Communities at Glenross Section 8-10
    b. Henderson Trucking (Informational)
    c. Londontown Apartments
    d. Heatherton Section 6 (Informational)

8. ADJOURNMENT

ITEM 2

SHADE TREE COMMISSION
June 28, 2016
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Olen called the meeting to order at 7:00 p.m.

Members Present: Jim Buck, Dave Carey, Tom Wolber, Councilmember George Hellinger, Vice-Chairwoman Susan Wright, and Chairman Paul Olen

Members Absent: Shannon Brewster and Tom Glissman

Staff Present: Ted Miller (Parks and Natural Resource Director), Doug Richmond (City Arborist) and Linda Mathews (Customer Service Liaison)

Motion to Excuse: Mr. Wolber moved to excuse Ms. Brewster and Mr. Glissman, seconded by Mr. Buck. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of May 24, 2016 as recorded and transcribed.

Motion: Vice-Chairwoman Wright moved to approve the Motion Summary for the May 24, 2016 meeting, seconded by Councilmember Hellinger. Motion approved with a 6-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. ARBORIST REPORT
Mr. Richmond provided an update on activities completed in June 2016. Mr. Richmond informed the Commission that 3 tree was removed and that 10 stumps were ground out in June. Information was provided the current backlog of street trees. Discussion was held on tree pruning issues in the Lantern Chase subdivision. Mr. Richmond provided an update on the partnership with the Columbus Zoo to provide browse for the Zoo animals.

ITEM 5. PRESENTATION of Boardman Art Garden Concepts

Mr. Miller reviewed two different potential concept plans.

Vice-Chairwoman Wright voiced a concern over the potential completion of this park over other neighborhoods that are also in need of a pocket park.

Councilmember Hellinger voiced a concern over the cost to maintain the Delaware Run. Mr. Wolber discussed potential grants to help with the cost of the Delaware Run.

Mr. Olen discussed the net loss of caliber inches from construction projects for Delaware City Schools and the possible replacement of those trees on this property.

ITEM 6. REVIEW and RECOMMENDATION on Street Tree Replacement and Pruning Management

Mr. Miller reviewed the backlog of trees to be replaced and discussed plans to be on a five year management plan.

Mr. Miller plans to discuss with the Finance Director available funds for tree replacement.

Mr. Carey provided information to the Commission regarding discussion with the homeowner president of Cheshire Crossing in regards to compliance regulation for the homeowner association in replacing street trees. Mr. Miller to have staff reach out to the homeowner association.

ITEM 7. REVIEW of Commission Outreach Activities

Vice-Chairwoman Wright discussed Arbor Day activities, First Friday events, and the Watershed Festival. Discussion was held on what activities the Commission would like to continue or add. Chairman Olen voiced the need to have the Shade Tree Commission represent the city at organized events. Mr. Wolber discussed previous efforts to meet with schools for education and activities.

Vice-Chairwoman Wright requested that the Shade Tree Commission banner be returned to Ms. Mathews and all remaining flyers be returned to her. Mr. Wolber shared the new flyer for the Shade Tree Commission.

ITEM 8. STAFF COMMENTS

Mr. Miller reviewed educational material on street tree pruning for the public and requested input from the Commission at the next meeting.

Discussion held on public notification of street pruning. Mr. Miller discussed the use of lawn signs throughout the neighborhood instead of the use of door signs for notification.

ITEM 9. MEMBER COMMENTS

Mr. Carey discussed current status of the Tree Stewardship program. Chairman Olen recommended to try a different neighborhood and Vice-Chairwoman Wright discussed her recommendation to separate the pruning

from tree stewardship.

Mr. Wolber requested information on the demand and public involvement for Adopt a Park programs. Ms. Mathews discussed current group participation in the program.

Mr. Wolber informed the Commission that the Shade Tree Commission had only reviewed the informational concept for the Ohio Wesleyan Residential Living Units on Rowland Avenue, but did not provide a formal recommendation to Council.

ITEM 8. PLAN REVIEWS

ITEM 9. ADJOURNMENT

Motion: Mr. Wolber moved to adjourn the meeting, seconded by Mr. Buck. The Shade Tree Commission meeting adjourned at 8:14 p.m.

_____

Chairman Olen

_____

Clerk

ITEM 4

Arborist Report
Monthly Summary
Reporting Month- July 2016

Activity completed in **July** 2016

I. **Tree and Stump Removals**

- **6** Trees were removed in July 2016 by City Staff due to mortality issues and or Storm Damage.

II. **Tree Maintenance**

- **243** street trees were pruned by City Staff and outside contractors in July 2016 for street, sidewalk, and signage clearance,

.

III. **Inventories**

- Current backlog of Street Trees to plant is 293 trees. This includes trees removed in 2013,2014, 2015 and 2016.
- Currently there are **56** Ash trees remaining on City ROWs throughout the City. These trees are infested with EAB but have not met the 30% threshold for removal. The City is exploring option of moving forward with removal and replacing with 2016 Fall planting. **2 Ash trees were removed in July.**
- **A Plan of Action is being developed by Parks and Natural Resources and the City Finance Department to address this backlog for planting and pruning of street trees.**

IV. **Issues/Projects/Concerns**

- Ongoing project to shape street trees to allow for sidewalk and roadway clearance based on CSR request and areas needing the most attention. Work will continue on this project throughout 2016.

- **The City is exploring options of having an outside contractor perform more street tree clearance pruning to assist the City to maintain the street trees in the ROW into a 5 year rotation pruning schedule.**

- The City of Delaware and the Columbus Zoo is partnering together in providing browse for the Zoo animals. The Zoo has picked up 3 more loads of limbs the City has pruned in July. The City and the Zoo are working on a MOU at this time. **The trees that the City has been pruning for the zoo browse has been coordinated with the CSR requests for tree clearance pruning on Executive Blvd. and Orchard Canyon Dr. These CSRs should be completed within the next couple of weeks and will move on to other locations for the requested tree browse.**

V.

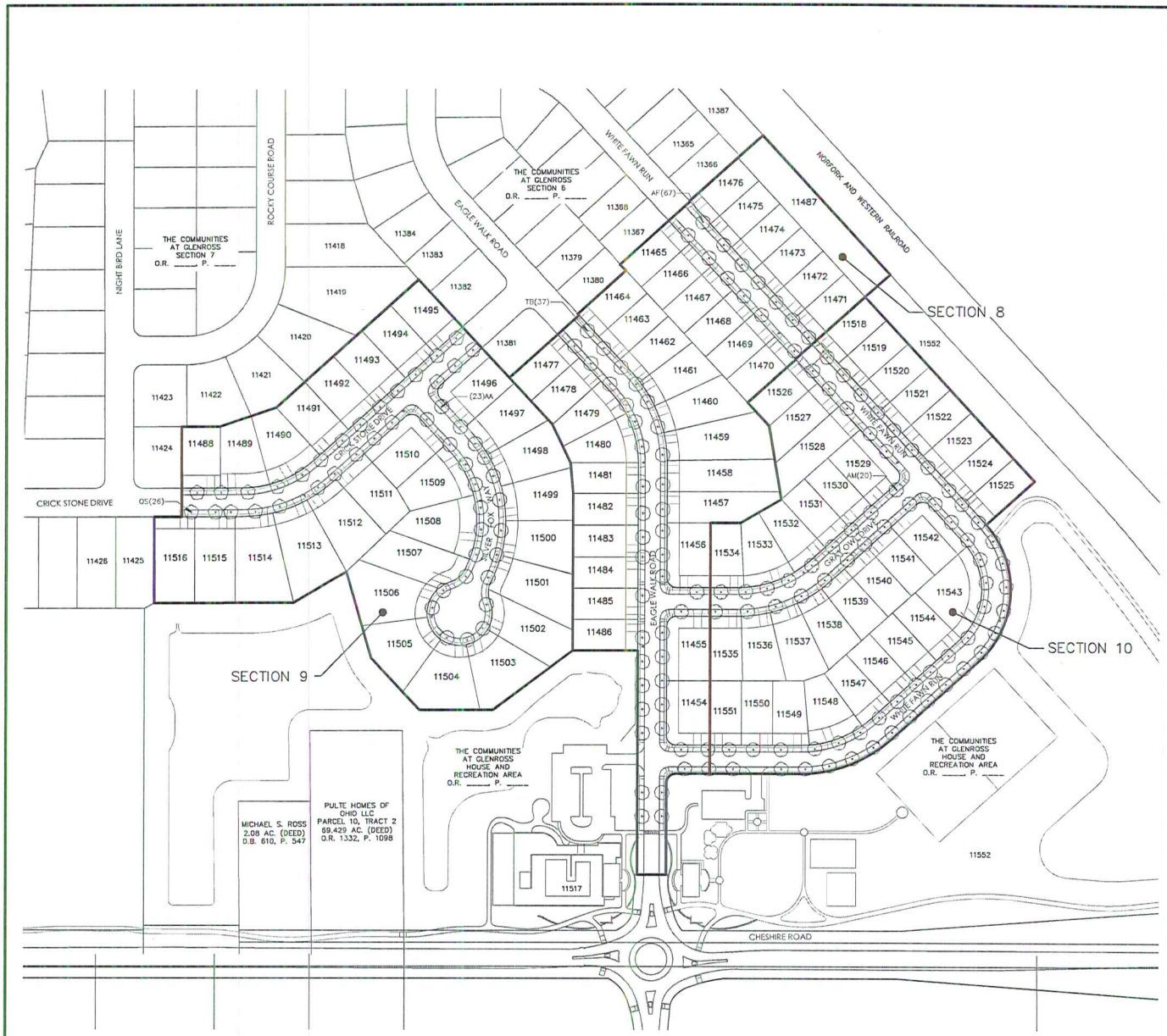
City Parks department staff will assist in street tree pruning operations as availability will allow.

ITEM 5

Customer Service Requests
June 2016

Requests for Inspection for Viability	5
Request for Pruning/Removals (full/branch)	21
Misc. Inspections/Special Projects	3
Stump Removals	2
Total Service Requests	31

ITEM 7a

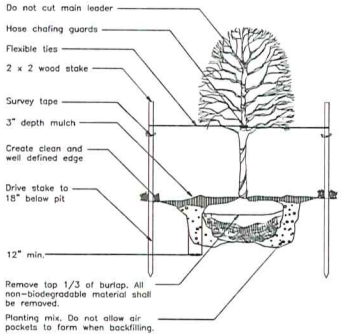


GENERAL NOTES

1. Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
2. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
3. All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All trees shall equal or exceed the measurements and sizes specified in the schedule.
4. All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
5. Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
6. Confirm location of all utilities and subsurface drain lines prior to plant installation.
7. A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
8. Contractor may slightly field adjust plant locations as necessary to avoid utilities.
9. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
10. Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
11. Install all trees in accordance with planting details.
12. Street trees shall have a clear canopy height of 6' min.
13. Tree shall be placed a minimum of 3' from sidewalks and curbs.
14. All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA rated class IV compost facility.
15. All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
16. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
17. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
18. Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	SIZE	CONDITION
AA	23	Acer freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	B&B
AF	67	Acer freemanii 'Sienna Glen' Sienna Glen Maple	2" Cal.	B&B
AM	20	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	2" Cal.	B&B
QS	26	Quercus shumardii Shumard Red Oak	2" Cal.	B&B
TB	37	Tilia americana 'Boulevard' Boulevard Linden	2" Cal.	B&B



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

Trees shall be centered in the tree lawn.

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

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

Pulte Homes
4950 TUTTLE CROSSING BOULEVARD
DUBLIN, OHIO, 43016
PH: (614) 356-5000

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
FINAL DEVELOPMENT PLAN
COMMUNITIES AT GLENROSS
SECTIONS 8, 9 & 10
LANDSCAPE PLAN AND DETAILS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.5368
emht.com

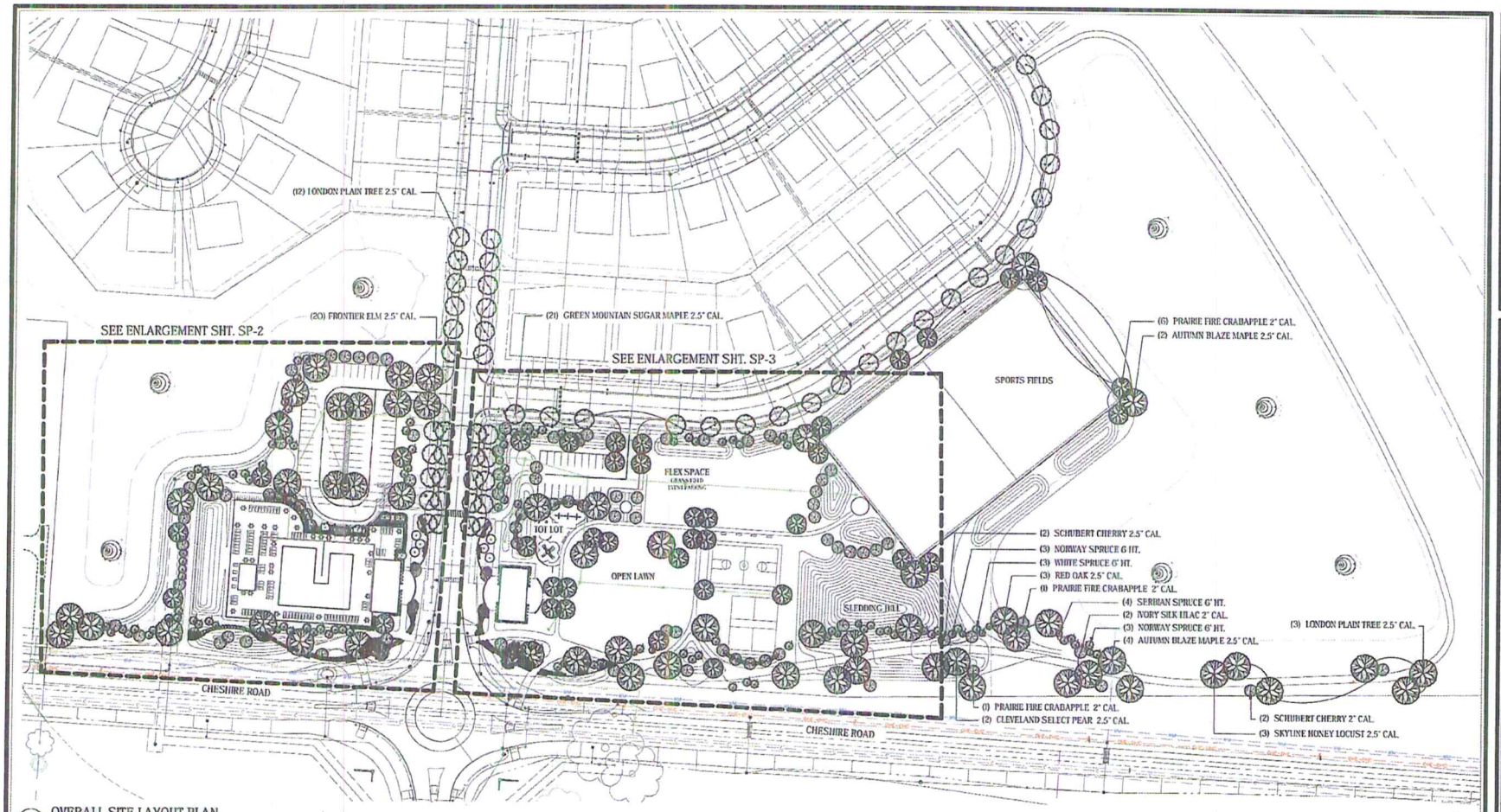
DATE
June 30, 2016

SCALE
1" = 100'

JOB NO.
20150264

SHEET
8/9

J:\20150264\Dwg\045Parts\final development plan\8 Landscape Plan and Details.dwg, Last Saved By: ashara, 6/30/2016 7:45 AM Last Printed By: O'Hara, Shaun, 6/30/2016 2:32 PM (No X-ref)



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

STREET TREE PLANT LIST					
CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREES					
UL FR	20	FRONTIER ELM	ULMUS 'FRONTIER'	2.5" CAL.	B&B
AS GM	21	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2.5" CAL.	B&B
PA LP	15	LONDON PLANETREE	PLATANUS ACERFOLIA 'BLOODGOOD'	2.5" CAL.	B&B
PC CS	2	CLEVELAND SELECT PEAR	PYRUS CALLERYANA	2.5" CAL.	B&B
GT SH	3	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS 'INERMIS'	2.5" CAL.	B&B
QU RU	3	RED OAK	QUERCUS RUBRA	2.5" CAL.	B&B

EVERGREEN TREES					
PI AB	6	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B
PI GL	3	WHITE SPRUCE	PICEA GLAUCA	6' HT.	B&B
PI OM	4	SERBIAN SRUCE	PICEA OMORIKA	6' HT.	B&B
ORNAMENTAL TREES					
PY SC	4	SCHUBERT CHERRY	PRUNUS VIRGINIANA 'SCHUBERT'	2" CAL.	B&B
MA PF	8	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	2" CAL.	B&B
SY RE	2	IVORY SILK LILAC TREE	SYRINGA RETICULATA	2" CAL.	B&B

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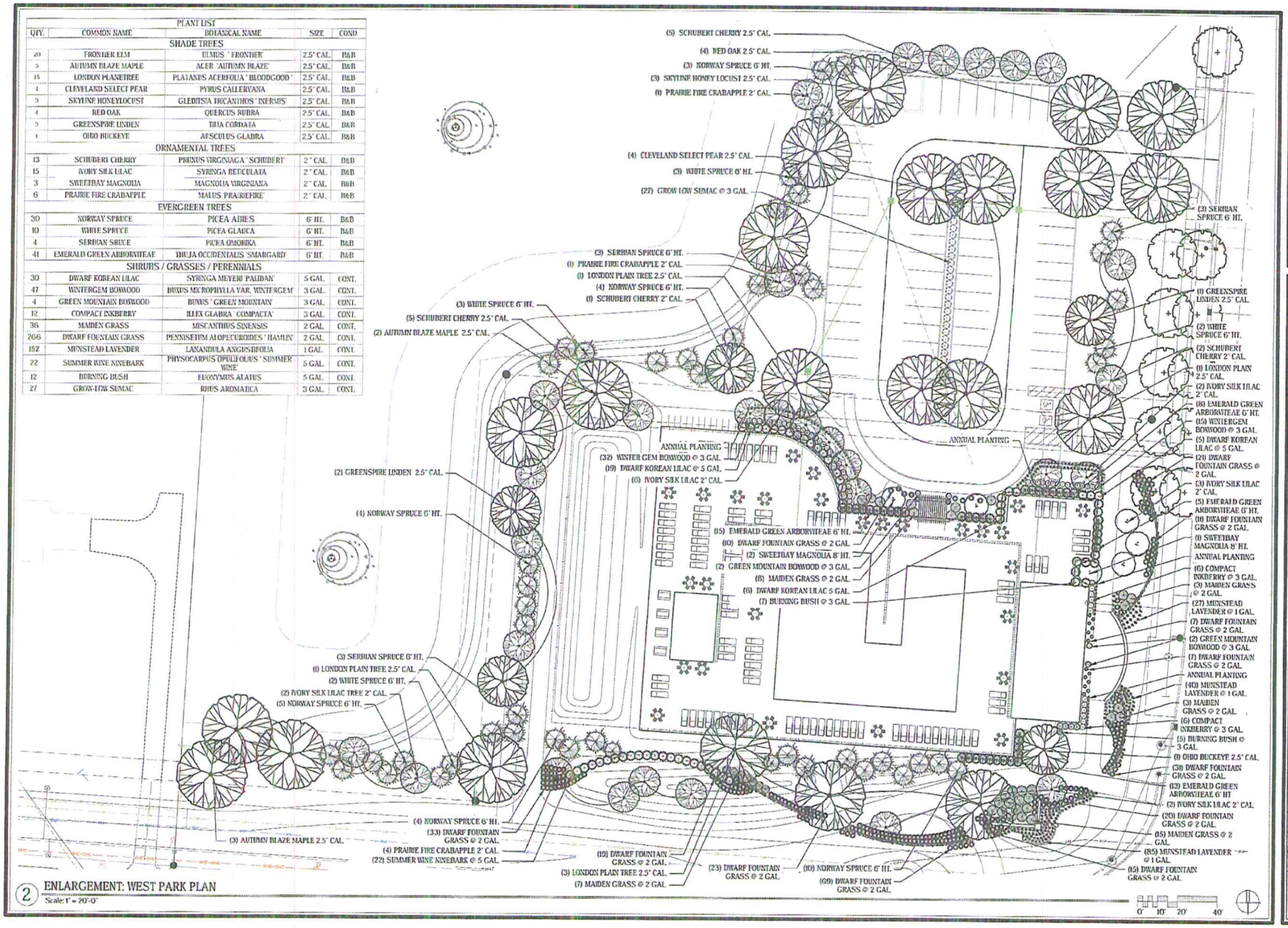
GLENROSS
POOL HOUSE & RECREATION FACILITY
DELAWARE COUNTY, OH

REVISIONS:

DATE: 06.01.16
DRAWN BY:
CHECKED BY: B. THORNTON
PROJECT NUMBER:
SHEET:
SP-1

PLANT LIST				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND
SHADE TREES				
20	FRONTIER ELM	ULMUS ' FRONTIER'	2.5" CAL.	B&B
5	AUTUMN BLAZE MAPLE	ACER 'AUTUMN BLAZE'	2.5" CAL.	B&B
15	LONDON PLANETREE	PLATANUS ACERFOLIA ' BLOODGOOD '	2.5" CAL.	B&B
4	CLEVELAND SELECT PEAR	PYRUS CALLERVANA	2.5" CAL.	B&B
3	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS ' INERMIS'	2.5" CAL.	B&B
4	RED OAK	QUERCUS RUBRA	2.5" CAL.	B&B
3	GREENSPIRE LINDEN	TILIA CORDATA	2.5" CAL.	B&B
1	OHIO BUCKEYE	AESCULUS GLABRA	2.5" CAL.	B&B
ORNAMENTAL TREES				
13	SCHUBERT CHERRY	PRUNUS VIRGINIAGA ' SCHUBERT'	2 " CAL.	B&B
15	IVORY SILK LILAC	SYRINGA RETICULATA	2 " CAL.	B&B
3	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	2 " CAL.	B&B
6	PRAIRIE FIRE CRABAPPLE	MALUS PRAIRIEFIRE	2 " CAL.	B&B
EVERGREEN TREES				
30	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B
10	WHITE SPRUCE	PICEA GLAUCA	6' HT.	B&B
4	SERBIAN SRUCE	PICEA OMORIKA	6' HT.	B&B
41	EMERALD GREEN ARBORVITEAE	THUJA OCCIDENTALIS 'SMARGARD'	6' HT.	B&B
SHRUBS / GRASSES / PERENNIALS				
30	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBAN'	5 GAL.	CONT.
47	WINTERGEM BOWOOD	BUXUS MICROPHYLLA VAR. WINTERGEM'	3 GAL.	CONT.
4	GREEN MOUNTAIN BOWOOD	BUXUS ' GREEN MOUNTAIN'	3 GAL.	CONT.
12	COMPACT INKBERRY	ILLEX GLABRA ' COMPACTA'	3 GAL.	CONT.
36	MAIDEN GRASS	MISCANTHUS SINENSIS	2 GAL.	CONT.
266	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES ' HAMLIN'	2 GAL.	CONT.
152	MUNSTEAD LAVENDER	LANANDULA ANGUSTIFOLIA	1 GAL.	CONT.
22	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS ' SUMMER WINE'	5 GAL.	CONT.
12	BURNING BUSH	EUONYMUS ALATUS	5 GAL.	CONT.
27	GROW-LOW SUMAC	RHUS AROMATICA	3 GAL.	CONT.



2 ENLARGEMENT: WEST PARK PLAN
Scale: 1" = 20'-0"

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DELAWARE COUNTY, OH

REVISIONS:

DATE: 05.01.16

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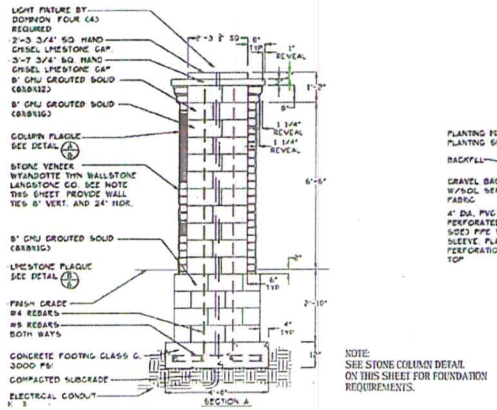
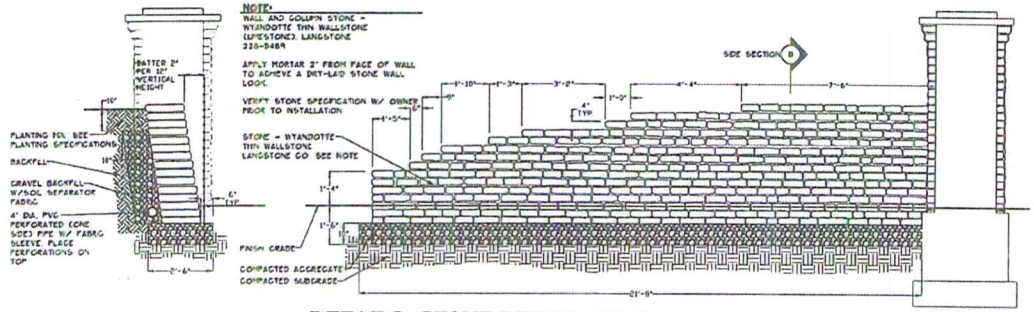
SP-2



NOTE:
SEE STONE COLUMN DETAIL ON THIS SHEET FOR FOUNDATION REQUIREMENTS.

DETAILS: STONE SIGN PIER

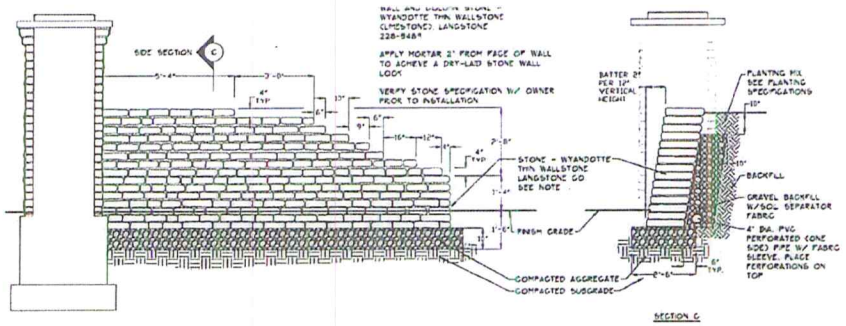
SCALE: NONE



DETAILS: STONE RETAINING WALL

SCALE: NONE

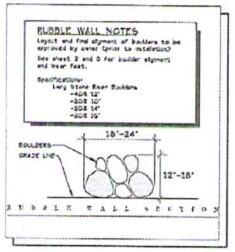
NORTH FACING



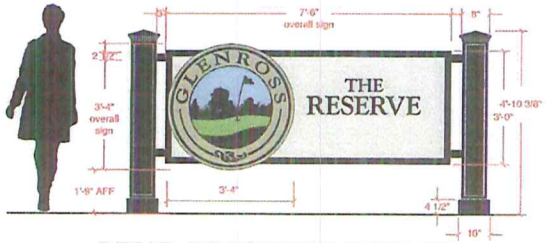
DETAILS: STONE RETAINING WALL

SCALE: NONE

EAST & WEST FACING



DETAIL: RUBBLE WALL



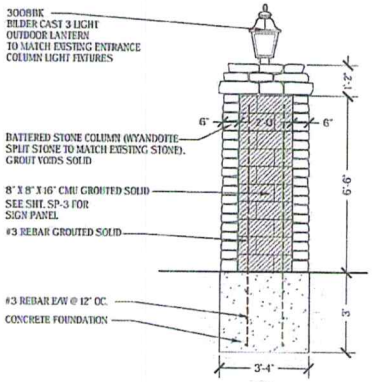
DETAIL: DIRECTIONAL SIGNAGE

SCALE: 3/4" = 1'-0"

DETAIL: SIGN LOGO

SCALE: NONE

(TYPICAL OF 2)



DETAIL: STONE COLUMN

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

(TYPICAL OF 2)

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DELAWARE COUNTY, OH

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PROJECT NUMBER:

SHEET:

SD-1

GENERAL PLANTING NOTES

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

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

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

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

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

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

7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.

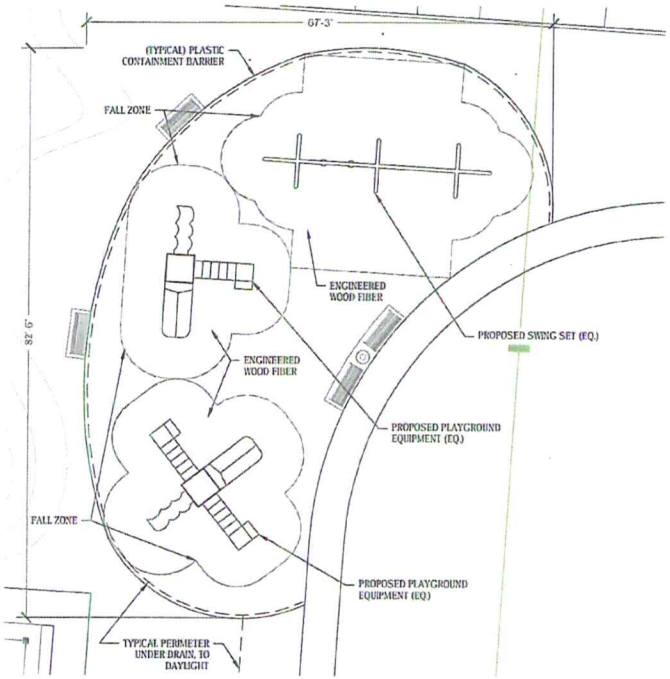
8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.

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

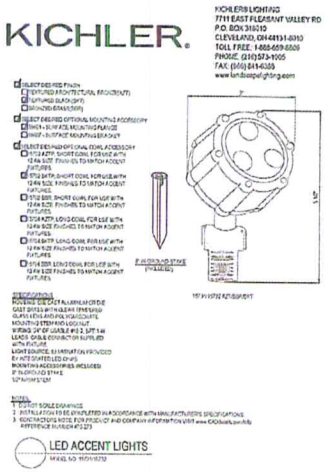
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.

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

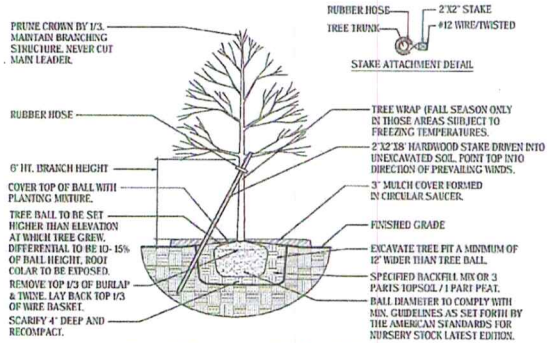
12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.



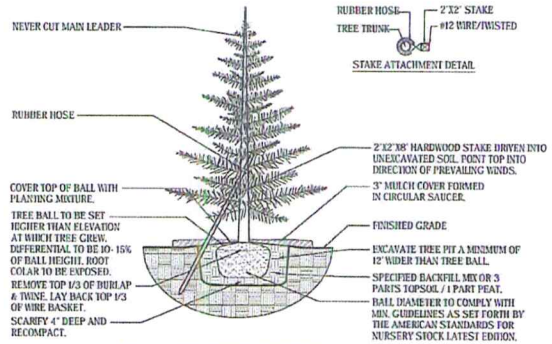
DETAIL: TOT LOT LAYOUT PLAN
N.T.S.



DETAIL: TYPICAL LIGHTING FIXTURE
N.T.S.

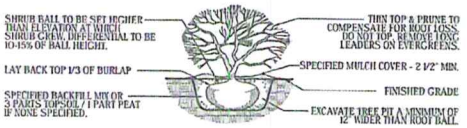


DETAIL: DECIDUOUS TREE STAKING
N.T.S. TREES UP TO 3" CALIPER



DETAIL: EVERGREEN TREE STAKING
N.T.S. TREES UP TO 8' HEIGHT

NOTE:
THE LANDSCAPE MASTER PLAN IS A COMPREHENSIVE TO PLANT QUANTITIES, SIZES AND GENERAL LOCATIONS OF PLANT TYPES. MINOR FINAL CONSTRUCTION MAY REQUIRE THAT INSTALLATIONS VARY SLIGHTLY FROM THESE PLANS.



DETAIL: SHRUB PLANTING
N.T.S.

SITE DETAILS
SCALE: NONE

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DATE:

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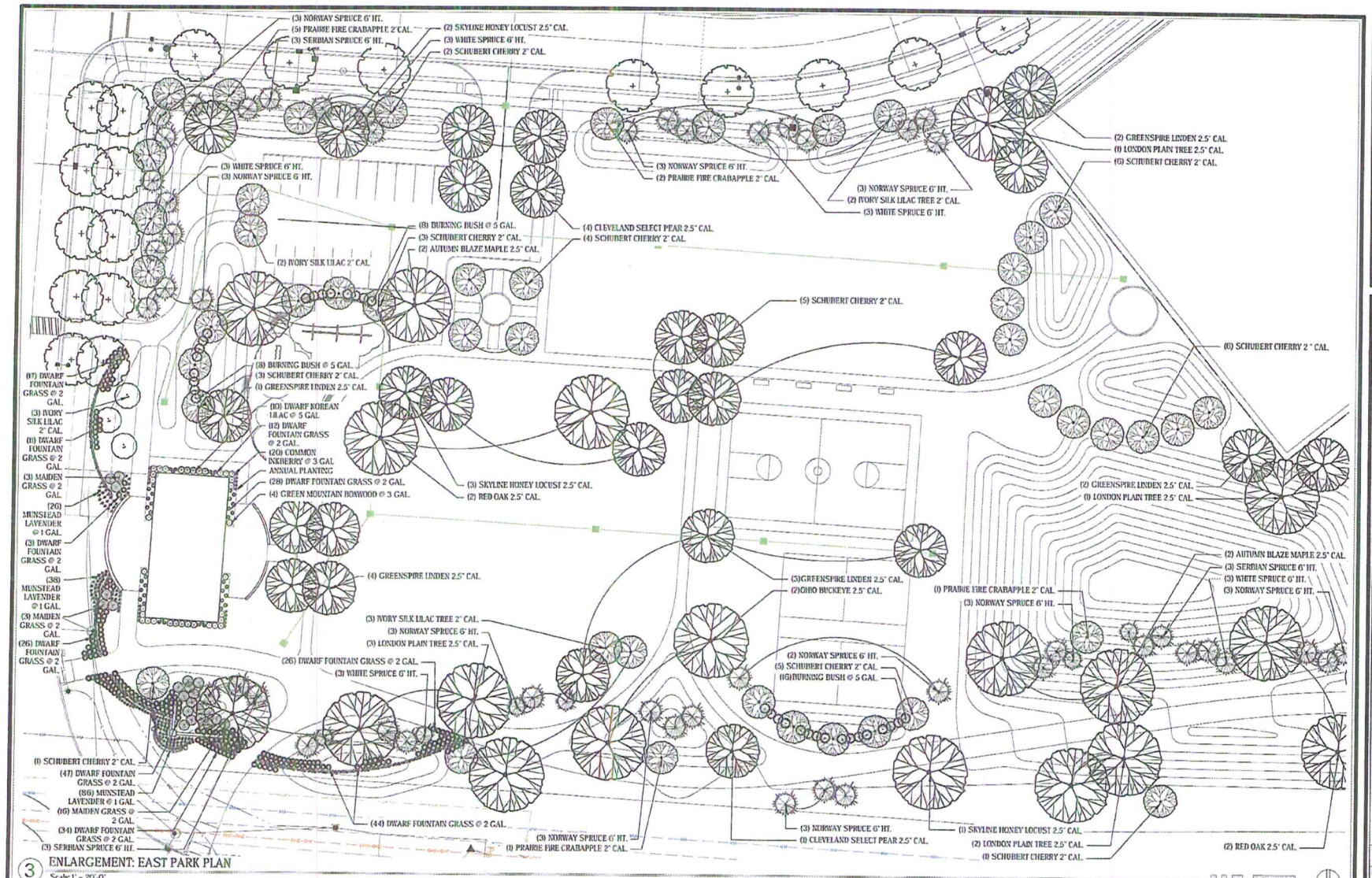
CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:
SD-2



3 ENLARGEMENT: EAST PARK PLAN

Scale: 1" = 20'-0"

0' 10' 20' 40'

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
		SHADE TREES		
4	AUTUMN BLAZE MAPLE	ACER 'AUTUMN BLAZE'	2.5" CAL	B&B
7	LONDON PLANTREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	2.5" CAL	B&B
5	CLEVELAND SELECT PEAR	PYRUS CALLERYANA	2.5" CAL	B&B
6	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS 'INERMES'	2.5" CAL	B&B
4	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B
12	GREENSPIRE LINDEN	TILIA CORDATA	2.5" CAL	B&B
2	OHIO BUCKEYE	AESCULUS GLABRA	2.5" CAL	B&B
		ORNAMENTAL TREES		
35	SCHUBERT CHERRY	PRUNUS VIRGINIANA 'SCHUBERT'	2" CAL	B&B
10	IVORY SILK LILAC	SYRINGA RETICULATA	2" CAL	B&B
9	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	2" CAL	B&B
		EVERGREEN TREES		
29	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B
15	WHITE SPRUCE	PICEA GLAUCA	6' HT.	B&B
9	SERBIAN SPRUCE	PICEA OMORIKA	6' HT.	B&B
		SHRUBS / GRASSES / PERENNIALS		
10	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL	CONT.
4	GREEN MOUNTAIN BOXWOOD	BUXUS 'GREEN MOUNTAIN'	3 GAL	CONT.
20	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'	3 GAL	CONT.
22	MAIDEN GRASS	MISCANTHUS SINENSIS	2 GAL	CONT.
246	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	2 GAL	CONT.
150	MUNSTEAD LAVENDER	LAVANDULA ANGUSTIFOLIA	1 GAL	CONT.
32	BURNING BUSH	EUONYMUS ALATUS	5 GAL	CONT.

BLENDON GARDENS
landscaping... the investment that grows!
9590 SOUTH OLD STATE ROAD
LEWIS CENTER, OHIO 43035
p 614.846.0500 f 614.840.0504

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PROJECT:

GLENROSS
POOL HOUSE & RECREATION FACILITY
DELAWARE COUNTY, OH

REVISIONS:

DATE:

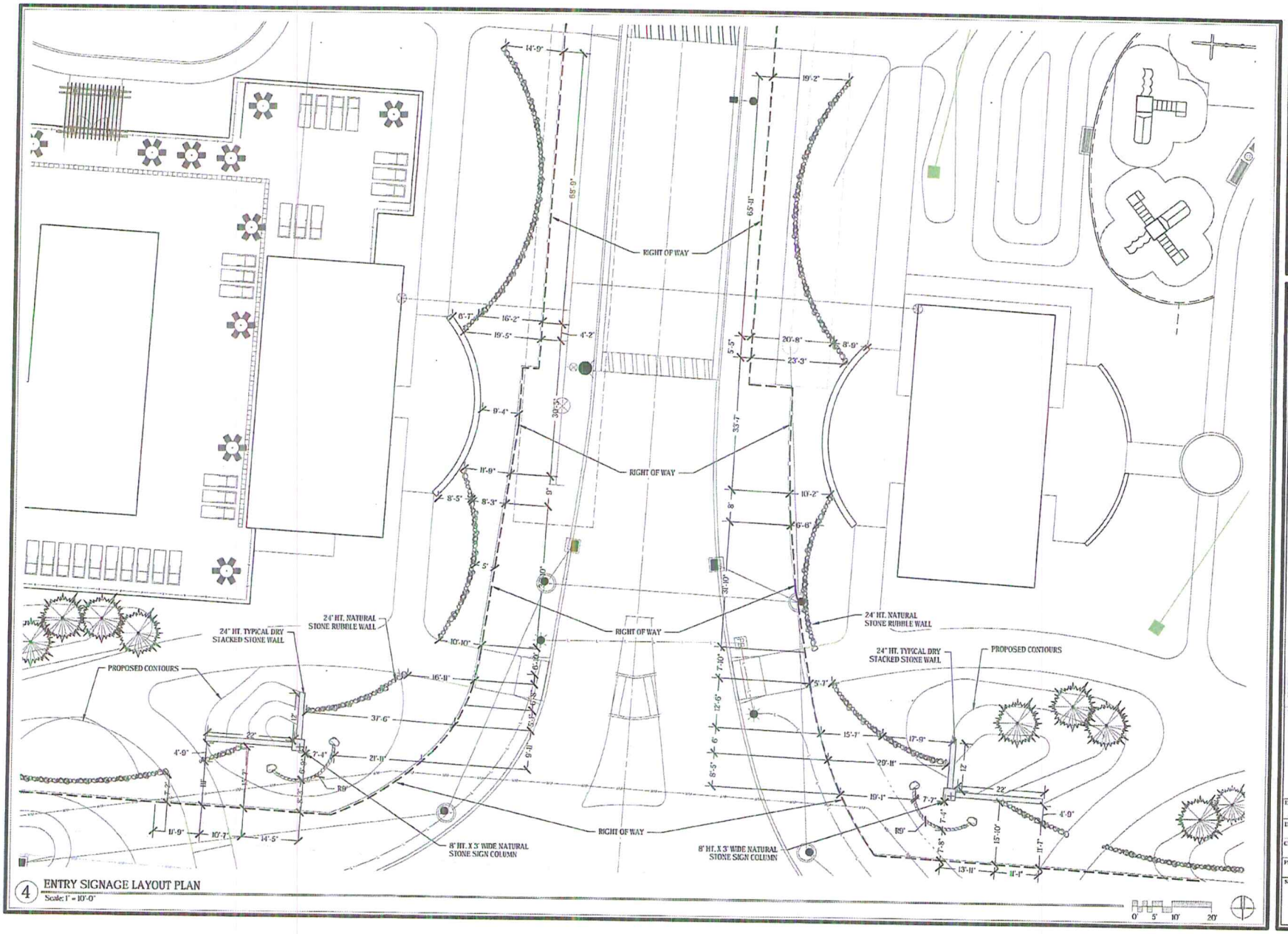
DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:

SP-3



4 ENTRY SIGNAGE LAYOUT PLAN
Scale: 1" = 10'-0"

BLENDON GARDENS
landscaping... the investment that grows!
9590 SOUTH OLD STATE ROAD
LEWIS CENTER, OHIO 43035
P 614.840.0500 F 614.840.0504

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PROJECT:
GLENROSS
POOL HOUSE & RECREATION FACILITY
DELAWARE COUNTY, OH

REVISIONS:

DATE:

DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:
SP-4

ITEM 7b

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43231
TEL 614.901.2235 | FAX 614.901.2236
www.structurepoint.com

SITE COMPLIANCE PLAN FOR HENDERSON TRUCKING DELAWARE, OHIO

CERTIFIED BY

ISSUANCE INDEX
DATE: 06/13/2016
SCALE: 1" = 40'

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2016.00874

PRELIMINARY/FINAL DEVELOPMENT PLAN

C002

PLOT SCALE: 1:1 EDIT DATE 6/16/16 - 8:38 AM EDITED BY: TJACKSON DRAWING FILE: O:\2016\00874\0 DRAWINGS\CIVIL\PLAN SET\SITE COMPLIANCE\2016 00874 CE SITE COMPLIANCE PLAN.DWG

ITEM 7c

LONDONTOWN APARTMENTS PARKING LOT ADDITION AND CHILDREN'S PLAY AREA

DEVELOPMENT PLAN

99 LONDON RD

DELAWARE, OH

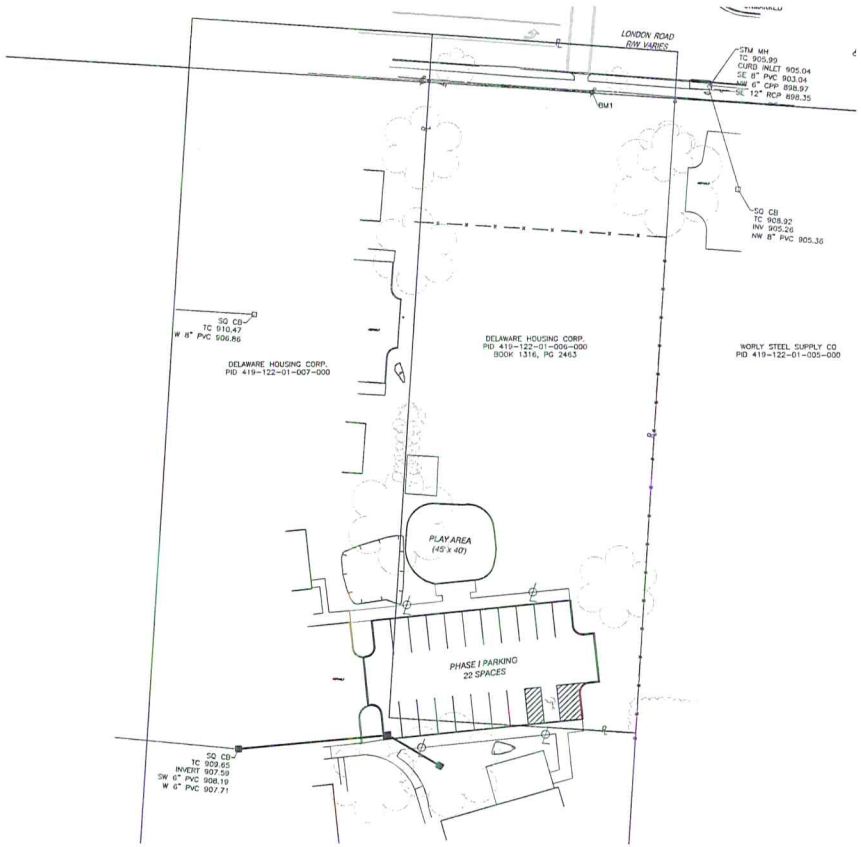
SITE DATA

OWNER/DEVELOPER:	DELAWARE HOUSING CORP. ATTN: MR. CARY BERUBE, CMM 1601 BETHEL RD COLUMBUS, OHIO 43220 614-451-6161 EMAIL gberube@barcuscompany.com
CIVIL ENGINEER/ SURVEYOR:	SANDS DECKER CPS, LLC 1495 OLD HENDERSON ROAD COLUMBUS, OHIO 43220 MARK E. CAMERON P.S. (614) 459-6992 PH (614) 459-6987 FAX EMAIL mcameron@sandsdeckercps.com
CERTIFIED ADDRESS:	99 LONDON RD DELAWARE, OHIO 43014
PARCEL ID NUMBER:	41912201006
ZONING:	CURRENT: COMMUNITY BUSINESS DISTRICT, B-3 REZONING: MULTI-FAMILY RESIDENTIAL DISTRICT, R-6
FLOOD ZONE -	ZONE X, AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL NO.	39041C0112L MAP REVISED FEBRUARY 17, 2016
TOTAL SITE AREA:	0.88 AC.
TOTAL DISTURBED AREA:	0.24 AC.
NPDES PERMIT NUMBER:	

BENCHMARK INFORMATION:

ELEVATIONS ARE NAVD88.

BM 1
ELEVATION 909.77
PK NAIL ON THE WEST SIDE OF THE POWER POLE LOCATED ON THE SOUTH SIDE OF LONDON ROAD APPROXIMATELY 30 FEET WEST OF THE CENTERLINE OF SOUTH WASHINGTON STREET.



LOCATION MAP
NOT TO SCALE

SANDS DECKER CPS
ENGINEERS • SURVEYORS
ATHENS • COLUMBUS • LOGAN • ZANESVILLE

STATE OF OHIO
J. SCOTT SANDS
50001
REGISTERED PROFESSIONAL ENGINEER

J. Scott Sands 07-06-16
Registered Engineer Date

811
Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE
30 15 0 30
1" = 30'

LONDONTOWN APARTMENTS PARKING LOT ADDITION AND CHILDREN'S PLAY AREA
99 LONDON RD
DELAWARE, OHIO 43014
07-06-16 CITY REVIEW SET

DEVELOPMENT PLAN
C1.0
SDCPS PROJECT NO. 3194

S:\Barcus Company 3194 Londontown Apartments\dwgs\3194 Londontown Master1.dwg 7/6/2016 10:49 AM

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.

Delaware County Auditor
George Kaitsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy
or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office
Printed on 7/6/2016

N W E S

0 65 130 260 ft

CITY OF DELAWARE OHIO

Parcels

N W E S

1 in = 278 ft

The information contained in this map is a public resource for general information only and is provided for use as a graphical representation. The City of Delaware makes no warranty to the content, accuracy or completeness of the information contained herein and assumes no liability for any errors. Any reliance on this information is at the exclusive risk of the user.

Date: 7/8/2016
Author:

LONDONTOWN APARTMENTS
REZONING OF 0.88 ACRES

SANDS DECKER CPS
ENGINEERS ▪ SURVEYORS
ATHENS·COLUMBUS·LOGAN·ZANESVILLE

NORTH

GRAPHIC SCALE

50 25 0 50

1" = 50'

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM – OHIO NORTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE NORTH LINE OF OUT LOT 1070 AS SOUTH 86°43'04"EAST.

BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY SANDS DECKER CPS, LLC IN MARCH 2013 AND IS BASED ON RECORDS ON FILE AT THE STARK COUNTY RECORDER'S OFFICE AND THE STARK COUNTY ENGINEER'S OFFICE.

ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."

IRON PIN FOUND
● IRON PIN SET
NLD DENOTES NEW LINE OF DIVISION

REFERENCES:
ALL DOCUMENTS NOTED HEREON

STATE OF OHIO
MARK E. CAMERON 7395
REGISTERED PROFESSIONAL SURVEYOR

MARK E. CAMERON PS #7395

07-06-16
DATE

S:\Barcus Company 3194 Londontown Apartments\dwgs\3194 Londontown Survey rezone.dwg 7/6/2016 11:07 AM

ITEM 7d

ORDINANCE NUMBER:	DATE:
ORDINANCE NO.:	DATE:

FINAL SUBDIVISION PLAT FOR

HEATHERTON

PHASE 6

SITUATED IN THE STATE OF OHIO,
COUNTY OF DELAWARE, CITY OF DELAWARE,
BEING PART OF FARM LOT 32, QUARTER TOWNSHIP 3,
TOWNSHIP 5 NORTH, RANGE 19 WEST,
UNITED STATES MILITARY LANDS.

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, LYING IN FARM LOT 32, QUARTER TOWNSHIP 3, TOWNSHIP 5 NORTH, RANGE 19 WEST, CONTAINING 9.020 ACRES, SAID 9.020 ACRES BEING PART OF THE 61.342 ACRE TRACT (PARCEL I) DESCRIBED IN DEED TO PULTE HOMES OF OHIO LLC, BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 1305, PAGE 2349, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

PULTE HOMES OF OHIO LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "HEATHERTON PHASE 6", A SUBDIVISION OF 32 LOTS NUMBERED 11061 THROUGH 11092, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE RESERVED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT" AND "UTILITY EASEMENT" FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS; AND FOR STORM WATER DRAINAGE, WITHIN THOSE AREAS DESIGNATED AS "UTILITY EASEMENT", AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES, AND/OR OTHER STORM WATER FACILITIES. ANY ABOVE GRADE STRUCTURES WITHIN "UTILITY EASEMENT" SHALL BE DESIGNED TO MAINTAIN THE FLOW OF RUNOFF IN SAID EASEMENTS.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID PULTE HOMES OF OHIO LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND DEVELOPMENT FOR PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THIS CONVEYANCE TO BE EXECUTED THIS ___ DAY OF _____, 20___.

SIGNED AND ACKNOWLEDGED IN
THE PRESENCE OF:

_____ PULTE HOMES OF OHIO LLC.
(WITNESS) A MICHIGAN LIMITED LIABILITY COMPANY
PRINTED _____

_____ _____
(WITNESS) MATTHEW J. CALLAHAN
PRINTED _____ VICE PRESIDENT OF LAND DEVELOPMENT

NOTARY FOR OWNER

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, FOR SAID PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS ___ DAY OF _____, 20___.

MY COMMISSION EXPIRES _____, _____
NOTARY PUBLIC

AUDITOR

TRANSFERRED THIS ___ DAY OF _____, 20___.

_____
AUDITOR
DELAWARE COUNTY, OHIO

RECORDER

HEATHERTON PHASE 6

PC CASE NO._____ APPROVED BY THE PLANNING COMMISSION ON _____.

APPROVED AND ACCEPTED THIS ____ DAY OF _____ BY ORDINANCE NO._____, WHEREIN ALL EASEMENTS, SHOWN DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE CITY COUNCIL OF THE CITY OF DELAWARE, OHIO.

_____
CITY CLERK: MICHELE KOHLER

_____
CITY MANAGER: THOMAS HOMAN

_____
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR: DAVID H. EFLAND, AICP

_____
PUBLIC WORKS DIRECTOR / CITY ENGINEER: WILLIAM L. FERRICHO P.E.

_____
DIRECTOR OF PUBLIC UTILITIES: BRAD STANTON

SURVEYOR

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

_____
DARRELL B. PLUMMER, P.S.
PROFESSIONAL SURVEYOR NO. 7565

NOTE

LANDSCAPE BUFFER TO BE MAINTAINED BY THE LEHNER WOODS HOME OWNERS ASSOCIATION.

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0011K, DATED APRIL 16, 2009.

BASIS OF BEARINGS

THE BEARINGS ON THE ATTACHED PLAT WERE BASED UPON THE BEARING OF S07°07'49"W FOR THE CENTERLINE OF LEHNER WOODS BOULEVARD AS SHOWN FOR RECORD IN LEHNER WOODS SUBDIVISION PHASE 1, PLAT CABINET 3, SLIDE 93-900, RECORDS OF THE RECORDER'S OFFICE DELAWARE COUNTY, OHIO.

ACREAGE BREAKDOWN

BUILDABLE LOTS (32) = 6.971 ACRES
RIGHT-OF-WAY = 2.049 ACRES
TOTAL AREA = 9.020 ACRES

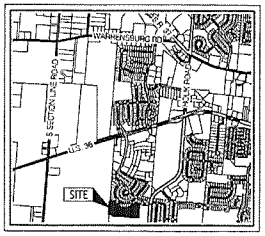
SETBACKS

ZONING DISTRICT (R-3 PRD)
FRONT = 25 FEET FROM RIGHT-OF-WAY
SIDE = 15 FEET TOTAL (6' MINIMUM)
REAR = 30 FEET

(ZONING SETBACKS ARE NOT CONSIDERED A SUBDIVISION PLAT RESTRICTION. SETBACKS SHOWN ARE THOSE IN EFFECT AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.)

OWNER/DEVELOPER

PULTE HOMES OF OHIO, LLC
4900 TUTTLE CROSSING BLVD
DUBLIN, OHIO 43016
(614) 356-5000



LOCATION MAP
SCALE: 1"=2000'

NORTH

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
3. UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND APPURTENANT WORKS IN ANY PART OF EASEMENT AREAS DESIGNATED "UTILITY EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR SAID SWALES AND UTILITIES TOGETHER WITH THE RIGHT OF ACCESS TO SAID AREAS FOR SAID PURPOSE. EXCEPT AS PROVIDED FOR IN THE DEVELOPERS OVERALL SCHEME FOR THE DEVELOPMENT OF HEATHERTON, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.
4. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF THE CITY OF DELAWARE ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED MINIMUM FINISHED GRADE ELEVATIONS AND/OR LOT GRADING PLANS. SAID PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.
5. ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
6. BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
7. WHERE INDICATED, SANITARY SEWER EASEMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS AND SERVICE CONNECTIONS AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
8. MAINTENANCE OF "UTILITY EASEMENTS" SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS PLATTED HEREIN, THEIR SUCCESSORS, OR ASSIGNS, AND IS TO BE TRANSFERRED WITH OWNERSHIP OF SAID LOT.
9. THERE SHALL BE NO CONVEYANCE OF ANY LOT SMALLER IN WIDTH OR AREA THAN INDICATED ON THIS PLAT.
10. THE CITY OF DELAWARE, OHIO SHALL BE NOTIFIED THREE (3) DAYS BEFORE ANY COMMENCEMENT OF CONSTRUCTION ON PUBLIC IMPROVEMENTS IN ORDER TO PROVIDE PROPER SUPERVISION AND INSPECTION.
11. THIS SUBDIVISION PLAT DOES NOT SHOW ALL EASEMENTS OF RECORD THAT MAY AFFECT THE SHOWN LOTS. A TITLE REPORT SHOULD BE OBTAINED TO ENSURE ALL EASEMENTS ARE KNOWN PRIOR TO DEVELOPMENT OF SAID LOTS.
12. ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.
13. ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".
14. COORDINATES SHOWN ARE TO BE USED FOR GEOGRAPHICAL INFORMATION ONLY AND ARE NOT INTENDED FOR THE RETRACEMENT OF THE BOUNDARIES SHOWN HEREON.
15. COORDINATES SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATES "NORTH ZONE".
16. ALL SIDEWALKS SHALL BE BUILT WITHIN 18 MONTHS OF THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE FINAL PLAT.

CT Consultants
Engineers | Architects | Planners
8415 Pulsar Place, Suite 325, Columbus, Ohio 43240
614.781.1265 www.ctconsultants.com

DATE: JULY, 2016	DRAWN BY: K. SHIDI
JOB NO. 14599	APPROVED: D. PLUMMER

COVER SHEET
HEATHERTON
PHASE 6
CITY OF DELAWARE, OHIO

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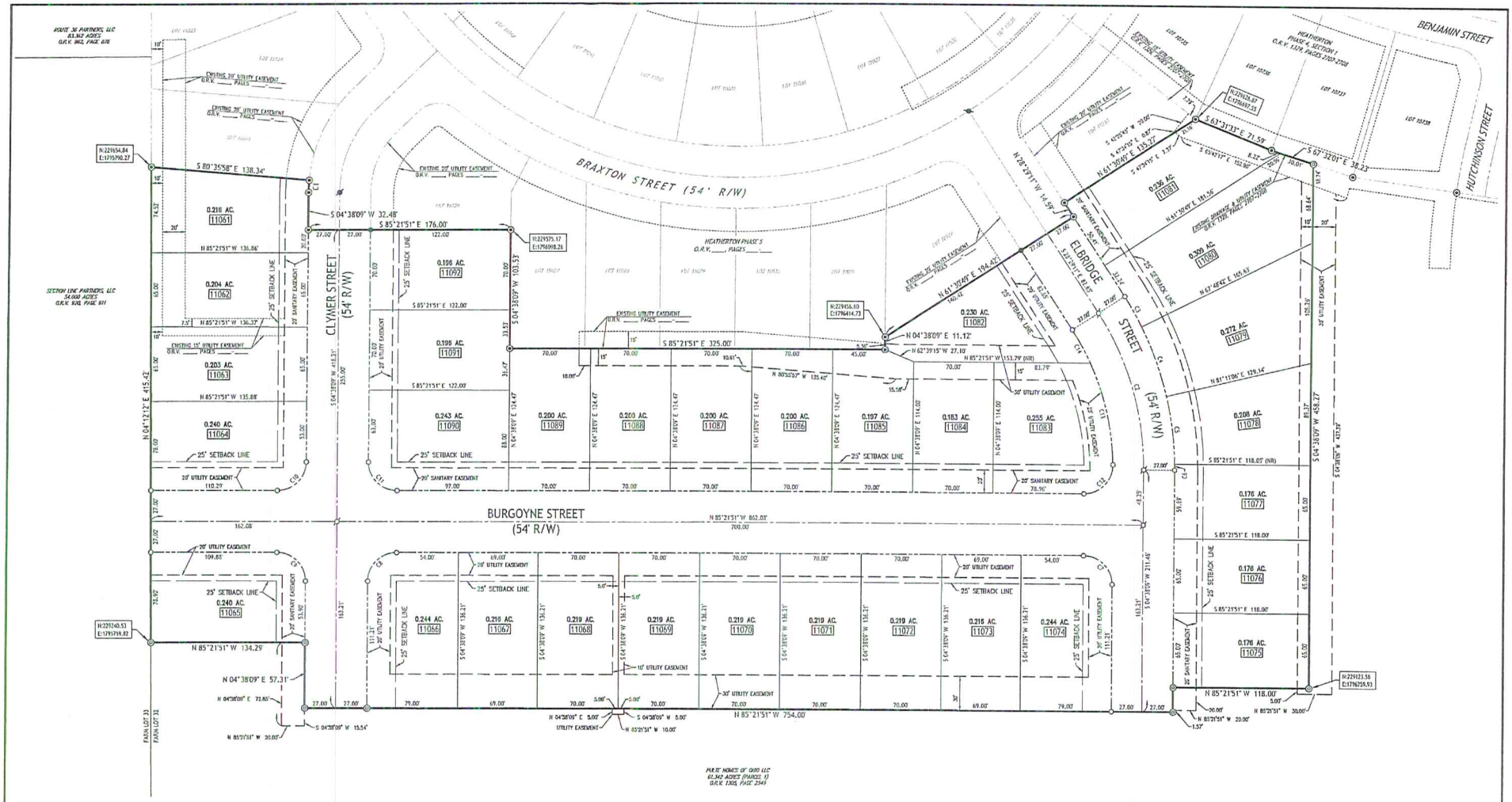


BOUNDARY ANNOTATION

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	127.00'	4°45'51"	S 07°01'05" W	10.56'	10.56'

CENTERLINE ANNOTATION

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	258.00'	33°08'20"	S 11°55'31" E	141.55'	144.53'

RIGHT-OF-WAY ANNOTATION

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	227.00'	6°12'53"	S 25°20'19" E	30.43'	30.45'
C4	277.00'	13°22'24"	S 15°10'06" E	64.51'	64.65'
C5	277.00'	12°23'40"	S 07°37'04" E	59.81'	59.97'
C6	277.00'	1°07'21"	S 04°06'27" W	5.11'	5.11'
C7	25.00'	90°00'00"	N 40°21'51" W	35.36'	39.27'
C8	25.00'	90°00'00"	S 49°38'09" W	35.36'	39.27'
C9	25.00'	90°00'00"	N 40°21'51" W	35.36'	39.27'
C10	25.00'	90°00'00"	N 49°38'09" E	35.36'	39.27'
C11	25.00'	90°00'00"	S 40°21'51" E	35.36'	39.27'
C12	25.00'	91°05'08"	N 49°39'35" E	35.69'	39.74'
C13	227.00'	23°29'36"	N 08°11'47" W	92.60'	93.44'
C14	227.00'	8°32'16"	N 24°12'52" W	33.22'	33.25'

MONUMENT LEGEND

- 1" PERMANENT PLAT MONUMENT FOUND
- 1" PERMANENT PLAT MONUMENT SET
- IRON PIN FOUND
- IRON PIN SET
- SURVEYOR'S NAIL FOUND
- SURVEYOR'S NAIL SET
- 11061 LOT NUMBER

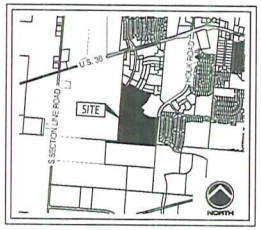
CT Consultants
CIVIL ENGINEERS | ARCHITECTS | PLANNERS
8415 N. High Street, Suite 340, Columbus Ohio 43235
614.559.1750 www.ctconsultants.com

DATE: JULY, 2016	DRAWN BY: K. SMITH
JOB NO. 14569	APPROVED: D. PLUMMER

SUBDIVISION PLAT
HEATHERTON
PHASE 6
CITY OF DELAWARE, OHIO

2 OF 2

K:\CDATA\2014\14569\SURVY\SECTION-6 PLAT\14569-SUBDIVISION PLAT.DWG - 7/8/2016 10:24:03 AM



LOCATION MAP
SCALE: 1"=2000'

AMENDED PRELIMINARY PLAT AND
PRELIMINARY PLAN,
FINAL DEVELOPMENT PLAN

HEATHERTON

PHASE 4, SECTION 2 AND PHASES 5 THROUGH 8

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, BEING PART OF FARM LOT 32, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 19 AND ALSO BEING PART OF FARM LOTS 16 & 20, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS. BEING A 51.161 ACRE SUBDIVISION OUT OF A 139.396 ACRE TRACT OF LAND DESCRIBED IN DEED TO DOMINION HOMES, INC., OF RECORD IN OFFICIAL RECORD VOLUME 16, PAGE 2539. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

NOTE

ELEVATIONS ARE BASED ON NAVD 88 DATUM

OWNER/DEVELOPER

DOMINION HOMES, INC.
4900 TUTTLE CROSSING BLVD.
DUBLIN, OHIO 43016
(614) 356-5000

SETBACKS

ZONING DISTRICT (R-3 PRD)
FRONT = 25 FEET FROM RIGHT-OF-WAY
SIDE = 15 FEET TOTAL (6' MINIMUM)
REAR = 30 FEET

* DRIVEWAY ACCESS FOR LOTS 164, 165, 173 AND 198 SHALL BE ON CLYMER AND ELBRIDGE STREETS ONLY.

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 39041C0011IK, DATED APRIL 16, 2009.

ACREAGE BREAKDOWN	
BUILDABLE LOTS (181)	= 37.764 ACRES
OPEN SPACE (2)	= 0.353 ACRES
RIGHT-OF-WAY	= 12.044 ACRES
TOTAL AREA	= 50.161 ACRES

HEATHERTON PHASE 4, SECTION 2 AND PHASES 5 THROUGH 8
AMENDED PRELIMINARY PLAT AND PRELIMINARY PLAN, FINAL DEVELOPMENT PLAN

PC CASE NO._____ APPROVED BY THE PLANNING COMMISSION ON _____

CITY CLERK

CITY MANAGER

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

DIRECTOR OF ENGINEERING SERVICES

UTILITIES DIRECTOR

PUBLIC WORKS DIRECTOR

1 OF 1

CT Consultants
engineers | architects | planners

DATE: APRIL, 2014	DRAWN BY: K. SMITH
JOB NO. 13109	APPROVED: J. TRIBBLE

AMENDED PRELIMINARY PLAT AND
PRELIMINARY PLAN, FINAL DEVELOPMENT PLAN
HEATHERTON PHASE 4, SECTION 2
AND PHASES 5-8
CITY OF DELAWARE, OHIO

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