think. create. do.

1 **proposed masterplan**
SCALE 1" = 100'-0"

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016

Mannik Smith GROUP | archall ARCHITECTURAL ALLIANCE

think. create. do.

SUBAREA DATA

01A STRATFORD NORTH

ACREAGE	8.46 ACRES
BUILDING AREA	--
PARKING PROVIDED	--

01B STRATFORD NORTH

ACREAGE	3.34 ACRES
BUILDING AREA	7,800 SF (EXIST.)
PARKING PROVIDED	22 SPACES

02A STRATFORD SOUTH

ACREAGE	7.30 ACRES
BUILDING AREA	25 UNITS @ 1,500 SF AVG.
PARKING PROVIDED	2 SPACES / UNIT (1 GARAGE)

02B STRATFORD SOUTH

ACREAGE	9.84 ACRES
BUILDING AREA	40,400 SF (1ST FLOOR RETAIL) +/- 40 RESIDENTIAL UNITS
PARKING PROVIDED	324

03 NORTHERN QUAD

ACREAGE	12.22 ACRES
BUILDING AREA	98,700 SF
PARKING PROVIDED	476 SPACES

04 CENTRAL QUAD

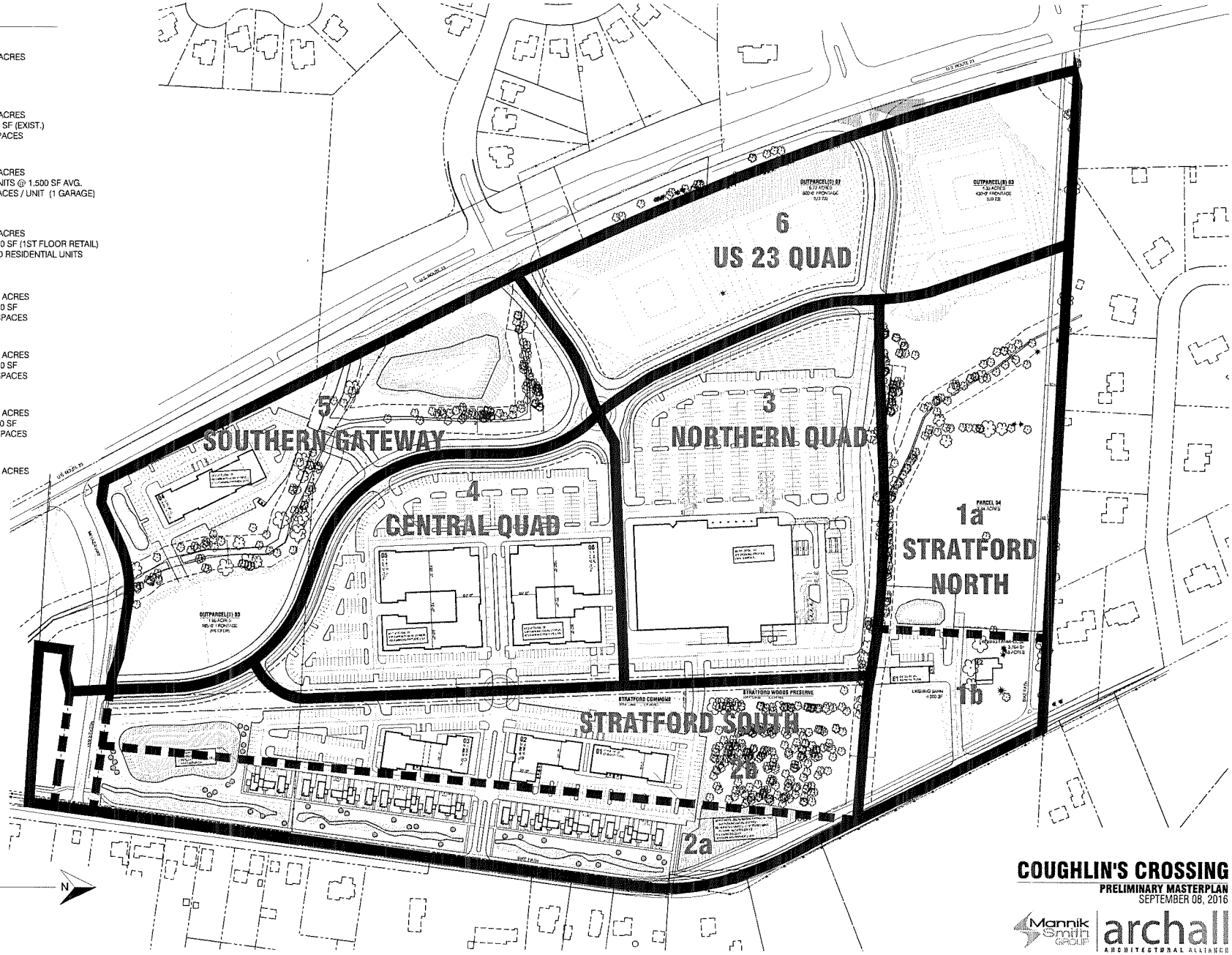
ACREAGE	10.00 ACRES
BUILDING AREA	87,200 SF
PARKING PROVIDED	423 SPACES

05 SOUTHERN GATEWAY

ACREAGE	11.60 ACRES
BUILDING AREA	18,000 SF
PARKING PROVIDED	112 SPACES

06 US 23 QUAD

ACREAGE	11.65 ACRES
BUILDING AREA	--
PARKING PROVIDED	--



1 **subarea plan**
SCALE 1" = 100'-0"

COUGHLIN'S CROSSING
PRELIMINARY MASTERPLAN
SEPTEMBER 08, 2016

Mannik Smith GROUP | archall ARCHITECTURAL ALLIANCE

think. create. *do.*

1 proposed masterplan

SCALE 1" = 100'-0"

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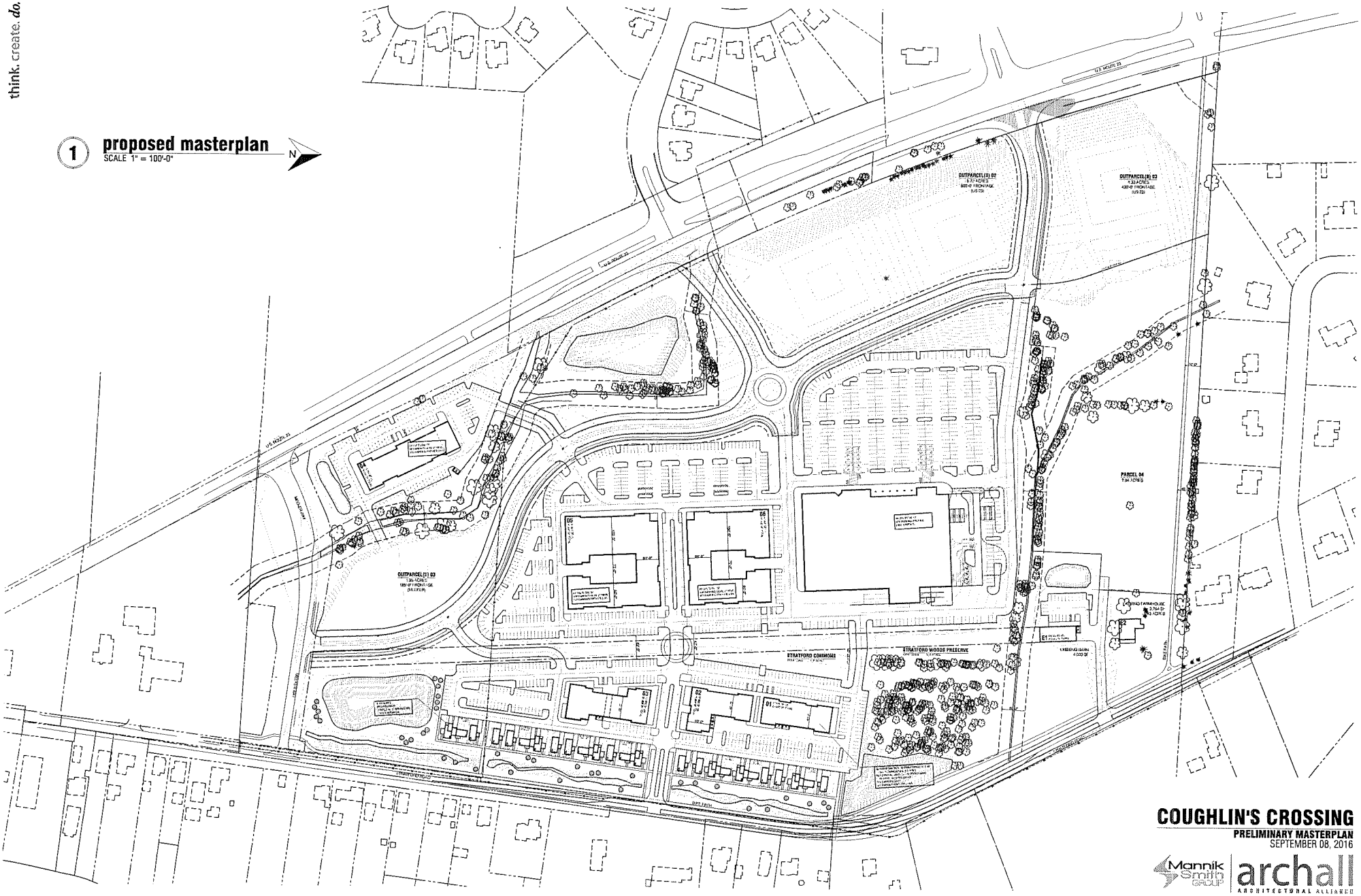
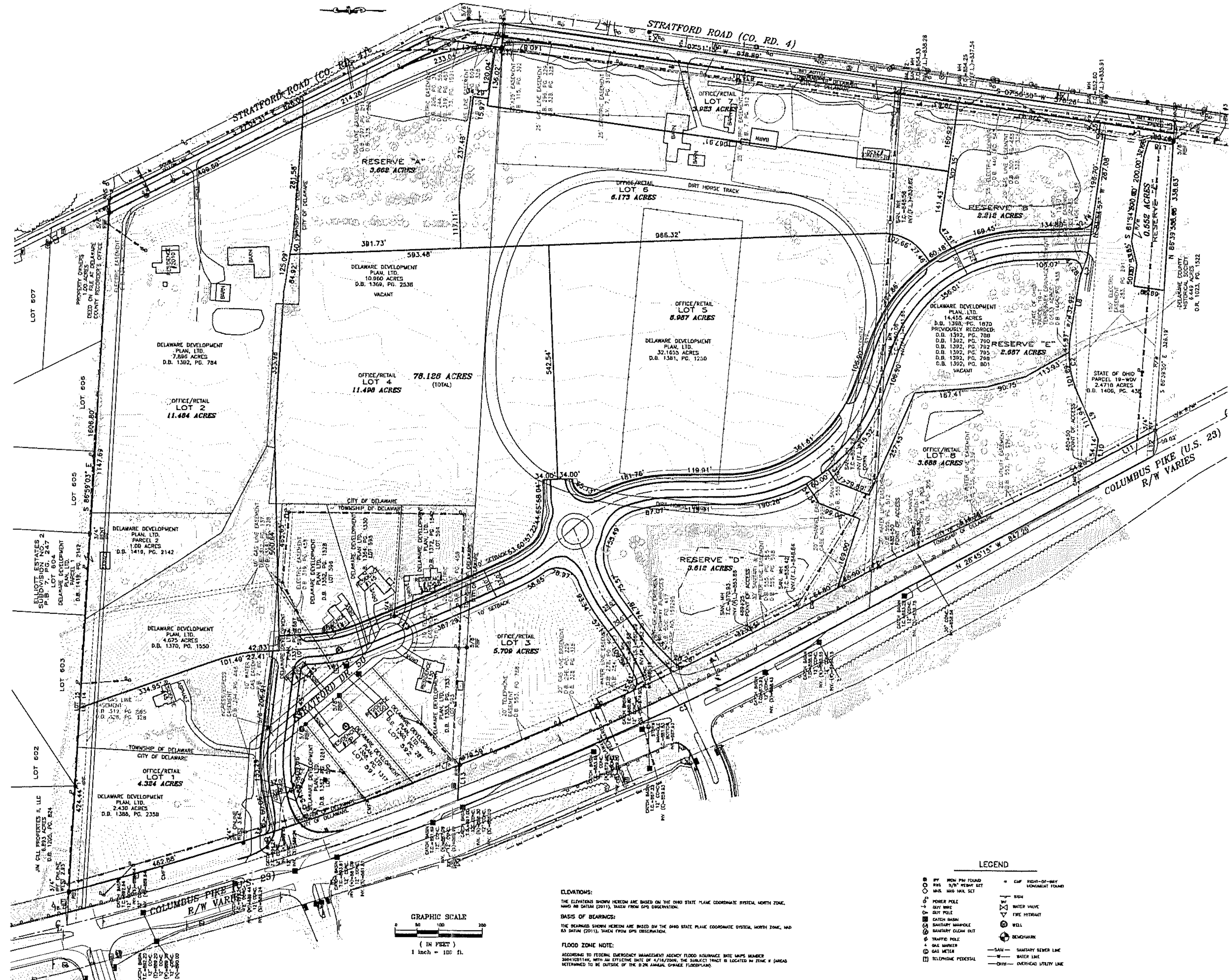


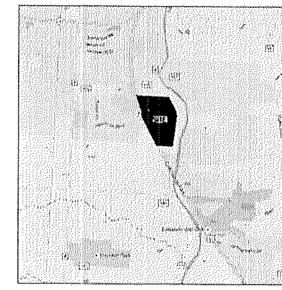
COUGHLIN'S CROSSING

PRELIMINARY MASTERPLAN

SEPTEMBER 08, 2016

Mannik Smith GROUP | archall ARCHITECTURAL ALLIANCE





CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	943.70	7584.43	7°08'35"	N 18°24'58" W	943.10
C2	144.83	250.00	33°08'35"	S 82°20'05" W	142.82
C3	938.75	7838.43	7°01'52"	N 25°14'29" W	938.15

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°51'31" W	163.84
L2	S 86°59'03" E	35.20
L3	N 86°39'30" W	30.10
L4	N 07°51'30" E	170.12
L5	N 82°21'47" W	25.00
L6	S 07°56'30" W	15.01
L7	N 70°38'21" W	50.99
L8	N 81°05'30" W	132.82
L9	S 05°45'30" W	111.84
L10	N 81°09'28" W	54.14
L11	S 28°45'15" E	158.51
L12	N 86°39'30" W	50.02
L13	S 86°59'32" E	162.88
L14	N 08°05'03" E	70.00
L15	S 81°54'57" E	150.00
L16	N 78°18'58" E	51.85
L17	N 74°17'30" E	37.69
L18	S 07°56'30" W	57.00

APPROVED THIS ____ DAY OF ______ 2016

PLANNING AND COMMUNITY DEVELOPMENT COMMISSION DIRECTOR, DELAWARE, OHIO

ELEVATIONS:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAVD 88 DATUM (2011), TAKEN FROM GPS OBSERVATION.

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.

FLOOD ZONE NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 39041C0114K, WITH AN EFFECTIVE DATE OF 4/16/2009, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PRELIMINARY PLAT OF

COUGHLIN'S CROSSING

LYING IN

FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, TOWNSHIP OF DELAWARE,
COUNTY OF DELAWARE, STATE OF OHIO

LSGI LANDMARK SURVEY GROUP, INCORPORATED
2058 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
DATE: 9/7/16 FILE NO. 171874E

REV. DATE DESCRIPTION

1/1

NOTES PER TITLE COMMITMENTS:

MANOS (10.818 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 7-7980 ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF MARCH 1, 2015, AT 7:00 A.M.

ITEM 20 EASEMENT(S) GRANTED TO THE MARION-RESERVE POWER COMPANY, RECORDED IN DEED BOOK 206, PAGE 341 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 21 RIGHT OF WAY AND EASEMENT, RECORDED IN DEED BOOK 244, PAGE 353 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON. THIS TRANSFERS ITEM 20 FROM MARION-RESERVE POWER COMPANY TO COLUMBUS AND SOUTHERN POWER COMPANY.

ITEM 22 EASEMENT(S) GRANTED TO DELAWARE GAS COMPANY, RECORDED IN DEED BOOK 397, PAGE 341 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON. EASEMENT IS WITHIN THE RIGHT-OF-WAY LIMITS OF STRATFORD ROAD (COUNTY ROAD 4, OLD US 23). ASSIGNED TO COLUMBIA GAS OF OHIO, INC. IN DEED BOOK 328, PAGE 328.

ITEM 23 EASEMENT(S) GRANTED UNTO DELAWARE GAS COMPANY, RECORDED IN DEED BOOK 197, PAGE 409, AND ASSIGNED TO COLUMBIA GAS OF OHIO, INC. IN DEED BOOK 328, PAGE 328. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 24 EASEMENT(S) GRANTED UNTO COLUMBUS AND SOUTHERN OHIO POWER COMPANY RECORDED IN DEED BOOK 319, PAGE 457 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 25 EASEMENT(S) RESERVED FROM COLUMBUS AND SOUTHERN OHIO POWER COMPANY AKA COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY TO PETER J. MANOS AND DEBORAH ANN MANOS, RECORDED IN DEED BOOK 73, PAGE 1861 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

1606 PROPERTIES (4.675 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 7-7929 ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF APRIL 9, 2015, AT 7:00 A.M.

ITEM 19 EASEMENT(S) GRANTED UNTO DELAWARE GAS COMPANY, RECORDED IN DEED BOOK 313, PAGE 137 AND ASSIGNED TO COLUMBIA GAS IN DEED BOOK 328, PAGE 328 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 20 EASEMENT(S) GRANTED UNTO DELAWARE GAS COMPANY, RECORDED IN DEED BOOK 318, PAGE 565 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 21 SUBJECT TO THE RIGHTS OF OTHERS TO USE, AS WELL AS THE TERMS AND CONDITIONS OF THE INGRESS/EGRESS EASEMENT, OF RECORD IN DEED BOOK 294, PAGE 448. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

BEAVER (32.1655 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 15-025 ISSUED BY OHIO BAR TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 11, 2015, AT 8:00 A.M.

ITEM 11 EASEMENT GRANTED TO THE COLUMBUS, DELAWARE, AND NORTHERN TRACTION COMPANY OF RECORD IN D.B. 115, PAGE 302, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 12 EASEMENT GRANTED TO COLUMBUS, DELAWARE AND MARION ELECTRIC COMPANY OF RECORD IN LEASE VOL. 7, PAGE 312, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 13 EASEMENT GRANTED TO THE MARION-RESERVE POWER COMPANY OF RECORD IN D.B. 311, PAGE 210, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 14 EASEMENT CONTAINED IN DEED OF RECORD IN D.B. 205, PAGE 323, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. UNABLE TO DETERMINE IF EASEMENT AFFECTS THE SUBJECT TRACT. EASEMENT IS FOR A WATER PIPELINE OF UNKNOWN LOCATION OR WIDTH.

ITEM 16 EASEMENT GRANTED TO THE METHODIST THEOLOGICAL SCHOOL IN OHIO, INC. OF RECORD IN D.B. 278, PAGE 406, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 17 EASEMENT FOR WATER LINE GRANTED TO THE METHODIST THEOLOGICAL SCHOOL IN OHIO, INC OF RECORD IN D.B. 294, PAGE 127, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 18 EASEMENT GRANTED TO THE DELAWARE GAS COMPANY OF RECORD IN D.B. 298, PAGE 270, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. THERE IS AND ASSIGNMENT OF SAID EASEMENT OF RECORD IN D.B. 328, PAGE 328, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 20 EASEMENT CONTAINED IN DEED OF RECORD IN D.B. 506, PAGE 417, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 21 EASEMENT CONTAINED IN DEED OF RECORD IN D.B. 538, PAGE 301, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 22 EASEMENT GRANTED TO DTE NORTH INCORPORATED OF RECORD IN D.B. 553, PAGE 798, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 23 SANITARY SEWER EASEMENT OF RECORD IN D.B. 555, PAGE 506, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 24 WATER LINE EASEMENT OF RECORD IN D.B. 555, PAGE 512, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 25 SANITARY SEWER EASEMENT OF RECORD IN D.B. 555, PAGE 515, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 26 WATER LINE EASEMENT OF RECORD IN D.B. 555, PAGE 518, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 30 MATTERS OF RECORD IN AN APPROPRIATION CASE IN DELAWARE COUNTY COMMON PLEAS COURT, CASE NO. 150293, INCLUDING AND EASEMENTS OR ACCESS POINTS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

JANIS (7.898 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 15-088 ISSUED BY OHIO BAR TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JULY 3, 2015, AT 8:00 A.M.

ITEM 10 EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN D.B. 329, PAGE 344, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

SHISLER (14.312 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 15-085 ISSUED BY OHIO BAR TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JULY 8, 2015, AT 8:00 A.M.

ITEM 12 EASEMENT GRANTED TO METHODIST THEOLOGICAL SCHOOL IN OHIO, INC., OF RECORD IN D.B. 278, PAGE 398, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 13 EASEMENT GRANTED TO OHIO EDISON COMPANY OF RECORD IN D.B. 283, PAGE 201, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 14 EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN D.B. 440, PAGE 547, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 15 EASEMENT GRANTED TO THE DELAWARE GAS COMPANY OF RECORD IN D.B. 300, PAGE 488, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. ASSIGNMENT OF SAID EASEMENT IS OF RECORD IN D.B. 328, PAGE 328, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 16 EASEMENT GRANTED TO DTE NORTH INCORPORATED OF RECORD IN D.B. 552, PAGE 579, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 17 EASEMENT FOR WATERLINE PURPOSES GRANTED TO CITY OF DELAWARE, OHIO OF RECORD IN D.B. 553, PAGE 836, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 19 EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN D.B. 294, PAGE 137, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 21 AGREEMENT FOR CHANNEL CHANGE OF RECORD IN ADMTS. & POA VOL. 7, PAGE 305, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

COUGHLIN (2.430 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 2013-1421 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 1, 2013, AT 10:44 A.M.

ITEM 8 EASEMENT TO METHODIST THEOLOGICAL SCHOOL IN OHIO, INC., OF RECORD IN D.B. 278, PAGE 401, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOCUMENT NOT PROVIDED.

ITEM 9 EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 319, PAGE 457, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES NOT AFFECT THE SUBJECT TRACT.

ITEM 10 EASEMENT TO COLUMBIA GAS OF OHIO, INC. OF RECORD IN DEED BOOK 347, PAGE 133, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOCUMENT NOT PROVIDED.

ITEM 11 EASEMENT TO MARION RESERVE POWER OF RECORD IN DEED BOOK 206, PAGE 341, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOCUMENT NOT PROVIDED.

ITEM 12 EASEMENT TO DELAWARE GAS COMPANY, OF RECORD IN DEED BOOK 312, PAGE 137 AND ASSIGNED TO COLUMBIA GAS IN DEED BOOK 328, PAGE 328 RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 13 EASEMENT FOR HIGHWAY PURPOSES WITH LIMITATION OF ACCESS APPEARING OF RECORD IN JOURNAL ENTRY FROM CIVIL CASE NO. 13290, DELAWARE COMMON PLEAS COURT. DOCUMENT NOT PROVIDED.

CERTIFICATION:

TO: DELAWARE DEVELOPMENT PLAN, LTD., COUGHLIN AUTOMOTIVE PROPERTIES OF CIRCLEVILLE, LLC, THEIR SUCCESSORS AND/ OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 8, 9, 10(A), 11(A), 13, 16, 17, 18, 19, & 20(A) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Scott D. Grundei 9/10/15

SCOTT D. GRUNDEI, P.S. DATE

REGISTERED SURVEYOR NO. 8047

STATE OF OHIO · SCOTT D. GRUNDEI S-8047 REGISTERED · PROFESSIONAL SURVEYOR

DRAWN BY: DJH

NOTES PER TITLE COMMITMENTS:

LOT 590 (0.760 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 3013070161 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JULY 6, 2015.

ITEM 11 BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENTS RECORDED IN PLAT BOOK 7, PAGE 279. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 12 EASEMENT GRANTED TO AMERICAN TELEVISION AND COMMUNICATIONS CORP., OF RECORD IN DEED BOOK 463, PAGE 472. DOCUMENT NOT PROVIDED.

ITEM 13 EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO POWER CO., OF RECORD IN DEED BOOK 319, PAGE 460. DOCUMENT NOT PROVIDED.

ITEM 14 RESTRICTION RECORDED IN DEED BOOK 311, PAGE 586. DOCUMENT NOT PROVIDED.

THE FOLLOWING AFFECT THE SUBJECT TRACT BUT ARE NOT INCLUDED IN THE TITLE COMMITMENT

EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN D.B. 319, PAGE 456 RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

LOT 591 (0.589 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 1931907 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 3, 2015, AT 7:30 A.M.

ITEM 11 RESERVATION, CONDITIONS AND RESTRICTIONS OF RECORD IN DEED BOOK 201, PAGE 418. DOCUMENT NOT PROVIDED.

ITEM 12 EASEMENT TO AMERICAN TELEVISION & COMMUNICATIONS CORPORATION OF RECORD IN DEED BOOK 463, PAGE 462. DOCUMENT NOT PROVIDED.

THE FOLLOWING AFFECT THE SUBJECT TRACT BUT ARE NOT INCLUDED IN THE TITLE COMMITMENT

RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON THE RECORDED PLAT, PLAT BOOK 7, PAGE 279, OF THE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OR RECORD IN DEED BOOK 319, PAGE 456. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT GRANTED TO NORTHERN OHIO TELEPHONE COMPANY OF RECORD IN DEED BOOK 337, PAGE 463. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

LOT 592 (0.589 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 1931993 ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF MAY 14, 2015, AT 7:00 A.M.

ITEM 13 BUILDING SETBACK LINE AS SHOWN ON THE RECORDED PLAT IN PLAT BOOK 7, PAGE 279 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

THE FOLLOWING AFFECT THE SUBJECT TRACT BUT ARE NOT INCLUDED IN THE TITLE COMMITMENT

EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OR RECORD IN DEED BOOK 319, PAGE 456. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT GRANTED TO NORTHERN OHIO TELEPHONE COMPANY OF RECORD IN DEED BOOK 337, PAGE 463. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

LOT 593 (0.761 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 71106-OH ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF APRIL 28, 2015, AT 7:00 A.M.

ITEM 8 BUILDING SET BACK LINE AS SHOWN ON THE RECORDED PLAT, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 11 EASEMENT APPEARING IN D.B. 337, PAGE 463, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

THE FOLLOWING AFFECT THE SUBJECT TRACT BUT ARE NOT INCLUDED IN THE TITLE COMMITMENT

EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN D.B. 319, PAGE 456 RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

LOT 594 (1.25 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 2031991 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 4, 2015, AT 7:30 A.M.

ITEM 12 RESERVATIONS, CONDITIONS AND RESTRICTIONS OF RECORD IN DEED BOOK 347, PAGE 29. DOCUMENT NOT PROVIDED.

ITEM 13 EASEMENT TO AMERICAN TELEVISION & COMMUNICATIONS CORPORATION OF RECORD IN DEED BOOK 463, PAGE 474. DOCUMENT NOT PROVIDED.

THE FOLLOWING AFFECT THE SUBJECT TRACT BUT ARE NOT INCLUDED IN THE TITLE COMMITMENT

EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN D.B. 319, PAGE 456 RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

EASEMENT GRANTED TO NORTHERN OHIO TELEPHONE COMPANY OF RECORD IN DEED BOOK 337, PAGE 463. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

LOT 595 (0.765 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 81039-18331 ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF APRIL 24, 2015, AT 8:00 A.M.

ITEM 8 RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON THE RECORDED PLAT, PLAT BOOK 7, PAGE 279, OF THE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 14 EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OR RECORD IN DEED BOOK 319, PAGE 456, DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 17 EASEMENT GRANTED TO NORTHERN OHIO TELEPHONE COMPANY OF RECORD IN DEED BOOK 337, PAGE 463. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

LOT 596 (1.094 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 1931983 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 2, 2015, AT 7:30 A.M.

ITEM 13 BUILDING RESTRICTION LINE AS SHOWN IN PLAT BOOK 7, PAGE 279, DELAWARE COUNTY RECORDER'S OFFICE. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 14 EASEMENTS, STREETS, LOT DIMENSIONS AND OTHER MATTERS CONCERNING PLAT OF SAID SUBDIVISION IN PLAT BOOK 7, PAGE 279, DELAWARE COUNTY RECORDER'S OFFICE. DOES AFFECT THE SUBJECT TRACT AND ARE SHOWN HEREON.

ITEM 15 EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, APPEARING OF RECORD IN DEED BOOK 319, PAGE 456, DELAWARE COUNTY RECORDER'S OFFICE. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 16 EASEMENT TO NORTHERN OHIO TELEPHONE COMPANY, APPEARING OF RECORD IN DEED BOOK 337, PAGE 463, DELAWARE COUNTY RECORDER'S OFFICE. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 17 EASEMENT TO THE DELAWARE GAS COMPANY, APPEARING OF RECORD IN DEED BOOK 312, PAGE 137, DELAWARE COUNTY RECORDER'S OFFICE. ASSIGNED TO COLUMBIA GAS OF OHIO, INC. IN DEED BOOK 328, PAGE 328, DELAWARE COUNTY RECORDER'S OFFICE. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

LOT 597 (0.558 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 7-7879 ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2015, AT 7:00 A.M.

ITEM 15 PLATTED EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, OR BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 7, PAGE 279, OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 17 EASEMENT(S) GRANTED UNTO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY RECORDED IN DEED BOOK 319, PAGE 456 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 20 EASEMENT(S) GRANTED UNTO NORTHERN OHIO TELEPHONE COMPANY, RECORDED IN DEED BOOK 337, PAGE 463 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 21 EASEMENT(S) GRANTED UNTO DELAWARE GAS COMPANY, RECORDED IN DEED BOOK 312, PAGE 137; ASSIGNED TO COLUMBIA GAS OF OHIO INC. IN DEED BOOK 328, PAGE 328 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 22 COVENANTS, CONDITIONS AND RESTRICTIONS, AND ALL OTHER MATTERS, RECORDED IN DEED BOOK 324, PAGE 363 OF THE DELAWARE COUNTY RECORDS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

BEAVER (32.1655 ACRES)

THE FOLLOWING ITEMS ARE PER SCHEDULE B II OF TITLE COMMITMENT NUMBER 15-025 ISSUED BY OHIO BAR TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 11, 2015, AT 8:00 A.M.

ITEM 11 EASEMENT GRANTED TO THE COLUMBUS, DELAWARE, AND NORTHERN TRACTION COMPANY OF RECORD IN D.B. 115, PAGE 302, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 12 EASEMENT GRANTED TO COLUMBUS, DELAWARE AND MARION ELECTRIC COMPANY OF RECORD IN LEASE VOL. 7, PAGE 312, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 13 EASEMENT GRANTED TO THE MARION-RESERVE POWER COMPANY OF RECORD IN D.B. 311, PAGE 210, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 14 EASEMENT CONTAINED IN DEED OF RECORD IN D.B. 205, PAGE 323, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. UNABLE TO DETERMINE IF EASEMENT AFFECTS THE SUBJECT TRACT. EASEMENT IS FOR A WATER PIPELINE OF UNKNOWN LOCATION OR WIDTH.

ITEM 16 EASEMENT GRANTED TO THE METHODIST THEOLOGICAL SCHOOL IN OHIO, INC. OF RECORD IN D.B. 278, PAGE 406, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 17 EASEMENT FOR WATER LINE GRANTED TO THE METHODIST THEOLOGICAL SCHOOL IN OHIO, INC OF RECORD IN D.B. 294, PAGE 127, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 18 EASEMENT GRANTED TO THE DELAWARE GAS COMPANY OF RECORD IN D.B. 298, PAGE 270, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. THERE IS AND ASSIGNMENT OF SAID EASEMENT OF RECORD IN D.B. 328, PAGE 328, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 20 EASEMENT CONTAINED IN DEED OF RECORD IN D.B. 506, PAGE 417, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 21 EASEMENT CONTAINED IN DEED OF RECORD IN D.B. 538, PAGE 301, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 22 EASEMENT GRANTED TO DTE NORTH INCORPORATED OF RECORD IN D.B. 553, PAGE 798, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 23 SANITARY SEWER EASEMENT OF RECORD IN D.B. 555, PAGE 506, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 24 WATER LINE EASEMENT OF RECORD IN D.B. 555, PAGE 512, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 25 SANITARY SEWER EASEMENT OF RECORD IN D.B. 555, PAGE 515, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 26 WATER LINE EASEMENT OF RECORD IN D.B. 555, PAGE 518, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

ITEM 30 MATTERS OF RECORD IN AN APPROPRIATION CASE IN DELAWARE COUNTY COMMON PLEAS COURT, CASE NO. 150293, INCLUDING AND EASEMENTS OR ACCESS POINTS. DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

FLOOD ZONE NOTE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NUMBER 39041C0116K, WITH AN EFFECTIVE DATE OF 4/16/2009, THE SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NOTES:

1) THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THIS SURVEY.

2) THERE WAS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL OBSERVED AT THE TIME OF THIS SURVEY.

CURVE TABLE:

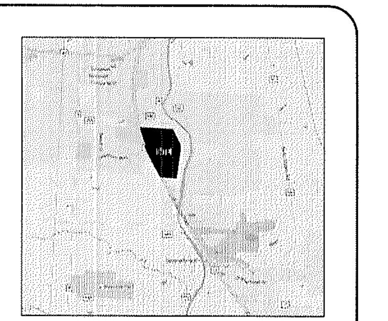
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	838.73'	7838.43'	7°01'33"	N 25°14'28" W	838.15'
C2	472.48'	7584.43'	3°34'43"	N 20°13'04" W	472.40'
C3	281.88'	50.00'	300°04'25"	N 48°37'57" E	49.94'
C4	417.82'	7584.43'	3°08'48"	N 18°23'25" W	417.57'

BASIS OF BEARINGS:

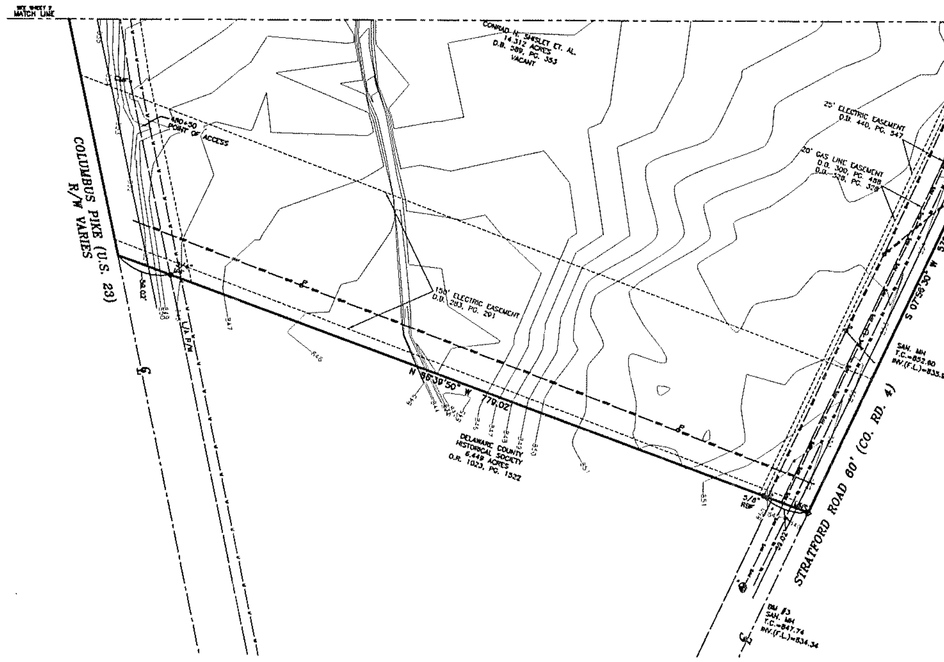
THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



VICINITY MAP
NOT TO SCALE



BENCHMARKS:

BM #1

BEING THE NORTH BOLT ON THE TOP FLANGE OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF COLUMBUS PIKE (U.S. 23), 837.5'± SOUTH OF THE SOUTHWESTERLY CORNER OF LOT 583 OF STRATFORD VIEW SUBDIVISION, 31.5'± EAST OF THE EASTERLY EDGE OF PAVEMENT LINE OF SAID COLUMBUS PIKE.

ELEV.=854.66 NAVD 88 DATUM

BM #2

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 NAVD 88 DATUM

BM #3

BEING THE TOP RIM OF A SANITARY MANHOLE LOCATED ON THE WEST SIDE OF STRATFORD ROAD (C.R. 4), 97.5'± SOUTH OF OUR SOUTHERLY MOST PROPERTY LINE, 37.0'± WEST OF THE WESTERLY EDGE OF PAVEMENT LINE OF SAID STRATFORD ROAD.

ELEV.=847.74 NAVD 88 DATUM

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- MNS MAG NAIL SET
- POWER POLE
- GUY WIRE
- GUY POLE
- CATCH BASIN
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- TRAFFIC POLE
- GAS MARKER
- GAS METER
- TELEPHONE PEDESTAL
- CRF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- SIGN
- WV WATER VALVE
- FIRE HYDRANT
- WELL
- BENCHMARK
- —SAN— SANITARY SEWER LINE
- —W— WATER LINE
- —OHW— OVERHEAD UTILITY LINE

0 30' 60' 90' 120'

SCALE IN FEET
SCALE: 1"=60'

ALTA/ACSM LAND TITLE SURVEY OF

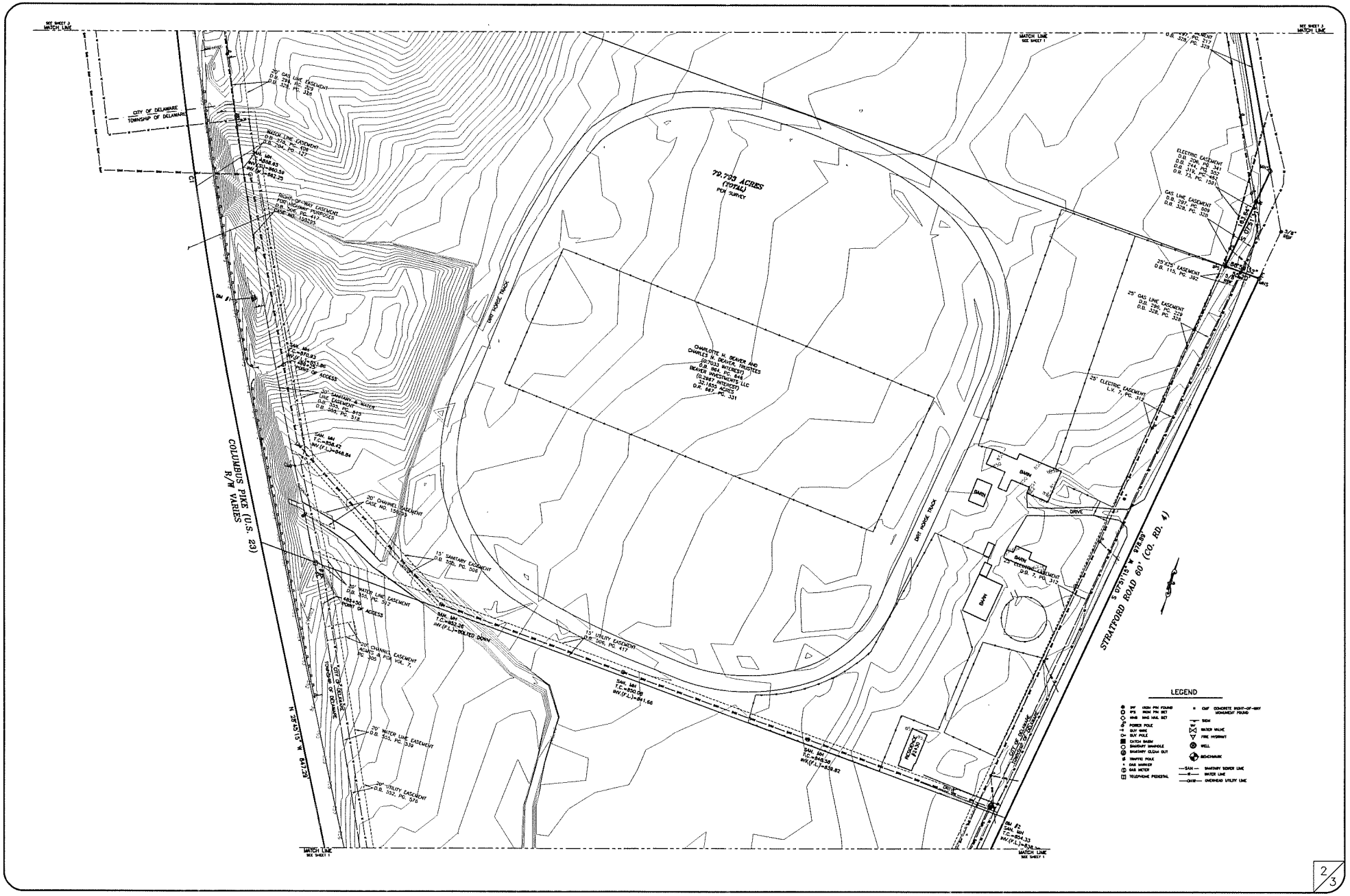
79.793 ACRES

LYING IN

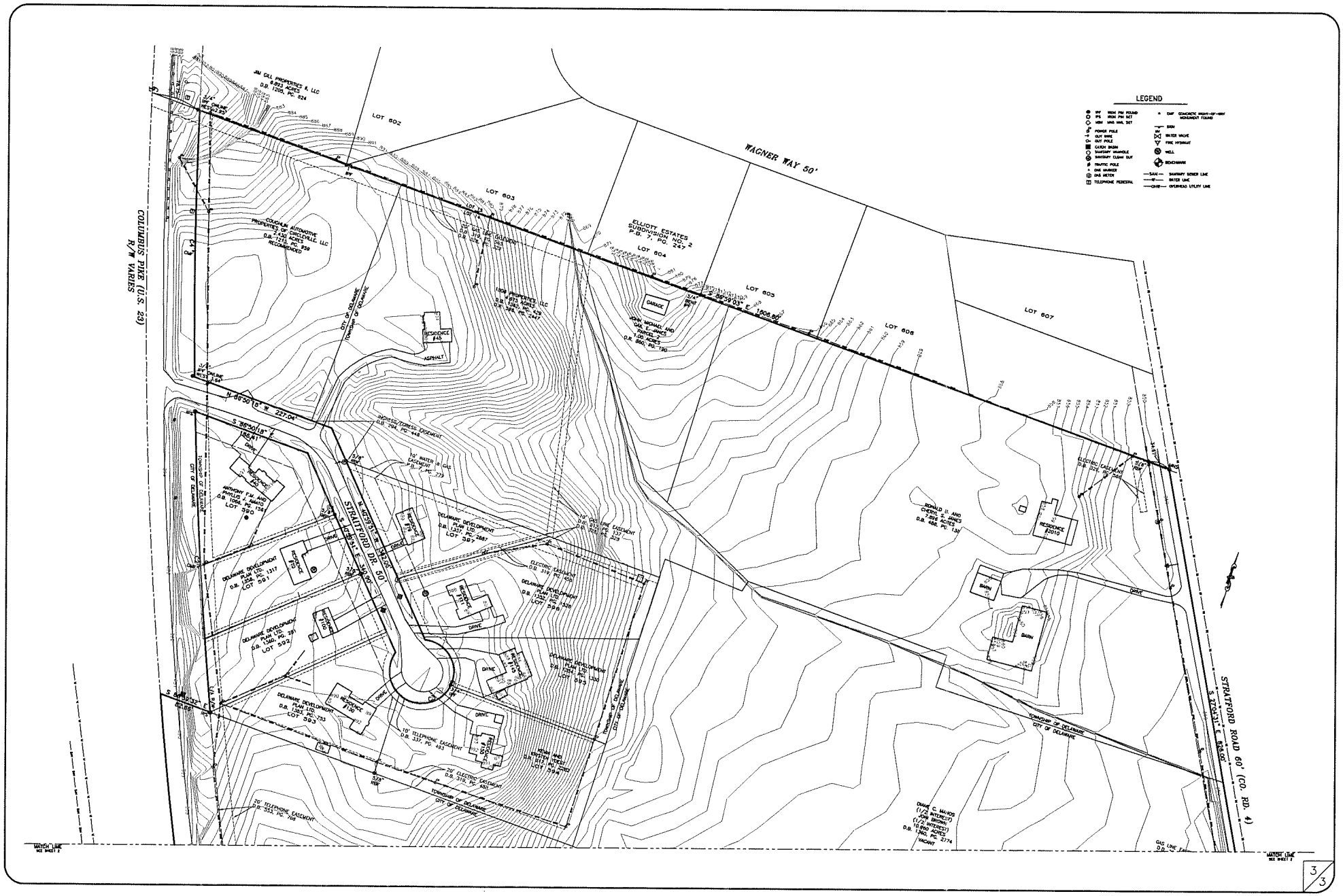
FARM LOT 14, SECTION 1, TOWNSHIP 4, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, TOWNSHIP OF DELAWARE,
COUNTY OF DELAWARE, STATE OF OHIO

LSGI LANDMARK SURVEY GROUP, INCORPORATED
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
DATE: 7/20/15 FILE NO. 171874

REV.	DATE	DESCRIPTION



79.793 ACRES
(TOTAL)
PER SURVEY
CHARLOTTE H. BEAVER AND
CHARLES N. BEAVER, TRUSTEES
(0.7033 INTEREST)
D.B. 864, PG. 646
BEAVER INVESTMENTS LLC
(0.2967 INTEREST)
32.1855 ACRES
D.R. 667, PG. 331
COLUMBUS PIKE (U.S. 23)
R/W VARIES
STRATFORD ROAD 60' (CO. RD. 4)
CITY OF DELAWARE
TOWNSHIP OF DELAWARE
DIRT HORSE TRACK
BARN
DRIVE
LEGEND



LEGEND
WAGNER WAY 50'
COLUMBUS PIKE (U.S. 23)
R/W VARIES
STRATFORD DR. 50'
STRATFORD ROAD 60' (CO. RD. 4)
LOT 602
LOT 603
LOT 604
LOT 605
LOT 606
LOT 607
ELLIOTT ESTATES SUBDIVISION NO. 2 P.B. 7, PG. 247
JM GILL PROPERTIES II, LLC
COUGHLIN AUTOMOTIVE PROPERTIES OF CIRCLEVILLE, LLC
RESIDENCE #45
RESIDENCE #2010
BARN
GARAGE
ASPHALT
DRIVE
TOWNSHIP OF DELAWARE
CITY OF DELAWARE
MATCH LINE

3/3

PLANT LIST

DECIDUOUS TREES: TO BE FURNISHED BALLED AND BURLAPPED

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
AC SA	ACER SACCHARUM 'GREEN MTN.'	GREEN MTN. SUGAR MAPLE	1 1/2" CAL	B & B
AL GL	ALNUS GLUTINOSA	BLACK ALDER	1 1/2" CAL	B & B
CA CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 1/2" CAL	B & B
CA OV	CARYA OVATA	SHAGBARK HICKORY	1 1/2" CAL	B & B
FA GR	FAGUS GRANDIFOLIA	AMERICAN BEECH	1 1/2" CAL	B & B
GL TR	GLEDITSIA T. INERMIS 'SKYLINE'	SKYLINE THORNLESS LOCUST	1 1/2" CAL	B & B
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	1 1/2" CAL	B & B
LI TU	LIRIODENDRON TULIPIFERA	TULIPTREE	1 1/2" CAL	B & B
PI ST	PINUS STROBUS	WHITE PINE	6'-7' HT.	B & B
PI GL	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6'-7' HT.	B & B
PL OC	PLATINUS OCCIDENTALIS	AMERICAN SYCAMORE	1 1/2" CAL	B & B
QU AC	QUERCUS ACUTISSIMA	SAWTOOTH OAK	1 1/2" CAL	B & B
QU AL	QUERCUS ALBA	WHITE OAK	1 1/2" CAL	B & B
QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2" CAL	B & B
QU MA	QUERCUS MACROCARPA	BUR OAK	1 1/2" CAL	B & B
QU PR	QUERCUS PRINUS	CEHSTNUT OAK	1 1/2" CAL	B & B
QU RU	QUERCUS RUBRUM	NORTHERN RED OAK	1 1/2" CAL	B & B
QU SH	QUERCUS SHUMARDII	SHUMARD OAK	1 1/2" CAL	B & B
SY RE	SYRINGA RETICULATA	JAPANESE TREE LILAC	1 1/2" CAL	B & B
TX DL	TAXODIUM DISTICHUM	BALD CYPRESS	6'-7' HT.	B & B
TI SP	TILIA TOMENTOSA 'GREENSPIRE'	LITTLELEAF LINDEN	1 1/2" CAL	B & B
TI TO	TILIA TOMENTOSA 'STERLING'	SILVER LINDEN	1 1/2" CAL	B & B
ZE SE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	1 1/2" CAL	B & B
UL HO	ULMUS 'HOMESTEAD'	HOMESTEAD ELM	1 1/2" CAL	B & B

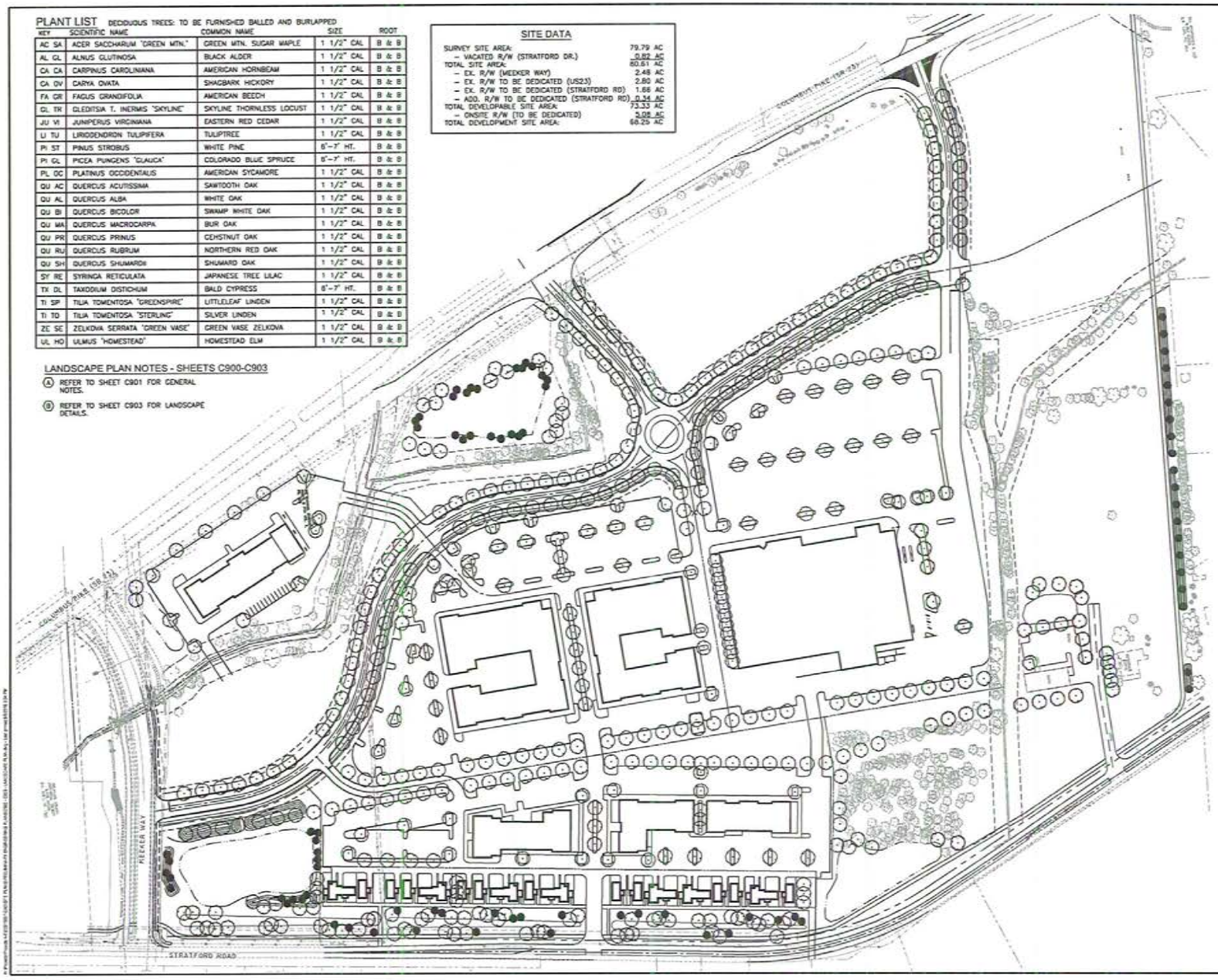
LANDSCAPE PLAN NOTES - SHEETS C900-C903

(A) REFER TO SHEET C901 FOR GENERAL NOTES.

(B) REFER TO SHEET C903 FOR LANDSCAPE DETAILS.

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



LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS/ EVERGREEN SHRUB
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE

ABBREVIATIONS

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

GRAPHIC SCALE

0 50 100 200

1 INCH = 100 FEET

NO.	DATE	BY	DESCRIPTION

815 GRANDVIEW AVENUE
SUITE 650
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 09/26/2014
PROJECT NO.: 0210001
DRAWN BY: CLD
CHECKED BY: RLV

Mannik Smith GROUP
TECHNICAL SOCIAL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
DELAWARE DEVELOPMENT PLAN, LTD
DELAWARE, OHIO

DELAWARE COUNTY, CITY OF DELAWARE, OHIO
PRELIMINARY ENGINEERING PLAN
FOR
COUGHLIN'S CROSSING
COLUMBUS PIKE
DELAWARE, OHIO

PRELIMINARY LANDSCAPING PLAN

C900

LANDSCAPE PLAN NOTES - SHEETS C900-C903

(A) REFER TO THIS SHEET FOR GENERAL PLANTING NOTES.

(B) REFER TO SHEET C903 FOR LANDSCAPE DETAILS.

ABBREVIATIONS

EX	EXISTING
PR	PROPOSED
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LEGEND

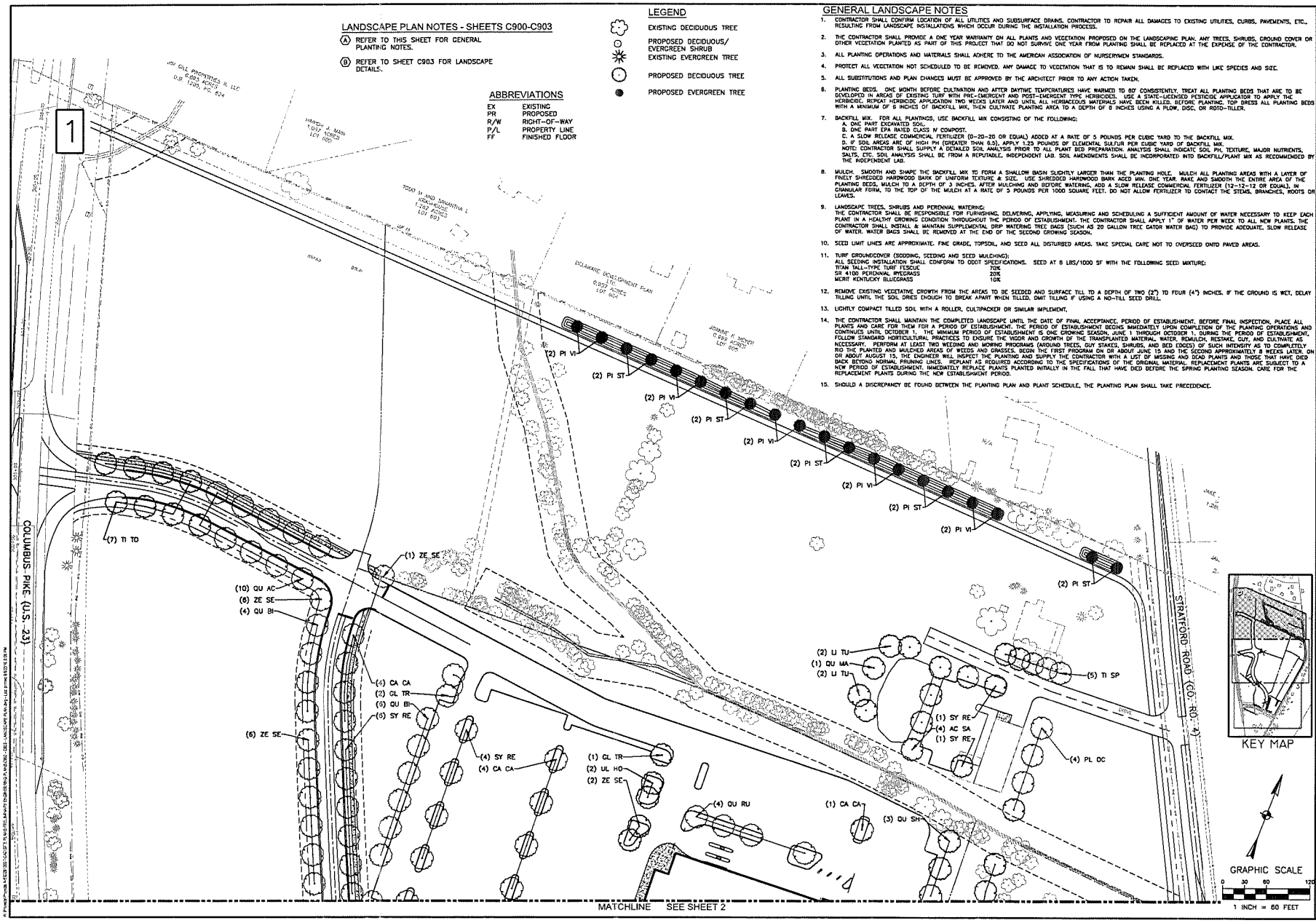
- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS/ EVERGREEN SHRUB
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAINS. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC., RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE INSTALLATION PROCESS.
2. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
3. ALL PLANTING OPERATIONS AND MATERIALS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
4. PROTECT ALL VEGETATION NOT SCHEDULED TO BE REMOVED. ANY DAMAGE TO VEGETATION THAT IS TO REMAIN SHALL BE REPLACED WITH LIKE SPECIES AND SIZE.
5. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY THE ARCHITECT PRIOR TO ANY ACTION TAKEN.
6. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 8 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
7. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
   A. ONE PART EXCAVATED SOIL.
   B. ONE PART EPA RATED CLASS IV COMPOST.
   C. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
   D. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
   NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
8. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS. MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
9. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
10. SEED LIMIT LINES ARE APPROXIMATE. FINE GRADE, TOPSOIL, AND SEED ALL DISTURBED AREAS. TAKE SPECIAL CARE NOT TO OVERSEED ONTO PAVED AREAS.
11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
   ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 8 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

12. REMOVE EXISTING VEGETATIVE GROWTH FROM THE AREAS TO BE SEEDED AND SURFACE TILL TO A DEPTH OF TWO (2") TO FOUR (4") INCHES. IF THE GROUND IS WET, DELAY TILLING UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED. OMIT TILLING IF USING A NO-TILL SEED DRILL.
13. LIGHTLY COMPACT TILLED SOIL WITH A ROLLER, CULTIPACKER OR SIMILAR IMPLEMENT.
14. THE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE UNTIL THE DATE OF FINAL ACCEPTANCE. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
15. SHOULD A DISCREPANCY BE FOUND BETWEEN THE PLANTING PLAN AND PLANT SCHEDULE, THE PLANTING PLAN SHALL TAKE PRECEDENCE.



NO.	DATE	BY	DESCRIPTION

815 GRANDVIEW AVENUE
SUITE 650
COLUMBUS, OH 43215
TEL: 614.411.1222
FAX: 888.486.7340

PROJECT DATE:	06/26/07
PROJECT NO.:	D2510001
DRAWN BY:	CLD
CHECKED BY:	RLV

Mannik Smith GROUP
TERRESTRIAL SOILS. WILDLIFE SPECIES.
www.MannikSmithGroup.com

PREPARED FOR:
DELAWARE DEVELOPMENT PLAN, LTD
DELAWARE, OHIO

DELAWARE COUNTY, CITY OF DELAWARE, OHIO
PRELIMINARY ENGINEERING PLAN
FOR
COUGHLIN'S CROSSING
COLUMBUS PIKE
DELAWARE, OHIO

PRELIMINARY LANDSCAPING PLAN

C901

ABBREVIATIONS

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

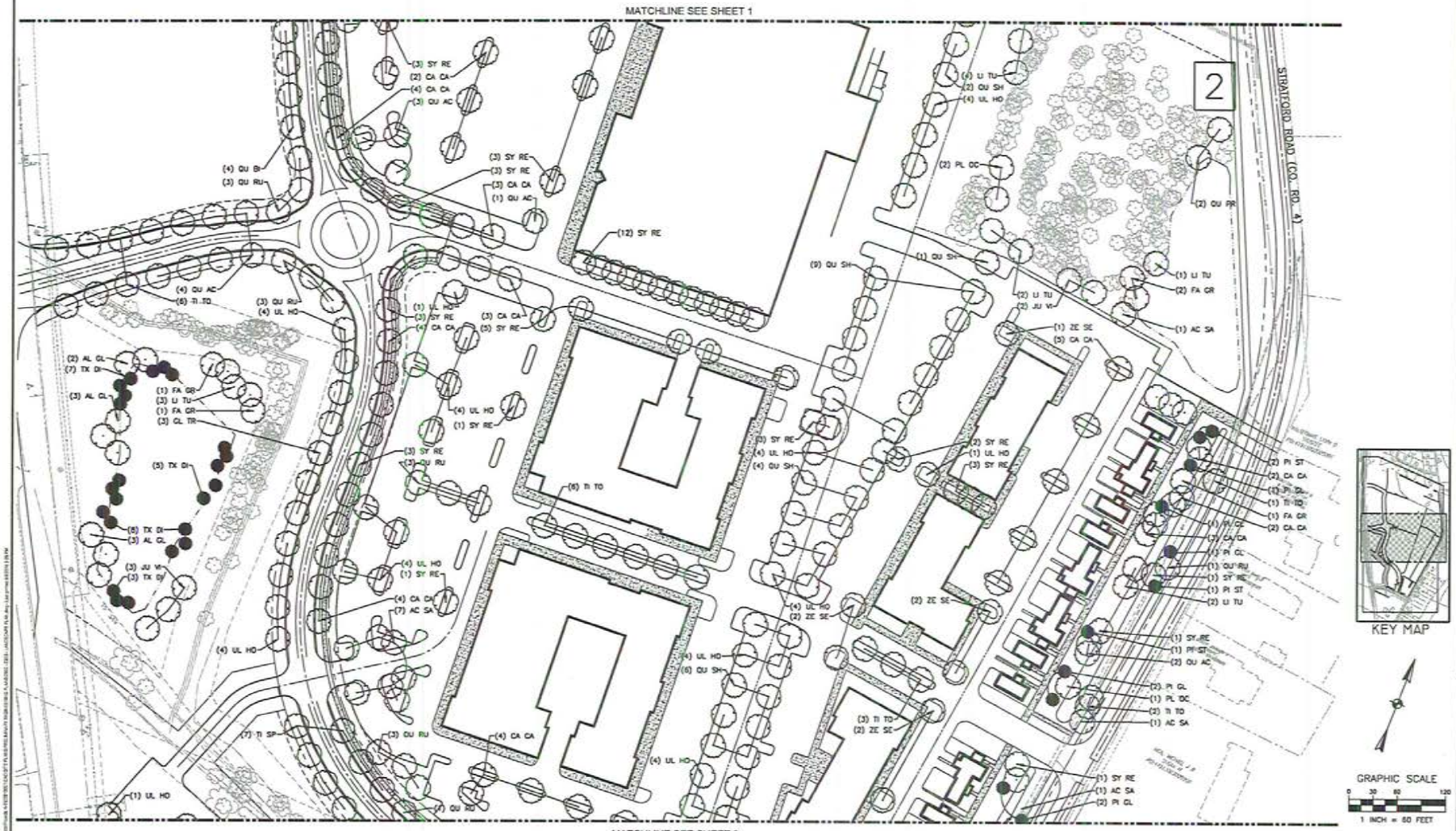
LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS/ EVERGREEN SHRUB
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE

LANDSCAPE PLAN NOTES - SHEETS C900-C903

(A) REFER TO SHEET C901 FOR GENERAL PLANTING NOTES.

(B) REFER TO THIS SHEET C903 FOR LANDSCAPE DETAILS.



GRAPHIC SCALE

0 30 60 120

1 INCH = 60 FEET

NO.	DATE	BY	DESCRIPTION

Mannik Smith GROUP
www.MannikSmithGroup.com
TERRESTRIAL MARINE GEOSPATIAL
815 GRANDVIEW AVENUE SUITE 650
COLUMBUS, OHIO 43215
TEL: 614.481.1222
FAX: 888.456.7310

PROJECT DATE: 09/20/18
PROJECT NO.: 0191001
DRAWN BY: CLE
CHECKED BY: RLV

PREPARED FOR
DELAWARE DEVELOPMENT PLAN, LTD
DELAWARE, OHIO

DELAWARE COUNTY, CITY OF DELAWARE, OHIO
PRELIMINARY ENGINEERING PLAN
FOR
COUGHLIN'S CROSSING
COLUMBUS PIKE
DELAWARE, OHIO

PRELIMINARY LANDSCAPING PLAN

C902

LANDSCAPE PLAN NOTES - SHEETS C900-C903

(A) REFER TO SHEET C901 FOR GENERAL PLANTING NOTES.

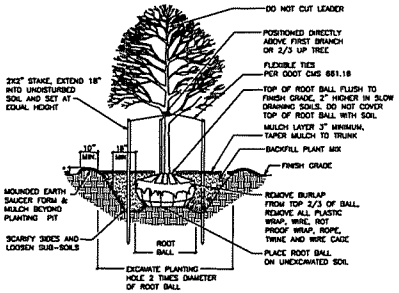
(B) REFER TO THIS SHEET FOR LANDSCAPE DETAILS.

ABBREVIATIONS

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

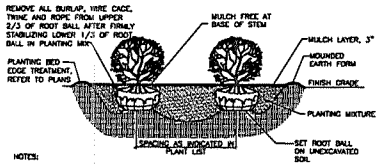
LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS/ EVERGREEN SHRUB
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



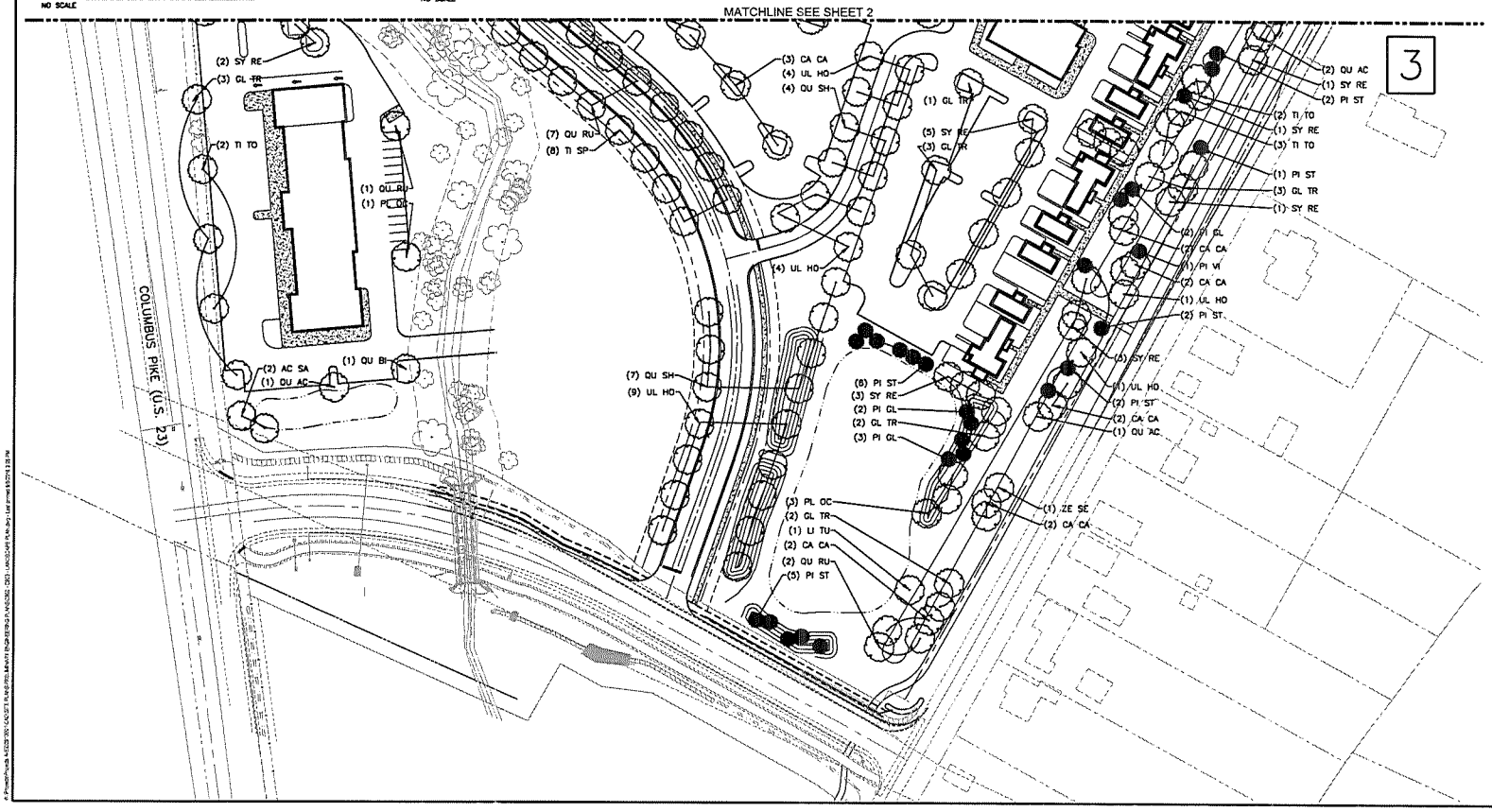
NOTES:

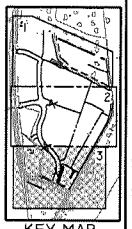
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE





KEY MAP

GRAPHIC SCALE

0 30 60 120

1 INCH = 60 FEET

NO.	DATE	BY	DESCRIPTION

815 GRANDVIEW AVENUE
SUITE 650
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.458.7340

PROJECT DATE: 10/29/2015
PROJECT NO.: D2010301
DRAWN BY: CLD
CHECKED BY: PLV

Mannik Smith GROUP

PREPARED FOR:

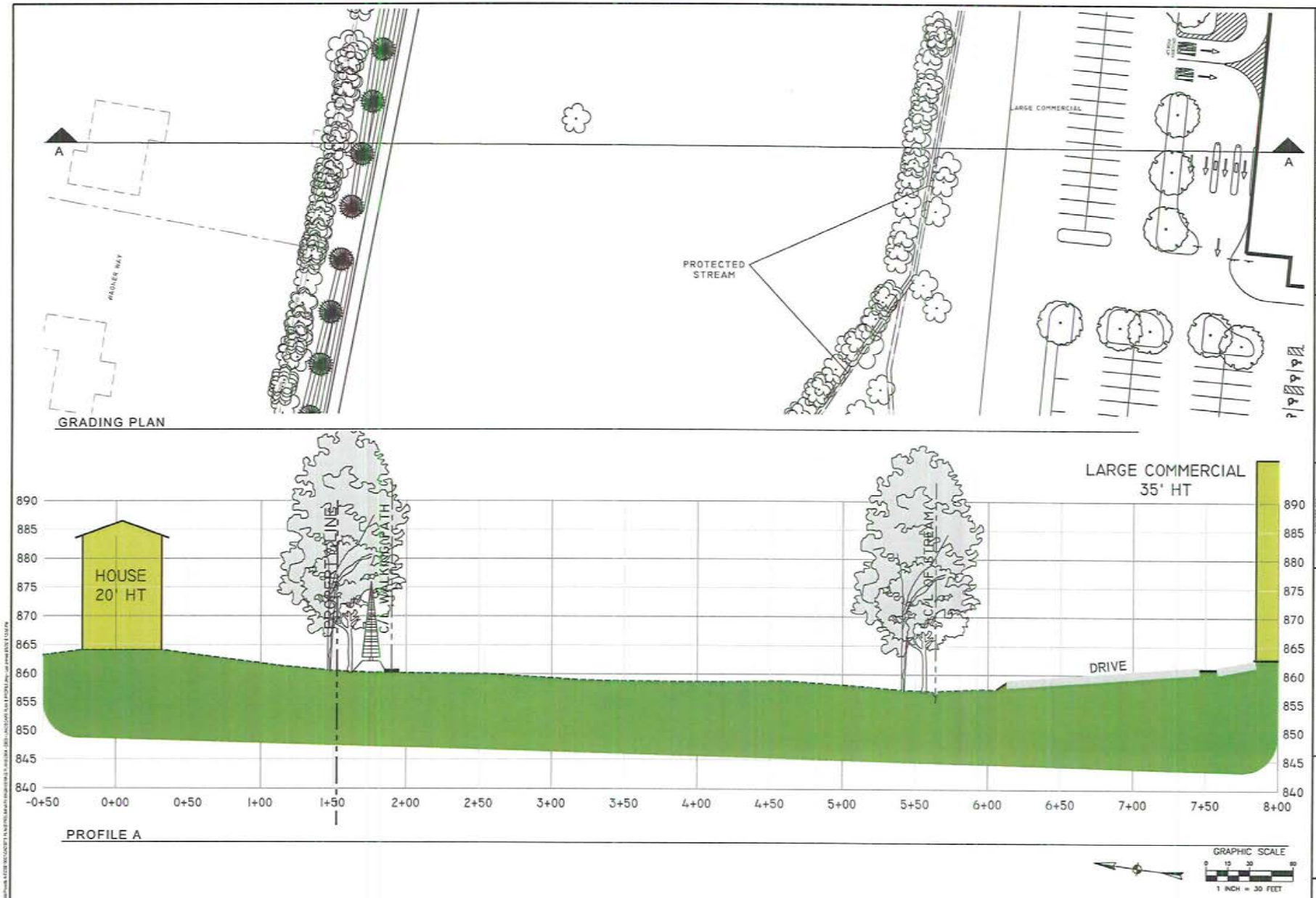
DELAWARE DEVELOPMENT PLAN, LTD

DELAWARE, OHIO

DELAWARE COUNTY, CITY OF DELAWARE, OHIO
PRELIMINARY ENGINEERING PLAN
FOR
COUGHLIN'S CROSSING
COLUMBUS PIKE
DELAWARE, OHIO

PRELIMINARY LANDSCAPING PLAN

C903



815 GRANDVIEW AVENUE
SUITE 650
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.468.7340

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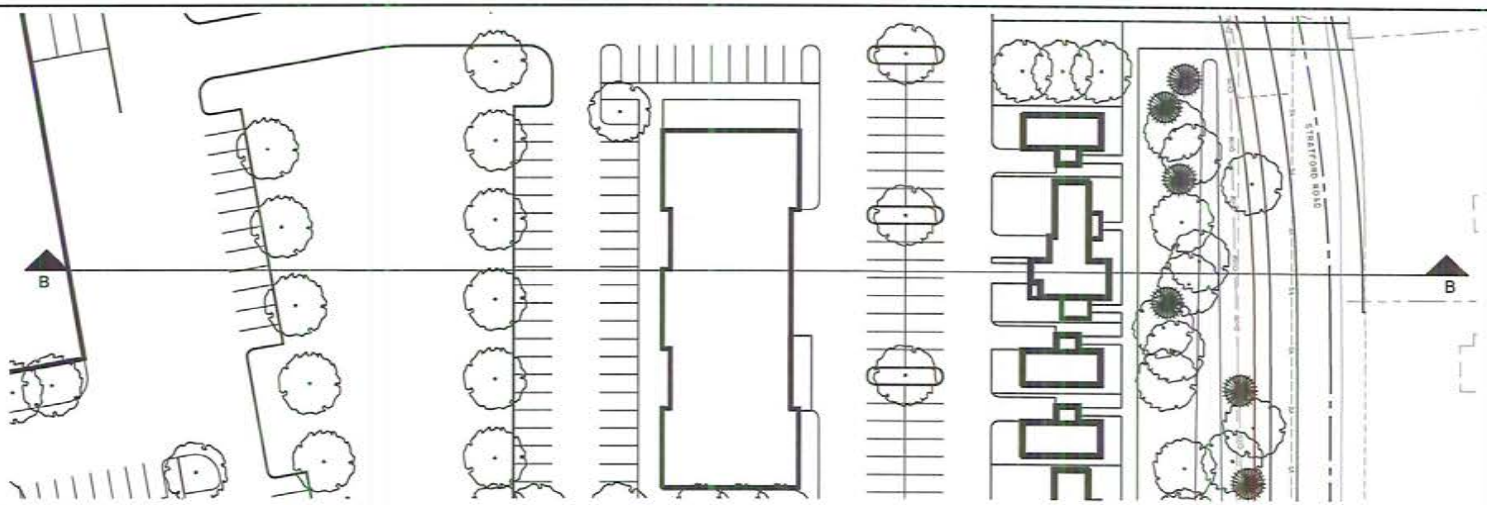
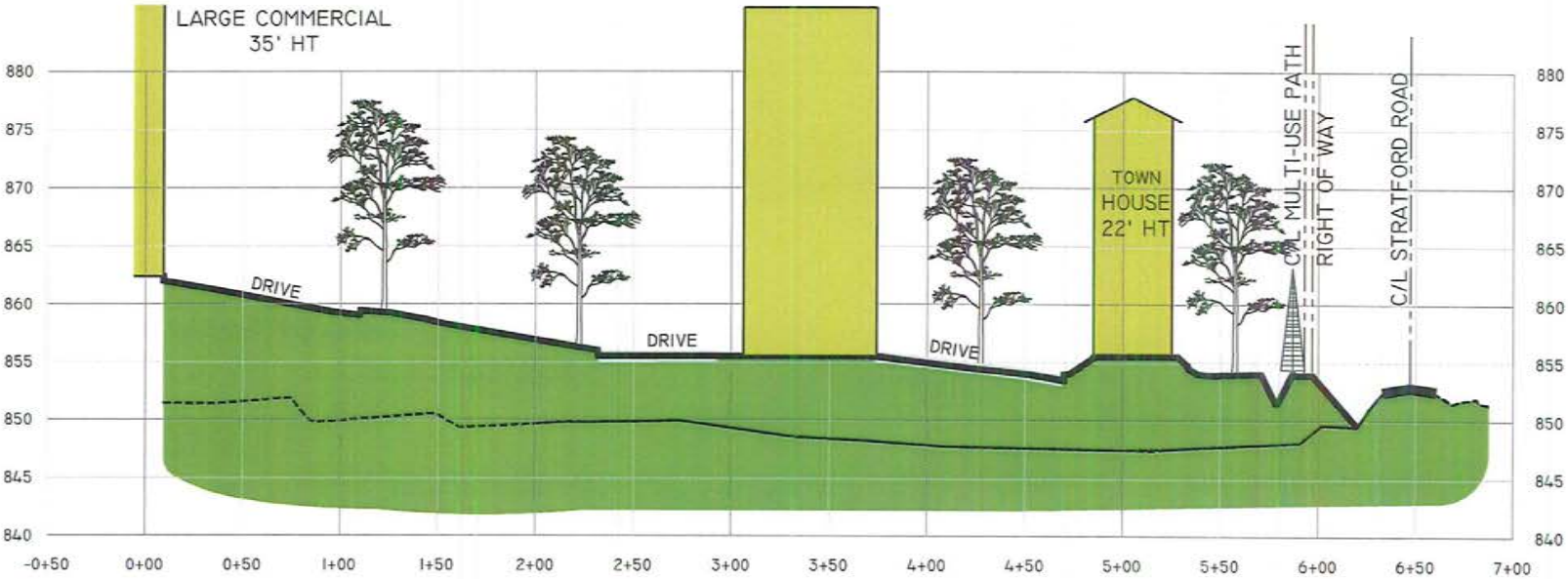
COLUMBUS PIKE
DELAWARE, OHIO

LANDSCAPE
PLAN & PROFILE

C904



GRADING PLAN



PROFILE B

GRAPHIC SCALE

1 INCH = 30 FEET

615 GRANDVIEW AVENUE
SUITE 650
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 09/06/2016
PROJECT NO.: D2010001
DRAWN BY: CLD
CHECKED BY: RLV

Mannik Smith GROUP

TECHNICAL SOLL. CREATIVE SPIRIT.

PREPARED FOR:
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PRELIMINARY ENGINEERING PLAN
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COUGHLIN'S CROSSING
COLUMBUS PIKE
DELAWARE, OHIO

LANDSCAPE PLAN & PROFILE

C905