

SITE PLAN KEY

KEY	DESCRIPTION	DETAIL
A	VAN ACCESSIBLE HANDICAP PARKING SIGN	1/C201
B	HANDICAP SYMBOL - 4" BLUE PAINT	2/C201
C	4" BLUE 45° 3' O.C. STRIPING	3/C201
D	SIDEWALK RAMP FOR ADA ACCESS	7/C201
E	INTERGRAL CURB AND SIDEWALK	9/C201
F	4" SOLID WHITE PAINT STRIPE	4/C201
G	DUMPSTER PAD (4000 PSI CONC.) WITH ENCLOSURE	6/C201
H	STOP BAR	3/C201
I	TRAFFIC ARROWS	3/C201
J	TIE TO EXISTING CURB	
K	BOLLARD	11/C201
L	BUSINESS SIGN (SEE SIGN PACKAGE)	
M	12" MEDIAN CURB	4/C201
N	2' CURB CUT W/ 1' CURB TAPER	10/C201
O	SAW CUT / EDGE KEY	8/C201
P	SIDEWALK	5/C201
Q	WHEEL STOP	14/C201

EASEMENT KEY

KEY	DESCRIPTION
1	EXISTING DRAINAGE EASEMENT, BK 1420, PG. 2381
2	EXISTING STORM SEWER EASEMENT, BK 1420, PG. 2375
3	EXISTING 12' WATER EASEMENT, BK 1420, PG. 2370
4	EXISTING 10' ELECTRIC EASEMENT, BK 1375, PG. 2151
5	EXISTING 15' GREENBELT
6	EXISTING 20' SANITARY SWER EASEMENT, PC 2, SL. 245
7	EXISTING 40' UTILITY EASEMENT, PC 2, SL. 245
8	EXISTING 40' DRAINAGE EASEMENT, PC 4, SL. 40
9	EXISTING 30' DRAINAGE EASEMENT, PC 4, SL. 40
10	EXISTING 50' PAVING SETBACK, PC 2, SL. 245
11	EXISTING 20' PERMANENT SETBACK, PC 2, SL. 245
12	EXISTING 40' INGRESS/EGRESS & UTILITY EASEMENT, PC 4, SL. 40

SITE NOTES:

- ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB OR FACE OF BUILDING. ALL RADII ARE FIVE (5) FEET, UNLESS OTHERWISE DIMENSIONED ON THIS SHEET.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
- ALL SURVEY INFORMATION IS PER FIELD SURVEY.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL SIDEWALKS SHALL BE IN COMPLIANCE WITH ADA REGULATIONS.
- NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF PLANS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
- ALL PAVEMENT SHALL BE REGULAR DUTY ASPHALT UNLESS OTHERWISE SHOWN HATCHED ON THIS PLAN.

DRAINAGE COURSES

A SMALL NORTH-SOUTH DRAIN FLOWS ACROSS THE EAST SIDE OF THE SITE. THIS DRAIN WILL BE PIPED UNDER THE PROPOSED PARKING AND DRIVE.

A LARGER DITCH FLOWS ALONG THE EAST SIDE OF SAWMILL PARKWAY AND WILL BE PRESERVED AS-IS.

SITE DATA:

EXISTING ZONING:	PLANNED COMMERCIAL DISTRICT (PC)
LAND AREA:	1.1186 ACRES (48,724.5 S.F.)
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL CELLULAR PHONE STORE
PROPOSED BUILDING AREA:	2,587 S.F.
BUILDING FLOOR AREA COVERAGE:	5.33%
MAX. BLDG COVERAGE:	20%
FRONT YARD	100'
SIDE YARD	25'
REAR YARD	30'
EXISTING IMPERVIOUS AREA:	0 S.F.
PROPOSED IMPERVIOUS AREA:	14,284 S.F. (29.3%)
MAX. IMPERVIOUS AREA	34,104 S.F. (70%)
MAX. BLDG. HEIGHT:	40'
BLDG. HEIGHT PROPOSED:	21'-9"
MAX. SIGN HEIGHT:	8'
MAX. SIGN AREA (ONE FACE):	48 S.F.

PARKING SUMMARY:

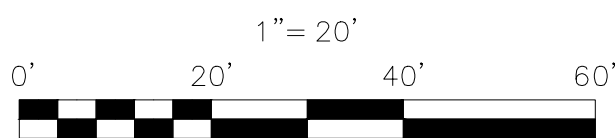
RETAIL:	
PARKING RATIO:	5 PLUS 1/400 SF BLDG.
PARKING REQUIRED:	12 SPACES
PARKING PROVIDED:	17 SPACES W/ 1 HANDICAP

BOUNDARY SURVEY

BOUNDARY SHOWN HEREIN IS PER PLAT OF RECORD

LEGEND:

	EXISTING UTILITY POLE
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING FORCE MAIN
	EXISTING WATERLINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING SANITARY SEWER WITH MANHOLE
	FOUND MONUMENT AS NOTED
	EXISTING STORM SEWERS AND STRUCTURE
	EXISTING WATER VALVE
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT
	EXISTING TRAFFIC FLOW
	HEAVY DUTY PAVEMENT
	NUMBER OF PARKING SPACES
	PROPOSED STORM SEWER WITH HEADWALLS
	DRAINAGE FLOW
	PROPOSED RIPRAP



OWNER
SSA, LTD
3455 E. BROAD ST
COLUMBUS, OH 43213
LOT 5663 OF BK 1364, PG. 2113

DEVELOPER
1517 FABRON BOULEVARD
JEFFERSONVILLE, IN 47130
PHONE# (812) 285-1940

PROJECT
VERIZON WIRELESS CELLULAR STORE
LOT 5663 SELDOM SEEN ACRES
9118 BUNKER LANE
LIBERTY TOWNSHIP, OHIO 43065

SKETCH PLAN

NO.	DATE	DESCRIPTION	BY

DATE
08/26/2016
SHEET NO.
1 of 1



Exterior Finish Material Legend



Color No.1 ACME Brick "Slate Gray"
Utility Size Brick 3 5/8" x 3 5/8" x 11 5/8"



Color No.2 ACME Brick "Marble Gray"
Modular Size Brick 2 1/4" x 3 5/8" x 7 5/8"



Color No.3 BASF Senergy EIFS "Grey Cloud" #875



Color No.4 Prefinished Metal Cornice
Firestone Una-Clad "Slate Gray"

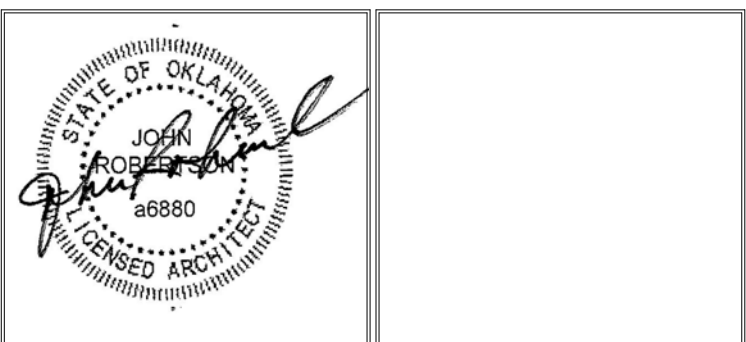


Color No.5 Clear Anodized Aluminum w.
Gray insulated glass



Precast Stone Accent Band & Watertable

NO.	ISSUE	DATE
1	PERMIT/ID SET	8-19-16
2	ADDENDUM NO.1	



ARC
1517 Fabricon Blvd.
Jeffersonville, IN 47130

Verizon Wireless

Elevations & Sections

DATE: 08/11/16
DESIGNED: Designer
DRAWN: Author
APPROVED: Approver

SCALE: 3/16" = 1'-0"

AJRC PROJECT NUMBER
16023.00

A2.0

LOT 3412 OF SELDOM SEEN ACRES
PLAT CABINET 2, SLIDE 245, 245A & 245B
PARCEL ID: 319-314-01-022-000
EDENS OF POWELL DEVELOPMENT CO., LLC
VOL. 749, PG 2351

PROPERTY DESCRIPTION

LOCATED IN DELAWARE COUNTY, OHIO:

VOLUME 1355, PAGE 2685-2686

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE AND TOWNSHIP OF LIBERTY:

BEING ALL OF LOT NUMBER 5663 OF SELDOM SEEN ACRES, DIVISION #1 SUBDIVISION AS THE SAME ARE NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT CABINET 4, SLIDE 40, RECORDERS OFFICE, DELAWARE COUNTY, OHIO.

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE AND TOWNSHIP OF LIBERTY, QUARTER TOWNSHIP 3, TOWN 3 NORTH, RANGE 19 WEST AND QUARTER TOWNSHIP 4, TOWN 3 NORTH, RANGE 19 WEST AND BEING LOT NUMBER 5663 OF SELDOM SEEN ACRES, LOT 3413, DIVISION 1 SUBDIVISION AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORD PLAT THEREOF, OF RECORD IN PLAT CABINET 4, SLIDES 40 AND 40A, RECORDERS OFFICE, DELAWARE COUNTY, OHIO.

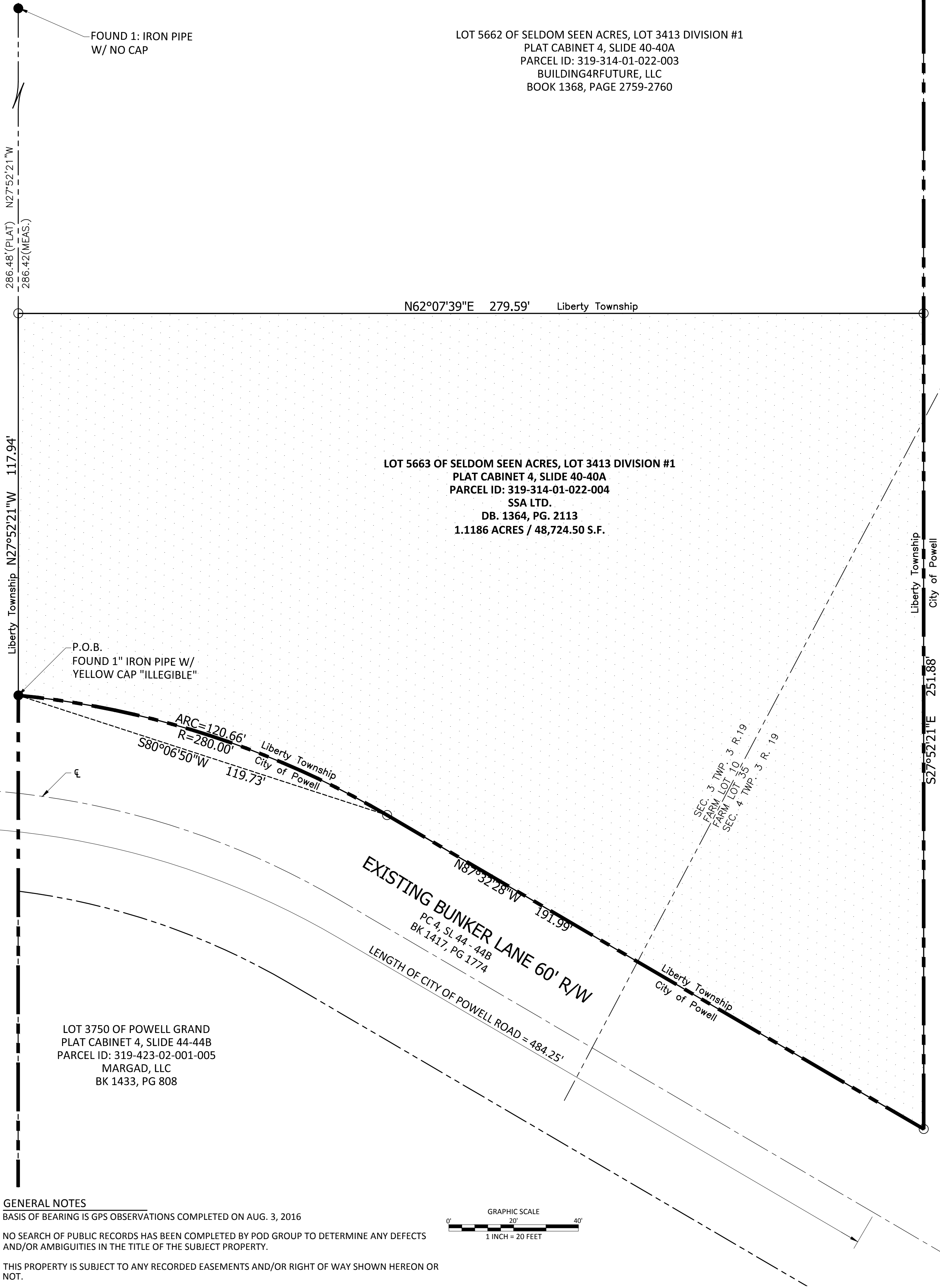
BEARING DATUM USED HEREIN IS BASED UPON PLAT OF SELDOM SEEN ACRES, LOT 5663, DIVISION 1 AS RECORDED IN PLAT CABINET 4 SLIDES 40 AND 40A OF THE RECORDERS OFFICE, DELAWARE COUNTY, OHIO. HELD BEARING N27°52'21"W, THE WEST PROPERTY LINE OF LOT 5663.

BEGINNING AT A FOUND 1" IRON PIPE WITH YELLOW CAP (ILLEGIBLE) IN THE NORTHEAST RIGHT OF WAY CORNER OF SAWMILL PARKWAY AND BUNKER LANE; THENCE WITH THE EAST RIGHT OF WAY OF SAWMILL PARKWAY N27°52'21"W, 117.94' TO A SET 3/8" REBAR CAPPED "PATTERSON PLS 8617" (HEREAFTER REFERRED TO SET IP), SAID REBAR BEING THE SOUTHWEST CORNER OF BUILDING4RFUTURE (BK 1368 PG 2759); THENCE WITH THE SOUTH LINE OF BUILDING4RFUTURE N62°07'39"E, 279.59' TO A SET IP, SAID IP BEING IN THE WEST LINE OF MARGAD, LLC (BK 1433, PG. 808); THENCE LEAVING BUILDING4RFUTURE AND WITH SAID MARGAD, S27°52'21"E, 251.88' TO A SET IP, SAID IP BEING IN THE NORTH RIGHT OF WAY OF BUNKER LANE; THENCE LEAVING MARGAD AND WITH SAID RIGHT OF WAY N87°32'28"W, 191.99' TO A SET IP; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 280' AND CHORD BEARING S80°06'50"W, 119.73' TO THE POINT OF BEGINNING, CONTAINING 48,724.50 S.F. (1.1186 ACRES) AS SURVEYED BY MARK E. PATTERSON, PS 8617 ON AUGUST 4, 2016.

EXISTING SAWMILL PARKWAY 150' R/W

PC 2, SL 245

LENGTH OF DELAWARE COUNTY ROAD = 146.86'



GENERAL NOTES

BASIS OF BEARING IS GPS OBSERVATIONS COMPLETED ON AUG. 3, 2016

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POD GROUP TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE SUBJECT PROPERTY.

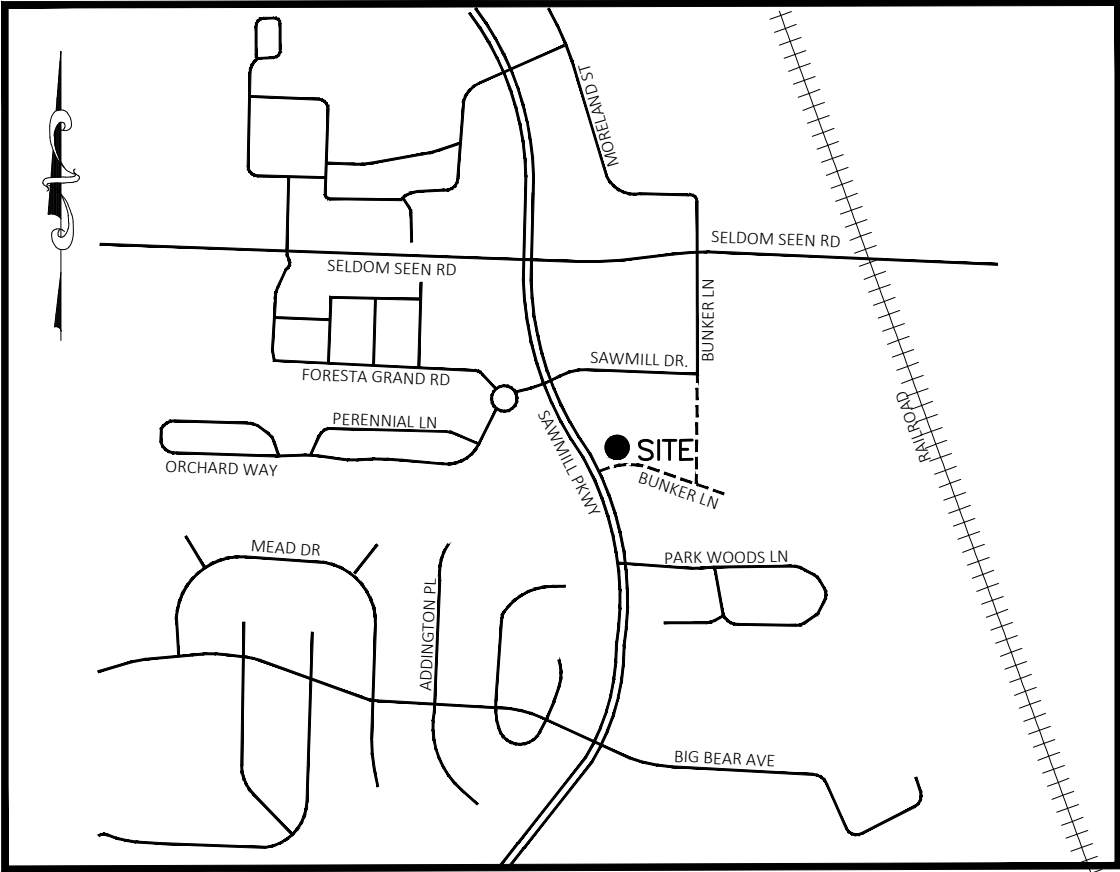
THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAY SHOWN HEREON OR NOT.

THIS SURVEY WAS CONDUCTED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS AND HAS NOT BEEN ADJUSTED FOR CLOSURE. UNADJUSTED CLOSURE FOR THIS TRACT EQUALS 0.03', FOR A PRECISION OF 1:44,520

GLOBAL POSITIONING SYSTEMS NOTE

- RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS.
- THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (ODOT VRS NETWORK), NAD 83 OHIO NORTH ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID12A. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.04' TO 0.09' HORIZONTALLY.
- SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED TO PERFORM THE SURVEY. SERIAL NUMBER: 5325400009

NORTH & BEARINGS BASED ON SELDOM SEEN, DIVISION 1 RECORDED IN PLAT CABINET 4 SLICE 40 (BK. 1355, PG 2685-2686) HELD BEARING N27°52'21"W AND SHOWN HEREON (ACRES 1.1186, LOT 5663)



LOCATION MAP
NO SCALE

TYPE OF ANNEXATION

- EXPEDITED II ANNEXATION
- ORC SECTIONS 709.021 AND 709.023

PROPERTY OWNER

SSA, LTD (IS THE SOLE OWNER OF THE PROPERTY)
3455 E. BROAD ST
COLUMBUS, OH 43213

ANNEXATION PETITIONER

ATTN: DAVID BETZ, AICF
DIRECTOR OF DEVELOPMENT
CITY OF POWELL
47 HALL ST
POWELL, OH 43065
DBETZ@CITYOFPOWELL.GOV
(614) 885-5380 EXT. 1033

ANNEXATION FOR

ARC - POWELL, LLC
ALAN MUNCY, PRESIDENT
JASON SAMS, DEVELOPMENT MANAGER
1517 FABICON BLVD.
JEFFERSONVILLE, IN 47130
JSAMS@ARCCON.NET
(812) 285-1940

SSA, LTD
MARK EBNER, MEMBER
3455 E. BROAD ST
COLUMBUS, OH 43213
MEBNER@EBNERPROPERTIES.COM
(614) 419-4370

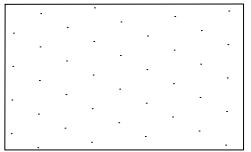
ANNEXATION NOTES

- TOTAL LENGTH OF CONTIGUITY OF BOUNDARY WITH MUNICIPALITY = 564.53'
- TOTAL LENGTH OF PERIMETER = 962.03'
- PERCENT OF TOTAL LENGTH PERIMETER CONTIGUOUS WITH MUNICIPALITY = 58.68%
- THERE IS NO ISLAND OF UNINCORPORATED AREA BEING CREATED BY THIS ANNEXATION.

LEGEND

○ SET IP - 5/8" REBAR, 3" LONG CAPPED "PATTERSON PLS 8617"

● - FOUND MONUMENT AS NOTED



AREA / PROPERTY TO BE ANNEX INTO CITY OF POWELL

--- CITY BOUNDARY LINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. UNADJUSTED PRECISION RATIO OF THE TRAVERSE EXCEEDED 1:10,000 AND WAS NOT ADJUSTED FOR CLOSURE.

MARK E. PATTERSON, PLS 8617

DATE



MAP OF TERRITORY TO BE ANNEXED
TO THE CITY OF POWELL

PLAT DATE

08/25/2016

SHEET NO.

1 OF 1

PROJECT VERIZON WIRELESS CELLULAR
STORE

OWNER

SSA, LTD
3455 E. BROAD ST
COLUMBUS, OH 43213
LOT 5663 OF BK 1364, PG. 2113

AGENT



1517 FABRICON BLVD
JEFFERSONVILLE, IN 47130

CIVIL ENGINEERS
LAND SURVEYORS
POD
TOWNSHIP OF POWELL
15100 Bluegrass Parkway, Columbus, OH 43209
178 Baldie Lane, Ellettsville, IN 47201
(614) 419-4370
(270) 334-1000
FIRM #04445

LOT 3412 OF SELDOM SEEN ACRES
PLAT CABINET 2, SLIDE 245, 245A & 245B
PARCEL ID: 319-314-01-022-000
EDENS OF POWELL DEVELOPMENT CO., LLC
VOL. 749, PG. 2351

FOUND 1" IRON PIPE NO CAP

EXISTING SAWMILL PARKWAY 150' R/W
PC 2, SL 245

P.O.B.
FOUND 1" IRON PIPE W/
YELLOW CAP "ILLEGIBLE"

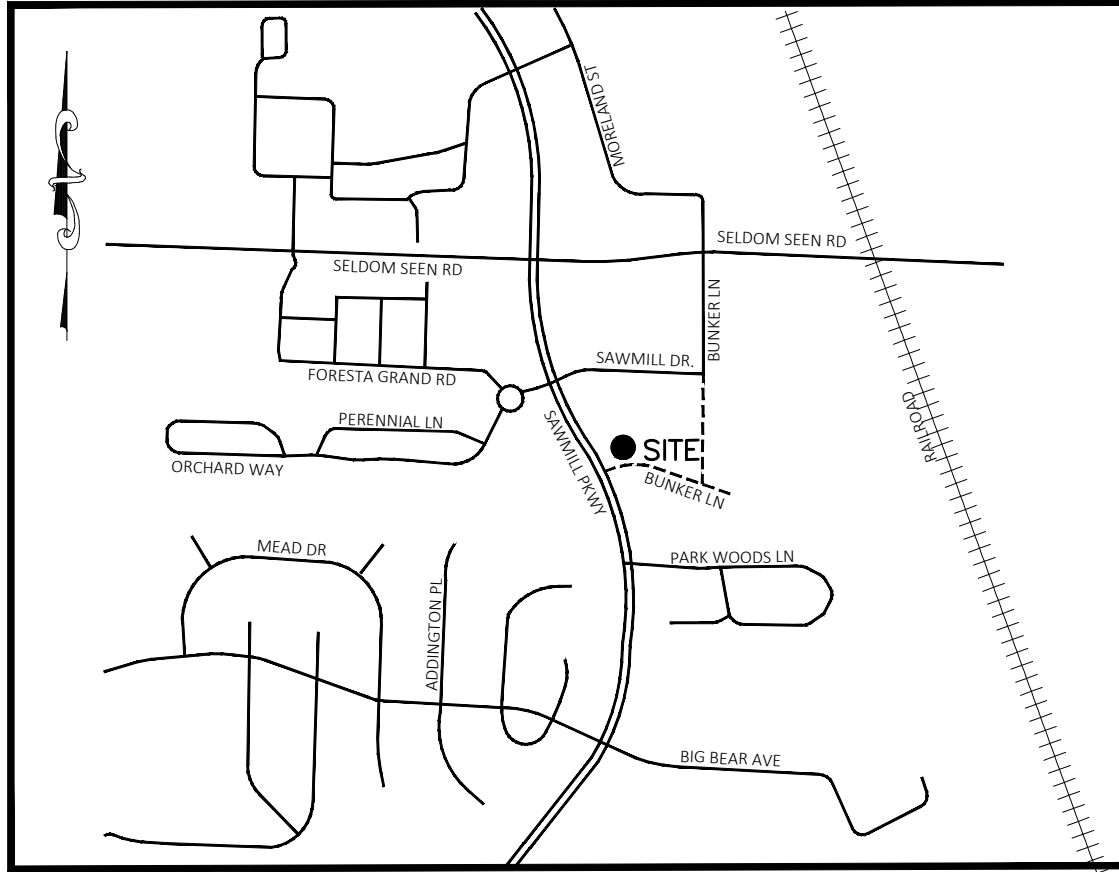
LOT 3750 OF POWELL GRAND
PLAT CABINET 4, SLIDE 44-44B
PARCEL ID: 319-423-02-001-005
MARGAD, LLC
BK 1433, PG 808

LOT 5662 OF SELDOM SEEN ACRES, LOT 3413 DIVISION #1
PLAT CABINET 4, SLIDE 40-40A
PARCEL ID: 319-314-01-022-003
BUILDING4RFUTURE, LLC
BOOK 1368, PAGE 2759-2760

LOT 5663 OF SELDOM SEEN ACRES, LOT 3413 DIVISION #1
PLAT CABINET 4, SLIDE 40-40A
PARCEL ID: 319-314-01-022-004
SSA LTD.
DB. 1364, PG. 2113
1.1186 ACRES / 48,724.50 S.F.

ITEM #8
30' DRAINAGE EASEMENT
P.C. 4, SLIDE 40

NORTH & BEARINGS BASED ON SELDOM SEEN
DIVISION 1 RECORDED IN PLAT CABINET 4 SLICE 40
(BK. 1355, PG. 2685-2686) HELD BEARING
N27°05'21"W AND SHOWN HEREON
(ACRES 1.1186, LOT 5663)



LOCATION MAP
NO SCALE

NOTES

THE SURVEY ON THE GROUND AS DEPICTED BY THIS PLAT WAS PERFORMED ON AUGUST 4, 2016 BY PERSONS UNDER DIRECT SUPERVISION OF MARK E. PATTERSON, PLS#8617 BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED TRAVERSE EQUALS 0.03' FOR A PRECISION RATIO OF 1:44,520 AND WAS NOT ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS ESTABLISHED BY THE STATE OF OHIO ADMINISTRATIVE CODE 4733-37 IN EFFECT AS OF THE DATE OF THIS SURVEY.

DOCUMENTS REFERRED TO ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, OHIO.

THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEED OF RECORD REFERENCED HEREON, THE RECOVERED MONUMENTATION OF RECORD OR BY COMMON REPORT, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED BY ANY FENCE LINES, IF SHOWN HEREON.

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND UTILITY MARKINGS. UNDERGROUND UTILITIES ARE APPROXIMATE AND THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. NEITHER THE SURVEYOR NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF ALL UTILITIES.

PRIOR TO ANY SITE EXCAVATIONS, CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION OF THEIR LINES.

NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.

NO VISIBLE ABOVEGROUND EVIDENCE OF A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL WERE OBSERVED AT THE SUBJECT PROPERTY. THIS SURVEYOR IS NOT QUALIFIED TO ASSESS THE PRESENCE OF UNDERGROUND WASTE DUMPS OR LANDFILLS.

PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FLOOD HAZARD BOUNDARY MAP COMMUNITY-PANEL NUMBER 39041C0237K DATED APRIL 16, 2009.

THE PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHT OF WAY OF FUTURE BUNKER LANE. THE PROPERTY ADJOINS THE PUBLIC RIGHT OF WAY OF SAWMILL PARKWAY, BUT DOES NOT HAVE DIRECT ACCESS.

LEGEND

	FUTR. FIRE HYDRANT
	FUTR. WATER VALVE
	EX. UNDERGROUND ELECTRIC
	EX. FIBER OPTIC
	EX. FORCE MAIN
	EX. GAS LINE
	EX. WATER LINE
	FOUND MONUMENT AS NOTED
	SET 5/8" REBAR 30" LONG
	CAPPED "PATTERSON PLS 8617" ADJACENT PROPERTY LINE
	CENTERLINE OF RIGHT OF WAY/PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING COUTOUR

GLOBAL POSITIONING SYSTEMS NOTE

- RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS.
- THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (ODOT VRS NETWORK), NAD 83 OHIO NORTH ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID12A. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.04" TO 0.09" HORIZONTALLY.
- SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED TO PERFORM THE SURVEY. SERIAL NUMBER: 532540009

SURVEYOR'S CERTIFICATE

THIS ALTA / NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THIS SURVEYOR.

SIGNATURE: _____
NAME: MARK E. PATTERSON
REGISTRATION NUMBER: 8617
DATE: _____
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.



PLAT DATE
08/25/2016

SHEET NO.
1 OF 1

ALTA/NSPS EXCEPTIONS

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POD GROUP, LLC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PREScriptive EASEMENTS, OR OTHER FACTS THAT AN ACQUAINTANCE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WERE GAINED FROM STEWART TITLE GUARANTY COMPANY, FILE NO.01032-21526, DATED JULY 27, 2016 AT 8:00 AM. THE FOLLOWING COMMENTS ARE IN REGARD TO SAID COMMITMENT AND THE NUMBERS IN THE COMMENTS CORRESPOND TO THE NUMBERING SYSTEM IN SAID POLICY.

SCHEDULE B - PART II

ITEMS 1-6,7A,B,C (POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM. NOT A SURVEY MATTER)

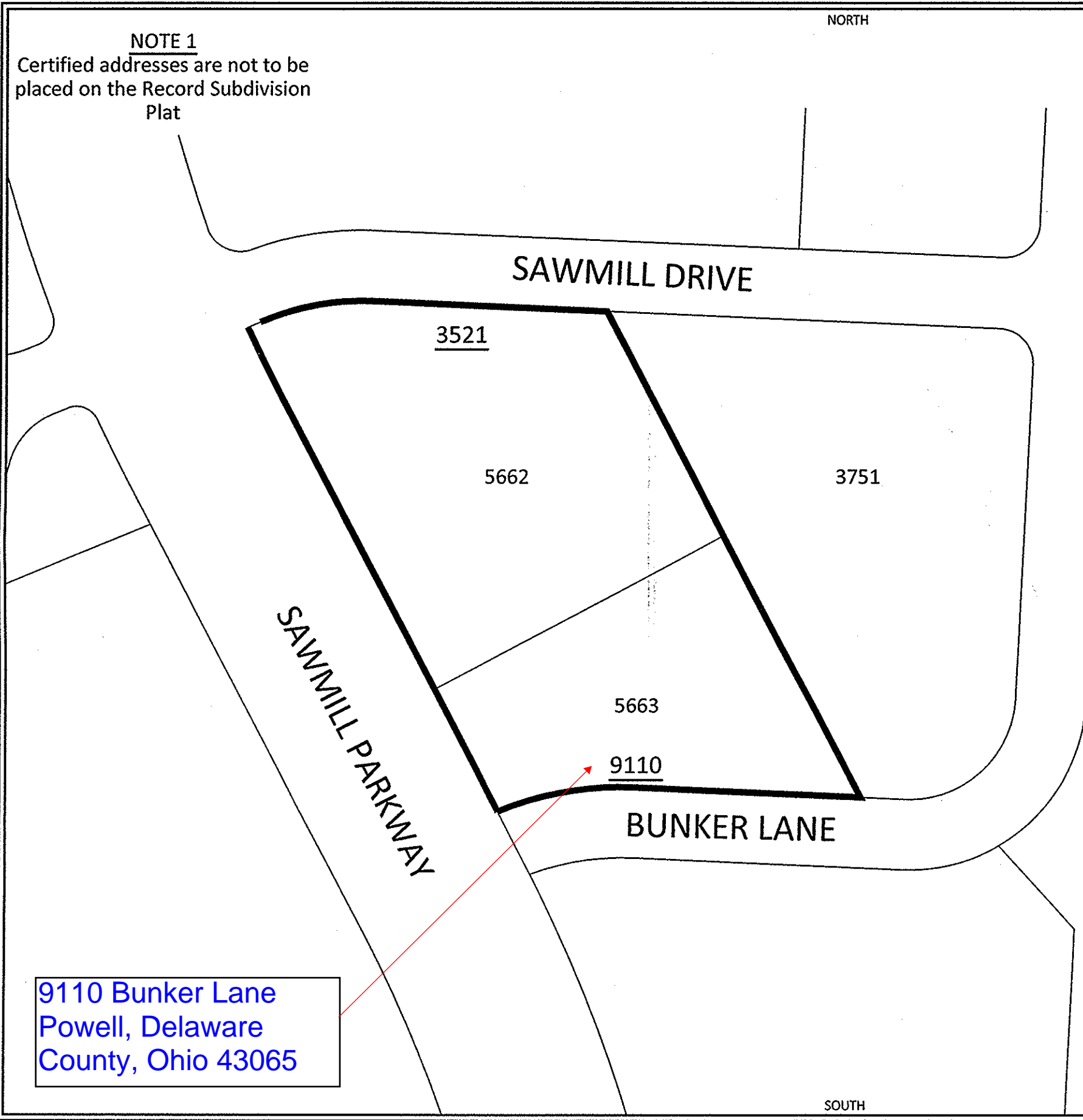
SCHEDULE B - PART II REQUIREMENTS

- ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- ITEM 2. ANY DISCREPANCIES, CONFLICTS OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR ANY OVERLAPPING OF IMPROVEMENTS OR OTHER BOUNDARY OR LOCATION DISPUTES (CAN BE ELIMINATED OR AMENDED) IN MORTGAGEE'S POLICY UPON PROPER EVIDENCE BEING FURNISHED). (LIGHT POLE ENCROACHING 1.28' ALONG THE NORTH PROPERTY LINE.)
- ITEM 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, AND NOT OF RECORD IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER, THEREFORE, POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- ITEM 4. LIENS FOR LABOR, SERVICES OR MATERIALS OR CLAIMS TO SAME WHICH ARE NOT OF RECORD IN SAID RECORDS. (NOT A SURVEY MATTER, THEREFORE, POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- ITEM 5. ANY ROADWAY EASEMENT, SIMILAR OR DISSIMILAR, ON, UNDER, OVER OR ACROSS SAID PROPERTY, OR ANY PART THEREOF AND NOT OF RECORD IN SAID RECORDS. (NOT A SURVEY MATTER, THEREFORE, POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)

- ITEM 6. TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND SUBSEQUENT INSTALLMENTS, WHICH ARE A LIEN, NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER, THEREFORE, POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- ITEM 7. TAX INFORMATION AS TO: PARCEL NUMBER: 319-314-01-022-004 - LOT 5663 PROPERTY ADDRESS: SAWMILL PARKWAY TAXES FOR THE FIRST HALF OF 2015, IN THE AMOUNT OF \$4,431.21, ARE PAID. TAXES FOR THE SECOND HALF OF 2015, IN THE AMOUNT OF \$4,431.21, ARE PAID. ASSESSED VALUES: LAND \$124,740.00, BUILDING \$0.00, TOTAL \$124,740.00 (NOT A SURVEY MATTER, THEREFORE, POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- ITEM 8. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT, PLAT CABINET 4, SLIDE 40, OF THE COUNTY RECORDS. (BUILDING LINES, SETBACKS AND EASEMENTS AS SHOWN ON PLAT RECORDED IN PLAT CABINET 4, SLIDE 40 ARE SHOWN HEREON.)
- ITEM 9. OIL AND GAS LEASE IN LEASE RECORD 21 PAGE 224, AND ASSIGNMENTS THEREOF, IF ANY. (NOT A SURVEY MATTER, THEREFORE, POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)
- ITEM 10. RIGHT OF WAY AND EASEMENT GRANTED TO COLUMBUS SOUTHERN POWER COMPANY, OF RECORD IN DEED BOOK 523 PAGE 77. (RIGHT OF WAY AND EASEMENT RECORDED IN DEED BOOK 523, PAGE 77 IS NOT APPLICABLE TO SUBJECT PROPERTY.)
- ITEM 11. EASEMENT CONTAINED IN THE DEED OF RECORD IN DEED BOOK 604 PAGE 182. (EASEMENT RECORDED IN DEED BOOK 604, PAGE 182 IS NOT APPLICABLE TO SUBJECT PROPERTY)
- ITEM 12. EASEMENT AND RIGHT OF WAY GRANTED TO COLUMBUS SOUTHERN POWER COMPANY, OF RECORD IN DEED BOOK 627 PAGE 649. (EASEMENT AND RIGHT OF WAY RECORDED IN DEED BOOK 627, PAGE 649 IS NOT APPLICABLE TO THIS PROPERTY)

- ITEM 13. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT, PLAT CABINET 2, SLIDE 245, OF THE COUNTY RECORDS. (RESERVATIONS, RESTRICTIONS, COVENANTS, EASEMENT AND/OR ANY OTHER CONDITIONS AS SHOWN DEED BOOK 1122, PAGE 1528 ARE APPLICABLE TO SUBJECT PROPERTY.)
- ITEM 14. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS OF RECORD IN OFFICIAL RECORD 1122 PAGE 1528. (RESERVATIONS, RESTRICTIONS, COVENANTS, EASEMENT AND/OR ANY OTHER CONDITIONS AS SHOWN DEED BOOK 1122, PAGE 1528 ARE APPLICABLE TO SUBJECT PROPERTY.)
- ITEM 15. EASEMENT AND RIGHT OF WAY GRANTED TO OHIO POWER COMPANY, OF RECORD IN OFFICIAL RECORD 1375 PAGE 2151. (EASEMENT AND RIGHT OF WAY RECORDED IN DEED BOOK 1375, PAGE 2151 ARE APPLICABLE TO SUBJECT PROPERTY AND ARE SHOWN HEREON.)
- ITEM 16. RIGHT OF WAY EASEMENT GRANTED TO DEL CO WATER COMPANY, INC., OF RECORD IN OFFICIAL RECORD 1420 PAGE 2370. (RIGHT OF WAY EASEMENT AS SHOWN IN DEED BOOK 1420, PAGE 2370 ARE APPLICABLE TO SUBJECT PROPERTY AND ARE SHOWN HEREON.)
- ITEM 17. EASEMENT FOR STORM SEWER LINE GRANTED TO THE CITY OF POWELL, OF RECORD IN OFFICIAL RECORD 1420 PAGE 2375. (EASEMENT AS SHOWN IN DEED BOOK 1420, PAGE 2375 ARE APPLICABLE TO SUBJECT PROPERTY AND ARE SHOWN HEREON.)
- ITEM 18. EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, OF RECORD IN OFFICIAL RECORD 1420 PAGE 2381. (EASEMENT AS SHOWN IN DEED BOOK 1420, PAGE 2381 ARE APPLICABLE TO SUBJECT PROPERTY AND ARE SHOWN HEREON.)
- ITEM 19. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (NOT A SURVEY MATTER, THEREFORE, POD GROUP, LLC DID NOT EXAMINE OR ADDRESS THIS ITEM.)

NOTE 1
Certified addresses are not to be placed on the Record Subdivision Plat



9110 Bunker Lane
Powell, Delaware
County, Ohio 43065

5663 Lot Number
9110 House Number

PREPARED BY:
POD GROUP
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
(502) 437.5252
MARK E. PATTERSON, PE, PLS

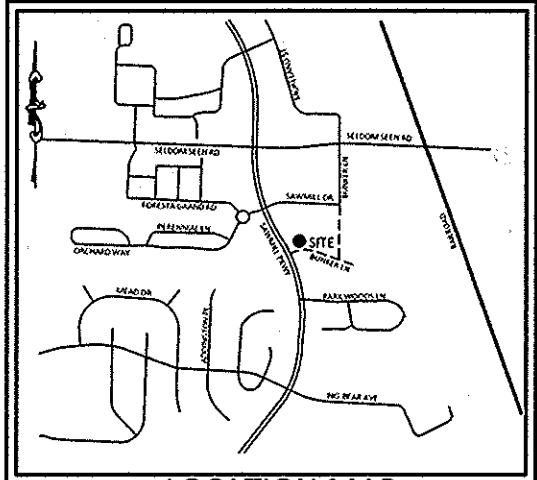
LEGEND

Delaware County
Lot and House
Number Plan

SELDOM SEEN ACRES
LOT 3413
DIVISION #1

Delaware County
Liberty Township
R19-T3-QT3, FL 10
R19-T3-QT4, FL 35

FINAL
Project



LOCATION MAP
NO SCALE

Delaware County Map Department
140 North Sandusky Street
Delaware, Ohio 43015
(740) 833-2450 (Office)

Approved on 08/26/16
Chris Bauserman
Chris E. Bauserman, P.E., P.S.
Delaware County Engineer

08/23/16	N/A	MEP	N/A
Date	Scale	By	Ck'd By

SITE LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS FREE FROM DISEASE AND PESTS AND THAT COMPLY WITH THE LATEST EDITION OF THE PUBLICATION ANSI Z60 AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINNING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
4. ALL PLANTS SHALL BE BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUED OR STAKED.
5. ALL PLANTS AND INSTALLATION ARE SUBJECT TO THE APPROVAL OF THE OWNER.
6. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, EROSION CONTROL BLANKET, OR DESIGNATED FOR MULCHING (INCLUDING RIGHT-OF-WAY) SHALL BE SEEDED/STRAWED.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
8. OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK" BY "EASY GARDENER," ALL LANDSCAPE ISLANDS WITHIN THE PARKING AREA SHOULD RECEIVE RIVER ROCK MULCH.
9. THE TOP OF ALL AREAS OF RIVER ROCK SHALL BE AT GRADE OF ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SOD UNTIL WELL ESTABLISHED. NO IRRIGATION WILL BE PROVIDED BY OWNER.
11. CONTRACTOR MUST CONTACT ARC/OWNER PRIOR TO INSTALLING LANDSCAPING TO APPROVE PLANT LOCATIONS. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED BY ARC/OWNER.

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES. TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT PROPOSED DRAINAGE.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FROM ALL PLANTED AREAS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB, SO GRADE IS LEVEL WITH TOP OF CURB.
4. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOD AND SEED AREAS PRIOR TO INSTALLATION.
5. ALL GRAVEL AND DEBRIS SHALL BE REMOVED FROM PLANTING AREAS.
6. SODDED AREAS SHALL HAVE NO BARE SPOTS.
7. HOLES FOR INDIVIDUAL SHRUB PLANTING SHALL BE PREPARED TO A MINIMUM OF 6 INCHES AROUND THE SIDES AND BOTTOM OF THE PLANT BALL. BACKFILL HOLE WITH SOIL MIX SPECIFIED FOR PLANTING BEDS. PLACE PLANT TO A DEPTH RELATIVE TO GRADE AS ORIGINALLY GROWN. ALLOW FOR SLIGHT SETTLEMENT.
8. HOLES FOR INDIVIDUAL TREES PLANTING WILL BE PREPARED TO A MINIMUM OF TWICE THE ROOTBALL DIAMETER.
9. CUT AWAY ROPES OR WIRES FROM B&B PLANTS PULL BACK BURLAP FROM TOP OF BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. REMOVE BURLAP TOTALLY IF IT IS SYNTHETIC.
10. ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED ON THE PLANT SCHEDULE.
11. THE OWNER SHALL PROVIDE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE GUARANTEE PERIOD UNLESS OTHERWISE SPECIFIED.
12. THE MINIMUM DISTANCE BETWEEN ALL PLANTS AND THE EDGE OF PAVEMENT SHALL BE 4 FEET WHERE VEHICLES ARE PARKED.
13. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE MONTHS.

WARRANTY REPLACEMENT NOTES:

1. WARRANTY PERIOD IS FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
2. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR 25% OF THE CROWN IS DEAD.
3. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
PLANTING DATES:
SPRING: APRIL 15-JUNE 15
FALL: SEPTEMBER 15-NOVEMBER 15.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR A ONE TIME REPLACEMENT ONLY.
5. REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE AND QUALITY AS ORIGINAL SPECIES UNLESS OTHERWISE NEGOTIATED.
6. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, REMOVAL, RELOCATION, WILDLIFE, THEFT, IMPROPER MAINTENANCE OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
7. PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE, DROUGHT, SEVERE FREEZING, OR ABNORMAL RAINS WILL IN NO WAY BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD AS THE GROWING SEASON PERMITS. THE OWNER MAY INSPECT THE PLANTS AT THE END OF THE GUARANTEE PERIOD. PLANTS THAT ARE DEAD OR NOT IN SATISFACTORY GROWTH SHALL BE REMOVED AND REPLACED DURING THE NEXT NORMAL PLANTING SEASON AT NO ADDITIONAL COST TO THE OWNER.
9. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

GENERAL LANDSCAPE NOTES:

1. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (IIA) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, TURF OR RIVER ROCK.
2. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
3. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER.
4. ALL SERVICE STRUCTURES SHALL BE SCREENED. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
5. AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
6. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
8. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

TURF ESTABLISHMENT:

1. THE LANDSCAPE CONTRACTOR SHALL PLACE A 4" COMPACTED LAYER OF TOPSOIL OVER ALL AREAS TO BE ESTABLISHED IN TURF. THE TOPSOIL LAYER SHALL BRING ALL TURF AREAS TO FINISH GRADE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE STONES BIGGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER.
3. THE LANDSCAPE CONTRACTOR SHALL HYDROSEED ALL NEW LAWN AREAS AS SPECIFIED UNLESS SOD IS SPECIFIED.
4. THE LANDSCAPE CONTRACTOR SHALL MIX SEED, FERTILIZER, AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIALLY DESIGNED FOR HYDROSEED APPLICATION.
5. THE LANDSCAPE CONTRACTOR SHALL APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED. RATE OF APPLICATION AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.
6. THE LANDSCAPE CONTRACTOR SHALL LAY SOD WITHIN 24 HOURS OF STRIPPING. DO NOT LAY DORMANT SOD OR IF GROUND IS FROZEN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. DO NOT OVERLAP.
7. THE LANDSCAPE CONTRACTOR SHALL WATER SOD WITH FINE SPRAY IMMEDIATELY AFTER PLANTING. DURING FIRST WEEK, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL DEPTH OF 4 INCHES.

EASEMENT KEY

KEY DESCRIPTION

- | | |
|---|--|
| ① | EXISTING DRAINAGE EASEMENT, BK 1420, PG. 2381 |
| ② | EXISTING STORM SEWER EASEMENT, BK 1420, PG. 2375 |
| ③ | EXISTING 12' WATER EASEMENT, BK 1420, PG. 2370 |
| ④ | EXISTING 10' ELECTRIC EASEMENT, BK 1375, PG. 2151 |
| ⑤ | EXISTING 15' GREENBELT |
| ⑥ | EXISTING 20' SANITARY SWER EASEMENT, PC 2, SL. 245 |
| ⑦ | EXISTING 40' UTILITY EASEMENT, PC 2, SL. 245 |
| ⑧ | EXISTING 40' DRAINAGE EASEMENT, PC 4, SL. 40 |
| ⑨ | EXISTING 30' DRAINAGE EASEMENT, PC 4, SL. 40 |
| ⑩ | EXISTING 50' PAVING SETBACK, PC 2, SL. 245 |
| ⑪ | EXISTING 20' PERMANENT SETBACK, PC 2, SL 245 |
| ⑫ | EXISTING 40' INGRESS/EGRESS & UTILITY EASEMENT, PC 4, SL. 40 |

ABBREV.	SYMBOL	QUANTITY (PROPOSED)	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS (AT PLANTING)	REMARKS / INSTRUCTIONS
CB		6	Carpinus betulus	European Hornbeam	1 1/2" Cal. (MIN)	Plant as shown on plan. Clear trunk at least 5 ft above the ground.
AR		7	Acer rubrum	Red Maple	1 1/2" Cal. (MIN)	Plant as shown on plan. Clear trunk at least 5 ft above the ground.
BM		12	Buxus 'Green Mountain'	Green Mountain Boxwood	24"	2 Gallon Container, 4" oc
RR		20	Rosa radrazz	Knock Out Rose	24"	2 Gallon Container, 4" oc
EA		6	Euonymus alatus	Burning Bush	24"	2 Gallon Container, 4" oc
CA		5	Calamagrostis X A 'Karl Foerster'	Karl Foerster Feather Reed Grass		3 Gallon Container
IG		16	Ilex G 'Densa'	Densa Compact Inkberry		3 Gallon Container
NR		28	Nepeta racemosa	Walkers Low		3 Gallon Container

FOUNDATION PLANTINGS

BLDG. PERIMETER SHRUBS REQUIRED	200'
PLANTS AND/OR FLOWERS REQUIRED	5/40' BLDG PERIMETER =25 10/40' BLDG PERIMETER =50

SITE TREES

BLDG, PAVEMENT & TRASH AREA	= 14,284 SF
MINIMUM TREE TRUNK REQUIRED	= 17"
TREES REQUIRED @ 1 1/2" CALIPER=	11.3

PLANTING BAY

PLANTING BAY PROPOSED TREES REQUIRED, 1 PER BAY	= 2
---	-----

LEGEND:

- 946 EXISTING CONTOURS
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC AND TELEPHONE
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER WITH MANHOLE
- EXISTING STREET SIGN
- FOUND MONUMENT AS NOTED
- EXISTING STORM SEWERS AND STRUCTURE
- CB CATCH BASIN
- AREAS TO BE SODDED OR SEED/STRAW
- AREA TO BE MULCHED WITH RIVER ROCK WITH STEEL EDGING AROUND ENTIRE ISLAND (3" DEPTH W/ FABRIC)
- EROSION CONTROL BLANKET
- PROPOSED SHRUBS/PLANTINGS AS SPECIFIED
- PROPOSED ORNAMENTAL TREE AS SPECIFIED
- PROPOSED SHADE TREE AS SPECIFIED
- EXISTING TREE

OHIO
Utilities Protection
SERVICE
1-800-362-2764
AT LEAST 48 HOURS
PRIOR TO EXCAVATING
Call Before You Dig

0' 20' 40' 60'
1"= 20'



OWNER
SSA, LTD
3455 E. BROAD ST
COLUMBUS, OH 43213
LOT 5663 OF BK 1364, PG. 2113

DEVELOPER
arc
1517 FABRICON BOULEVARD
JEFFERSONVILLE, IN 47130
PHONE# (812) 285-1940

PROJECT
VERIZON WIRELESS CELLULAR STORE
LOT 5663 SELDOM SEEN ACRES
9118 BUNKER LANE
LIBERTY TOWNSHIP, OHIO 43065

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION	BY

DATE
08/29/2016
SHEET NO.
C700