

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

AGENDA

August 27, 2019

1. ROLL CALL
2. APPROVAL of the Motion Summary for the meeting held June 25, 2019, as recorded and transcribed.
3. PUBLIC COMMENTS
4. ARBORIST REPORT
5. STAFF COMMENTS
6. MEMBERS COMMENTS
7. PLAN REVIEWS
 - A. Springer Woods – Phase 2 & 3
 - B. Coughlin’s Crossing – Phase 2
 - C. Evans Farm – Informational Only
8. ADJOURNMENT

SHADE TREE COMMISSION
June 25, 2019
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present: Tom Glissman, Dave Carey, Stan Eddy, Tom Wolber, Becki Wood-Meek, and Chairwoman Wright

Members Absent: Melissa Bargar and Vice-Chairwoman Shannon Brewster

Staff Present: Doug Richmond, Arborist

Motion to Excuse: Mr. Wolber moved to excuse Ms. Bargar and Vice-Chairwoman Brewster, seconded by Ms. Wood-Meek. Motion approved with a 6-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of February 26, 2019 as recorded and transcribed.

Motion: Mr. Wolber moved to approve the Motion Summary for the February 26, 2019 meeting, seconded by Ms. Wood-Meek. Motion approved with a 6-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of Shade Tree Commission meeting of April 23, 2019 as recorded and transcribed.

Motion: Mr. Wolber moved to approve the Motion Summary for the April 23, 2019 meeting, seconded by Ms. Wood-Meek. Motion approved with a 6-0 vote.

ITEM 4. PUBLIC COMMENTS

Nancy Flory
223 Troy Road
Delaware, Ohio

Ms. Flory voiced a concern over the practice of volcano mulching and how it can hard trees. She discussed the need for the Shade Tree Commission to educate the public on the proper mulching techniques. The Commission discussed different education opportunities, such as, water bill and videos on social media.

ITEM 5. ARBORIST REPORT

Mr. Richmond reviewed the report and discussed that there were only five trees planted, but that more trees are expected to be planted in the fall. Pruning of trees is occurring on schedule and by request. Mr. Richmond explained that the primary service request from citizens is pruning.

Mr. Wolber requested information on trees in the Sunny View Farms neighborhood that were removed. Mr. Richmond explained that there were 5 Bradford pear trees that had cracks and rot near the stems. These trees were removed for safety as they break very easy.

Chairwoman Wright requested information on street trees on Grandview Avenue. Mr. Richmond explained that trees are not able to be planted in this location due to drainage swell.

ITEM 6. STAFF COMMENTS

ITEM 7. MEMBER COMMENTS

Chairwoman Wright provided an update on recent activities that the Shade Tree Commission participated in. The Commission discussed continuing to provide community outreach for Arbor Day, NOW Festival, and First Fridays.

Mr. Wolber provided an article relating to the Arbor Day planting at Hayes High School

Mr. Glissman questioned staff regarding the lack of trees at the Food Truck Depot. Mr. Richmond explained that there were no trees on the site prior to construction.

ITEM 8. PLAN REVIEWS

- A. Ohio Wesleyan University Village – Informational
- B. The Preserve at Quail Pass – Phase 3 – approved with recommended changes
- C. Springer Woods Section 3 – approved
- D. Stronghold Construction - approved with recommendations

ITEM 9. ADJOURNMENT

Motion: Mr. Carey moved to adjourn the meeting, seconded by Ms. Wood-Meek. The Shade Tree Commission meeting adjourned at 7:31 p.m.

Chairperson

Clerk

ARBORIST REPORT

June - July 2019 MONTHLY SUMMARY

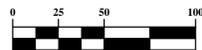
Street Trees		
	City Staff	Contractor
Planting	0	0
Pruning	384	4
Tree Removal	6	8
Stump Removal	12	5
Service Requests	57	
Other		
Park Trees		
Planting	0	
Pruning		
Tree Removal	0	
Stump Removal	0	
Service Requests		
Other		

Plan Review			
Project	Tree Survey	Landscape Plan	Tree Inspection
Springer Woods Section 2 Phase 2 and 3	Included	Included	Completed
Coughlin's Crossing Phase 2	Included		Completed
Evans Farms (informational)			

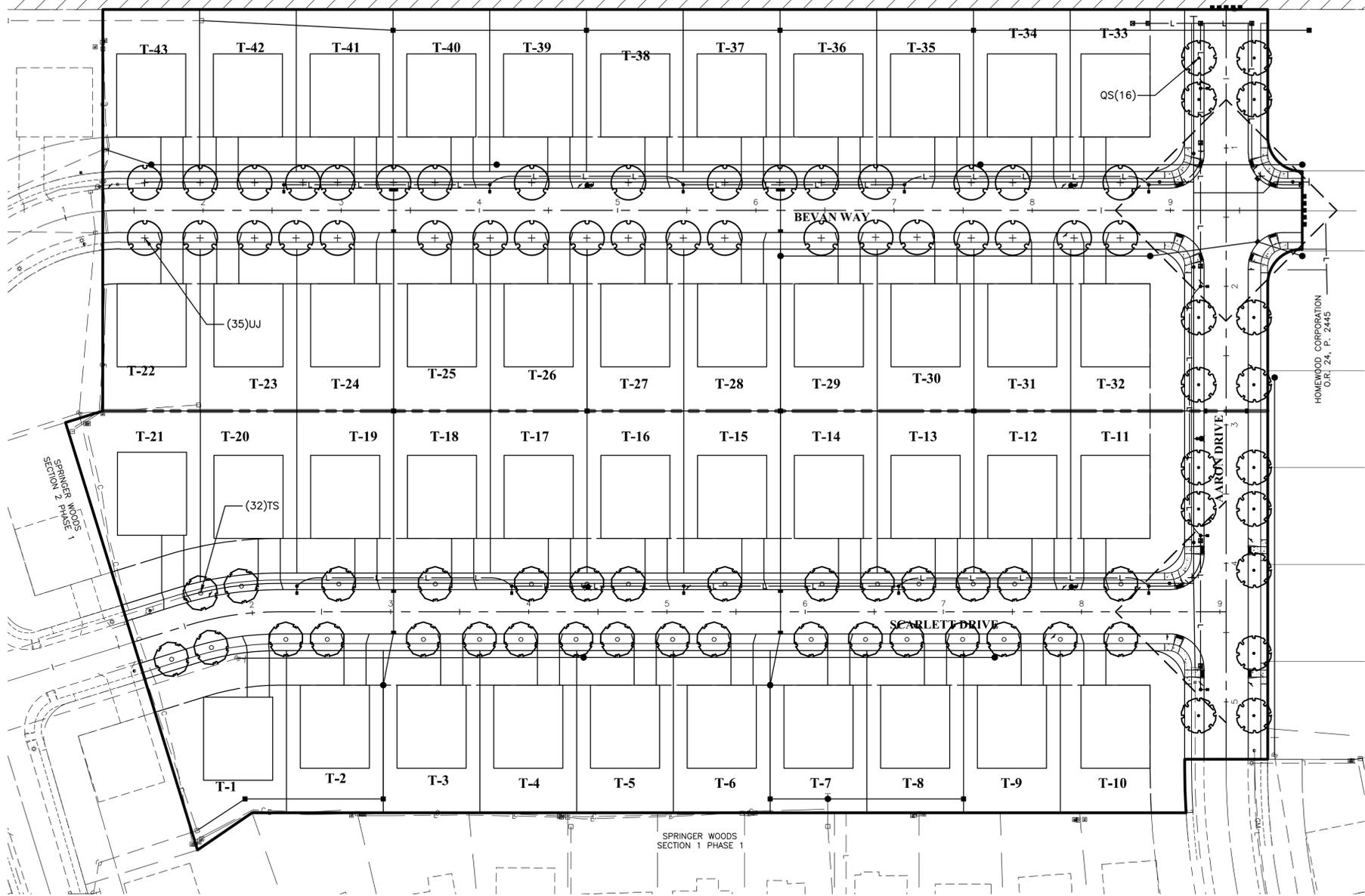
Issues/Concerns

CHARLES R. DAVIS
O.R. 807, P. 2146

GRAPHIC SCALE

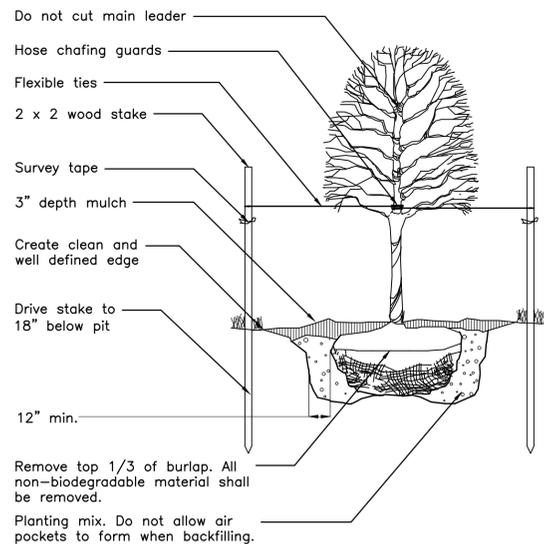


1 inch = 50 feet



GENERAL NOTES

- Street tree selections shall be approved by the City of Delaware Street Tree Commission prior to installation.
- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
- All trees shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2014. All trees shall equal or exceed the measurements and sizes specified in the schedule.
- All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
- Substitutions shall be permitted with notification and written approval from the Owner & City. Substituted material shall be equivalent or greater in size than the specified plant. Substituted trees shall have the same essential characteristics and growth habit of the specified plant.
- Confirm location of all utilities and subsurface drain lines prior to plant installation.
- A pre-installation conference shall be conducted prior to planting operations with Owner & Contractor present.
- Contractor may slightly field adjust plant locations as necessary to avoid utilities.
- Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
- Mulch tree rings with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to trees. Average applied thickness shall be 3" depth.
- Install all trees in accordance with planting details.
- Street trees shall have a clear canopy height of 6' min.
- Tree shall be placed a minimum of 3' from sidewalks and curbs.
- All trees to be backfilled with prepared planting mix. Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil: ASTM D5268, pH range of 5.5 to 7, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from on Ohio EPA rated class IV compost facility.
- All trees to be fertilized with a commercial grade fertilizer tablets consisting of fast and slow release nitrogen.
- Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
- Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
- Contractor shall thoroughly water all trees at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all trees installed for one full year from date of acceptance by the Owner. All trees shall be alive and at a vigorous rate of growth at the end of the guarantee period.



PLANT SCHEDULE

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	QS	16	Quercus shumardii	Shumard Red Oak	2" Cal.	B&B
	TS	32	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B
	UJ	35	Ulmus americana 'Jefferson'	Jefferson Elm	2" Cal.	B&B

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

Trees shall be centered in the tree lawn.
No trees shall be placed within 10' of a hydrant.

MARK	DATE	DESCRIPTION

D.R.HORTON - INDIANA, LLC
D.B.A. WESTPORT HOMES

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
STREET, STORM, WATER AND LIGHTING PLAN
FOR
SPRINGER WOODS SECTION 2
PHASE 2 & 3
STREET TREE PLAN



DATE
AUGUST 2, 2019

SCALE
1" = 50'

JOB NO.
2018-1284

SHEET
19/20

I:\2018\1284\Drawings\Drawings\Road\181284-ROAD-19.dwg, Last Saved By: Bruno, John, 8/7/2019 10:23 AM, Last Printed By: Bruno, John, 8/7/2019 10:23 AM

SPRINGER WOODS

SECTION 2 PHASE 2

Situated in the State of Ohio, County of Delaware, City of Delaware, and in Farm Lot 30 (1.685 Acres) and Lot 34 (3.786 Acres) of Delaware, Ohio, and being a part of the United States Military Lands containing 5,471 acres of land, more or less, said 5,471 acres being a part of that 11,121 acre tract of land conveyed to D.R. HORTON - INDIANA, LLC by deed of record in Official Record 1606, Page 433, Recorder's Office, Delaware County, Ohio.

The undersigned, D.R. HORTON - INDIANA, LLC, a Delaware limited liability Company, by D.R. HORTON, INC. - MIDWEST, a California corporation, Sole Member, by JACK MAUTINO, Division President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "SPRINGER WOODS SECTION 2 PHASE 2", a subdivision containing Lots numbered 12785 to 12805, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Aaron Drive and Scarlett Drive (1.334 acres of land, more or less) shown herein and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on 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 "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. 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 unless approved by the Delaware City Engineer. Easement areas shown hereon outside of the platted areas are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In Witness Whereof, JACK MAUTINO, Division President of D.R. HORTON, INC. - MIDWEST, Sole Member of D.R. HORTON-INDIANA, LLC, has hereunto set his hand this ____ day of ____ 20__

Signed and Acknowledged
In the presence of

D.R. HORTON - INDIANA, LLC
By D.R. HORTON, INC. MIDWEST,
Sole Member

By JACK MAUTINO,
Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JACK MAUTINO, Division President of D.R. HORTON - MIDWEST, Sole Member of D.R. HORTON-INDIANA, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said D.R. HORTON - INDIANA, LLC, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of ____ 20__
My commission expires _____ Notary Public, _____ State of Ohio

Pc Case No. _____ approved by the Planning Commission on this ____ day of ____ 20__

Approved and accepted this ____ day of ____ 20__ by Ordinance No. _____ wherein all of Aaron Drive and Scarlett Drive (1.334 acres of land, more or less) shown dedicated hereon are accepted as such by the City Council of the City of Delaware, Ohio.

Approved this ____ Day of ____ 20__
Elaine McCloskey, City Clerk,
Delaware, Ohio

Approved this ____ Day of ____ 20__
R. Thomas Homan, City Manager,
Delaware, Ohio

Approved this ____ Day of ____ 20__
David M. Eiland, AICP, Planning and
Community Development Director,
Delaware, Ohio

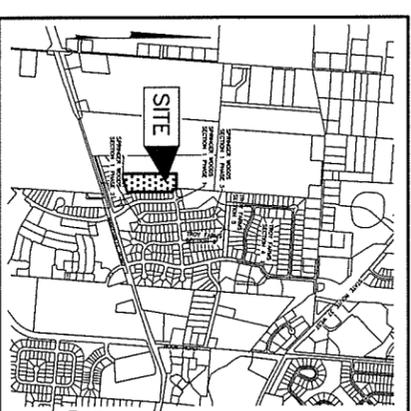
Approved this ____ Day of ____ 20__
William L. Ferrigno, P.E., Public Works
Director/City Engineer,
Delaware, Ohio

Approved this ____ Day of ____ 20__
Blake Jordan, Utilities Director,
Delaware, Ohio

Transferred this ____ day of ____ 20__
Auditor, _____ Delaware County, Ohio

Filed for record this ____ day of ____ 20__ at ____ M.
Fee \$ _____
Recorder, _____ Delaware County, Ohio

File No. _____
Official Record _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System (North Zone, NAD83 (2011)). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of Warrensburg Road, having a bearing of South 86° 12' 37" East is designated the "basis of bearing" for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Delaware County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long, with a plastic plug placed in the top end bearing the initials E.M.H.T.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, encased in a standard survey monument box. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the finished street surface. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped E.M.H.T. INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.



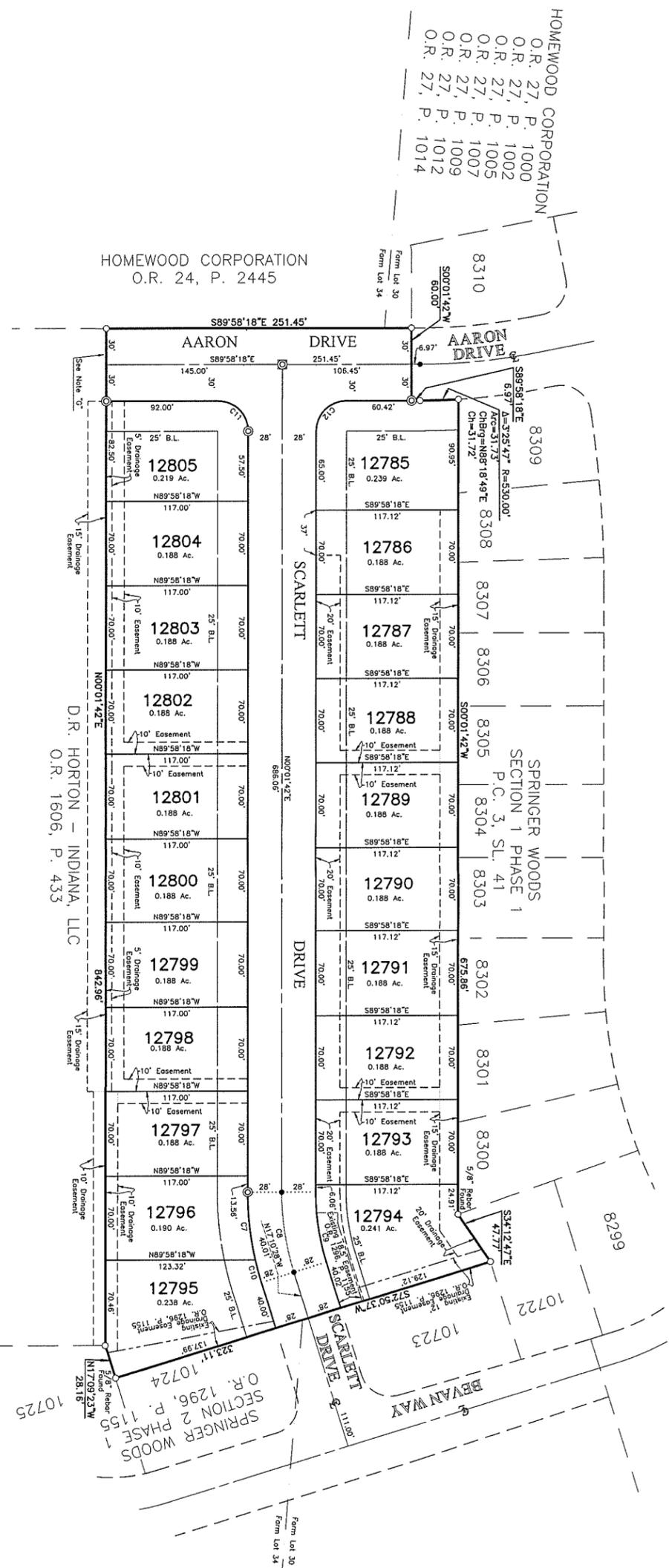
SURVEYED & PLATTED
BY _____
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- O = Iron Pin (See Survey Data)
- = 1/4" Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- ⊗ = Permanent Marker encased in monument box

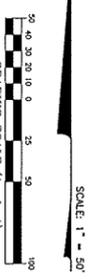
Professional Surveyor No. 7865 _____ Date _____

SPRINGER WOODS

SECTION 2 PHASE 2



GRADE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C7	1790.08"	233.00'	56.68'	S 08°23'22" E	56.56'
C8	1712.10"	228.00'	67.56'	S 08°34'23" E	67.30'
C9	1712.10"	197.00'	98.15'	S 08°34'23" E	98.93'
C10	472.02"	233.00'	19.28'	S 14°59'27" E	19.28'
C11	9000.00"	28.00'	39.27'	N 44°58'18" W	35.36'
C12	9000.00"	28.00'	39.27'	S 45°01'42" W	35.36'



NOTE "A": 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, proposed ground elevation at house and/or for grading plans. These plans, as approved by the governmental agencies, are considered part of the final plat plan required with the building permit.

NOTE "B": All utilities within Springer Woods Section 2 Phase 2 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "C": - ACREAGE BREAKDOWN:
Total acreage: 5.471 Ac.
Average in remaining lots: 4.137 Ac.
Average in right-of-way: 1.334 Ac.

NOTE "D": - ACREAGE BREAKDOWN: Springer Woods Section 2 Phase 2 is out of the following Delaware County Parcel Number:
51933301012002 5.471 Ac.

NOTE "E": - MINIMUM SETBACKS: City of Delaware zoning regulations for Springer Woods Section 2 Phase 2 in effect at the time of platting of Springer Woods Section 2 Phase 2 specifies the following setback requirements:
Front yard: 25 feet
Side yard: 6 feet
Rear yard: 30 feet

Zoning classification: R-3(d)(d)

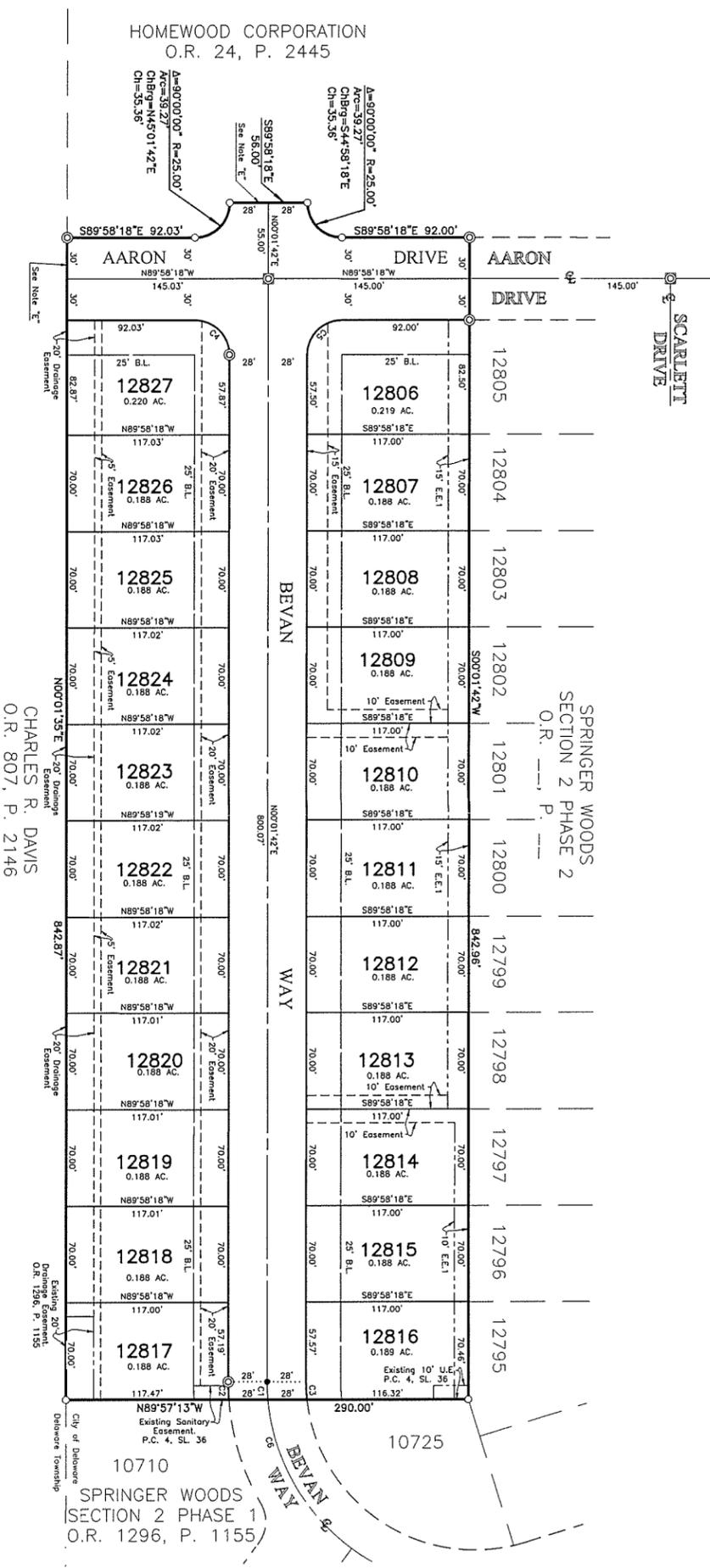
The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and shall be extended to determine the then current applicable use and setbacks of the lots shown on this plat. The zoning code, as approved by the governmental authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title circumstances of any nature, except to the extent specifically identified as such.

NOTE "F": - No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "G": At the time of platting, electric, telephone and cable lines are shown on this plat. The location of these lines is shown for information only. The location of these lines is subject to change and the responsibility for their installation and maintenance of all of their main line facilities, could be conveniently shown on this plat. Existing recorded easement information desired about Springer Woods Section 2 Phase 2 or any part thereof can be acquired by a competent examination of the then current public record, including those in the Delaware County Recorder's Office.

SPRINGER WOODS

SECTION 2 PHASE 3



NOTE "A": 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, proposed ground elevation at house and/or lot grading plans. These plans, as approved by the governmental agencies, are considered part of the final plat plan required with the building permit.

NOTE "B": All utilities within Springer Woods Section 2 Phase 3 shall be installed underground. Electric, telephone and cable T.V. lines and their above ground pedestals shall be located in rear yard areas except where a service feed must cross a street right of way or enter the subdivision.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	5,650 Ac.
Acreage in remaining lots:	4,200 Ac.
Acreage in right-of-way:	1,450 Ac.

NOTE "P" - ACREAGE BREAKDOWN: Springer Woods Section 2 Phase 3 is out of the following Delaware County Parcel Number:

5193301012002	5,650 Ac.
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NOTE "R": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "R" - MINIMUM SETBACKS: City of Delaware zoning regulations for Springer Woods Section 2 Phase 3 in effect at the time of platting of Springer Woods Section 2 Phase 3 specifies the following setback requirements:

Front yard:	25 feet
Side yard:	6 feet
Rear yard:	30 feet

Zoning classification: R-3 (old)

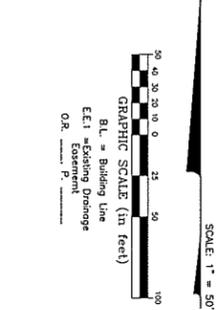
The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be verified with the zoning and planning authorities at the time of platting. The zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": As per City of Delaware Zoning Code, all lots within Springer Woods Section 2 Phase 3 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat approved by Ordinance Number 01-194 on file at the City of Delaware Department of Planning and Community Development as PC 99-57.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement lines, in addition to those shown on this plat as deemed necessary, be shown. It is the responsibility of the owner of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Springer Woods Section 2 Phase 3 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

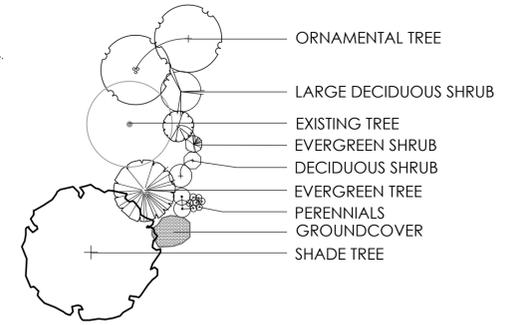
CHORD TABLE

CHORD NO.	DELTA	BEARS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4°34'55"	150.00'	12.87'	S 02°25'45" E	12.88'
C2	4°08'16"	178.00'	12.88'	S 02°02'23" E	12.88'
C3	6°03'04"	122.00'	12.88'	S 02°59'50" E	12.88'
C4	9°00'00"	25.00'	39.27'	N 44°38'18" W	35.38'
C5	9°00'00"	25.00'	39.27'	S 45°01'42" W	35.38'
C6	48°52'32"	150.00'	127.96'	S 29°20'31" E	124.11'



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:
DELAWARE DEVELOPMENT LTD

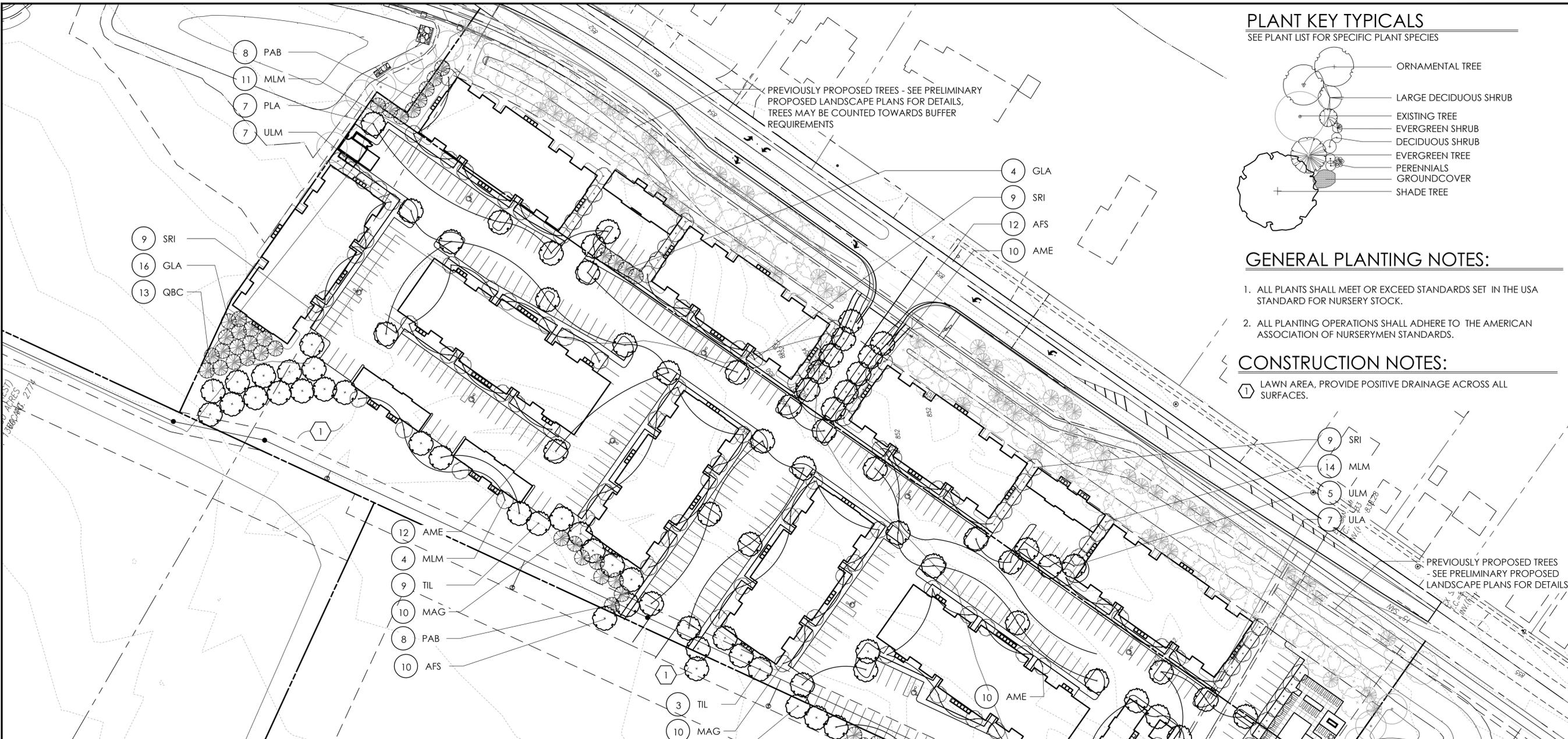
PREPARED FOR:
COUGHLIN'S CROSSING PHASE 2

PRELIMINARY ENGINEERING PLAN FOR
COUGHLIN'S CROSSING PHASE 2

PREPARED FOR:
DELAWARE DEVELOPMENT LTD

PREPARED FOR:
COUGHLIN'S CROSSING PHASE 2

PREPARED FOR:
DELAWARE DEVELOPMENT LTD



PREVIOUSLY PROPOSED TREES - SEE PRELIMINARY PROPOSED LANDSCAPE PLANS FOR DETAILS. TREES MAY BE COUNTED TOWARDS BUFFER REQUIREMENTS

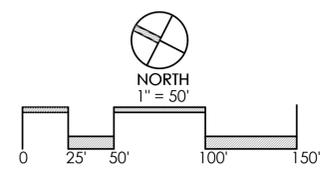
PREVIOUSLY PROPOSED TREES - SEE PRELIMINARY PROPOSED LANDSCAPE PLANS FOR DETAILS

LANDSCAPE REQUIREMENTS

REQUIREMENT	CODE	REQUIREMENT	PROVIDED
LANDSCAPING AND BUFFERS (1171.08.E.6.B)	(1) SHADE TREE / 50' LF BLDG. FACE (1) EV. TREE / 50' LF BLDG. FACE (2) ORN. TREES / 50' LF BLDG. FACE (3) 5-GAL. SHRUBS / 50' LF BLDG. FACE (3) 2-GAL. SHRUBS / 50' LF BLDG. FACE (4) 1-GAL. SHRUBS / 50' LF BLDG. FACE	(126) SHADE TREES (126) EVERGREEN TREES (252) ORNAMENTAL TREES (378) 5-GAL. SHRUBS (378) 2-GAL. SHRUBS (504) 1-GAL. SHRUBS	(169) SHADE TREES (126) EV. TREES (133) ORN. TREES (388) 5-GAL. SHRUBS (378) 2-GAL. SHRUBS (587) 1-GAL. SHRUBS
STREET TREE REQ. (1166.06)	(1) SHADE TREE PER 40 LINEAR FEET OF FRONTAGE ALONG EACH ROAD.	1070 LF = 27 TREES	27 TREES
LANDSCAPING OF PARKING LOTS (1166.09)	5% MINIMUM OF PARKING AREA SHALL BE PLANTED AS LANDSCAPED ISLAND AREAS	PARKING AREA = ±135,079 SF (5%) = ±6,754 SF	±7,516.78 SF (5.6%)
LANDSCAPING OF PARKING LOTS (1166.09C)	WITHIN LANDSCAPED ISLANDS, (1) SHADE TREE FOR EVERY (10) PARKING SPACES WILL BE PROVIDED.	364 SPACES = 37 TREES	37 TREES
LANDSCAPING OF PARKING LOTS (1166.09D)	SHRUBS OR LOW, SPREADING PLANT MATERIALS SHALL BE PLANTED WITHIN REQUIRED LANDSCAPE ISLANDS.	SHRUBS OR LOW, SPREADING PLANT MATERIALS	SHRUBS AND ONE TREE PROVIDED IN EACH ISLAND
SCREENING ALONG PUBLIC STREETS AND PERIMETER OF PARKING AREAS (1166.09b)	SCREENING SHALL BE PROVIDED ALONG ANY PARKING AREA IN VIEW OF A PUBLIC STREET. IT SHALL CONSIST OF SHRUBS, BERMS, WALLS, AND FENCES AT A MINIMUM OF 3' IN HEIGHT.	SHRUBS, BERMS, WALLS, AND FENCES AT A MIN. OF 3' IN HEIGHT	EXISTING, EVERGREEN, ORNAMENTAL, AND SHADE TREES
SCREENING OF ACCESSORY USES (1166.10a3)	TRASH RECEPTACLES SHALL BE SCREENED ACCORDING TO SECTION (1166.08c)	VEGETATION, WALL, OR FENCE, USED TO FORM A SOLID CONTINUOUS VISUAL SCREEN.	EXISTING, EVERGREEN, ORNAMENTAL, AND SHADE TREES

PLANT LIST (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
22	AFS	ACER XFREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	3" CAL.	B&B	
20	GLA	PICEA GLAUCA	WHITE SPRUCE	6' HGT.	B&B	
27	PAB	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	
12	PLA	PLATANUS x ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	3" CAL.	B&B	
13	QBC	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	
12	TIL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	3" CAL.	B&B	
14	ULA	ULMUS 'ACCOLADE'	MORTON ELM	3" CAL.	B&B	
12	ULM	ULMUS 'MORTON STALWART'	COMMENDATION ELM	3" CAL.	B&B	
15	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B&B	
ORNAMENTAL TREES						
45	AME	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	3" CAL.	B&B	MATCH FORM
29	MLM	MAGNOLIA x LOEBNERI 'MERRILL'	MERRILL MAGNOLIA	3" CAL.	B&B	MATCH FORM
26	MAG	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3" CAL.	B&B	MATCH FORM
33	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC TREE	3" CAL.	B&B	MATCH FORM



©: Project: (Boulevard and Highway) Coughlin's Crossing CAD, Drawing: (Landscape) and printed on 11/20/19 12:00 PM by: GUEST-6

**PRELIMINARY
NOT FOR CONSTRUCTION**

NO. DATE BY DESCRIPTION
 243 N. 5TH STREET
 SUITE 401
 COLUMBUS, OH 43215
 TEL: 614.487.1964
 PROJECT DATE: 7/3/2019
 PROJECT NO:
 DRAWN BY:
 CHECKED BY:

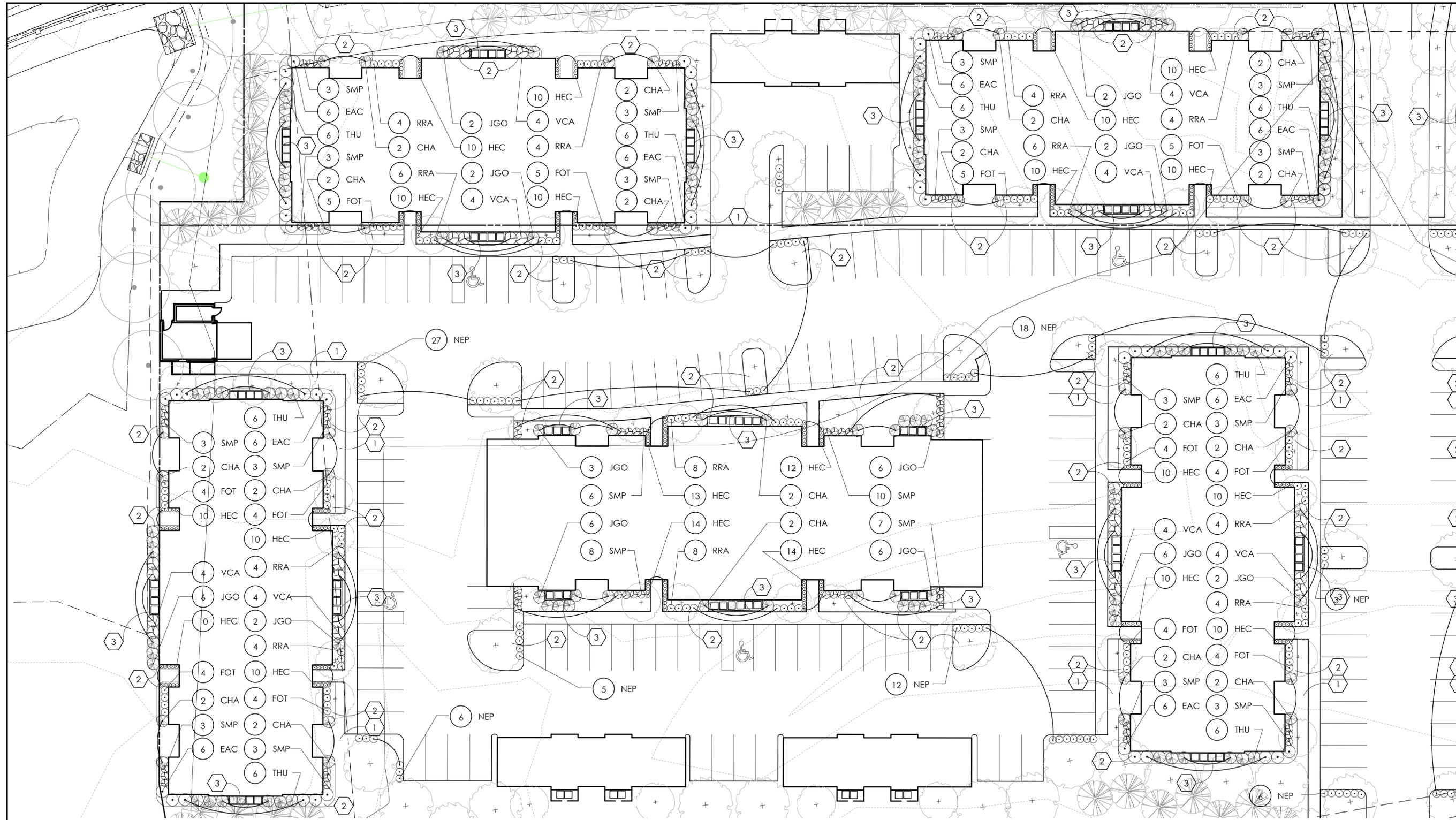
Faris Planning & Design
 LANDSCAPE ARCHITECTURE
 243 N. 5th Street
 Suite 401
 Columbus, OH 43215
 www.farisplanninganddesign.com

PREPARED FOR:
**DELAWARE
 DEVELOPMENT LTD**

PRELIMINARY ENGINEERING PLAN FOR
**COUGHLIN'S CROSSING
 PHASE 2**
 CITY OF DELAWARE, OHIO

PREPARED FOR:
**DELAWARE
 DEVELOPMENT LTD**

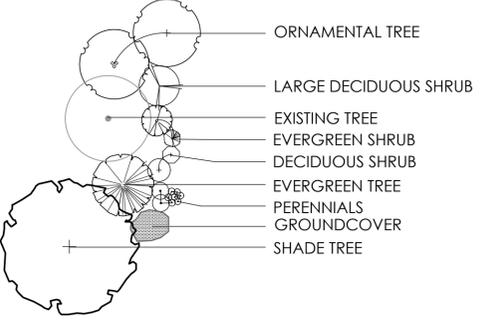
PREPARED FOR:
**DELAWARE
 DEVELOPMENT LTD**



PLANT LIST
 (CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
36	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	5 GAL	B&B	
48	EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL	B&B	
52	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2 GAL	B&B	
45	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL	B&B	
55	SMP	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL	B&B	
48	THU	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD ARBORVITAE	5 GAL	B&B	
36	VCA	VIBURNUM 'CARLESII'	KOREAN SPICE VIBURNUM	5 GAL	B&B	
60	RRA	ROSA 'RADRAZZ'	RED KNOCK OUT SHRUB ROSE	2 GAL	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
203	HEC	HEMEROCALLIS 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	1 GAL	CONT.	
77	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	CONT.	

PLANT KEY TYPICALS
 SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

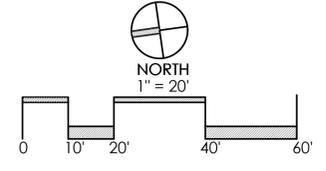


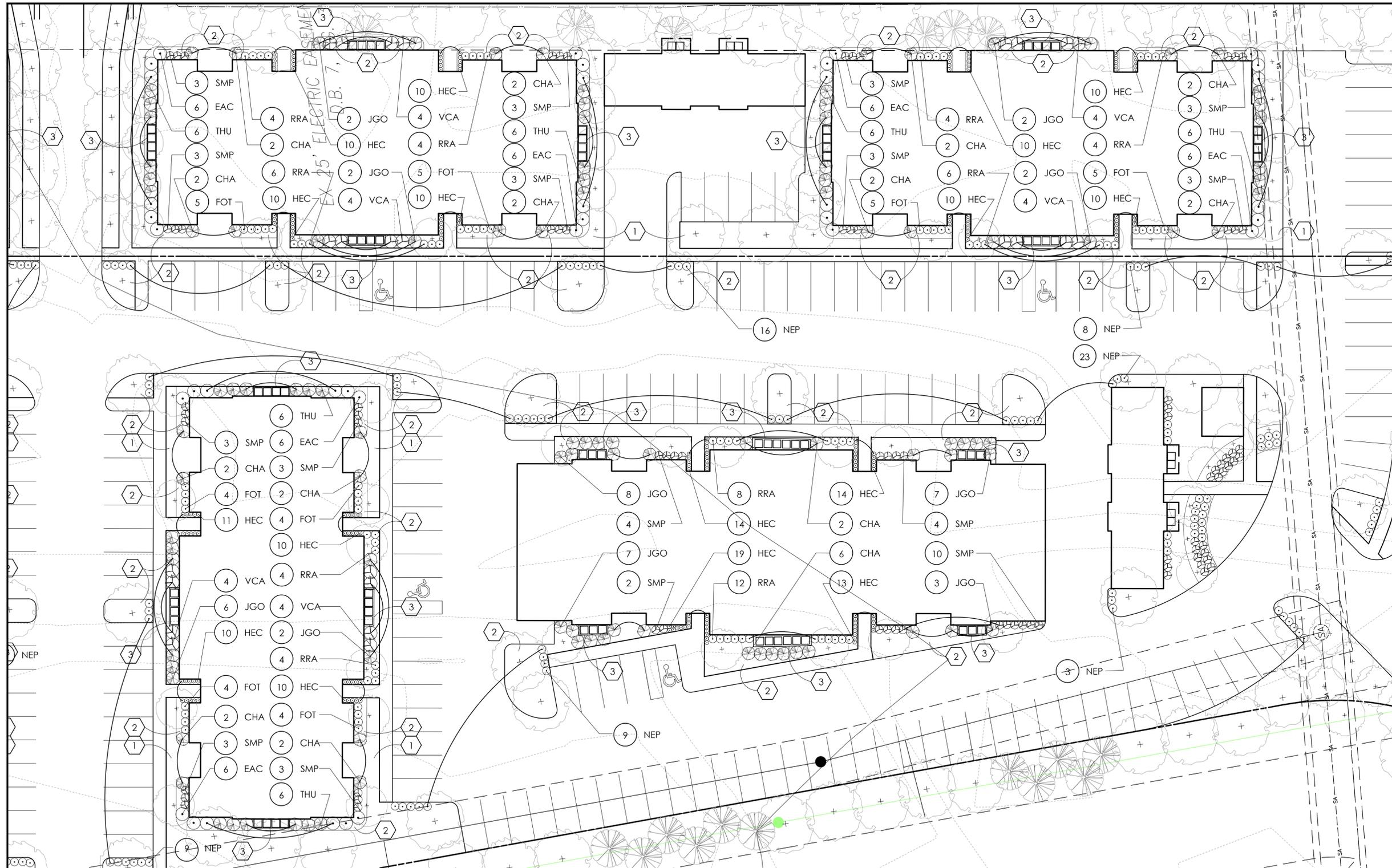
GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- A/C CONDENSER SCREENING FENCE - SEE SHEET L103 / DETAIL 2





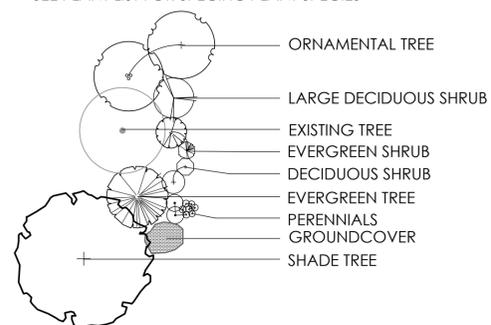
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
36	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	5 GAL	B&B	
36	EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL	B&B	
36	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2 GAL	B&B	
41	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL	B&B	
56	SMP	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL	B&B	
36	THU	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD ARBORVITAE	5 GAL	B&B	
24	VCA	VIBURNUM 'CARLESII'	KOREAN SPICE VIBURNUM	5 GAL	B&B	
56	RRA	ROSA 'RADRAZZ'	RED KNOCK OUT ROSE	2 GAL	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
180	HEC	HEMEROCALLIS 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	1 GAL	CONT.	
68	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	CONT.	

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

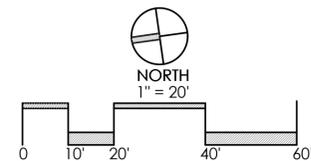


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- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

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- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- A/C CONDENSER SCREENING FENCE - SEE SHEET L103 / DETAIL 2



PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

243 N. 5TH STREET
SUITE 401
COLUMBUS, OH 43215
TEL: 614.487.1964

PROJECT DATE: 7/3/2019
PROJECT NO.: 18167
DRAWN BY: AB
CHECKED BY: TF

Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street
P.O. Box 17164
Columbus, OH 43215
www.farisplanningdesign.com

PREPARED FOR:
DELAWARE DEVELOPMENT LTD

PRELIMINARY ENGINEERING PLAN FOR
COUGHLIN'S CROSSING PHASE 2
CITY OF DELAWARE, OHIO

SUBAREA 2
LANDSCAPE
ENLARGEMENT PLANS

L104

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STREAM RIPARIAN SETBACK MITIGATION

STREAM	ZONE	AREA IN BUFFER ZONE	MITIGATION RATIO	MITIGATION ACREAGE
STREAM 1	30' STREAM SIDE BUFFER	40,412 SF - 0.93 AC.	INTERMITTENT: 2 : 1	80,824 SF - 1.86 AC.
STREAM 2	30' STREAM SIDE BUFFER	54,938 SF - 1.26 AC.	EPHEMERAL: 1 : 1	54,938 SF - 1.26 AC.
TOTAL MITIGATION				135,762 SF - 3.12 AC.

OPEN SPACE DATA		
TYPE	AREA	% OF DEVELOPABLE AREA (10.88 AC.)
PASSIVE OPEN	1.94 AC.	17.83%
PRESERVATION EASEMENT	0.72 AC.	6.62%
TOTAL	2.66 AC.	24.45%

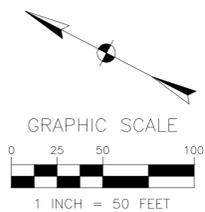
SITE DATA	
SURVEY SITE AREA:	79.79 AC
- VACATED R/W (STRATFORD DR.)	0.82 AC
TOTAL SITE AREA:	80.61 AC
- EX. R/W (MEEKER WAY)	2.48 AC
- EX. R/W TO BE DEDICATED (US23)	2.80 AC
- EX. R/W TO BE DEDICATED (STRATFORD RD)	1.66 AC
- ADD. R/W TO BE DEDICATED (STRATFORD RD)	0.34 AC
TOTAL DEVELOPABLE SITE AREA:	73.33 AC
- ONSITE R/W (TO BE DEDICATED)	5.08 AC
TOTAL DEVELOPMENT SITE AREA:	68.25 AC

OPEN SPACE LEGEND

- LIMITS OF PRESERVATION EASEMENT
- LIMITS OF PASSIVE OPEN SPACE

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- LIMITS OF IMPACTS TO 30' STREAM BUFFER
- PROPOSED LOT BOUNDARIES



<p>COUGHLIN'S CROSSING US 23 & STRATFORD ROAD DELAWARE, OHIO</p>	<p>DELAWARE DEVELOPMENT PLAN, LTD</p>	<p>PREPARED FOR: DELAWARE DEVELOPMENT PLAN LTD. 14,372 ACRES D.B. 889 Pg. 353</p>	<p>PROJECT NO.: D291002 PROJECT DATE: 01-30-2019 DRAWN BY: CHECKED BY:</p>	<p>TECHNICAL SKILL: CREATIVE SPIRIT.</p>	<p>1180 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.2222</p>
<p>1</p>					

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BENCH MARKS

ALL BENCHMARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE (NAVD 88) NORTH AMERICAN VERTICAL DATUM OF 1988 (U.S. SURVEY FEET):

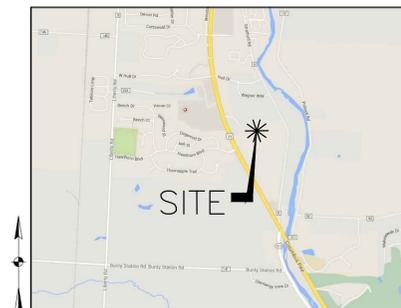
B.M. #1
BEING THE TOP RIM OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STRATFORD ROAD (C.R. 4) AND BEING IN THE GRAVEL DRIVEWAY TO RESIDENCE #2430, 13.5'± WEST OF THE WESTERLY EDGE OF PAVEMENT LINE OF SAID STRATFORD ROAD.
ELEV.=854.33

B.M. #2
BEING THE TOP RIM OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STRATFORD ROAD (C.R. 4), 97.5'± SOUTH OF SOUTHERLY MOST PROPERTY LINE, 27.0'± WEST OF THE WESTERLY EDGE OF PAVEMENT LINE OF SAID STRATFORD ROAD.
ELEV.=847.74

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

PRELIMINARY DEVELOPMENT PLANS FOR COUGHLIN'S CROSSING PHASE 2

FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19
CITY OF DELAWARE, TOWNSHIP OF DELAWARE,
COUNTY OF DELAWARE, STATE OF OHIO
JUNE 2019



VICINITY MAP
NOT TO SCALE

DEVELOPER

DELAWARE DEVELOPMENT, LTD
9000 E BROAD STREET
PATASKALA, OHIO 43062
CONTACT: CONNIE KLEMA
PHONE: 614-374-8488
EMAIL: CKLEMAATTORNEY@GMAIL.COM

ENGINEER

SUBAREAS 5 & 6
THE MANNIK & SMITH GROUP, INC.
815 GRANDVIEW AVENUE, SUITE 650
COLUMBUS, OHIO 43215
CONTACT: RANDY L VANTILBURG, P.E.
PHONE: 614-441-4222
EMAIL: RVANTILBURG@MANNIKSMITHGROUP.COM

SUBAREA 2
E.P. FERRIS & ASSOCIATES, INC.
880 KING AVENUE
COLUMBUS, OHIO 43212
CONTACT: CHRIS LESCODY, P.E.
PHONE: 614-357-4086
EMAIL: CLESCODY@EPFERRIS.COM

SUBAREA 2
FARIS PLANNING & DESIGN, LLC
243 N. FIFTH STREET, SUITE 401
COLUMBUS, OHIO 43215
CONTACT: TODD FARIS
PHONE: 614-487-1964
EMAIL: TFARIS@FARISPLANNINGANDDESIGN.COM

ARCHITECT

SUBAREAS 5 & 6
ARCHITECTURAL ALLIANCE
165 NORTH FIFTH STREET
COLUMBUS, OHIO 43215
CONTACT: JOHN ONEY, AIA.
PHONE: 614-469-7500
EMAIL: JONEY@ARCHALL.COM

SUBAREA 2
MOODY NOLAN
300 SPRUCE STREET, SUITE 300
COLUMBUS, OHIO 43215
CONTACT: DAVID MELECA
PHONE: 614-461-4664
EMAIL: DMELECA@MOODYNOLAN.COM

SURVEYOR

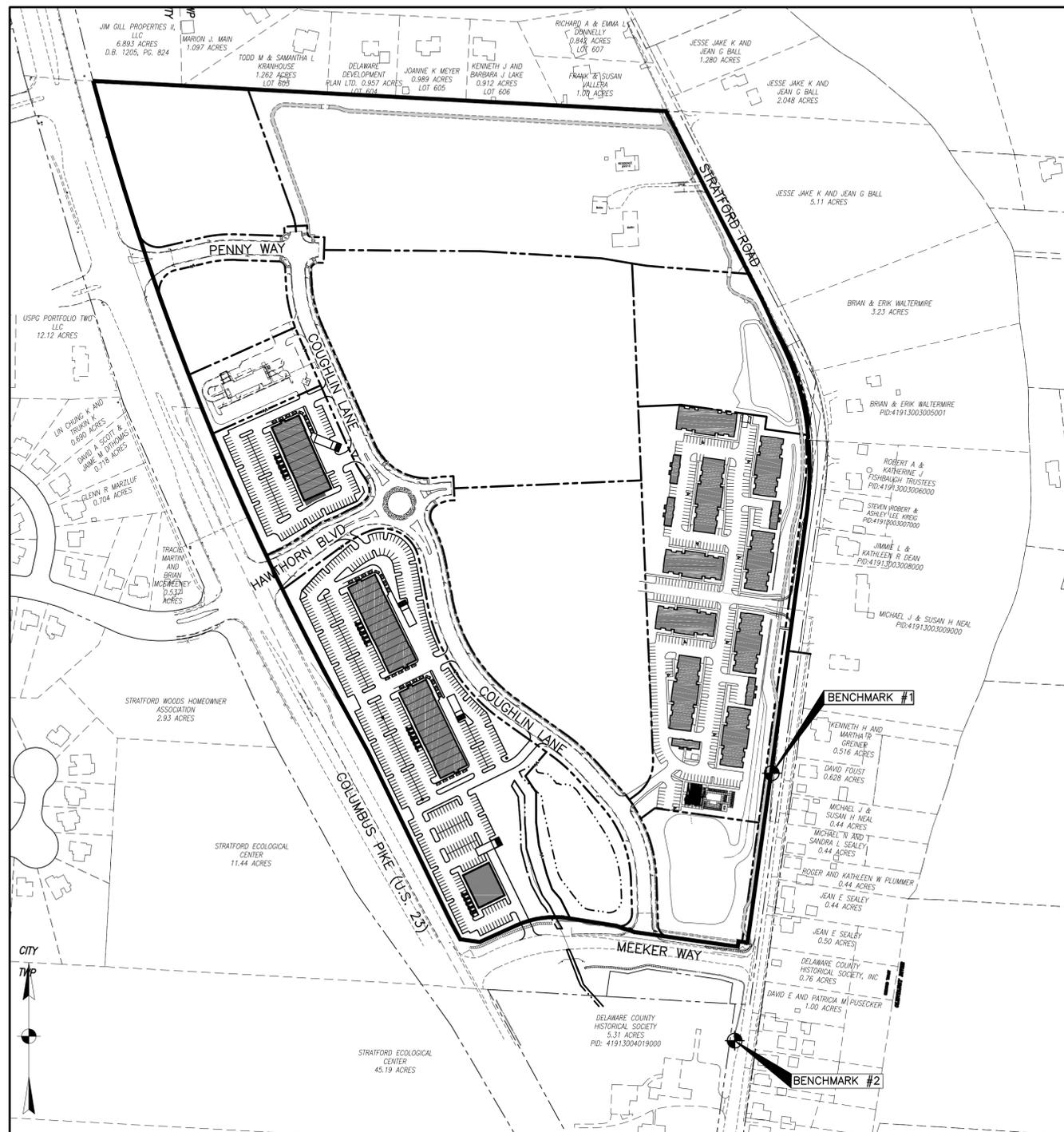
LANDMARK SURVEY GROUP, INC.
2099 WEST FIFTH AVENUE
COLUMBUS, OHIO 43212
CONTACT: SCOTT D. GRUNDEI, P.S.
PHONE: 614-485-9000

SHEET INDEX

TITLE SHEET.....	C000
PRELIMINARY SITE PLAN (SUBAREA 6).....	C100
PRELIMINARY SITE PLAN (SUBAREA 5).....	C101
PRELIMINARY SITE PLAN (SUBAREA 2).....	C102

UTILITY CONTACTS

UTILITY	ADDRESS	TELEPHONE
AMERICAN ELECTRIC POWER	850 TECH CENTER DRIVE GAHANNA, OH 43230	(614) 883-6802
COLUMBIA GAS	920 WEST GOODALE BOULEVARD COLUMBUS, OH 43212	(800) 460-2223 24-HOUR CONTACT
AT&T	1589 NORTH HIGH STREET COLUMBUS, OHIO 43215	(614) 291-2500
TIME WARNER CABLE	15 WEST MAIN STREET COLUMBUS, OH 43201	(614) 454-1605
DEL-CO WATER COMPANY	6773 OLENTANGY RIVER ROAD DELAWARE, OH 43015	(740)548-7748
SANITARY DELAWARE COUNTY SEWER	50 CHANNING ST. DELAWARE, OH 43015	(740)833-2240
STORM SEWER DELAWARE COUNTY ENGINEER	50 CHANNING ST. DELAWARE, OH 43015	(740)833-2434



INDEX MAP
SCALE: 1"=200'

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PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 07/20/2019
PROJECT NO: D2910002
DRAWN BY: DJJ
CHECKED BY: RLV

**TECHNICAL SKILL:
CREATIVE SPIRIT.**

Mannik & Smith Group
www.MannikSmithGroup.com

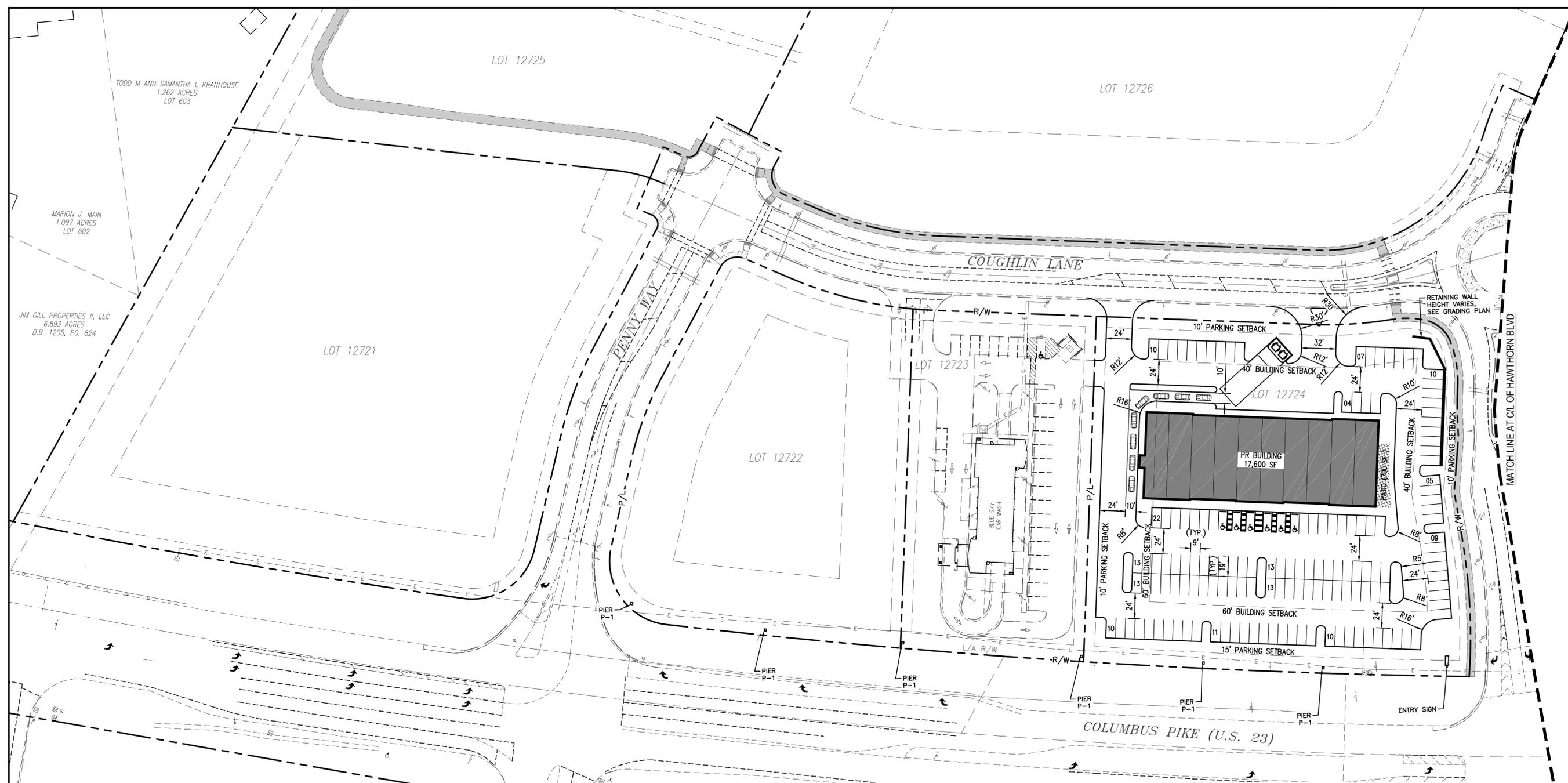
PREPARED FOR:
DELAWARE DEVELOPMENT LTD

PRELIMINARY DEVELOPMENT PLAN FOR
COUGHLIN'S CROSSING PHASE 2
SUBAREAS 2, 5 & 6
CITY OF DELAWARE, OHIO

TITLE SHEET

C000

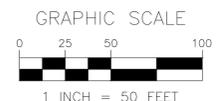
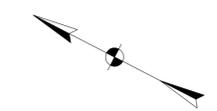
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- LEGEND**
- PR CURB & PAVEMENT
 - P/L- PROPERTY LINE
 - R/W- RIGHT OF WAY
 - BIKEWAY RAILING, ODOT DWG RM5.2.
 - BIKE PATH
 - CONCRETE SIDEWALK

ABBREVIATIONS

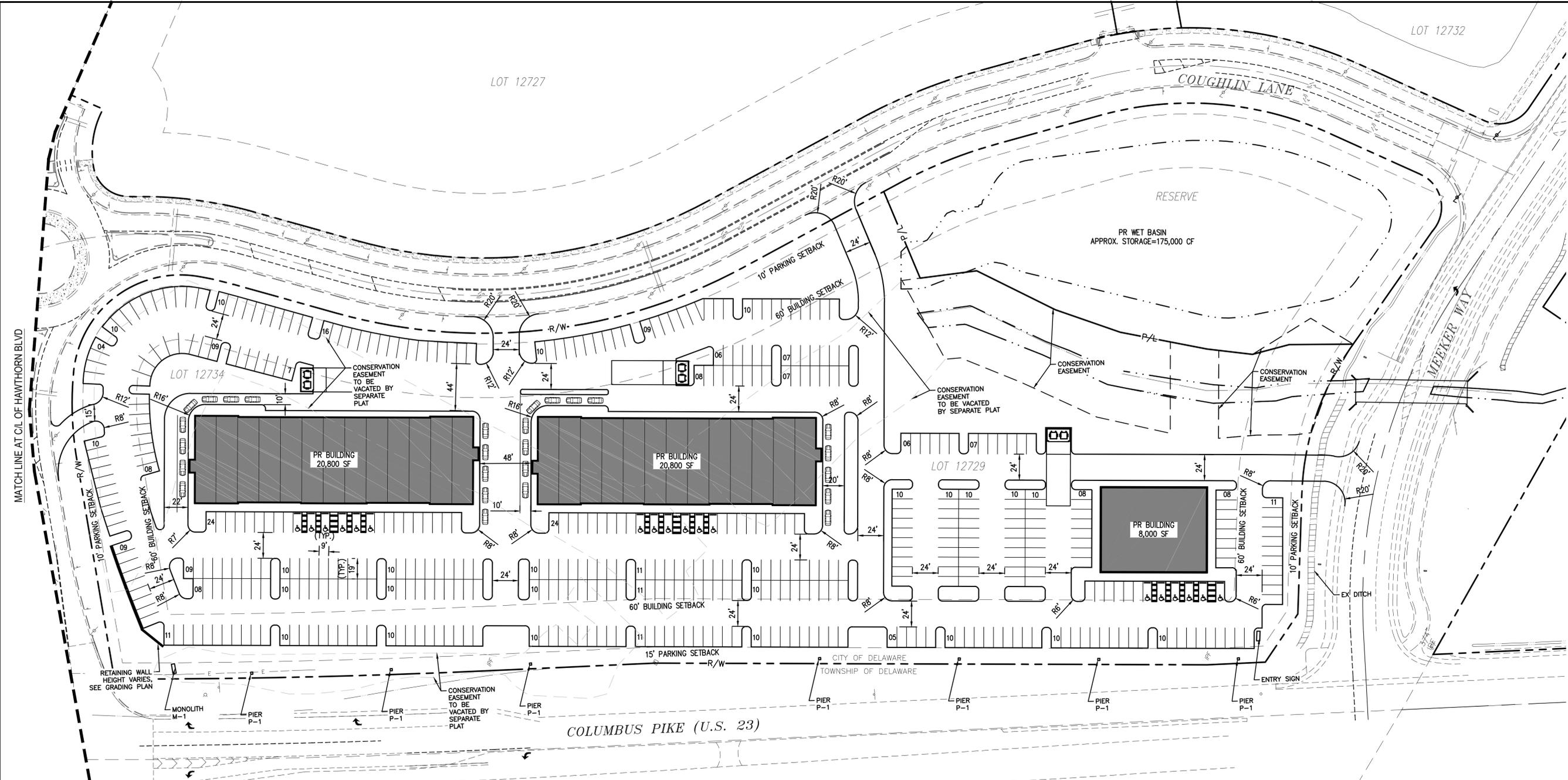
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- C/L CENTERLINE
- DP DECISION POINT
- ISD INTERSECTION SIGHT DISTANCE
- SP-1 PRIMARY SIGN
- SS-1 SECONDARY SIGN
- M-1 GATEWAY MONOLITH
- P-1 GATEWAY PIER



*CURB RADII ARE 4' UNLESS DIMENSIONED OTHERWISE

<p>PRELIMINARY DEVELOPMENT PLAN FOR COUGHLIN'S CROSSING PHASE 2 SUBAREAS 2, 5 & 6 CITY OF DELAWARE, OHIO</p>	<p>PREPARED FOR: DELAWARE DEVELOPMENT LTD</p>
<p>NO. DATE BY</p>	<p>DESCRIPTION</p>
<p>1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222</p>	
<p>PROJECT DATE: 07/03/2019 PROJECT NO: D2910002 DRAWN BY: DJJ CHECKED BY: RLV</p>	
<p>TECHNICAL SKILL: CREATIVE SPIRIT.</p>	
<p>Mannik Smith Group www.MannikSmithGroup.com</p>	
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	
<p>C100</p>	

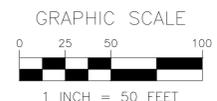
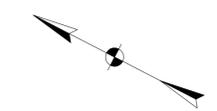
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- LEGEND**
- PR CURB & PAVEMENT
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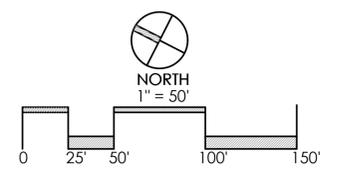
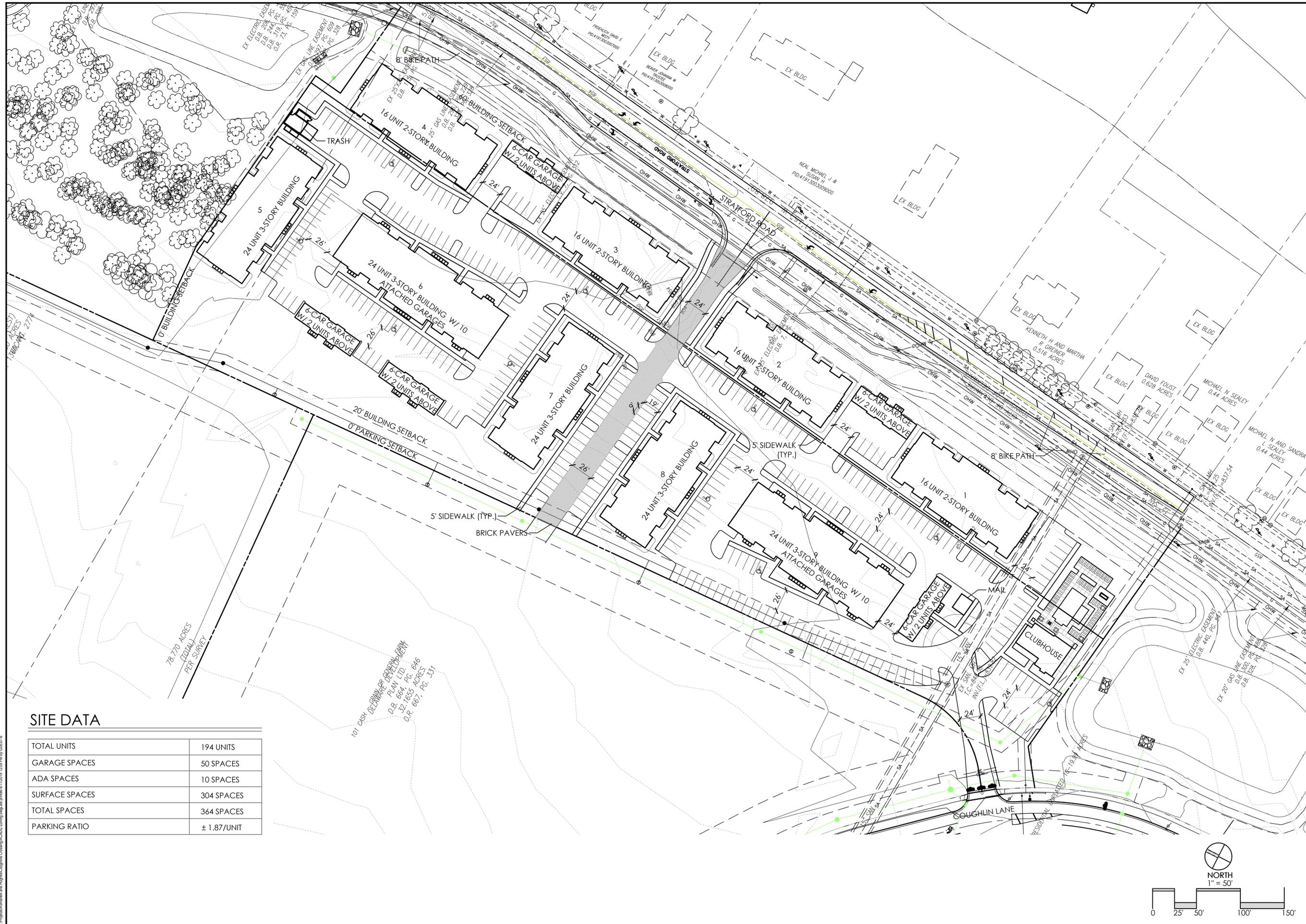
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<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>NO. DATE BY</p>
<p>1660 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340</p>	<p>PROJECT NO. D2910002 PROJECT DATE: 07/03/2019 DRAWN BY: DJJ CHECKED BY: RLV</p>
<p>TECHNICAL SKILL: CREATIVE SPIRIT.</p> <p>www.MannikSmithGroup.com</p>	
<p>PREPARED FOR: DELAWARE DEVELOPMENT LTD</p>	
<p>PRELIMINARY DEVELOPMENT PLAN FOR COUGHLIN'S CROSSING PHASE 2 SUBAREAS 2, 5 & 6 CITY OF DELAWARE, OHIO</p>	
<p>SUBAREA 5 SITE PLAN</p>	
<p>C101</p>	

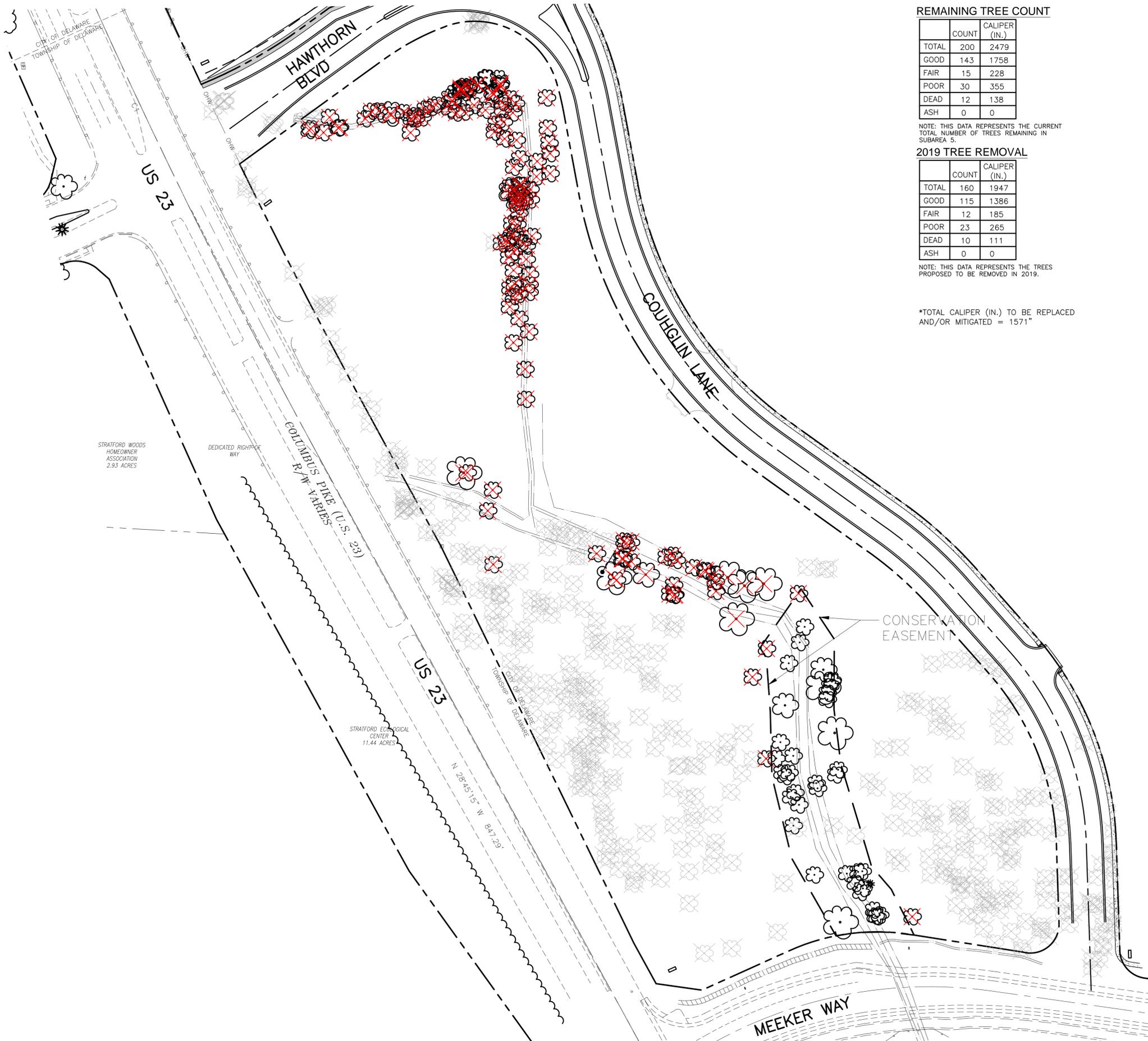
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SITE DATA

TOTAL UNITS	194 UNITS
GARAGE SPACES	50 SPACES
ADA SPACES	10 SPACES
SURFACE SPACES	304 SPACES
TOTAL SPACES	364 SPACES
PARKING RATIO	± 1.87/UNIT



<p>PRELIMINARY ENGINEERING PLAN FOR</p> <p>COUGHLIN'S CROSSING</p> <p>PHASE 2</p> <p>CITY OF DELAWARE, OHIO</p>	<p>PREPARED FOR:</p> <p>DELAWARE</p> <p>DEVELOPMENT LTD</p>	<p>LAND PLANNING</p> <p>Paris Planning & Design</p> <p>LANDSCAPE ARCHITECTURE</p> <p>COLUMBUS, OH 43215</p> <p>243 N. 5th Street Suite 401 Columbus, OH 43215 Tel: 614.467.1764 www.parisplanninganddesign.com</p>
<p>SUBAREA 2</p> <p>DEVELOPMENT PLAN</p>	<p>NO. DATE BY DESCRIPTION</p> <p>172019 1209 PM GUEST 6</p>	<p>PRELIMINARY</p> <p>NOT FOR CONSTRUCTION</p>
<p>243 N. 5TH STREET SUITE 401 COLUMBUS, OH 43215 TEL: 614.467.1764</p> <p>PROJECT DATE: 7/3/2019 PROJECT NO.: 18167 DRAWN BY: AB CHECKED BY: TF</p>		



REMAINING TREE COUNT

	COUNT	CALIPER (IN.)
TOTAL	200	2479
GOOD	143	1758
FAIR	15	228
POOR	30	355
DEAD	12	138
ASH	0	0

NOTE: THIS DATA REPRESENTS THE CURRENT TOTAL NUMBER OF TREES REMAINING IN SUBAREA 5.

2019 TREE REMOVAL

	COUNT	CALIPER (IN.)
TOTAL	160	1947
GOOD	115	1386
FAIR	12	185
POOR	23	265
DEAD	10	111
ASH	0	0

NOTE: THIS DATA REPRESENTS THE TREES PROPOSED TO BE REMOVED IN 2019.

*TOTAL CALIPER (IN.) TO BE REPLACED AND/OR MITIGATED = 1571"

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREES PREVIOUSLY REMOVED
- CONSERVATION EASEMENT

ABBREVIATIONS

- EX EXISTING
- PR PROPOSED
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE

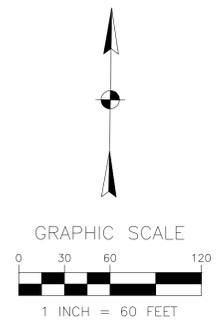
TREE PRESERVATION NARRATIVE

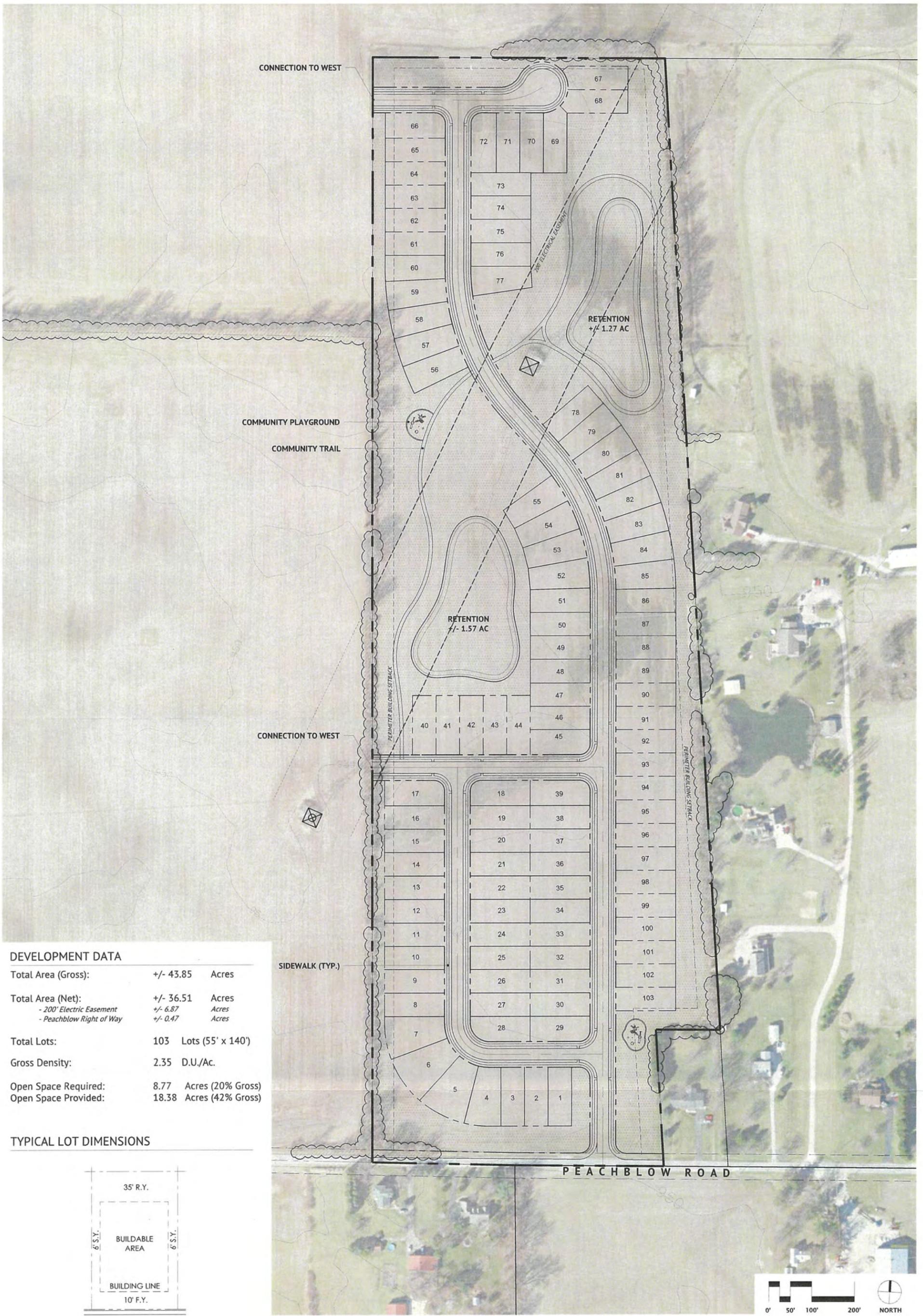
-ALL TREES WITHIN THE BOUNDARY WERE LOCATED AND INVENTORIED BY SIZE. SAMPLE AREAS IN THE DENSELY WOODED AREA WERE SELECTED TO GIVE A REPRESENTATIVE CONDITION ASSESSMENT. THIS AREA IS CALLED SHISLER SAMPLE. ALL TREES OUTSIDE OF THE THIS AREA WERE CLASSIFIED FOR CONDITION AND TYPE, THESE ARE CALLED "INDIVIDUAL TREES."

-PLEASE REFER TO THE COUGHLIN'S CROSSING TREE REPLACEMENT PLAN (SHEET C300) FROM APRIL 4, 2017.

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	DESCRIPTION								
NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY	NO.
1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614-441-1422		PROJECT DATE: 9-13-2018		PROJECT NO.: D29102		DRAWN BY: DJJ		CHECKED BY: RLV	
PREPARED FOR: DELAWARE DEVELOPMENT PLAN, LTD 900 E BRAD ST PATASKALA, OHIO									
COUGHLIN'S CROSSING US 23 & STRATFORD ROAD DELAWARE, OH 43015 DELAWARE, OHIO									
SUBAREA 5 REVISED TREE REMOVAL PLAN - 2019									
1									

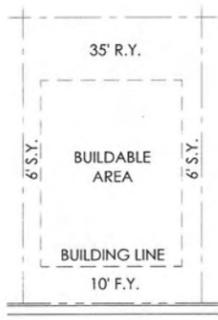




DEVELOPMENT DATA

Total Area (Gross):	+/- 43.85	Acres
Total Area (Net):	+/- 36.51	Acres
- 200' Electric Easement	+/- 6.87	Acres
- Peachblow Right of Way	+/- 0.47	Acres
Total Lots:	103	Lots (55' x 140')
Gross Density:	2.35	D.U./Ac.
Open Space Required:	8.77	Acres (20% Gross)
Open Space Provided:	18.38	Acres (42% Gross)

TYPICAL LOT DIMENSIONS



CONCEPTUAL SITE PLAN

PEACHBLOW ROAD PROPERTY

Berlin Township, Ohio

July 22, 2019