

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

AGENDA

November 27, 2018

1. ROLL CALL
2. APPROVAL of the Motion Summary for the meeting held October 23, 2018, as recorded and transcribed.
3. PUBLIC COMMENTS
4. ARBORIST REPORT
5. DISCUSSION of Zoning Code
6. STAFF COMMENTS
7. MEMBERS COMMENTS
8. PLAN REVIEWS
 - A. Blue Sky Car Wash
 - B. Fahey Bank
 - C. River Street Business Park
 - D. Delaware County Fairground
 - E. Heatherton Section 8 – Informational
9. ADJOURNMENT

SHADE TREE COMMISSION
October 23, 2018
MOTION SUMMARY

ITEM 1. Roll Call

Chairwoman Wright called the meeting to order at 7:04 p.m.

Members Present: Shannon Brewster, Dave Carey (arrived at 7:13 p.m.), Stan Eddy, Tom Wolber, Becki Wood-Meek, and Vice-Chairwoman Susan Wright

Members Absent: Fredericka Shanks and Tom Glissman

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

Motion to Excuse: Mr. Wolber moved to excuse Mr. Glissman and Ms. Shanks, seconded by Vice-Chairwoman Brewster. Motion approved with a 5-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of August 28, 2018 as recorded and transcribed.

Motion: Mr. Wolber moved to approve the Motion Summary for the August 28, 2018 meeting, seconded by Ms. Wood-Meek. Motion approved with a 5-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. ARBORIST REPORT

Mr. Richmond reviewed the Arborist Report. Mr. Eddy requested information on follow up programs for tree plantings and watering.

Mr. Wolber informed the Commission that trees were trimmed around the Carson Farms park.

ITEM 5. DISCUSSION of Zoning Code

Mr. Miller informed the Commission that Mr. Efland was unable to attend the meeting due to illness. The Commission received a memo from the Planning Department regarding zoning code preservation/replacement options for developments.

ITEM 6. STAFF COMMENTS

Mr. Miller requested input from the Commission regarding community outreach activities. A discussion was held on the role of the Commission to help educate the public. Mr. Miller discussed the goal to bring future

awareness to the public on the role of the Commission and proper care of trees. Mr. Miller recommended education/outreach topics of mulching and pruning. Ms. Wood-Meek recommended education on invasive species. Mr. Carey discussed the tree canopy estimates and how to plant a tree to increase the tree canopy. Chairwoman Wright requested future discussion regarding the website and look at the educational materials online.

Mr. Miller provided information on the proposed cherry grove location. Mr. Richmond discussed the current soil conditions.

Chairwoman Wright requested information on the tree replacement from the East William Street widening project. Mr. Miller explained that there were not many residents that wanted replaced from the right a way to their private property. He discussed the tree replacement plan.

Mr. Eddy exited the meeting at 8:03 p.m.

ITEM 7. MEMBER COMMENTS

Vice-Chairwoman Wright requested that the Shade Tree Commission have a meeting on November 27, 2018.

Mr. Carey discussed his tree canopy assessment. A discussion was held on comparing how other cities calculate their tree canopy and use the same methodology.

Mr. Wolber provided an article regarding the tree canopy in the City of Nashville.

ITEM 8. PLAN REVIEWS

- A. AEP Center on Slack Road – Approved as submitted
- B. Belmont West – Approved with one change; Acer Rubrum Fankered (Red Sunset Maple) to Acer Fremanii (Autumn Blaze Maple)
- C. Raising Cane’s – Approved as submitted
- D. Belle Common - Informational

ITEM 9. ADJOURNMENT

Motion: Mr. Wolber moved to adjourn the meeting, seconded by Mr. Carey. The Shade Tree Commission meeting adjourned at 8:30 p.m.

Chairperson

Clerk

ARBORIST REPORT

OCTOBER MONTHLY SUMMARY

Street Trees		
	City Staff	Contractor
Planting		
Pruning	27	0
Tree Removal	7	6
Stump Removal	7	5
Service Requests	17	
Other		
Park Trees		
Planting		
Pruning		
Tree Removal		
Stump Removal		
Service Requests		
Other		

Plan Review			
Project	Tree Survey	Landscape Plan	Tree Inspection
River St. Business Park		To be approved	
OWU 145 William St.	Review		
Blue Sky Car Wash		To be approved	
Heatherton Sec 6		Informational	
Fahey Bank		To be approved	
Delaware County Fairgrounds		Informational	

Issues/Concerns

- no new issues.

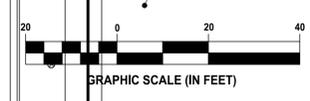
LEGEND

EXISTING

REFER TO SHEET 2 - GENERAL NOTES FOR EXISTING LEGEND ITEMS

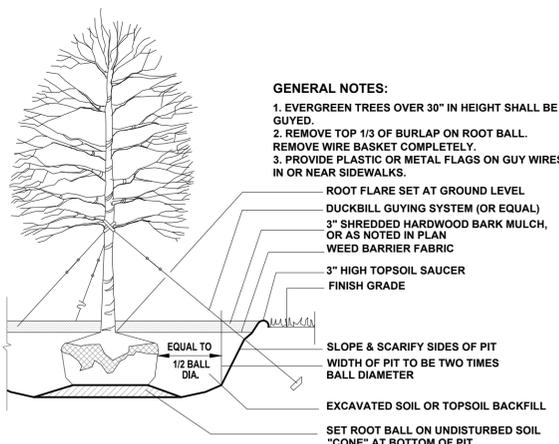
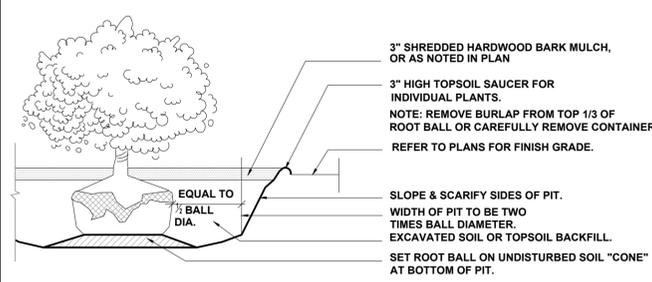
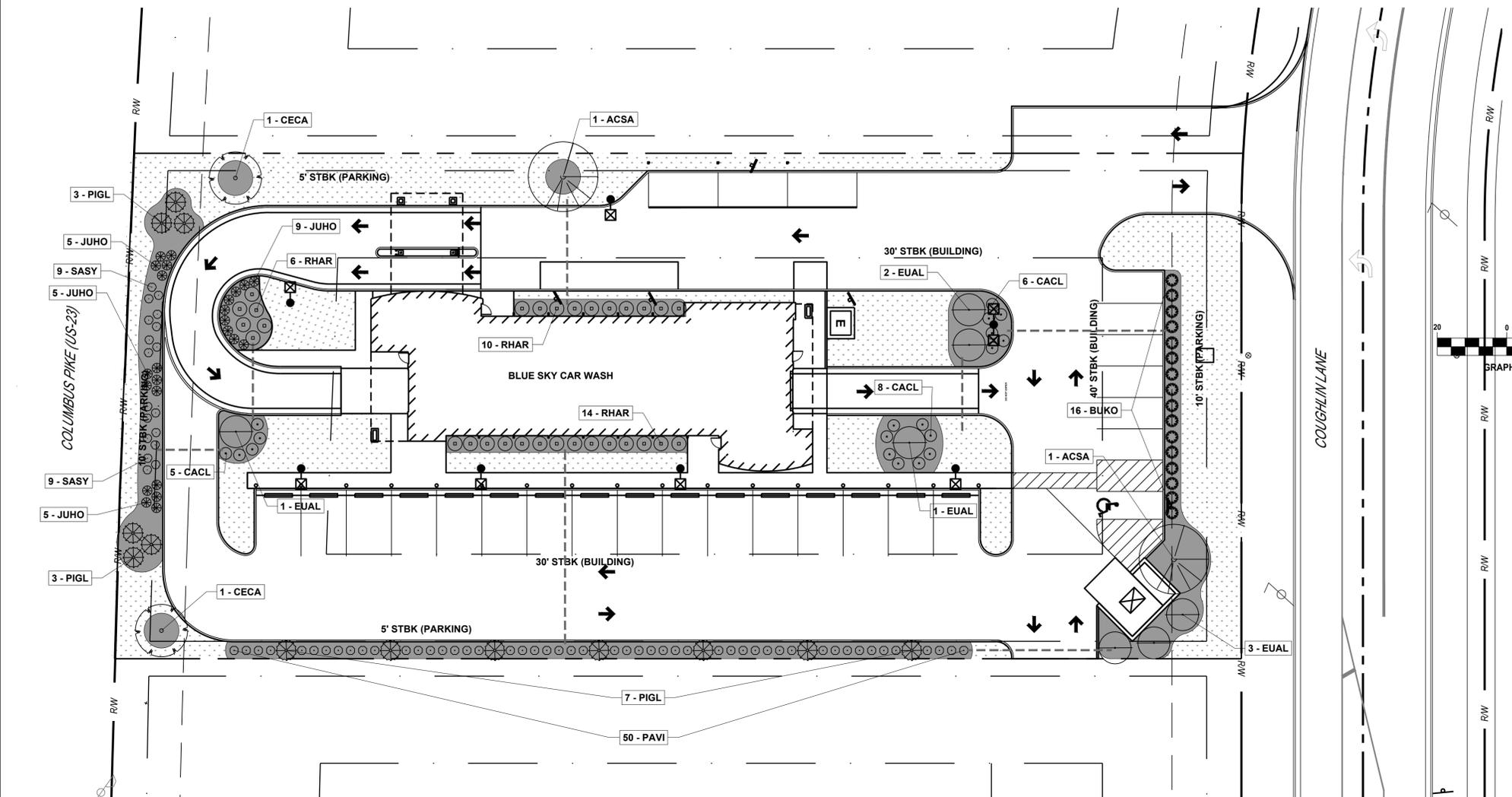
PROPOSED

- GRASS / SOD
- WOOD MULCH
- TREES
- SHRUBS
- GRASSES AND PERENNIALS
- 2-IN PVC IRRIGATION SLEEVES, PER NOTE THIS SHEET



PLANT LIST

QTY.	ID	BOTANICAL NAME	COMMON NAME	MAT. HT.	SPACING	INSTALLED SIZE
SHADE TREES						
2	ACSA	ACER SACCHARUM	SUGAR MAPLE	60'	AS SHOWN	2" CAL. B&B
EVERGREEN TREES						
13	PIGL	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	8'	AS SHOWN	3 GAL. CONT.
ORNAMENTAL TREES						
2	CECA	CERCIS CANADENSIS	EASTERN REDBUD	20'	AS SHOWN	5 GAL. CONT.
SHRUBS						
30	RHAR	RHUS AROMATIC 'GRO-LOW'	FRAGRANT SUMAC	2'	AS SHOWN	#5 CONT.
7	EUAL	EUONYMUS ALATUS 'COMPACTUS'	DWARF-WINGED BURNING BUSH	7'	AS SHOWN	#5 CONT.
16	BUKO	BUXUS KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	3'	AS SHOWN	#1 CONT.
19	CACL	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	2.5'	AS SHOWN	#1 CONT.
24	JUHO	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	6"	AS SHOWN	#1 CONT.
ORNAMENTAL GRASSES						
50	PAVI	PANICUM VIRGATUM 'SHANADOAH'	RED SWITCHGRASS	3.5'	AS SHOWN	#1 CONT.
PERENNIALS						
18	SASY	SALVIA X SYLVESTRIS 'MAINACHT'	WOOD SAGE	2'	AS SHOWN	#1 CONT.



GENERAL NOTES:

- EVERGREEN TREES OVER 30" IN HEIGHT SHALL BE GUYED.
- REMOVE TOP 1/3 OF BURLAP ON ROOT BALL. REMOVE WIRE BASKET COMPLETELY.
- PROVIDE PLASTIC OR METAL FLAGS ON GUY WIRES IN OR NEAR SIDEWALKS.

PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE STATE DOT APPROVED AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER/CONSTRUCTION MANAGER. THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE MUNICIPALITY AND OWNER.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTH AND WEED FREE CONDITION. ANY DEAD, DISEASED, OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
- PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE.
- REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.

TOPSOIL AND SOD NOTES:

- ALL DISTURBED AREAS SHALL RECEIVE SOD. SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE.
- SOD SHALL BE INSTALLED ON A MIN. OF 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL.

IRRIGATION NOTES:

- ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE GC SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE GC SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. GC IS RESPONSIBLE FOR PROVIDING IRRIGATION SLEEVES (4-IN SCH 40 PVC) BENEATH PAVEMENT TO ALL LANDSCAPE BEDS. OPEN CUT OF PAVEMENT FOR IRRIGATION SYSTEM INSTALLATION IS STRICTLY PROHIBITED.

811 or 1-800-362-2764 Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO ONE CALL AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO ONE CALL.

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November 2, 2018

Mr. Jerry Warner
Floodplain Administrator
City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

Re: Fahey Bank
75 W. William Street

Dear Mr. Warner

As we discussed during our meeting on October 23rd, this project involves the development of a parking lot and associated sidewalks and islands within the 100-year floodplain of the Delaware Run stream. We understand that in order to construct the parking lot within the floodplain it will be necessary to show that the site grading does not cause a net fill to be placed in the floodplain.

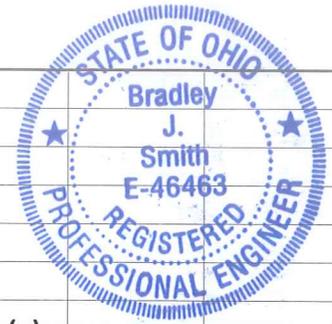
Attached is a copy of the proposed development plans along with calculations that show that the proposed grading does not cause a net fill to be placed in the floodplain.

Please let me know if you should have any questions or concerns about this information.

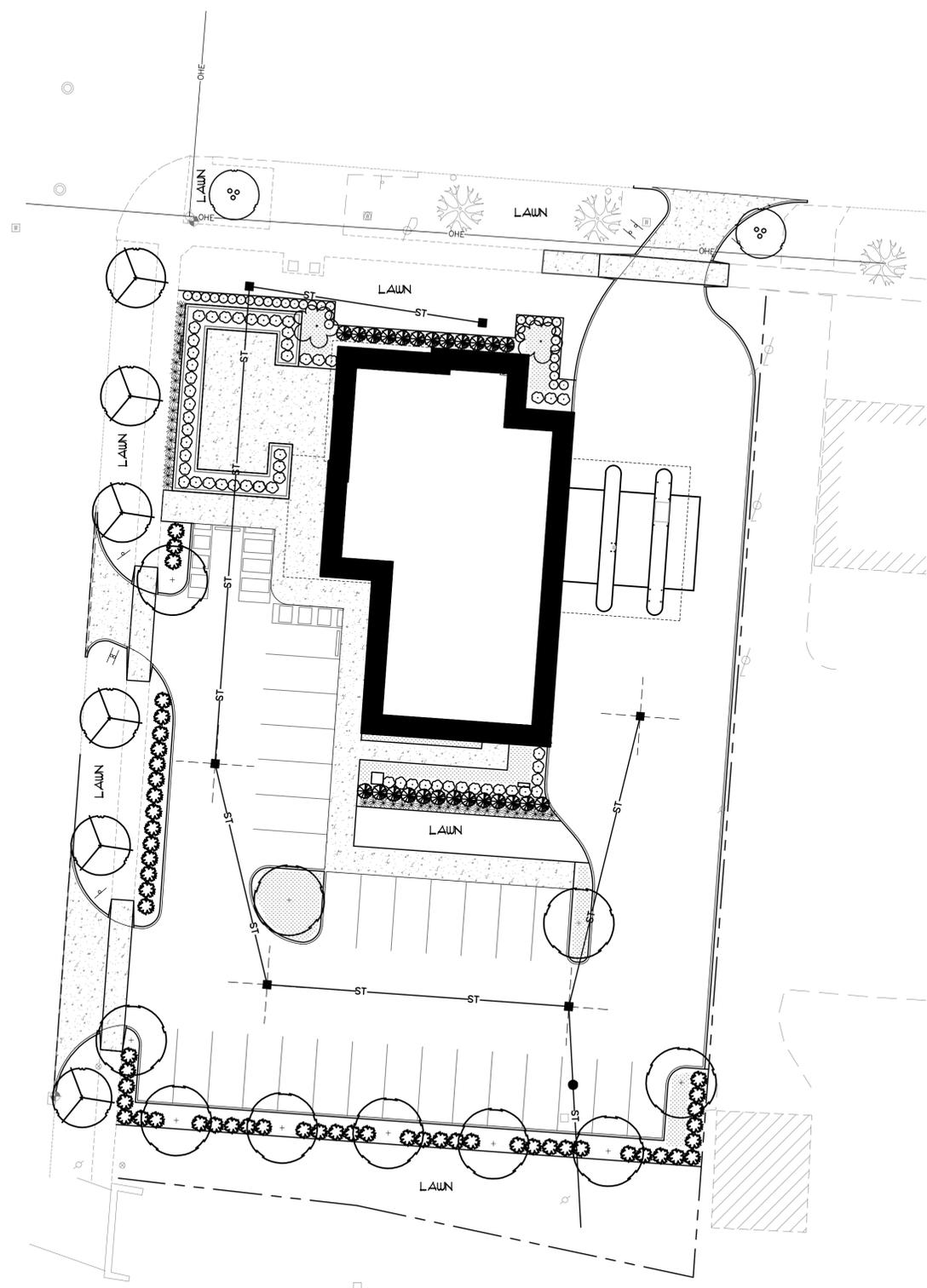
Sincerely,
Pomeroy & Associates, Ltd.



Bradley J. Smith, P.E.
Principal



Pomeroy & Associates, Ltd							
Date:	10/30/2018						
By:	BJS						
Project:	Fahey Bank						
Cut & Fill in the 100 Year Floodplain							
square	Height	Width	Area (SF)	Existing Elevation	Proposed Elevation	Cut (-) Fill (+) (CF)	
1	20	20	400	72.7	74.7	800	
2	20	20	400	72.7	75	920	
3	20	8	160	72.8	72.8	0	
4	17	20	340	73	72.4	-204	
5	15	20	300	73.5	72.2	-390	
6	16	14	224	72.3	73.2	201.6	
7	16	20	320	72.2	72.4	64	
8	16	20	320	72	71.7	-96	
9	20	13	260	72.2	71.5	-182	
10	20	20	400	72.5	71.6	-360	
11	7	47	329	72.6	72	-197.4	
12	10	12	120	72	71.6	-48	
13	25	12	300	71.8	71.6	-60	
14	25	20	500	71.5	71.3	-100	
15	25	20	500	71.5	70.8	-350	
16	25	6	150	71.5	71.2	-45	
17	20	11	220	71.5	70.8	-154	
18	20	20	400	71.8	71.6	-80	
19	20	7	140	72.8	72.8	0	
20	20	20	400	72.6	72.3	-120	
21	20	20	400	72.2	71.6	-240	
22	20	20	400	71.7	71.2	-200	
23	20	20	400	71.2	70.8	-160	
24	20	20	400	70.7	70.4	-120	
25	20	20	400	70.7	70.3	-160	
26	20	20	400	71.2	71.2	0	
27	17	4	68	72.8	72.4	-27.2	
28	17	20	340	72.5	72.1	-136	
29	17	20	340	72.3	71.7	-204	
30	17	20	340	71.5	71.5	0	
31	17	20	340	70.8	71.3	170	
32	17	20	340	70.3	71.2	306	
33	17	20	340	70.1	70.9	272	
34	17	11	187	70.6	71	74.8	
					Summary	-825.2 Net Cut	<<<



LANDSCAPE REQUIREMENTS PER CITY OF DELAWARE ZONING CODE

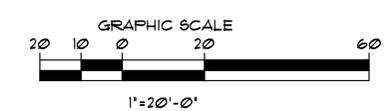
	SITE MEASUREMENT	TREES	SHRUBS	PERENNIALS	NOTES
(1) STREET TREE PER 40 LF (OR FRACTION OF) ROAD FRONTAGE	15'ØLF + 22'ØLF	4 + 6			(MIN 1 1/2" CAL/TREE)
(1) SHADE TREE PER 50 LF (OR FRACTION OF) ROW FRONTAGE	15'ØLF + 22'ØLF	3 + 5			(MIN 3" CAL/TREE)
(1) SHRUB PER 10 LF (OR FRACTION OF) ROW FRONTAGE (MAY BE CLUSTERED)	15'ØLF + 22'ØLF		14 + 22		(MIN 3" AT MATURITY)
(1) PARKING MORE THAN 40 VEHICLES, 5% AREA IN LANDSCAPED ISLANDS	30 CARS	N/A			
(1) SHADE TREE PER 10 PARKING SPACES		3			(MIN 3" CAL/TREE)
PARKING BUFFER (SHRUB PLANTING): CONTINUOUS W/IN 5' OF PAVEMENT EDGE				EVENINGREEN SCREEN	(MIN 3" AT MATURITY)
TOTALS		21	36 + SCREEN		

PLANT SYMBOL KEY

SYMBOL	PLANT NAME	SIZE/COND.
	THORNLESS HAWTHORN CRATAEGUS CRUG-GALLI 'INERM16' 'CRUSADER'	2' CAL B4B
	IMPERIAL HONEY LOCUST GLEDITSIA TRIACANTHOS 'INERM16' 'IMPERIAL'	3' CAL B4B
	CLEVELAND SELECT PEAR PYRUS CALLERYANA 'CLEVELAND SELECT'	2' CAL B4B
	BETTY MAGNOLIA MAGNOLIA X 'BETTY'	8-10'H 66
	WARD'S YEW TAXUS X MEDIA 'WARDII'	24"H B4B
	WOODWARD GLOBE ARBORVITAE THUJA OCCIDENTALIS 'WOODWARDII'	24"H B4B
	NEON FLASH SPIREA SPIRAEA X BIMALDA 'NEON FLASH'	5, MIN 24"H
	GREEN VELVET BOXWOOD BUXUS X 'GREEN VELVET'	5, MIN 18"H
	DWARF FOUNTAIN GRASS Pennisetum alopecuroides 'HAMELN'	2, 24" OC
	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'	4, 18" OC
	EXISTING STREET TREE TO REMAIN	



BLAKE RAFELD
& ASSOCIATES
LANDSCAPE ARCHITECTS
3504 Catcher Road Columbus, Ohio 43221 614-451-8514



PRELIMINARY LANDSCAPE PLAN

BLAKE RAFELD
& ASSOCIATES
LANDSCAPE ARCHITECTS
3504 Catcher Road Columbus, OH 43221 TEL 614/451-8514 FAX 614/451-0722

FAHEY BANK
15 W WILLIAM ST
DELAWARE, OH

DRAWING INFORMATION

ISSUE DATE:	10/31/2018
REVISION DATE:	

SHEET
L1
JOB #1803

PRIVATE STORM SEWER, GRADING AND PONDING PLAN FOR FAHEY BANK 75 W WILLIAM STREET CITY OF DELAWARE, OHIO 2018

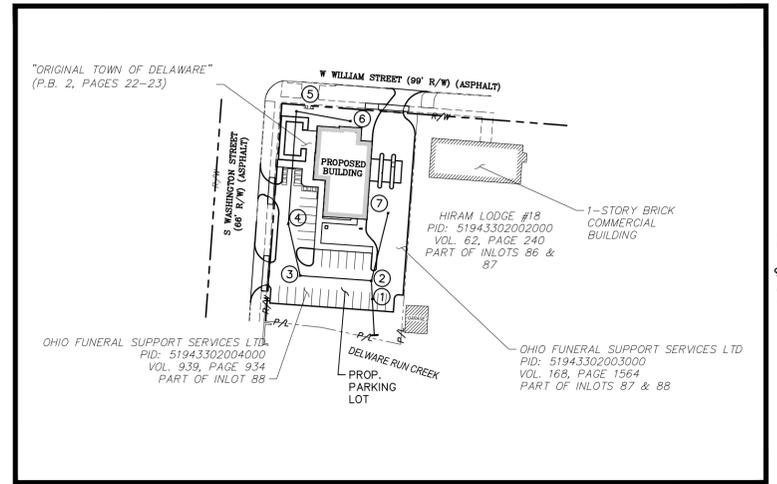
LEGEND	
LINETYPES	
EXISTING FENCE	— X — X — X — X — X —
EXISTING GAS	— G — G — G —
EXISTING RIGHT-OF-WAY	— R/W —
EXISTING SANITARY SEWER	— SA — SA —
EXISTING SANITARY SEWER, FORCE MAIN	— FM — FM —
EXISTING WATER	— W — W —
EXISTING STORM SEWER	— ST — ST —
EXISTING UNDERGROUND TELEPHONE	— UGT — UGT —
EXISTING UNDERGROUND ELECTRIC	— UGE — UGE —
EXISTING OVERHEAD ELECTRIC WIRE	— OHE — OHE —
POWER POLE W/GUY WIRE & LIGHT POLE	— P — P —
SYMBOLS	
EXISTING CATCH BASIN	EXISTING UTILITY POLE
EXISTING CURB INLET	EXISTING GAS VALVE
EXISTING SANITARY MANHOLE	EXISTING WATER VALVE
EXISTING FIRE HYDRANT	EXISTING STORM MANHOLE
EXISTING IRON PIN	EXISTING GAS METER
EXISTING SIGN	PROPOSED CATCH BASIN
EXISTING TREE W/SIZE	PROPOSED MANHOLE
EXISTING SHRUB	PROPOSED FIRE HYDRANT
EXISTING SHRUB ROW	
EXISTING LIGHT POLE	
EXISTING POWER POLE	
EXISTING POWER POLE W/LIGHT	



LOCATION MAP
— NOT TO SCALE —

SHEET INDEX

TITLE SHEET	1
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INDEX MAP
SCALE: 1" = 100'

SITE DATA TABLE	
TOTAL SITE AREA (AC)	0.81
TOTAL SITE AREA DISTURBED (AC)	0.81
PRE-DEVELOPED IMPERVIOUS AREA (AC)	0.44
POST-DEVELOPED IMPERVIOUS AREA (AC)	0.62

UNDERGROUND UTILITIES

**CALL TWO WORKING DAYS
BEFORE YOU DIG**

CALL 800-362-2764 OR 8-1-1
www.oups.org

NON-MEMBERS
MUST BE CALLED DIRECTLY

PROJECT DATUM

HORIZONTAL DATUM: OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) BASE UPON GPS OBSERVATIONS AND POST PROCESSED USING AN OPUS SOLUTION.

VERTICAL DATUM: NAV 88 BASED UPON GPS OBSERVATIONS AND POST PROCESSED USING ANOPUS SOLUTION.I

BENCHMARKS

BM#1:
CHISELED "X" O.S.E. CORNER OF A CONC BASE OF A METAL TRAFFIC SIGNAL POLE AT THE S.E. CORNER OF W. WILLIAM STREET AND S. WASHINGTON STREET.
ELEVATION=878.31

BM#2:
CHISELED "X" ON TOP OF NORH END OF A CURB INLET ON THE EAST CURB OF S. WASHINGTON STREET; 244 FEET SOUTH OF CURB OF W. WILLIAM STREET.
ELEVATION=872.56

OWNER

THE FAHEY BANKING COMPANY
COLEMAN CLOUGHERTY
127 NORTH MAIN STREET
MARION, OH 43302

UTILITIES

<p>AMERICAN ELECTRIC POWER CO. 850 TECH CENTER DR. GAHANNA, OHIO 43230-6605 ATTN: KRISTEN THOMPSON (614) 883-6831</p> <p>SUBDIVISION & COMMERCIAL CITY OF DELAWARE DEPARTMENT OF PUBLIC UTILITIES WATER TREATMENT FACILITY 225 NORTH CHERRY ST. DELAWARE, OH 43015 ATTN: BRAD STANTON - DIRECTOR (740) 203-1900</p> <p>COLUMBIA GAS OF OHIO 920 GOODALE BLVD. COLUMBUS, OH 43212 ATTN: MATT COYNE - OPERATIONS ENGINEER (614) 818-2107</p>	<p>DEL-CO WATER COMPANY, INC. 6773 OLENTANGY RIVER RD. DELAWARE, OH 43015-8872 ATTN: BILL HAMILTON (740) 548-7746</p> <p>FRONTIER COMMUNICATIONS 2780 LIBERTY RD. DELAWARE, OH 43015 ATTN: CHRIS AVERY (740) 383-0551</p> <p>TIME WARNER ENGINEERING P.O. BOX 2553 COLUMBUS, OH 43216 ATTN: RAY MAURER (614) 481-5263</p>	<p>OHIO EDISON COMPANY 1040 S. PROSPECT ST. MARION, OH 43302 ATTN: JEFFREY HALL - COORDINATOR OF ENGINEERING SERVICES (740) 382-7104</p> <p>CONSOLIDATED ELECTRIC COMPANY 5255 ST. RT. 95 MT. GILEAD, OH 43338 ATTN: PHIL CASKEY - ENGINEERING (419) 947-3055</p> <p>SUBURBAN NATURAL GAS COMPANY 2626 LEWIS CENTER RD. LEWIS CENTER, OHIO 43035 ATTN: AARON ROLL (740) 548-2450</p>
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INFRASTRUCTURE OWNERSHIP CHART			
INFRASTRUCTURE ITEM	PUBLIC	PRIVATE	COMMENTS
SANITARY SEWER		X	SERVICE CONNECTS TO SANITARY SEWER ALONG W. WILLIAM STREET
STORM SEWER		X	DISCHARGES INTO DELAWARE RUN
WATER		X	SERVICE CONNECTS TO WM ALONG W. WILLIAM STREET
STREETS		X	PARKING LOT

STANDARD CONSTRUCTION DRAWINGS	
CITY OF DELAWARE	
DRAWING #	DESCRIPTION
ERSD-1.0	CATCH BASIN SEDIMENT FILTER
ERSD-2.0	CURB & GUTTER INLET SEDIMENT FILTER
ERSD-3.0	STANDARD CONSTRUCTION ENTRANCE
ERSD-4.0	SILT FENCE INSTALLATION DETAIL
ERSD-10.0-10.3	EROSION & SEDIMENT CONTROL NOTE
RDWD-10.0	NEW COMMERCIAL CONCRETE DRIVEWAY APPROACH
RDWD-19.1	STANDARD SIDEWALK SPECIFICATIONS
RDWD-19.3	TYPICAL SIDEWALK AND APPROACH
RDWD-22.0	STRAIGHT 18' CONCRETE CURB
RDWD-24.0	EXTRUDED CONCRETE CURB
RDWD-29.0	MAINTENANCE OF TRAFFIC FOR STATIONARY OPERATION IN ONE LANE
SEWD-1.0	MANHOLE
SEWD-7.0	MANHOLE STEPS
SEWD-10.0	STANDARD 2 FT x 2 FT CATCH BASIN
SEWD-12.0	TYPE 1 BEDDING
SEWD-14.0	TYPICAL TRENCH DETAIL
SEWD-15.1	ROCK CHANNEL PROTECTION DETAILS & NOTES
SEWD-18.0	MINIMUM DEPTH OF SANITARY SEWER SERVICE
CITY OF COLUMBUS	
AA-S168	PRECAST PIPE CULVERT HEADWALLS 8" TO 36"

CITY OF DELAWARE APPROVALS

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

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

DATE _____

WILLIAM L. FERRIGNO, P.E.
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

DATE _____

JOHNATHAN OWEN, P.E.
LAND DEVELOPMENT ENGINEER

DATE _____

BLAKE JORDAN
DIRECTOR OF PUBLIC UTILITIES

DATE _____

PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE CITY OF DELAWARE ENGINEERING AND SURVEYING STANDARDS FOR SUBDIVISION DEVELOPMENT HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.

PRELIMINARY
NOT FOR CONSTRUCTION
11/01/2018

PROFESSIONAL ENGINEER _____ NO. _____ DATE _____

Pomeroy & Associates, Inc.
Consulting Engineers & Surveyors
2550 Corporate Exchange Drive ~ Suite 10
Columbus, Ohio 43231
Phone (614) 885-2488 • Fax (614) 885-2886

STORM SEWER & PRIVATE GRADING PLAN
FAHEY BANK
75 W WILLIAM STREET
CITY OF DELAWARE, OHIO

REVISIONS	

JOB NO.	2448
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GENERAL NOTES (REVISED 06-03-13)

GEN1 THE CITY OF DELAWARE "CITY" DETAILED SPECIFICATIONS, STANDARD DRAWINGS, AND INFRASTRUCTURE DESIGN MANUAL, TOGETHER WITH THE CITY OF COLUMBUS (COC) CONSTRUCTION AND MATERIAL SPECIFICATION (CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. ALL PERTINENT STANDARD CONSTRUCTION DRAWINGS ARE AVAILABLE UPON REQUEST OF THE DEPARTMENT OF ENGINEERING SERVICES.

GEN2 ALL WORK SHALL BE COMPLETELY ACCEPTABLE TO CITY OFFICIALS. NO WORK SHALL COMMENCE UNTIL ARRANGEMENTS HAVE BEEN COORDINATED WITH THE CITY FOR REQUIRED INSPECTIONS. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS NECESSARY TO COORDINATE THE PROVISION OF INSPECTION SERVICES BY THE CITY FOR THE PROPOSED WORK. COST OF INSPECTION SHALL BE PAID FOR BY THE DEVELOPER THROUGH ENGINEERING INSPECTION FEES CALCULATED BY THE DEPARTMENT OF ENGINEERING SERVICES.

GEN3 THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE DEPARTMENT OF ENGINEERING SERVICES AT LEAST 7 DAYS PRIOR TO THE INITIAL START ANY CONSTRUCTION PROJECT.

GEN4 TWENTY-FOUR HOUR ADVANCE NOTIFICATION IS REQUIRED FOR ALL WORK REQUIRING INSPECTION, TESTING, OR APPROVAL BY THE DEPARTMENT OF ENGINEERING SERVICES OR THE BUILDING DEPARTMENT.

GEN5 THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES AND REQUEST A FINAL PUNCH-OUT INSPECTION OF THE PROJECT SITE ONCE ALL ITEMS ON THE APPROVED DEVELOPMENT PLANS HAVE BEEN COMPLETED.

GEN6 NECESSARY LINE AND GRADE STAKING WILL BE PROVIDED BY THE DEVELOPER. CUT SHEETS SHALL BE SUBMITTED TO THE DEPARTMENT OF ENGINEERING SERVICES TWO (2) FULL WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MUST BE APPROVED BY THE CITY PRIOR TO THE BEGINNING OF CONSTRUCTION.

GEN7 THE DEVELOPER IS RESPONSIBLE FOR HAVING "AS-BUILT" CONSTRUCTION DRAWINGS DELIVERED TO THE DEPARTMENT OF ENGINEERING SERVICES WITHIN 30 DAYS FOLLOWING THE COMPLETION OF THE PROJECT CONSTRUCTION. PLANS SHALL BE SUBMITTED IN BOTH PAPER AND DIGITAL FORMAT. THE PLANS MUST INCLUDE TOP-OF-CASTING AND FLOW-LINE ELEVATIONS FOR ALL SANITARY AND STORM STRUCTURES, FLOOD ROUTING SWALE VERIFICATION, AND IDENTIFY ALL FIELD MODIFICATIONS TO THE APPROVED PLAN SET. THE "AS-BUILT" DRAWINGS MUST ALSO INCLUDE THE STATE PLANE COORDINATE LOCATIONS FOR ALL NEWLY CONSTRUCTED PUBLIC UTILITY STRUCTURES INCLUDING SANITARY/STORM STRUCTURES, MAINLINE WATER VALVES, FIRE HYDRANTS, STREET LIGHTS, PULL BOXES ETC.

GEN8 FOR MODIFICATIONS TO THE WORK AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, A REQUEST MUST BE SUBMITTED IN WRITING FROM THE ENGINEER OF RECORD TO THE DEPARTMENT OF ENGINEERING SERVICES FOR REVIEW AND APPROVAL. MODIFICATIONS MUST FOLLOW THE PLAN REVISION PROCESS SET FORTH BY THE DEPARTMENT OF ENGINEERING SERVICES AND ARE SUBJECT TO PLAN REVISION FEES.

GEN9 THE CONTRACTOR OR DEVELOPER SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES, AND INSPECTIONS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.

GEN10 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY THE EXTENT OF THE WORK TO BE PERFORMED, TO IDENTIFY THE NECESSARY CONSTRUCTION MEANS AND METHODS TO ACCOMPLISH ALL WORK ITEMS, AND TO NOTIFY THE DEPARTMENT OF ENGINEERING SERVICES OF ANY IDENTIFIED CONFLICTS, ERRORS OR OMISSIONS FROM THE CONSTRUCTION PLANS.

GEN11 THE CONTRACTOR OR SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

GEN12 THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT OF THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 SEVENTY-TWO HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.

GEN13 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE APPROVED CONSTRUCTION PLANS IS BASED ON THE MOST CURRENT AVAILABLE RECORDS, AND AT TIMES FROM MEASUREMENTS TAKEN IN THE FIELD. INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST SEVEN DAYS IN ADVANCE OF ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

GEN14 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE APPROVED CONSTRUCTION PLAN, OR THAT MAY BE DETERMINED BY ADDITIONAL FIELD INVESTIGATION TO BE IN CONFLICT WITH THE CONSTRUCTION OF NEW INFRASTRUCTURE AS SHOWN ON THE PLANS, AND TO COORDINATE THESE EFFORTS WITH THE OWNER OF THE AFFECTED UTILITY.

GEN15 WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES IN ADVANCE OF INSTALLING NEW UTILITIES IN ORDER FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATIONS, AND TO MAKE ANY NECESSARY PLAN ADJUSTMENTS.

GEN16 ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, GRAVEL, ETC. UTILIZED FOR THE CONSTRUCTION OF NEW PUBLIC INFRASTRUCTURE MUST BE APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES. IN ADDITION, ALL CONCRETE PIPE, STORM, AND SANITARY SEWER STRUCTURES WILL BE INSPECTED BY THE CITY OF COLUMBUS AT THE MANUFACTURING PLANT LOCATION FOR CONFORMANCE TO SPECIFICATIONS. PIPE OR STRUCTURES WITHOUT PROPER APPROVAL AS IDENTIFIED BY BEARING THE COC APPROVAL STAMP, SHALL NOT BE PERMITTED FOR INSTALLATION IN THE CITY OF DELAWARE.

GEN17 ALL FIELD TILES BROKEN DURING EXCAVATION SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE, TO ORIGINAL CONDITION OR SHALL BE CONNECTED TO THE STORM SEWER COLLECTION SYSTEM AS DIRECTED BY THE CITY.

GEN18 THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PROPERTY, UTILITY, STRUCTURE, OR OTHER INFRASTRUCTURE AT HIS EXPENSE, DAMAGED DURING THE EXECUTION OF HIS WORK TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE DAMAGE. ALL WORK IS TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OF RECORD AND THE CITY. ANY DAMAGE TO PRIVATE UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.

GEN19 CARE SHALL BE EXERCISED WHEN WORKING IN THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR WILL HAVE TO BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

GEN20 THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING AND SCHEDULING OF QUALIFIED PERSONNEL FOR CONCRETE, ASPHALT, AND SOILS TESTING SERVICES AS REQUIRED BY THE DEPARTMENT OF ENGINEERING SERVICES. TESTING IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A REGISTERED TESTING AGENCY APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES.

GEN21 PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED SURVEYOR AT CONTRACTOR'S EXPENSE. GEN22 EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED REQUIRE A "DEMOLITION PERMIT" ISSUED BY THE CITY BUILDING DEPARTMENT.

GEN23 THE OPEN BURNING OF SITE CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY

GEN24 THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF A PORTABLE TOILET ON THE SITE DURING ALL PHASES OF CONSTRUCTION.

GEN25 ALL EARTHWORK OPERATIONS, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED BY A REGISTERED SOILS ENGINEER EMPLOYED AND PAID FOR BY THE OWNER. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY THE DEVELOPER'S CONTRACTOR AND/OR SURVEYOR FOR CONFORMANCE TO CONSTRUCTION PLAN GRADES.

GEN26 UTILITY TRENCHES WITHIN THE INFLUENCE OF THE ROADWAY ARE TO BE FILLED AND COMPACTED PER ITEM 912 OF THE COC CMS. UTILITY TRENCHES WITHIN THE RIGHT OF WAY BUT OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL AND COMPACTED TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER ITEM 911 OF COC CMS. ALL OTHER TRENCHES ARE TO BE FILLED AND COMPACTED WITH NATIVE MATERIAL TO WITHIN 95% OF THE MAXIMUM DRY DENSITY. THE BACKFILL MATERIAL FOR ANY UTILITY TRENCH SHALL BE FREE OF LARGE BOUNCERS, TREE BRANCHES, STUMPS, AND CONSTRUCTION DEBRIS. UTILITY TRENCHES THAT ARE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE REQUIRED TO HAVE BACKFILL TESTED FOR COMPACTION BY AN APPROVED TESTING FIRM.

GENERAL NOTES (CONTINUED)

GEN27 STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS SHALL NOT BE CONSTRUCTED UNTIL AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.

GEN28 CLEARING AND GRUBBING IS TO BE PERFORMED FROM RIGHT OF WAY LINE TO RIGHT OF WAY LINE, WITHIN ALL EASEMENTS, OR AS OTHERWISE NOTED IN THE APPROVED CONSTRUCTION PLANS. TREE CHIPPING EQUIPMENT MAY BE USED HOWEVER CHIP PILES SHALL BE STORED IN SEPARATE LOCATIONS AWAY FROM ANY AREA SUBJECT TO FURTHER CONSTRUCTION ACTIVITIES, AND SHALL NOT BE SPREAD OR DISPERSED OVER EXISTING GROUND.

GEN29 TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPERATELY FROM ALL WORK AREAS, AND RESPREAD DURING FINAL GRADING OPERATIONS. FOR RESIDENTIAL DEVELOPMENTS, THE TOPSOIL SHALL NOT BE RESPREAD UNTIL SUCH TIME AS ALL BUILDING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON INDIVIDUAL PROJECT PHASES.

GEN 30 SEEDING: ALL AREAS WITHIN THE RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHING 7 DAYS FROM THE DATE WORK IN THE AREA IS COMPLETED. SEED SHALL BE SPREAD AT A RATE OF 14 POUNDS PER 1000 SF AND MEET THE REQUIREMENTS OF COC CMS ITEM 659.09 CLASS 1 LAWN MIXTURE. A 10-20-10 COMMERCIAL FERTILIZER SHALL BE APPLIED AT A RATE OF 20 POUNDS PER 1000 SF TO NEWLY SEEDED AREAS. SEEDING PERFORMED BETWEEN OCTOBER 30TH AND MARCH 1ST SHALL BE APPLIED AS TEMPORARY SEEDING PER COC CMS ITEM 207.

GEN31 THE FOLLOWING TURF SEED BLEND IS REQUIRED FOR ALL PARK AREAS. SEED SHALL BE CERTIFIED, FRESH, CLEAN, FERTILE AND GRASS FREE, WITH A 98% PURITY AND 85% MINIMUM GERMINATION RATE. SEED SHALL BE APPLIED AT A RATE OF 8 POUNDS PER 1000 SF (350 POUNDS PER ACRE).

TURF TYPE MIXTURE SHALL BE TALL FESCUE (A MIXTURE OF NO LESS THAN THREE CULTIVARS BY WEIGHT) AND PERENNIAL RYEGRASS (A MIXTURE OF NO LESS THAN TWO CULTIVARS BY WEIGHT)

SEED CULTIVARS SHALL BE THE FOLLOWING OR AN APPROVED EQUAL:
30% GOODEN TURF TYPE TALL FESCUE
20% WOLVERINE TURF TYPE TALL FESCUE
20% COCHISE III TURF TYPE TALL FESCUE
15% NOBILITY PERENNIAL RYEGRASS
15% AMAZING GS PERENNIAL RYEGRASS

FERTILIZER SHALL BE 10-20-10; APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. THE STRAW MULCH WILL BE CLEAN OAT OR WHEAT STRAW, WELL SEASONED BEFORE BAILING, AND FREE FROM MATURE SEED BEARING STALKS OR ROOTS OF PROHIBITIVE OR NOXIOUS WEEDS. THE STRAW MULCH WILL BE APPLIED AT 2 TONS PER ACRE FOR ALL PERMANENT SEEDING.

THE TOP SIX (6) INCHES OF SOIL MUST CONFORM TO CMS ITEM 659.09 FOR LAWN AREAS. ALL ROCK AND OTHER FOREIGN MATERIAL 1 INCH OR GREATER IN ANY DIMENSION SHALL BE REMOVED.

ALL WORK WITHIN PARK AREAS, INCLUDING CONSTRUCTION OF FILLS, SHALL BE COMPLETED WITH TRACK EQUIPMENT ONLY. ALL OTHER EQUIPMENT USED MUST BE APPROVED BY THE CITY.

ALL SEEDING AND MULCHING MUST BE COMPLETED BY OCTOBER 1ST.

GEN 32 ALL MULCH UNDER PLY EQUIPMENT TO BE CERTIFIED PLAYGROUND MULCH AND SPREAD TO A MINIMUM THICKNESS OF 12 INCHES. CERTIFIED PLAYGROUND MULCH TO BE CERTIFIED TO THE LATEST STANDARDS INCLUDING:

ASTM F1292-04. - PLAYGROUND MULCH SHALL MEET HIC (HEAD IMPACT CRITERIA) AND G:MAX REQUIREMENTS AT 12" OF COVERAGE

ASTM F2075-04. - PLAYGROUND MULCH SHALL MEET TRAMP METAL TEST AND SIEVE ANALYSIS ASTM F1951. - PLAYGROUND MULCH SHALL BE WHEELCHAIR ACCESSIBLE

ROADWAY NOTES

RDW1 ALL PAVEMENT SUB-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITEM 203 OF THE COC CMS, THE SOILS REPORT AND AS DIRECTED BY THE REGISTERED SOILS ENGINEER PRESENT ON THE SITE. THE CITY WILL STRICTLY ADHERE TO THE COMPACTION REQUIREMENTS SET FORTH IN SECTION 203.07. DENSITY TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF THE NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN NEWLY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR CURB-BASE INSTALLATION OR FILLING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT.

RDW2 ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING THE CURBLINE OR UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. SHALL BE SEALED IN ACCORDANCE WITH ITEM 413 TYPE (1) OF THE COC CMS.

RDW3 AT THE OPTION OF THE DEVELOPER AND APPROVAL BY THE CITY, THE PLACEMENT OF THE FINAL WEARING COURSE OF ITEM 448 ASPHALT CONCRETE MAY BE DELAYED UNTIL SUCH TIME THAT THE MAJORITY OF THE RESIDENTIAL HOUSING CONSTRUCTION IN THE AREA IS COMPLETE, OR IN THE CASE OF WINTER CONSTRUCTION WHEN WEATHER PERMITS.

RDW4 ALL ASPHALT CONCRETE PAVING OPERATIONS SHALL BE REGULATED AS SPECIFIED IN COC CMS ITEM 400 FLEXIBLE PAVEMENT.

RDW5 PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, FLOWABLE CONTROLLED DENSITY FILL, ITEM 632 TYPE-11 MAY BE USED. PAVEMENT SHALL BE CONSTRUCTED TO MATCH THE EXISTING SECTION OR NINE INCHES OF ASPHALT CONCRETE, WHICHEVER IS GREATER. AS AN ALTERNATIVE, THE CONTRACTOR MAY CHOOSE TO REPAIR THE PAVEMENT WITH A 7" CLASS "C" CONCRETE BASE EXTENDING 1'-0" BEYOND ALL EDGES OF THE EXCAVATION, AND FINISHED WITH A 2-INCH ITEM 448 ASPHALT WEARING COURSE.

RDW6 STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING THE LOCATION OF ALL STEEL PLATES DIRECTLY TO THE DEPARTMENT OF PUBLIC WORKS.

RDW7 PROACTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP PUBLIC STREETS CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. AT ALL TIMES. A STABILIZED CONSTRUCTION ENTRANCE, AS SPECIFIED IN THE PLANS, IS TO BE DILIGENTLY MAINTAINED AT THE CONSTRUCTION SITE ENTRANCE(S) THROUGHOUT THE PROJECT. IF THE ENTRANCE IS RENDERED INEFFECTIVE IN THE JUDGEMENT OF THE CITY, WORK ON THE PROJECT MAY BE SUSPENDED UNTIL THE ENTRANCE IS MADE EFFECTIVE.

RDW8 CONCRETE CURBS ARE TO BE BRANDED DURING PLACEMENT UTILIZING THE STANDARD BRAND SET PROVIDED BY THE DEPARTMENT OF ENGINEERING SERVICES. BRANDS THAT ARE MISSED MUST BE MECHANICALLY GROUNDED INTO THE CURB AFTER CONCRETE IS SET. BRAND CURBS ARE AS FOLLOWS: "S" - ON TOP OF CURB FOR SANITARY/LATERAL LOCATIONS. "W" - ON FACE OF CURB FOR WATER SERVICE BOX LOCATIONS. "WV" - ON FACE OF CURB FOR HYDRANT WATCH VALVE LOCATIONS. "WM" - ON FACE OF CURB FOR WATER MAIN VALVE LOCATIONS. "SM" - ON FACE OF CURB FOR SANITARY/STORM MANHOLE LOCATIONS.

RDW9 THE COMBINATION CURB AND GUTTER SHALL BE PLACED CONTINUOUSLY. THE CURB SHALL HAVE CONTROL JOINTS MATCHED WITHIN 1/4" AT 20' SPACING WITHIN 24 HOURS FROM BEING POURED. DRIVEWAY CURB CUTS SHALL BE SAW-CUT AT THE TIME EACH INDIVIDUAL RESIDENCE IS CONSTRUCTED.

RDW10 MONUMENT BOXES SHALL BE INSTALLED AT INTERSECTIONS DESIGNATED ON THE PLAN BY A REGISTERED SURVEYOR. BOXES SHALL BE NEENAH R-1968, TYPE 36-8 OR EAST JORDAN IRON WORKS NO. 8371. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT PER CITY STANDARD.

RDW11 ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS". THE CONTRACTOR MUST PROVIDE THE CITY WITH 24-HOUR CONTACT INFORMATION IN THE EVENT THE MOT ITEMS REQUIRES ADJUSTMENT, REPAIR OR REPLACEMENT.

RDW12 TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES AND PUBLIC WORKS DEPARTMENT. A MINIMUM OF TWO-WEEKS IN ADVANCE OF ANY WORK BEING PERFORMED. A MAINTENANCE OF TRAFFIC APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO STARTING ANY WORK THAT EFFECTS TRAFFIC FLOWS. WORK REQUIRING PARTIAL OF COMPLETE CLOSURE OF ANY PUBLIC STREET REQUIRES 48-HOUR ADVANCE NOTIFICATION TO ALL AFFECTED RESIDENTS AND BUSINESSES. NOTIFICATIONS SHALL BE PREPARED AND DISTRIBUTED BY THE CONTRACTOR PRIOR TO SCHEDULED WORK. CITY APPROVAL OF ALL NOTIFICATIONS IS REQUIRED IN ADVANCE OF DISTRIBUTION.

ROADWAY NOTES (CONTINUED)

RDW13 TACK COAT (COC ITEM 407) IS REQUIRED BETWEEN ALL LIFTS OF FLEXIBLE PAVEMENT, BETWEEN CONCRETE BASE AND ASPHALT SURFACE COURSE, AND ALONG THE FACE OF THE CURB. THE TACK COAT APPLICATION MAY BE WAIVED AT THE DISCRETION OF THE DEPARTMENT OF ENGINEERING SERVICES IF THE LIFTS OF ASPHALT ARE INSTALLED WITHIN SEVEN (7) DAYS OF EACH OTHER. THERE HAS BEEN NO WATER OR VEHICLE TRAFFIC ON THE PAVEMENT, AND THE PAVEMENT IS CLEAN AND FREE OF DUST AND DEBRIS.

RDW14 ALL CONSTRUCTION AND PERMANENT ROADWAY SIGNAGE MUST MEET THE MINIMUM REQUIREMENTS OF OMUTCD TABLE 2A-3 REGARDING RETROREFLECTIVITY LEVELS.

RDW15 PROOF ROLLING: THE FOLLOWING SPECIFICATIONS ARE PUT IN PLACE BY THE CITY OF DELAWARE IN ADDITION TO THE COC CMS ITEM 204, SUBGRADE COMPACTION AND PROOF ROLLING/TEST ROLLING:

FOR AREAS WHERE SUBGRADE APPEARS TO BE STABLE WITHOUT UNDERCUTTING, PROOF ROLL AFTER THE TOP 12 INCHES OF THE SUBGRADE MEETS THE COMPACTION REQUIREMENTS AND AFTER THE SUBGRADE HAS BEEN BROUGHT TO APPROXIMATE SHAPE WITHIN 0.1 TO 0.2 FEET REQUIRED BY PLAN GRADE.

FOR AREAS THAT ARE UNSTABLE AND REQUIRE UNDERCUTTING, IT IS NOT NECESSARY TO COMMENCE A FORMAL PROOF ROLL TO DEMONSTRATE THAT SUBGRADE CORRECTION IS REQUIRED. CORRECTION MUST BE AUTHORIZED BY THE CITY AT THE TIME OF ROUGH GRADING AND MUST BE BASED ON RECOMMENDATIONS FROM THE SOILS ENGINEER. PROOF ROLLING MUST BE TREATED AS THE FINAL VERIFICATION THAT ALL REPAIRS HAVE BEEN PERFORMED. FAILED PROOF ROLLS FOLLOWING CORRECTIVE ACTION WILL BE AT THE CONTRACTOR'S EXPENSE.

PROOF ROLLING MUST BE DONE IMMEDIATELY AFTER THE SUBGRADE COMPACTION OPERATION, WHEN THE MOISTURE CONTENT OF THE SUBGRADE SOIL IS NEAR OPTIMUM OR AT THE MOISTURE CONTENT THAT ACHIEVED COMPACTION. UNSTABLE OR HARD PAN CONDITIONS ENCOUNTERED DURING PROOF ROLLING OPERATIONS, WHICH RESULT FROM THE FAILURE OF THE CONTRACTOR TO MAINTAIN THE SPECIFIED DENSITY AND MOISTURE REQUIREMENTS, MUST BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

IF IT BECOMES NECESSARY TO TAKE CORRECTIVE ACTION, SUCH AS BUT NOT LIMITED TO UNDERDRAIN INSTALLATION, UNDERCUT AND BACKFILL OF AN UNSUITABLE MATERIAL, AERATION OF EXCESSIVELY WET MATERIAL IN AREAS THAT HAVE BEEN PROOF ROLLED, OR (IF HARD PAN EXISTS) RECONSTRUCTION THE UPPER PORTION OF THE SUBGRADE, THESE AREAS SHALL BE PROOF ROLLED AGAIN FOLLOWING THE COMPLETION OF THE NECESSARY CORRECTIONS. IF THE CORRECTIONS ARE NECESSARY DUE TO THE NEGLIGENCE OF THE CONTRACTOR AND/OR WEATHER, THE CORRECTIVE WORK AND ADDITIONAL PROOF ROLLING MUST BE PERFORMED BY THE CONTRACTOR AT NO COST TO THE CITY.

THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A PROOF ROLL ALONG THE CURB LINE TO CONFIRM THAT THERE IS NO UNSUITABLE MATERIAL IN ADVANCE OF INSTALLING CURB DRAIN, STONE OR CONCRETE CURBING.

PROOF ROLLING FOR THE PAVEMENT AREA MAY OCCUR EITHER BEFORE OR AFTER PIPE UNDERDRAINS ARE INSTALLED. FOLLOWING THE INSTALLATION OF UNDERDRAINS, ROLLING SHOULD NOT OCCUR DIRECTLY OVER THE UNDERDRAINS. IN 204.06, PROOF ROLLING MUST BE PERFORMED AT LEAST 1-1/2 FEET AWAY FROM THE UNDERDRAINS BECAUSE OF THE POTENTIAL DAMAGE TO THE UNDERDRAINS.

STORM SEWER NOTES

STM1 ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE COC CMS 2012 VERSION, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL. THE MINIMUM REQUIREMENTS FOR STORM SEWER PIPE WITHIN THE CITY RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE ASTM C685, ASTM C78, NON-REINFORCED CONCRETE PIPE ASTM C14, OR HDPE PIPE (ADS OR APPROVED EQUAL). ALL PIPE MANUFACTURERS MATERIALS MUST APPEAR ON THE COC LIST OF APPROVED STORM SEWER MATERIALS TO BE USED IN THE CITY OF DELAWARE.

STM2 FLEXIBLE STORM SEWERS WITHIN THE RIGHT OF WAY WILL BE DEFLECTION TESTED AND/OR VIDEO INSPECTED AT THE CONTRACTORS EXPENSE. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR THE REQUIRED TESTING AND FOR NOTIFYING THE DEPARTMENT OF ENGINEERING SERVICES IN ADVANCE TO WITNESS THE TESTING.

STM3 ALL FLEXIBLE PIPE INSTALLATIONS THAT ARE SUBJECT TO CONSTRUCTION LOADING SHALL MAINTAIN A MINIMUM COVER OF 2'-0" AT ALL TIMES DURING THE CONSTRUCTION PROCESS. TESTING SHALL NOT OCCUR UNTIL ALL CONSTRUCTION LOADING ABOVE THE SEWER IS COMPLETE.

STM4 HDPE PIPE JOINTS SHALL BE MADE USING WATER-TIGHT COUPLERS WITH O-RING GASKET, ADS WT OR APPROVED EQUAL. WHERE RUBBER O-RING GASKET ((ASTM C361) PIPE IS REQUIRED ON THE PLANS. ALL OTHER PIPE SHALL HAVE A BELL AND SPIGOT JOINT WITH RUBBER GASKET MEETING ASTM F477.

STM5 ALL STORM MANHOLES SHALL BE MARKED WITH A 4" x 4" x 10'-0" PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0" ABOVE THE FINISH GRADE AND WITH THE TOP 1'-0" PAINTED GREEN ON FOUR SIDES.

STM6 STORM SEWER PIPE SHALL NOT BE INSTALLED IN ANY TRENCH HOLDING WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER.

STM7 IF ROCK MUST BE EXCAVATED WITHIN A PROPOSED TRENCH AREA, THE CONTRACTOR SHALL REMOVE ENOUGH ROCK BELOW THE FINISH FLOWLINE OF THE PIPE IN ORDER TO INSTALL THE APPROPRIATE AMOUNT OF BEDDING MATERIAL. EXCAVATED ROCK MAY NOT BE USED AS BACKFILL MATERIAL.

STM8 THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, THEY SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION SATISFACTORY TO THE CITY.

STM9 ALL MAJOR FLOOD ROUTES AND STORM WATER BASINS ARE TO BE SURVEYED BY A REGISTERED SURVEYOR AT THE CONTRACTORS EXPENSE TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLANS. SURVEY RESULTS ARE TO BE INCLUDED ON THE AS-BUILT CONSTRUCTION PLANS.

STM10 THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA APPLICABLE PERMITS.

STM11 ALL DRAINAGE FLOOD ROUTES, SWALES, AND DITCHES ARE TO BE DESIGNED AND GRADED WITH A MINIMUM FLOW LINE GRADE OF 2% AND A MAXIMUM SLOPE OF 4:1. STM12 ALL CATCH BASIN MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.

STM13 PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE EAST JORDAN IRON WORKS NO. 1661A1 OR EQUIVALENT, AND EMBOSSED "CITY OF DELAWARE STORM SEWER".

STM14 STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN 1/4" OF PLAN ELEVATION USING STEEL SHIMS. CURB INLET HOODS SHALL BE EMBOSSED WITH THE WORDING "DRAINS TO THE RIVER" PER THE CITY STANDARD DRAWING.

STM15 PRECAST CONCRETE OR HDPE PREFORMED MANHOLE ADJUSTING RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS.

STM16 OPENINGS SHALL BE PROVIDED IN CURB INLET DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS GIVEN IN THE PLANS.

WATER LINE NOTES

WTR1 ALL WATER LINES, FITTINGS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE COC CMS 2012 VERSION, EXCEPT AS MODIFIED WITHIN THE CITY OF DELAWARE GENERAL NOTES, STANDARD DRAWINGS AND INFRASTRUCTURE DESIGN MANUAL.

WTR2 ANY ACTIVITY RELATED TO THE MODIFYING, UPGRADING, OR EXPANDING THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL OF THE DEPARTMENT OF ENGINEERING SERVICES AND UTILITY DEPARTMENT. WORK REQUIRING THE SHUT-DOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THESE TWO DEPARTMENTS FORTY-EIGHT HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL AFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF ALL CUSTOMER NOTIFICATIONS IS REQUIRED IN ADVANCE OF DISTRIBUTION.

WATER LINE NOTES (CONTINUED)

WTR3 WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 53 FOR SIZES 3" TO 10" AND CLASS 54 FOR SIZES 12" TO 48" (AWWA C151) WITH CEMENT MORTAR LINING AND SEAL COATING (AWWA C104) IN ACCORDANCE WITH CITY SPECIFICATIONS, UNLESS CALLED OUT OTHERWISE BY THESE PLANS. JOINTS MUST BE RUBBER GASKET PUSH-ON MECHANICAL (AWWA C111). WATER MAIN FITTINGS MUST BE DUCTILE IRON WITH CEMENT MORTAR LINING AND SEAL COATING WITH MECHANICAL JOINTS AND MUST CONFORM TO AWWA C153, UNLESS SPECIFIED OTHERWISE BY THESE PLANS. JOINT RESTRAINTS MUST BE PER THE APPROVED PLANS.

WTR4 ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT SHALL BE TYPE K, SOFT TEMPERED COPPER TUBING CONFORMING IN ALL RESPECTS TO ASTM B88. FITTINGS SHALL BE FORD OR MUELLER HIGH QUALITY COPPER BRASS WITH AWWA APPROVED COMPRESSION TYPE JOINTS. THERE WILL BE NO FITTINGS PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.

WTR5 DEAD-END WATER LINES SHALL TERMINATE WITH A FIRE HYDRANT AND WATCH VALVE FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED PER THE STANDARD DRAWINGS.

WTR6 WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 4'-0" OF COVER MEASURED FROM THE FINISHED GRADE TO THE TOP OF THE WATER MAIN, OR AS INDICATED ON THE APPROVED CONSTRUCTION PLANS.

WTR7 ALL MAIN LINE VALVES, HYDRANT WATCH VALVES, CURB BOXES, AND DEAD END LINES ARE TO BE MARKED WITH A 4" x 4" x 10'-0" PRESSURE TREATED WOOD WYE-POLE PROJECTING 4'-0" ABOVE THE FINISHED GRADE AND WITH THE TOP 1'-0" PAINTED BLUE ON FOUR SIDES. POSTS ARE TO BE MAINTAINED UNTIL THE AREA IS HAS UNDERGONE FINAL GRADING AND SEEDING.

WTR8 IF THERE ARE ANY CONFLICTS IN GRADE BETWEEN WATER LINE AND SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.

WTR9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WATER LINES ARE TO MAINTAIN 1'-6" VERTICAL, AND 10'-0" HORIZONTAL CLEARANCE FROM SANITARY SEWERS AND STORM SEWERS.

WTR10 A PERMIT FOR EACH NEW WATER SERVICE MUST BE OBTAINED FROM THE CITY PRIOR TO MAKING A CONNECTION TO THE PUBLIC WATER SYSTEM AS PART OF THIS PROJECT. PERMIT APPLICATIONS CAN BE OBTAINED FROM CITY HALL AT 1 SOUTH SANDUSKY STREET.

WTR11 THE WATER SERVICE TAPS SHALL CONSIST OF ALL PIPE, VALVES, FITTINGS, AND APPURTENANCES NECESSARY TO CONNECT TO THE PUBLIC WATER MAIN AND COMPLETE THE INSTALLATION ACCORDING TO THE STANDARDS SET FORTH IN THE APPROVED CONSTRUCTION PLANS.

WTR12 THE VALVE COVERS AND INSIDE OF ALL MAINLINE WATER VALVE BOXES SHALL BE PAINTED BLUE, AND THE VALVE COVERS AND INSIDE OF ALL FIRE HYDRANT WATCH VALVE BOXES SHALL BE PAINTED RED WITH 2 COATS OF RUST INHIBITIVE PAINT. PUBLIC FIRE HYDRANTS ARE TO BE PAINTED WITH TWO COATS OF FEDERAL SAFETY YELLOW. PRIVATE FIRE HYDRANTS ARE TO BE PAINTED FEDERAL SAFETY RED, WITH WHITE BONNETS AND NOZZLE COVERS.

WTR13 ALL MECHANICAL FASTENERS, BOLTS, ALL THREAD ROD, ETC. ARE TO RECEIVE ONE COAT OF RUST INHIBITIVE PAINT OR COATING.

WTR14 IF THE TOP OF THE VALVE OPERATING NUT IS MORE THAN 36" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24" OF FINISHED GRADE ELEVATION. ALL VALVE STEM EXTENSIONS ARE TO BE INSTALLED WITH THE EXTENSION SECURED DIRECTLY TO THE VALVE OPERATING NUT WITH GALVANIZED BOLTS.

WTR15 WATER LINE SHALL NOT BE INSTALLED IN ANY TRENCH FILLED WITH WATER. THE CONTRACTOR IS RESPONSIBLE FOR DEWATERING OPERATIONS REQUIRED FOR THE CONSTRUCTION OF THE WATER LINE.

WTR16 ALL FITTINGS SHALL BE ADEQUATELY RESTRAINED WITH SOLID OR POURED IN PLACE CONCRETE BLOCKING PER THE CITY STANDARD DRAWINGS. ALL FITTINGS TO BE BACKED MUST BE THOROUGHLY WRAPPED IN PLASTIC SHEETING PRIOR TO PLACING CONCRETE.

WTR17 FIRE HYDRANTS SHALL MEET AWWA STANDARDS AND ARE TO BE MUELLER "SUPER CENTURION 250" A-423 OR "CLOW MEDALLION" ON TYPE "A" SETTING WITH NATIONAL STANDARD THREADS FOR THE 2-1/2" HOSE NOZZLES AND WATCH VALVE DIRECTLY MOUNTED TO ANCHOR TEE. TYPE "B" SETTINGS SHALL NOT BE USED UNLESS APPROVED BY THE CITY. ALL PIPING BETWEEN THE WATCH VALVE AND HYDRANT SHALL BE MECHANICAL JOINT FITTINGS. THE CONNECTION TO THE HYDRANT SHALL BE A 5" STORTZ FITTING WITH A QUICK RELEASE LOCKING COUPLING. ALL SAFETY CHAINS ARE TO BE REMOVED FROM HYDRANTS.

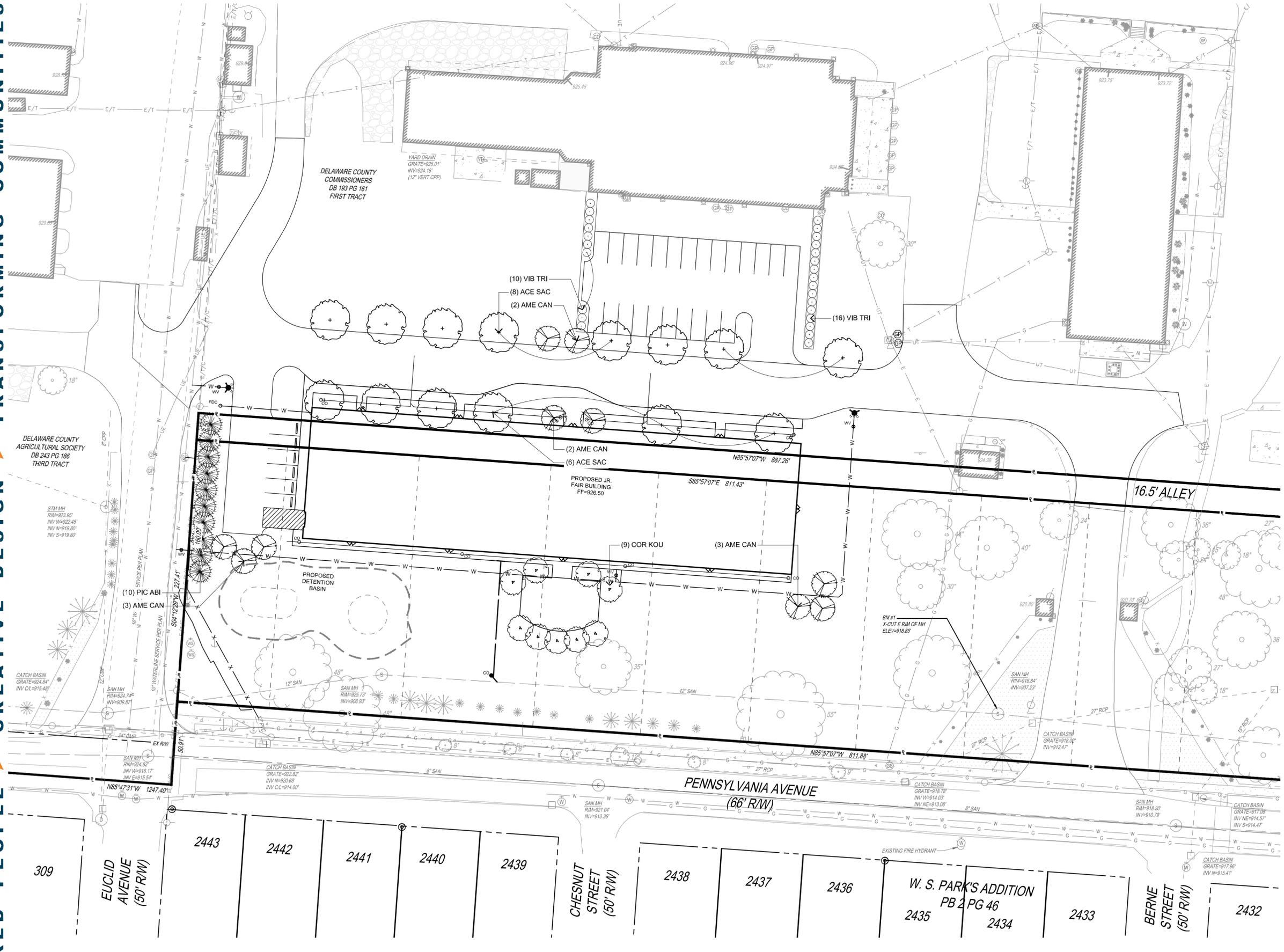
WTR18 ALL FIRE DEPARTMENT CONNECTIONS (STANDPIPES) SHALL HAVE A 45' DOWNTURN FITTING TO REDUCE KINKING IN THE FIRE HOSE. THE CONNECTION TO THE STANDPIPE SHALL BE A 5" STORTZ FITTING WITH A LOCKING COUPLING.

WTR19 ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY BOLTED TO THE ANCHOR TEE WITH ANCHOR TEE FITTINGS.

WTR20 THE INSTALLATION OF 3/4" AND 1" WATER TAPS SHALL BE MADE BY DIRECT TAP ONLY. DIRECT TAPS ARE NOT PERMITTED TO ANY ASBESTOS MAINS. 1 1/4" AND 2" WATER TAPS SHALL BE MADE WITH A FORD STYLE FC-202, 3" AND 4" WATER TAPS SHALL BE MADE WITH A FORD STYLE FS-202. 6" WATER TAPS AND LARGER SHALL BE MADE WITH A FORD FTSS TAPPING SLEEVE. A JCM 432 IS AN APPROVED EQUAL.

WTR21 ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C251. CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16", 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.

WTR22 WATER VALVE BOXES ARE TO BE TYLER 6850 SERIES CAST IRON 2-PIECE SCREW TYPE FOR MAIN AND WATCH VALVES AND TYLER 6500 SERIES CAST IRON 2-PIECE SCREW TYPE SERVICE BOXES FOR CURB VALVES. STAR PIPE PRODUCTS 2-PIECE SCREW TYPE VALVE BOX ITEM



DELAWARE COUNTY COMMISSIONERS DB 193 PG 161 FIRST TRACT

DELAWARE COUNTY AGRICULTURAL SOCIETY DB 243 PG 186 THIRD TRACT

PROPOSED JR. FAIR BUILDING FF=926.50

PROPOSED DETENTION BASIN

PENNSYLVANIA AVENUE (66' R/W)

W. S. PARK'S ADDITION PB 2 PG 46 2435 2434

EUCLID AVENUE (50' R/W)

CHESNUT STREET (50' R/W)

BERNE STREET (50' R/W)

2443 2442 2441 2440 2439

2438 2437 2436

2433 2432

- (10) VIB TRI
- (8) ACE SAC
- (2) AME CAN

- (16) VIB TRI

- (2) AME CAN
- (6) ACE SAC

- (9) COR KOU
- (3) AME CAN

- (10) PIC ABI
- (3) AME CAN

NOTES
1. REFER TO SHEET 6 FOR PLANT SCHEDULE, NOTES, AND DETAILS.



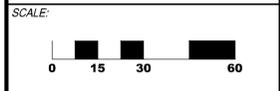
THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311

SEAL:

NO. DATE DESCRIPTION

DELAWARE COUNTY FAIRGROUNDS
 CITY OF DELAWARE
 DELAWARE COUNTY, OHIO

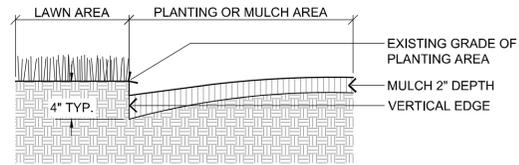
PROJECT NO: 170650.000
 DATE: 11/13/2018



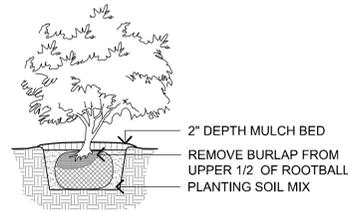
SHEET NAME:
FINAL DEVELOPMENT PLAN LANDSCAPE PLAN

SHEET NO:
5/6

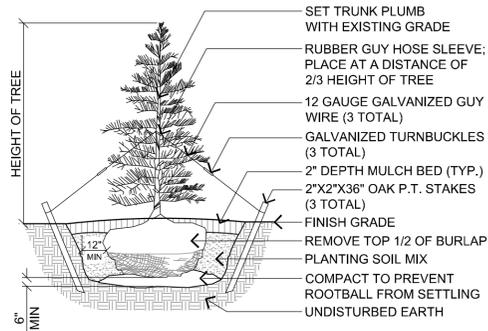
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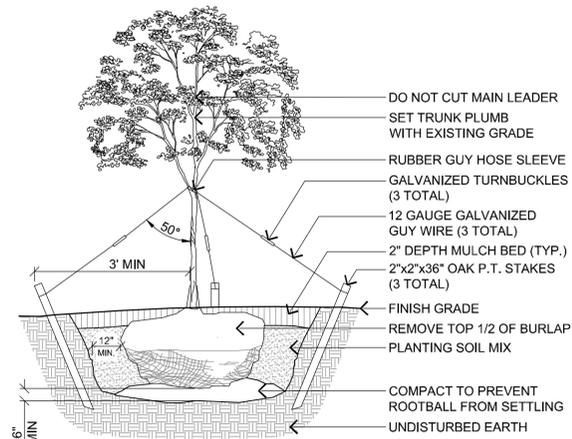
PLANTING BED EDGING DETAIL
N.T.S.



SHRUB PLANTING
N.T.S.



EVERGREEN TREE 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. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

DECIDUOUS TREE PLANTING
N.T.S.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE SAC	ACER SACCHARUM	ADIRONDACK SUGAR MAPLE	2.5"-3" CAL. MIN.	B&B	
EVERGREEN TREES:					
PIC ABI	PICEA ABIES	NORWAY SPRUCE	8'-9" HT. MIN.	B&B	
ORNAMENTAL TREES:					
AME CAN	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	7'-8" HT. MIN.	B&B	
COR KOU	CORNUS KOUSA CHINENSIS 'MILKY WAY'	MILKY WAY CHINESE DOGWOOD	7'-8" HT. MIN.	B&B	CLUMP; 3 STEMS MIN. EACH TREE
SHRUBS:					
VIB TRI	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	3 GALLON	CONT.	SPACE 5' O.C.
TURFGRASS SEED: SEE SPECIFICATIONS					

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 SEEDED.
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.



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www.kleingers.com
350 Worthington Rd Suite B Westerville, OH 43082 614.882.4311

SEAL:

NO. DATE DESCRIPTION

DELAWARE COUNTY FAIRGROUNDS
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

PROJECT NO: 170650.000

DATE: 11/13/2018

SCALE:

SHEET NAME:
FINAL DEVELOPMENT PLAN LANDSCAPE NOTES & DETAILS

SHEET NO:

6/6



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, BEING PART OF FARM LOT 16, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CONTAINING 12.809 ACRES, BEING PART OF THE 61.342 ACRE TRACT (PARCEL 1) DESCRIBED IN A DEED TO PULTE HOMES OF OHIO LLC, OF RECORD IN OFFICIAL RECORD VOLUME 1305, PAGE 2549, 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 IT'S "HEATHERTON PHASE 8", A SUBDIVISION OF 42 LOTS NUMBERED 157 THROUGH 198, 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.

OWNER'S ACKNOWLEDGEMENT

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:

(WITNESS) PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY

(WITNESS) MATTHEW J. CALLAHAN 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__.

AUDITOR TRANSFERRED THIS ___ DAY OF ___, 20__.

RECORDER RECORDED THIS ___ DAY OF ___, (YEAR) ___ AT ___ AM/PM

ORDINANCE NO. 18-XX

SECTION 1. THAT THE FINAL SUBDIVISION PLAT FOR HEATHERTON PHASE 8 CONSISTING OF 42 SINGLE FAMILY LOTS ON APPROXIMATELY 12.809 ACRES ZONED R-3 PRD (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) AND LOCATED ON HUTCHINSON STREET, CLYMER STREET, GWINNETT STREET, ELBRIDGE STREET AND BOULDER DRIVE, IS HEREBY CONFIRMED, APPROVED, AND ACCEPTED WITH THE FOLLOWING CONDITIONS THAT:

- 1. THE APPLICANT NEEDS TO OBTAIN FINAL ENGINEERING APPROVALS, INCLUDING ANY STORMWATER AND UTILITY ISSUES THAT NEED TO BE WORKED OUT THROUGH THE ENGINEERING AND UTILITIES DEPARTMENTS. ALL COMMENTS REGARDING THE LAYOUT AND DETAILS OF THE PROJECT ARE PRELIMINARY AND SUBJECT TO MODIFICATION OR CHANGE BASED ON THE FINAL TECHNICAL REVIEW BY THE ENGINEERING DEPARTMENT.
2. A PUBLIC SIDEWALK SHALL BE REQUIRED ALONG ALL PUBLIC STREETS.
3. THE HOUSES SHALL ACHIEVE COMPLIANCE THE MINIMUM RESIDENTIAL DESIGN STANDARDS CRITERIA AND PERFORMANCE STANDARDS OF SECTION 1171.08 OF THE PLANNING AND ZONING CODE.
4. THE MINIMUM HOUSES SIZES SHALL BE 1,500 SQUARE FEET FOR A RANCH STYLE AND 1,800 SQUARE FEET FOR A TWO STORY STRUCTURE BOTH FOR A 3 BEDROOM UNIT WITH ANY ADDITIONAL BEDROOM ADDING 200 SQUARE FEET TO THE TOTALS.
5. THE STREET TREE PLAN SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE SHADE TREE COMMISSION.
6. A TREE SURVEY SHALL BE REQUIRED FOR THE SUBJECT PHASE AND ANY TREE REMOVAL AND/ OR REPLACEMENT SHALL ACHIEVE COMPLIANCE WITH CHAPTER 1168 TREE PRESERVATION REGULATIONS.
7. A LIGHTING PLAN THAT ACHIEVES COMPLIANCE WITH THE ZONING CODE SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE CHIEF BUILDING OFFICIAL.

HEATHERTON PHASE 8

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 FARM LOT 16, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS.

HEATHERTON PHASE 8

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: ELAINE McCLOSKEY

CITY MANAGER: THOMAS HOMAN

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

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

DIRECTOR OF PUBLIC UTILITIES: BLAKE JORDAN, P.E.

NOTE

LANDSCAPE BUFFER TO BE MAINTAINED BY THE HEATHERTON 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 39041C00111K, DATED APRIL 16, 2009.

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.)

BASIS OF BEARINGS

THE BEARINGS ON THE ATTACHED PLAT ARE BASED ON THE CENTERLINE OF LEHNER WOODS BOULEVARD, BEING S07°07'49"W AS SHOWN OF RECORD IN LEHNER WOODS SUBDIVISION PHASE 1, PLAT CABINET 3, SLIDE 90-90B, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

ACREAGE BREAKDOWN

BUILDABLE LOTS (28) = 9.230 ACRES RIGHT-OF-WAY = 3.579 ACRES TOTAL AREA = 12.809 ACRES

OWNER/DEVELOPER

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

NOTES

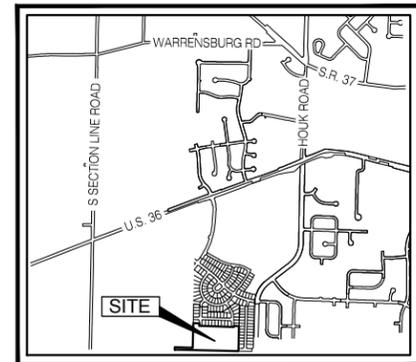
- 1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
3. UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE 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.

SURVEYOR

I HEREBY STATE THAT THIS PLAT, AND THE SURVEY IT IS BASED ON, WERE PERFORMED UNDER THE DIRECT SUPERVISION OF DARRELL B. PLUMMER, P.S. 7595, IS BASED ON ACTUAL FIELD MEASUREMENTS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

ROBERT A. BOSWORTH, P.S. PROFESSIONAL SURVEYOR NO. 7750

ORDINANCE NUMBER: CASE NUMBER: DATE: DATE:



LOCATION MAP SCALE: 1"=2000'



NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

ACREAGE BREAKDOWN

FARM LOT 32 = 11.242 ACRES FARM LOT 20 = 0.937 ACRES FARM LOT 16 = 0.630 ACRES TOTAL AREA = 12.809 ACRES

LEGEND

- IRON PIN FOUND
IRON PIN SET
IRON PIPE FOUND
MAG NAIL SET
1" PLAT MON FND
1" PLAT MON SET

PROJECT NO: 160058 SCALE: AS NOTED DATE: 11/6/2018 DRAWN: D.B.L.P. CHECK: R.A.B.

HEATHERTON PHASE 8 CITY OF DELAWARE DELAWARE COUNTY, OHIO

SHEET NO.

1 / 2



\\sdr1a\cadd\dwg\survey\c\platt\subdivision\160058 - sublet - plat - phase 8.dwg - 11/7/2018 8:41:13 AM - R03000PH

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, BEING PART OF FARM LOT 16, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CONTAINING 12.809 ACRES, BEING PART OF THE 61.342 ACRE TRACT (PARCEL 1) DESCRIBED IN A DEED TO PULTE HOMES OF OHIO LLC, OF RECORD IN OFFICIAL RECORD VOLUME 1305, PAGE 2549, 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 IT'S "HEATHERTON PHASE 8", A SUBDIVISION OF 42 LOTS NUMBERED 157 THROUGH 198, 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.

OWNER'S ACKNOWLEDGEMENT

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:

(WITNESS) PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY
(MATTHEW J. CALLAHAN 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

RECORDED THIS ___ DAY OF ___ (YEAR) ___ AT ___ AM/PM
IN OFFICIAL RECORD VOLUME ___, PAGE ___ FEE \$ ___.
RECORDER DELAWARE COUNTY, OHIO

ORDINANCE NO. 18-XX

SECTION 1. THAT THE FINAL SUBDIVISION PLAT FOR HEATHERTON PHASE 8 CONSISTING OF 42 SINGLE FAMILY LOTS ON APPROXIMATELY 12.809 ACRES ZONED R-3 PRD (ONE FAMILY RESIDENTIAL DISTRICT WITH A PLANNED RESIDENTIAL DEVELOPMENT DISTRICT) AND LOCATED ON HUTCHINSON STREET, CLYMER STREET, GWINNETT STREET, ELBRIDGE STREET AND BOULDER DRIVE, IS HEREBY CONFIRMED, APPROVED, AND ACCEPTED WITH THE FOLLOWING CONDITIONS THAT:

- 1. THE APPLICANT NEEDS TO OBTAIN FINAL ENGINEERING APPROVALS, INCLUDING ANY STORMWATER AND UTILITY ISSUES THAT NEED TO BE WORKED OUT THROUGH THE ENGINEERING AND UTILITIES DEPARTMENTS. ALL COMMENTS REGARDING THE LAYOUT AND DETAILS OF THE PROJECT ARE PRELIMINARY AND SUBJECT TO MODIFICATION OR CHANGE BASED ON THE FINAL TECHNICAL REVIEW BY THE ENGINEERING DEPARTMENT.
2. A PUBLIC SIDEWALK SHALL BE REQUIRED ALONG ALL PUBLIC STREETS.
3. THE HOUSES SHALL ACHIEVE COMPLIANCE THE MINIMUM RESIDENTIAL DESIGN STANDARDS CRITERIA AND PERFORMANCE STANDARDS OF SECTION 1171.08 OF THE PLANNING AND ZONING CODE.
4. THE MINIMUM HOUSES SIZES SHALL BE 1,500 SQUARE FEET FOR A RANCH STYLE AND 1,800 SQUARE FEET FOR A TWO STORY STRUCTURE BOTH FOR A 3 BEDROOM UNIT WITH ANY ADDITIONAL BEDROOM ADDING 200 SQUARE FEET TO THE TOTALS.
5. THE STREET TREE PLAN SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE SHADE TREE COMMISSION.
6. A TREE SURVEY SHALL BE REQUIRED FOR THE SUBJECT PHASE AND ANY TREE REMOVAL AND/ OR REPLACEMENT SHALL ACHIEVE COMPLIANCE WITH CHAPTER 1168 TREE PRESERVATION REGULATIONS.
7. A LIGHTING PLAN THAT ACHIEVES COMPLIANCE WITH THE ZONING CODE SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE CHIEF BUILDING OFFICIAL.

HEATHERTON PHASE 8

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 FARM LOT 16, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS.

HEATHERTON PHASE 8

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: ELAINE McCLOSKEY

CITY MANAGER: THOMAS HOMAN

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

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

DIRECTOR OF PUBLIC UTILITIES: BLAKE JORDAN, P.E.

NOTE

LANDSCAPE BUFFER TO BE MAINTAINED BY THE HEATHERTON 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 39041C00111K, DATED APRIL 16, 2009.

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.)

BASIS OF BEARINGS

THE BEARINGS ON THE ATTACHED PLAT ARE BASED ON THE CENTERLINE OF LEHNER WOODS BOULEVARD, BEING S07°07'49"W AS SHOWN OF RECORD IN LEHNER WOODS SUBDIVISION PHASE 1, PLAT CABINET 3, SLIDE 90-90B, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

ACREAGE BREAKDOWN

BUILDABLE LOTS (28) = 9.230 ACRES
RIGHT-OF-WAY = 3.579 ACRES
TOTAL AREA = 12.809 ACRES

OWNER/DEVELOPER

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

NOTES

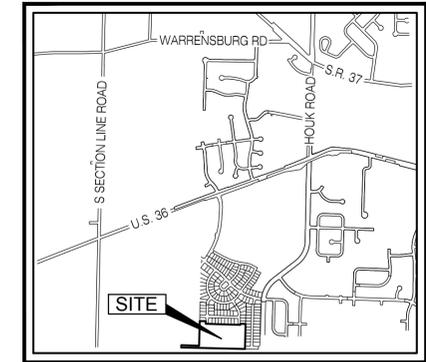
- 1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
3. UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE 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.
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16. ALL SIDEWALKS SHALL BE BUILT WITHIN 18 MONTHS OF THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE FINAL PLAT.

SURVEYOR

I HEREBY STATE THAT THIS PLAT, AND THE SURVEY IT IS BASED ON, WERE PERFORMED UNDER THE DIRECT SUPERVISION OF DARRELL B. PLUMMER, P.S., 7595, IS BASED ON ACTUAL FIELD MEASUREMENTS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

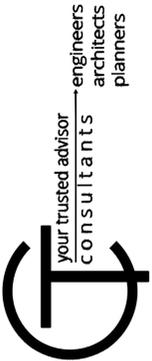
ROBERT A. BOSWORTH, P.S.
PROFESSIONAL SURVEYOR NO. 7750

ORDINANCE NUMBER:
CASE NUMBER:
DATE:
DATE:



LOCATION MAP

SCALE: 1"=2000'



NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

ACREAGE BREAKDOWN

FARM LOT 32 = 11.242 ACRES
FARM LOT 20 = 0.937 ACRES
FARM LOT 16 = 0.630 ACRES
TOTAL AREA = 12.809 ACRES

LEGEND

- IRON PIN FOUND
○ IRON PIN SET
⊙ IRON PIPE FOUND
⊗ MAG NAIL SET
⊕ 1" PLAT MON FND
⊖ 1" PLAT MON SET

PROJECT NO: 160058
SCALE: AS NOTED
DATE: 11/6/2019
DRAWN: D.B.P.
CHECK: R.A.B.

HEATHERTON PHASE 8
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

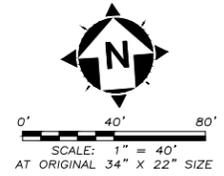
SHEET NO.

1 / 2



HEATHERTON PHASE 8

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 FARM LOT 16, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS.



NOTE
ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

ACREAGE BREAKDOWN
FARM LOT 32 = 6.860 ACRES
FARM LOT 16 = 0.338 ACRES
TOTAL AREA = 7.198 ACRES

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊙ IRON PIPE FOUND
- MAG NAIL SET
- ⊙ 1" PLAT MON FND
- ⊙ 1" PLAT MON SET

PROJECT NO.: 160058
SCALE: AS NOTED
DATE: 11/6/2018
DRAWN: D.B.P.
CHECK: R.A.B.

HEATHERTON PHASE 8
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

SHEET NO.
2 / 2



CITY OF DELAWARE
O.R.V. 1058, PAGE 444
31.688 ACRES

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	90°17'54"	N 49°29'12" E	35.26'	39.14'
C2	25.00'	89°42'06"	S 40°30'48" E	35.45'	39.40'
C3	25.00'	90°00'00"	N 49°38'09" E	35.36'	39.27'
C4	25.00'	90°00'00"	N 40°21'51" E	35.36'	39.27'
C5	25.00'	90°00'00"	N 49°38'09" E	35.36'	39.27'
C6	25.00'	90°00'00"	N 40°21'51" E	35.36'	39.27'
C7	25.00'	90°00'00"	N 49°29'12" E	35.26'	39.14'
C8	25.00'	89°42'06"	S 40°30'48" E	35.45'	39.40'

CITY OF DELAWARE
O.R.V. 1058, PAGE 444
31.688 ACRES

DONOVAN FARMS INC. D.L.B. 369, PACE 409, 36.66 ACRES
 SURVEY - PLAT - PHASE 8, DATE - 11/27/2018 @ 10:52 AM - 80300370