

1710 #2740 - CK 7/5/17



**CITY OF DUBLIN.**

Land Use and Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 10799 Drake Road	
Tax ID/Parcel Number(s): 600-344-05-092-000 600-344-05-093-000	Parcel Size(s) (Acres): 6.08 ac 5.67 ac
Existing Land Use/Development: Residential	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Single Family Residential, 18 lots
Total acres affected by application: 11.7 ac, 12 acres as amended by the vacation of Drake Road

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): M/I Homes of Central Ohio, LLC	
Mailing Address: 3 Easton Oval, Suite 340 Columbus, Ohio 43219 (Street, City, State, Zip Code)	
Daytime Telephone: 614-418-8023	Fax: 614-418-8317
Email or Alternate Contact Information: jfrancis@mihomes.com	

THE COPY

RECEIVED  
14-009 FDP/FP  
JAN 31 2014

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: William Adams	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Stansbury Muirfield LLC	
Mailing Address: 8824 Dunsinane Drive, Dublin OH 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614-286-5753	Fax: 614-793-0001
Email or Alternate Contact Information: statestreet@columbus.rr.com	

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Ben Hale, Jr	
Organization (Owner, Developer, Contractor, etc.): Smith and Hale (attorney)	
Mailing Address: 37 West Broad Street, Suite 460, Columbus, OH 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-221-4255	Fax: 614-221-4409
Email or Alternate Contact Information: bhale@smithandhale.com	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, <u>Jason Francis</u> , the owner, hereby authorize <u>William Adams</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: 1/29/14

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

Stamp or Seal

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Jason Francis</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: 	Date: 1-29-14

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14-009 FDI/FP  
JAN 31 2014

CITY OF DUBLIN PLANNING **FILE COPY**

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Jason Francis</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Jason Francis</u>	Date: 1-29-14

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>Jason Francis</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Jason Francis</u>	Date: 1-29-14

Subscribed and sworn to before me this 29th day of January, 20 14

State of Ohio

County of Franklin

Notary Public

Mary C. Dalbey  
 Stamp or Seal

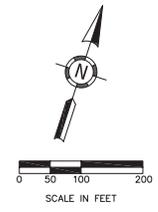
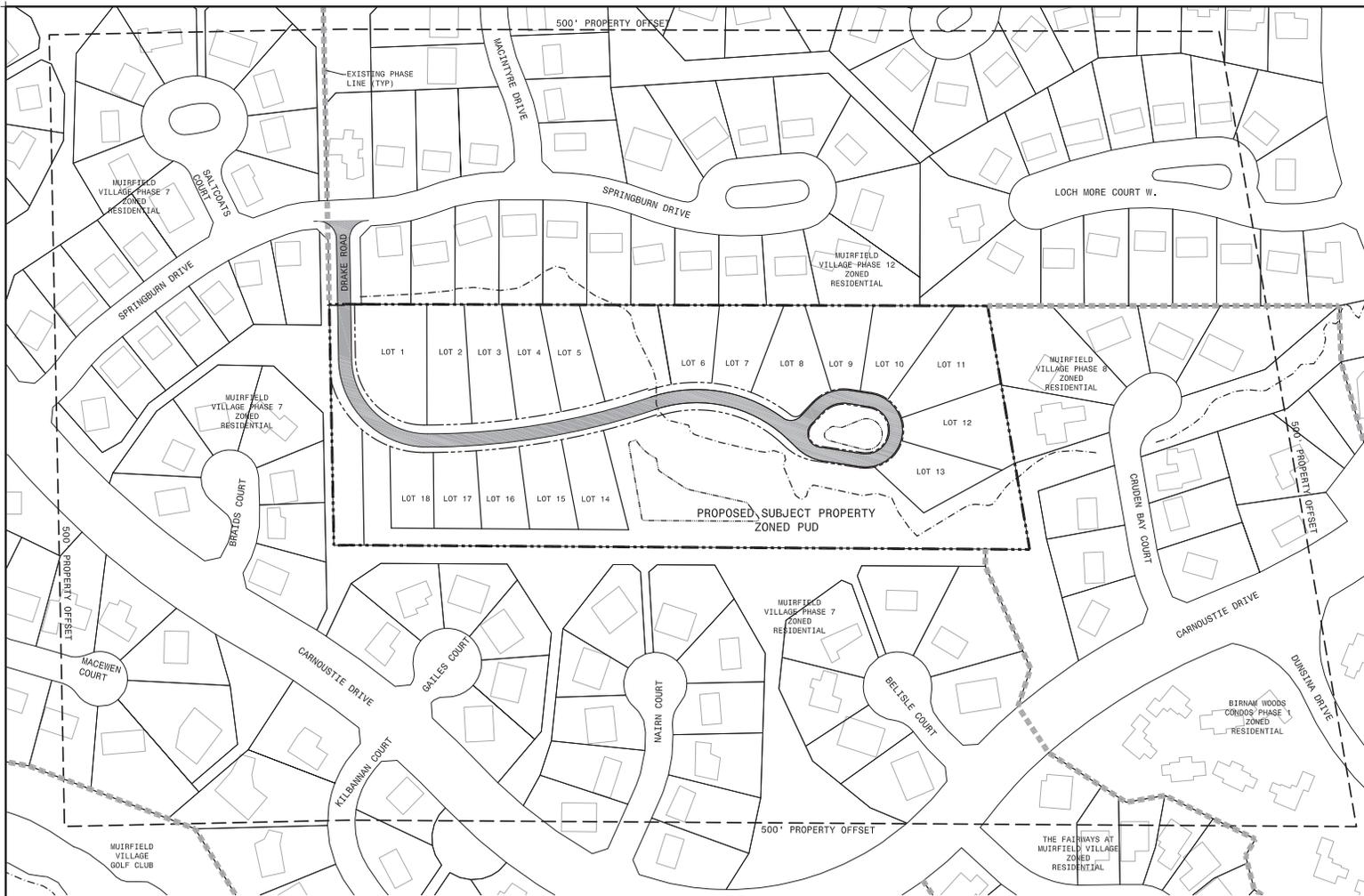
Mary C. Dalbey  
 Notary Public, State of Ohio  
 My Commission Expires 10-27-2014



FOR OFFICE USE ONLY			
Amount Received: <u>\$2940</u>	Application No: <u>14-009</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>472319</u>	Map Zone: <u>5</u>	Date Received: <u>1-31-14</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number: <u>50-13</u>	
Type of Request: <u>Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Drake Road</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Springburn Drive</u>			
Distance from Nearest Intersection: <u>200</u>			
Existing Zoning District: <u>PUD</u>		Requested Zoning District: <u>/</u>	

**FILE COPY**

RECEIVED  
 14-009 F-DP/FP  
 JAN 31 2014



**PRELIMINARY - NOT FOR CONSTRUCTION-DRAFT**

**HULL**  
 BROWNFIELD  
 SHALE OIL & GAS  
 WASTE MANAGEMENT  
 ENVIRONMENTAL  
 ALTERNATIVE ENERGY

4307 Emerald Parkway  
 Suite 200  
 Dublin, Ohio 43016

Phone: (614) 726-4777  
 Fax: (614) 726-4070  
 www.hullinc.com

Project Title:

**FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MUIRFIELD VILLAGE**  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017

Owner:

STANSBURY  
 MUIRFIELD,  
 LLC

P. O. BOX 1422  
 DUBLIN, OH 43017

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Mark	Description	Date
	FINAL DEVELOPMENT	09/30/13

Project No.: DRP001  
 CAD DWG File: DRP001\_C1.0 VIC MAP  
 Plot Date: 09/30/13  
 Layout By: JB  
 Drawn By: JTH  
 Check By: JB  
 Scale: AS NOTED  
 Issue Date: SEPTEMBER 2013  
 Sheet Title:

VICINITY MAP  
 (500' RADIUS)

Sheet Number: 1 OF 10  
 C1.0

**EXISTING LEGEND**

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING PHASE LINE
- SS — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING GOLF FAIRWAY

**PROPOSED LEGEND**

- PROPOSED SITE BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED 24" ASPHALT DRIVE
- 500' PROPERTY OFFSET

**SITE DATA**

LOT SIZE: 541,722 SQ. FT. OR 12.43 AC  
 ADDRESS: 10799 DRAKE ROAD  
 DUBLIN OH 43017

**SURVEY**

1. SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY CIV DESIGN GROUP, DATED MARCH 5, 2013.
2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON OSIP BARE-EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIDAR DATA.
3. PARCEL, RIGHT-OF-WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR TAX MAPS AND GIS DATA.
4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**

BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE COORDINATES AND ELEVATIONS ARE REFERENCED TO OHIO STATE PLANE GRID COORDINATES OH-NAD 83 AND NAVD 88, RESPECTIVELY.

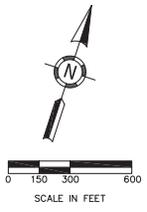
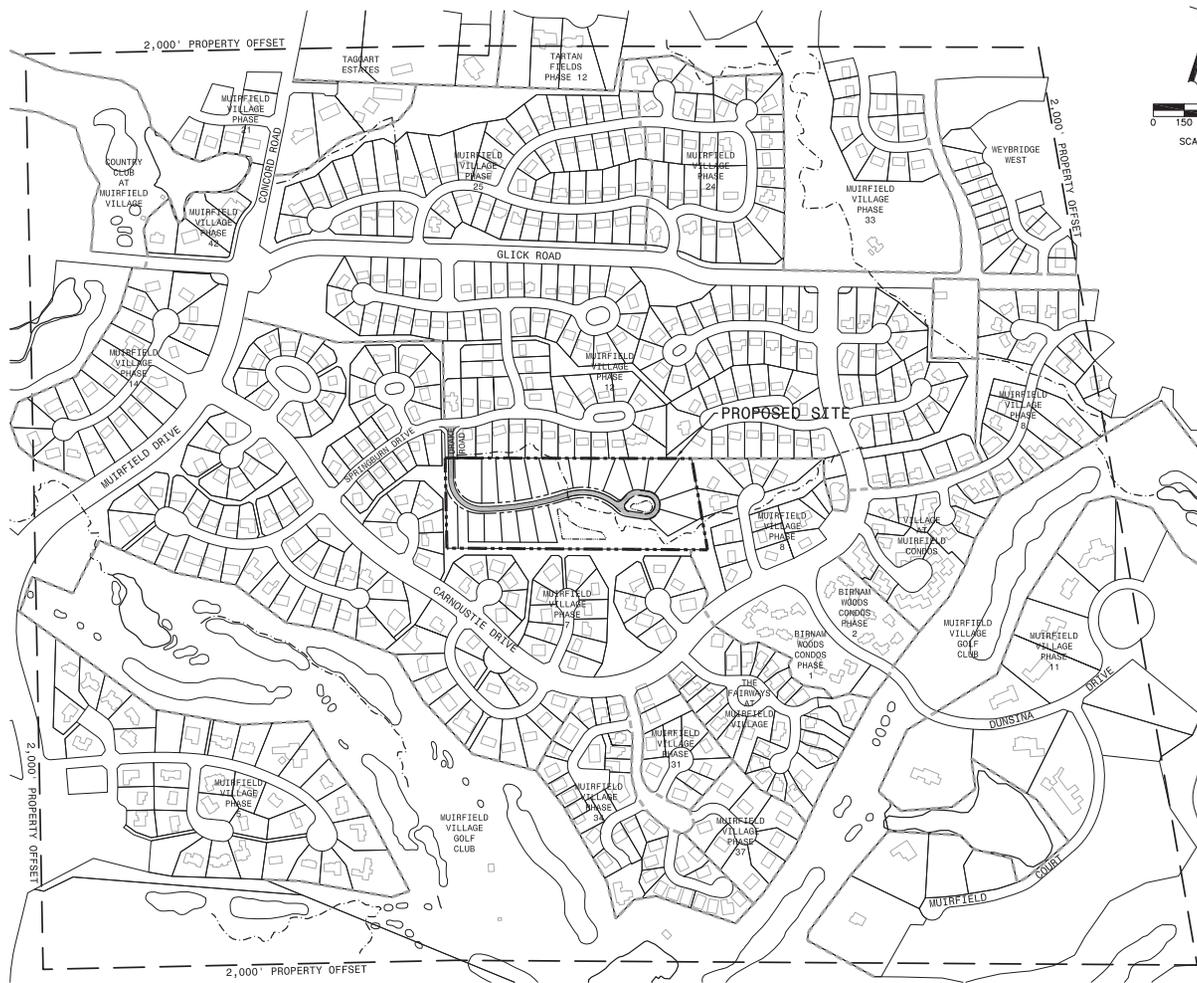
**FLOODZONE INFORMATION**

THIS PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 39049C0019K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN DELAWARE COUNTY, OHIO.

**NOTE**

1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.





- EXISTING LEGEND**
- EXISTING RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - EXISTING STREAM
  - EXISTING PHASE LINE
  - EXISTING GOLF FAIRWAY
- PROPOSED LEGEND**
- PROPOSED SITE BOUNDARY
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPOSED 24' ASPHALT DRIVE
  - 2,000' PROPERTY OFFSET

Ohio Utilities Protection Service  
**Call 811**  
 before you dig  
 800-362-2764

**SITE DATA**

LOT SIZE: 12.05 AC  
 ADDRESS: 10788 DRAKE ROAD  
 DUBLIN OH 43017

**SURVEY**

1. SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY CH DESIGN GROUP, DATED MARCH 5, 2013.
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**NOTE**

1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.

**PRELIMINARY - NOT FOR CONSTRUCTION-DRAFT**

**HULL**  
 BROWNFIELD  
 SHALE OIL & GAS  
 WASTE MANAGEMENT  
 ENVIRONMENTAL  
 ALTERNATIVE ENERGY

4307 Gerald Parkway  
 Suite 200  
 Dublin, Ohio 43016  
 Phone: (614) 726-6777  
 Fax: (614) 726-6070  
 www.hullinc.com

Project Title:

**FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MURFIELD VILLAGE  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017**

Owner:

STANSBURY  
 MURFIELD,  
 LLC

P. O. BOX 1422  
 DUBLIN, OH 43017

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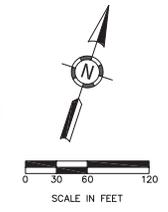
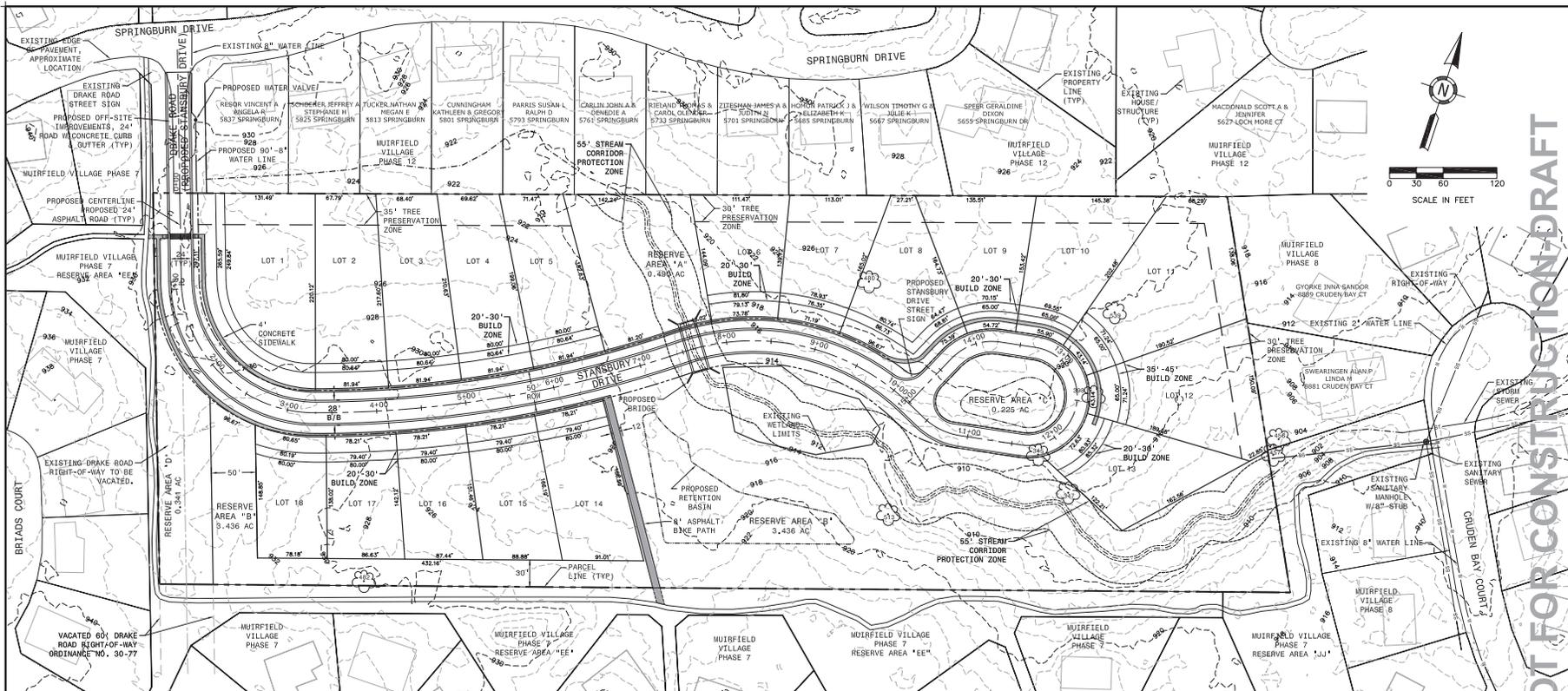
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Mark	Description	Date
	FINAL DEVELOPMENT	09/30/13

Project No.: DRP001  
 CAD DWG FILE: DRP001\_C2.0 REG MAP  
 Plot Date: 09/30/13  
 Layout By: JB  
 Drawn By: JTH  
 Check By: JB  
 Scale: AS NOTED  
 Issue Date: SEPTEMBER 2013  
 Sheet Title:

REGIONAL  
 CONTEXT MAP  
 (2,000' RADIUS)



**PRELIMINARY - NOT FOR CONSTRUCTION DRAFT**

Project Title:  
**FINAL DEVELOPMENT PLAN FOR STANSBURY AT MUIRFIELD VILLAGE**  
**DELAWARE COUNTY, DUBLIN, OHIO 43017**

Owner:  
**STANSBURY MUIRFIELD, LLC**  
 P.O. BOX 1422  
 DUBLIN, OH 43017

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Mark	Description	Date
	FINAL PLAN SUBMITTAL	09/30/13

Project No.: DRP001  
 CAD DWG File: DRP001\_C3.0 DEV PLAN  
 Plot Date: 09/30/13  
 Layout By: JB  
 Drawn By: JTH  
 Check By: JB  
 Scale: AS NOTED  
 Issue Date: SEPTEMBER 2013  
 Sheet Title:

FINAL DEVELOPMENT PLAN

Sheet Number: 3 OF 10  
 C3.0

**EXISTING LEGEND**

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EDGE OF ROAD
- 930 --- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATER FEATURE, APPROXIMATE LOCATION
- SS EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- W EXISTING WATER LINE
- CB EXISTING CATCH BASIN
- MB EXISTING MANHOLE
- FD EXISTING FIRE HYDRANT
- LT EXISTING LANDMARK TREES

**PROPOSED LEGEND**

- PROPOSED PARCEL LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED TREE PRESERVATION ZONE
- PROPOSED BUILDZONE LINE
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 8" ASPHALT BIKE PATH
- PROPOSED 24" ASPHALT DRIVE WITH CONCRETE CURB & GUTTER

**SURVEY**

- SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY OGD DESIGN GROUP, DATED MARCH 5, 2013.
- EXISTING TOPOGRAPHY INFORMATION IS BASED ON OSIP BARE-EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIDAR DATA.
- PARCEL, RIGHT-OF-WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR TAX MAPS AND GIS DATA.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**

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**FLOODZONE INFORMATION**

THIS PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 390480091K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN DELAWARE COUNTY, OHIO.

**NOTE**

- THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.
- FOR PROPERTY BOUNDARY INFORMATION SEE DEED BOOK 6, PAGE 2128-2127 OR QUICK CLAIM DEED FILED FOR RECORD IN DELAWARE COUNTY, OHIO ON 10-15-1999.
- THE PROPOSED OPEN SPACE RESERVES WILL BE OWNED AND MAINTAINED BY THE MUIRFIELD ASSOCIATION

**LOT SETBACKS**

- FRONT YARD: AS SHOWN.
- REAR YARD:  
 LOTS 1 THROUGH 5: 50 FEET  
 LOTS 6 THROUGH 12: 45 FEET  
 LOT 13: 10 FEET  
 LOTS 14 THROUGH 18: 15 FEET
- SIDE YARD:  
 7.5 FEET EACH SIDE.
- TREE PRESERVATION ZONE:  
 LOTS 1 THROUGH 5: 35 FEET  
 LOTS 6 THROUGH 12: 30 FEET  
 LOTS 13 THROUGH 18: NONE

**SITE DATA**

ADDRESS:  
 10799 DRAKE ROAD  
 DUBLIN OHIO 43017

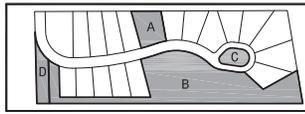
PARCEL SIZE:  
 541,722 SQ FT / 12.4 AC

PERVIOUS AREA:  
 490,488 SQ FT / 11.26 AC

IMPERVIOUS AREA:  
 INCLUDING PAVEMENT, CURBS & WALKS  
 51,254 SQ FT / 1.17 AC

**SITE DATA - LOTS**

LOT NO.	R/W LENGTH	FRONT YARD BUILDZONE	REAR YARD SETBACK	SIDE YARD SETBACK	TREE PRESERVATION ZONE	TOTAL AREA (SQ. FT.)
1	297.11	20'-30"	50'	7.5'	35'	25374.9
2	81.94	20'-30"	50'	7.5'	35'	16407.0
3	81.94	20'-30"	50'	7.5'	35'	16085.1
4	81.94	20'-30"	50'	7.5'	35'	15452.4
5	81.94	20'-30"	50'	7.5'	35'	14486.8
6	73.78	20'-30"	45'	7.5'	30'	12885.3
7	71.19	20'-30"	45'	7.5'	30'	13561.5
8	172.06	20'-30"	45'	7.5'	30'	16232.9
9	54.72	20'-30"	45'	7.5'	30'	14345.7
10	55.90	20'-30"	45'	7.5'	30'	16207.4
11	43.14	35'-45"	45'	7.5'	30'	23773.9
12	43.14	35'-45"	45'	7.5'	30'	19757.6
13	72.63	20'-30"	10'	7.5'	NONE	14672.5
14	76.21	20'-30"	15'	7.5'	NONE	14689.9
15	76.21	20'-30"	15'	7.5'	NONE	13134.1
16	76.21	20'-30"	15'	7.5'	NONE	12084.9
17	76.21	20'-30"	15'	7.5'	NONE	11502.7
18	80.65	20'-30"	15'	7.5'	NONE	11057.1



**SITE DATA - OPEN SPACE**

AREA LOCATION	AREA (AC)
RESERVE AREA 'A'	0.490
RESERVE AREA 'B'	3.436
RESERVE AREA 'C'	0.225
RESERVE AREA 'D'	0.341

**SIGNATURES**

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS AND ALL SUBSEQUENT AMENDMENTS THEREOF.

**APPROVED:**

APPLICANT/OWNER \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF LAND USE & LONG RANGE PLANNING, CITY OF DUBLIN, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION APPROVAL DATE: \_\_\_\_\_ DATE \_\_\_\_\_

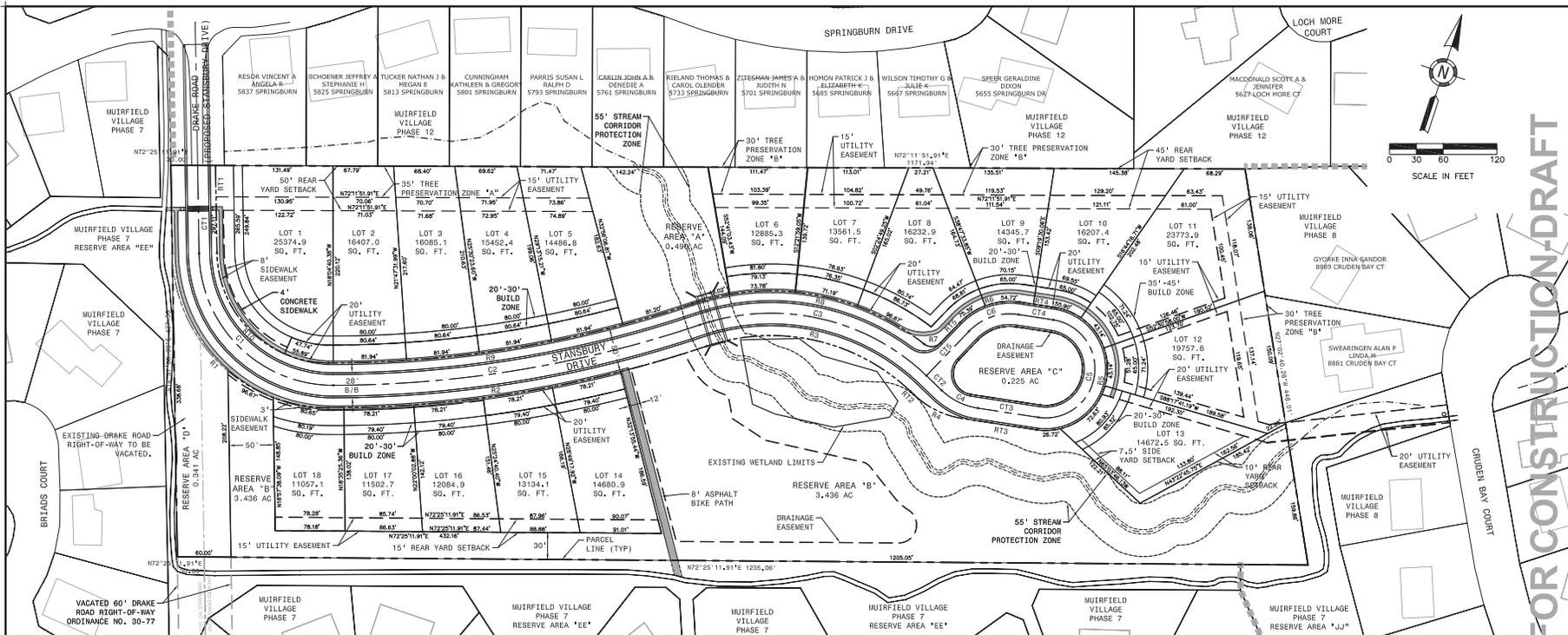
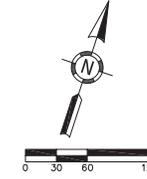
COUNCIL APPROVAL DATE: \_\_\_\_\_ DATE \_\_\_\_\_

**NOTE**

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800-362-2764



**PRELIMINARY - NOT FOR CONSTRUCTION-DRAFT**

Project Title:  
**FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MUIRFIELD VILLAGE**  
 DELAWARE COUNTY, DUBLIN, OHIO 43017

Owner:  
**STANSBURY  
 MUIRFIELD,  
 LLC**

P. O. BOX 1422  
 DUBLIN, OH 43017

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Mark	Description	Date
	FINAL DEVELOPMENT	09/30/13

Project No.: DRP001  
 CAD DWG FILE: DRP001\_CAD.PLT  
 Plot Date: 09/30/13  
 Layout By: JB  
 Drawn By: JTH  
 Check By: JB  
 Scale: AS NOTED  
 Issue Date: SEPTEMBER 2013  
 Sheet Title:

FINAL PLAT

Sheet Number: 4 OF 10  
 C4.0

**EXISTING LEGEND**

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING EDGE OF ROAD
	EXISTING PHASE LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING WATER FEATURE, APPROXIMATE LOCATION

**PROPOSED LEGEND**

	PROPOSED PARCEL LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT/SETBACK
	PROPOSED BUILDZONE LINE
	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED 8" ASPHALT BIKE PATH
	PROPOSED 24" ASPHALT DRIVE WITH CONCRETE CURB & GUTTER

**SUBDIVISION RECORDED NAME:**  
 STANSBURY AT MUIRFIELD VILLAGE

**ENGINEER:**  
 HULL & ASSOCIATES, INC.  
 6307 EMERALD PARKWAY  
 SUITE 200  
 DUBLIN, OHIO 43016

**OWNER:**  
 STANSBURY MUIRFIELD, LLC  
 P.O. BOX 1422  
 DUBLIN, OHIO 43017

**CENTERLINE CURVE DATA**

CURVE NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	150.00'	233.30'	210.49'	S63°31'09"E	89°11'73"
C2	1289.04'	417.07'	415.25'	N62°39'11"E	18°53'81"
C3	251.00'	278.42'	260.10'	S84°35'30"W	62°41'55"
C4	75.00'	45.97'	45.26'	S81°45'48"E	35°12'45"
C5	55.10'	173.10'	110.20'	N09°19'30"W	180°00'00"
C6	63.10'	60.43'	58.15'	N53°14'13"E	54°87'55"

**CENTERLINE TANGENT DATA**

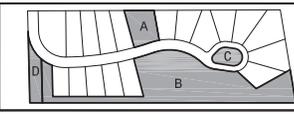
TANGENT NO.	BEARING	DISTANCE
CT1	S18°57'38"E	98.17'
CT2	S64°12'01"E	23.42'
CT3	N80°40'29"E	68.42'
CT4	S80°40'29"W	39.54'
CT5	S25°47'58"W	68.80'

**RIGHT-OF-WAY TANGENT DATA**

TANGENT NO.	BEARING	DISTANCE
RT1	S18°57'38"E	97.68'
RT2	N64°12'01"W	4.30'
RT3	N80°40'29"W	84.06'
RT4	N80°40'29"E	39.53'
RT5	N25°47'58"E	31.50'

**RIGHT-OF-WAY CURVE DATA**

CURVE NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
R1	175.00'	271.42'	245.02'	S63°23'36"E	88°08'58"
R2	1314.04'	430.93'	429.09'	N62°46'43"E	18°78'97"
R3	226.00'	246.19'	234.20'	N84°35'30"E	62°41'55"
R4	100.00'	61.30'	60.34'	S81°45'48"E	35°12'45"
R5	69.10'	217.08'	138.20'	N09°19'30"W	180°00'00"
R6	77.10'	73.84'	70.15'	N52°41'14"E	54°87'55"
R7	13.64'	20.10'	18.33'	N68°05'49"E	84°45'27"
R8	276.00'	274.28'	263.13'	S81°51'13"W	56°93'95"
R9	1264.04'	414.53'	412.68'	N62°46'43"E	18°78'98"
R10	125.00'	193.87'	175.01'	S63°23'36"E	88°06'58"



**SITE DATA - OPEN SPACE**

AREA LOCATION	AREA (AC)
RESERVE AREA *A*	0.490
RESERVE AREA *B*	3.436
RESERVE AREA *C*	0.225
RESERVE AREA *D*	0.341

**SITE DATA - LOTS**

LOT NO.	R/W LENGTH	FRONT YARD BUILDZONE	REAR YARD SETBACK	SIDE YARD SETBACK	TREE PRESERVATION ZONE	TOTAL AREA (SQ. FT.)
1	297.11	20'-30"	50'	7.5'	35'	25374.9
2	81.94	20'-30"	50'	7.5'	35'	16407.0
3	81.94	20'-30"	50'	7.5'	35'	16086.1
4	81.94	20'-30"	50'	7.5'	35'	15452.4
5	81.94	20'-30"	50'	7.5'	35'	14486.8
6	73.78	20'-30"	45'	7.5'	30'	12885.3
7	71.19	20'-30"	45'	7.5'	30'	12591.5
8	172.06	20'-30"	45'	7.5'	30'	16232.9
9	54.72	20'-30"	45'	7.5'	30'	14345.7
10	55.90	20'-30"	45'	7.5'	30'	16207.4
11	43.14	35'-45"	45'	7.5'	30'	23773.9
12	43.14	35'-45"	45'	7.5'	30'	19757.6
13	72.63	20'-30"	10'	7.5'	NONE	14672.5
14	78.21	20'-30"	15'	7.5'	NONE	14680.9
15	78.21	20'-30"	15'	7.5'	NONE	15134.1
16	78.21	20'-30"	15'	7.5'	NONE	12084.9
17	78.21	20'-30"	15'	7.5'	NONE	11502.7
18	80.65	20'-30"	15'	7.5'	NONE	11057.1

**SURVEY**

1. SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY ON DESIGN GROUP, DATED MARCH 5, 2013.
2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON OSIP BARE-EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIDAR DATA.
3. PARCEL, RIGHT-OF-WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR TAX MAPS AND GIS DATA.
4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**LOT SETBACKS**

FRONT YARD: AS SHOWN  
 REAR YARD:  
 LOTS 1 THROUGH 5: 50 FEET  
 LOTS 6 THROUGH 12: 45 FEET  
 LOT 13: 10 FEET  
 LOTS 14 THROUGH 18: 15 FEET  
 SIDE YARD:  
 7.5 FEET EACH SIDE.  
 TREE PRESERVATION ZONE:  
 LOTS 1 THROUGH 5: 35 FEET  
 LOTS 6 THROUGH 12: 30 FEET  
 LOTS 13 THROUGH 18: NONE

**SITE DATA**

ADDRESS:  
 10709 DRAKE ROAD  
 DUBLIN OHIO 43017

PARCEL SIZE:  
 541,722 SQ FT / 12.4 AC

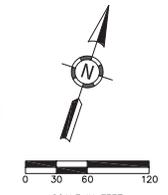
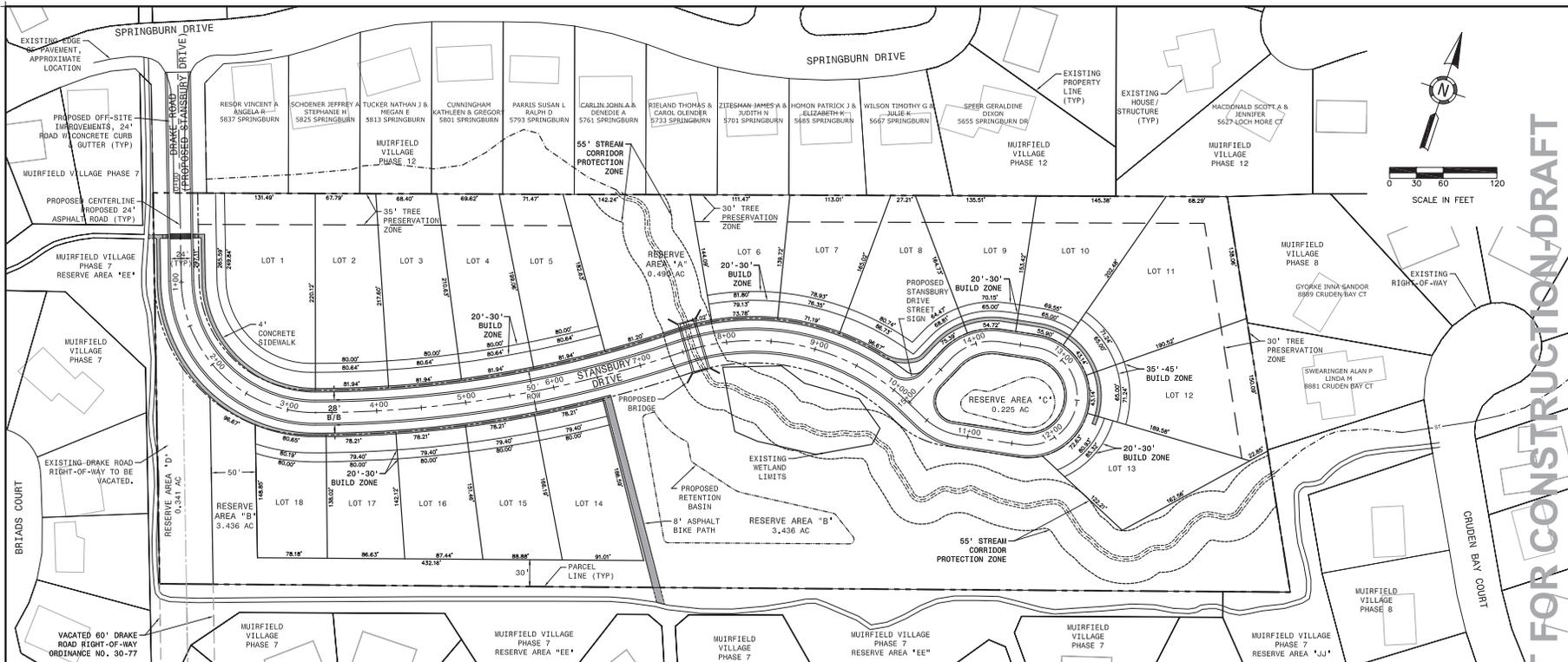
PERVIOUS AREA:  
 490,468 SQ FT / 11.26 AC

IMPERVIOUS AREA:  
 INCLUDING PAVEMENT, CURBS & WALKS  
 51,254 SQ FT / 1.17 AC

**NOTE**

1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.
2. FOR PROPERTY BOUNDARY INFORMATION SEE DEED BOOK 5, PAGE 2126-2127 OR QUICK CLAIM DEED FILED FOR RECORD IN DELAWARE COUNTY, OHIO ON 10-15-1999.
3. THE PROPOSED OPEN SPACE RESERVES WILL BE OWNED AND MAINTAINED BY THE MUIRFIELD ASSOCIATION





**PRELIMINARY - NOT FOR CONSTRUCTION/DRAFT**

Project Title:  
**FINAL DEVELOPMENT PLAN FOR STANSBURY AT MUIRFIELD VILLAGE**  
 DELAWARE COUNTY, DUBLIN, OHIO 43017

Owner:  
**STANSBURY MUIRFIELD, LLC**

P. O. BOX 1422  
 DUBLIN, OH 43017

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Mark	Description	Date
FINAL DEVELOPMENT		09/30/13

Project No.: DRP001  
 CAD DWG File: DRP001\_C5.0 STAKING  
 Plot Date: 09/30/13  
 Layout By: JB  
 Drawn By: JTH  
 Check By: JB  
 Scale: AS NOTED  
 Issue Date: SEPTEMBER 2013  
 Sheet Title:

STAKING PLAN

Sheet Number: **5 OF 10**  
 C5.0

**EXISTING LEGEND**

---	EXISTING RIGHT-OF-WAY
---	EXISTING PROPERTY LINE
---	EXISTING EDGE OF ROAD
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING WATER FEATURE, APPROXIMATE LOCATION

**PROPOSED LEGEND**

---	PROPOSED PARCEL LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED PROPERTY LINE
---	PROPOSED TREE PRESERVATION ZONE
---	PROPOSED BUILDZONE LINE
---	PROPOSED 4" CONCRETE SIDEWALK
---	PROPOSED 8" ASPHALT BIKE PATH
---	PROPOSED 24" ASPHALT DRIVE WITH CONCRETE CURB & GUTTER

**SURVEY**

- SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY CIVIL DESIGN GROUP, DATED MARCH 5, 2013.
- EXISTING TOPOGRAPHY INFORMATION IS BASED ON OSIP BARE-EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIDAR DATA.
- PARCEL, RIGHT-OF-WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR TAX MAPS AND GIS DATA.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**

BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE COORDINATES AND ELEVATIONS ARE REFERENCED TO OHIO STATE PLANE GRID COORDINATES OH-NAD 83 AND NAVD 88, RESPECTIVELY.

**FLOODZONE INFORMATION**

THIS PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PEARL NOS, 330400010K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN DELAWARE COUNTY, OHIO.

**NOTE**

- THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.
- FOR PROPERTY BOUNDARY INFORMATION SEE DEED BOOK 5, PAGE 2126-2127 OR QUICK CLAIM DEED FILED FOR RECORD IN DELAWARE COUNTY, OHIO ON 10-15-1999.
- THE PROPOSED OPEN SPACE RESERVES WILL BE OWNED AND MAINTAINED BY THE MUIRFIELD ASSOCIATION

**LOT SETBACKS**

FRONT YARD: AS SHOWN  
 REAR YARD: LOTS 1 THROUGH 5: 50 FEET  
 LOTS 6 THROUGH 12: 45 FEET  
 LOT 13: 10 FEET  
 LOTS 14 THROUGH 18: 15 FEET

**SIDE YARD:** 7.5 FEET EACH SIDE.

**TREE PRESERVATION ZONE:** LOTS 1 THROUGH 5: 35 FEET  
 LOTS 6 THROUGH 12: 30 FEET  
 LOTS 13 THROUGH 18: NONE

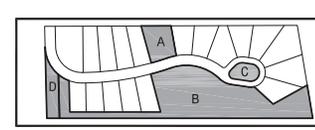
**SITE DATA**

ADDRESS: 10709 DRAKE ROAD DUBLIN OHIO 43017

PARCEL SIZE: 541,722 SQ FT / 12.4 AC  
 PERVIOUS AREA: 490,468 SQ FT / 11.26 AC  
 IMPERVIOUS AREA: INCLUDING PAVEMENT, CURBS & WALKS 51,254 SQ FT / 1.17 AC

**SITE DATA - LOTS**

LOT NO.	R/W LENGTH	FRONT YARD BUILDZONE	REAR YARD SETBACK	SIDE YARD SETBACK	TREE PRESERVATION ZONE	TOTAL AREA (SQ.FT.)
1	297.11	20'-30'	50'	7.5'	35'	25374.9
2	81.94	20'-30'	50'	7.5'	35'	16407.0
3	81.94	20'-30'	50'	7.5'	35'	16085.1
4	81.94	20'-30'	50'	7.5'	35'	15452.4
5	81.94	20'-30'	50'	7.5'	35'	14486.8
6	73.78	20'-30'	45'	7.5'	30'	12885.3
7	71.19	20'-30'	45'	7.5'	30'	13561.5
8	172.06	20'-30'	45'	7.5'	30'	16232.0
9	54.72	20'-30'	45'	7.5'	30'	14345.7
10	55.90	20'-30'	45'	7.5'	30'	16207.4
11	43.14	35'-45'	45'	7.5'	30'	23773.9
12	43.14	35'-45'	45'	7.5'	30'	19757.6
13	72.63	20'-30'	10'	7.5'	NONE	14672.5
14	78.21	20'-30'	15'	7.5'	NONE	14680.9
15	78.21	20'-30'	15'	7.5'	NONE	13134.1
16	78.21	20'-30'	15'	7.5'	NONE	12084.9
17	78.21	20'-30'	15'	7.5'	NONE	11502.7
18	80.65	20'-30'	15'	7.5'	NONE	11057.1



**SITE DATA - OPEN SPACE**

AREA LOCATION	AREA (AC)
RESERVE AREA 'A'	0.490
RESERVE AREA 'B'	3.436
RESERVE AREA 'C'	0.225
RESERVE AREA 'D'	0.341

**CENTERLINE CURVE DATA**

CURVE NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	150.00'	233.30'	210.49'	S63°31'09"E	89°11'73"
C2	1289.04'	417.07'	415.25'	N62°35'11"E	18°53'81"
C3	251.00'	273.42'	260.10'	S84°35'30"W	62°41'55"
C4	75.00'	45.97'	45.26'	S81°45'46"E	35°12'45"
C5	55.10'	173.10'	110.20'	N09°19'30"W	180°00'00"
C6	63.10'	60.43'	58.15'	N53°14'13"E	54°37'58"

**CENTERLINE TANGENT DATA**

TANGENT NO.	BEARING	DISTANCE
CT1	S18°57'38"E	98.17'
CT2	S84°12'01"E	23.42'
CT3	N80°40'29"E	68.42'
CT4	S80°40'29"W	39.54'
CT5	S25°47'58"W	68.80'

**RIGHT-OF-WAY TANGENT DATA**

TANGENT NO.	BEARING	DISTANCE
RT1	S18°57'38"E	97.68'
RT2	N84°12'01"W	4.30'
RT3	S80°40'29"W	84.06'
RT4	N80°40'29"E	39.53'
RT5	N25°47'58"E	31.50'

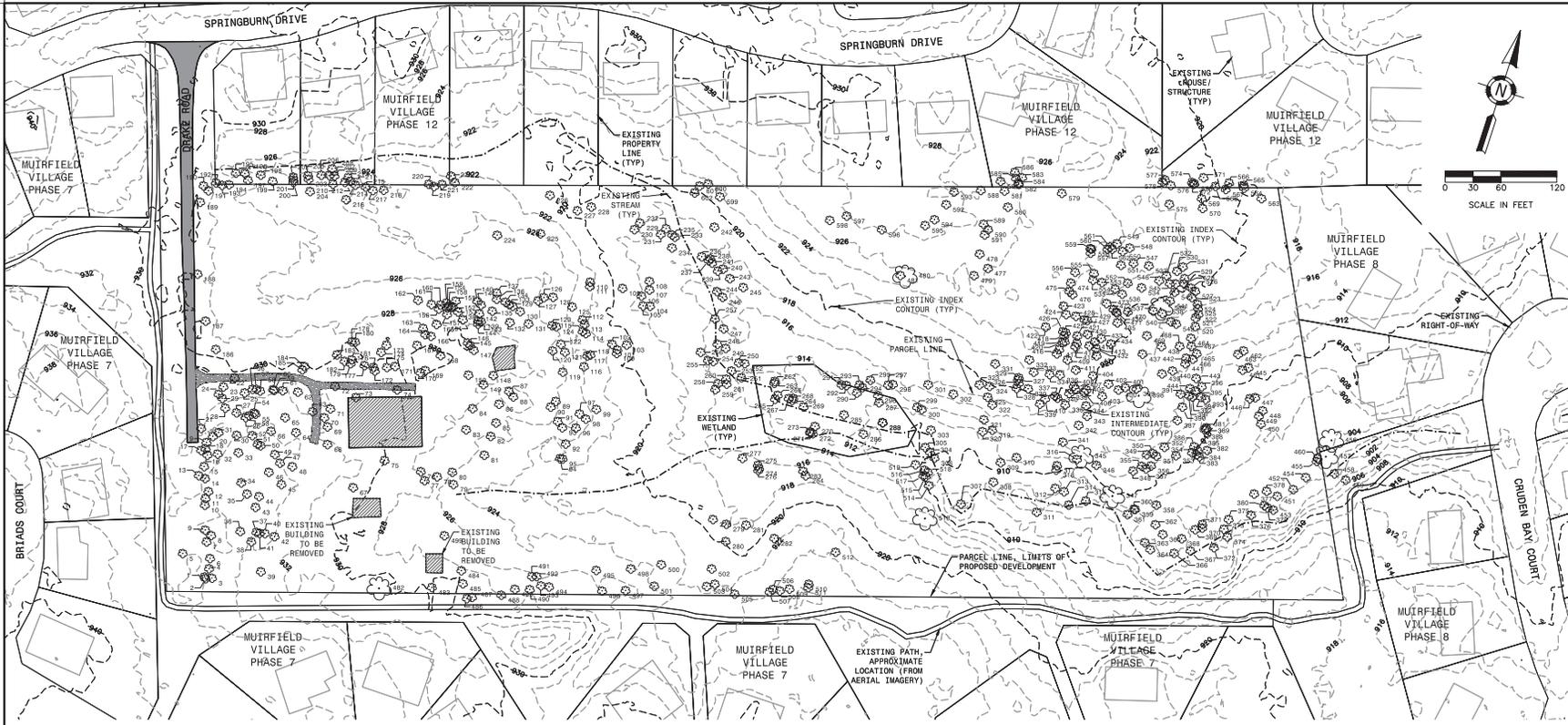
**RIGHT-OF-WAY CURVE DATA**

CURVE NO.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
R1	175.00'	271.42'	245.02'	S63°23'36"E	88°56'58"
R2	1314.04'	430.93'	429.00'	N62°46'43"E	18°78'97"
R3	226.00'	246.19'	234.20'	N84°35'30"E	62°41'55"
R4	100.00'	61.30'	60.34'	S81°45'46"E	35°12'45"
R5	69.10'	217.08'	138.20'	N09°19'36"W	180°00'00"
R6	77.10'	73.84'	70.15'	N52°41'14"E	54°37'55"
R7	13.64'	20.10'	18.33'	N68°05'49"E	84°45'27"
R8	276.00'	274.28'	263.13'	S81°01'13"W	56°39'56"
R9	1264.04'	414.53'	412.68'	N62°46'43"E	18°78'98"
R10	125.00'	180.87'	175.01'	S63°23'36"E	88°56'58"









**PRELIMINARY - NOT FOR CONSTRUCTION-DRAFT**

**EXISTING LEGEND**

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EDGE OF ROAD
- 930 --- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING TREE LINE
- EXISTING WATER FEATURE, APPROXIMATE LOCATION
- SS --- EXISTING SANITARY SEWER LINE
- ST --- EXISTING STORM SEWER LINE
- W --- EXISTING WATER LINE
- CB ■ EXISTING CATCH BASIN
- MH ○ EXISTING MANHOLE
- 1 EXISTING TREE IDENTIFICATION W/ TRUNK DIAMETER LESS THAN 24 INCHES, SURVEYED BY HULL & ASSOCIATES ON XX/XX/XXXX.
- 2 EXISTING TREE IDENTIFICATION W/ TRUNK DIAMETER EQUAL TO OR GREATER THAN 24 INCHES, SURVEYED BY HULL & ASSOCIATES ON XX/XX/XXXX.
- ▨ EXISTING BUILDING/STRUCTURE
- ▨ EXISTING GRAVEL DRIVE
- ▨ EXISTING PAVEMENT



**SURVEY**

1. SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY CH DESIGN GROUP, DATED MARCH 5, 2015.
2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON OS1P BARE-EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIDAR DATA.
3. PARCEL, RIGHT-OF-WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR TAX MAPS AND GIS DATA.
4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

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**FLOODZONE INFORMATION**

THIS PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 59049C0019K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN DELAWARE COUNTY, OHIO.

**NOTE**

1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.

Project Title:

**FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MUIRFIELD VILLAGE  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017**

Owner:

**STANSBURY  
 MUIRFIELD,  
 LLC**

P.O. BOX 1422  
 DUBLIN, OH 43017

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Mark Description Date

FINAL DEVELOPMENT 09/30/13

Project No.: DRP001

CAD DWG File: DRP001\_C8.0XTREESURV

Plot Date: 09/30/13

Layout By: JS

Drawn By: ARW

Check By: JB

Scale: AS NOTED

Issue Date: SEPTEMBER 2013

Sheet Title:

**EXISTING TREE  
 SURVEY**

Sheet Number: 8 OF 10

C8.0

**EXISTING TREE SURVEY**

#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION
1	White Ash	15.0	Dead	81	White Ash	11.0	Dead	161	Australian Pine	9.0	Fair	341	Black Walnut	7.0	Fair	321	Pin Oak	9.0	Good	401	Sugar Maple	14.0	Good	481	Cottonwood East	20.0	Fair	561	White Pine	11.0	Fair
2	Mulberry	6.0	Fair	82	White Ash	9.0	Dead	162	Norway Spruce	8.0	Poor	342	Pear	8.0	Fair	322	Hickory Shagbark	18.0	Fair	402	Sugar Maple	6.0	Fair	482	White Pine	26.0	Poor	562	Sugar Maple	6.0	Fair
3	White Ash	8.0	Dead	83	Crabapple	9.0	Poor	163	Scotch Pine	8.0	Dead	343	Black Willow	15.0	Dead	323	White Ash	9.0	Dead	403	Elm	6.0	Poor	483	White Pine	12.0	Fair	563	Hackberry	7.0	Fair
4	White Ash	8.0	Dead	84	Crabapple	15.0	Dead	164	Scotch Pine	15.0	Dead	344	Black Willow	8.0	Dead	324	Hop Hornbeam	6.0	Fair	404	White Ash	14.0	Dead	484	Pear	7.0	Fair	564	Hickory Shagbark	9.0	Fair
5	White Ash	10.0	Dead	85	White Ash	11.0	Dead	165	Scotch Pine	14.0	Poor	345	Pear	6.0	Fair	325	White Ash	11.0	Dead	405	Sugar Maple	11.0	Fair	485	Pin Oak	8.0	Fair	565	Hickory Shagbark	8.0	Fair
6	White Ash	15.0	Dead	86	Black Walnut	4.0	Fair	166	Scotch Pine	14.0	Poor	346	Black Willow	6.0	Fair	326	Black Walnut	9.0	Fair	406	Sugar Maple	10.0	Fair	486	White Pine	12.0	Poor	566	Sugar Maple	6.0	Poor
7	White Ash	7.0	Dead	87	White Ash	6.0	Dead	167	Crabapple	7.0	Poor	347	Black Willow	6.0	Fair	327	White Ash	6.0	Dead	407	Sugar Maple	13.0	Fair	487	White Pine	6.0	Fair	567	Sugar Maple	6.0	Poor
8	Black Walnut	7.0	Fair	88	Black Walnut	6.0	Fair	168	White Ash	7.0	Dead	348	White Ash	6.0	Dead	328	Black Walnut	8.0	Fair	408	White Ash	9.0	Dead	488	White Pine	16.0	Poor	568	Sugar Maple	8.0	Fair
9	White Ash	6.0	Dead	89	White Ash	9.0	Dead	169	White Pine	12.0	Fair	349	Black Walnut	8.0	Fair	329	Hop Hornbeam	8.0	Fair	409	White Ash	10.0	Dead	489	White Pine	7.0	Poor	569	Pear	8.0	Fair
10	White Ash	7.0	Dead	90	White Ash	9.0	Dead	170	White Pine	12.0	Fair	350	Elm	12.0	Fair	330	White Ash	7.0	Dead	410	White Ash	7.0	Dead	490	White Pine	9.0	Poor	570	Pear	7.0	Fair
11	White Ash	8.0	Dead	91	White Ash	6.0	Dead	171	Australian Pine	6.0	Poor	351	Elm	14.0	Fair	331	Pin Oak	6.0	Fair	411	Sugar Maple	7.0	Dead	491	Elm	9.0	Poor	571	White Pine	13.0	Fair
12	Elm	9.0	Poor	92	White Ash	6.0	Dead	172	White Pine	6.0	Fair	352	Elm	12.0	Fair	332	Pin Oak	7.0	Good	412	Sugar Maple	9.0	Fair	492	White Pine	6.0	Poor	572	White Pine	7.0	Poor
13	White Ash	6.0	Dead	93	White Ash	8.0	Dead	173	White Pine	6.0	Good	353	Black Walnut	16.0	Fair	333	Black Walnut	8.0	Fair	413	Sugar Maple	6.0	Poor	493	White Pine	6.0	Poor	573	Elm	6.0	Poor
14	White Ash	7.0	Dead	94	White Ash	9.0	Dead	174	White Pine	6.0	Fair	354	Elm	8.0	Fair	334	Sugar Maple	8.0	Fair	414	White Ash	8.0	Dead	494	Black Walnut	6.0	Fair	574	White Pine	6.0	Poor
15	White Ash	9.0	Dead	95	Crabapple	9.0	Poor	175	White Pine	6.0	Fair	355	White Ash	22.0	Dead	335	Sugar Maple	8.0	Fair	415	White Ash	11.0	Dead	495	Black Walnut	6.0	Fair	575	Pear	7.0	Fair
16	White Ash	9.0	Dead	96	Black Walnut	6.0	Fair	176	Australian Pine	8.0	Poor	356	White Ash	8.0	Dead	336	Sugar Maple	10.0	Fair	416	Sugar Maple	8.0	Fair	496	White Pine	6.0	Poor	576	White Pine	12.0	Poor
17	White Ash	10.0	Dead	97	White Ash	6.0	Dead	177	Norway Spruce	10.0	Fair	357	Elm	11.0	Dead	337	Hickory Pignut	8.0	Fair	417	White Ash	7.0	Dead	497	Black Walnut	8.0	Fair	577	Hackberry	9.0	Fair
18	White Ash	7.0	Dead	98	White Ash	6.0	Dead	178	White Pine	6.0	Fair	358	Black Walnut	9.0	Fair	338	White Ash	8.0	Dead	418	White Ash	7.0	Dead	498	Pear	6.0	Fair	578	Hackberry	10.0	Fair
19	White Ash	7.0	Dead	99	White Ash	6.0	Dead	179	White Pine	6.0	Fair	359	White Ash	7.0	Dead	339	Hickory Pignut	18.0	Fair	419	White Ash	9.0	Dead	499	Elm	7.0	Poor	579	Sugar Maple	6.0	Fair
20	White Ash	8.0	Dead	100	White Ash	6.0	Dead	180	White Pine	6.0	Fair	360	White Ash	6.0	Dead	340	Hackberry	6.0	Fair	420	Sugar Maple	6.0	Fair	500	Pear	6.0	Fair	580	Pin Oak	11.0	Fair
21	White Ash	6.0	Dead	101	White Ash	6.0	Dead	181	White Pine	7.0	Fair	361	White Ash	10.0	Dead	341	Mulberry	15.0	Fair	421	White Ash	11.0	Dead	501	Crabapple	6.0	Fair	581	Black Walnut	14.0	Fair
22	Australian Pine	11.0	Poor	102	Osage Orange	15.0	Fair	182	White Pine	9.0	Good	362	Black Willow	15.0	Fair	342	Black Walnut	10.0	Fair	422	White Ash	17.0	Dead	502	White Pine	6.0	Poor	582	Hickory Pignut	7.0	Fair
23	Australian Pine	7.0	Poor	103	White Ash	6.0	Dead	183	White Pine	6.0	Good	363	Black Willow	10.0	Fair	343	Black Walnut	14.0	Fair	423	White Ash	9.0	Dead	503	Elm	6.0	Fair	583	Elm	9.0	Fair
24	Norway Spruce	8.0	Poor	104	Elm	6.0	Poor	184	Australian Pine	7.0	Poor	364	Black Willow	16.0	Fair	344	Hackberry	14.0	Dead	424	Sugar Maple	6.0	Dead	504	Pin Oak	11.0	Fair	584	Elm	7.0	Fair
25	Australian Pine	9.0	Poor	105	White Ash	8.0	Dead	185	Australian Pine	6.0	Fair	365	White Ash	6.0	Dead	345	Sugar Maple	32.0	Poor	425	White Ash	17.0	Dead	505	Elm	8.0	Fair	585	Hickory Shagbark	6.0	Fair
26	Australian Pine	9.0	Poor	106	White Ash	10.0	Dead	186	Norway Spruce	7.0	Fair	366	Black Walnut	20.0	Poor	346	Black Walnut	10.0	Good	426	Sugar Maple	7.0	Fair	506	Hickory Pignut	8.0	Fair	586	Hackberry	11.0	Fair
27	Norway Spruce	9.0	Fair	107	White Ash	10.0	Dead	187	Pear	10.0	Fair	367	Elm	7.0	Poor	347	Sugar Maple	24.0	Poor	427	Sugar Maple	8.0	Fair	507	Hickory Pignut	7.0	Fair	587	Hackberry	9.0	Fair
28	Norway Spruce	7.0	Fair	108	White Ash	10.0	Dead	188	White Ash	14.0	Dead	368	Elm	6.0	Poor	348	Hickory Pignut	18.0	Good	428	Sugar Maple	6.0	Fair	508	Hickory Pignut	6.0	Fair	588	Hackberry	10.0	Fair
29	Norway Spruce	7.0	Fair	109	Scotch Pine	15.0	Poor	189	White Ash	16.0	Dead	369	Black Willow	13.0	Fair	349	White Ash	12.0	Dead	429	White Ash	11.0	Dead	509	Sugar Maple	7.0	Fair	589	Elm	8.0	Poor
30	White Pine	17.0	Dead	110	Crabapple	6.0	Poor	190	Black Walnut	10.0	Fair	370	Black Willow	13.0	Poor	350	Elm	6.0	Poor	430	Sugar Maple	7.0	Fair	510	White Pine	6.0	Poor	590	White Pine	7.0	Poor
31	White Pine	16.0	Fair	111	White Ash	8.0	Dead	191	Crabapple	7.0	Fair	371	Black Willow	13.0	Dead	351	Elm	10.0	Poor	431	Sugar Maple	11.0	Fair	511	White Pine	9.0	Fair	591	White Pine	6.0	Poor
32	Mulberry	15.0	Fair	112	White Ash	8.0	Dead	192	White Ash	14.0	Dead	372	Black Willow	13.0	Poor	352	Elm	8.0	Poor	432	Sugar Maple	8.0	Fair	512	Pear	8.0	Fair	592	Black Walnut	6.0	Fair
33	Australian Pine	9.0	Poor	113	Elm	8.0	Poor	193	White Ash	12.0	Dead	373	White Ash	6.0	Dead	353	White Ash	12.0	Dead	433	Elm	10.0	Poor	513	Sugar Maple	24.0	Fair	593	Hackberry	8.0	Fair
34	White Pine	6.0	Fair	114	Elm	8.0	Poor	194	White Ash	16.0	Dead	374	Black Willow	7.0	Fair	354	Elm	8.0	Poor	434	White Ash	8.0	Dead	514	Cottonwood East	23.0	Fair	594	Black Walnut	10.0	Fair
35	White Pine	6.0	Fair	115	White Ash	9.0	Dead	195	Australian Pine	7.0	Poor	375	White Ash	13.0	Dead	355	White Ash	13.0	Dead	435	Sugar Maple	8.0	Fair	515	White Pine	6.0	Poor	595	White Pine	6.0	Fair
36	White Pine	6.0	Fair	116	Elm	6.0	Poor	196	Cottonwood East	18.0	Fair	376	Black Willow	7.0	Fair	356	Black Walnut	7.0	Fair	436	White Ash	9.0	Dead	516	Sugar Maple	8.0	Fair	596	Black Walnut	8.0	Fair
37	White Pine	6.0	Fair	117	Black Walnut	7.0	Fair	197	Australian Pine	6.0	Poor	377	Pin Oak	15.0	Good	357	Black Walnut	10.0	Fair	437	Sugar Maple	20.0	Fair	517	Black Walnut	6.0	Fair	597	Pear	6.0	Fair
38	White Pine	6.0	Fair	118	White Ash	7.0	Dead	198	White Ash	9.0	Dead	378	White Ash	6.0	Dead	358	Hickory Shagbark	10.0	Fair	438	Elm	7.0	Fair	518	White Pine	20.0	Poor	598	Pear	6.0	Fair
39	White Pine	7.0	Fair	119	Elm	15.0	Poor	199	Elm	22.0	Fair	379	White Ash	15.0	Dead	359	Black Walnut	15.0	Fair	439	White Ash	8.0	Dead	519	Sugar Maple	6.0	Fair	599	Elm	8.0	Fair
40	White Pine	6.0	Fair	120	Black Walnut	7.0	Fair	200	Australian Pine	6.0	Poor	380	Cottonwood East	20.0	Poor	360	Black Walnut	9.0	Fair	440	White Ash	14.0	Dead	520	Elm	7.0	Poor	600	White Pine	7.0	Poor
41	White Pine	6.0	Fair	121	Elm	6.0	Poor	201	White Ash	10.0	Dead	381	White Ash	6.0	Dead	361	White Ash	9.0	Dead	441	White Ash	12.0	Dead	521	White Pine	9.0	Poor	601	White Pine	7.0	Poor
42	White Pine	6.0	Fair	122	Cherry	8.0	Dead	202	White Ash	10.0	Dead	382	White Ash	19.0	Dead	362	Hickory Pignut	11.0	Good	442	Black Walnut	10.0	Fair	522	Elm	14.0	Poor	602	White Pine	12.0	Poor
43	White Pine	7.0	Fair	123	Elm	9.0	Poor	203	White Pine	7.0	Fair	383	White Ash	7.0	Dead	363	White Ash	8.0	Dead	443	White Ash	20.0	Dead	523	Black Walnut	6.0	Poor				
44	White Pine	7.0	Fair	124	White Ash	8.0	Dead	204	White Ash	14.0	Dead	384	White Ash	12.0	Dead	364	Elm	8.0	Poor	444	Sugar Maple	8.0	Fair	524	White Pine	8.0	Poor				
45	White Pine	6.0	Fair	125	White Ash	15.0	Dead	205	White Pine	6.0	Fair	385	Black Willow	16.0	Fair	365	White Ash	12.0	Dead	445	Black Walnut	8.0	Fair	525	White Pine	13.0	Poor				
46	Sugar Maple	15.0	Poor	126	Black Walnut	7.0	Fair	206	White Ash	7.0	Dead	386	Black Willow	6.0	Fair	366	Hickory Pignut	11.0	Fair	446	Black Walnut	7.0	Fair	526	White Pine	8.0	Poor				
47	White Pine	11.0	Fair	127	White Ash	7.0	Dead	207	White Ash	16.0	Dead	387	Black Willow	8.0	Fair	367	Sugar Maple	9.0	Poor	447	Black Walnut	8.0	Fair	527	Hackberry	6.0	Fair				
48	Crabapple	6.0	Poor	128	White Ash	6.0	Dead	208	White Ash	12.0	Dead	388	Black Willow	11.0	Fair	368	White Ash	14.0	Dead	448	Black Walnut	6.0	Fair	528	Black Walnut	7.0	Fair				
49	Crabapple	7.0	Poor	129	White Ash	7.0	Dead	209	White Ash	6.0	Dead	389	Black Willow	11.0	Fair	369	Elm	7.0	Poor	449	Black Walnut	6.0	Fair	529	Black Walnut	14.0	Fair				
50	Australian Pine	7.0	Poor	130	Black Walnut	9.0	Fair	210	White Ash	7.0	Dead	390	Osage Orange	6.0	Fair	370	Hickory Pignut	12.0	Fair	450	Black Walnut	7.0	Fair	530	Black Walnut	9.0	Fair				
51	Australian Pine	7.0	Poor	131	White Ash	9.0	Dead	211	White Ash	6.0	Dead	391	Black Walnut	12.0	Fair	371	Sugar Maple	9.0	Poor	451	Black Walnut	13.0	Fair	5							



