

**CITY OF DELAWARE
SHADE TREE COMMISSION
CITY COUNCIL CHAMBERS
CITY HALL
1 SOUTH SANDUSKY STREET
6:30 P.M.**

AGENDA

June 25, 2019

1. ROLL CALL
2. APPROVAL of the Motion Summary for the meeting held February 26, 2019, as recorded and transcribed.
3. APPROVAL of the Motion Summary for the meeting held April 23, 2019, as recorded and transcribed.
4. PUBLIC COMMENTS
5. ARBORIST REPORT
6. STAFF COMMENTS
7. MEMBERS COMMENTS
8. PLAN REVIEWS
 - A. Ohio Wesleyan University Village Student Housing
 - B. The Preserve at Quail Pass – Phase 3
 - C. Springer Woods Section 3
 - D. Stronghold Construction
9. ADJOURNMENT

SHADE TREE COMMISSION
February 26, 2019
MOTION SUMMARY

ITEM 1. Roll Call

Chairwoman Wright called the meeting to order at 6:30 p.m.

Members Present: Stan Eddy, Tom Glissman, Tom Wolber, Becki Wood-Meek, Vice-Chairwoman Shannon Brewster, and Chairwoman Susan Wright

Members Absent: Dave Carey and Fredericka Shanks

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

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

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of November 27, 2018 as recorded and transcribed.

Motion: Ms. Wood-Meek moved to approve the Motion Summary for the November 27, 2018 meeting, seconded by Vice-Chairwoman Brewster. Motion approved with a 6-0 vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. DISCUSSION of Community Outreach Activities

A. Arbor Day

Chairwoman Wright requested that staff reach out to Ms. Shanks regarding plans to include the students from Hayes High School in the planting and Arbor Day celebration. The date for Arbor Day is April 26.

B. First Friday

The Commission plans to have a booth at the May 3, 2019 First Friday event to pass out seedlings and information leaflets. Chairwoman Wright confirmed that Mr. Carey had notified her that the seedlings were ordered. Mr. Eddy discussed the ability to get additional seedlings from the National Tree Trust. Chairwoman Wright requested that staff provide a volunteer online sign up for the event and informed staff that the handouts on how to plant the seedlings would be needed.

C. NOW Festival

Mr. Wolber informed the Commission that the date for this event is June 22. He also provided information regarding the need to remove invasive species at Mingo Park on March 9. This event is being organized by Caroline Cicerchi, Watershed Coordinator.

The Commission also discussed participating at the YMCA Easter Egg Hunt and Family Day (formally Healthy Kids Day) that will be April 20. Mr. Miller informed the Commission that staff is working on if the two events can be combined and voiced concerns over traffic.

ITEM 5. DISCUSSION of the City Council Annual Report

Mr. Wolber volunteered to help prepare the City Council Annual Report. The Commission requested to be able to present their report to Council on the April 8 City Council meeting.

ITEM 6. ARBORIST REPORT

Mr. Richmond reviewed the Arborist Report. He informed them that in November and December that there was 54 trees planted by the City and 127 trees planted by a contractor. There was a total of 55 trees pruned and 12 small trees were removed and 5 large silver maple trees were removed by a contractor during this period. He also reviewed the Arborist Report for January in which only 17 trees were pruned during this period and 2 trees removed by staff. He discussed that the weather prevented some work to be completed.

Mr. Wolber questioned if the Cost Share Program was still in use. Mr. Richmond informed the Commission that the program is no longer active.

ITEM 7. STAFF COMMENTS

Mr. Richmond discussed the need for volunteers for the cleanup of invasive species at Mingo Park on March 9. He also invited the Commission to attend the Tree City USA award ceremony on April 18.

Mr. Miller reviewed with the Commission the current Tree Fund Balance which is \$156,124. He also provided information regarding revenues and expenditures. He invited the Commission members to have a tour of the greenhouse on March 26. The Commission that are available agreed to meet at the greenhouse at 3:30 p.m.

Staff requested that the Commission help to identify 1-2 heritage trees in the City on public property in which staff can use for public education.

ITEM 8. MEMBER COMMENTS

Chairwoman Wright discussed the plans to have Mr. Carey provide a report on the Canopy Assessment.

Mr. Eddy discussed the different way to prevent damage to trees during construction and ways to help protect the trees.

ITEM 9. PLAN REVIEWS

- A. Burger King – Approved with suggested changes to the evergreen species for the buffer near Crestview Drive; Arborist can provide the suggested changes.
- B. Flats on Houk – Approved as submitted
- C. Springer Woods, Section 1, Phase 3 – Approved as submitted
- D. Seattle House – This is a re-approval, approved with request to diversification of elm plantings; substituted plantings
- E. OhioHealth Medical Building – Approved as submitted

ITEM 10. ADJOURNMENT

Motion: Mr. Wolber moved to adjourn the meeting. The Shade Tree Commission meeting adjourned at 7:29 p.m.

Chairperson

Clerk

SHADE TREE COMMISSION
APRIL 23, 2019
MOTION SUMMARY

ITEM 1. Roll Call

Vice-Chairwoman Brewster called the meeting to order at 6:30 p.m.

Members Present: Melissa Bargar, Dave Carey, Stan Eddy (exited the meeting at 7:34 p.m.), Tom Wolber, and Vice-Chairwoman Shannon Brewster

Members Absent: Fredericka Shanks, Tom Glissman, Becki Wood-Meek, and Chairwoman Wright

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

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

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of February 26, 2018 as recorded and transcribed.

Motion: Mr. Wolber moved to approve the Motion Summary for the February 26, 2019 meeting, seconded by Mr. Carey. Motion failed with a 4-0-1 (Bargar) vote.

ITEM 3. PUBLIC COMMENTS

ITEM 4. DISCUSSION of Community Outreach Activities

A. Arbor Day

Mr. Richmond provided information on the April 26 Arbor Day activities that will be held at Rutherford B. Hayes High School. Mr. Richmond discussed the involvement of the Environmental Science Class and Mr. Backus in the celebration. The Mayor will provide a proclamation during the event.

B. First Friday

The Commission plans to have a booth at the May 3, 2019 First Friday event to pass out seedlings and information leaflets. The online signup sheet for volunteers at the event were reviewed. Mr. Carey has 300 white pine seedlings for the Commission to pass out and informed the Commission that the seedlings are not bagged.

C. NOW Festival

Mr. Wolber informed the Commission that the date for this event is June 22. This event is being organized by Caroline Cicerchi, Watershed Coordinator.

ITEM 6. DISCUSSION of Tree Canopy

Mr. Carey discussed the report provided to the Commission. He discussed the software he utilized and the methodology. He discussed how the report can help determine future expansion needs of the canopy and how much is needed to grow each year. The Commission to discuss in more detail with staff how the report can be utilized.

ITEM 7. ARBORIST REPORT

Mr. Richmond reviewed the Arborist Report. There was 27 trees pruned and 3 trees and 3 stumps that were removed. He discussed that there was a cleanup for Earth Day at Mingo Park, organized by Caroline Cicerchi. This event had 75 volunteers to assist with picking up litter and trash. He attended the Tree City USA celebration recently. The City of Delaware as renewed its memorandum of understanding with the Columbus Zoo in helping to provide browse to help feed the animals at the zoo.

Ms. Bargar asked how the tree removal is tracked. Mr. Richmond explained that the City can only track city trees that are removed, including trees in parks and city right of ways.

Mr. Wolber discussed a concern that was brought up by Mayor Riggle at the April 22 Council meeting during the Shade Tree Annual Report. She had discussed the pruning that had taken place throughout the Northwest Neighborhood relating to the overhead wires and if trees that needed replaced could be a slower growing tree. Mr. Carey discussed the need to look at the list of recommended trees for under utility wires to be reviewed as there is not much selection available.

ITEM 8. STAFF COMMENTS

ITEM 9. MEMBER COMMENTS

Mr. Carey provided a review of the Annual Shade Tree Commission report to be presented before City Council.

Mr. Wolber questioned how the recent visit to the City's greenhouse was. Mr. Richmond discussed the types of plants that are being grown in the greenhouse

which includes, tropical plants, annuals, and perennials.

ITEM 10. PLAN REVIEWS

- A. Belmont Place – Section 6 – approved with species changes
- B. Belmont Place – Section 7 – approved with species changes
- C. Glenross – Section 13 – approved with species changes
- D. Wesleyan Inn – approved as submitted
- E. Winterbrooke Place - approved with species changes and suggested change to pear trees in the common ground areas
- F. Coughlin Crossing – Sub Area 6 – approved as submitted
- G. Preserve at Quail Pass - Informational

ITEM 11. ADJOURNMENT

Motion: Mr. Carey moved to adjourn the meeting, seconded by Mr. Wolber. The Shade Tree Commission meeting adjourned at 7:59 p.m.

Chairperson

Clerk

ARBORIST REPORT

April –May 2019 MONTHLY SUMMARY

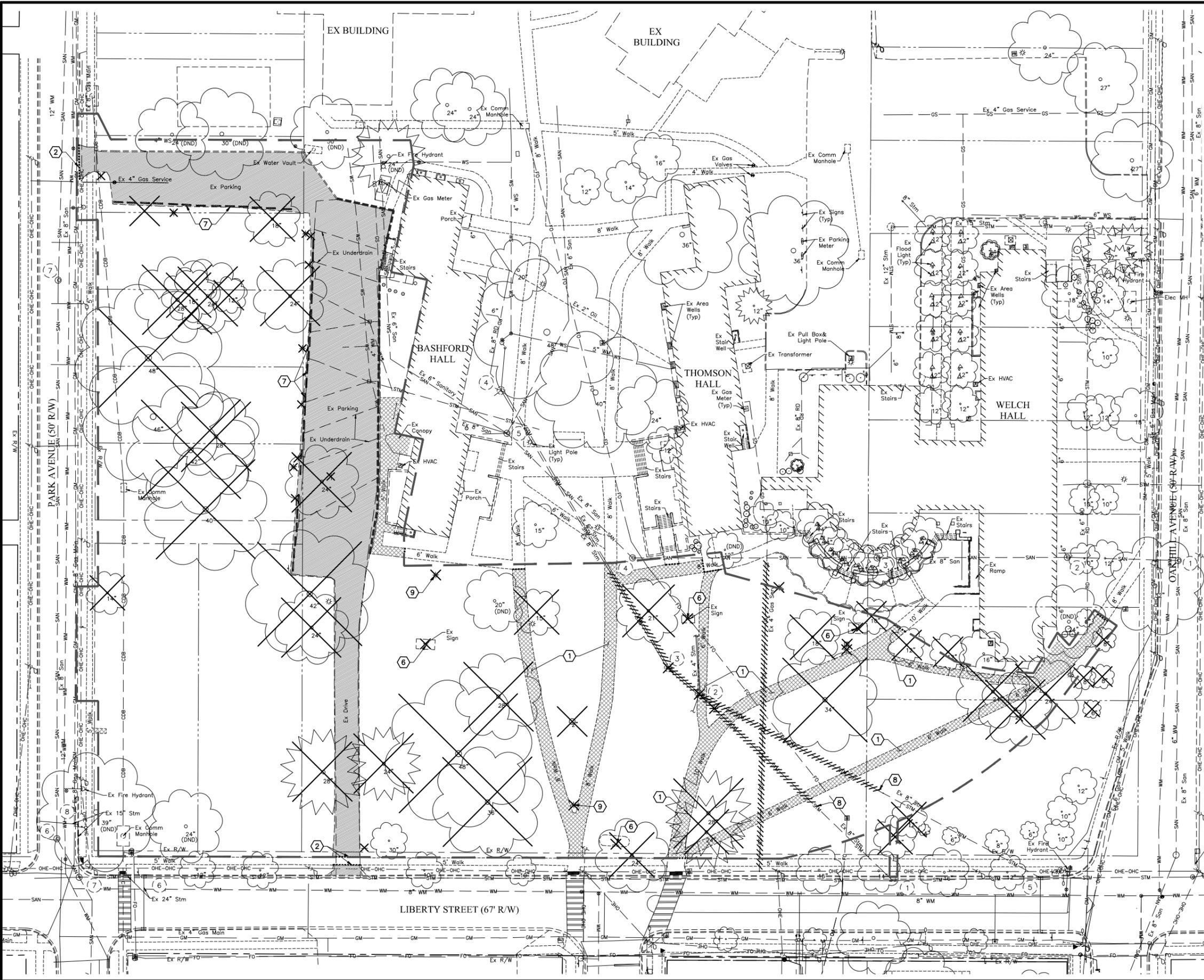
Street Trees		
	City Staff	Contractor
Planting	5	0
Pruning	114	0
Tree Removal	15	8
Stump Removal	13	6
Service Requests	42	
Other		
Park Trees		
Planting	2	
Pruning		
Tree Removal	3	
Stump Removal	3	
Service Requests		
Other		

Plan Review			
Project	Tree Survey	Landscape Plan	Tree Inspection
OWU Student Housing	Included	Included	Completed
Springer Woods Section 3	Included		Completed
Preserve @ Quail Pass Phase 3		Included	

Issues/Concerns

- Arbor Day Tree was planted at Delaware Hayes High School at 10:15 AM on Friday April 26th, 2019. Tree was planted on the North side of the building by Parking Lot.

\\cmhdata01\project01\20190122-Dwg\04Sheets\Site Construction\20190122-Demolition Plan.dwg, Last Saved By: Ipradue, 4/9/2019 1:48 PM. Last Printed By: Eisele, Jeremy, 5/1/2019 11:34 AM. \\cmhdata01\project01\20190122-Dwg\04Sheets\Site Construction\20190122-Demolition Plan.dwg, Last Saved By: Ipradue, 4/9/2019 1:48 PM. Last Printed By: Eisele, Jeremy, 5/1/2019 11:34 AM.



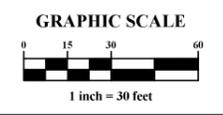
DEMOLITION LEGEND

-----	Sawcut Line
////	Remove Existing Utility
	Remove Existing Fence
---	Remove Curb
XXXX	Remove Existing Vegetation
-----	Remove Existing Concrete Sidewalk and Aggregate Base
-----	Remove Existing Asphalt and Aggregate Base
X	Remove Existing Tree
X	Remove Existing Sign

- GENERAL NOTES**
- Backfill all demolition voids within Right of Way with Structural Backfill Type 2 per ODOT CMS 730.11. Placed and compacted per ODOT 603.11.
 - Outside right of way, backfill all demolition under and within 5'-0" of pavement with Structural Backfill Type 2 per ODOT CMS 730.11. Placed and compacted per ODOT 603.11. Backfill all demolition outside of Right of Way and pavement with select excavated material (use mechanical compaction methods).
 - Existing utilities shall be protected and remain in place undisturbed unless specifically listed for abandonment and/or removal on the demolition plan.
 - The Contractor shall obtain all necessary permits prior to demolition.
 - It shall be the responsibility of the contractor to remove all debris associated with this demolition, not pre-assigned for return to a specific organization, off-site prior to project completion. In no instance shall material be buried on the site.
 - Sawcut full depth existing pavement at limits of demolition with neat, straight lines. sawcut and remove existing concrete sidewalks and curb to the nearest joint beyond the limits of work. Refer to site plan for limits of improvements. all pavement saw cutting must be wet-sawed to minimize dust.
 - Any existing pavement disturbed beyond the work shown on the plans shall be repaired or replaced in accordance with Item 252 at the Contractor's expense.
 - The Contractor is responsible for the restoration of adjacent properties or structures that may become damaged as a result of demolition.
 - Protect all existing site features to remain, repair any damages to the satisfaction of the owner at no additional cost.
 - Provide a minimum of 6" of topsoil and seed all areas disturbed by construction.
 - Ensure that all erosion and sediment control measures are in place prior to beginning demolition, refer to sheet 13 for erosion & sediment control information.

- CODED NOTES**
- Remove existing concrete sidewalk.
 - Sawcut full depth existing pavement per General Note #6, this sheet
 - Remove existing existing vegetation.
 - Abandon existing storm sewer pipe.
 - Remove existing storm sewer pipe.
 - Remove, salvage and deliver existing sign to Owner.
 - Remove existing parking block.
 - Cut existing storm sewer and plug after new storm is connected.
 - Remove existing light pole.

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 March 29, 2019



REVISIONS	
MARK	DATE DESCRIPTION
CITY OF DELAWARE, DELAWARE COUNTY, OHIO SITE CONSTRUCTION PLAN FOR OWU VILLAGE STUDENT HOUSING XXXX S. LIBERTY STREET DEMOLITION PLAN	
EMHAT Evan, Matthew, Hamilton & Thoma, Inc. 200 New Albany Road, Columbus, OH 43204 Phone: 614.772.4820 emhat.com	
DATE	April 9, 2019
SCALE	1" = 30'
JOB NO.	20190122
SHEET	5/14



Casey McCarty Cert #OH-6735A

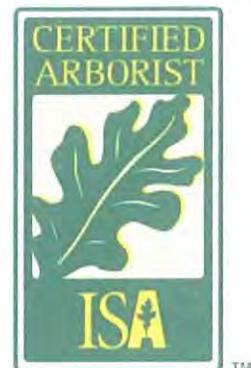
Customer Name: Ohio Wesleyan University
Arborist Audit; Tree Evaluation
#05212019

- 1.) Walnut 17.20 DBH Strong taper healthy buds strong scaffold branches, healthy. *Juglans nigra*
- 2.) Walnut 21.66 DBH strong taper healthy buds strong scaffold branches, healthy! *Juglans nigra*
- 3.) Walnut 15.29 Strong taper, girdling roots healthy buds, strong scaffold branches 90% healthy. *Juglans nigra*
- 4.) Walnut 22.61 DBH strong taper girdling roots, some die back top part of canopy, decay of trunk signs of compartmentalization. 70% healthy *Juglans nigra*
- 5.) Maple 19.43DBH signs of insect damage at the base of the tree. Healthy canopy good growth. Appears the roots from tree six have married together "inoculation" 50% unhealthy. *acer saccharum*
- 6.) Maple 37.90 DBH unhealthy taper, over 40% dieback multiple leads with decay 30% healthy *acer saccharum*
- 7.) Maple 50.32DBH 10% die back at canopy root flare lots of mower damage signs of insect damage multiple cavity's 3/4 up major lead removed no signs of compartmentalization. 40% healthy. *acer saccharum*
- 8.) Maple 49.68DBH root flare is weak, large amounts of included bark, dieback of canopy, multiple open cavities. 35% healthy *acer saccharum*
- 9.) Maple 51.27DBH weak taper open cavities at the base dieback of canopy missing major lead. 40% healthy *acer saccharum*

- 10.) Catalpa 29.94DBH week taper, major insect damage to base of the tree hollow. Die back of canopy multiple cavity's. 30% healthy *catalpa bignonioides*
- 11.) Maple 33.76DBH major die back of canopy good signs of compartmentalization open cavity's 15 ft up week taper 50% healthy *acer saccharum*
- 12.) Walnut 28.98DBH unhealthy taper open cavity at base of tree Canopy dieback root compaction 40% unhealthy *Juglans nigra*
- 13.) White oak 41.40DBH strong taper healthy new growth, strong scaffold branches 90% healthy *Quercus alba*
- 14.) Silver maple 13.38 DBH healthy taper good canopy growth healthy *acer saccharinum*
- 15.) Norway spruce 24.84 DBH healthy growth fruiting healthy *picea abies*
- 16.) Norway spruce 19.75 DBH healthy growth fruiting healthy *picea abies*
- 17.) Maple 26.43DBH healthy growth. Good taper, some damage from mower.80% health *acer Saccharinum*
- 18.) Beech 41.72 DBH Strong base, lots of included bark good canopy growth 80% healthy. *fagus*
- 19.) Sourwood 33.12 DBH bark is discolored taper is poor clear insect damage, canopy is 50% in new growth multiple dead leads. *Oxydendrum arboreum*
- 20.) Walnut 24.84 DBH good taper late growth open cavities on scaffold branches, no insect damage, late growth 80% health *Juglans nigra*
- 21.) Maple 29.94 DBH several open cavity's on base and scaffold branches, significant mower damage to root flare, visible insect damage girdling roots. 85% canopy life *acer saccharum*
- 22.) Maple 18.76 DBH open cavity's on base and scaffold branches girdling roots good canopy health limited die back, hollow witnessed cleaner from mop bucket being emptied out. "Chemical damage" 40% health *acer saccharum*
- 23.) White pine 24.20 DBH browning of the needles obvious insect damage, salt damage to grass surrounding the tree, black fruiting bodies on dead needles fungus "Dothistroma needle blight" 20% health *pinus strobus*
- 24.) White pine 17.83 DBH browning of the needles obvious insect damage, salt damage to grass surrounding the tree black fruiting bodies on dead needles suggest fungus. "Dothistroma needle blight" 20% health *pinus strobus*
- 25.) Maple 17.52 DBH good taper, girdling roots, starting of compartmentalization *acer saccharum*

- 26.) American elm 8.60 DBH healthy canopy good root flare, healthy tree. *Ulmus americana*
- 27.) Silver maple 28.98 DBH 50% canopy growth insect damage fungi on scaffold branches 40% healthy *acer saccharinum*
- 28.) Pin oak 12.74 DBH full canopy good taper healthy tree *Quercus palustris*
- 29.) Sweet gum 11.78 DBH full canopy, good compartmentalization, healthy taper, no trunk damage 100% healthy *liquidambar styraciflua*
- 30.) Norway maple 14.68 DBH 50% canopy sun burned bark, clear insect damage 50% healthy *Acer Platanoides*
- 31.) Locust 32.48 DBH canopy 80% *robinia pseudoacacia*
- 32.) Locust 60 DBH girdling roots, hanging limbs, 70% canopy life root restriction 70% healthy *robinia pseudoacacia*
- 33.) Locust 69 DBH severe mower damage to root flare, good compartmentalization canopy life 80% fungi on one lead tree health 75% *robinia pseudoacacia*
- 34) Maple 24.52 DBH good root taper, excellent canopy health, good compartmentalization so root damage from mower 85% *acer platanoides*
- 35) Black Walnut 21.97 DBH good root taper, signs of insect damage at base and trunk, great scaffold branches, over all health 75% *juglans nigra*

The Tree Guy
943 Adams St
Marion, Oh 43302
740.361.1080
thetreeguy.com
casey@thetreeguy.com



Cert #OH-6735A



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George Kaitisa, MBA, County Auditor
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Robert Parsons, GIS Director
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Tree Removal
Village Apts

5/21/19

Location	Common Name	Genus Species	Health	DBH	Caliper Inch
1.) Bashford Lawn (south)	Walnut	Juglans Nigra	Healthy	17.20	54.01
2.) Bashford Lawn (south)	Walnut	Juglans Nigra	Healthy	21.66	68.02
3.) Bashford Lawn (south)	Walnut	Juglans Nigra	90% Health	15.29	48.02
4.) Bashford Lawn (south)	Walnut	Juglans Nigra	70% Health	22.61	71.00
5.) Bashford Lawn (south)	Maple	Acer Saccharum	50% Unhealthy	19.43	61.02
6.) Bashford Lawn (south)	Maple	Acer Saccharum	30% Health	37.90	119.01
7.) Bashford Lawn (south)	Maple	Acer Saccharum	40% Health	50.32	158.01
8.) Bashford Lawn (south)	Maple	Acer Saccharum	35% Health	49.68	156.00
9.) Bashford Lawn (south)	Maple	Acer Saccharum	40% Health	51.27	160.99
10.) Bashford Lawn (south)	Catalpa	Car. Bignoniodes	30% Health	29.94	94.02
11.) Bashford Lawn (south)	Maple	Acer Saccharum	50% Health	33.76	106.01
12.) Bashford Lawn (southeast)	Walnut	Juglans Nigra	40% Unhealthy	28.98	91.00
13.) Bashford Lawn (south)	White Oak	Querus Alba	90% Health	41.40	130.00
14.) Bashford Lawn (south)	Silver Maple	Acer Saccharum	Healthy	13.38	42.02
15.) Bashford Lawn (southeast)	Norway Spruce	Picea Abies	Healthy	24.84	78.00
16.) Bashford Lawn (east)	Norway Spruce	Picea Abies	Healthy	19.75	62.02
17.) Bashford Lawn (east)	Maple	Acer Saccharum	80% Health	26.43	83.00
18.) Bashford Lawn (east)	Beech	Fagus	80% Health	41.72	131.01
19.) Bashford Lawn (east)	Sour Wood	Oxydendrum Arbo	50% Health	33.12	104.00
20.) Thompson Lawn (east)	Walnut	Juglans Nigra	80% Health	24.84	78.00
21.) Thompson Lawn (east)	Maple	Acer Saccharum	85% Health	29.94	94.02
22.) Thompson Lawn (east)	Maple	Acer Saccharum	40% Health	18.76	58.91
23.) Welch Lawn (east)	White Pine	Pinus Strobus	20% health	24.20	75.99
24.) Thompson Lawn (east)	White Pine	Pinus Strobus	20% health	17.83	55.99
25.) Welch Lawn (east)	Maple	Acer Saccharum	Healthy	17.52	55.02
26.) Welch Lawn (east)	American Elm	Ulmus Americana	Healthy	8.60	27.01
27.) Welch Lawn (east)	Silver Maple	Acer Saccharum	50% Health	28.98	91.00
28.) Welch Lawn (east)	Pin Oak	Quercus Palustris	Healthy	12.74	40.01
29.) Welch Lawn (northeast)	Sweetgum	Limquid. Styrac.	Healthy	11.78	37.00
30.) Welch Lawn (northeast)	Norway Maple	Acer Platanoides	50% Health	14.68	46.10
31.) Welch Lawn (northeast)	Locust	Robinia Psuedo.	80% Health	32.48	101.99
32.) Welch Lawn (northeast)	Locust	Robinia Psuedo.	70% Health	60.00	188.40
33.) Welch Lawn (northeast)	Locust	Robinia Psuedo.	75% Health	69.00	216.66
34.) Thompson Lawn (southeast)	Maple	Acer Platanoides	85% Health	24.52	77.00
35.) Thompson Lawn (east)	Black Walnut	Julans Nigra	75% Health	21.97	69
				996.52	3129.26

The Preserve at Quail Pass Phase III

Delaware, Ohio

DATE: April 03, 2019

Final Development Plans

PROJECT NO. 17038

SHEET INDEX

L1.0	OVERALL REFERENCE PLAN
L1.1	ENTRY AREA LANDSCAPE PLAN
L1.2	GLENN ROAD STREET FRONTAGE LANDSCAPE PLAN
L1.3	EASTERN LANDSCAPE PLAN
L1.4	WESTERN LANDSCAPE PLAN
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.6	TYPICAL FOUNDATION LANDSCAPE PLANS
SD1.0	SITE DETAILS

PREPARED FOR

Redwood Living
7510 Pleasant Valley Rd
Independence, Ohio 44131



PREPARED BY



Columbus
100 Northwoods Blvd
Suite A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court
Suite 118
Cincinnati, Ohio 45242
p 614.360.3066

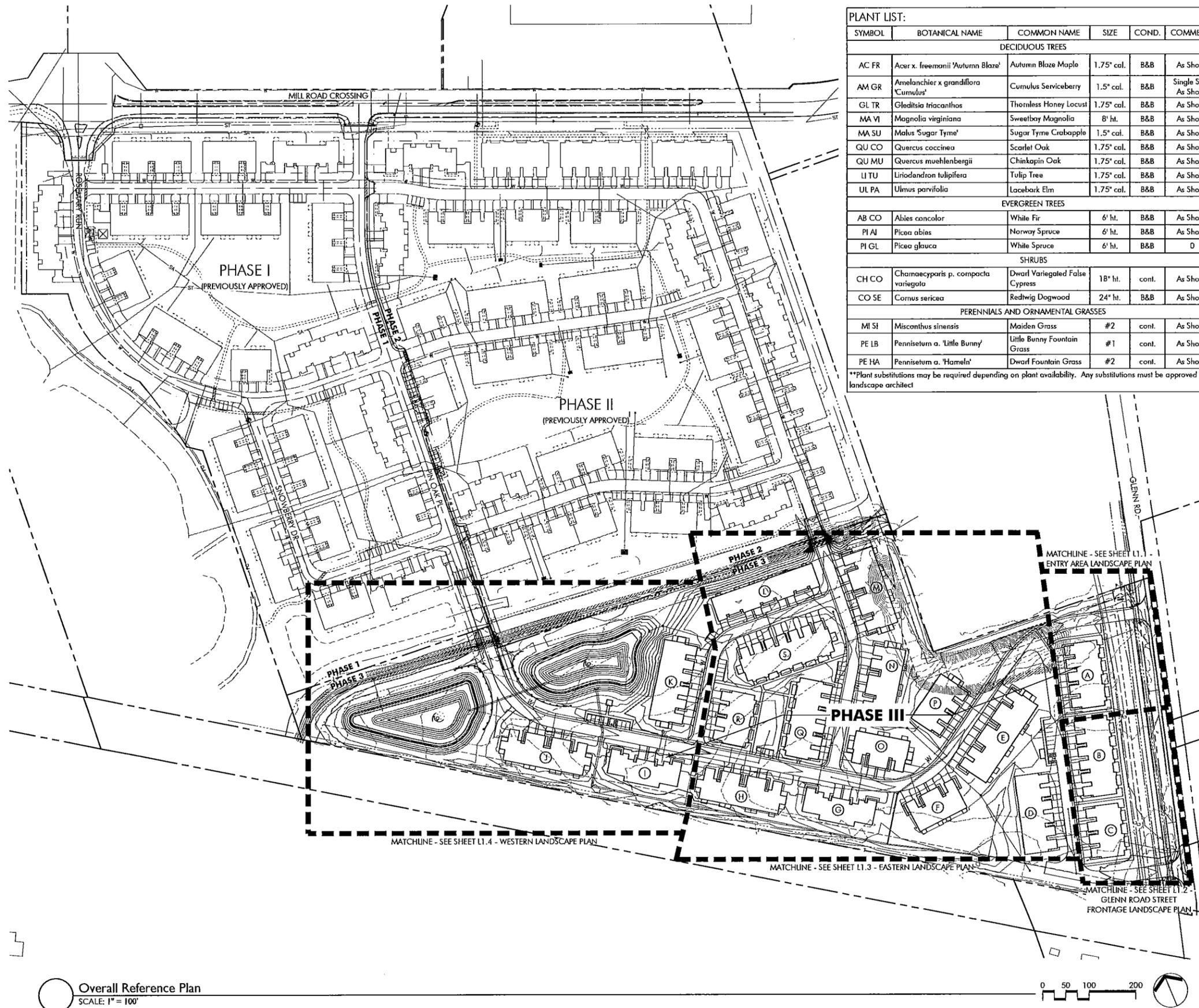
PODdesign.net

VICINITY MAP



NOT TO SCALE





PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC FR	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	1.75" cal.	B&B	As Shown
AM GR	Amelanchier x grandiflora 'Cumulus'	Cumulus Serviceberry	1.5" cal.	B&B	Single Stem As Shown
GL TR	Gleditsia triacanthos	Thornless Honey Locust	1.75" cal.	B&B	As Shown
MA VI	Magnolia virginiana	Sweetbay Magnolia	8' ht.	B&B	As Shown
MA SU	Malus 'Sugar Tyme'	Sugar Tyme Crabapple	1.5" cal.	B&B	As Shown
QU CO	Quercus coccinea	Scarlet Oak	1.75" cal.	B&B	As Shown
QU MU	Quercus muehlenbergii	Chinkapin Oak	1.75" cal.	B&B	As Shown
LI TU	Liriodendron tulipifera	Tulip Tree	1.75" cal.	B&B	As Shown
UL PA	Ulmus parvifolia	Lecebark Elm	1.75" cal.	B&B	As Shown
EVERGREEN TREES					
AB CO	Abies concolor	White Fir	6' ht.	B&B	As Shown
PI AI	Picea abies	Norway Spruce	6' ht.	B&B	As Shown
PI GL	Picea glauca	White Spruce	6' ht.	B&B	0
SHRUBS					
CH CO	Chamaecyparis p. compacta variegata	Dwarf Variegated False Cypress	18" ht.	cont.	As Shown
CO SE	Cornus sericea	Redtwig Dogwood	24" ht.	B&B	As Shown
PERENNIALS AND ORNAMENTAL GRASSES					
MI SI	Miscanthus sinensis	Maiden Grass	#2	cont.	As Shown
PE LB	Pennisetum a. 'Little Bunny'	Little Bunny Fountain Grass	#1	cont.	As Shown
PE HA	Pennisetum a. 'Harmeln'	Dwarf Fountain Grass	#2	cont.	As Shown

****Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect**

PLANT INSTALLATION NOTES

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND DESIGN CONSULTANT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
- CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
 - SOIL AMENDMENT: 'COM-TIL' ORGANIC COMPOST (OR EQUAL) 7000 STATE ROUTE 104 SOUTH LOCKBOURNE, OHIO 43137 (614) 645-3152
 - PERENNIAL BED AREAS: SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.
 - TREES AND SHRUBS: MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
 - TURF: SEE SPECIFICATIONS FOR TURF MIX AND SOIL PROFILE FOR EVENT TURF, NO SUBSTITUTIONS.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND DESIGN CONSULTANT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND DESIGN CONSULTANT BY PRIOR TO PLANT INSTALLATION.
- BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SODDED AS SHOWN AND NOTED.
- FINISHED TURF (SOD) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.



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p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

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Project Name
The Preserve at Quail Pass Phase III
Mill Run Crossing Rd.
Delaware, Ohio

Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



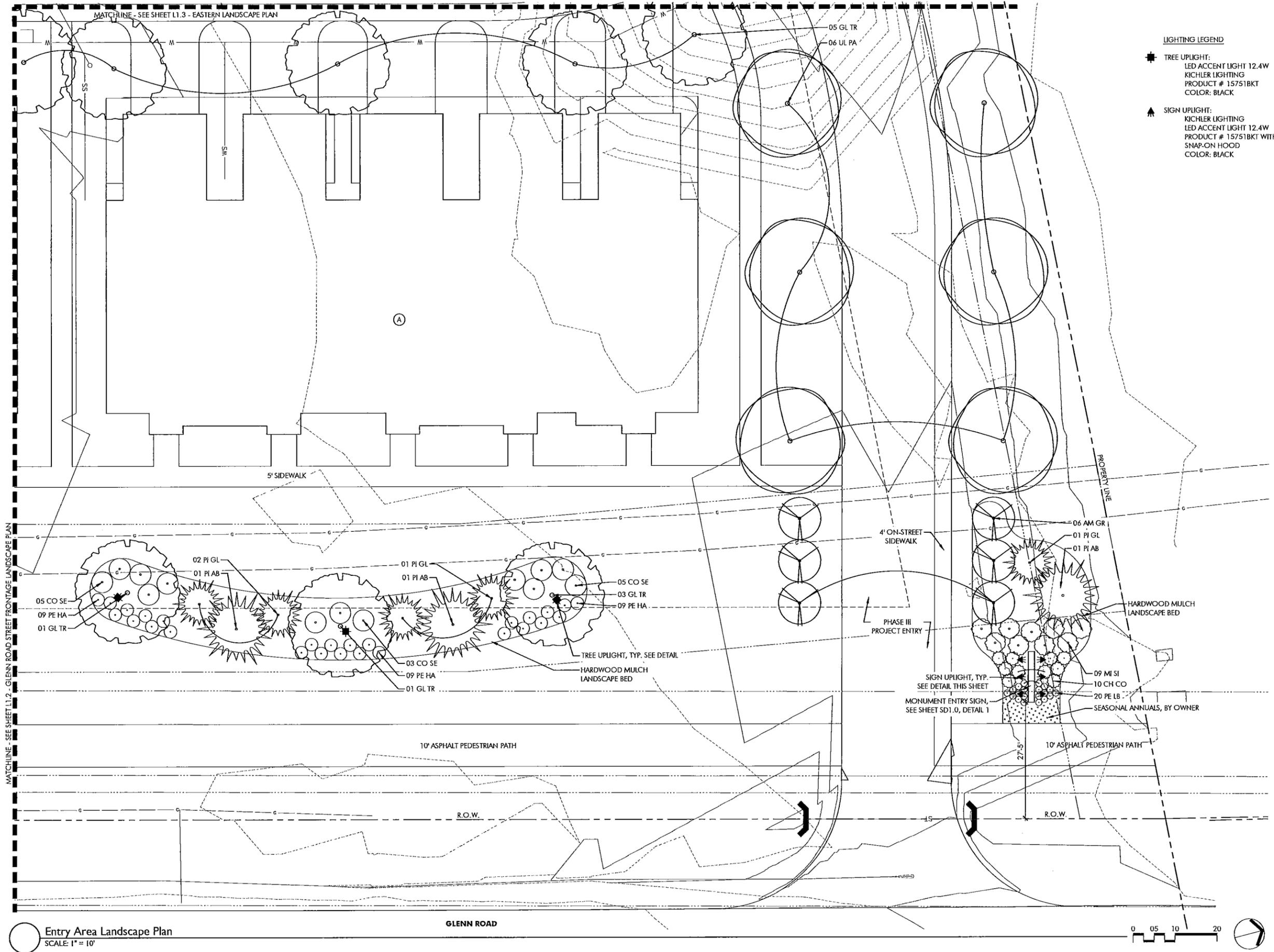
Project Info
Project # 17038
Date 04/03/19
By SO, TF
Scale As Noted

Revisions

Sheet Title
OVERALL REFERENCE PLAN

Sheet #
L1.0

Overall Reference Plan
SCALE: 1" = 100'



LIGHTING LEGEND

■ TREE UPLIGHT:
LED ACCENT LIGHT 12.4W
KICHLER LIGHTING
PRODUCT # 15751BKT
COLOR: BLACK

▲ SIGN UPLIGHT:
KICHLER LIGHTING
LED ACCENT LIGHT 12.4W
PRODUCT # 15751BKT WITH
SNAP-ON HOOD
COLOR: BLACK



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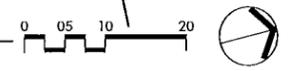
Project # 17038
Date 04/03/19
By SO, TF
Scale As Noted

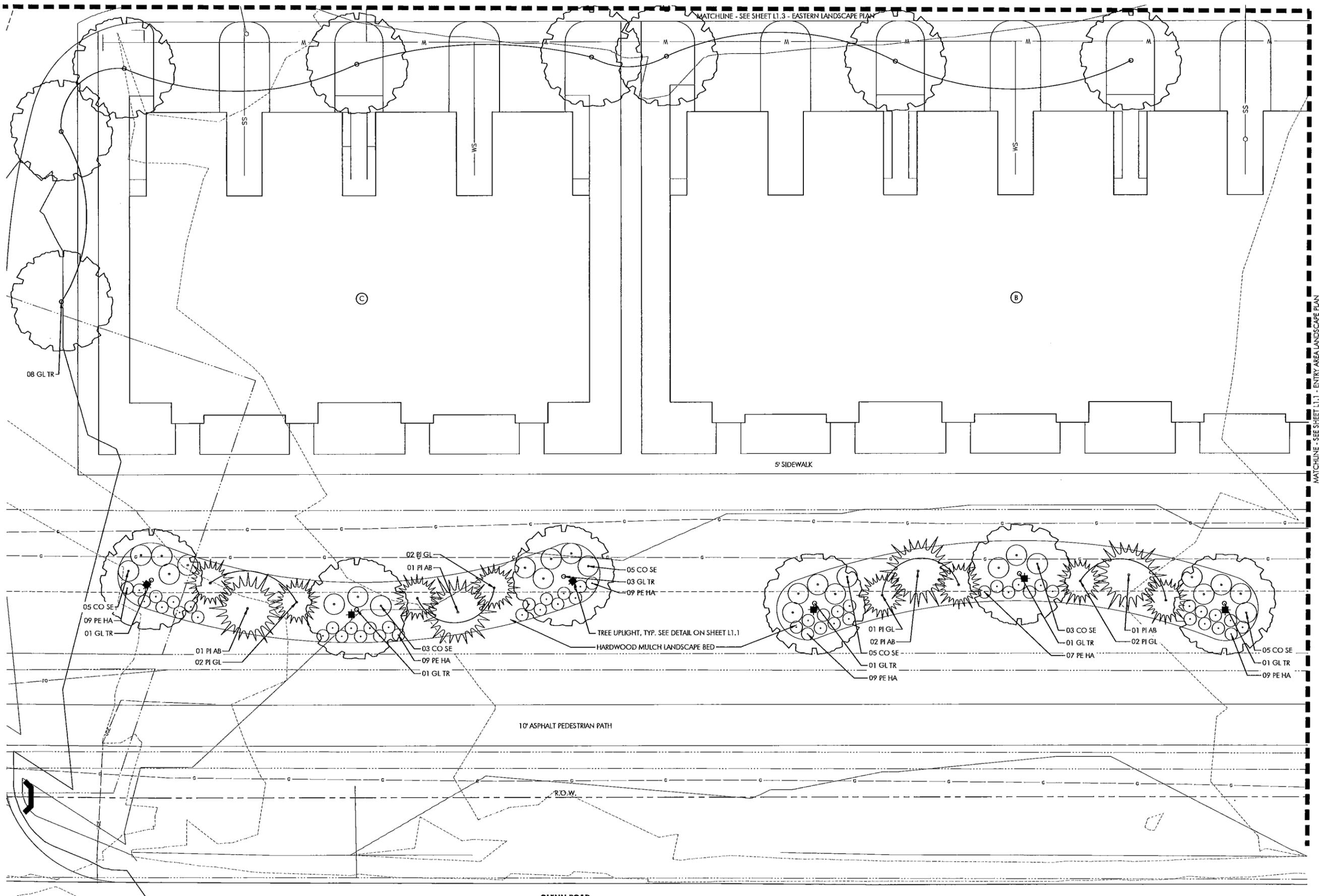
Revisions

Sheet Title
ENTRY AREA LANDSCAPE PLAN

Sheet #
L1.1

Entry Area Landscape Plan
SCALE: 1" = 10'





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Project Name
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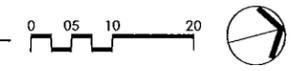
Project Info
 Project # 17038
 Date 04/03/19
 By SO, TF
 Scale As Noted

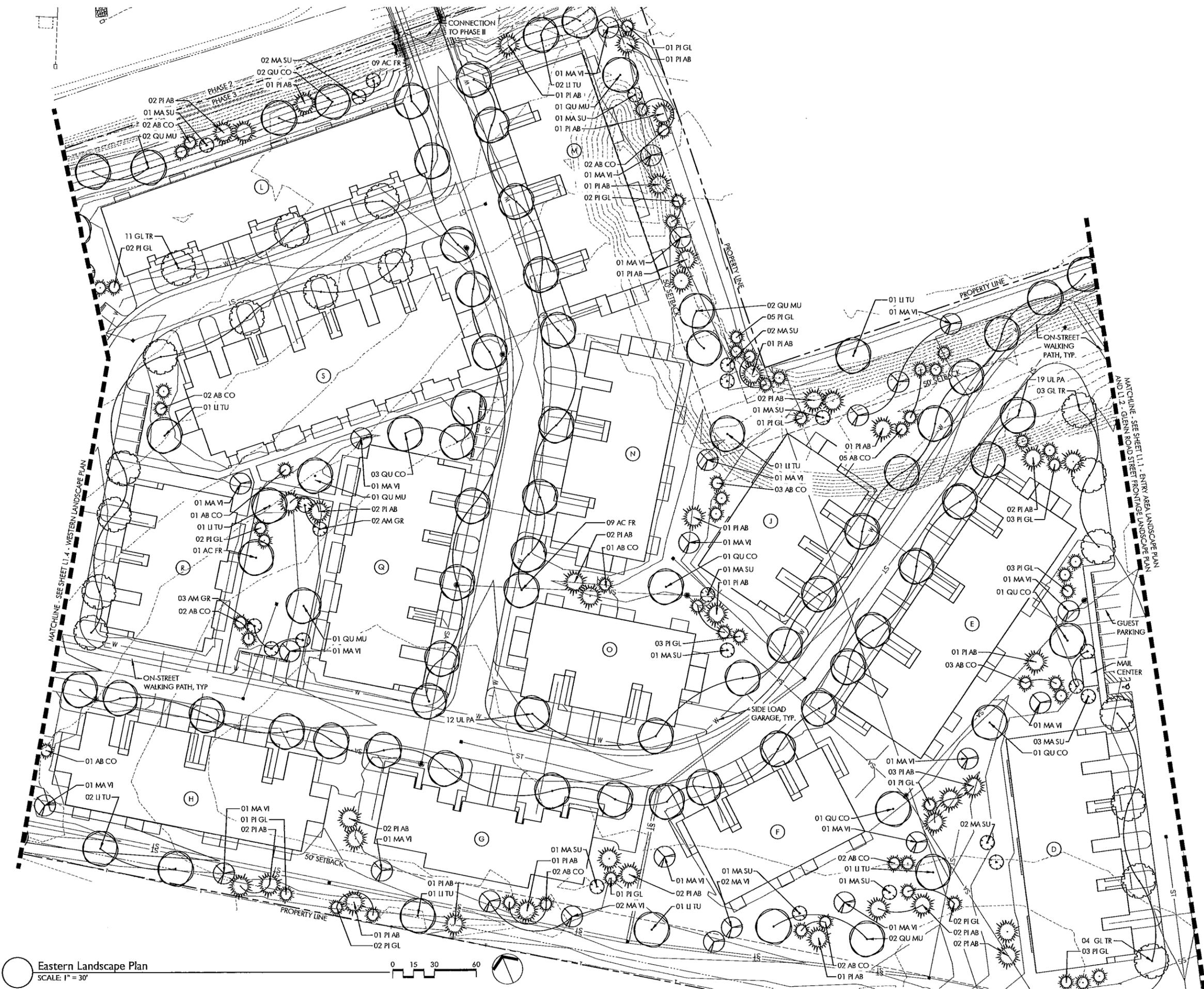
Revisions

Sheet Title
GLENN ROAD STREET FRONTAGE LANDSCAPE PLAN

Sheet #
L1.2

Glenn Road Street Frontage Landscape Plan
 SCALE: 1" = 10'





Eastern Landscape Plan
SCALE: 1" = 30'



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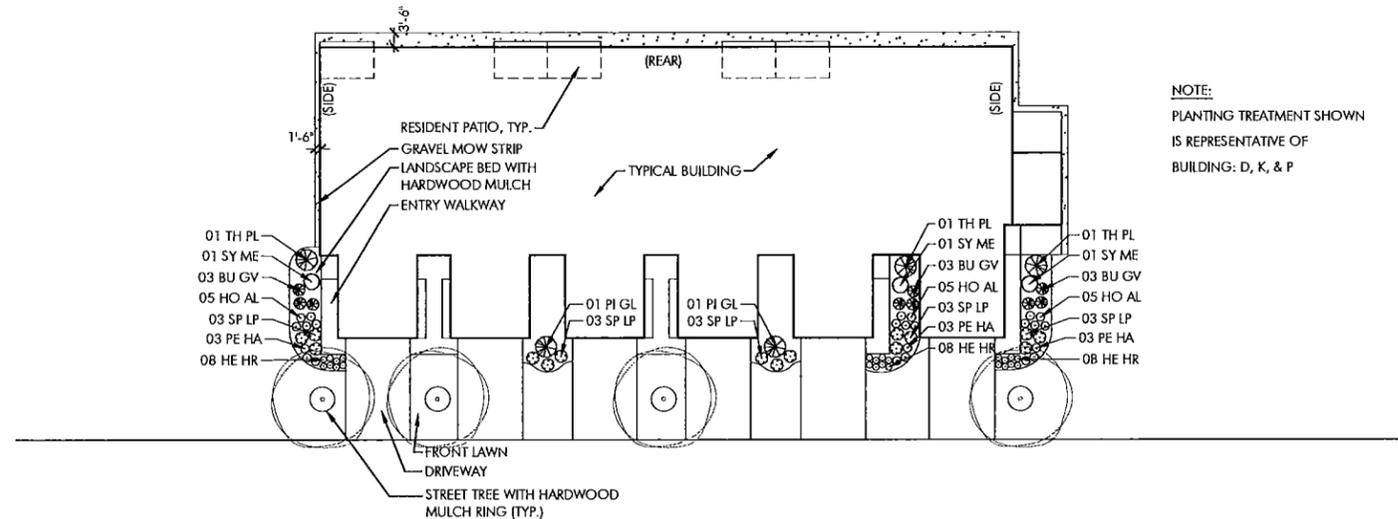
Project Info

Project #	17038
Date	04/03/19
By	SO, TF
Scale	As Noted

Revisions

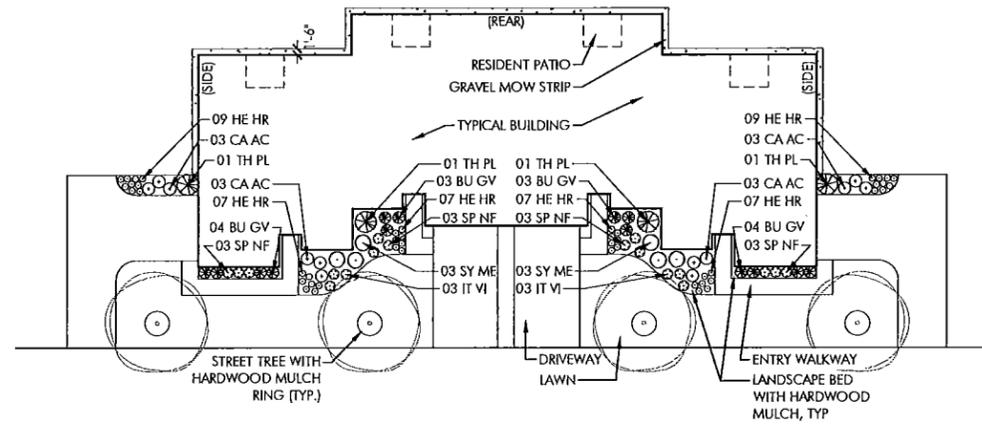
Sheet Title
EASTERN LANDSCAPE PLAN

Sheet #
L1.3



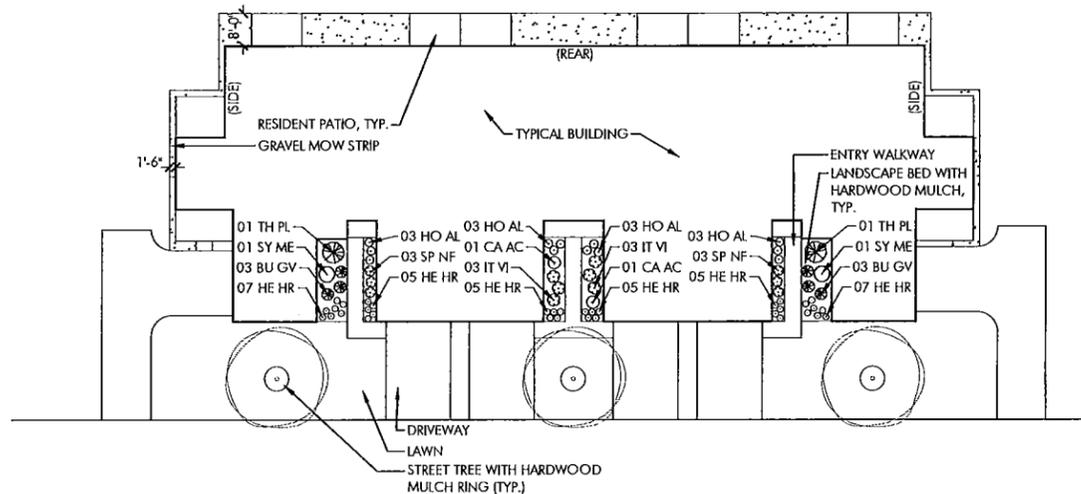
NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDING: D, K, & P

Typical Breezewood Foundation Planting
SCALE: 1" = 20'



NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDING: G & I

Typical Willowood w/ Sideload Garage Foundation Planting
SCALE: 1" = 20'



NOTE:
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDING: H, J, & O

Typical Capewood w/ Sideload Garage Foundation Planting
SCALE: 1" = 20'

PLANT LIST - BREEZEWOOD

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
BU GV	Buxus 'Green Velvet'	Green Velvet Boxwood	18" hgt.	Cont.	As Shown
PI GL	Picea pungens 'Glauca Globosa'	Dwarf Globe Blue Spruce	30" hgt.	B&B	As Shown
SP LP	Spiraea japonica 'Little Princess'	Little Princess Spirea	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Paladin Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
HO AL	Hosta 'Albomarginata'	'Albomarginata' Hosta	1 gal.	Cont.	As Shown
PE HA	Pennisetum a. 'Hameln'	'Hameln' Dwarf Fountain Grass	1 gal.	Cont.	As Shown

**Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect

PLANT LIST (4 UNIT - TYPE WILLOWOOD W/ SIDELOAD GARAGE)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
BU GV	Buxus 'Green Velvet'	Green Velvet Boxwood	18" hgt.	Cont.	As Shown
IT VI	Itea virginiana	Virginia Sweetspire	18" hgt.	Cont.	As Shown
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Paladin Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown

NOTE: CONTRACTOR MAY SUBSTITUTE PLANT SPECIES BASED ON AVAILABILITY

PLANT LIST (6 UNIT - CAPEWOOD W/ SIDELOAD GARAGE)

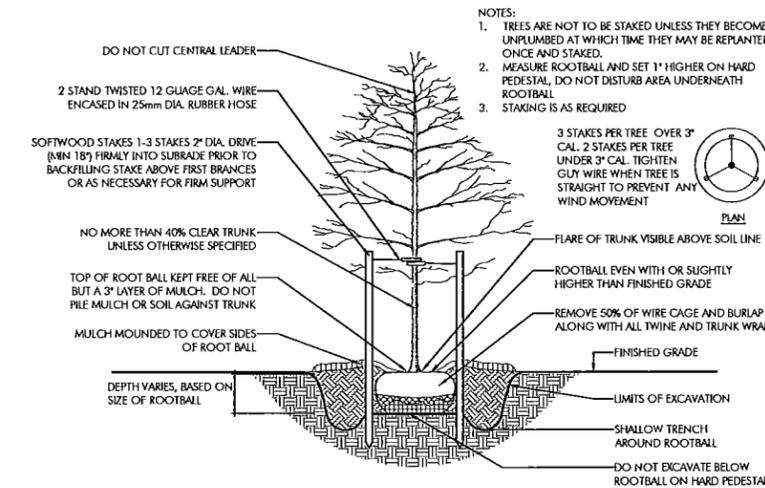
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
BU GV	Buxus 'Green Velvet'	Green Velvet Boxwood	18" hgt.	Cont.	As Shown
IT VI	Itea virginiana	Virginia Sweetspire	18" hgt.	Cont.	As Shown
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spirea	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Paladin Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Gelderland'	Gelderland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	As Shown
HO AL	Hosta 'Fortunei Albomarginata'	Variegated Hosta	1 gal.	Cont.	As Shown

Note: Contractor may substitute plant species based on availability



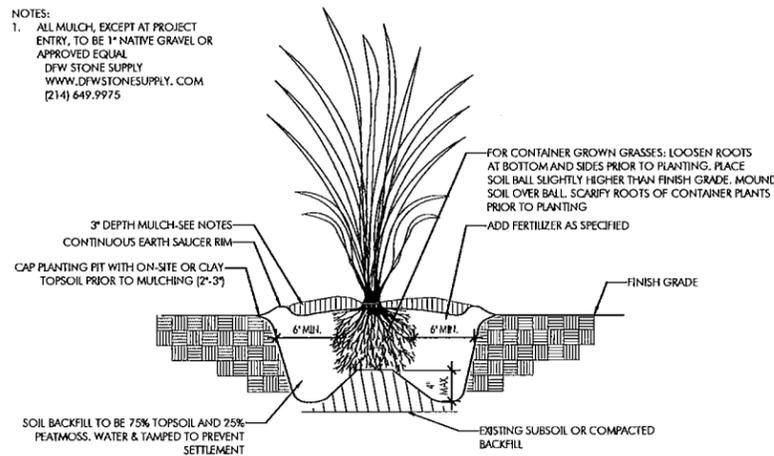
NOTE:
SIGN SHALL BE DOUBLE SIDED, HDU PANELS, EXTERNALLY ILLUMINATED, AND FACE 3/2 SF PER SIDE

1 Monument Entry Sign
1/2"=1'-0"



3 Tree Planting
N.T.S.

NOTES:
1. ALL MULCH, EXCEPT AT PROJECT ENTRY, TO BE 1" NATIVE GRAVEL OR APPROVED EQUAL
DFW STONE SUPPLY
WWW.DFWSTONESUPPLY.COM
(214) 649.9975



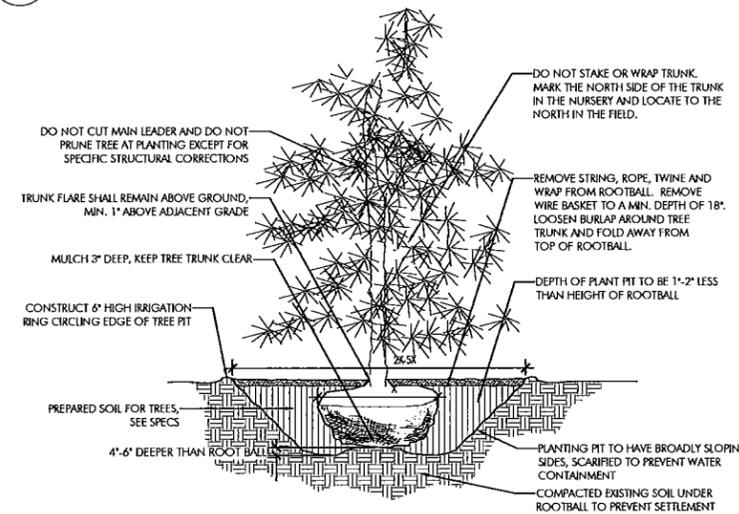
6 Grass Planting
1/2"=1'-0"



NOTE:
1. STRUCTURE SHALL BE 12x12'
2. COLOR AND MATERIAL TO BE DETERMINED BY OWNER

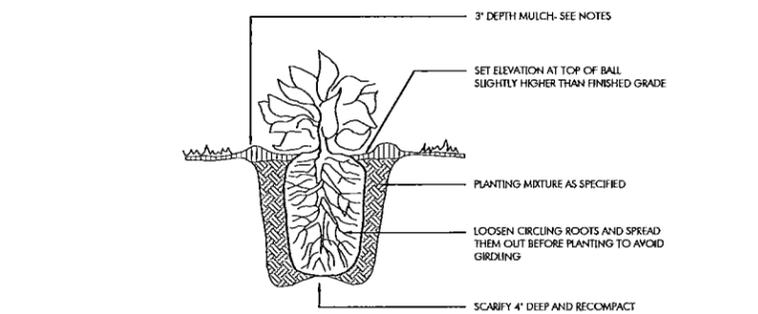
ADA ACCESSIBLE ROUTE FROM INTERNAL STREET/PATH

2 Resident Shelter
N.T.S.



4 Evergreen Planting
1"=1'-0"

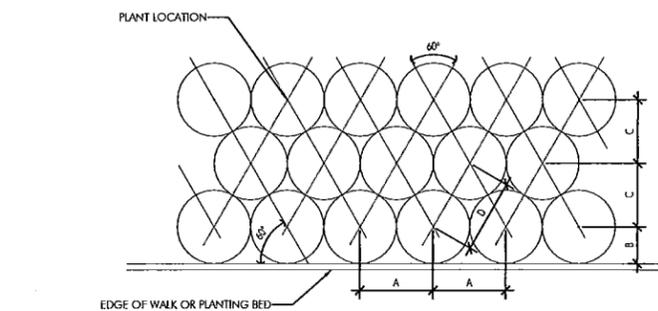
NOTE:
1. ALL MULCH, EXCEPT AT PROJECT ENTRY, TO BE 1" NATIVE GRAVEL OR APPROVED EQUAL
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WWW.DFWSTONESUPPLY.COM
(214) 649.9975



7 Perennial Planting
N.T.S.

5 Shrub Planting
N.T.S.

SPACING	A	B	C	D	A=	B=	C=	D=
12"	12"	6"	10"	12"	SPACING	SP/2	SP/1.2	SPACING
18"	18"	8"	15"	18"				
24"	24"	10"	20"	24"				
36"	36"	18"	31"	36"				
48"	48"	21"	41"	48"				



8 Perennial Spacing
N.T.S.



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Prepared For
Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 17038
Date 04/03/19
By SO, TF
Scale As Noted

Revisions

Sheet Title
SITE DETAILS

Sheet #

SD1.0



REVISIONS

phone 330.666.5770
 fax 330.666.8812
 3660 Embassy Parkway
 Fallstown, OH 44333
 mpq-architects.com

MPG
 MANN • PARSONS • GRAY
 ARCHITECTS

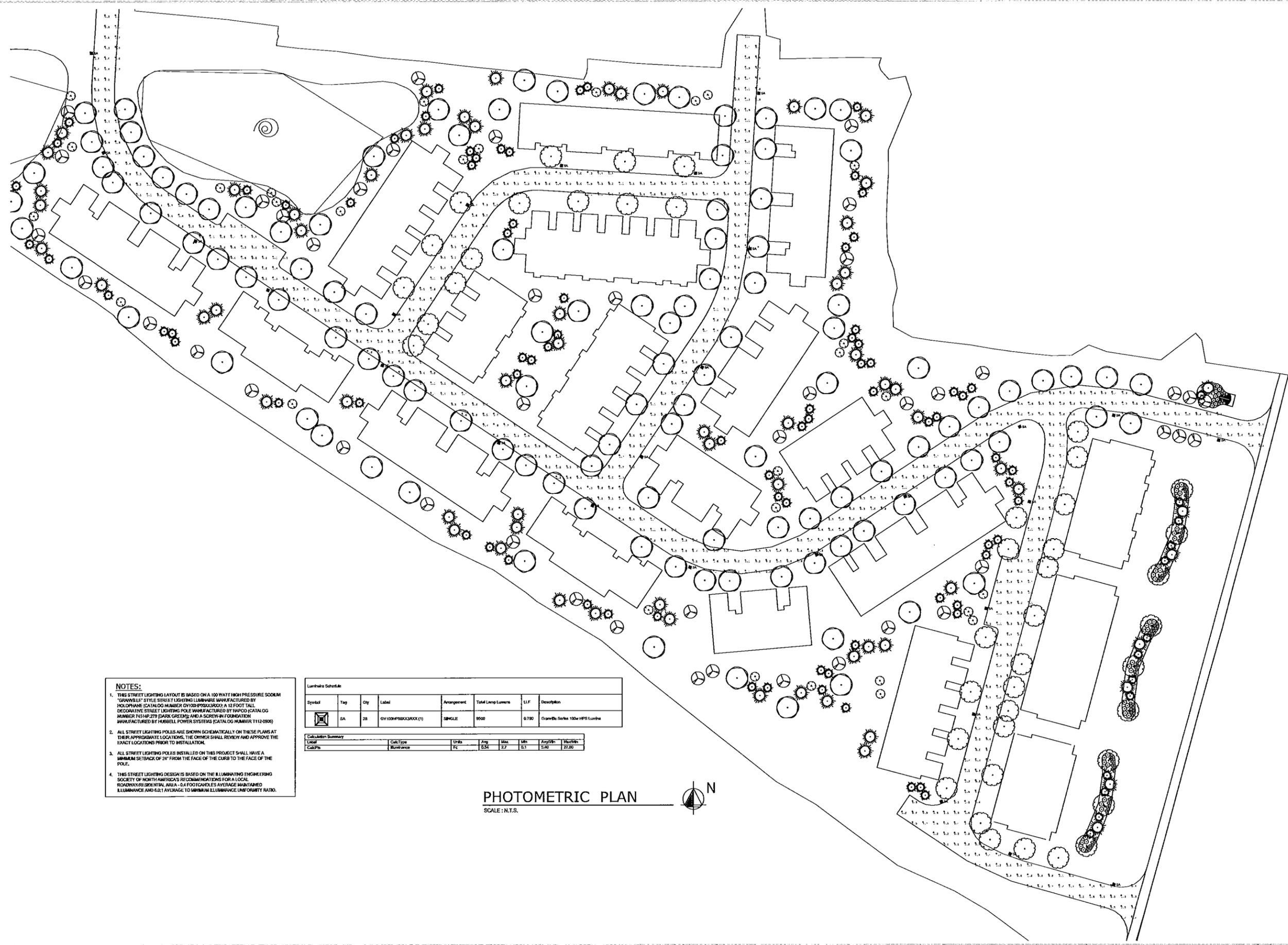
PHOTOMETRIC SITE PLAN

DATE: APRIL 1, 2019

PROJECT #: 23118
 THE PRESERVES AT QUAIL PASS
 MILL RUN CROSSING RD.
 DELAWARE, OHIO



PS-1
 1 OF 1



- NOTES:**
- THIS STREET LIGHTING LAYOUT IS BASED ON A 100 WATT HIGH PRESSURE SODIUM "GRANVILLE" STYLE STREET LIGHTING LUMINAIRE MANUFACTURED BY HOLLOWAY (CATALOG NUMBER 0Y100PPO3C3R3C3); A 12 FOOT TALL DECORATIVE STREET LIGHTING POLE MANUFACTURED BY HAIPO (CATALOG NUMBER 745HP 279 (DARK GREEN)); AND A SCREW-IN FOUNDATION MANUFACTURED BY HUBBELL POWER SYSTEMS (CATALOG NUMBER 1112-0905)
 - ALL STREET LIGHTING POLES ARE SHOWN SCHEMATICALLY ON THESE PLANS AT THEIR APPROPRIATE LOCATIONS. THE OWNER SHALL REVIEW AND APPROVE THE EXACT LOCATIONS PRIOR TO INSTALLATION.
 - ALL STREET LIGHTING POLES INSTALLED ON THIS PROJECT SHALL HAVE A MINIMUM SETBACK OF 24" FROM THE FACE OF THE CURB TO THE FACE OF THE POLE.
 - THIS STREET LIGHTING DESIGN IS BASED ON THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA'S RECOMMENDATIONS FOR A LOCAL ROADWAY (HORIZONTAL, 45'-0" FOOT CROWN'S AVERAGE MAINTAINED ILLUMINANCE AND 6:1 AVERAGE TO MINIMUM ILLUMINANCE UNIFORMITY RATIO).

Symbol	Tag	Qty	Label	Arrangement	Total Lamp Lumens	LF/F	Description
	SA	28	0Y100PPO3C3R3C3 (1)	SINGLE	8500	0.780	Granville Series 100w HPS Lumina

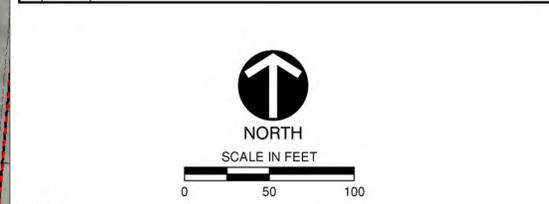
Label	CalcType	Units	Avg	Max	Min	Avg/Ft	Min/Ft
CalcPis	Uniformance	FC	0.54	2.7	0.1	5.40	27.00

PHOTOMETRIC PLAN
 SCALE: N.T.S.





REVISION RECORD		
NO	DATE	DESCRIPTION

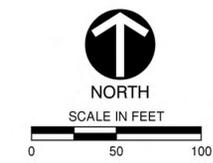


- LEGEND**
- TREE SPECIES**
- Apple
 - Ash, Green
 - Ash, White
 - Boxelder
 - Cherry, Black
 - Cottonwood, Eastern
 - Elm, American
 - Elm, Slippery
 - Hackberry
 - Hickory, Bitternut
 - Hickory, Pignut
 - Hickory, Shagbark
 - Hophornbeam, America
 - Locust, Black
 - Locust, Honey
 - Maple, Red
 - Maple, Silver
 - Maple, Sugar
 - Mulberry, Red
 - Oak, Pin
 - Oak, Red
 - Oak, White
 - Osage-Orange
 - Other
 - Pine, White
 - Tuliptree
 - Walnut, Black
- ✕ TREE TO BE REMOVED
- EX AND PROP PROPERTY LINE
- EX AND PROP RIGHT-OF-WAY
- SUBJECT SITE

Label	Common Name	DBH (Inches)	Multiple Stems	Condition	Label	Common Name	DBH (Inches)	Multiple Stems	Condition
201	Locust, Honey	12		Good	417	Walnut, Black	11		Good
202	Cottonwood, Eastern	18		Good	418	Hickory, Shagbark	22		Good
203	Locust, Honey	8		Good	419	Oak, Pin	11		Fair
204	Walnut, Black	6		Good	420	Oak, White	41		Good
205	Walnut, Black	7		Good	421	Oak, White	15		Good
206	Walnut, Black	9		Good	422	Oak, Pin	15		Good
207	Locust, Honey	7		Good	423	Oak, Pin	17		Good
208	Locust, Honey	8		Good	424	Oak, Pin	16		Good
209	Locust, Honey	9		Good	425	Oak, White	9		Good
210	Locust, Honey	6		Good	426	Oak, Pin	13		Good
211	Locust, Honey	7		Good	427	Walnut, Black	11		Good
212	Locust, Honey	7		Good	428	Walnut, Black	6		Good
213	Elm, American	6		Good	429	Oak, Pin	8		Good
214	Walnut, Black	10		Good	430	Walnut, Black	16		Fair
215	Walnut, Black	9		Good	431	Maple, Red	18		Fair
216	Elm, American	14		Good	432	Oak, Pin	7		Good
217	Cherry, Black	6		Good	433	Locust, Honey	10		Good
218	Osage-Orange	6		Good	434	Locust, Honey	8		Good
219	Elm, American	19		Good	435	Hackberry	8		Good
220	Ash, Green	11		Good	436	Hackberry	9		Good
221	Elm, Slippery	10		Good	437	Locust, Honey	8		Good
222	Elm, American	12		Good	438	Locust, Honey	8		Good
223	Ash, Green	7		Fair	439	Locust, Honey	8		Good
224	Elm, Slippery	7		Good	440	Locust, Honey	8		Good
225	Ash, Green	8		Fair	441	Locust, Honey	8		Good
226	Ash, Green	7		Fair	442	Locust, Honey	8		Good
227	Oak, Pin	10		Good	443	Elm, American	11		Good
228	Cherry, Black	6		Good	444	Boxelder	8		Good
229	Locust, Honey	9		Good	445	Osage-Orange	13		Good
230	Oak, Pin	6		Good	446	Locust, Honey	19		Good
231	Locust, Honey	6		Good	447	Locust, Honey	10		Good
232	Osage-Orange	6		Good	448	Locust, Honey	10		Good
233	Cherry, Black	11		Good	449	Osage-Orange	14		Good
234	Walnut, Black	6		Good	450	Boxelder	6		Good
235	Cherry, Black	6		Good	451	Cottonwood, Eastern	14		Good
236	Locust, Honey	20		Good	452	Locust, Honey	9		Good
237	Cottonwood, Eastern	20		Good	453	Locust, Honey	22		Good
238	Cherry, Black	6		Good	454	Locust, Honey	9		Good
239	Locust, Honey	18		Good	455	Hickory, Pignut	22		Good
240	Locust, Honey	20		Good	456	Elm, American	7		Good
241	Cottonwood, Eastern	17		Good	457	Locust, Honey	9		Good
242	Cottonwood, Eastern	11		Good	458	Locust, Honey	8		Good
243	Locust, Honey	12		Good	459	Locust, Honey	7		Good
244	Cottonwood, Eastern	11		Good	460	Locust, Honey	7		Good
245	Locust, Honey	13		Good	461	Locust, Honey	7		Good
246	Locust, Honey	8		Good	462	Locust, Honey	7		Good
247	Locust, Honey	8		Good	463	Locust, Honey	7		Good
248	Locust, Honey	8		Good	464	Locust, Honey	7		Good
249	Locust, Honey	8		Good	465	Locust, Honey	7		Good
250	Locust, Honey	8		Good	466	Locust, Honey	7		Good
251	Elm, American	8		Good	467	Locust, Honey	7		Good
252	Locust, Honey	8		Good	468	Locust, Honey	7		Good
253	Locust, Honey	8		Good	469	Locust, Honey	7		Good
254	Locust, Honey	8		Good	470	Locust, Honey	7		Good
255	Locust, Honey	8		Good	471	Locust, Honey	7		Good
256	Locust, Honey	8		Good	472	Locust, Honey	7		Good
257	Locust, Honey	8		Good	473	Locust, Honey	7		Good
258	Locust, Honey	8		Good	474	Locust, Honey	7		Good
259	Locust, Honey	8		Good	475	Locust, Honey	7		Good
260	Locust, Honey	8		Good	476	Locust, Honey	7		Good
261	Locust, Honey	8		Good	477	Locust, Honey	7		Good
262	Locust, Honey	8		Good	478	Locust, Honey	7		Good
263	Locust, Honey	8		Good	479	Locust, Honey	7		Good
264	Locust, Honey	8		Good	480	Locust, Honey	7		Good
265	Locust, Honey	8		Good	481	Locust, Honey	7		Good
266	Locust, Honey	8		Good	482	Locust, Honey	7		Good
267	Locust, Honey	8		Good	483	Locust, Honey	7		Good
268	Locust, Honey	8		Good	484	Locust, Honey	7		Good
269	Locust, Honey	8		Good	485	Locust, Honey	7		Good
270	Locust, Honey	8		Good	486	Locust, Honey	7		Good
271	Locust, Honey	8		Good	487	Locust, Honey	7		Good
272	Locust, Honey	8		Good	488	Locust, Honey	7		Good
273	Locust, Honey	8		Good	489	Locust, Honey	7		Good
274	Locust, Honey	8		Good	490	Locust, Honey	7		Good
275	Locust, Honey	8		Good	491	Locust, Honey	7		Good
276	Locust, Honey	8		Good	492	Locust, Honey	7		Good
277	Locust, Honey	8		Good	493	Locust, Honey	7		Good
278	Locust, Honey	8		Good	494	Locust, Honey	7		Good
279	Locust, Honey	8		Good	495	Locust, Honey	7		Good
280	Locust, Honey	8		Good	496	Locust, Honey	7		Good
281	Locust, Honey	8		Good	497	Locust, Honey	7		Good
282	Locust, Honey	8		Good	498	Locust, Honey	7		Good
283	Locust, Honey	8		Good	499	Locust, Honey	7		Good
284	Locust, Honey	8		Good	500	Locust, Honey	7		Good
285	Locust, Honey	8		Good	501	Locust, Honey	7		Good
286	Locust, Honey	8		Good	502	Locust, Honey	7		Good
287	Locust, Honey	8		Good	503	Locust, Honey	7		Good
288	Locust, Honey	8		Good	504	Locust, Honey	7		Good
289	Locust, Honey	8		Good	505	Locust, Honey	7		Good
290	Locust, Honey	8		Good	506	Locust, Honey	7		Good
291	Locust, Honey	8		Good	507	Locust, Honey	7		Good
292	Locust, Honey	8		Good	508	Locust, Honey	7		Good
293	Locust, Honey	8		Good	509	Locust, Honey	7		Good
294	Locust, Honey	8		Good	510	Locust, Honey	7		Good
295	Locust, Honey	8		Good	511	Locust, Honey	7		Good
296	Locust, Honey	8		Good	512	Locust, Honey	7		Good
297	Locust, Honey	8		Good	513	Locust, Honey	7		Good
298	Locust, Honey	8		Good	514	Locust, Honey	7		Good
299	Locust, Honey	8		Good	515	Locust, Honey	7		Good
300	Locust, Honey	8		Good	516	Locust, Honey	7		Good
301	Locust, Honey	8		Good	517	Locust, Honey	7		Good
302	Locust, Honey	8		Good	518	Locust, Honey	7		Good
303	Locust, Honey	8		Good	519	Locust, Honey	7		Good
304	Locust, Honey	8		Good	520	Locust, Honey	7		Good
305	Locust, Honey	8		Good	521	Locust, Honey	7		Good
306	Locust, Honey	8		Good	522	Locust, Honey	7		Good
307	Locust, Honey	8		Good	523	Locust, Honey	7		Good
308	Locust, Honey	8		Good	524	Locust, Honey	7		Good
309	Locust, Honey	8		Good	525	Locust, Honey	7		Good
310	Locust, Honey	8		Good	526	Locust, Honey	7		Good
311	Locust, Honey	8		Good	527	Locust, Honey	7		Good
312	Locust, Honey	8		Good	528	Locust, Honey	7		Good
313	Locust, Honey	8		Good	529	Locust, Honey	7		Good
314	Locust, Honey	8		Good	530	Locust, Honey	7		Good
315	Locust, Honey	8		Good	531	Locust, Honey	7		Good
316	Locust, Honey	8		Good	532	Locust, Honey	7		Good
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318	Locust, Honey	8		Good	534	Locust, Honey	7		Good
319	Locust, Honey	8		Good	535	Locust, Honey	7		Good
320	Locust, Honey	8		Good	536	Locust, Honey	7		Good
321	Locust, Honey	8		Good	537	Locust, Honey	7		Good
322	Locust, Honey	8		Good	538	Locust, Honey	7		Good
323	Locust, Honey	8		Good	539	Locust, Honey	7		Good
324	Locust, Honey	8		Good	540	Locust, Honey	7		Good
325	Locust, Honey	8		Good	541	Locust, Honey	7		Good
326	Locust, Honey	8		Good	542	Locust, Honey	7		Good
327	Locust, Honey	8		Good	543	Locust, Honey	7		Good
328	Locust, Honey	8							



REVISION RECORD		
NO	DATE	DESCRIPTION



LEGEND

TREE SPECIES

- Apple
- Ash, Green
- Ash, White
- Boxelder
- Cherry, Black
- Cottonwood, Eastern
- Elm, American
- Elm, Slippery
- Hackberry
- Hickory, Bitternut
- Hickory, Pignut
- Hickory, Shagbark
- Hophornbeam, America
- Locust, Black
- Locust, Honey
- Maple, Red
- Maple, Silver
- Maple, Sugar
- Mulberry, Red
- Oak, Pin
- Oak, Red
- Oak, White
- Osage-Orange
- Other
- Pine, White
- Tuliptree
- Walnut, Black
- × TREE TO BE REMOVED
- EX AND PROP PROPERTY LINE
- EX AND PROP RIGHT-OF-WAY
- SUBJECT SITE

Label	Common Name	DBH (Inches)	Multiple Stems	Condition
432	Cottonwood, Eastern	12	2 stems 27", 12"	Good
433	Walnut, Black	12		Good
434	Oak, Pin	14		Good
435	Walnut, Black	10		Good
436	Walnut, Black	10		Good
437	Walnut, Black	7		Good
438	Locust, Honey	12	2 stems 12", 11"	Good
439	Ash, White	11		Poor
440	Maple, Sugar	30		Good
441	Cherry, Black	10		Good
442	Maple, Sugar	10		Good
443	Maple, Sugar	10		Good
444	Locust, Honey	7		Good
445	Locust, Honey	12		Good
446	Locust, Honey	6		Good
447	Maple, Silver	22	6 stems 22" total	Good
448	Maple, Silver	6	2 stems 9", 6"	Good
449	Maple, Silver	6		Good
450	Elm, American	6		Good
451	Pine, White	6		Good
452	Pine, White	11		Good
453	Maple, Silver	6		Good
454	Pine, White	6	2 stems 9", 7"	Good
455	Cherry, Black	10		Poor
456	Locust, Honey	12		Good
457	Maple, Silver	7		Good
458	Boxelder	6		Good
459	Boxelder	6		Poor
460	Boxelder	10	4 stems 10", 9", 8", 6"	Good
461	Locust, Honey	10		Good
462	Boxelder	6		Poor
463	Apple	8		Poor
464	Cherry, Black	12		Poor
465	Boxelder	11		Poor
466	Maple, Silver	22	3 stems 22" total	Good
467	Boxelder	7	3 stems 7" each	Poor
468	Maple, Silver	11	3 stems 11" each	Good
469	Maple, Silver	13		Good
470	Elm, American	6		Poor
471	Elm, Slippery	14		Good
472	Maple, Silver	11	2 stems 11", 9"	Good
473	Elm, American	10		Good
474	Cottonwood, Eastern	26		Good
475	Cottonwood, Eastern	26		Good
476	Cottonwood, Eastern	26		Good
477	Hackberry	17		Good
478	Pine, White	12		Good
479	Pine, White	10		Good
480	Pine, White	10		Good
481	Pine, White	10		Good
482	Pine, White	13		Good
483	Pine, White	14		Good
484	Pine, White	10		Good
485	Pine, White	12		Good
486	Pine, White	10		Good
487	Pine, White	10		Good
488	Pine, White	14		Good
489	Pine, White	11		Good
490	Pine, White	10		Good
491	Ash, White	11	5 stems 6", 8", 8", 11", 11"	Good
492	Maple, Silver	12	2 stems 12", 10"	Good
493	Maple, Silver	26		Poor
494	Mulberry, Red	24		Poor
495	Boxelder	10		Poor
496	Maple, Silver	10	2 stems 10", 10"	Good
497	Osage-Orange	14	3 stems 14", 8", 10"	Good
498	Elm, Slippery	11		Good
499	Osage-Orange	27	3 stems 27" total	Good
500	Maple, Silver	6		Good
501	Boxelder	6		Poor
502	Boxelder	11		Poor
503	Boxelder	9		Poor
504	Boxelder	11		Poor
505	Maple, Silver	25	3 stems 25" total	Good
506	Boxelder	6	3 stems 10" total	Good
507	Boxelder	7		Good
508	Pine, White	10		Good
509	Osage-Orange	8		Good
510	Cottonwood, Eastern	15		Good
511	Cottonwood, Eastern	15		Good
512	Cottonwood, Eastern	15		Good
513	Cottonwood, Eastern	15		Good
514	Cottonwood, Eastern	15		Good
515	Boxelder	6		Poor
516	Oak, Pin	6		Good
517	Locust, Honey	7		Good
518	Locust, Honey	7		Good
519	Boxelder	7		Poor
520	Boxelder	6		Poor
521	Maple, Silver	10		Good
522	Walnut, Black	8		Good

- NOTES**
- 1.) AERIAL PHOTOGRAPH FROM MICROSOFT VIRTUAL EARTH / BING IMAGERY, PROVIDED BY ESRI, ACCESSED 11/21/2013.
 - 2.) PRELIMINARY PLAT FOR SPRINGER WOODS PREPARED BY R.D. ZANDE & ASSOCIATES, INC., APPROVED JULY 28, 2000.
 - 3.) IDENTIFICATION OF TREES ON THE SUBJECT PROPERTY WAS PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) ON OCTOBER 7-8, 2013.
 - 4.) DEAD TREES HAVE BEEN REMOVED FROM DATA.


Civil & Environmental Consultants, Inc.
 8740 Orion Place, Suite 100 - Columbus, OH 43240
 Ph: 614-540-6633 - 888-598-6908 - Fax: 614-540-6638
 www.cecinco.com

HOMEWOOD CORPORATION
SPRINGER WOODS
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

DRAWN BY:	APK	CHECKED BY:	LDS	APPROVED BY:	CLL
DATE:	11/20/2013	SCALE:	1" = 50'	PROJECT NO.:	131-754.0004

TREE SURVEY
NORTH DETAIL MAP

1C

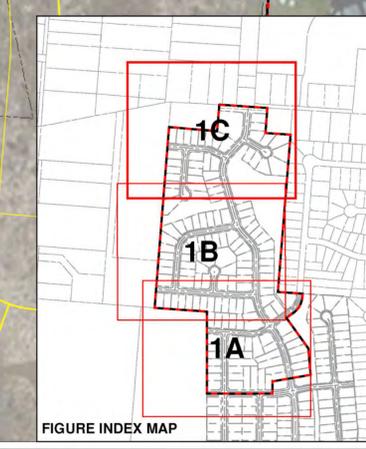


FIGURE INDEX MAP

P:\2013\131-754-GIS\Map\131754_Fig_1C_tree_survey_112013.dwg - L:\2013\131-754-GIS\Map\131754_Fig_1C_tree_survey_112013.dwg - L:\2013\131-754-GIS\Map\131754_Fig_1C_tree_survey_112013.dwg - L:\2013\131-754-GIS\Map\131754_Fig_1C_tree_survey_112013.dwg



Delaware County Auditor
George Kaltsa

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



Printed on 6/12/2019

Property Information

Parcel Number	419-211-05-017-000	Property Address:
Owner Name	B & D PROPERTY SERVICES LLC	1327 LONDON RD
Owner Address	1327 LONDON RD DELAWARE OH 43015	DELAWARE OH 43015
Tax District	14 DELAWARE CORP	
School District	2103 DELAWARE CSD	
Neighborhood	14006 Del Corp 006	
Use Code	511 Single family Dwlg Unplat 0-09.99 acres	Tax Payer Address:
Acres	6.20000	B & D PROPERTY SERVICES LLC
Description		35 CARACE DR
LANDS 19 4 2 3		POWELL OH 43065
		USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$163,600	# Parcels	1
Homestead/Disability	N	CAUV	\$0	Deed Type	Quit Claim Deed Ex
Owner Occ Credit	N	Mkt Impr Value	\$48,100	Amount	\$0
Divided Property	N	Total	\$211,700	Sale Date	6/26/2018
New Construction	N	Current Tax		Conveyance	
Foreclosure	N	Tax Due	\$4,786.32	Deed #	1215
Other Assessments	N	Paid To Date	\$2,393.16		
Front Ft.	N	Current Balance Due	\$2,393.16		

[<< Previous Card](#) Card 1 of 1 [Next Card >>](#)

Dwelling Information					
Above Grade	1168	Room Count	6	Fireplace(s)	0
Below Grade	584	Story Height	1	Year Built	1901
Finished Basement	No	# Bedrooms	3	Year Remodeled	1971
Basement Type	Pt Basement	Full Baths	1	Style	Convention
*See Improvements Tab		Half Baths	0	Ext Walls	Siding w/Masonry 1
For More Detail On		Heating	Yes		
Fields Shown Above		Air Cond	Central		

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	 <p>41921105017000 09/19/2009</p>

Water Line Notes (Continued)

WTR-21 All gate valves must be ductile iron resilient wedge 250 PSI as manufactured by American Flow Control or approval equivalent which meets or exceeds the requirements of ANSI/AWWA C515. Clow Valve Company, model number 2638 approved for 16", 6" and 8" must be ductile iron and epoxy coated.

WTR-22 Valve boxes are to be Tyler 6850 Series cast iron 2-piece screw type for main and water 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 code approved.

WTR-23 For water service taps: The water main connection shall be made using a Mueller 300 Ball Type B-25008 or Ford FB1000-Q BALLCORP corporation stop. Control valves shall be Mueller 300 Ball Curb Valve B-25209 or Ford B44-Q Ball valve curb stops (quarter turn only).

WTR-24 Water service boxes are to be installed in pairs along property lines, set 8'-0" apart and 1'-0" outside of the right of way line. A minimum bury depth of 48" below top of curb must be maintained for all water services in the right of way.

WTR-25 All water lines shall be tested (AWWA C600 for ductile iron pipe or AWWA C605 for polyvinyl chloride pipe) and sterilized (AWWA C651) by the Contractor at the Contractor's expense in accordance with the City and AWWA specifications. Testing shall be done under the supervision of the Public Works Department.

WTR-26 All meters (other than standard 5/8" x 3/4" residential meter) and all backflow devices specified for this project must be delivered to the City Public Utilities Department for inspections and approval prior to installation.

WTR-27 Meter pits, including all piping, fittings, equipment, and appurtenances, must be approved by the City through a scheduled field inspection during the installation. The City Public Utilities Department is responsible for inspecting the domestic water meter pit, domestic water line, and associated appurtenances. The Planning and Community Development Department is responsible for the inspection of the fire line, thrust blocks for the fire line, meter pit-fire line connection, fire department connection, and valve monitoring. Prior to burying the water service, the appropriate department representative shall be contacted by the Contractor to arrange for the required inspection of each portion of the service. Failure to having the inspection performed will result in having to uncover the service for inspections.

WTR-28 The pressure required to perform hydrostatic testing on water lines is 150 psi for domestic lines and 200 psi for fire suppression lines (per NFPA 13).

WTR-29 The Contractor at the Contractor's expense shall clean all water mains 12" and larger by passing a properly sized poly pig through the pipe per COC 801.11.

WTR-30 All mechanical joints within the meter vault shall include factor manufactured flanges. No uni-flanges are permitted. All joints and fittings located on the supply side within 20-Feet of the meter vault shall be restrained using approved mechanical joint restraints.

WTR-31 All water mains, including those not designed to provide fire protection, shall be sized after a hydraulic analysis based on flow demands and pressure requirements. The system shall be designed to maintain a minimum pressure of 20 psi at ground level at all points in the distribution system under all conditions of flow. The normal working pressure in the distribution system shall be at least 35 psi.

WTR-32 Booster pumps are not permitted on individual water services.

WTR-33 Shop Drawings are required for be submitted for review and approval per the City of Columbus CMS prior to the commencement of ordering materials/construction, this includes but is not limited to, all water pipe, tracer wire, connections, valves boxes, meter box covers, curb stops, corporation stops, hydrants, fittings, accessories (glands, gaskets, bolts, nuts) couplings, clamps, restraints, service saddles, etc. Additional shop drawings shall be provided as requested by the City of Delaware.

Sanitary Sewer Notes

SAS-1 All sanitary sewer shall be installed in accordance with the specifications contained within the most recent edition of the COC CMS, except as modified within the City of Delaware General Notes, Standard Drawings and Infrastructure Design Manual. The Contractor's specific attention is directed to the requirements of either the infiltration or exfiltration as specified by the COC CMS Section 900. All sanitary sewers, manholes and services shall be tested by the Contractor at the Contractor's expense. All sanitary sewers shall be subject to, and pass the infiltration or exfiltration test prior to acceptance, including vacuum testing of manholes. An air test is acceptable to the City. This air test shall be performed according to the current regulations.

SAS-2 Clean water connections including roof drains, foundation drains, sumps, etc. are prohibited from being connected to the sanitary sewer SYSTEM.

SAS-3 The minimum requirement for sanitary sewer pipe shall be ASTM D3034 polyvinyl chloride (PVC) sewer pipe, 46 psi pipe stiffness (SDR35), ASTM C1784 cell classification of 12454 or 12364, with ASTM D3212 pipe joints; ASTM F679 PVC sewer pipe, 46 psi pipe stiffness, ASTM cell classification 12454 or 12364, with ASTM D3212 pipe joints; or centrifugally cast fiberglass reinforced polymer cement (CCFRPM) pipe, ASTM D3262-Type 1, Liner 2, Grade 3, Stiffness 72 psi, unless otherwise shown on the plans. PVC pipe for installations with a depth of cover of greater than 20-feet shall be the same as specified above except with a pipe stiffness of 115 psi (SDR26) for ASTM D3034 and a pipe stiffness of 115 psi for ASTM F679. Pipe manufacturers must be on the current COC approved list, and require the additional approval of the City Public Utilities Department Director.

SAS-4 Sanitary sewer services shall be PVC pipe with the same specification as the sewer main and shall be 6-inch diameter, unless approved otherwise. The services are subject to either the infiltration or exfiltration testing requirements. All service extensions shall be installed at a minimum grade of 1/4" per foot and shall be constructed at the time of construction of the main sewer, unless otherwise directed by the City.

SAS-5 All PVC pipe shall be deflection tested thirty days or more after the trench has been backfilled to finished grade. A rigid mandrel shall be used for the testing. No mechanical pulling devices shall be used. Pipe deflection shall not exceed five 5%.

SAS-6 Clay dams are to be installed along main line sewers at half the distance between each pair of manholes, but no closer than 10'-0" from a lateral service. Dams shall be a minimum of 6'-0 long.

SAS-7 Public sanitary manhole covers are to be East Jordan Iron Works No. 1661-A2, Neenah Foundry or equivalent with enclosed pck holes and embossed "City of Delaware Sanitary Sewer". Private manhole covers shall be embossed "PRIVATE SEWER".

SAS-8 6'-0" long clay (trench) dams are to be installed on all sanitary laterals (both long and short laterals). Dams are to be installed by the contractor initially installing the laterals. No part of the clay dam shall be installed within the trench backfill for the sewer main or under the roadway pavement.

SAS-9 All sanitary manholes and lateral services are to be marked with a 4"x4"x10'-0" pressure treated wood wye-pole projecting 4'-0 above the finished grade and with the top 1'-0 painted green on FOUR sides. Additionally a 2"x2" hardwood wye pole is to be wired to the base of each 4"x4" pole and extended down to the end of each lateral service. Cost to be included in the various items. Individual lateral service wye-poles are to be installed as each lateral is constructed.

SAS-10 Where the cover to finished grade over a sanitary wye is in excess of 12'-0, a length of riser pipe and a 45° bend shall be installed along with a minimum of one whole length of 6" pipe such that the end of the service will be 10'-0 below grade.

SAS-11 Where the sanitary sewer crosses under a proposed storm sewer or waterline the trench shall be backfilled to the bottom of the proposed storm sewer or waterline with compacted granular material Item 912, for a length of 10 LF centered on the storm sewer or waterline.

Sanitary Sewer Notes (Continued)

SAS-12 Prior to construction, the Contractor shall verify existing tie-in manhole flowline and top-of-casting elevations. Manholes shall be built or adjusted so the tops conform to the elevations shown on these plans. All manhole casting adjustments shall be accomplished with pre-cast concrete or HDPE preformed adjustment rings.

SAS-13 All sanitary lines shall be installed with stone or gravel bedding as shown in the standard drawings.

SAS-14 Sanitary trench details shall be in accordance with City standard drawings.

SAS-15 Temporary bulkheads shall be placed where indicated on the plans and shall remain in place until removal is directed by the City.

SAS-16 Sanitary laterals to adjacent lots shall be installed in a 4'-0 wide common trench, spaced with 2'-0 center to center separation, and with 1'-0 minimum bedding around pipes. The ends of the services are to be flared apart to a minimum 10'-0 center to center separation at 5'-0" outside the right of way line.

SAS-17 All sanitary sewer manholes joints shall conform to the requirements of ASTM C443. All manholes shall have Wrapit Seal Manhole Encapsulation System or an approved equal installed. The encapsulation shall include the frame and the top of the cone only.

SAS-18 All sanitary sewers are to be video inspected 3 months before the expiration of the maintenance bond. All mud and debris shall be removed prior to the maintenance bond being returned.

SAS-19 Shop Drawings are required for be submitted for review and approval per the City of Columbus CMS prior to the commencement of ordering materials/construction, this includes but is not limited to, all sanitary structures, pipe, fittings, manhole encapsulation system, frames, grates, and covers. Additional shop drawings shall be provided as requested by the City of Delaware.

Residential and Collector Street Lighting Notes

LHT-1 The contractor shall install street light at the locations per plan, including all disconnects, pull boxes, routing circuit cable, controller cabinet, meter, photo sensor, etc. Provide a complete, operating lighting system that complies with the City of Delaware Specifications and Standard Details.

LHT-2 The street lighting shall be constructed in accordance with the Current City of Columbus (COC) Construction and Materials Specifications (CMS), Section 1000 Street Lighting, including all supplements thereto, in force on the date of the approved plans and/or contract. The COC CMS shall govern all materials and workmanship involved in the Improvements shown on these plans, except as such specification are modified by the City of Delaware Design manual or Standard Details. Testing referred in Section 1000.18 shall be required.

LHT-3 Plan details shall be considered supplemental to the City of Columbus division of electricity material and installation specifications (MIS)

LHT-4 All Street Lighting shall be installed per the electrical installation requirements specified on City of Delaware's Standard Detail RDWD-34.2.

LHT-5 All street lighting poles shall be installed 2'-6" (two feet-six inches) to the center of the foundation from the back of curb and placed where noted on the approved lighting plan. Street lights shall be installed on the same side of the road as the water main; gas main and sanitary sewer main shall be installed on the opposite side of the road. In general the fixture shall not be installed above sanitary sewers, storm sewers, water mains or other utilities.

LHT-6 Conduits within the influence of pavement shall be concrete encased.

LHT-7 Plastic caution tape shall be placed over all lighting conduits at a depth of 18-inches.

LHT-8 Required Inspections: The following inspections shall be required for street lighting installation:
• Pole Foundation
• Underground conduit prior to backfill
• Electrical service inspection
• Final installation of fixtures

LHT-9 Permits and/or Easements: A permit must be obtained from the City of Delaware after final approval of the submitted plans. Recorded easements must be provided to the City of Delaware for the branch circuit conductors on the property lines. A fee of \$150.00 shall be required.

LHT-10 All set screws on light poles shall be lubricated with a compound to prevent seizing.

LHT-11 HPS Light bulb base shall be lubricated with Ideal Noalox compound or approved equal, before screwing light bulb into ballast.

LHT-12 Shop Drawings are required for be submitted for review and approval per the City of Columbus CMS prior to the commencement of ordering materials/construction, this includes but is not limited to, pull boxes, disconnects, controller, main power source, circuit cable, conduit, etc. Additional shop drawings shall be provided as requested by the City of Delaware.

LGT-13 Maintenance: After the complete installation of the required number of light fixtures in a development and the installation is approved by the City, the Developer shall be responsible for the first two years of maintenance. Streetlights installed in accordance with these standards shall become a Public Improvement in accordance to Section 1111.06 of the Subdivision Regulations. This includes the repair of all of the components of the lighting system, including but not limited to the replacement of faulty or defective equipment, poles or luminaires and lamps, pullboxes, conduit and associated wiring, or any items damage by contractors or any other means. This includes painting of marred poles. Repairs shall be made in a timely manner.

Traffic Signal General Notes

The Traffic Signal General Notes shall be included in any plan set in which a new or existing traffic signal shall be installed or improved, or as directed by the City of Delaware. These sheets are provided in both CADD and PDF format for the design engineer's convenience.



5922 Gaelic Court
Dublin, Ohio 43016
Phone (614)704-6457 • Chase@TebbeCivil.com

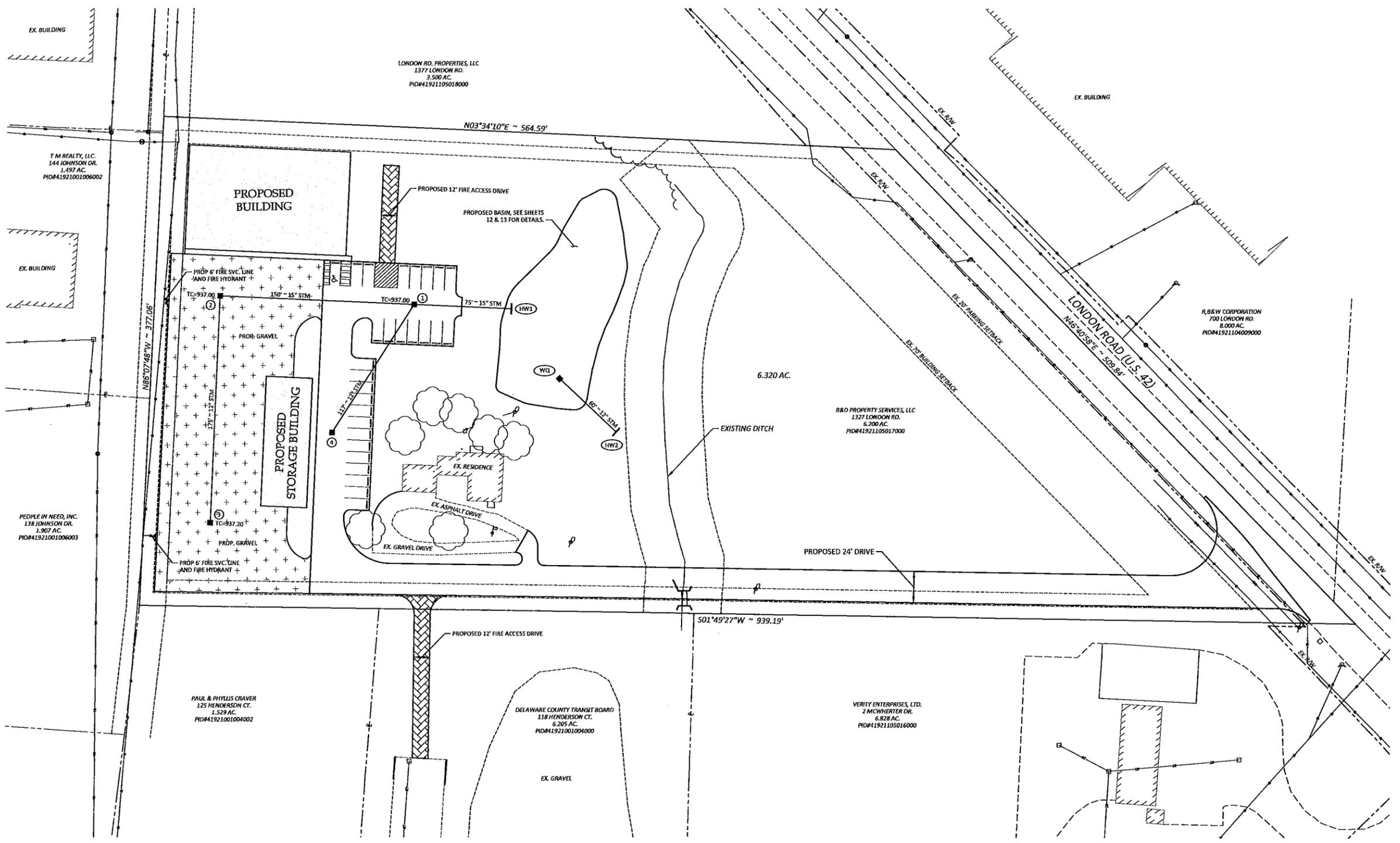
GENERAL NOTES
STRONGHOLD CONSTRUCTION
1327 LONDON ROAD
CITY OF DELAWARE, OHIO

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Table with 2 columns: Description, Value. Row 1: JOB NO., 1025. Row 2: DRAWN BY, MJM. Row 3: DESIGN BY, MJM. Row 4: CHECKED BY, CMT.

SHEET
3
OF 19

COMPOSITE UTILITY PLAN
STRONGHOLD CONSTRUCTION
 1327 LONDON ROAD
 CITY OF DELAWARE, OHIO

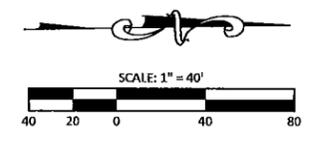


STRUCTURE COORDINATES (OHIO NORTH ZONE)

STRUCTURE NUMBER	NORTHING PROPOSED	EASTING PROPOSED	NORTHING AS-BUILT	EASTING AS-BUILT
HW1	224944.59	1804075.60		
1	224869.73	1804070.93		
2	224720.02	1804061.59		
3	224709.13	1804236.25		
4	224805.04	1804168.42		
WQ	224980.71	1804130.02		
HW2	225023.75	1804171.81		

STORM SEWER TABLE

LINE	BEARING	LENGTH	SIZE
HW1-1	N03°34'10.38"E	75'	15"
1-2	N03°34'10.38"E	150'	15"
2-3	S86°25'49.62"W	175'	12"
1-4	N56°25'49.62"W	117'	12"
WQ-HW2	N44°09'19.49"E	60'	12"



REVISIONS

NO.	DESCRIPTION

JOB NO. 1025
DRAWN BY MJM
DESIGN BY MJM
CHECKED BY CMT

