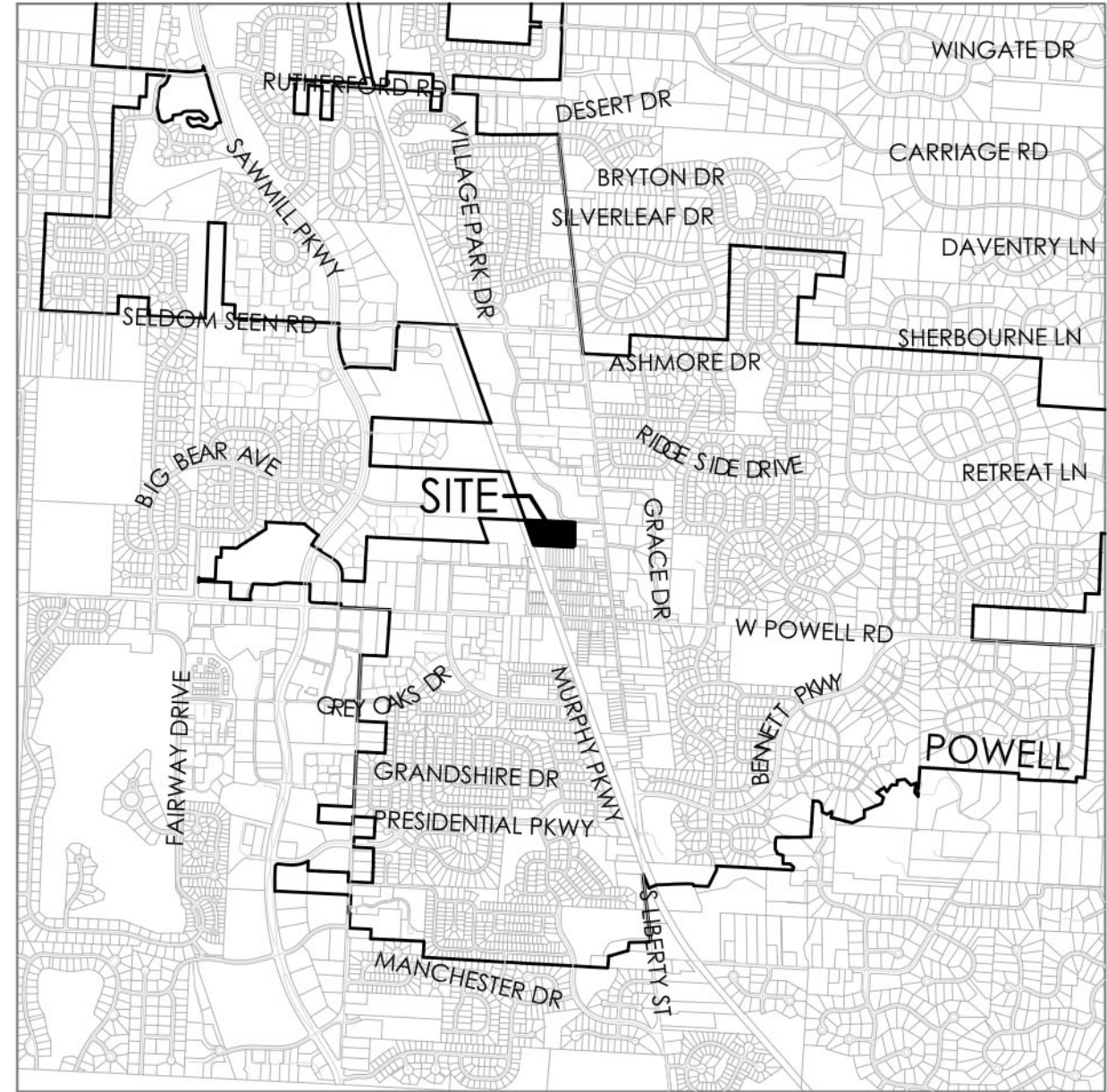


MORRIS STATION

Adventure Park Dr.
City of Powell
January 29, 2019



VICINITY MAP
N.T.S.



SITE DATA	
TOTAL ACRES	+/- 5.366
TOTAL UNITS	21
TOTAL DENSITY	+/- 3.9 DU/AC
DEDICATED PARK & R.O.W. AREA	+/-1.15 ACRES (49,892 SF)
ADDITIONAL AREA REQUESTED FOR R.O.W. CONNECTION	+/-0.02 ACRES (904 SF)

LOT INFORMATION	
TYPICAL LOT SIZE 52' X VARIED LENGTH	
SMALLEST LOT AREA 6140 SF	
LARGEST LOT AREA 10300 SF	
3.9 LOTS/AC (4.7 LOTS/AC WITHOUT STREET R.O.W.)	
OPEN SPACE	

	AREA	ACREAGE
SHARED OPEN SPACE	+/-20,996 SF	+/-0.48 AC
% SHARED OPEN SPACE		+/-8.9%
PRIVATE OPEN SPACE (SPACE OUTSIDE OF BUILDABLE AREA IN FEE SIMPLE LOTS)	+/-73,570 SF	+/-1.69 AC
% PRIVATE OPEN SPACE		+/-31.5%
TOTAL OPEN SPACE	+/-94,566 SF	+/-2.17 AC
% TOTAL OPEN SPACE		+/-40.4%

LOT COVERAGE		
	MAXIMUM ALLOWED	PROPOSED
LOT COVERAGE	50%	50% OR LESS



ILLUSTRATIVE PLAN

MORRIS STATION

PREPARED FOR ROMANELLI AND HUGHES

DATE: 1.29.19

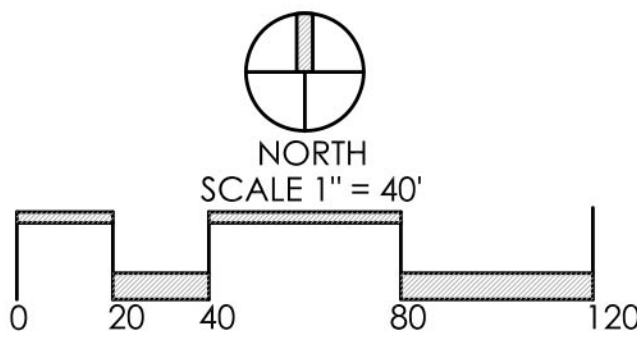


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DEVELOPMENT PLAN TEXT

- DR-Downtown Residence District - Final Development Plan Application

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Tab 2

- Exhibit B-1 – Legal Description
- Exhibit B-2 - Boundary Survey

Tab 3

- Exhibit C-1 – Final Development Plan
- Exhibit C-2 – Vicinity Map

Tab 4

- Exhibit D-1 –Landscape Plan
- Exhibit D-2 – Landscape Enlargements
- Exhibit D-3 – Landscape Details
- Exhibit D-4 – Entry Elevation
- Illustrative Plan

Tab 5

- Exhibit E-1 – Utility Plan
- Exhibit E-2 - Grading Plan

Tab 6

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CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
FINAL DEVELOPMENT PLAN APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$700.00 + \$100.00 per acre
Per Fee Ordinance 2018-48

Applicant: _____

Address/City/State/Zip: _____

Email Address: _____

Phone No: _____ Cell Phone No: _____ Fax No: _____

Property Owner: _____

Address/City/State/Zip: _____

Email Address: _____

Phone No: _____ Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: _____

Address/City/State/Zip: _____

Email Address: _____

Phone No: _____ Cell Phone No: _____ Fax No: _____

Property Address: _____

Lot Number/Subdivision: _____ Existing Use: _____ Proposed Use: _____

Reason for Administrative Review (attach necessary documents): _____

Checklist:

- ☐ Preliminary Plan requirements set forth in Section [1143.11\(c\)](#) and Final Plan requirements set forth in Section [1143.11\(i\)](#).
 - ☐ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
 - ☐ **5 copies** of all drawings, text, any other items, and application.
 - ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
 - ☐ Attach the required fee - \$700.00 + \$100.00 per acre.
 - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(See Over)

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: _____

CB

Date: 1/24/2019

Office Use
Received <u>1/29/19</u>

Office Use
Type/Date: <u>CR # 103069</u> <u>1/29/19</u>
Base Fee: <u>\$700.00</u>
Per Acre: <u>\$100.00X (5366) = 536600</u>
Total: <input checked="" type="checkbox"/> <u>1236.60</u>
Prepared by: <u>DMB</u>
Reviewed by: <u>gm</u>
PAYOR: <u>Romanelli & Hughes</u>
RECEIPT # <u>007938</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

PI/AS/1
08/10/2001

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PI/AS/1

FINAL DEVELOPMENT PLAN SUBMITTAL

January 29, 2019

(1) Name, address, and phone number of applicant;

The Camber Company, LLC (in conjunction with Romanelli & Hughes)
Chris Bradley, Principal
6760 Colt Court
Dublin, OH 43017
(614) 578-3581

(2) Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan;

Surveyor:
Rich Ackison, Ackison Surveying
ackisonsurveying.com
Phone: 614.766.4000

Land Planner:
Todd Faris, Faris Planning and Design
243 N. Fifth Street, suite 401
Columbus, OH 43215
Phone: 614.487.1964

Engineer:
Christopher Lescody, PE
E.P. Ferris & Associates, Inc.
800 King Ave
Columbus, OH 43212
Phone: 614.299.2999

(3) A list containing the names and mailing addresses of all owners of property contiguous to, directly across the street from and within 250 feet of the property in question.

See Exhibit A-1 for adjacent property owners.

(4) Legal description of the property;

Survey and Legal Description enclosed. Exhibit B-1 and B-2

(5) A description of present use(s) on and of the land;

The land currently has two small sheds on the rear parcel.

(6) Draft of a proposed Ordinance, prepared with the advice and counsel of the Director of Law, establishing this specific Development Plan as an additional effective zoning control over the land in question, consistent with the continuing authorities of the current Planned District zoning in these areas provided for elsewhere in this Zoning Ordinance.

Will be submitted by City of Powell.

(7) A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extent deemed necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan.

See Exhibit C-2 for Vicinity Map.

8) A preliminary development plan at a scale approved by the Zoning Administrator illustrating:

A. The property line definition and dimensions of the perimeter of the site; See Final Development Plan Exhibit C-1 and Boundary Survey Exhibit B-2

B. Right-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site; See Final Development Plan Exhibit C-1.

C. The area of the site and its subareas in acres; Site is 5.366 acres, there are no subareas.

D. The topography of the site and abutting areas at no more than five-foot contour intervals;

See Engineering plans, Exhibit E-2

E. Existing surface drainageways and surface sheet flow patterns;

See Engineering Plans, Exhibit E-2

F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six percent; None exist on site

G. Existing vegetation on the site with specific tree spots for all trees six inches in diameter or greater, measured 24 inches from the ground. See tree survey- Exhibit G-1, G-2 and G-3

H. Existing easements on the site with notations as to their type, extent, and nature; See Engineering Plans, Exhibit E-1 and E-2

I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations; See Engineering Plans, Exhibit E-1

J. Calculation of the maximum residential units permitted on the site under the terms of this Zoning Ordinance, including delineation of the subdistricts of the site upon which these calculations have been made;

Maximum residential units allowed with bonus units per code is 9 du/ac, which would total 48 units. Only 21 units are proposed

K. A preliminary plan for the first, or next, phase of site development illustrating:
Plan will be developed as a single phase

1. New street centerlines, right-of-ways, and street classification types;

See Final Development Plan, Exhibit C-1

2. Names of existing and proposed streets;

No proposed streets exist on site. New streets shall be Depot street and Morris Court.

3. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off-street parking areas, etc.;

See Exhibit C-1

4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;

No Subareas, See Exhibit C-1 for statistics

5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;

All homes are single family structures and are semi-custom. Final details will not be known until determined by end user home buyer.

6. Common open areas, public lands, and natural scenic easements, including the area of each;

See Exhibit C-1 for open spaces

7. Proposed landscape treatment of the site;

See Exhibit D-1, D-2, D-3 and D-4 for proposed landscape plans.

8. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness;

See exhibit E-1 for utility information. Trash shall be provided by private trash hauler.

9. Provisions for accommodating surface drainage runoff;

A detention pond is proposed on the east side of the property- see engineering plans, exhibit E-2

10. Proposed architectural design criteria;

Homes shall be in general conformance to architectural exhibits provided in Exhibit F-1.

11. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property;

There shall be public sidewalks, and extension of the pedestrian trails for the park provided with this development. Construction shall be per the Powell Ohio Engineering standards.

12. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the comprehensive plan and indicating that all requirements of this Zoning Ordinance and the comprehensive plan have been met in this preliminary plan and will be met in final development.

The final development plan is generally the same as the preliminary development plan other than Depot Street has been shifted to the west per the City Engineer. The final development plan is in conformance to the comprehensive plan.

Lot width of 50' and lot depth of 100' shall be met, minimum 20' and maximum 25' front yard setback, and 5' side yard setback shall be met. The 30' rear yard requirement shall be met on all lots except, 9, 10, 11, and 12 which will have 20' rear yard setback. 50% lot coverage by building, and minimum 1,500

square feet per home are met. Maximum density of 7 du/ac, or 9 du/ac with bonuses is not exceeded, as the density is 3.91 du/ac.

L. Projected development schedule by subareas of the entire planned development site, and for the first, or next, phase of development, including land uses, public areas, natural and scenic reserves, streets, buildings, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable;

All streets shall be constructed in one phase. Construction shall commence upon final engineering approval and plats, anticipated to be mid 2019

M. An overall traffic scheme, illustrating points of access, parking areas, including the number of parking spaces and indicating visitor, employee and service traffic flow, illustrating calculated peak hour traffic use for residents and employees as well as deliveries and other transport and the effect of this traffic on the community traffic ways.

See exhibit C-1

N. If to be developed in phases, the entire site development shall be described in outline and diagrammatic plan form, and in a complementing detailed text in a manner calculated to assure City officials that Planned Development requirements and other requirements of this Zoning Ordinance shall be met in the detailed development of the phases to follow, and that the entire Planned Development area will meet all of the requirements of this Zoning Ordinance, such diagrams and descriptive texts being accepted with, and becoming a part of the extended zoning plan for the entire site;

Site will be developed in a single phase

(9) Evidences, as determined by the Zoning Administrator in his/her sole discretion, of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two years;

The applicant controls the property in the form of a purchase and sale agreement. See exhibits E-1 and E-2 for engineering feasibility utility companies have provided initial approval from a capacity and service perspective.

(10) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project area by the developer;

The applicant shall provide evidence that it has it has the ability to post a bond for the City of Powell Council prior to Final Development Plan approval.

(11) Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge.

The applicant has reviewed the included information in the Final Development Plan submittal and believes it to be true and correct to the best of the applicant's knowledge.

(12) A statement of the character and nature of the development including the cost range or rent levels for housing in residential development and the general types of business or industrial and commercial developments.

The proposed plan consists of 21 single family lots with high quality detached homes constructed by Romanelli and Hughes, and the square footage of the units will be approximately 1,700-2,300 sf (exclusive of basement, garage and any 2nd level bonus room). Natural building materials including brick, stone, cultured stone, stucco, concrete, wood siding and cementitious siding shall be used for all exterior elevations, provided that entry doors, garage doors, windows, soffits, gutters, downspouts and trim details may be steel, metal, fiberglass or composite materials. Elevations are enclosed as Exhibit F-1.

The objective for the homes and neighborhood is to raise the valuation of the neighboring existing residential and complement the current traditional village design. The lot sizes are fairly consistent with adjacent properties.

The main roadway improvement, which includes the new main public road (Morris Court) accessed from Adventure Park Drive will have a cul-de-sac and shall include a streetscape of a tree lawn and sidewalks on both sides of the street. The ROW width is 50' with a pavement section of 26' allowing for two-way traffic and ample on street parking. The future Depot Street connector ROW width is 30' allowing for a sidewalk abutting the curb on one side of the street and a 20' pavement section consistent with the "Yield Street" condition described in the Moving Powell Forward plan.

(13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.

The development will not have a significant impact on the infrastructure or schools given the limited single-family density being proposed (4 units/acre). It is anticipated the product type will appeal mostly to an older higher net worth demographic and select professional working couples without kids given the walkability to the historic district. The neighborhood is not expected to significantly increase (if at all) new student enrollment to the school system.

The project will provide infrastructure with benefits that go beyond the smaller pocket neighborhood being developed. The future connection to Depot Street (the land is being donated as ROW by the developer) will provide a means for new and current residents to avoid congested streets, access the neighboring park and continue to provide a vibrant environment that is critical to the downtown areas continued success. Additionally, additional parkland will be dedicated to the city of Powell to extend the bike/pedestrian trail

thru the site and protect trees neighboring the existing bike/pedestrian trail on the south side of Adventure Park Drive.

(14) A fee as established by ordinance.

Included.

NEIGHBORING PROPERTY OWNERS

POWELL, OH 43065

PERRY VIRGINIA & KEENAN 7 CHERYL

175 LIBERTY ST

183 LIBERTY ST

MCCLURG DANIEL

91 CASE AVE

TROAST J & BRITTANY L

151 LIBERTY ST

KELLOUGH A

80 CASE AVE

JOHN WRIGHT JANET L

137 LIBERTY ST

OLENTANGY SCHOOLS BOARD

8715 BIG BEAR AVE

CUNDY M

40 CASE AVE

CAVE AVE

RINEHART C

60 CASE AVE

CASE AVE

VOSS A & TIMOTHY R

90 CASE AVE

DIANA WHITEMAN

50 CASE AVE

Legal Description of a 5.366 Acre Tract

Situated in the State of Ohio, County of Delaware, Township of Liberty, in the city of Powel, being part of Range 19, Township 3, Section 4, Lot 32 U.S.M. Lands, being all of a 2.257 acre tract (parcel one), and part of a 9.5 acre tract (before exceptions) (parcel two), as conveyed to Virginia Perry, Harold Perry, and Cheryl Keenen in Official Record 1050, Page 882, Parcel No's. 319-426-01-008-000 and 319-426-01-009-000, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Delaware County, Ohio) and being more particularly described as follows:

Beginning at a Found Railroad Spike, said Found Railroad Spike being at the intersection of the North line of said Lot 32 and the centerline of Liberty Street (CO. Rd. 9) (right-of-way varies), and being at the southeasterly corner of a 17.564 acre tract as conveyed to the Village of Powell, and at the Grantor's northeasterly corner;

Thence northwesterly leaving the centerline of said Liberty Road with the southerly line of said Village of Powell 17.564 acre tract and the Grantor's northerly line, North 85°56'09" West, a distance of 410.26 feet to a Set 5/8" Rebar with Cap, said Set Rebar being at the TRUE POINT OF BEGINNING for the 5.366 Acre Tract hereon described;

Thence southwesterly on a new division line through the Grantor's land, South 04°01'26" West, a distance of 355.87 feet to a Set 5/8" Rebar with Cap, said Set Rebar with Cap being on the North line of Nellie G. Case Addition to the Village of Powell as shown of record in Plat Book 3, Page 95;

Thence northwesterly with the North line of said Nellie G. Case Addition to the Village of Powell, and the Grantor's southerly line, North 85°45'00" West, passing a Found 1/2" Rebar at a distance of 151.02 feet and 0.30 feet South, passing a Found 1/2" Iron Pipe at a distance of 212.59 feet and 0.59 feet North, and a Found 1/2" Iron Pipe at a distance of 381.07 feet and 0.51 feet North, said Iron Pipe being at the southeasterly corner of said Grantor's 2.257 Acre Tract (Parcel One), for a total distance of 587.00 feet to a Found 1/2" Iron Pipe, said Iron Pipe being at the northwesterly corner of Lot 57 of said Nellie G. Case Addition to the Village of Powell, and being on the easterly right-of-way line of said CSX Railroad, and being at the Grantor's southwesterly corner;

Thence northwesterly with the easterly right-of-way line of said CSX Railroad, and the Grantor's westerly line, North 18°02'18" West, a distance of 382.04 feet to a Found 1/2" Iron Pipe, said Iron Pipe being at the southwesterly corner of said Village of Powell 17.564 Acre Tract, and at the northwesterly corner of the Grantor's land;

Thence southeasterly with the southerly line of said Village of Powell 17.564 acre tract, and the Grantor's northerly line, South 85°56'09" East, passing a Found 1/2" Iron Pipe at a distance of 349.43, said found Iron Pipe being at the northeasterly corner of said Grantor's 2.257 Acre Tract (Parcel One), for a total distance of 730.49 feet to the TRUE POINT OF BEGINNING and containing 5.366 Acres.

Subject to all easements, rights-of-ways or restrictions of record.

This description was prepared from an actual field Survey of the premises in March of 2014. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/yellow Plastic Cap Stamped Rutter PS 7958.

Basis of Bearings is the North line of Nellie G. Case Addition to the Village of Powell as Numbered and Delineated in Plat Book 3, Page 95, which bears North 85°45'00" West. And is used to denote angles only.

Parcel No's.; 319-426-01-008-000 & 319-426-01-009-000

John J. Rutter Jr. P.S. 7958

March 28, 2014

John J. Rutter Jr. March 28 2014

614-766-4000

EXHIBIT B-1

POWELL, BEING PART OF RANGE 19, TOWNSHIP 3, SECTION 12, (TRACT BEFORE EXCEPTIONS) (PARCEL TWO), AS CONVEYED TO VIRGINIA PERRY, HAROLD PERRY 1050, PAGE 882. PARCEL NUMBER'S 319-426-0

LOT 32, (TRACT BEFORE EXCEPTIONS) (PARCEL TWO) CHERYL KEENEN IN OFFICIAL RECORD 3-000 & 319-426-01-009-000.

VILLAGE OF POWELL
17.564 AC

EXHIBIT B-2

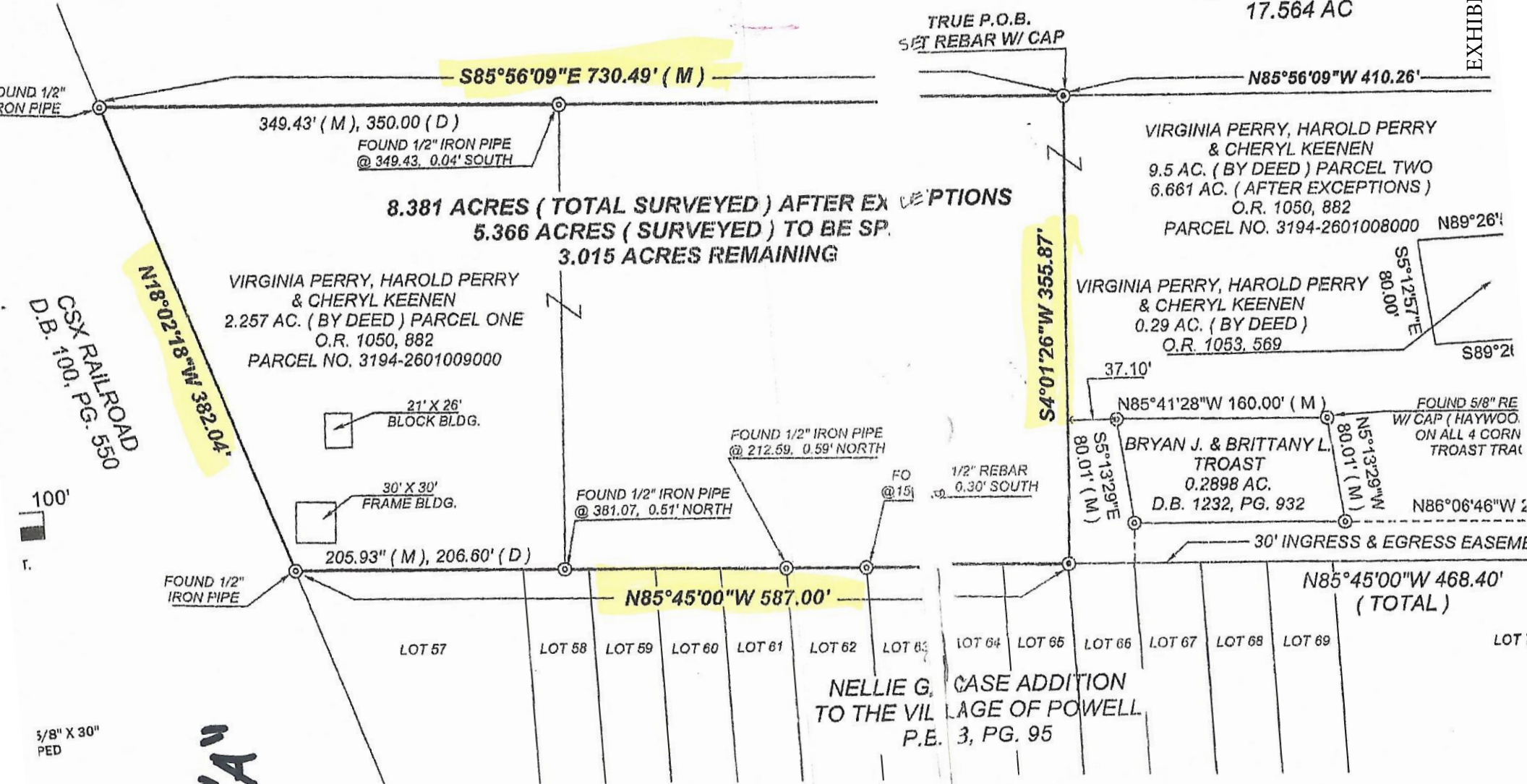


Exhibit "A"

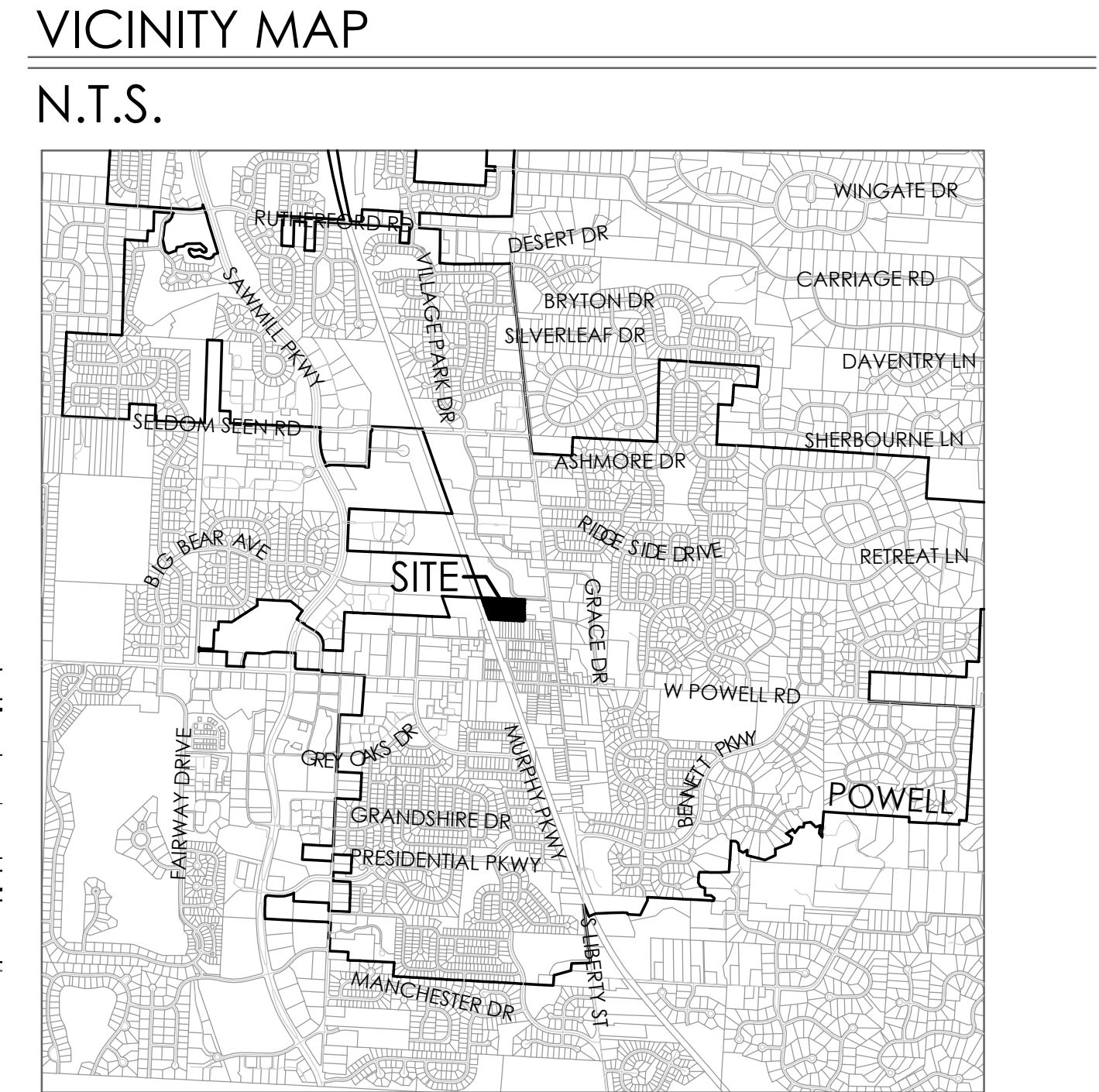
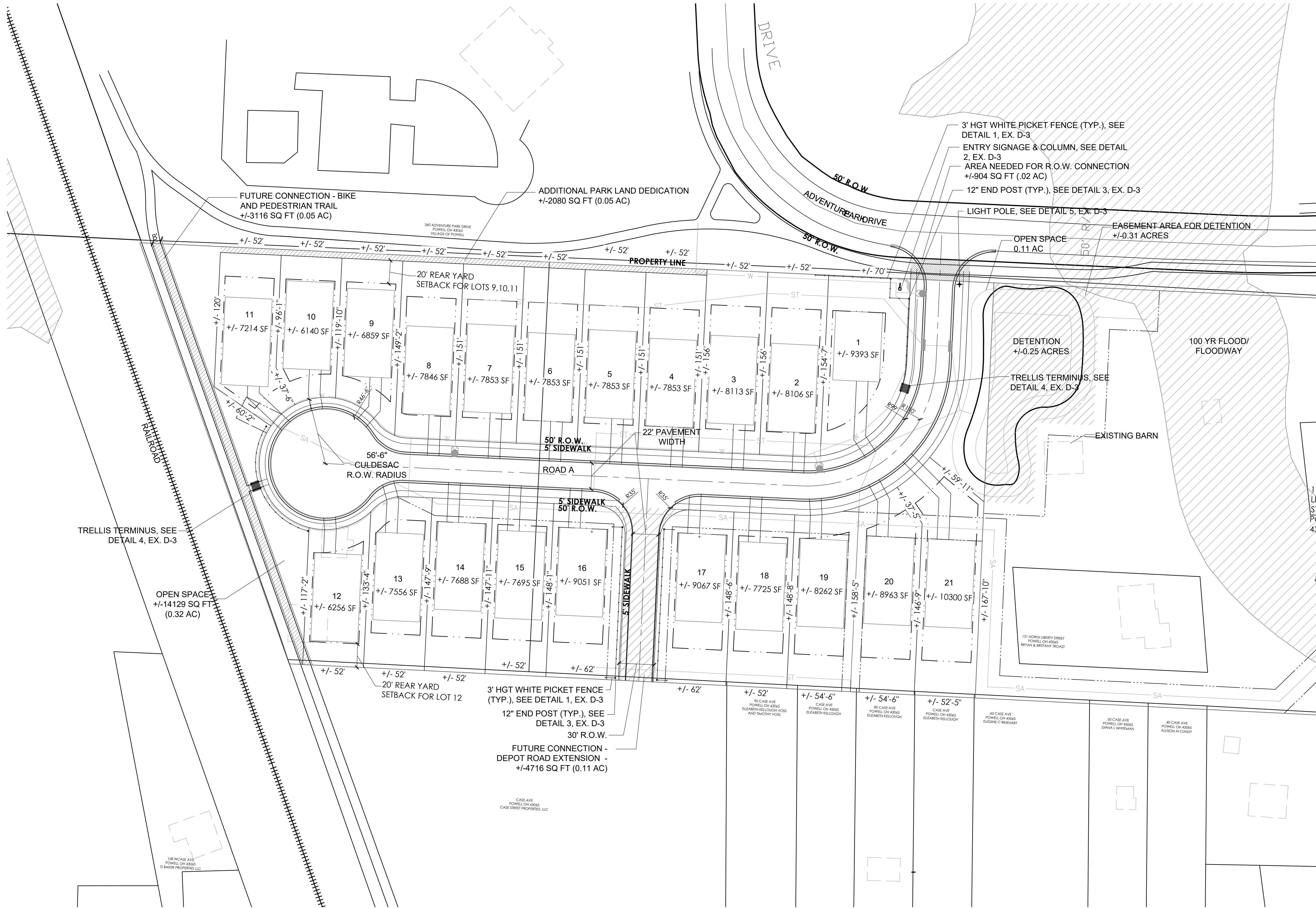
EXHIBIT B-2

REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
(STULTS SURVEY 17.564 AC.)
(STULTS SURVEY 17.96 AC.)

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SITE DATA

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TOTAL UNITS	21
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3.9 LOTS/AC (4.7 LOTS/AC WITHOUT STREET R.O.W.)	

OPEN SPACE

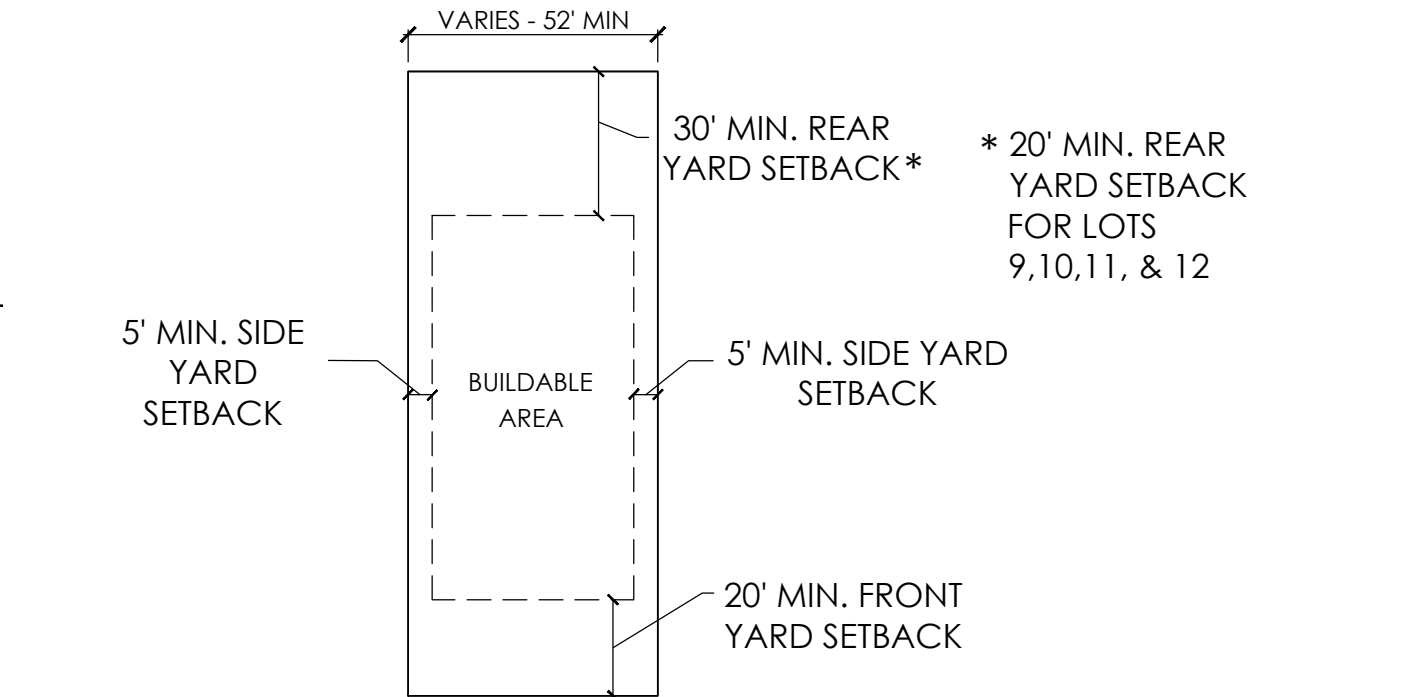
	AREA	ACREAGE
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% PRIVATE OPEN SPACE		+/-31.5%
TOTAL OPEN SPACE	+/-94,566 SF	+/-2.17 AC
% TOTAL OPEN SPACE		+/-40.4%

LOT COVERAGE

	MAXIMUM ALLOWED	PROPOSED
LOT COVERAGE	50%	50% OR LESS

TYPICAL LOT PLAN

SCALE: 1"=40'



FINAL DEVELOPMENT PLAN

EXHIBIT C-1

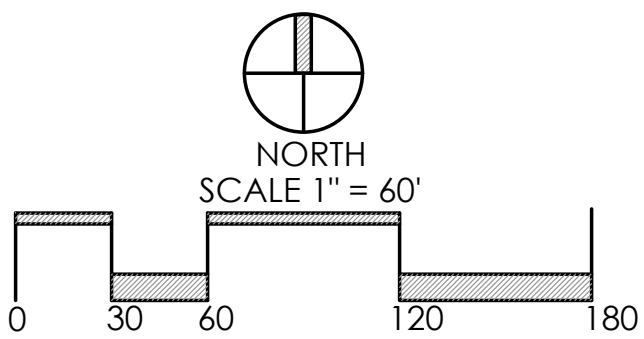


VICINITY MAP

MORRIS STATION

PREPARED FOR ROMANELLI AND HUGHES
DATE: 1.29.19

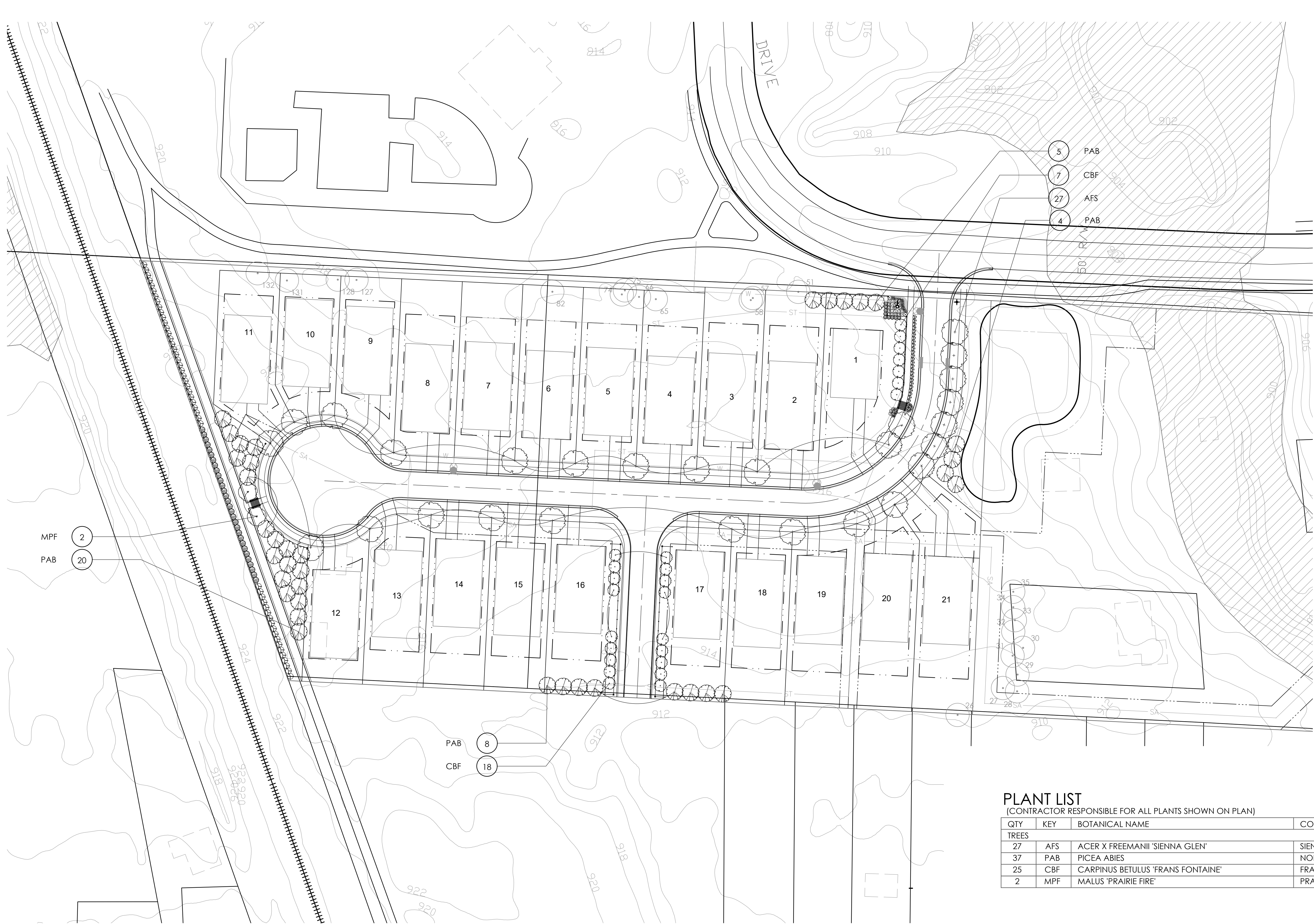
EXHIBIT C-2



Faris Planning & Design

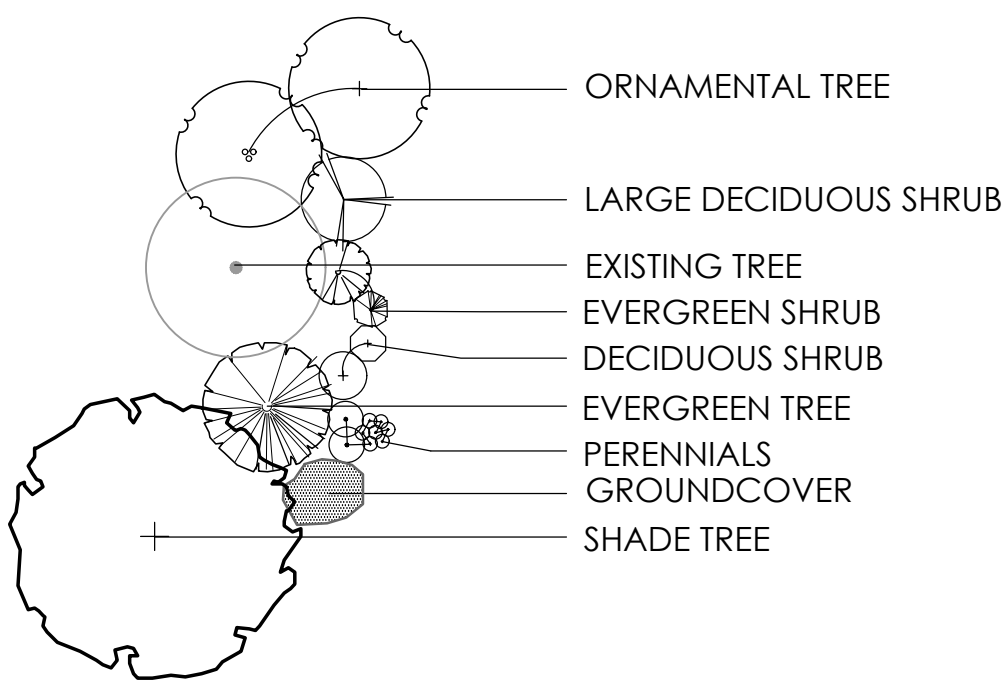
LAND PLANNING
243 N. 5th Street
p (614) 487-1964

LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PRESERVED TREES

TREES PRESERVED ON SITE	12
TOTAL CALIPER INCHES PRESERVED ON SITE	120"

TREE REPLACEMENT

LIVE TREES 6" OR GREATER REMOVED	123
REQUIRED REPLACEMENT TREES *	170
CALIPER INCHES TO BE REPLACED (EA 1.5" CAL.)	255
TOTAL CALIPER INCHES PROVIDED (64 x 3")	192
3" CALIPER TREE PER LOT (21 x 3") **	63
TOTAL TREES PROVIDED	255

*CROSS-REFERENCE TREE NUMBER ON PLAN WITH INDEX ON EXHIBIT G-3 FOR MORE INFORMATION REGARDING SPECIFIC TREES.

** INCHES PER LOT IS IN ADDITION TO REQUIRED TREE PLANTINGS. MAY BE 2 - ½ CAL. TREES OR 1 - 3" CAL. TREE. TREES MAY BE PLACED ON LOTS OR IN BUFFER AREAS.

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
27	AFS	ACER X FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	3" CAL.	B&B	
37	PAB	PICEA ABIES	NORWAY SPRUCE	3" CAL.	B&B	
25	CBF	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	3" CAL.	B&B	
2	MPF	MALUS 'PRAIRIE FIRE'	PRAIRIE FIRE CRABAPPLE	3" CAL.	B&B	

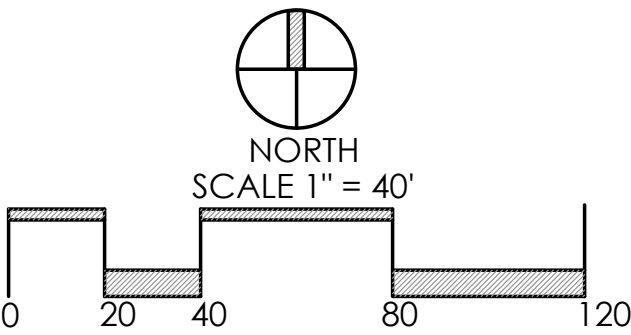
LANDSCAPE PLAN

EXHIBIT D-1

MORRIS STATION

PREPARED FOR ROMANELLI AND HUGHES

DATE: 1.29.19



Faris Planning & Design

LAND PLANNING 243 N. 5th Street p (614) 487-1964
LANDSCAPE ARCHITECTURE Suite 401 Columbus, OH 43215 www.farisplanninganddesign.com



3 CUL-DE-SAC ENLARGEMENT
SCALE: 1" = 20'-0"



2 ENTRY ENLARGEMENT
SCALE: 1" = 10'-0"

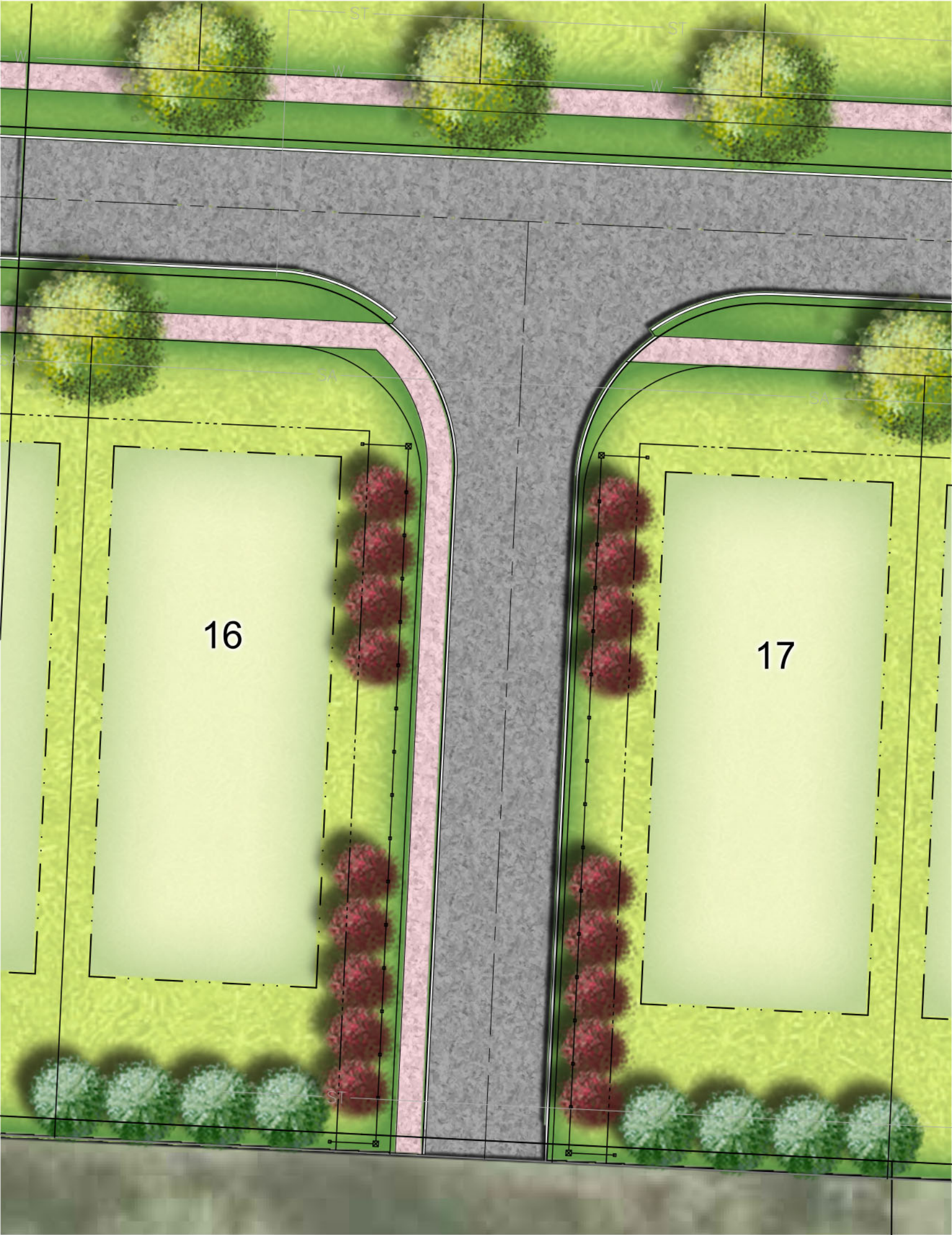
CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

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

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
4	BGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HGT.	B&B	
13	ROS	ROSA X 'RADRAZZ' KNOCKOUT	KNOCKOUT ROSE	24" HGT.	B&B	
25	SBA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18" HGT.	CONT.	
39	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	24" HGT.	CONT.	
7	SPJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	JAPANESE SPIREA	18" HGT.	CONT.	
49	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	18" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
10	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	CONT.	
26	HSD	HEMEROCALLIS 'STELL DE ORO'	STELLA DE ORO DAYLILY	1 GAL	CONT.	
15	LIR	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL	CONT.	

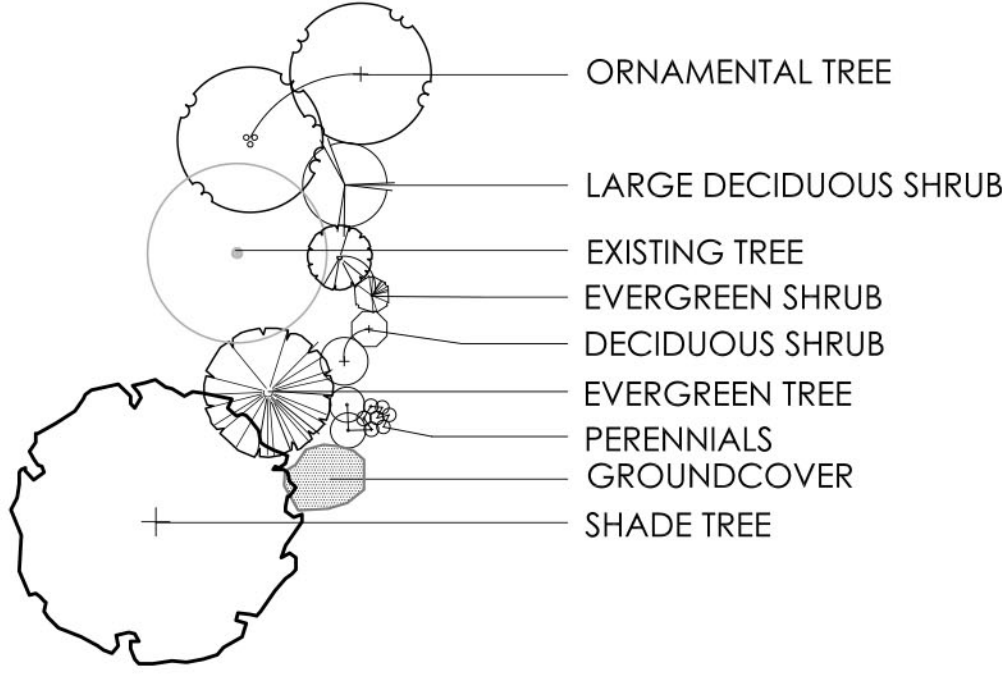
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



1 DEPOT STREET CONNECTION
SCALE: 1" = 20'-0"

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

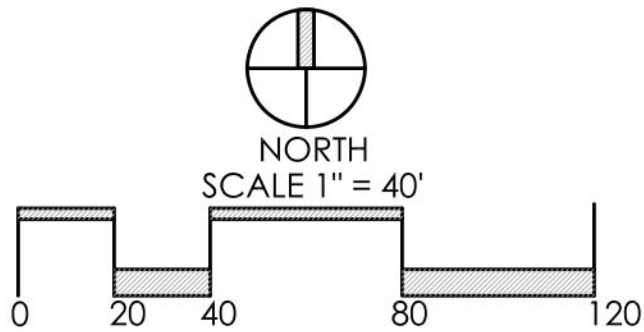
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

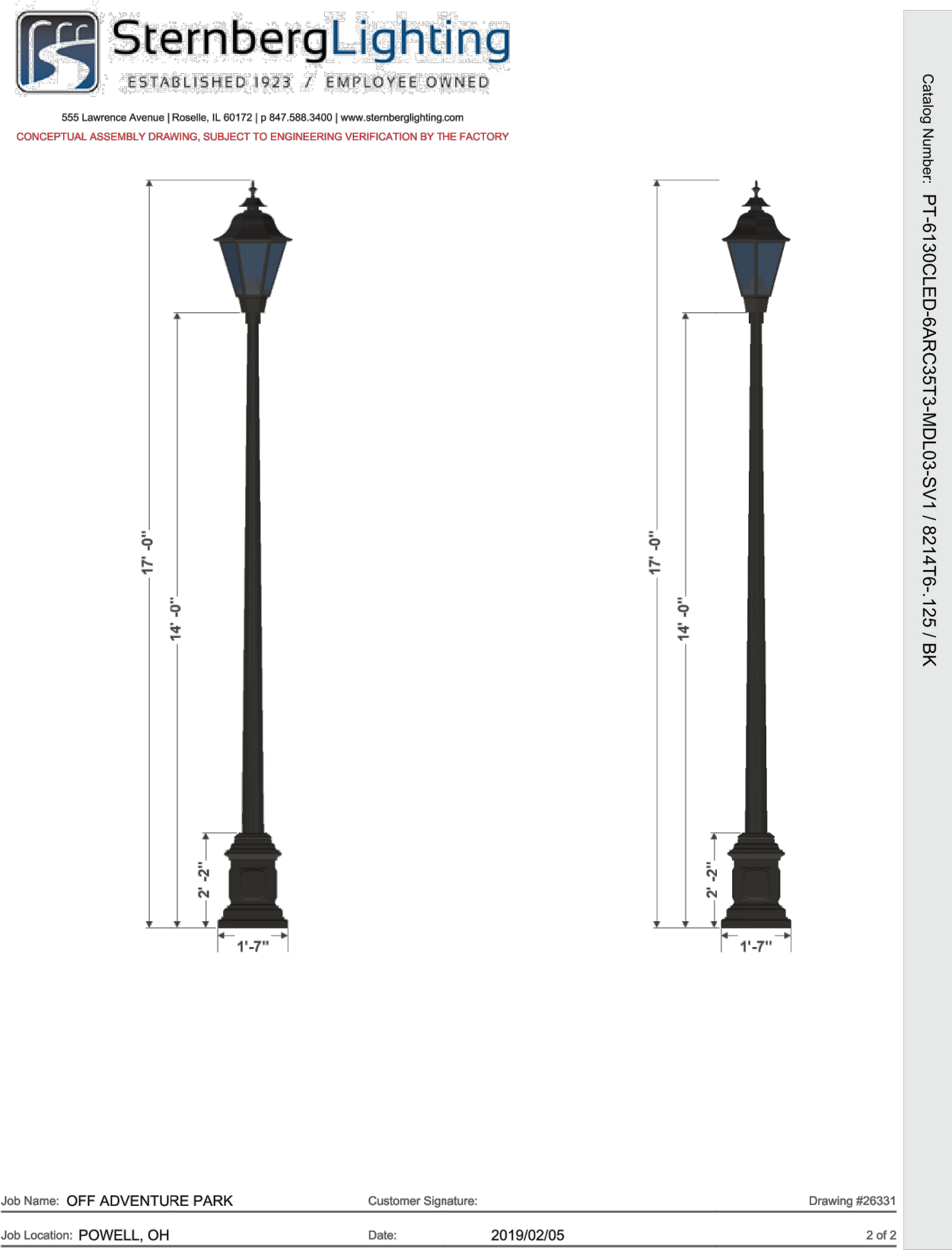
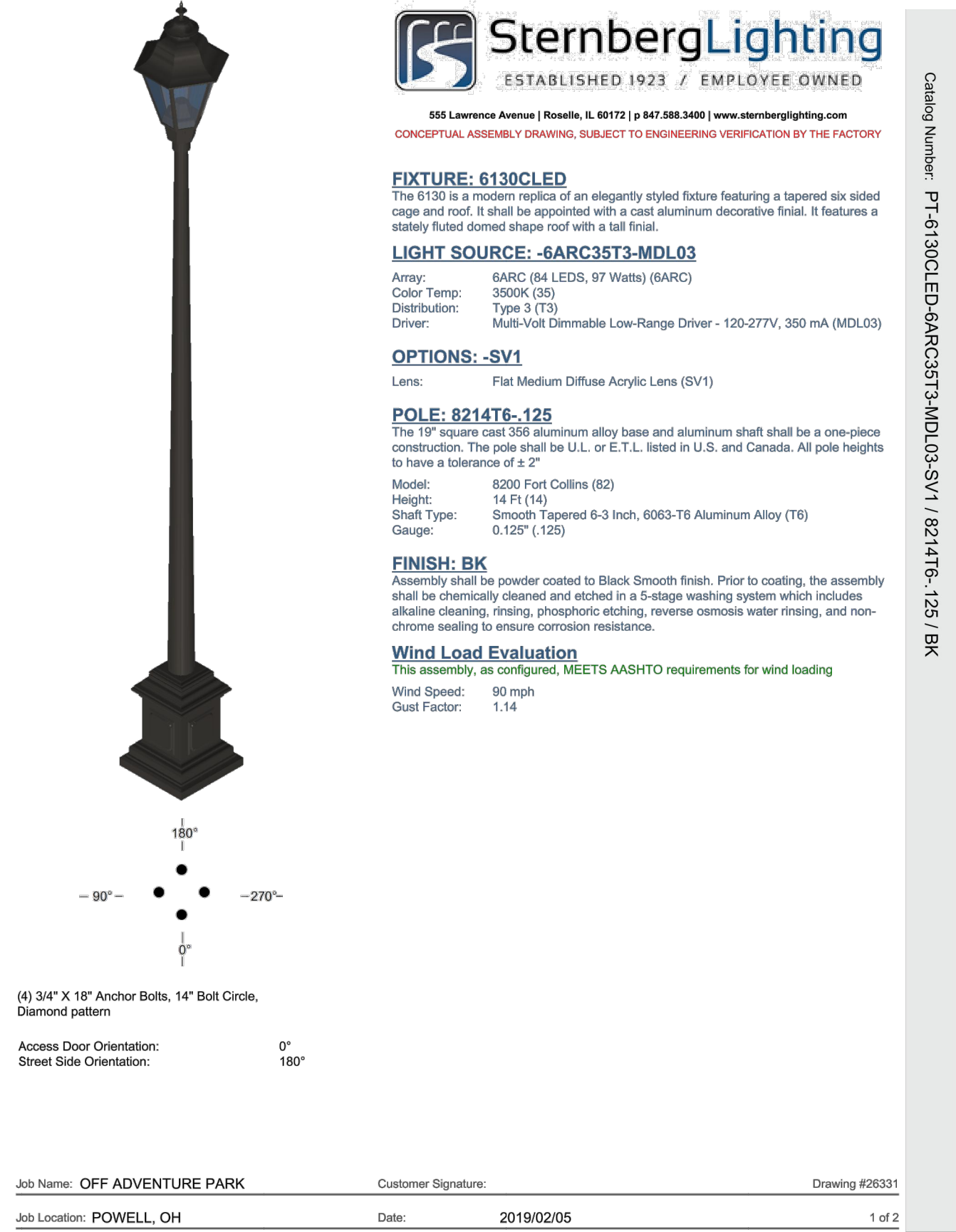
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS

MORRIS STATION

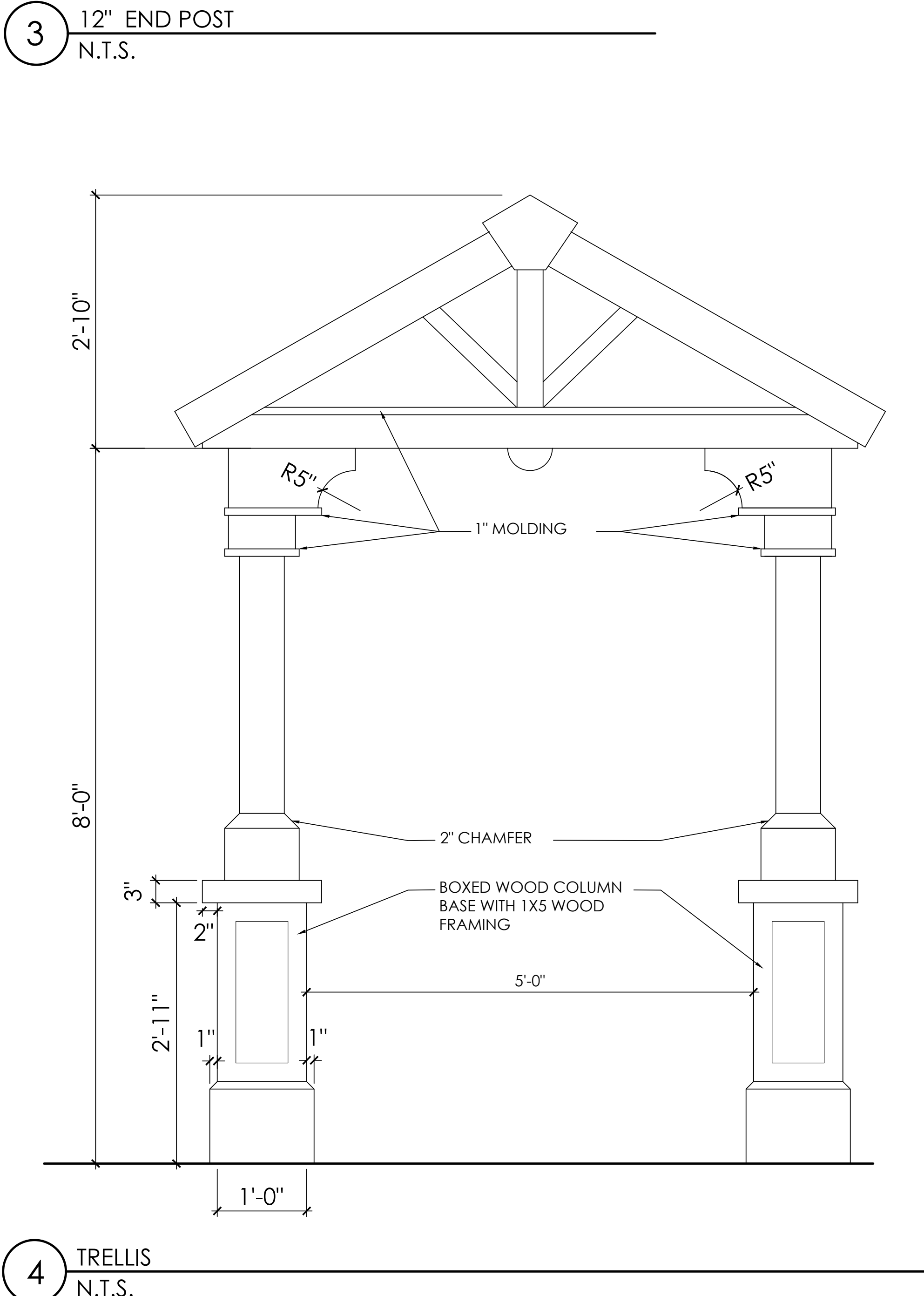
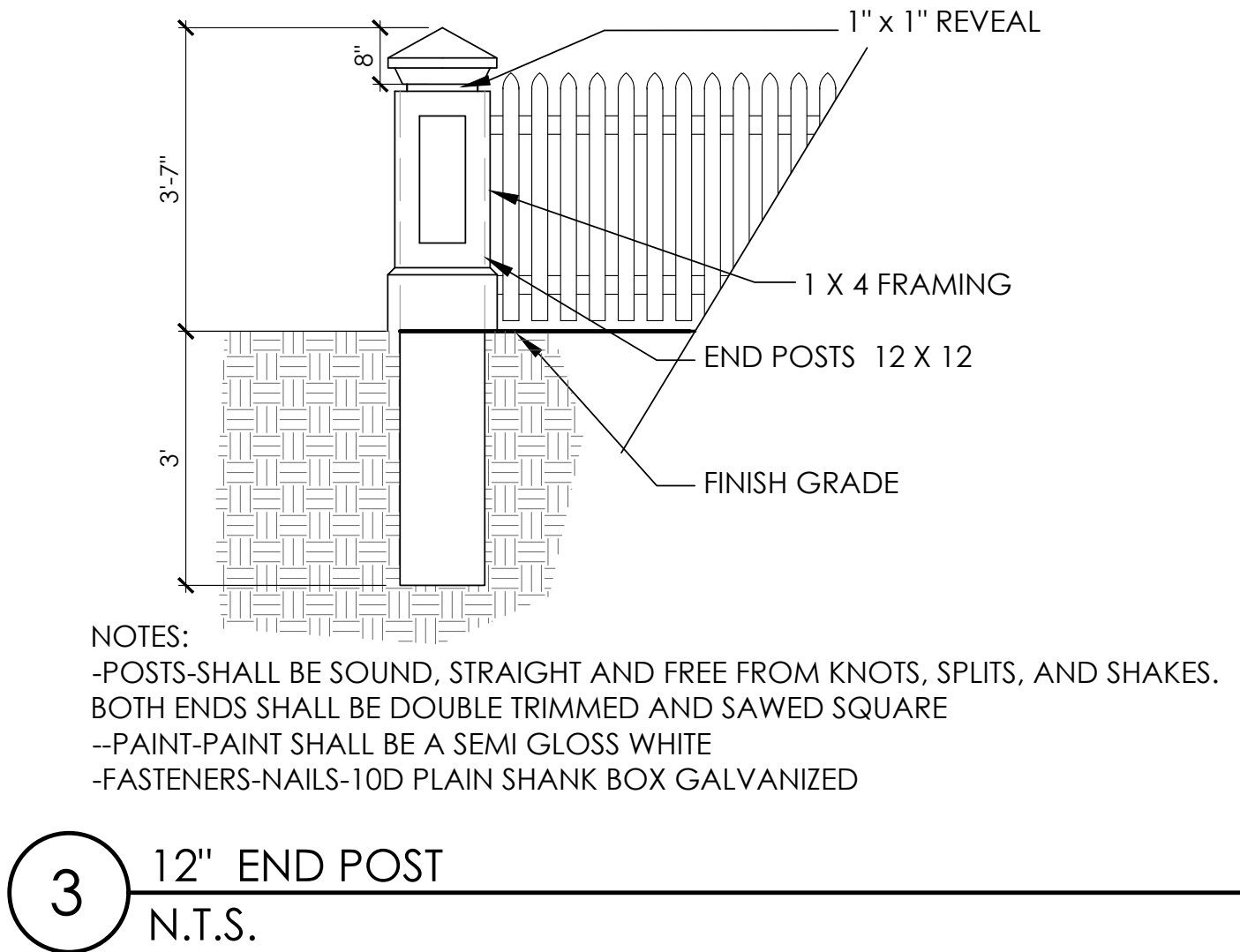
PREPARED FOR ROMANELLI AND HUGHES
DATE: 1.29.19

EXHIBIT D-2

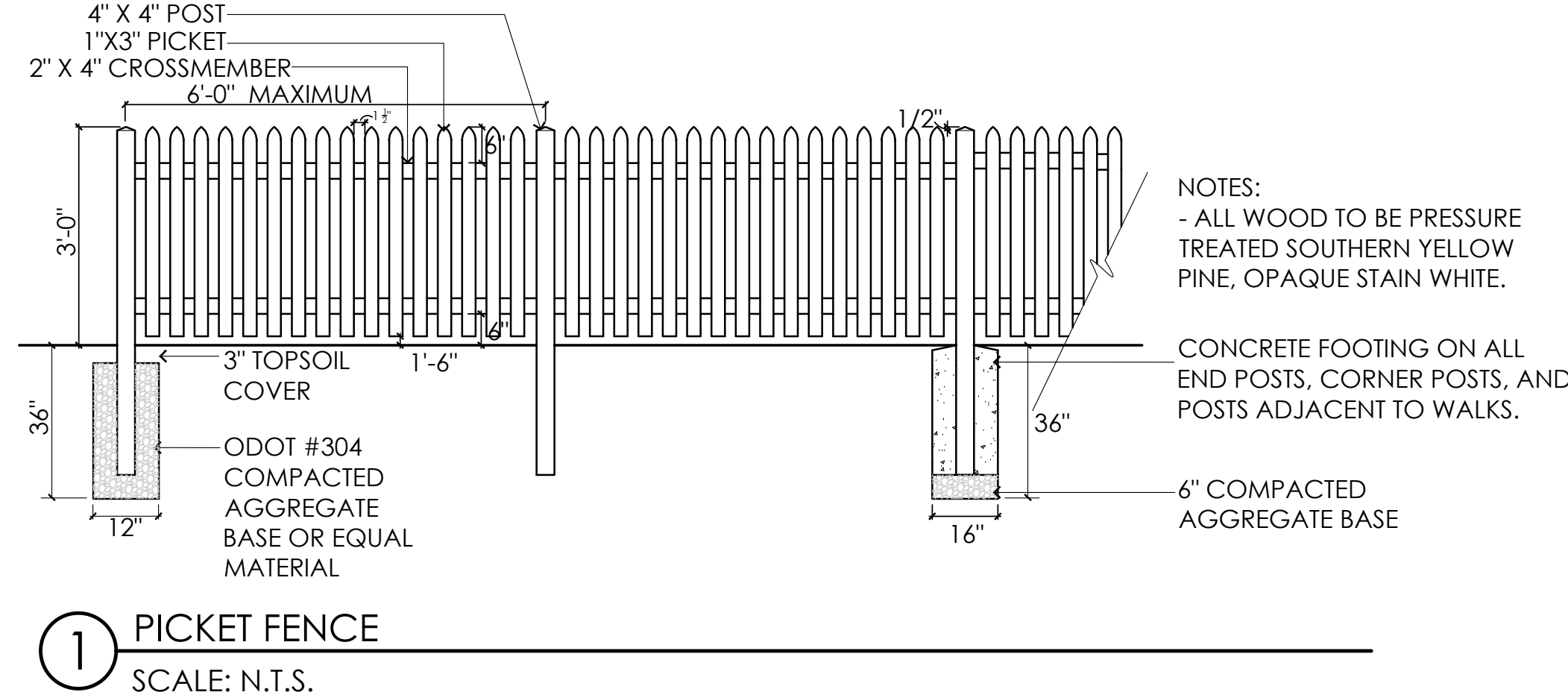




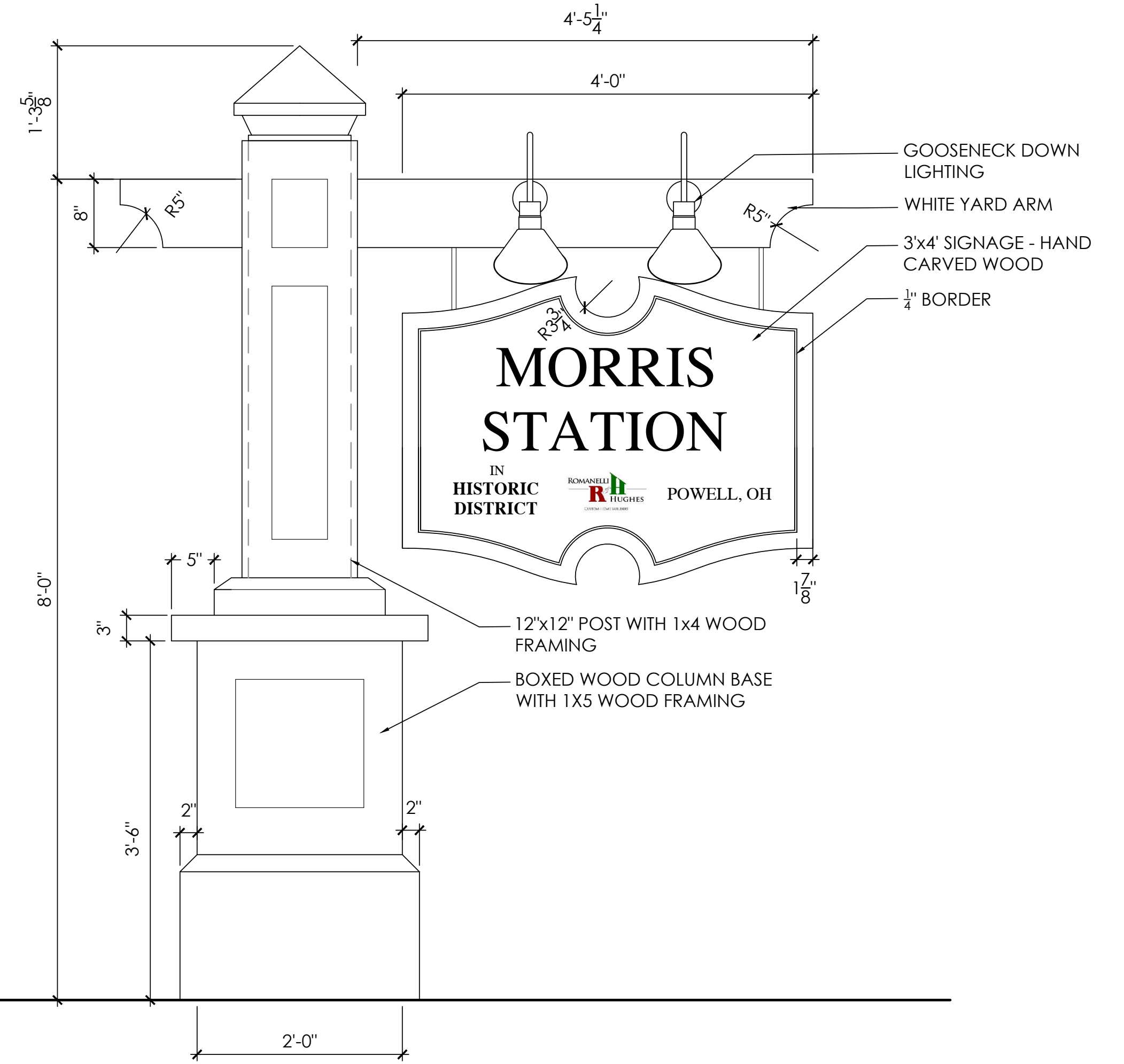
5 POLE LIGHT
SCALE: N.T.S.



4 TRELLIS
N.T.S.



1 PICKET FENCE
SCALE: N.T.S.



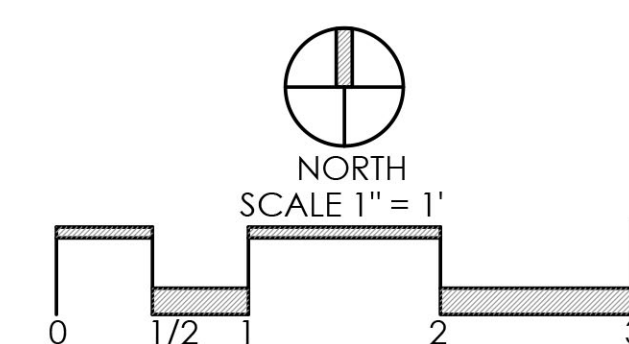
2 ENTRY SIGN DETAIL
N.T.S.



ENTRY ELEVATION

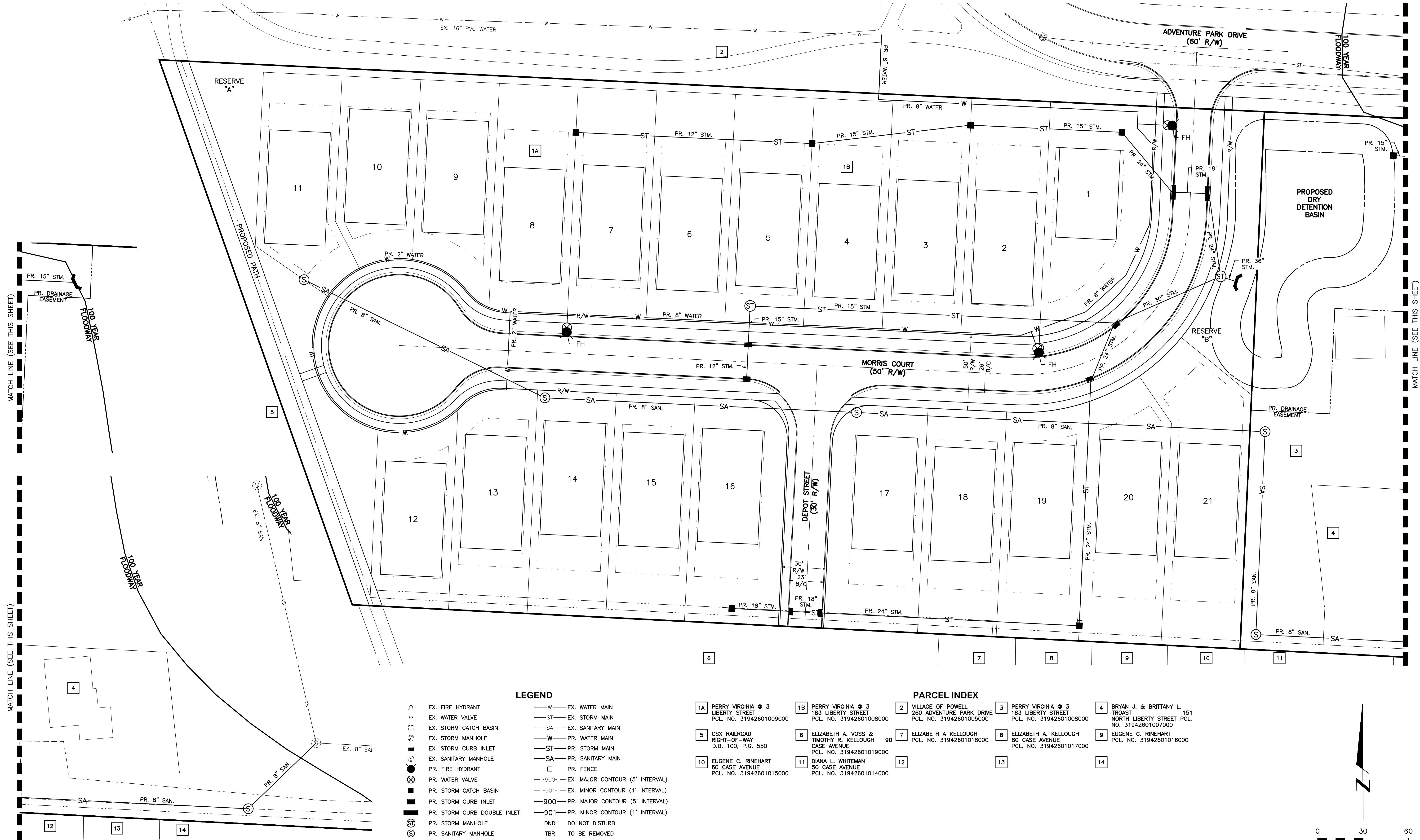
MORRIS STATION
PREPARED FOR ROMANELLI AND HUGHES
DATE: 1.29.19

EXHIBIT D-4



Faris Planning & Design
LAND PLANNING
243 N. 5th Street
p (614) 487-1964
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com

\\fs1\215003-AdventureParkDrive\DWG\Production Drawings\Preliminary Development Plan\Grading & Utility Plan.dwg ~UTILITY PLAN LAST EDITED BYEDONNELL ON 1/28/19

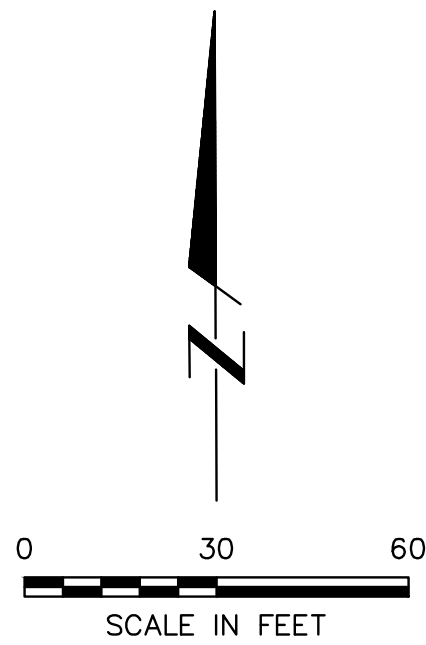


LEGEND

- | | |
|-----------------------------|---------------------------------------|
| EX. FIRE HYDRANT | —W— EX. WATER MAIN |
| EX. WATER VALVE | —ST— EX. STORM MAIN |
| EX. STORM CATCH BASIN | —SA— EX. SANITARY MAIN |
| EX. STORM MANHOLE | —W— PR. WATER MAIN |
| EX. STORM CURB INLET | —ST— PR. STORM MAIN |
| EX. SANITARY MANHOLE | —SA— PR. SANITARY MAIN |
| PR. FIRE HYDRANT | —□— PR. FENCE |
| PR. WATER VALVE | —900— EX. MAJOR CONTOUR (5' INTERVAL) |
| PR. STORM CATCH BASIN | —901— EX. MINOR CONTOUR (1' INTERVAL) |
| PR. STORM CURB INLET | —900— PR. MAJOR CONTOUR (5' INTERVAL) |
| PR. STORM CURB DOUBLE INLET | —901— PR. MINOR CONTOUR (1' INTERVAL) |
| PR. STORM MANHOLE | DND DO NOT DISTURB |
| PR. SANITARY MANHOLE | TBR TO BE REMOVED |

PARCEL INDEX

- | | | | | |
|--|--|--|--|---|
| 1A PERRY VIRGINIA 3
LIBERTY STREET
PCL. NO. 31942601009000 | 1B PERRY VIRGINIA 3
183 LIBERTY STREET
PCL. NO. 31942601008000 | 2 VILLAGE OF POWELL
260 ADVENTURE PARK DRIVE
PCL. NO. 31942601005000 | 3 PERRY VIRGINIA 3
183 LIBERTY STREET
PCL. NO. 31942601008000 | 4 BRYAN J. & BRITTANY L.
TROAST
NORTH LIBERTY STREET PCL.
NO. 31942601007000 |
| 5 CSX RAILROAD
RIGHT-OF-WAY
D.B. 100, P.G. 550 | 6 ELIZABETH A. VOSS &
TIMOTHY R. KELLOUGH
CASE AVENUE
PCL. NO. 31942601019000 | 7 ELIZABETH A. KELLOUGH
PCL. NO. 31942601018000 | 8 ELIZABETH A. KELLOUGH
80 CASE AVENUE
PCL. NO. 31942601017000 | 9 EUGENE C. RINEHART
PCL. NO. 31942601016000 |
| 10 EUGENE C. RINEHART
60 CASE AVENUE
PCL. NO. 31942601015000 | 11 DIANA L. WHITEMAN
50 CASE AVENUE
PCL. NO. 31942601014000 | 12 | 13 | 14 |



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF POWELL, DELAWARE COUNTY, OHIO
MORRIS STATION
ROMANELLI & HUGHES

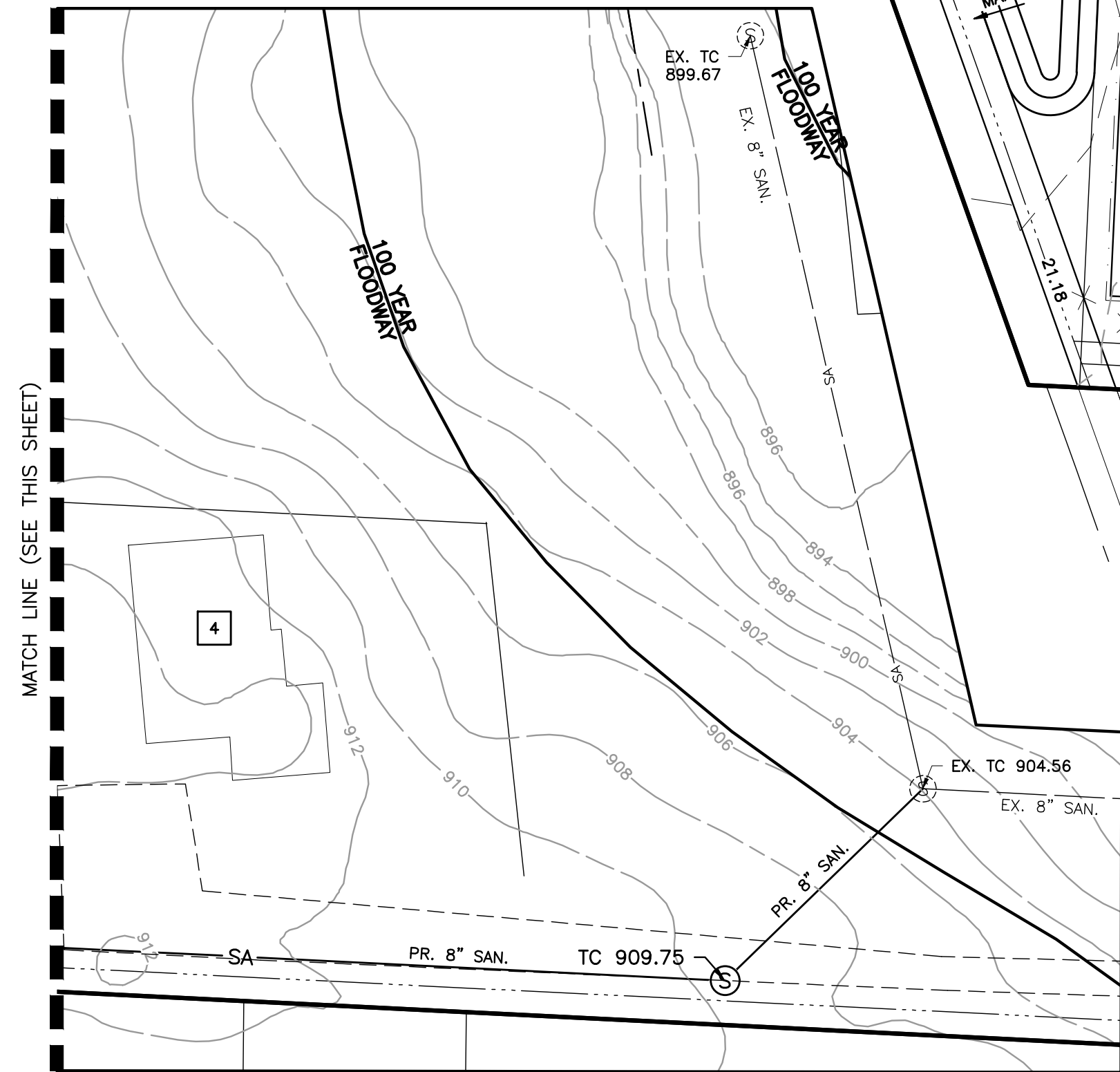
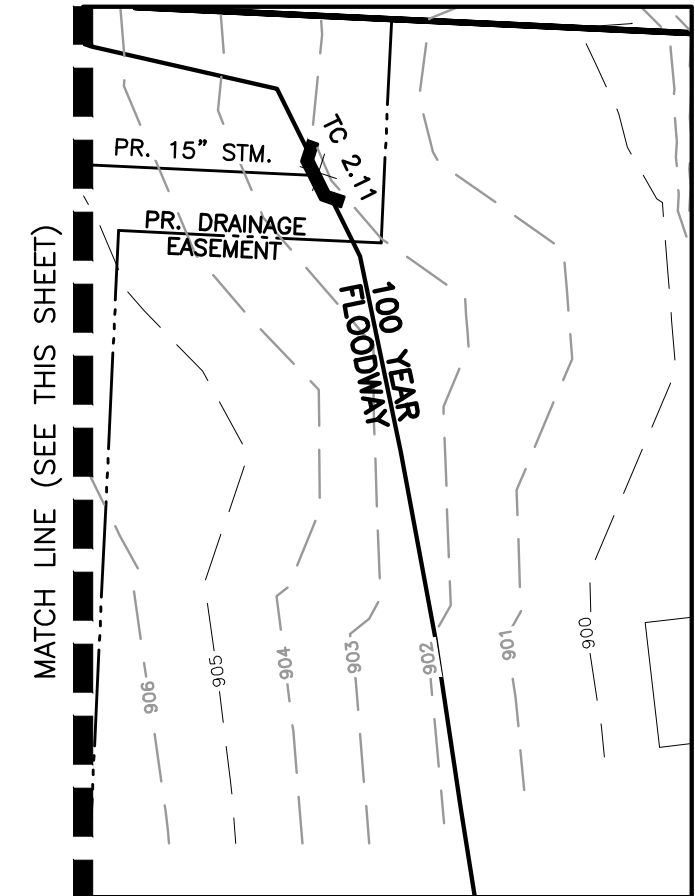
JOB NO.:	215.003
DESIGNED BY:	EKO
DRAWN BY:	EKO
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	01/28/2019

SITE UTILITY PLAN

EXHIBIT E-1

SCALE:	1" = 30'
SHEET NO.	OF
1	2

MA:215003-AdventureParkDrive\DWG\Production Drawings\Preliminary Development Plan\Grading & Utility Plan.dwg ~GRADING PLAN LAST EDITED BY:CDONNELL ON 1/28/19



LEGEND

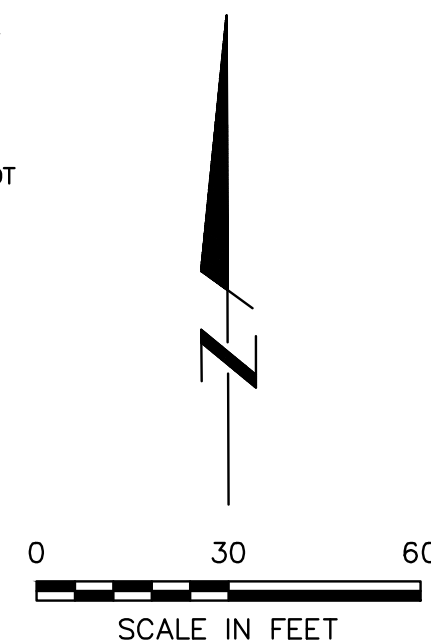
- | | | |
|-----------------------------|------------|---------------------------------|
| EX. FIRE HYDRANT | — W — | EX. WATER MAIN |
| EX. WATER VALVE | — ST — | EX. STORM MAIN |
| EX. STORM CATCH BASIN | — SA — | EX. SANITARY MAIN |
| EX. STORM MANHOLE | — W — | PR. WATER MAIN |
| EX. STORM CURB INLET | — ST — | PR. STORM MAIN |
| EX. SANITARY MANHOLE | — SA — | PR. SANITARY MAIN |
| PR. FIRE HYDRANT | — □ — | PR. FENCE |
| PR. WATER VALVE | — 900 — | EX. MAJOR CONTOUR (5' INTERVAL) |
| PR. STORM CATCH BASIN | — 901 — | EX. MINOR CONTOUR (1' INTERVAL) |
| PR. STORM CURB INLET | × 10.00 | EX. SPOT ELEVATION |
| PR. STORM CURB DOUBLE INLET | × 10.00 | PR. SPOT ELEVATION |
| PR. STORM MANHOLE | × HP 10.00 | PR. HIGH POINT ELEVATION |
| PR. SANITARY MANHOLE | × LO 10.00 | PR. LOOK OUT ELEVATION |
| | × WO 10.00 | PR. WALK OUT ELEVATION |
| | × EB 10.00 | PR. EXPOSED BLOCK ELEVATION |

PARCEL INDEX

- | | | | | |
|--|--|--|--|---|
| 1A PERRY VIRGINIA 3
LIBERTY STREET
PCL. NO. 31942601009000 | 1B PERRY VIRGINIA 3
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| 10 EUGENE C. RINEHART
60 CASE AVENUE
PCL. NO. 31942601015000 | 11 DIANA L. WHITEMAN
50 CASE AVENUE
PCL. NO. 31942601014000 | | | |

NOTE:

- PROPOSED ELEVATIONS AT CURB REPRESENT BACK OF CURB UNLESS OTHERWISE NOTED.
- FOR ACTUAL ELEVATIONS, ADD 900 FEET TO ALL SPOT ELEVATIONS.



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
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ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

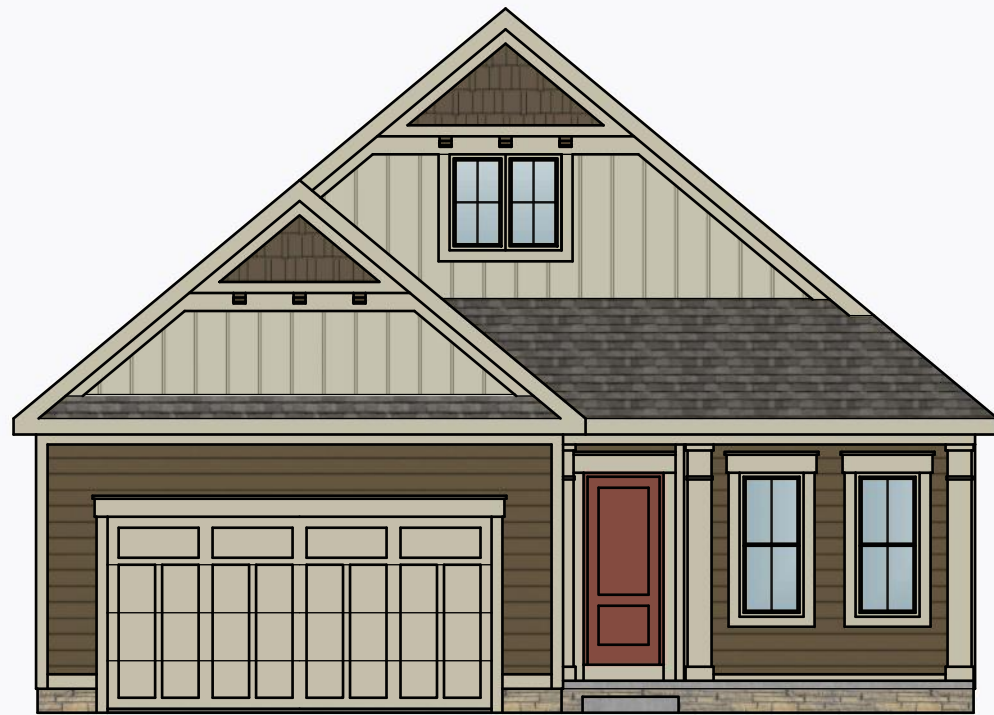
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF POWELL, DELAWARE COUNTY, OHIO
MORRIS STATION
ROMANELLI & HUGHES

JOB NO.:	215.003
DESIGNED BY:	EKO
DRAWN BY:	EKO
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	01/28/2019

GRADING PLAN
EXHIBIT E-2

SCALE: 1" = 30'	
SHEET NO. 2	OF 2



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

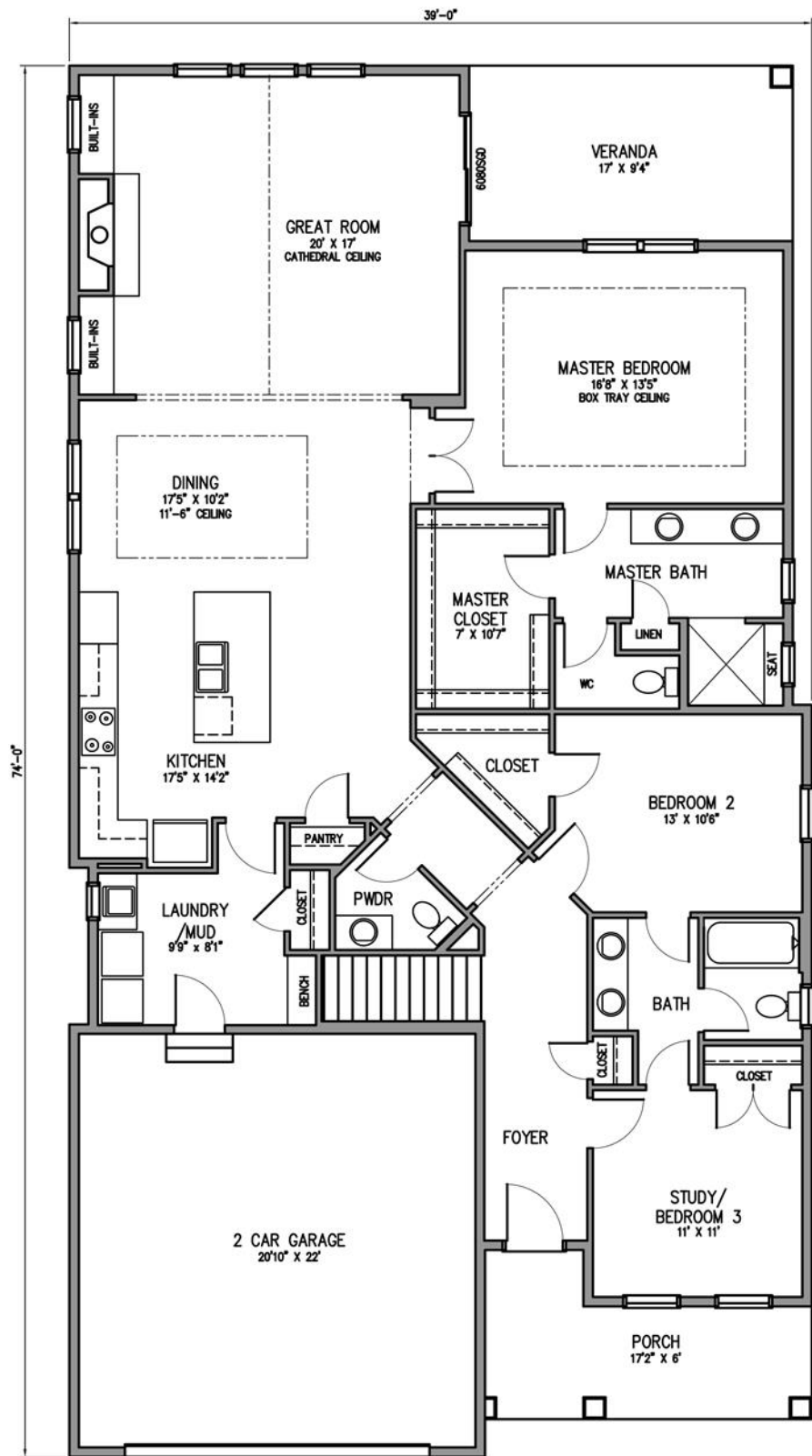


LEFT ELEVATION

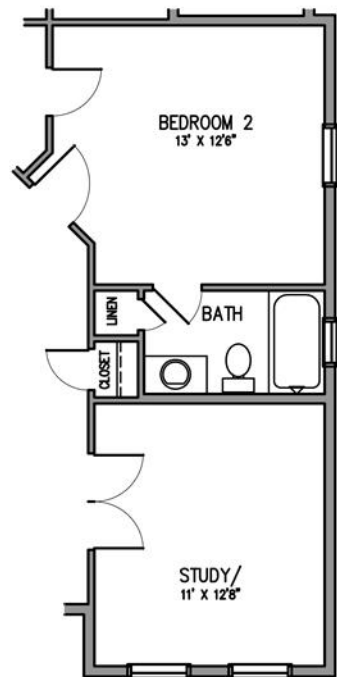
MATERIALS:	
25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

PLAN 1





PLAN - 2046 SF



ALTERNATE



FRONT VIEW - OPTION A



FRONT VIEW - OPTION B

MATERIALS:

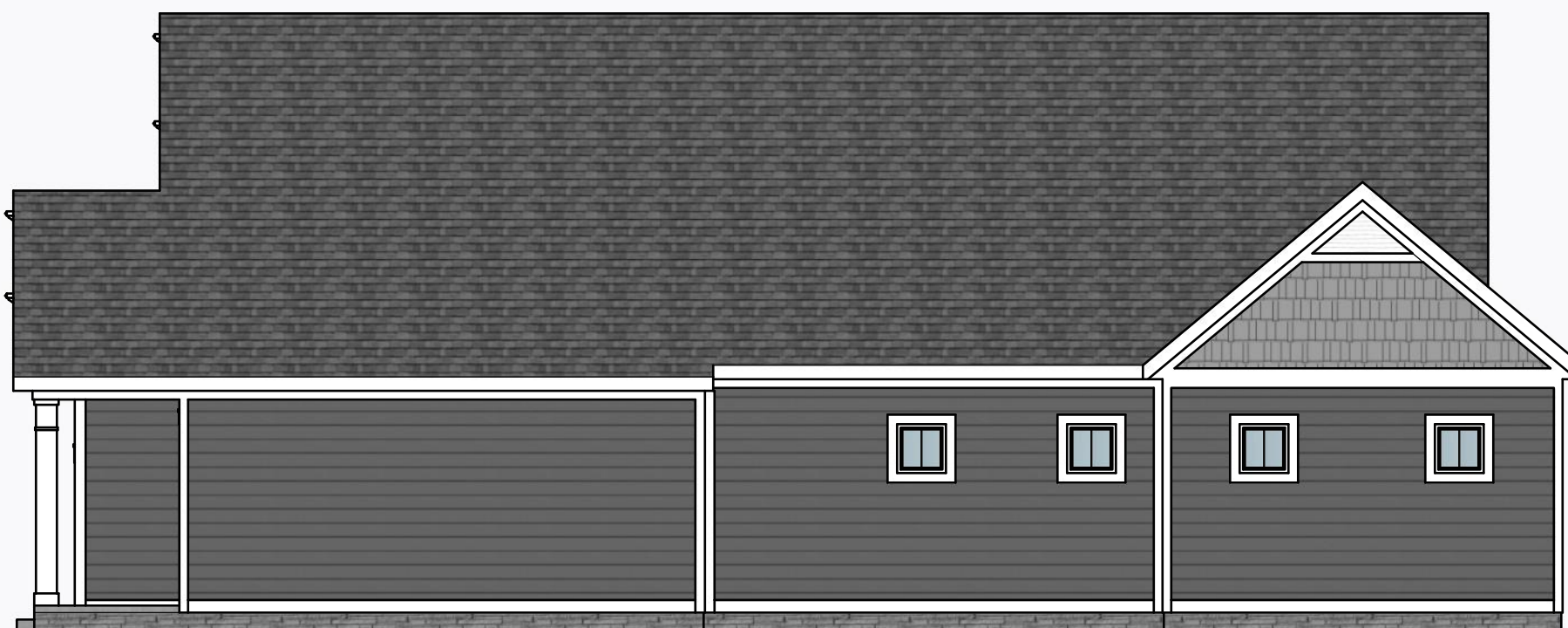
25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

PLAN 1





FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

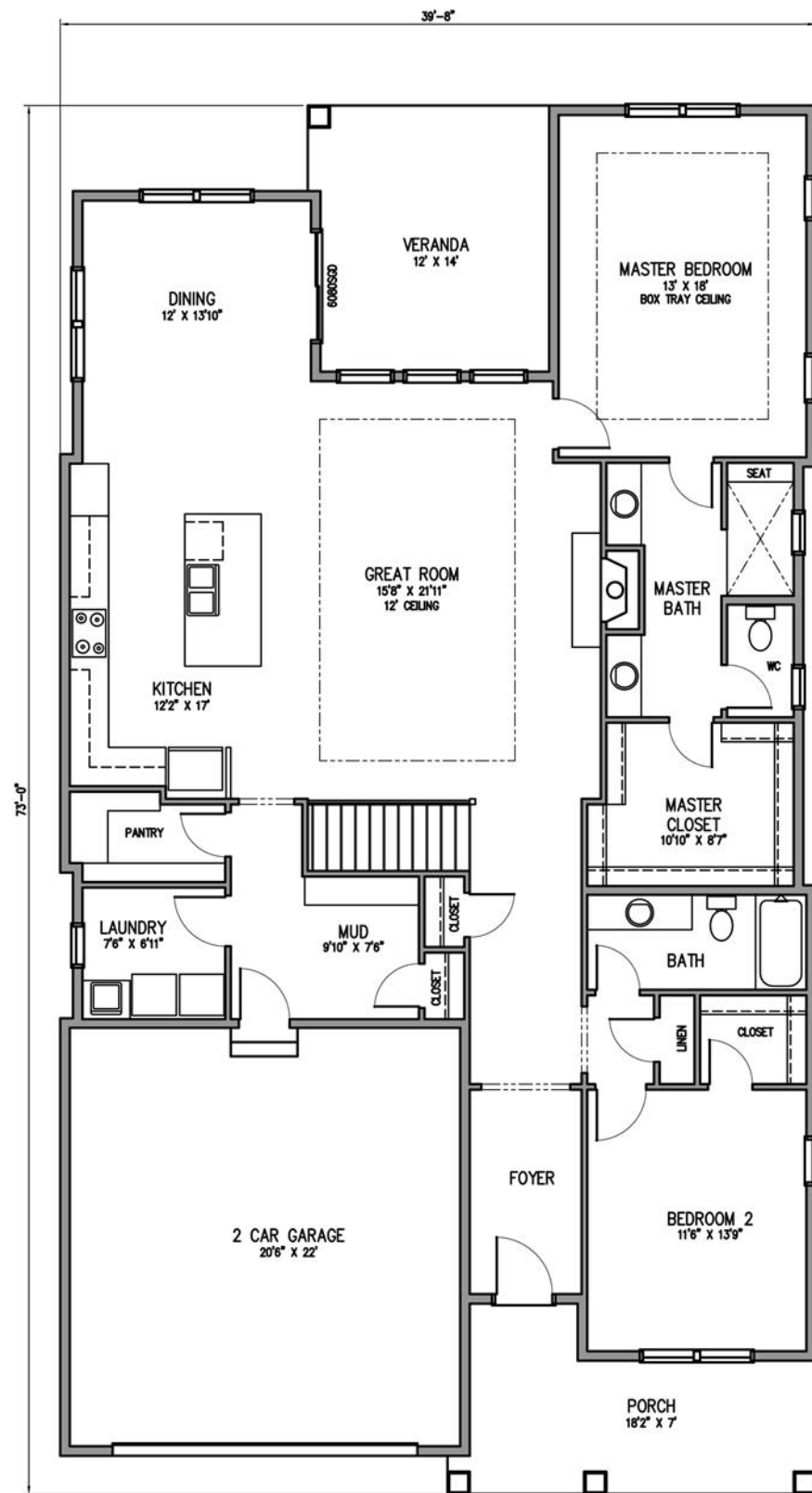
MATERIALS:

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES
CULTURED STONE
CEMENT BOARD SIDING OR EQUAL (NO VINYL)
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE

VINYL WINDOWS
WOOD OR FIBERGLASS DOORS
WOOD OR SIMULATED WOOD GARAGE DOORS
HALF-ROUND GUTTERS

PLAN 2





PLAN - 1972 SF



FRONT VIEW

MATERIALS:

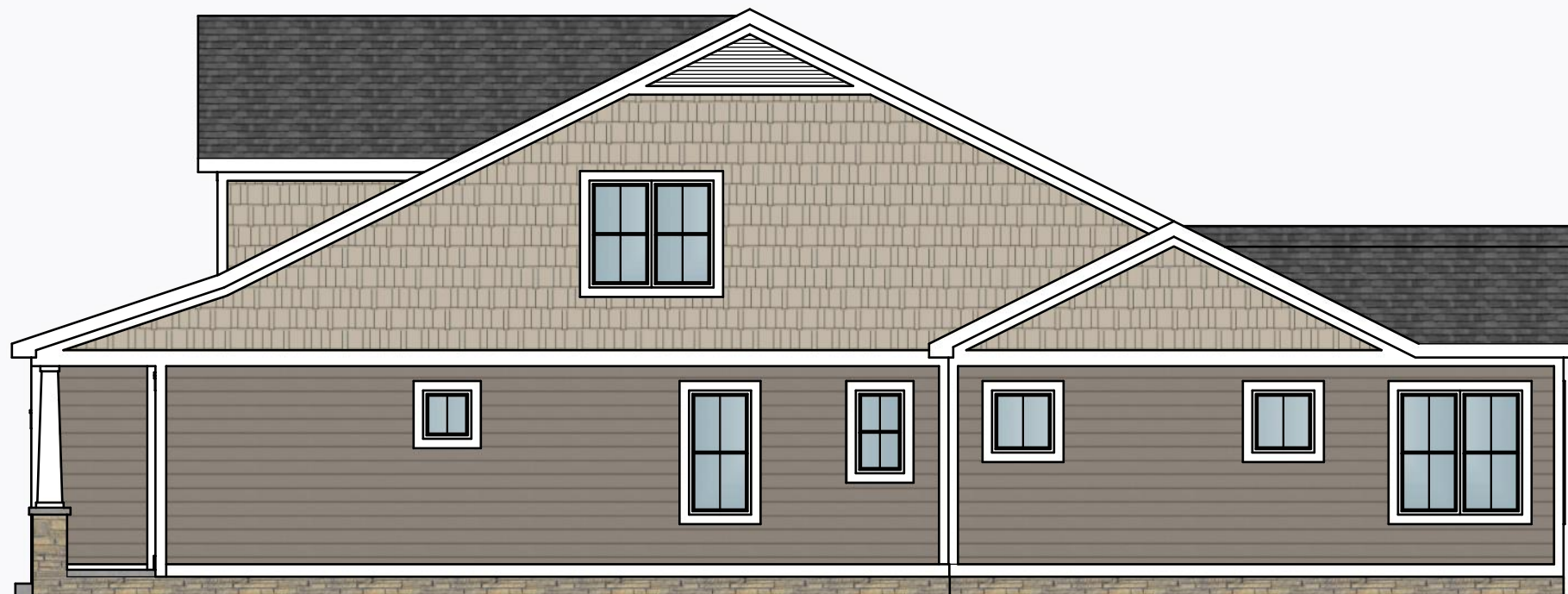
25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

PLAN 2

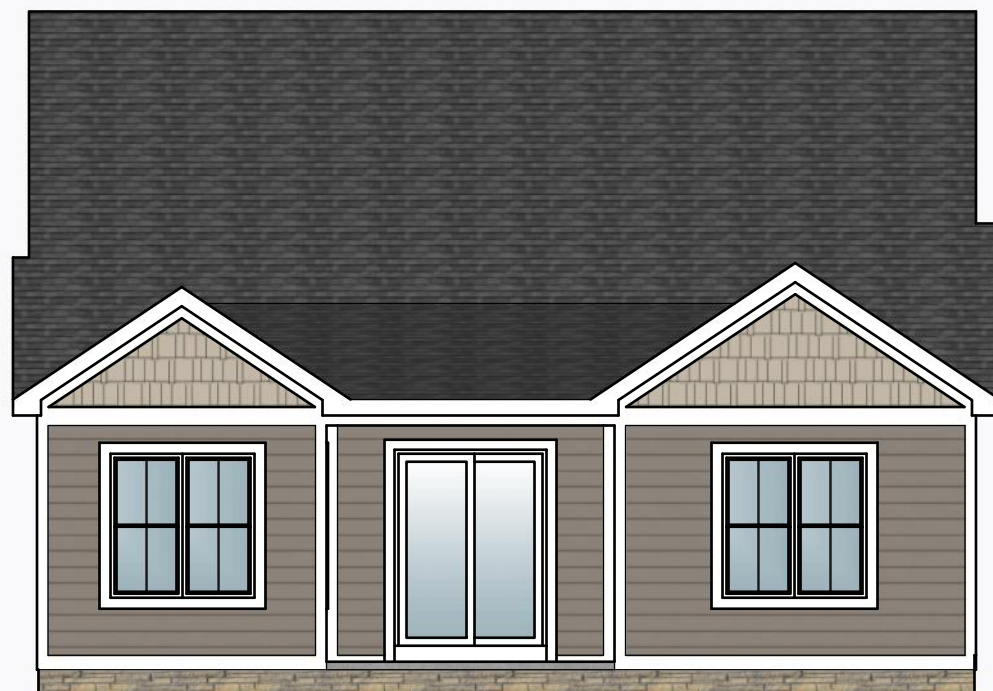




FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

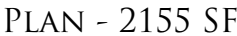
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CULTURED STONE
CEMENT BOARD SIDING OR EQUAL (NO VINYL)
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE

VINYL WINDOWS
WOOD OR FIBERGLASS DOORS
WOOD OR SIMULATED WOOD GARAGE DOORS
HALF-ROUND GUTTERS

PLAN 3





MATERIALS:	
25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

PLAN 3





FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

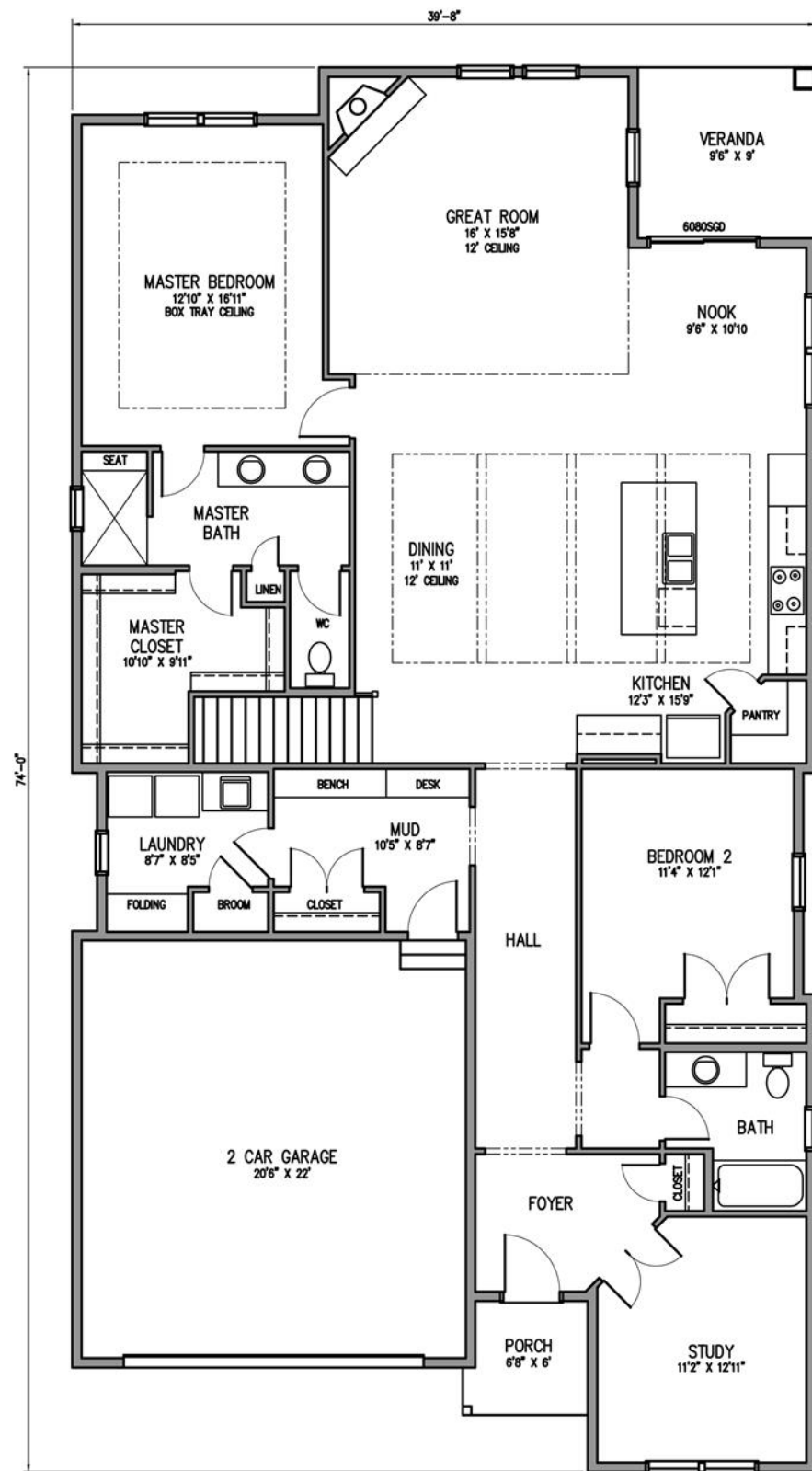


LEFT ELEVATION

MATERIALS:	
25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

PLAN 4





PLAN - 2151 SF



FRONT VIEW

MATERIALS:

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	VINYL WINDOWS
CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS
TRIM - WOOD, CEMENT BOARD, OR COMPOSITE	HALF-ROUND GUTTERS

PLAN 4





FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



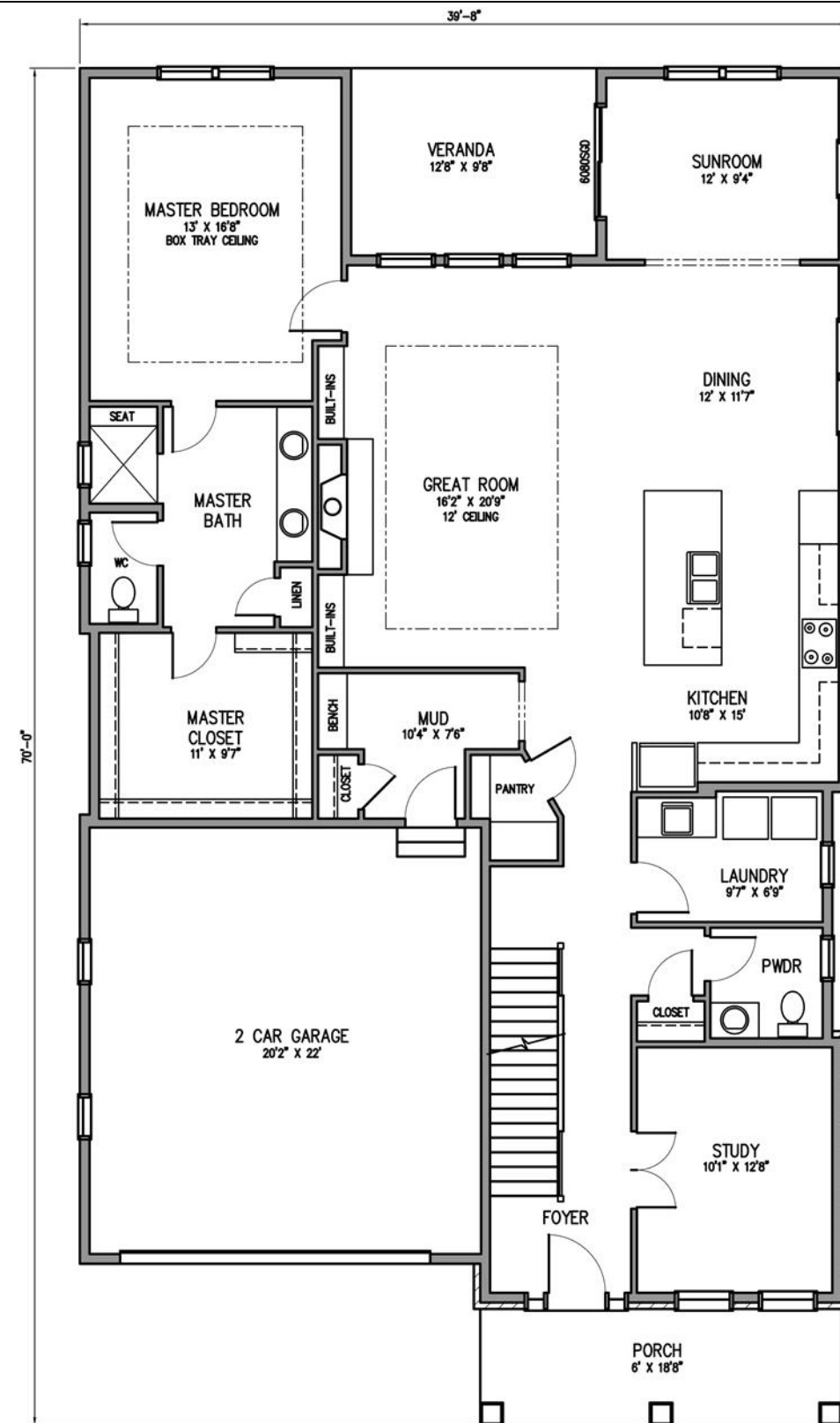
LEFT ELEVATION

MATERIALS:

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	TRIM - WOOD, CEMENT BOARD, OR COMPOSITE
HALF-ROUND GUTTERS	VINYL WINDOWS
BRICK & CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS

PLAN 5A

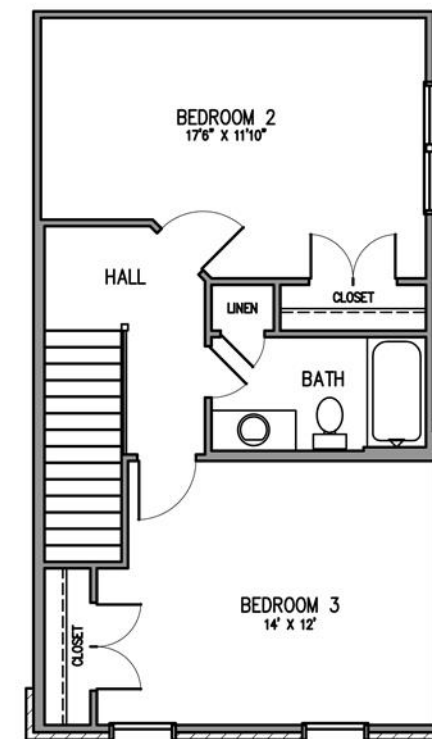




FIRST FLOOR PLAN - 1876 SF



FRONT VIEW



SECOND FLOOR - 602 SF

MATERIALS:

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	TRIM - WOOD, CEMENT BOARD, OR COMPOSITE
HALF-ROUND GUTTERS	VINYL WINDOWS
BRICK & CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS

PLAN 5A





FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

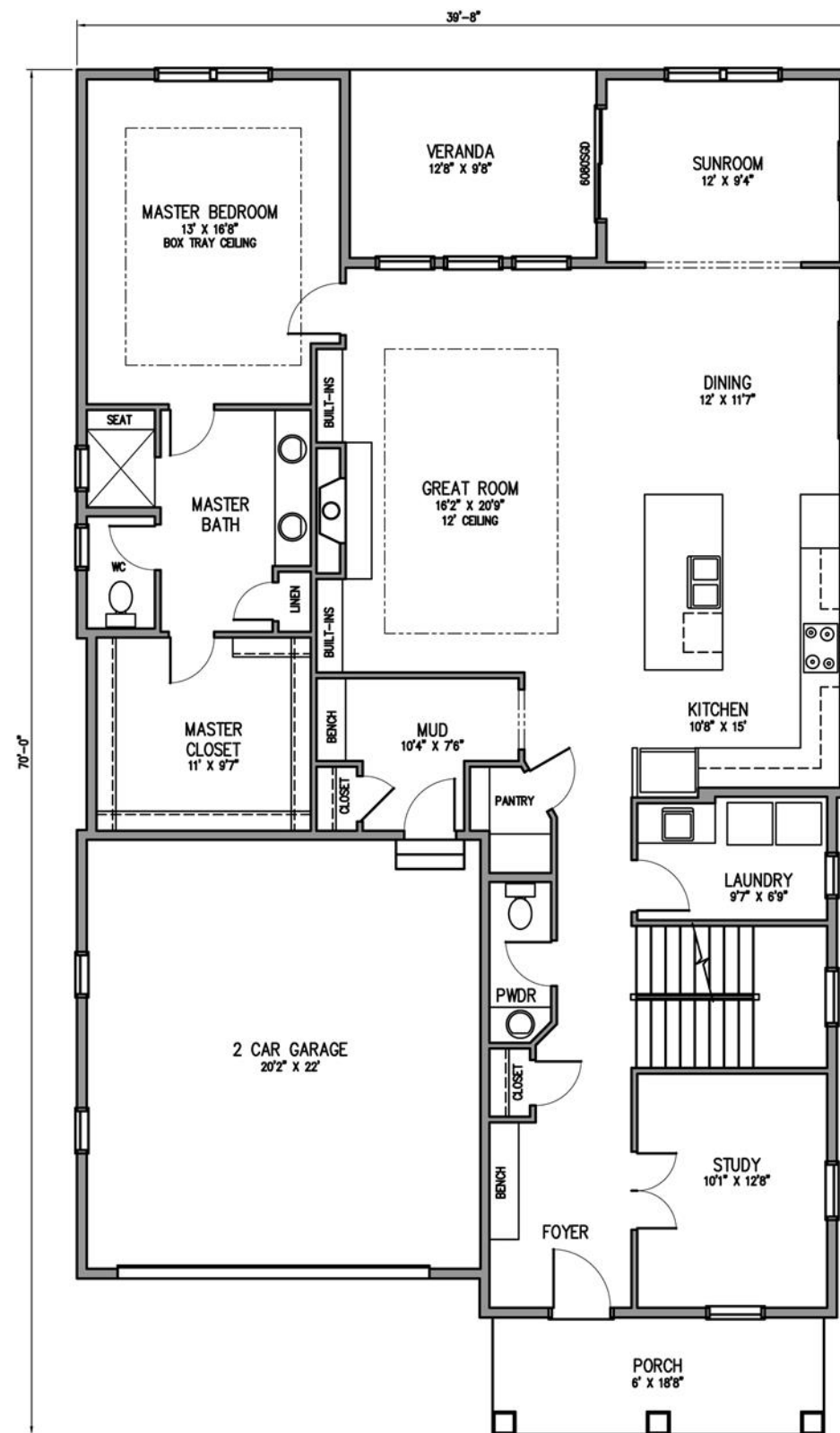
MATERIALS:

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES
 HALF-ROUND GUTTERS
 CULTURED STONE
 CEMENT BOARD SIDING OR EQUAL (NO VINYL)

TRIM - WOOD, CEMENT BOARD, OR COMPOSITE
 VINYL WINDOWS
 WOOD OR FIBERGLASS DOORS
 WOOD OR SIMULATED WOOD GARAGE DOORS

PLAN 5B

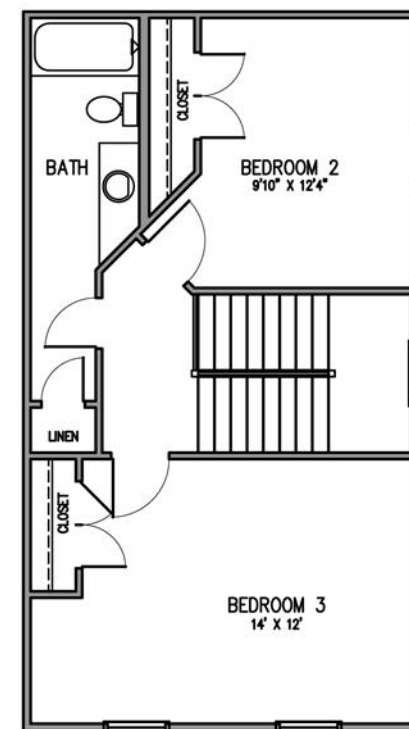




FIRST FLOOR PLAN - 1886 SF



FRONT VIEW



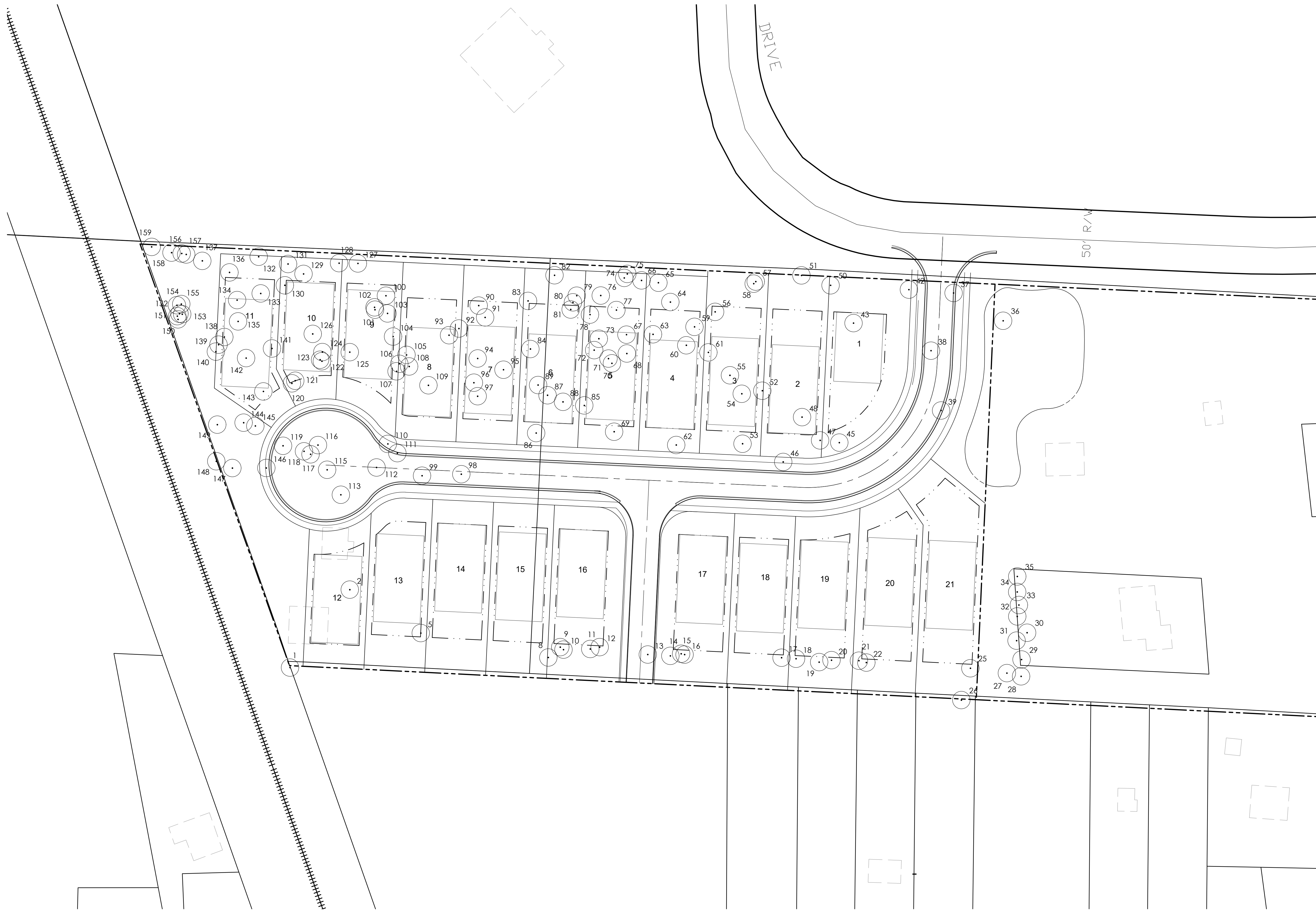
SECOND FLOOR - 607 SF

MATERIALS:

25-YEAR MIN. ASPHALT DIMENSIONAL SHINGLES	TRIM - WOOD, CEMENT BOARD, OR COMPOSITE
HALF-ROUND GUTTERS	VINYL WINDOWS
CULTURED STONE	WOOD OR FIBERGLASS DOORS
CEMENT BOARD SIDING OR EQUAL (NO VINYL)	WOOD OR SIMULATED WOOD GARAGE DOORS

PLAN 5B

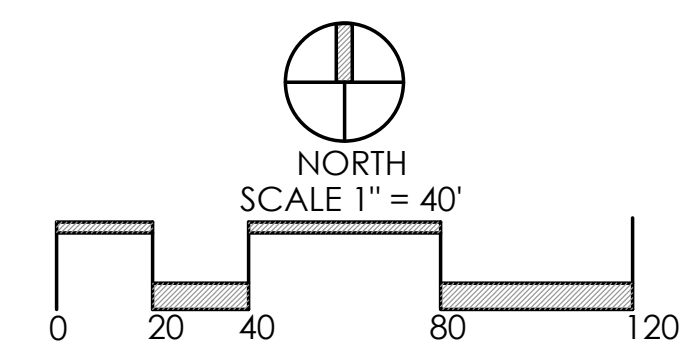




TREE SURVEY

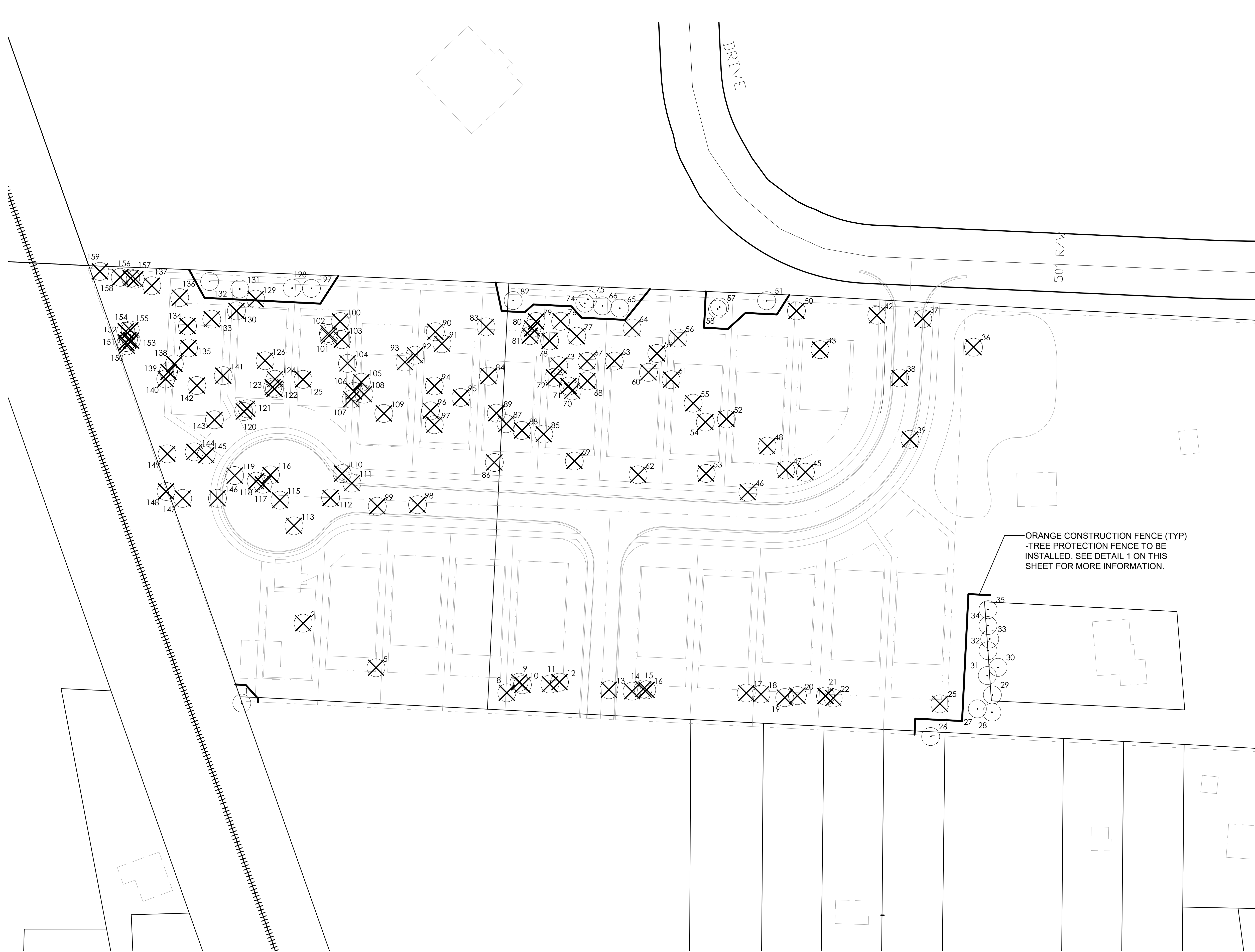
MORRIS STATION
PREPARED FOR ROMANELLI AND HUGHES
DATE: 1.29.19

EXHIBIT G-1



Faris Planning & Design

LAND PLANNING	LANDSCAPE ARCHITECTURE
243 N. 5th Street	Suite 401
p (614) 487-1964	Columbus, OH 43215
	www.farisplanninganddesign.com

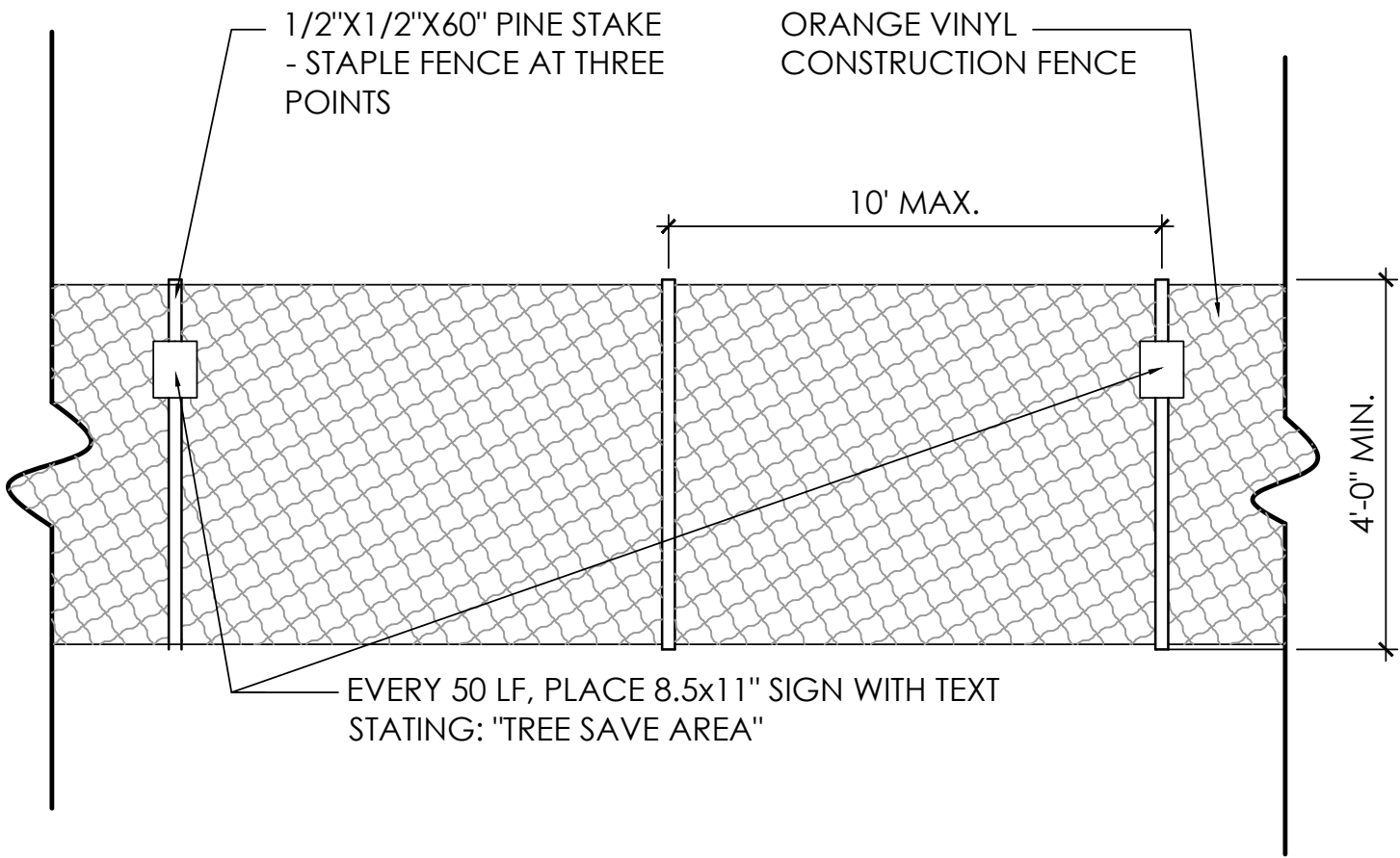


- EXISTING TREE TO BE PRESERVED*
- EXISTING TREE TO BE REMOVED*

PRESERVED TREES

TREES PRESERVED ON SITE	12
TOTAL CALIPER INCHES PRESERVED ON SITE	120"

*CROSS-REFERENCE TREE NUMBER ON PLAN WITH INDEX ON EXHIBIT G-3 FOR MORE INFORMATION REGARDING SPECIFIC TREES.



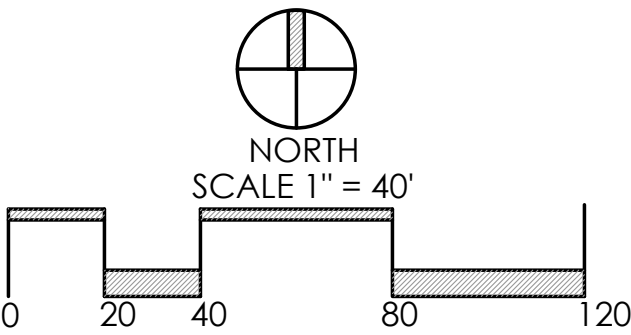
1 TREE PROTECTION FENCE
N.T.S.

05-2809

TREE PRESERVATION PLAN

MORRIS STATION
PREPARED FOR ROMANELLI AND HUGHES
DATE: 1.29.19

EXHIBIT G-2



EXISTING TREES					
ROMANELLI & HUGHES - POWELL SITE					
TREE NUMBER	SIZE	SPECIES	CONDITION	STATUS	CATEGORY
1	9	Cherry	Fair	OFF-SITE	0
2	16	Maple	Good	REMOVE	2
3	8	Pear	Dead	STUMP - NOT USED	0
4	9	Cherry	Dead	STUMP - NOT USED	0
5	12	Apple	Poor	REMOVE	1
6	10	Apple	Dead	STUMP - NOT USED	0
7	9	Apple	Dead	STUMP - NOT USED	0
8	16	Spruce	Good	REMOVE	2
9	13	Spruce	Good	REMOVE	2
10	12	Spruce	Good	REMOVE	1
11	15	Spruce	Good	REMOVE	2
12	18	Spruce	Good	REMOVE	2
13	14	Spruce	Good	REMOVE	2
14	11	Spruce	Good	REMOVE	1
15	8	Spruce	Good	REMOVE	1
16	19	Spruce	Good	REMOVE	3
17	18	Pine	Fair	REMOVE	2
18	12	Pine	Poor	REMOVE	1
19	14	Pine	Poor	REMOVE	2
20	14	Pine	Poor	REMOVE	2
21	12	Pine	Poor	REMOVE	1
22	11	Pine	Poor	REMOVE	1
23	15	Pine	Dead	STUMP - NOT USED	0
24	15	Pine	Dead	STUMP - NOT USED	0
25	17	Pine	Dead	REMOVE	0
26	16	Maple	Good	OFF-SITE	0
27	18	Pine	Good	OFF-SITE	0
28	14	Pine	Good	OFF-SITE	0
29	18	Pine	Good	OFF-SITE	0
30	16	Pine	Good	OFF-SITE	0
31	15	Pine	Good	OFF-SITE	0
32	13	Pine	Good	OFF-SITE	0
33	18	Pine	Good	OFF-SITE	0
34	13	Pine	Good	OFF-SITE	0
35	15	Pine	Fair	OFF-SITE	0
36	17	Pine	Good	REMOVE	2
37	46	Oak	Good	REMOVE	7
38	14	Spruce	Fair	REMOVE	2
39	17	Pine	Good	REMOVE	2
40	31	Maple	Dead	STUMP - NOT USED	0
41	10	Maple	Dead	STUMP - NOT USED	0
42	16	Oak	Good	REMOVE	2
43	41	Maple	Good	REMOVE	6
44	8	Elm	Dead	STUMP - NOT USED	0
45	7	Boxelder	Fair	REMOVE	1
46	10	Walnut	Good	REMOVE	1
47	8	Boxelder	Good	REMOVE	1
48	7	Honey Locust	Fair	REMOVE	1
49	9	Cherry	Dead	STUMP - NOT USED	0
50	26	Cherry	Fair	REMOVE	4
51	11	Mulberry	Fair	PRESERVE	0
52	39	Maple	Good	REMOVE	6
53	11	Elm	Fair	REMOVE	1
54	6	Elm	Fair	REMOVE	1
55	11	Cherry	Fair	REMOVE	1
56	7	Pear	Good	REMOVE	1
57	7	Boxelder	Poor	PRESERVE	0
58	8	Boxelder	Poor	PRESERVE	0
59	6	Elm	Fair	REMOVE	1
60	7	Elm	Fair	REMOVE	1
61	8	Pear	Good	REMOVE	1
62	10	Boxelder	Good	REMOVE	1
63	8	Cherry	Poor	REMOVE	1
64	6	Maple	Fair	REMOVE	1
65	11	Boxelder	Fair	PRESERVE	0
66	6	Boxelder	Fair	PRESERVE	0
67	6	Maple	Fair	REMOVE	1
68	6	Elm	Fair	REMOVE	1
69	9	Pear	Good	REMOVE	1
70	7	Cherry	Fair	REMOVE	1
71	8	Maple	Good	REMOVE	1

72	7	Maple	Fair	REMOVE	1
73	7	Elm	Fair	REMOVE	1
74	7	Boxelder	Fair	PRESERVE	0
75	16	Maple	Poor	PRESERVE	0
76	6	Oak	Good	REMOVE	1
77	6	Elm	Good	REMOVE	1
78	6	Pear	Good	REMOVE	1
79	6	Elm	Fair	REMOVE	1
80	7	Maple	Fair	REMOVE	1
81	7	Maple	Good	REMOVE	1
82	9	Oak	Good	PRESERVE	0
83	23	Oak	Good	REMOVE	3
84	24	Oak	Good	REMOVE	3
85	8	Maple	Good	REMOVE	1
86	10	Pear	Good	REMOVE	1
87	6	Boxelder	Fair	REMOVE	1
88	11	Maple	Fair	REMOVE	1
89	6	Maple	Good	REMOVE	1
90	8	Maple	Good	REMOVE	1
91	7	Elm	Fair	REMOVE	1
92	7	Elm	Fair	REMOVE	1
93	11	Boxelder	Dead	REMOVE	0
94	8	Elm	Fair	REMOVE	1
95	9	Elm	Fair	REMOVE	1
96	10	Boxelder	Fair	REMOVE	1
97	6	Maple	Fair	REMOVE	1
98	16	Maple	Good	REMOVE	1
99	14	Maple	Fair	REMOVE	2
100	8	Elm	Good	REMOVE	2
101	6	Elm	Fair	REMOVE	1
102	6	Boxelder	Fair	REMOVE	1
103	8	Maple	Fair	REMOVE	1
104	6	Elm	Fair	REMOVE	1
105	7	Elm	Fair	REMOVE	1
106	8	Pear	Good	REMOVE	1
107	6	Pear	Good	REMOVE	1
108	8	Pear	Good	REMOVE	1
109	6	Boxelder	Fair	REMOVE	1
110	6	Boxelder	Good	REMOVE	1
111	6	Boxelder	Fair	REMOVE	1
112	7	Elm	Good	REMOVE	1
113	14	Maple	Good	REMOVE	2
114	6	Ash	Dead	STUMP - NOT USED	0
115	12	Pear	Good	REMOVE	1
116	10	Cherry	Fair	REMOVE	1
117	9	Boxelder	Fair	REMOVE	1
118	9	Cherry	Fair	REMOVE	1
119	6	Elm	Fair	REMOVE	1
120	7	Elm	Fair	REMOVE	1
121	8	Cherry	Fair	REMOVE	1
122	7	Boxelder	Fair	REMOVE	1
123	8	Cherry	Fair	REMOVE	1
124	7	Cherry	Fair	REMOVE	1
125	6	Cherry	Poor	REMOVE	1
126	10	Cherry	Fair	REMOVE	1
127	8	Elm	Fair	PRESERVE	0
128	8	Boxelder	Fair	PRESERVE	0
129	8	Pear	Good	REMOVE	1
130	7	Pear	Good	REMOVE	1
131	18	Maple	Good	PRESERVE	0
132	10	Maple	Good	PRESERVE	0
133	7	Maple	Fair	REMOVE	1
134	6	Boxelder	Fair	REMOVE	1
135	9	Cherry	Fair	REMOVE	1
136	7	Boxelder	Fair	REMOVE	1
137	10	Elm	Fair	REMOVE	1
138	8	Cherry	Fair	REMOVE	1
139	6	Cherry	Good	REMOVE	1
140	6	Pear	Good	REMOVE	1
141	8	Boxelder	Fair	REMOVE	1
142	7	Maple	Fair	REMOVE	1
143	9	Cherry	Fair	REMOVE	1
144	6	Elm	Fair	REMOVE	1
145	9	Cherry	Fair	REMOVE	1
146	7	Cherry	Fair	REMOVE	1
147	17	Oak	Good	REMOVE	2

148	8	Cherry	Fair	REMOVE	1
149	6	Cherry	Fair	REMOVE	1
150	7	Osage Orange	Good	REMOVE	1
151	6	Osage Orange	Good	REMOVE	1
152	6	Osage Orange	Good	REMOVE	1
153	8	Osage Orange	Good	REMOVE	1
154	8	Osage Orange	Good	REMOVE	1
155	7	Osage Orange	Good	REMOVE	1
156	24	Oak	Good	REMOVE	3
157	16	Oak	Good	REMOVE	2
158	13	Maple	Good	REMOVE	2
159	13	Osage Orange	Good	REMOVE	2