

**CITY OF DELAWARE
SHADE TREE COMMISSION
CITY COUNCIL CHAMBERS
CITY HALL
1 SOUTH SANDUSKY STREET
7:00 P.M.**

AGENDA

June 27, 2017

1. ROLL CALL
2. APPROVAL of Motion Summary for the meeting held May 23, 2017 as recorded and transcribed.
3. PUBLIC COMMENTS
4. DISCUSSION of Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code
5. STAFF COMMENTS
6. MEMBERS COMMENTS
7. PLAN REVIEWS
 - a. Belmont Place Sections 4 & 5
 - b. Communities at Glenross Section 11
 - c. Coughlin's Crossing Landscape Plan
 - d. Burr Oak Commons
 - e. The General Casting Proposed Condos - Informational
8. ADJOURNMENT

SHADE TREE COMMISSION
May 23, 2017
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Olen called the meeting to order at 7:01 p.m.

Members Present: Shannon Brewster , Dave Carey, Tom Glissman, Tom Wolber, Becki Wood-Meek, Vice-Chairwoman Susan Wright, and Chairman Paul Olen

Members Absent: Marisa Sulek and Jim Buck

Staff Present: Ted Miller, Parks and Natural Resource Director

Motion to Excuse: Mr. Wolber moved to excuse Ms. Sulek and Mr. Buck, seconded by Chairman Olen. Motion approved with a 7-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of April 25, 2017 as recorded and transcribed.

Motion: Vice-Chairwoman Wright moved to approve the Motion Summary for the April 25, 2017 meeting, seconded by Mr. Wolber. Motion approved with a 7-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. DISCUSSION of Community Outreach Programs

A. NOW Festival

Chairman Olen reminded the Commission that the date for the NOW Festival was June 10th from Noon to 3:00 p.m. Vice-Chairwoman Wright passed around a volunteer sign-up sheet. A discussion was held on distributing tree saplings during the event and various kid activities.

ITEM 5. DISCUSSION of Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code

Mr. Miller provided background information on the recent changes to Chapter 1168.07.

Chairman Olen informed the Commission that he made a public records request to the City Attorney for any payments made into the Tree Bank Fund from May of 2017 until the Fee Structure is updated.

Vice-Chairwoman Wright requested clarification on which directors are referred to in Chapter 1168. Mr. Miller informed the Commission that he recommended updates from The Director of Grounds and Facilities to be Parks and Natural Resource Director or City Arborist.

A discussion was held on where Tree Bank options are located.

Chairman Olen reviewed 1168.01 discussed the wording “reasonable development”.

Chairman Olen recommended adding to 1168.01 (a) the following purposes:

8. Reduced Crime Rate
9. Sequester greenhouse gases while producing oxygen
10. Increase consumer spending and commercial districts
11. Create a sense of community and bring people together

Chairman Olen discussed the percentage of canopy loss throughout development and if 1168.02 (a) should be changed to five inch diameter at breast height. A discussion was held on the need to protect roots during construction.

A discussion was held on the waiving of fees for permits involving 10 trees or less in 1168.02 (c). Vice-Chairwoman requested the cost for permit. Mr. Miller informed the Commission the permit cost. Chairman Olen discussed the need to do an adjustment of inflation and recommended that the replacement cost be adjusted to \$115.00 per caliper inch.

Chairman Olen requested that the Director of Grounds and Facilities be designated as City Arborist in 1168.04 (b).

Chairman Olen requested clarification on who in the City of Delaware would make a decision on Tree replacement plan in 1168.05 (1). Mr. Miller discussed the role of the Planning Director to take the recommendation by a certified arborist.

A discussion was held on 1168.06-Removal of major trees and responsibility of damage to a tree during development. A discussion was held on how variances are granted. Chairman Olen reviewed the criteria on removing a tree.

A discussion was held on responsibility of developer and landowner on replacement and maintenance of landscaping.

The Commission was in agreement to continue the discussion at the next meeting.

ITEM 6. STAFF COMMENTS

ITEM 7. MEMBER COMMENTS

Ms. Brewster recommended using a placard on Arbor Day trees to promote the Shade Tree Commission and for educational benefits. A discussion was held on creating an arboretum.

Mr. Wolber discussed with the Commission the email response he received from Councilwoman Keller in regards to the BIA's request for changes to the Planning Department.

ITEM 8. PLAN REVIEWS

There were no plans to review during the meeting.

ITEM 9. ADJOURNMENT

Motion: Vice-Chairwoman Wright moved to adjourn the meeting, seconded by Mr. Carey. The Shade Tree Commission meeting adjourned at 8:42 p.m.

Chairman Olen

Clerk

CHAPTER 1168. - TREE PRESERVATION REGULATIONS^[31]

Footnotes:

--- (31) ---

Cross reference— Injury to growing things - see GEN. OFF. 541.06; Trees and shrubs - see S.U. & P.S. Ch. 907

1168.01. - Purpose.

These regulations are established in order to recognize the vital importance of tree growth in the ecological system, while allowing for reasonable development of lands in the City of Delaware and achieve, among others, the following purposes:

(a)

To ensure the preservation of existing trees and natural wooded areas and encourage replacement of damaged or removed trees so that City residents may benefit from a healthy urban forest. The benefits derived from tree preservation and replacement include:

(1)

Energy conservation;

(2)

Improved air quality;

(3)

Reduced noise pollution and light glare;

(4)

Enhanced habitat for birds and other desirable wildlife;

(5)

Improved control of soil erosion and moderation of water runoff;

(6)

Enhanced visual and aesthetic qualities; and

(7)

Increased property value.

(b)

To promote the preservation and replacement of existing trees and wooded areas in such a manner that the benefits listed in (a) above are realized.

(c)

To promote the preservation, replacement and/or augmentation of trees that might otherwise be damaged or removed in the course of land development and building construction.

(Ord. 04-92. Passed 6-14-04)

1168.02. - Applicability.

(a)

This chapter shall apply to trees that have a minimum six-inch diameter at breast height (DBH), also known as major trees, on all public and private properties, in all zoning districts, unless exempted below.

This chapter shall not apply to single-family residential lots of less than two (2) acres that existed prior to the date this provision takes effect.

(b)

No trees shall be removed from any parcel of land until a tree clearance permit has been issued by the Director of Planning and Community Development or designee, unless specifically exempted by the provisions of this Chapter.

(1)

Clearing of Land. No trees shall be removed from any parcel of land until a tree clearance permit has been issued signifying compliance with the regulations of this Chapter.

(2)

Clearing of Land Prior to Annexation. Trees removed from any parcel of land within one year prior to its annexation to the City of Delaware shall be subject to a tree replacement plan as if the parcel had been a part of the City when the tree removal occurred.

(3)

New Development or Construction. No building permit or certificate of zoning compliance shall be issued for any development or the construction of any building, structure or vehicular use without it first being determined through the development plan review process that the proposed development is in conformance with the provisions of this Chapter.

(4)

Substantial Alteration or Expansion of Existing Development. No building, structure or vehicular use area shall be substantially altered or expanded without it first being determined through the development plan review process that the proposed development is in conformance with the provisions of this chapter.

(c)

The fee for a tree clearance permit shall be established by the Fee Schedule in [Section 197.02](#). Collected fees shall be placed in the Tree Bank Fund. The Director of Planning and Community Development may waive the fee requirement for permits involving 10 trees or less.

(Ord. 02-55. Passed 5-13-02; Ord. 02-104. Passed 8-12-02; Ord. 04-92. Passed 6-14-04; [Ord. 13-60. Passed 10-14-13](#); [Ord. 14-126. Passed 12-22-14](#).)

1168.03. - Definitions. [Transferred to Chapter 1121 Definitions.]

1168.04. - Required preservation and replacement of major trees.

In all zoning districts, all major trees shall be preserved and/or replaced in compliance with the provisions of this chapter, unless exempted herein.

(a)

Each major tree removed during the course of the development of a lot shall be replaced by the owner of the lot with trees that have a total caliper equal to, or greater than, the total caliper of the removed major tree. In no case shall any replacement tree have a Diameter at Breast Height that is less than 1.75 inches. (Ord. 04-92. Passed 6-14-04)

(b)

The Director of Grounds and Facilities (or designee) shall approve the caliper, species, and health of all proposed replacement trees.

(c)

Failure to replace a major tree within two (2) years of the approval of the application referred to in subsection (a) shall be a misdemeanor for each separate failure to replace a tree.

(Ord. 04-92. Passed 6-14-04)

1168.05. - Tree replacement plan.

A tree replacement plan prepared in consultation with the Director of Grounds and Facilities shall be required as part of the applications for a tree removal permit and a certificate of zoning compliance. (Ord. 02-55. Passed May 13, 2002)

(a)

The tree preservation plan shall be drawn to an appropriate scale and include, at a minimum, the following information:

(1)

The location, common name, and size (DBH) of all existing major trees. The City may, at its discretion, accept an estimate of the number and size of trees on a site when the site exceeds three (3) acres. In considering estimates, the City may allow the use of techniques such as site photographs, aerial photographs, site visits, etc.

(2)

Identification of the tree preservation area(s), including all existing major trees that will be preserved and remain on site after construction and development.

(3)

Identification of all major trees that will be removed from the site as permitted by [Section 1168.06](#).

(4)

The location, common name, and size of all replacement trees to be planted on the site as required by [Section 1168.07](#).

(b)

If all required replacement trees cannot be accommodated on site, the plan shall indicate where and how the applicant will replace the balance of the required trees as required by [Section 1168.07](#).

(Ord. 04-92. Passed 6-14-04)

1168.06. - Removal of major trees.

(a)

The Director of Planning and Community Development (or designee) may approve the cutting down, removal, or destruction of a major tree when the tree interferes with the proper development of the lot, provided that the lot is the subject of application for approval of a zoning certificate, development plan, variance or conditional use permit; such application is approved; and one of the following applies: (Ord. 02-55. Passed May 13, 2002)

(1)

The tree is located within a proposed public right-of-way.

(2)

The proposed structure cannot be located in a manner to avoid removal of the tree and, at the same time, permit the desirable and logical development of the lot.

(3)

The tree is located within the area of a proposed driveway that will service a single-family or two-family home or is within the area of a proposed access drive that will service dwellings in a planned residential development, multi-family development, or planned multi-family development.

(4)

The tree is damaged or diseased.

(5)

The tree is an undesirable species in its present location.

Approval to remove a major tree does not remove the property owner's responsibility to replace the removed major tree. (Ord. 04-92. Passed 6-14-04)

(b)

Removal. A tree shall be deemed removed if one or more of the following occurs:

(1)

Damage is inflicted to the root system by machinery, storage of materials and/or soil compaction.

(2)

The natural grade is changed above or below the root system or around the trunk.

(3)

Damage is inflicted on the tree that would permit fungus or pest infection.

(4)

The tree is excessively pruned or thinned.

(5)

Areas are paved with concrete, asphalt or other impervious material within such proximity to the tree as to be harmful to the tree.

(Ord. 04-92. Passed 6-14-04)

1168.07. - Replacement of removed trees.

A developer or property owner shall replace all trees removed pursuant to [Chapter 1168](#) as follows, with the most desirable replacement option being listed first. A combination of replacement options is acceptable if all replacement trees cannot be accommodated on site. (Ord. 02-55. Passed May 13, 2002)

(a)

On-Site Replacement. A minimum of fifty percent (50%) of the required replacement trees shall be replanted in another location on the site from which the original trees were removed to maintain the remaining natural distribution of tree cover in the City.

(b)

Tree Bank Option. Although 100% on-site tree replacement is desired, if this is determined to be impossible or impractical, the remaining balance of required replacement trees shall be planted on a designated Tree Bank site.

(c)

Tree Bank Fund Option. If a Tree Bank site cannot accommodate the required replacement trees, the replacement fee for each tree shall be allocated to the Tree Bank Fund according to the schedule of fees established by Council.

(d)

Size of Replacement Trees. Each replacement tree shall have a minimum caliper of 1.75 inches and a clear trunk height of at least six (6) feet.

(Ord. 04-92. Passed 6-14-04)

1168.08. - Exemptions from replacement.

The Director of Planning and Community Development may approve the removal of a major tree if one of the following applies. Trees removed under the following conditions are exempt from the replacement requirements of [Section 1168.07](#).

(a)

The tree is dead, damaged, or diseased.

(b)

The tree is an undesirable species in its present location, as determined by the Director of Grounds and Facilities (or designee). (Ord. 02-55. Passed May 13, 2002)

(c)

The tree poses potential danger to life or property.

(Ord. 04-92. Passed 6-14-04)

1168.09. - Planting and maintenance requirements.

(a)

All trees to be used as replacement trees shall be of a variety determined to be acceptable by the Director of Grounds and Facilities (or designee). (Ord. 02-55. Passed May 13, 2002)

(b)

Replacement trees that may reach a height of thirty (30) feet shall not be planted within twenty (20) feet of an overhead power line.

(c)

Trees shall be planted an adequate distance from access drives and intersections so that, at full maturity, such planting shall comply with [Section 1149.06](#) to ensure the unobstructed visibility of motorists and pedestrians.

(d)

The developer shall be required to maintain all replacement trees for two (2) years after the trees are planted and to replace any tree that dies within such two-year guarantee period, according to the following:

(1)

Upon completion of the tree planting, the landscape contractor shall contact the Director of Grounds and Facilities to initiate the guarantee period. (Ord. 02-55. Passed May 13, 2002)

(2)

The guarantee period shall begin after the approval of the Director of Grounds and Facilities (or designee). (Ord. 02-55. Passed May 13, 2002)

(3)

A final inspection shall be made at the end of the two-year guarantee period. All trees not exhibiting a healthy, vigorous growing condition, as determined by the City's inspection, shall be replaced at the expense of the developer or builder.

A.

The developer shall notify the Department of Grounds and Facilities within five (5) business days of the end of the guarantee period to schedule the final inspection.

B.

All trees not exhibiting a healthy, vigorous growing condition, as determined by the City's inspection, shall be replaced at the expense of the developer or builder.

C.

If the City determines that replacement of a tree is required, such replacement shall occur within thirty (30) days of the date the City's inspection report is submitted to the developer. The two-year guarantee period shall begin anew for each replacement tree.

(e)

Preserved or replacement trees shall not subsequently be removed from a site unless approved pursuant to [Section 1168.06](#) or exempted pursuant to [Section 1168.08](#) and the regulations of this Chapter.

(f)

Where applicable, the City may require the original owner of any property on which trees have been preserved or replaced according to the requirements of this Chapter to add a restrictive covenant to the deed that shall inform subsequent purchasers, lessees or occupants of the site that trees shall not subsequently be removed from a site except when approved pursuant to [Section 1168.06](#) or exempted pursuant to [Section 1168.08](#) and the regulations of this Chapter.

(g)

Failure to replace major trees as required by this Section within one (1) year of the approval of the application referred to in [Section 1168.02](#) shall be a misdemeanor for each separate failure to replace a tree.

(Ord. 04-92. Passed 6-14-04)

1168.10. - Coordination with required landscaping.

(a)

The tree preservation requirements of this Chapter shall be in addition to the landscaping and screening requirements of [Chapter 1166](#). (Ord. 02-55. Passed May 13, 2002)

(b)

The required tree preservation plan shall be coordinated with all landscaping required by [Chapter 1166](#) to achieve a cohesive landscape treatment for the entire site. (Ord. 02-55. Passed May 13, 2002; Ord. 04-92. Passed 6-14-04)

1168.11. - Flexibility.

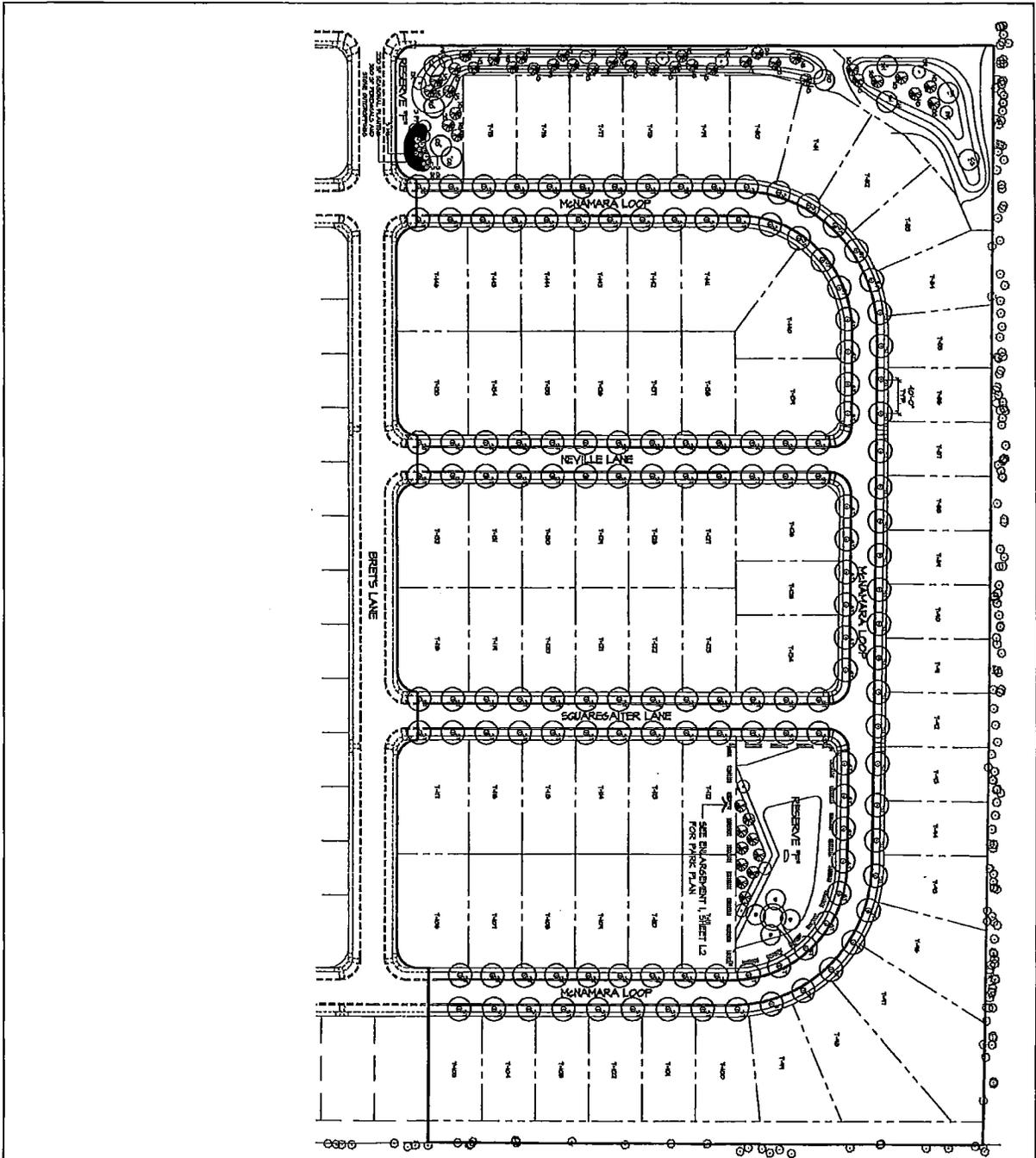
The standards and criteria in this Chapter establish the City's objectives and the level of tree preservation expected. However, in applying these standards, the Planning Commission, Shade Tree Commission, and City Council may: (Ord. 02-55. Passed May 13, 2002)

Exercise discretion and flexibility with respect to the placement and arrangement of required elements to assure that the objectives of this chapter and the proposed development are best satisfied.

(Ord. 04-92. Passed 6-14-04)

Customer Service Requests
May 2017

Tree Debris Removal	4
Viability Inspections	1
Pruning	15
Total Service Requests	20



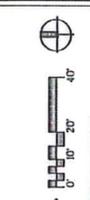
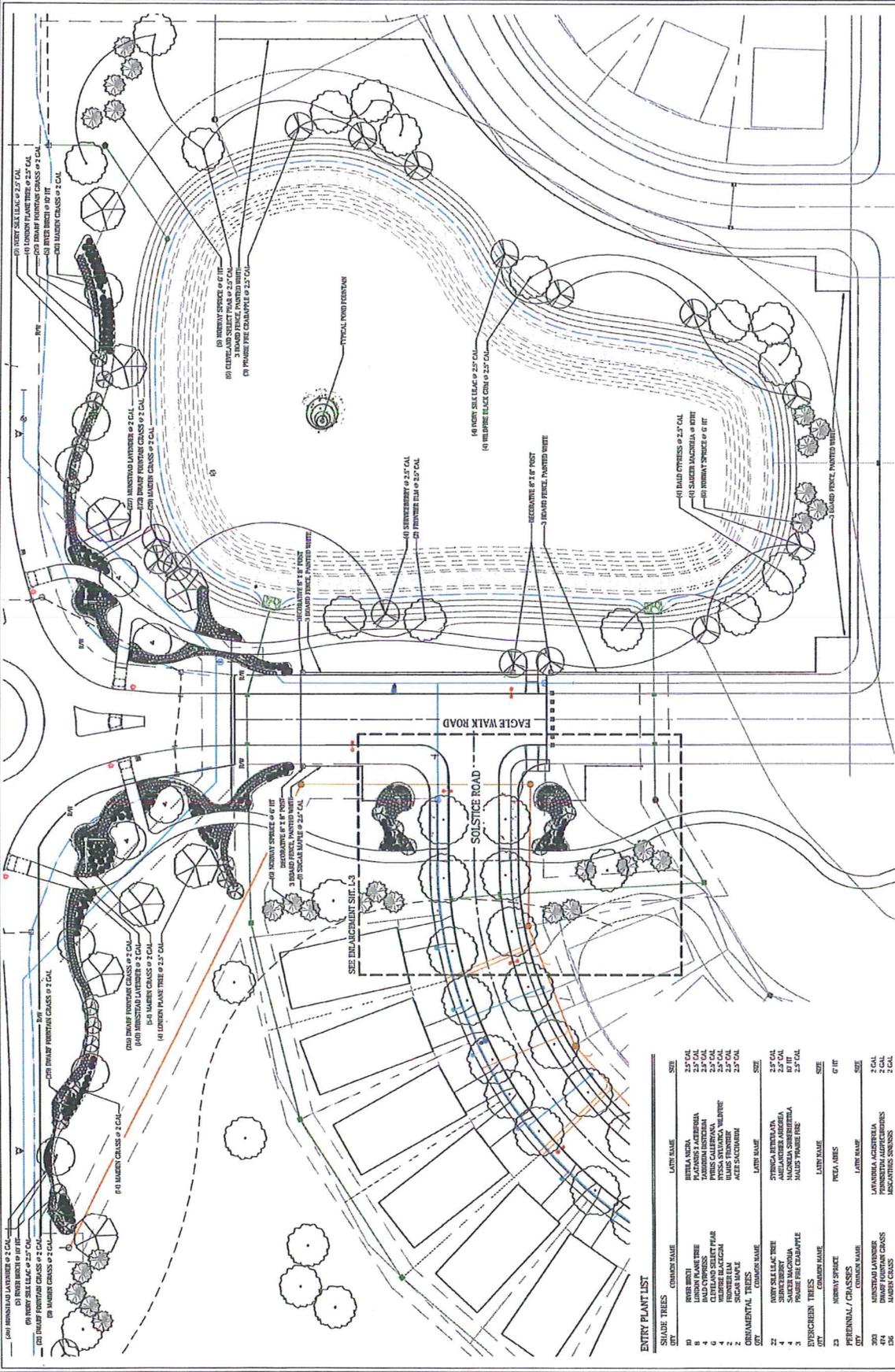
PLAN KEY

- STREET LIGHTS
- TO BE CONSIDERED BY PLANTER TREE CONSTRUCTION
- BY UTILITIES AND PROVIDERS.
- SHADE TREE
- 20' CANOPY SPREAD
- 30' CANOPY SPREAD
- 40' CANOPY SPREAD
- 50' CANOPY SPREAD
- 60' CANOPY SPREAD
- 70' CANOPY SPREAD
- 80' CANOPY SPREAD
- 90' CANOPY SPREAD
- 100' CANOPY SPREAD
- 120' CANOPY SPREAD
- 140' CANOPY SPREAD
- 160' CANOPY SPREAD
- 180' CANOPY SPREAD
- 200' CANOPY SPREAD
- 250' CANOPY SPREAD
- 300' CANOPY SPREAD
- 350' CANOPY SPREAD
- 400' CANOPY SPREAD
- 450' CANOPY SPREAD
- 500' CANOPY SPREAD
- 550' CANOPY SPREAD
- 600' CANOPY SPREAD
- 650' CANOPY SPREAD
- 700' CANOPY SPREAD
- 750' CANOPY SPREAD
- 800' CANOPY SPREAD
- 850' CANOPY SPREAD
- 900' CANOPY SPREAD
- 950' CANOPY SPREAD
- 1000' CANOPY SPREAD

GENERAL NOTES

1. LOCAL CONTRACTORS TO VISIT WITH OWNER AND UTILITY COMPANIES TO DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PREVENT DAMAGE TO UTILITIES. UTILITIES SHOWN ON THE PLAN OR NOT, THE CONTRACTOR SHALL CALL THE UTILITY PROTECTION SERVICE TO VERIFY PRIOR TO CONSTRUCTION.
2. EXISTING TREE SERVICE, GRADES, TYPICAL QUALITY AND SPECIES TO BE MAINTAINED. VERIFY LISTS OF TREE SERVICE CONTRACTORS WITH LOCAL CONTRACTORS. VERIFY LISTS OF TREE SERVICE CONTRACTORS WITH LOCAL CONTRACTORS. VERIFY LISTS OF TREE SERVICE CONTRACTORS WITH LOCAL CONTRACTORS.
3. ALL TREE REMOVALS TO BE CONDUCTED IN ACCORDANCE WITH THE CITY OF DELAWARE, OHIO TREE REMOVAL ORDINANCE.
4. ALL TREE REMOVALS TO BE CONDUCTED WITHIN 30 DAYS OF THE DATE OF THE PERMIT.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAND AREAS.
6. THE OWNER LAYS OUT TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE FOR THE DRIVEWAY OR SIDEWALK.
7. CONTRACTOR SHALL KEEP ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DELAWARE, OHIO TREE REMOVAL ORDINANCE.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF WOODWARD STANDARDS.





ENTRY PLANT LIST

QTY	COMMON NAME	LATX NAME	SIZE
10	SHADE TREES		
10	RYEBIRD	BETULA NEGRA	2.5" CAL
8	LONDON PLANE TREE	PLATANUS OCCIDENTALIS	2.5" CAL
4	CLEVELAND SELECT PEAR	PIRUS CALLERIANA	2.5" CAL
4	WINDY SUELEAC	FRAXINUS EUROPAEA	2.5" CAL
2	HONEY SUELEAC	FRAXINUS EUROPAEA	2.5" CAL
2	SUGAR MAPLE	ACER SACCABINUM	2.5" CAL
	ORNAMENTAL TREES		
22	HONEY SUELEAC TREE	FRAXINUS EUROPAEA	2.5" CAL
4	SHADE MAPLE	ACER SACCABINUM	2.5" CAL
3	PHOENIX PALM	PHOENIX PALM	10 FT
	EVERGREEN TREES		
23	NORWAY SPRUCE	PICEA ABIES	0 FT
	PERENNIAL / GRASSES		
300	STONEMASTER GRASS	LAVANDEA LANCEOLATA	2 CAL
300	HINOKI SPRUCE	BETULA NEGRA	2 CAL
150	MAHOGANY GRASS	MAHOGANY GRASS	2 CAL
	TOTAL INCHES		
24.5'	TOTAL INCHES RETAINED		

2 CHESHIRE ROAD ENTRANCE LANDSCAPE PLAN
 Scale: 1" = 20'-0"

think create. *da.*

BURR OAK COMMONS (BY THE NUMBERS)

92 TOTAL NUMBER OF UNITS

- 20 01 BEDROOM
- 34 02 BEDROOM
- 38 2+ BEDROOM

371 TOTAL NUMBER OF PARKING SPACES

- 184 GARAGE (ONE PER DU / UNIT)
- 164 DRIVEWAY (ONE PER DU / UNIT)
- 020 COMMONS (LOCATED THROUGHOUT SITE)
- 023 OVERFLOW (LOCATED THROUGHOUT SITE)

PEDESTRIAN CONNECTIVITY





LEGEND

APPROXIMATE SITE BOUNDARY

Tree Species

- Apple
- Ash, Green
- Ash, White
- Basswood
- Baldwin Pear
- Cherry, Black
- Columnar Column
- Elm, American
- Elm, European
- Elm, Slender
- Elm, Striped
- Hickory
- Hickory
- Hickory
- Linden, Black
- Linden, Honey
- Maple, Sugar
- Maple, Red
- Maple, Norway
- Oak, Black
- Oak, Pin
- Oak, White
- Orange-Cupress
- Pine, White
- Yellow, Birch



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CH2M

Civil & Environmental Consultants, Inc.
 200 EAST WASHINGTON STREET, SUITE 200
 COLUMBUS, OHIO 43215
 614-447-2200

TREPLUS COMMUNITIES, LLC
BURR OAK COMMONS
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DATE: 05/16/17
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: AS SHOWN

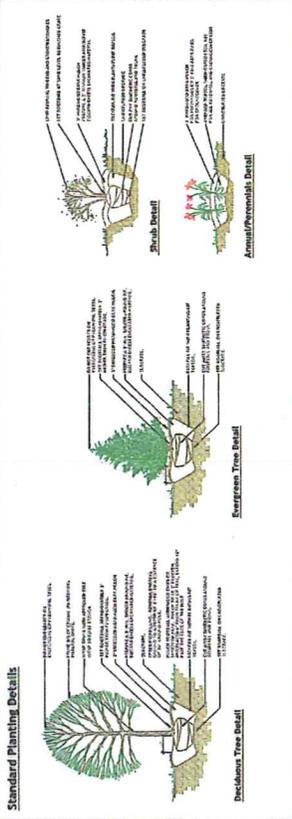
TREE SURVEY MAP

1



Plant Materials List

Plant	Quantity	Plant Name	Size	Container	Notes
01	10	Red Maple	12" x 12"	10 Gal	Plant in 10 Gal containers
02	10	White Birch	12" x 12"	10 Gal	Plant in 10 Gal containers
03	10	Black Birch	12" x 12"	10 Gal	Plant in 10 Gal containers
04	10	Red Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
05	10	Blue Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
06	10	White Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
07	10	Black Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
08	10	White Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
09	10	Blue Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
10	10	Black Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
11	10	White Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
12	10	Blue Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
13	10	Black Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
14	10	White Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
15	10	Black Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
16	10	White Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
17	10	Blue Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
18	10	Black Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
19	10	White Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
20	10	Blue Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
21	10	Black Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
22	10	White Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
23	10	Black Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
24	10	White Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
25	10	Blue Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
26	10	Black Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
27	10	White Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
28	10	Blue Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
29	10	Black Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
30	10	White Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
31	10	Black Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
32	10	White Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
33	10	Blue Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
34	10	Black Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
35	10	White Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
36	10	Blue Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
37	10	Black Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
38	10	White Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
39	10	Black Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
40	10	White Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
41	10	Blue Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
42	10	Black Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
43	10	White Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
44	10	Blue Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
45	10	Black Spruce	12" x 12"	10 Gal	Plant in 10 Gal containers
46	10	White Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
47	10	Black Pine	12" x 12"	10 Gal	Plant in 10 Gal containers
48	10	White Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
49	10	Blue Fir	12" x 12"	10 Gal	Plant in 10 Gal containers
50	10	Black Fir	12" x 12"	10 Gal	Plant in 10 Gal containers



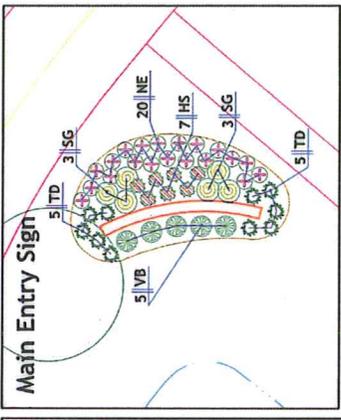
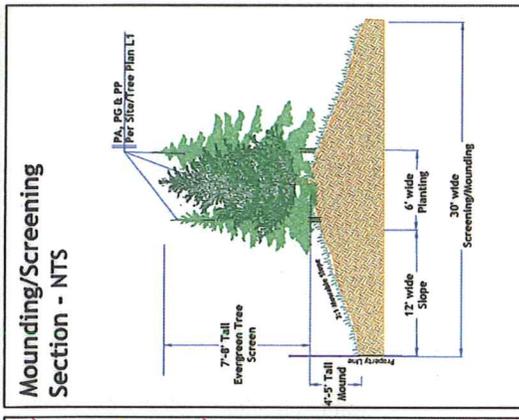
Burr Oak Site/Tree Plan

General Notes

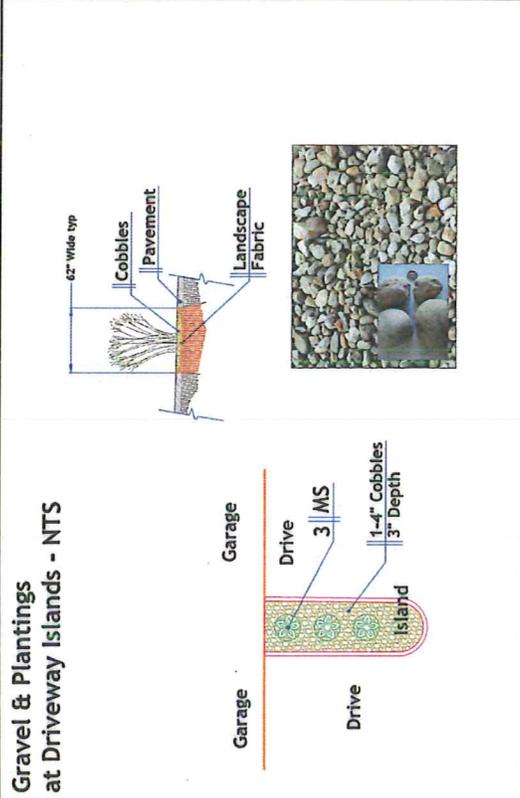
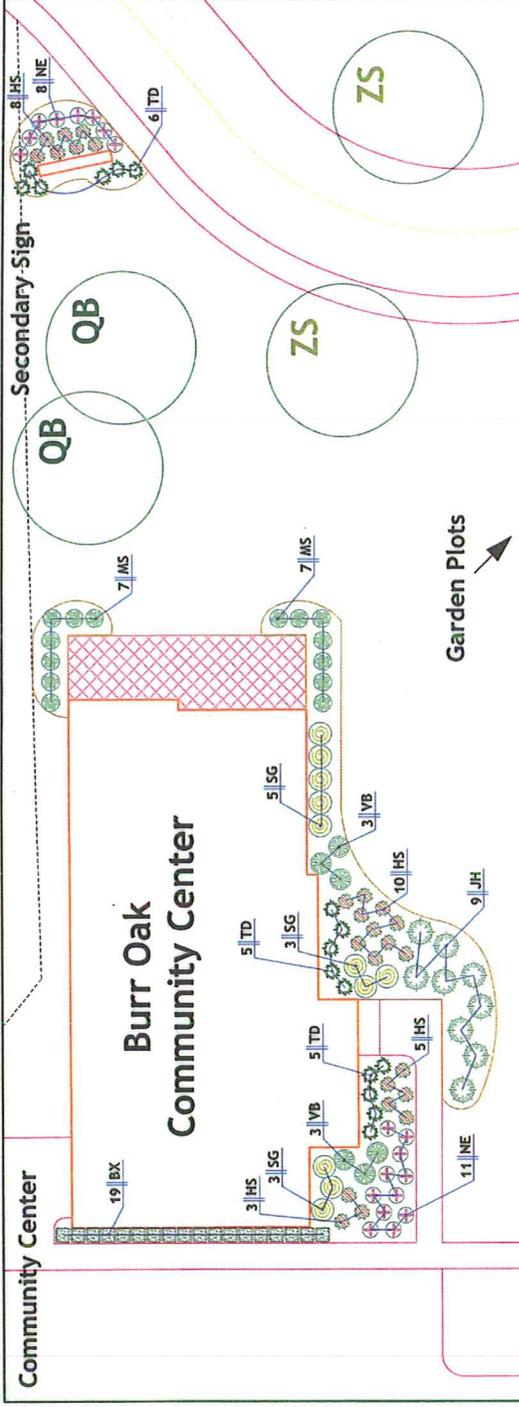
- Contractor shall be responsible for making themselves familiar with all underground utilities, pipes and structures. Contractor shall use appropriate care and caution when excavating for any underground utilities, pipes and structures. Such care shall be taken to avoid damage to any underground utilities, pipes and structures. The contractor shall assume full responsibility for all necessary permits and approvals for any excavation work.
- All work shall be performed by a landscape contractor with minimum 5 years experience with similar projects of scope and size. Contractor shall be responsible for any coordination with other trades to be completed prior to the start of work.
- Final location of all plant materials shall be subject to the approval of the owner's representative and/or City of Delaware.
- All planting beds are to be finished with 3" of organic blend soil (James Hill) and incorporated into the top 12" of existing soil by means of reworking.
- All planting beds are to be mulched with shredded hardwood mulch to a depth of 3".
- All plant materials shall meet specifications per species and shall comply with ANSI Z60.1 "Standards for Nursery Stock".
- Tree, shrub and groundcover shall be installed as per details noted on landscape sheet L-1.
- Contractor shall follow state and local codes and regulations of the Delaware Department of Agriculture.
- All areas noted to be seeded will be fine graded and hydro seeded. Type of seed to turf type for use. Seed to be applied at a rate of 4 lbs. per 1,000 sq. ft. In the event of a discrepancy the plan will take precedence over the materials list.
- Site benches are manufactured by The Park and Facilities Company. Retainers single contour reduced length. 39" length, 16-Ground flange. All metal powder coated painted black. No zincs. 7 total benches to be used on site.

Designed By: Dennis Karem
 Drafted By: EMIN
 EMI Contact: Dennis Karem

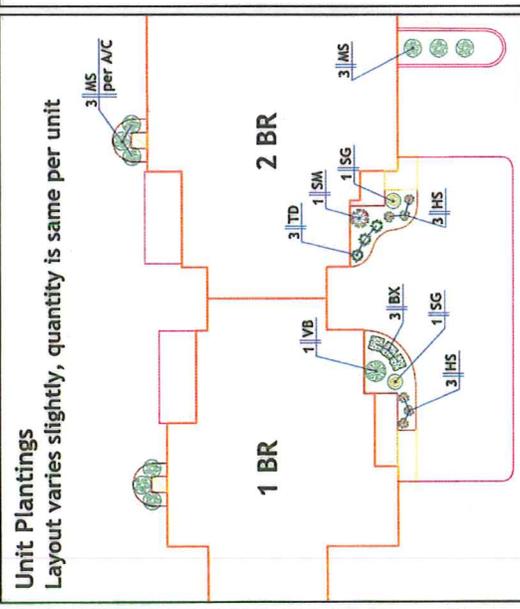
Date: 2017 06 05 1719
 Scale: 1"=60' on 24x36
 Drawing Number: L1



Note: For Plant List reference, Planting Notes & General Notes See Sheet L1

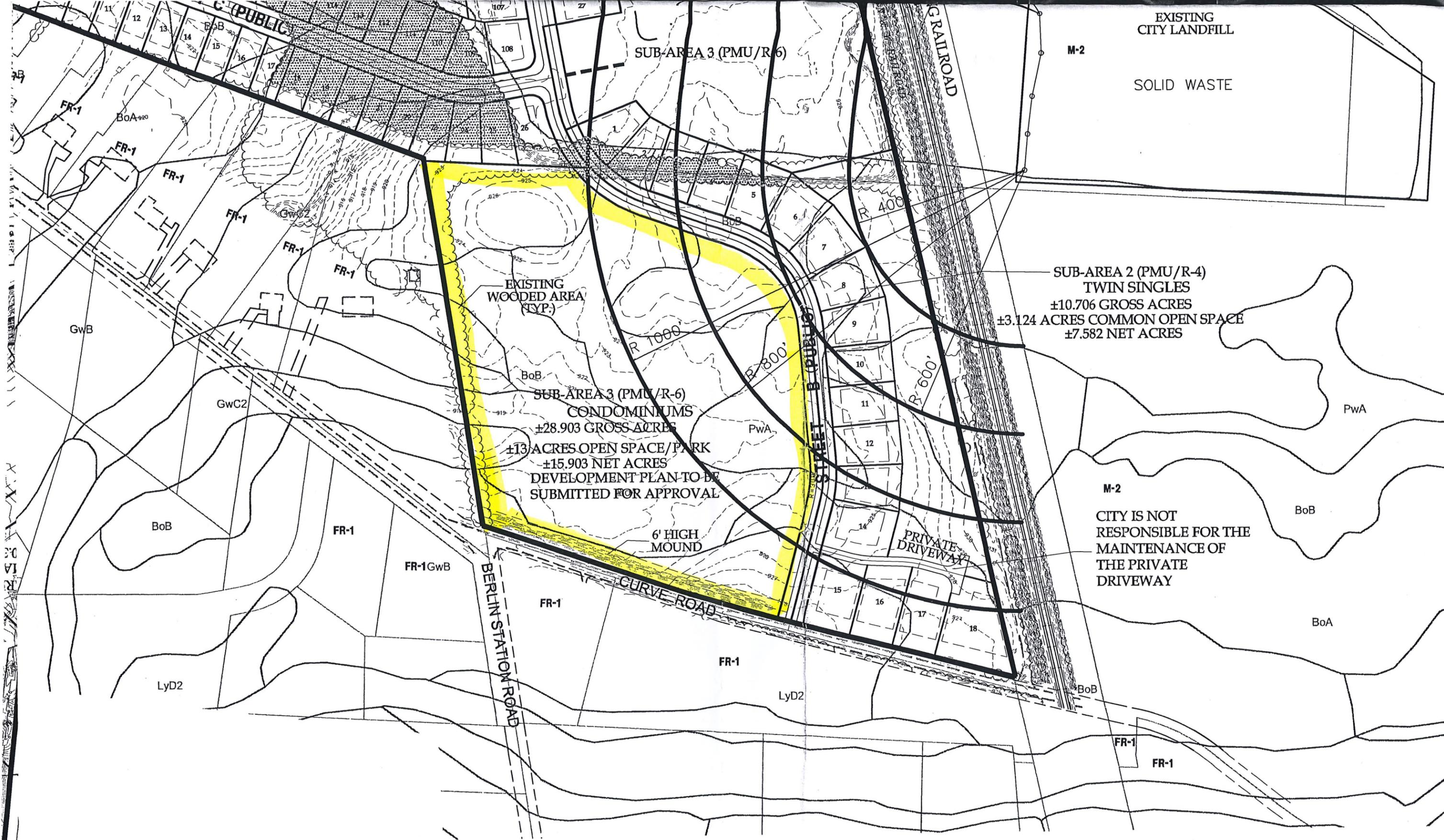


Burr Oak Community Center, Signage & Units Planting Details



Designed By:	Dennis Karen	Date:	2017 06 05 1724
Drafted By:	EMM	Scale:	1"=10' on 24x36
EMI Contact:	Dennis Karen	Drawing Number:	L2





SUB-AREA 3 (PMU/R-6)

EXISTING
CITY LANDFILL
SOLID WASTE

SUB-AREA 2 (PMU/R-4)
TWIN SINGLES
±10.706 GROSS ACRES
±3.124 ACRES COMMON OPEN SPACE
±7.582 NET ACRES

EXISTING
WOODED AREA
(TYP.)

SUB-AREA 3 (PMU/R-6)
CONDOMINIUMS
±28.903 GROSS ACRES
±13 ACRES OPEN SPACE/PARK
±15.903 NET ACRES
DEVELOPMENT PLAN TO BE
SUBMITTED FOR APPROVAL

M-2
CITY IS NOT
RESPONSIBLE FOR THE
MAINTENANCE OF
THE PRIVATE
DRIVEWAY

6' HIGH
MOUND

GENERAL CASTINGS

