

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

AGENDA

September 26, 2017

1. ROLL CALL
2. APPROVAL of the Motion Summary for the meeting held July 25, 2017 as recorded and transcribed.
3. PUBLIC COMMENTS
4. DISCUSSION of Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code
5. ARBORIST REPORT
6. STAFF COMMENTS
7. MEMBERS COMMENTS
8. PLAN REVIEWS:
 - A. Communities at Glenross-Section 12
 - B. Midway Structural
 - C. Delaware Fire Station #304
9. ADJOURNMENT

SHADE TREE COMMISSION
July 25, 2017
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present: Jim Buck, Shannon Brewster, Gracie Shafer, Tom Wolber, Becki Wood-Meek, Vice-Chairwoman Susan Wright, and Chairman Paul Olen

Members Absent: Dave Carey and Tom Glissman

Staff Present: Doug Richmond, Arborist and Linda Mathews, Customer Service Liaison

Motion to Excuse: Mr. Wolber moved to excuse Mr. Carey and Mr. Glissman, seconded by Vice-Chairwoman Wright. Motion approved with a 7-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of June 27, 2017 as recorded and transcribed.

Motion: Vice-Chairwoman Wright moved to approve the Motion Summary for the June 27, 2017 meeting, seconded by Mr. Wolber. Motion approved with a 7-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. DISCUSSION of Chapter 1168 Tree Preservation Regulations of the Planning and Zoning Code – pending submitted comments from the Commission (deadline for submission – August 14, 2017)

Ms. Mathews reminded the Commission to email their concerns, recommendations, or questions to Mr. Miller.

ITEM 5. ARBORIST REPORT

Mr. Richmond reviewed the arborist report. Mr. Richmond discussed storm damage that occurred primarily at Blue Limestone Park and Bicentennial Park.

Vice-Chairwoman Wright informed Mr. Richmond of a dead white oak near Heffner Street.

Mr. Wolber informed the Commission that the dead ash tree that was reported to staff at Marvin Lane Park had been removed.

A discussion was held regarding the replacement of street trees in the downtown area, and appropriate species.

ITEM 6. STAFF COMMENTS

Ms. Mathews provided the Commission with the Parks and Natural Resource Quarterly Report.

ITEM 7. MEMBER COMMENTS

Mr. Wolber provided a copy of the staff report for Burr Oak Commons to the Commission. A discussion was held in regards to the tree removal and replacement plan for the development. Concerns were voiced by the Commission over the potential tree preservation easement.

Mr. Wolber provided the Commission with information regarding the benefits of forest bathing.

ITEM 8. PLAN REVIEWS

- a. McDonalds – US 23 – Approved with changes
- b. Jackson Retail – Approved with request for additional trees to be planted

ITEM 9. ADJOURNMENT

Motion: Vice-Chairwoman Wright moved to adjourn the meeting, seconded by Mr. Wolber. The Shade Tree Commission meeting adjourned at 8:18 p.m.

Chairman Olen

Clerk

CHAPTER 1168. - TREE PRESERVATION REGULATIONS^[31]

Footnotes:

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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)

City of Delaware, OH Shade Tree Commission

Recommendations by Paul Olen for Chapter 1168 – Tree Preservation Regulations, August 2017

Please refer to the Chapter 1168 document of City Code when reviewing these recommendations and concerns.

1168.01 – Purpose. This paragraph mentions “reasonable development” without clarifying what that means. I believe reasonable development does not imply maximizing development company profits and allowing their developments to create long term costs for the community.

1168.01 (a) Add the following benefits from tree preservation and replacement to also include:

Reduced crime rate.

Sequester greenhouse gases while producing oxygen

Increase consumer spending in consumer districts

Create a sense of community and bring people together

These are significant benefits that needed to be added to Chapter 1168 so that the community and city officials are aware of them. Research is being done currently that quantifies the economic and quality of life benefits of trees in our community. I can provide citations of research that support these claims.

1168.05 (a) (1) This paragraph reads that “the City may, at its discretion, accept an estimate...” The wording should be changed to say that the estimate may be accepted only by the City Arborist where the site exceeds 3 acres.

1168.06 – (b) This section mentions 5 development practices that constitute tree removal. (1) can be prevented by requiring orange fencing around the tree just outside the dripline, to be determined by an acceptable formula. (2) Natural grade change will be harder to monitor, but in some cases can be visually apparent. Is this being monitored at present? (3) (4) and (5) can be monitored visually. Is this being done at present?

How many trees have been defined as “removed” by the above mentioned section in the past few years? Is it being enforced? Do we have the resources to enforce this section of 1168?

1168.07 (c) – Ted is going to come up with a “defensible number” to accommodate the BIA on this issue. Until I understand and accept the rationale behind this “defensible number” for the rate charged per caliper inch lost, I will stick to \$115.00/inch as the inflation adjusted amount of

the rate we have been using for many years (\$100.00/inch). To my knowledge, the BIA has not yet been able to demonstrate, with real budget numbers, that our rate charged per caliper inch of trees lost is “onerous and expensive” as claimed in previous correspondence with city officials.

1168.09 B. After the 2 year maintenance period has past after planting replacement trees this section states that: “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”.

The City’s inspection should be done by our City Arborist. Are these inspections being done in a regular timely manner? Do we have the resources to do this? How many trees have had to be replaced in the last few years after the 2 year City inspection?



**Arborist Report
Monthly Summary
Reporting Month – September 2017**

Activity completed in August and September 2017.

I. Tree and Stump Removals

9 large caliber trees have been removed by contractor from City sidewalk lawn areas due to being deemed hazardous trees.

17 smaller Caliper trees were removed by Staff from City sidewalk lawn areas due to being deemed hazardous trees.

6 Large Caliper Trees have been removed at Oak Grove Cemetery due to being deemed hazardous trees

II. Tree Maintenance

82 Street trees were pruned for street, sidewalk, and signage clearance.

III. Inventories

- The City has a current backlog of **221** trees. This number of trees includes the past backlog of trees that were removed pre 2016, 2016, to date in 2017, and additional trees to replace ones removed along Ohio Health Blvd and Glenn Parkway.
- Plans are for all backlog trees to be replanted in Fall of 2017 utilizing the Tree Fund.

IV. Issues/Concerns

- Ongoing project to shape street trees to allow for sidewalk and roadway clearance based on CSR request and areas needing the most attention. Project will continue through 2017. A five year maintenance program has been implemented for the street tree maintenance which would include clearance pruning and removal of undesirable or destructive trees.

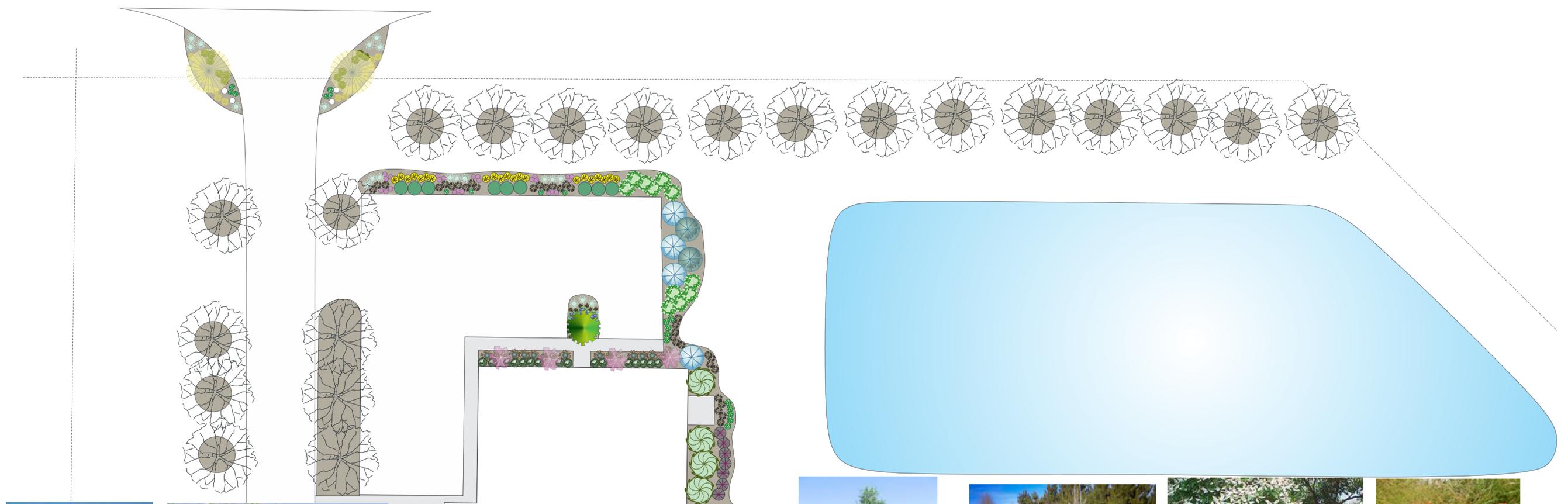
- Tree Mortality and new development tree counts have been completed and delivered to developers for new development trees. The total of new trees to be planted in developments this fall is **282 trees** and replacement trees under warranty to be replaced is 59 trees. Oak trees and Honeylocust trees seem to be the majority of these replacement trees.

V. Staff

- No new issues

Customer Service Requests
August 2017

Tree and Debris Removal	4
Viability Inspections	10
Pruning and Trimming	23
Misc. Requests and Inspections	5
Stump Removals	1
Total Service Requests	43



Aristocrat Pear Tree



Karl Foerster Feather Reed Grass



Forest Pansy Redbud



Virginia sweetspire 'Henry's Garnet'



White Fir



Fat Albert Blue Spruce



Kousa Dogwood



Sedum



Globe Blue Spruce



Becky Shasta Daisy



Hosta 'Patriot'



Russian Arborvitae



Bottlebrush Buckeye



Endless Summer Hydrangea



Forsythia Show Off



Viburnum Summer Snowflake



Blackeye Susan



Stephanandra incisa 'Crispa'



Purple Coneflower



PJM Rhododendron



Emerald Green Arborvitae



Heavy Metal Grass

MIDWAY STRUCTURAL

Delaware, Ohio 43015

Scale 1" = 30'

DAVEY 
Proven Solutions for a Growing World

FINAL DEVELOPMENT PLAN FOR: DELAWARE FIRE STATION #304

CITY OF DELAWARE, DELAWARE COUNTY, OHIO



LOCATION MAP
1" = 1,000'

DESCRIPTION

THE PROPOSED FIRE STATION IS LOCATED AT THE NORTH-WEST INTERSECTION AT CHESHIRE ROAD AND GLENN PARKWAY IN THE CITY OF DELAWARE, DELAWARE COUNTY, OHIO. THE PROPOSED PROJECT WILL CONSIST OF A NEW FIRE STATION BUILDING INCLUDING STORM SEWERS, SANITARY SERVICES, AND OTHER ASSOCIATED UTILITIES.

PROJECT BENCHMARK

All benchmarks and elevations shown on this plan are based on the north american vertical datum of 1988 (NAVD88).

- BM1: TOP OF CURB AT CURB INLET ON THE SOUTH SIDE OF CHESHIRE ROAD 30' EAST OF SOURCE POINT ENTRANCE. ELEV=946.57
- BM2: WEST CORNER OF CONCRETE BASE OF LIGHT POLE AT THE NORTHWEST CORNER OF CHESHIRE ROAD AND GLENN PARKWAY. ELEV=951.51
- BM3: SOUTHWEST CORNER OF CONCRETE BASE OF FIFTH LIGHT POLE NORTH OF ROUNDABOUT IN GLENN PARKWAY MEDIAN. ELEV=951.11

FLOOD DESCRIPTION

PROPOSED SITE IS LOCATED IN ZONE X ON FIRM MAP NUMBER 39041C0231L, DATED FEBRUARY 17, 2016.

SITE DATA

SITE AREA	
EXISTING SITE AREA	6.50 ACRES
PROPOSED SITE AREA	4.10 ACRES (AFTER SPLIT)
BUILDING	0.18 ACRES 4.4% OF TOTAL AREA
PAVEMENT/SIDEWALK	0.82 ACRES 20% OF TOTAL AREA
RETENTION POND	0.27 ACRES 6.6% OF TOTAL AREA
GREEN/OPEN SPACE	2.83 ACRES 69% OF TOTAL AREA

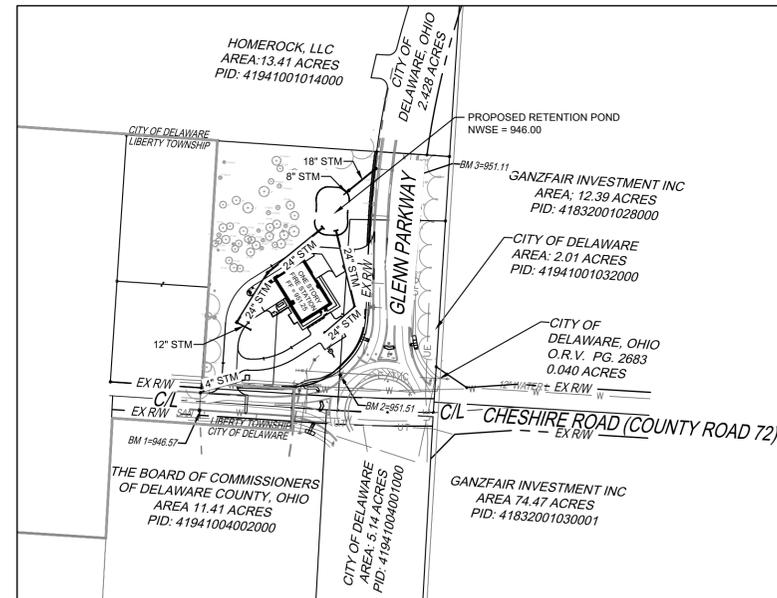
BUILDING INFORMATION

HEIGHT	2 STORIES	
BUILDING AREA	1ST FLOOR	7,985 SQUARE FEET
	MEZZANINE	1,164 SQUARE FEET
	TOTAL	9,149 SQUARE FEET

SOIL TYPES

Btg1A1, BLOUNT SILT LOAM, GROUND MORAINNE, 0 TO 2 PERCENT SLOPES (HSG 'D')
PwA, PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (HSG 'C/D')

PRE-DEVELOPED RUNOFF COEFFICIENT	C=0.50
POST-DEVELOPED RUNOFF COEFFICIENT	C=0.62



INDEX MAP
1" = 200'

SHEET INDEX

- 1 - TITLE SHEET
- 2 - DEMOLITION PLAN
- 3 - SITE PLAN
- 4 - GRADING PLAN
- 5 - LANDSCAPE PLAN
- 6 - LANDSCAPE DETAILS

APPROVED BY:
CITY OF DELAWARE, OHIO

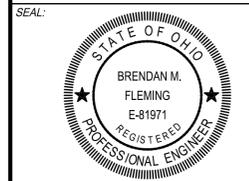
_____ DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT	_____ DATE
_____ DIRECTOR OF ENGINEERING SERVICES	_____ DATE
_____ ASSISTANT CITY ENGINEER	_____ DATE
_____ DIRECTOR OF PUBLIC WORKS	_____ DATE
_____ DIRECTOR OF PUBLIC UTILITIES	_____ DATE
_____ REVIEW ENGINEER	_____ DATE

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

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NO. DATE DESCRIPTION

DELAWARE FIRE STATION #304
DELAWARE COUNTY
DELAWARE, OH

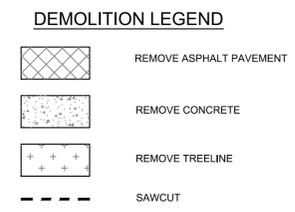
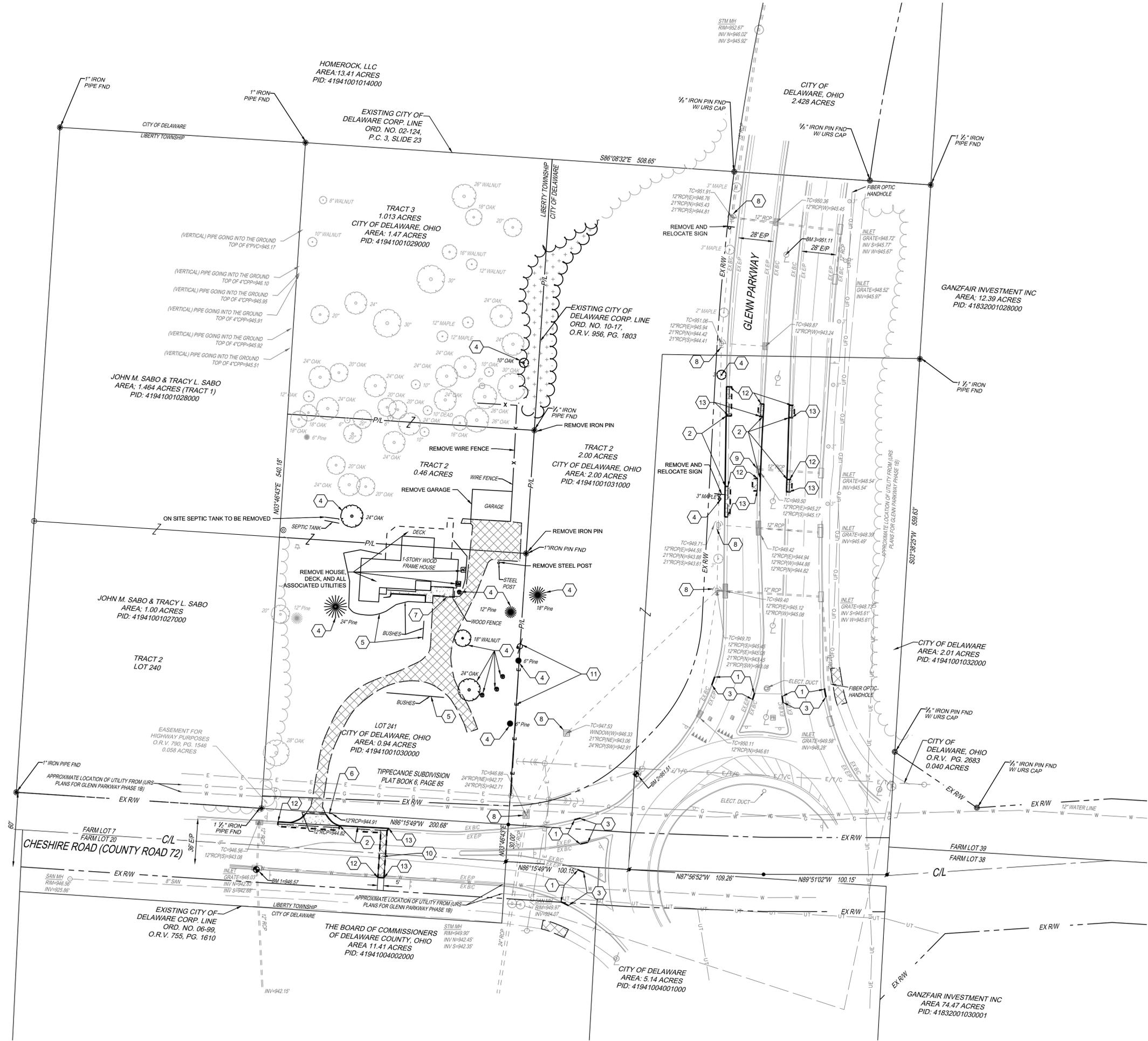
PROJECT NO: 150514.000
DATE: 09-06-2017

SCALE: **AS SHOWN**

SHEET NAME: **FINAL DEVELOPMENT PLAN TITLE SHEET**

SHEET NO. **1/6**





- ### DEMOLITION NOTES
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL SOILS REPORT DATED JUNE 6, 2017, PREPARED BY TERRACON, FOR EARTH DISTURBING AND SITE PREPARATION RECOMMENDATIONS. DEVELOPER SHALL PROVIDE REPORT AS NECESSARY.
 - ALL REMOVALS SHALL BE IN COMPLIANCE WITH DELAWARE COUNTY, CITY OF DELAWARE, AND COC STANDARD SPECIFICATIONS ITEM 202 REMOVAL OF STRUCTURES AND OBSTRUCTIONS.
 - EXISTING BUILDINGS SHALL BE COMPLETELY REMOVED AND BASEMENTS (IF APPLICABLE) SHALL BE BACKFILLED IN ACCORDANCE WITH THE CITY OF DELAWARE.
 - EXISTING TREES THAT WILL BE IMPACTED BY CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH LOCAL COUNTY, STATE, AND FEDERAL REGULATIONS.
 - WATER WELLS AND/OR SEPTIC FIELDS MAY BE LOCATED ON THE EXISTING RESIDENTIAL PROPERTY. CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION AND ABANDON PURSUANT TO ALL APPLICABLE REQUIREMENTS OF THE DELAWARE GENERAL HEALTH DISTRICT. CONTRACTOR SHALL SECURE PERMITS FROM THE DISTRICT AS NEEDED.
 - SIDEWALK, CURB, AND GUTTER SHALL BE SAWCUT TO THE NEAREST JOINT TO AIDE IN THE BLENDING OF NEW AND EXISTING CONCRETE.
 - WHERE PROPOSED ASPHALT PAVEMENT IS TO MATCH EXISTING ASPHALT PAVEMENT, SAWCUT CRACKED OR DAMAGED EXISTING PAVEMENT IN NEAT STRAIGHT LINES TO CREATE A BUTT JOINT, AND REMOVE DAMAGED PAVEMENT. COAT EDGE OF EXISTING PAVEMENT WITH ASPHALT PRIOR TO PLACING AND COVER JOINT WITH SEALANT.

- ### CODED NOTES
- 1 START CURB REMOVAL
 - 2 EXISTING CURB TO BE CUT DOWN TO 1" DEPRESSED CURB
 - 3 END CURB REMOVAL
 - 4 REMOVE TREE
 - 5 REMOVE LANDSCAPING
 - 6 REMOVE DRIVE CULVERT
 - 7 REMOVE FENCE
 - 8 ADJUST STRUCTURE TO GRADE
 - 9 EXISTING STRUCTURE TO REMAIN. REMOVE ADJUSTABLE CURB HOOD AND REPLACE WITH FLAT BOLTED ON COVER PER EAST JORDAN IRON WORKS SPECIFICATIONS. TO BE FLUSH WITH ADJUSTED CURB HEIGHT
 - 10 OPEN CUT ROAD PER CITY OF DELAWARE RDWD-18.1 & 18.2
 - 11 REMOVE UTILITY POLE, STEEL POLE, AND OVERHEAD UTILITY LINE. CONTRACTOR TO CONFIRM SERVICE IS ISOLATED TO EXISTING SINGLE FAMILY DWELLING PRIOR TO DEMOLITION. IF MULTIPLE SERVICE POINTS ARE ENCOUNTERED, CONTRACTOR SHALL COORDINATE RELOCATION WITH UTILITY PROVIDER AS NECESSARY.
 - 12 BEGIN CURB AND GUTTER REMOVAL
 - 13 END CURB AND GUTTER REMOVAL

THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
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 Westerville, OH 43082
 614.882.4311

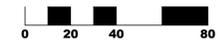
SEAL:

NO.	DATE	DESCRIPTION

DELAWARE FIRE STATION #304

DELAWARE COUNTY
DELAWARE, OH

PROJECT NO: 150514.000
 DATE: 09-06-2017
 SCALE:

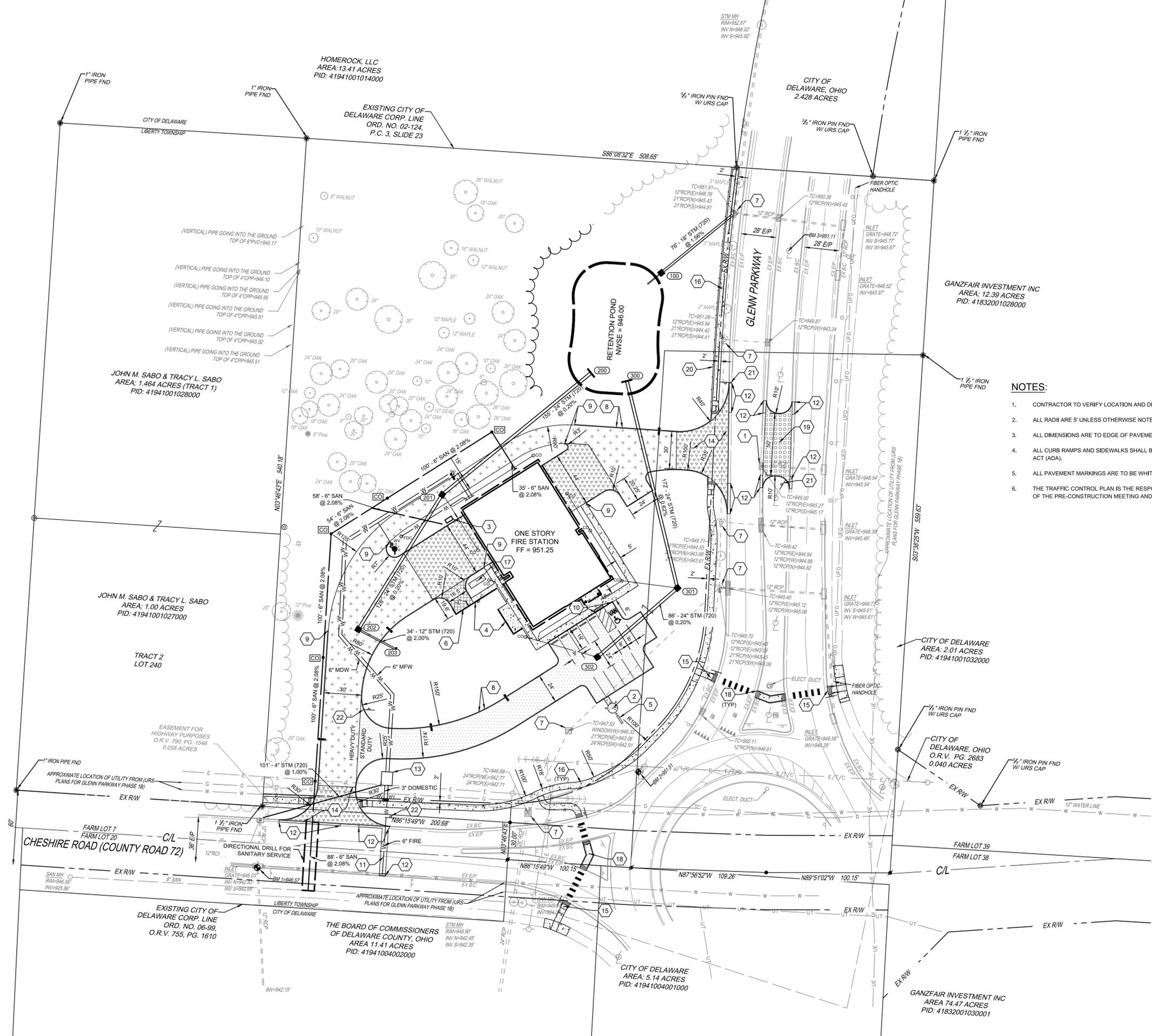


SHEET NAME: **FINAL DEVELOPMENT PLAN DEMOLITION PLAN**

SHEET NO. **2/6**

OHIO Utilities Protection SERVICE
 811 or 1-800-362-2764 Call Before You Dig





PROPOSED LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT (BASE BID = HEAVY DUTY ASPHALT) (ALTERNATE = HEAVY DUTY CONCRETE)
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE
- PROPOSED TRASH & RECYCLABLES PAD CONCRETE
- PROPOSED STAMPED CONCRETE (SECTION TO MATCH HEAVY DUTY CONCRETE) (SURFACE TO MATCH ROUNDABOUT EAST OF CHESHIRE ROAD - FRACTURED SLATE, 920 SLATE COLOR PER SOLOMON COLORS, INC)
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED STORM CLEANOUT
- PROPOSED SANITARY CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED SANITARY PIPE
- PROPOSED WATER VALVE
- PROPOSED TREENLINE
- PROPOSED GAS LINE (BY OTHERS)
- PROPOSED WATER PIPE
- PROPOSED STORM PIPE
- PROPOSED LIGHT POLE

- ### NOTES:
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
 - ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
 - ALL PAVEMENT MARKINGS ARE TO BE WHITE UNLESS REQUIRED BY ADA.
 - THE TRAFFIC CONTROL PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR. A MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AT THE TIME OF THE PRE-CONSTRUCTION MEETING AND BE APPROVED BY THE RIGHT-OF-WAY INSPECTOR

- ### CODED NOTES
- EXISTING STRUCTURE TO REMAIN. REMOVE ADJUSTABLE CURB HOOD AND REPLACE WITH FLAT BOLTED ON COVER PER EAST JORDAN IRON WORKS SPECIFICATIONS. TO BE FLUSH WITH ADJUSTED CURB HEIGHT
 - CONCRETE FLAG POLE PAD (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
 - OIL INTERCEPTOR (REFER MEP PLANS FOR DETAIL)
 - SCREENING FENCE (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
 - SITE SIGN (BY OTHERS)
 - PROPOSED TRASH AND RECYCLABLES AREA (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
 - RAISE STRUCTURE TO GRADE
 - PROPOSED 5' WIDE CURB CUT. TAPER CURB FROM FULL HEIGHT TO FLUSH WITHIN HALF FOOT ON EITHER SIDE
 - END CURB. TRANSITION FROM FULL HEIGHT TO FLUSH WITHIN ONE HALF FOOT.
 - PAVEMENT FLUSH WITH WALK
 - REPLACE PAVEMENT PER CITY OF DELAWARE RDWD-18.1 & 18.2
 - REPLACE CURB & GUTTER TO MATCH EXISTING SECTION. REFERENCE CITY OF DELAWARE RDWD-20.0 & 21.0
 - PROPOSED DUAL METER SETTING AND METER VAULT PER CITY OF DELAWARE WTRD-17.0
 - PROPOSED COMMERCIAL CONCRETE DRIVEWAY APPROACH PER CITY OF DELAWARE RDWD-10.0
 - PROPOSED ADA COMPLIANT WHEELCHAIR RAMP PER CITY OF DELAWARE RDWD-19.4
 - PROPOSED 5' WIDE CONCRETE SIDEWALK PER CITY OF DELAWARE RDWD-19.1
 - PROPOSED CONCRETE GENERATOR PAD
 - PROPOSED CONCRETE MEDIAN CUT THROUGH
 - PROPOSED STAMPED CONCRETE MEDIAN CUT THROUGH
 - PROPOSED BIKEWAY RAILING PER ODOT STD DWG RM-S-2
 - PROPOSED "EMERGENCY VEHICLE ACCESS ONLY" SIGN (BY OTHERS)
 - PROPOSED "PUBLIC VEHICLE ACCESS" SIGN (BY OTHERS)



THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311

SEAL:

NO.	DATE	DESCRIPTION

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DELAWARE FIRE STATION #304

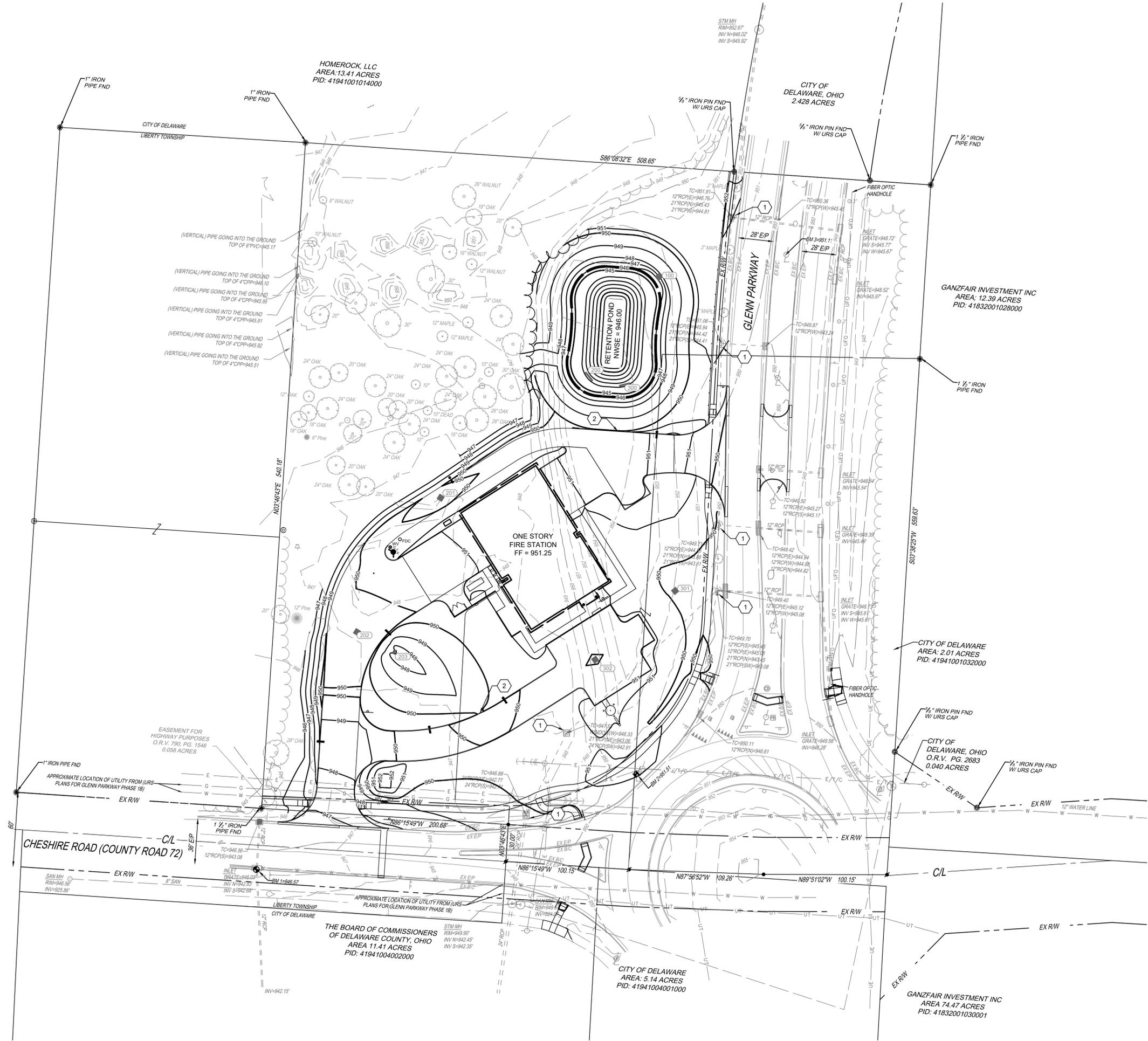
DELAWARE COUNTY DELAWARE, OH

PROJECT NO: 150514.000
DATE: 09-06-2017
SCALE:

FINAL DEVELOPMENT PLAN SITE PLAN

SHEET NO. 3/6

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GRADING LEGEND

- 950— EX CONTOUR
- 949— EX CONTOUR
- 950— PROPOSED CONTOUR
- 949— PROPOSED CONTOUR
- x950.00 PROPOSED SPOT ELEVATION
- GRADING LIMIT
- SWALE

NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. IF IN CONFLICT WITH PROPOSED THEN LOWER EXISTING.
2. SLOPES NOTE TO EXCEED 2% IN HANDICAP SPACES.
3. ALL PIPES ARE SIZED TO HANDLE THE 100 YEAR FLOW.
4. ALL POND GRADING AND NECESSARY CLAY LINING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES. MATERIAL SHALL BE TRANSPORTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
6. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
7. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
8. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
9. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
10. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
11. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE CITY OF DELAWARE AND THE OHIO EPA.
12. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE COC ITEM 659.
13. CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

CODED NOTES

- ① RAISE STRUCTURE TO GRADE
- ② 5' WIDE CURB CUT

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DELAWARE FIRE STATION #304
 DELAWARE COUNTY
 DELAWARE, OH

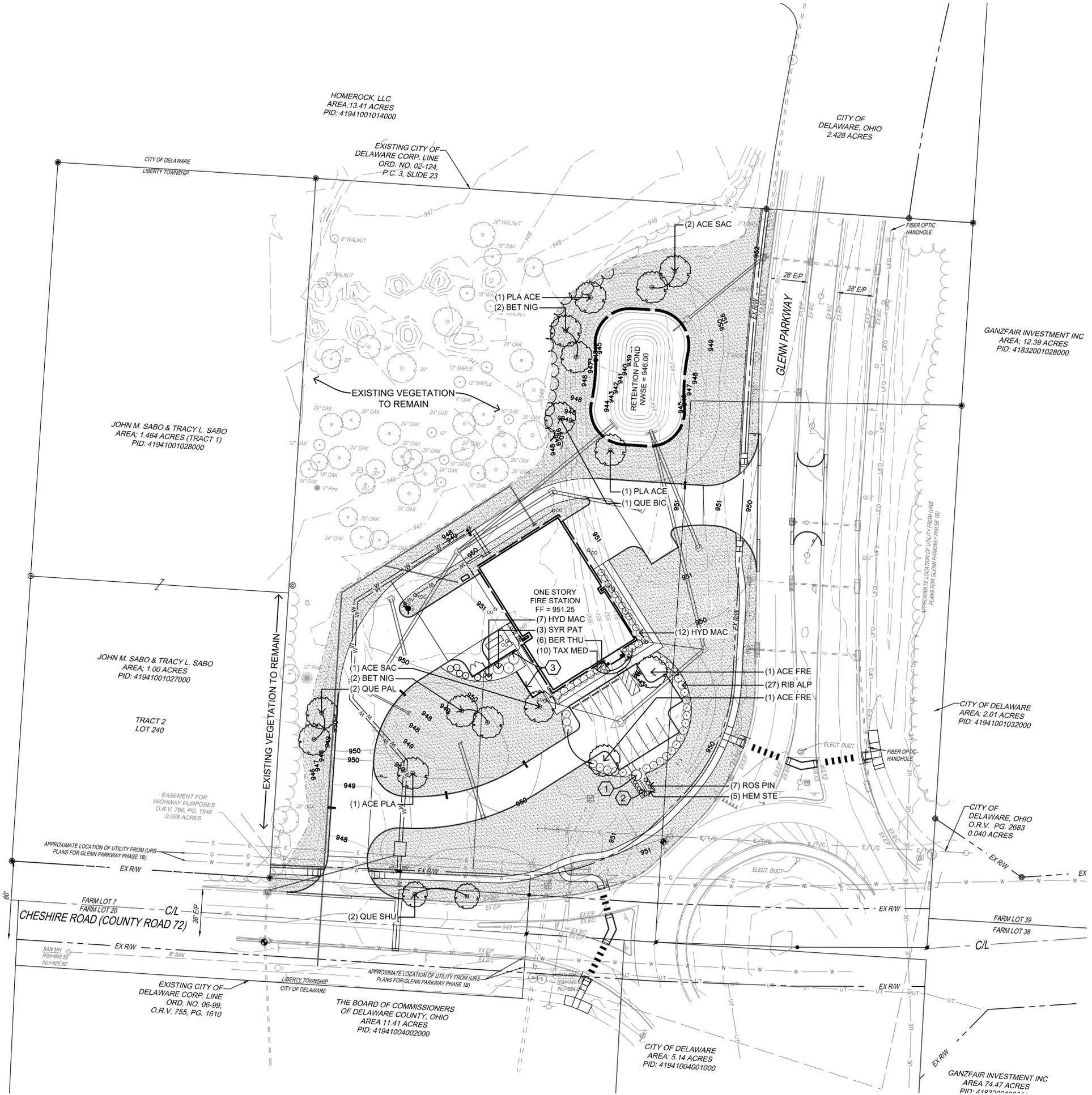
PROJECT NO: 150514.000
 DATE: 09-06-2017
 SCALE: 1"=40'

SHEET NAME: **FINAL DEVELOPMENT PLAN GRADING PLAN**

SHEET NO. **4/6**

OHIO Utilities Protection SERVICE
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- PLANTING NOTES**
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 3. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDDED.
 5. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 6. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 7. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 8. REFER TO SHEET 6 FOR PLANT DETAILS AND PLANT SCHEDULE.

- CONSTRUCTION NOTES:**
- ① FLAGPOLE, REFER TO ARCHITECTURAL PLANS
 - ② SIGN, REFER TO ARCHITECTURAL PLANS
 - ③ SCREEN FENCE, REFER TO ARCHITECTURAL PLANS

- LEGEND**
- EXISTING TREES TO REMAIN, PROTECT IN PLACE
 - DECIDUOUS TREE, TYP.
 - SHRUBS & PERENNIALS, TYP.
 - TURF

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

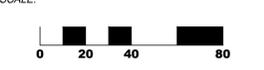
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DELAWARE COUNTY
DELAWARE, OH

PROJECT NO: 150514.000
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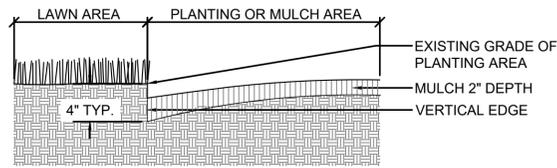


SHEET NAME: **FINAL DEVELOPMENT PLAN LANDSCAPE PLAN**

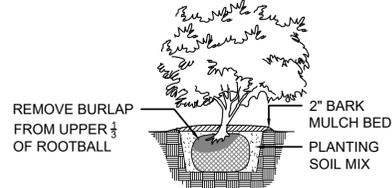
SHEET NO. **5/6**



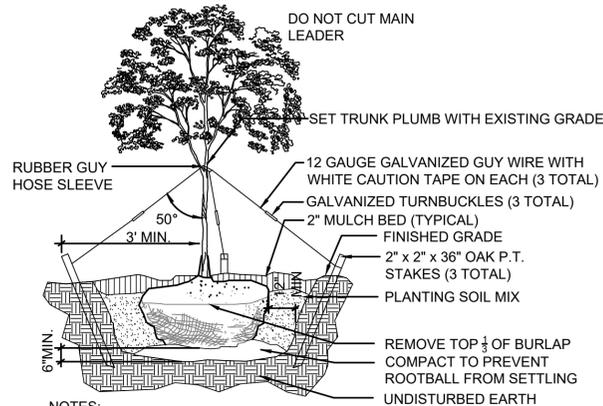
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1 PLANTING BED TRENCH DETAIL
N.T.S.

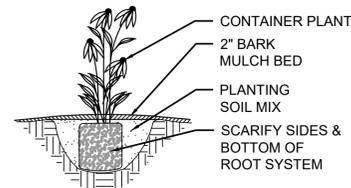


2 SHRUB PLANTING
N.T.S.

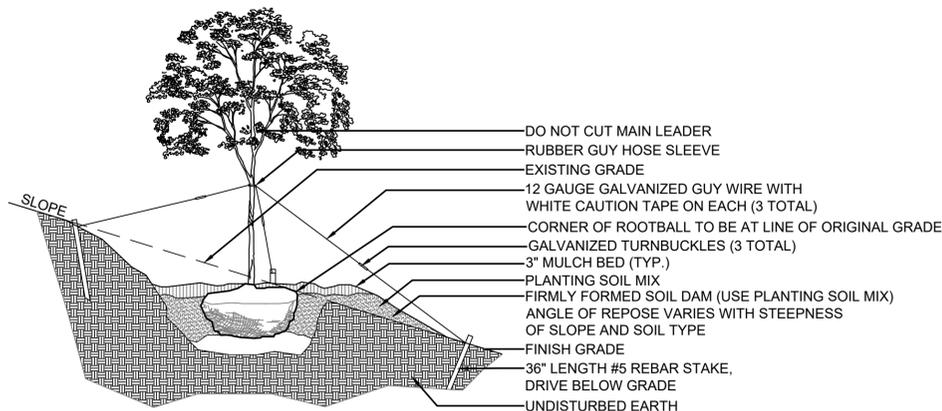


- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 4. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNERS REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

3 DECIDUOUS TREE PLANTING
N.T.S.



4 PERENNIAL / GROUNDCOVER PLANTING
N.T.S.



- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNERS REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY.
 4. PIT DIAMETER AND DEPTHS SHALL VARY WITH THE TYPE AND SIZE OF THE PLANT, THE SOIL TYPE, AND OTHER SITE CONDITIONS.
 5. FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

5 DECIDUOUS TREE PLANTING ON A SLOPE
NOT TO SCALE

PLANTING SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES:						
2	ACE FRE	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CAL.	B&B	
3	ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL.	B&B	
4	BET NIG	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12'-14' HT.	B&B	MULTI-STEM
2	PLA ACE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3" CAL.	B&B	
1	QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	
2	QUE PAL	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B	
2	QUE SHU	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL.	B&B	
ORNAMENTAL TREES:						
	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8' HT.	B&B	MULTI-STEM
SHRUBS:						
6	BER THU	BERBERIS THUNBERGII ATROPURPUREA 'NANA'	CRIMSON PYGMY BARBERRY	15" HT. MIN.	CONT.	SPACE 3' O.C.
19	HYD MAC	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	24" HT. MIN.	B&B	SPACE 5' O.C.
27	RIB ALP	RIBES APLINUM	ALPINE CURRANT	24" HT. MIN.	CONT.	SPACE 6' O.C.
7	ROS PIN	ROSA 'PINK DRIFT'	PINK DRIFT ROSE	12" HT. MIN.	CONT.	SPACE 3' O.C.
3	SYR PAT	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36" HT. MIN.	B&B	SPACE 6' O.C.
10	TAX MED	TAXUS x MEDIA 'EVERLOW'	EVERLOW YEW	24" HT. MIN.	B&B	SPACE 6' O.C.
PERENNIALS:						
5	HEM STE	HEMERACALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLY	#2	CONT.	SPACE 24" O.C.
TURF: SEED, REFER TO SPECIFICATIONS						

LANDSCAPE ZONING REQUIREMENTS (DELAWARE, OH CODE)

STREET TREES (SECTION 1166.06)	REQUIRED	PROPOSED
STREET TREES	1.75" MIN. CALIPER TREES INSTALLED PER 40 LF OF FRONTAGE GLENN PKWY 200 LF = 5 TREES CHESHIRE ROAD 80 LF = 2 TREES	GLENN PKWY: EXISTING TREES TO REMAIN CHESHIRE ROAD: 2 TREES PROPOSED
FRONT YARD (SECTION 1166.07)	REQUIRED	PROPOSED
FRONT YARDS	1 SHADE TREE PER 50 LF OF FRONTAGE (3" MIN. CALIPER) + 1 SHRUB PER 10 LF OF FRONTAGE, NOT INCLUDING DRIVE ENTRANCES 718 LF = 15 TREES + 72 SHRUBS	15 TREES + 72 SHRUBS PROPOSED
BUFFER YARD (SECTION 1166.08)	REQUIRED	PROPOSED
SCREENING WHEN ADJACENT TO RESIDENTIAL PROPERTY	6' HEIGHT SOLID, CONTINUOUS SCREEN CONSISTING OF VEGETATION, BERM, AND/OR FENCE	EXISTING VEGETATION TO REMAIN
PARKING LOT (SECTION 1166.09)	REQUIRED	PROPOSED
SCREENING	3' TALL HEDGE, BERM, OR WALL LOCATED ALONG PERIMETER OF PARKING LOT	3' TALL HEDGE PROPOSED
TREE PRESERVATION (SECTION 1168.04)	REQUIRED	PROPOSED
TREE REPLACEMENT	REPLACE EACH TREE REMOVED WITH A DBH OF 6" OR GREATER WITH TREES EQUAL TO THE TOTAL CALIPER OF THE REMOVED TREE (1.75" MIN. CALIPER) OR PAY INTO CITY'S TREE BANK FUND 98" TOTAL CALIPER REMOVED = 98" CALIPER REPLACED	PAY INTO TREE FUND PROPOSED

NO.	DATE	DESCRIPTION

DELAWARE FIRE STATION #304
DELAWARE COUNTY
DELAWARE, OH

PROJECT NO: 150514.000
DATE: 09-06-2017
SCALE:

SHEET NAME: **FINAL DEVELOPMENT PLAN LANDSCAPE DETAILS**

SHEET NO. **6/6**