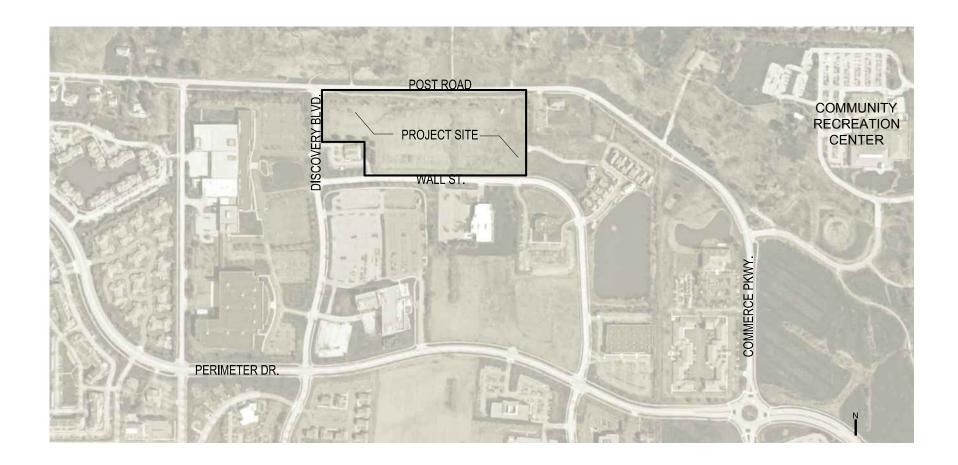
COFFMANPAK

DUBLIN OHIO

FINAL DEVELOPMENT PLAN LANDSCAPE PLAN

P&Z SUBMITTAL: NOVEMBER 20, 2015

PROJECT LOCATION MAP



PREPARED FOR:

ROMANELLI & HUGHES 148 W. SCHROCK ROAD WESTERVILLE OHIO 43081 p: 614.891.2042

PREPARED BY:



INDEX OF DRAWINGS

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PLANT SCHEDULE / DETAILS	L7.0

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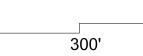
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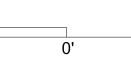
XX.XX.XXXX NOTES

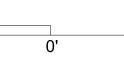
REGIONAL CONTEXT

L1.01

COFFMAN PARK REGIONAL CONTEXT MAP

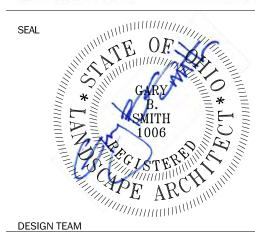






Perimeter Dr

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VICINITY MAP

COFFMAN PARK VICINITY MAP

L2.01

TREE#	DBH	SPECIES	CONDITION	REMOVED
1	6	Crabapple	Good	
2	6	Crabapple	Good	
3	6	Crabapple	Good	
4	6	Crabapple	Good	
5	6	Crabapple	Good	
6	6	Crabapple	Good	
7	7	Norway Spruce	Good	х
8	8	Norway Spruce	Good	х
9	8	Crabapple	Good	
10	10	Norway Spruce	Good	х
11	9	Oak	Good	
12	11	Norway Spruce	Good	х
13	11	Norway Spruce	Good	х
14	9	Norway Spruce	Good	х
15	9	Oak	Fair	
16	7	Walnut	Good	
17	8	Sweetgum	Good	
18	10	Scotch Pine	Good	
19	8	Sugar Maple	Good	
20	7	Crabapple	Good	
21	8	Scotch Pine	Poor	
22	9	Scotch Pine	Poor	
23	8	Pine	Dead	
24	6	Cottonwood	Good	х
25	6	Cottonwood	Good	х
26	8	Sugar Maple	Good	
27	10	Scotch Pine	Dead	х
28	11	Scotch Pine	Dead	
29	8	Sugar Maple	Good	

10 Sugar Maple

TREE #	DBH	SPECIES	CONDITION	REMOVED
31	6	Crabapple	Good	
32	6	Sweetgum	Good	
33	32	Cottonwood	Good	
34	10	Pine	Good	х
35	11	Pine	Good	
36	10	Pine	Good	
37	12	Sugar Maple	Good	
38	10	Pine	Fair	
39	10	Pine	Fair	
40	16	Hackberry	Fair	
41	12	Sugar Maple	Good	
42	9	Sweetgum	Good	
43	7	Norway Spruce	Good	х
44	7	Norway Spruce	Good	
45	8	Norway Spruce	Good	х
46	7	Sweetgum	Good	
47	6	Pear	Good	
48	8	Red Oak	Good	
49	7	Norway Spruce	Fair	
50	6	Crabapple	Good	
51	11	Maple	Good	
52	12	Maple	Good	
53	11	Ash	Good	
54	8	Scotch Pine	Good	х
55	10	Oak	Good	
56	10	Scotch Pine	Fair	
57	12	Ash	Good	х
58	12	Ash	Poor	х
59	12	Ash	Good	х
60	12	Hackberry	Good	Х

TREE #	DBH	SPECIES	CONDITION	REMOVED
61	10	Hackberry	Good	х
62	12	Hackberry	Good	х
63	10	Hackberry	Poor	х
64	8	Hackberry	Good	х
65	6	Hackberry	Good	Х
66	6	Hackberry	Good	х
67	7	Crabapple	Good	х
68	6	Crabapple	Good	Х
69	10	Pine	Good	
70	10	Pine	Good	
71	14	Pine	Good	
72	12	Pine	Good	
73	10	Pine	Good	
74	12	Pine	Good	
75	12	Pine	Good	
76	8	Pine	Good	
77	8	Pine	Good	
78	8	Pine	Good	
79		not Used	Good	
80	30	Cottonwood	Good	х
81	8	Hackberry	Good	х
82	12	Hackberry	Good	х
83	8	Hackberry	Good	х
84	18	Hackberry	Poor	х
85	6	Wild Cherry	Poor	х
86	7	Hackberry	Good	х
87	6	Crabapple	Good	х
88	10	Spruce	Good	
89	8	Spruce	Good	
90	6	Spruce	Fair	

TREE #	DBH	SPECIES	CONDITION	REMOVED
91	8	Spruce	Poor	
92	12	Spruce	Good	
93	8	Spruce	Good	
94	10	Spruce	Good	
95	10	Spruce	Good	
96	10	Spruce	Good	

TREE REMOVAL / REPLACEMENT CALCULATIONS:

33 TOTAL TREES TO BE REMOVED (THIS SECTION) - DEAD/ POOR CONDITION	319 Inches -44 Inches
TOTAL INCHES TO BE REMOVED (THIS SECTION) TOTAL INCHES REMOVED (EAST SECTION)	= 275 Inches +56 Inches
TOTAL INCHES TO BE REPLACED (BOTH SECTIONS) TOTAL INCHES PLANTED ON EAST SECTION (40 Trees x 2.5" = 100 Inches)	= 331 Inches -100 Inches
TOTAL INCHES REQUIRED THIS SECTION	= 231 Inches

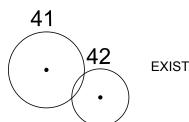
TOTAL TREES REQUIRED

TREES REQUIRED FOR INCH/INCH REPLACEMENT = 93 Trees
(231 / 2.5" = 92.4)

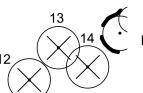
DEAD PARK TREES TO BE REPLACED (Tree/Tree) + 1 Tree

TOTAL 2.5" TREES REQUIRED FOR REPLACEMENT = 94 Trees

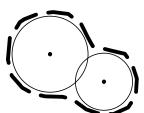
SYMBOL LEGEND:



EXISTING TREES



EXISTING TREES TO BE REMOVED



TREE PROTECTION FENCE - SEE DETAIL ON SHEET L-7.02

TREE PROTECTION NOTES:

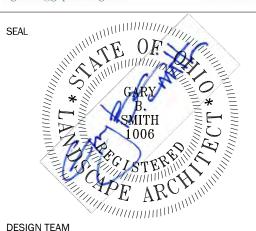
- 1. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE CONSTRUCTION DRAWINGS.
- 2. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 INCHES OR GREATER AT DBH MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
- 3. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.



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OFFMAN PARK

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TREE SURVEY /
REMOVAL /
PROTECTION

L3.01

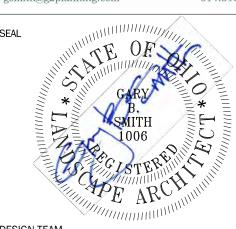
SITE AND MATERIAL NOTES

SYMBOL	ITEM	REFERENCE:
	1 EXISTING BIKE PATH	
	2 PROPOSED PATH CONNECTION	E L7.02
	3 ENTRY FEATURE AND SIGN (DETAIL A ON L7.02)	A L7.02
	4 GATE TO MATCH EXISTING	B L7.02
	5 MAIL BOXES TO MATCH EXISTING	C L7.02
	6 EXISTING STONE WALL / GATE / FENCE	
WALL	7 SMALL STONE COLUMN	B L7.01
	8 EXISTING PUMP HOUSE	
	9 FUTURE SIDEWALK BY OTHERS	
WALL COLUMN	10 STACKED / MORTARED WALL	C L7.01
FENCE COLUMN	11 FENCE	D L7.02
•	12) LARGE ENTRY COLUMN	A L7.01

LAYOUT NOTES

- 1. All dimensions shown are in feet and inches unless otherwise noted.
- 2. Do not scale drawings. Utilize dimensions indicated on the plans.
- 3. All dimensions are to the edge of pavement, face of wall, or face of curb unless otherwise noted.
- 4. Walkways and hardscape elements indicated as curvilinear shall have smooth continuous curves.
- 5. Unless indicated otherwise, all walkways abutt at 90 degree angles.
- 6. All concrete scoring shall be parallel, perpendicular or tangent to adjacent improvements unless otherwise noted.
- 7. Layout all construction lines and verify layout with the Owner's Representative prior to beginning any construction work.
- 8. Radii of curbs are estimated from survey or base data. The Contractor shall make all modifications necessary to assure existing and new curbs meet flush, even and
- 9. Provide isolation joints where concrete paving or paving base meets a fixed structure (existing or proposed).
- 10. Provide flush conditions at juncture of all walkways and door thresholds.

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LAYOUT AND MATERIALS PLAN

WALL ST.

COFFMAN PARK LANDSCAPE PLAN

TREES REQUIRED:

DISCRIPTION	REQUIRED:	PROVIDED
STREET TREES (WALL ST.)	16 TREES	16 TREES
BUILDING COVERAGE 101,441 SF / 300 = 338" 338" / 2.5" = 135	135 TREES	135 TREES
VEHICULAR USE AREA 1,327 LF / 40 = 33	33 TREES	33 TREES
TREE REPLACEMENT	94 TREES	94 TREES
TOTALS	278 TREES	278 TREES

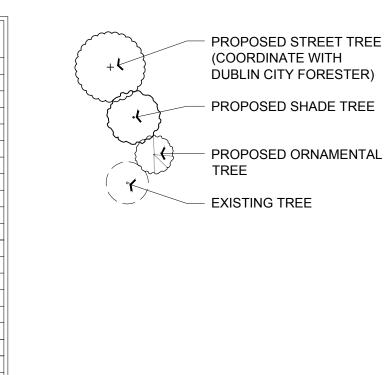
PLANT LIST :

(CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT QUANTITIES SHOWN ON PLAN)

4-MC

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHADE TREE	:S					
17	PX	Bloodgood London Plane Tree	Platanus Acerfolia 'Bloodgood'	2 1/2" CAL.	B&B	
16	UP	Sawtooth Oak	Quercus acutissima	2 1/2" CAL.	B&B	
22	AF	Autumn Blaze Maple	Acer x Freeman 'Jeffers Red'	2 1/2" CAL.	B&B	
18	QR	Northern Red Oak	Quercus Rubra	2 1/2" CAL.	B&B	
20	PS	Pacific Sunset Maple	Acer Truncatum 'Warrens Red'	2 1/2" CAL.	B&B	
21	ZS	Green Vase Zelkova	Zelkova Serrata 'Green Vase'	2 1/2" CAL.	B&B	
45	AS	Commemoration Sugar Maple	Acer Saccharum 'Commemoration'	2 1/2" CAL.	B&B	
17	QC	Scarlet Oak	Quercus Coccinea	2 1/2" CAL.	B&B	
10	LS	Sweetgum	Liquidambar Styraciflua	2 1/2" CAL.	B&B	
12	QB	Swamp White Oak	Quercus Bicolor	2 1/2" CAL.	B&B	
ORNAMENT	 Al tree:	_ S				
	PC	Chanticleer Pear	Pyrus Calleryana 'Chanticleer'	2 1/2" CAL.	B&B	
	PA	Aristocrat Pear	Pyrus Calleryana 'Aristocrat'	2 1/2" CAL.	B&B	
14	MS	Snowdrift Crabapple	Malus 'Snowdrift'	2 1/2" CAL.	B&B	
9	MP	Prariefire Crab	Malus 'Prariefire'	2 1/2" CAL.	B&B	
11	MC	Spring Snow Crab	Malus 'Spring Snow'	2 1/2" CAL.	B&B	
	AC	Amelanchier canadensis	Shadblow Serviceberry	6-8' Hgt	B&B	Multi-Stem
SHRUBS						
	BX	Buxus x. 'Green Velvet'	Green Velvet Boxwood	18" Hgt.	B&B	
220	TO	Emerald Green Arborvitae	Thuja Occidentalis 'Emerald Green'	42" Hgt.	B&B	
	TM	Dense Yew	Taxus Media 'Densiformis'	24" Spr.	B&B	
	JC	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" Hgt.	B&B	
				1		

PLANT KEY:



LANDSCAPE NOTES

- Stake all bed lines and tree locations for the Landscape Architect's review prior to installation. All
 planting procedures are subject to the review of the Landscape Architect and the Contractor shall
 correct any deficiencies found at no additional cost to the Owner.
- Secure plant material as specified on plans. In the event that plant materials specified are not available, contact Landscape Architect for approved substitutions. No substitutions for plant materials will be allowed without prior written approval by the Landscape Architect.
 - 3. Verify that all planting products, plant material, and plant quantities delivered to the site match what is indicated on the plans and specifications.
 - 4. Protect all plant material during delivery to prevent damage to root balls, trunks, branches and the desiccation of leaves. Protect all plant material during shipping with shade cloth or ship with enclosed transport. Maintain protections and health of plant material stored on site. Handle all trees with nylon straps. No chains or cables will be allowed. Remove unacceptable plant material immediately from the site.
- 5. All plant material shall be nursery grown, well formed, true to species, hardened off with vigorous root systems, full crown and canopies, and free from disease, pests and insects, and defects such as knots, sun scald, windburn, leaf dis-coloration, irregular branching or injuries.
- 6. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- 7. All plant material delivered to the site is subject to the review of the Landscape Architect before, during and after installation.
- Provide plant samples or photographs of each plant specified to the Landscape Architect for compliance review prior to installation.
- 9. Test fill all tree and planting pits with water, prior to planting, to assure proper soil percolation. Pits which do not adequately drain shall be further excavated to a depth sufficient for drainage to occur and/or backfilled with suitable drainage gravel. No allowances shall be made for plant material loss due to improper drainage. Contractor shall replace lost plant material with same size and species at no additional cost to Owner.
- 10. All plant materials, including relocated plant material, shall be planted in a professional manner typical to the industry standards of the area to assure complete survivability of all installed plant materials as well as to provide an aesthetically approved project. Contractor shall refer to the planting details for minimum size and width of planting pits and beds, guying and staking, mulching, and other planting requirements.
- 11. All planting areas shall be weed free prior to planting installation.
- 12. Remove all planting and landscape debris from the project site and sweep and wash clean all paved and finished surfaces affected by the landscape installation.
- 13. Refer General Notes for additional instructions.

PROJECT FOR:

148 W Schrock
Westerville, OH
tel. 614.891.20

PREPARED BY:

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SOFFMAN PARK

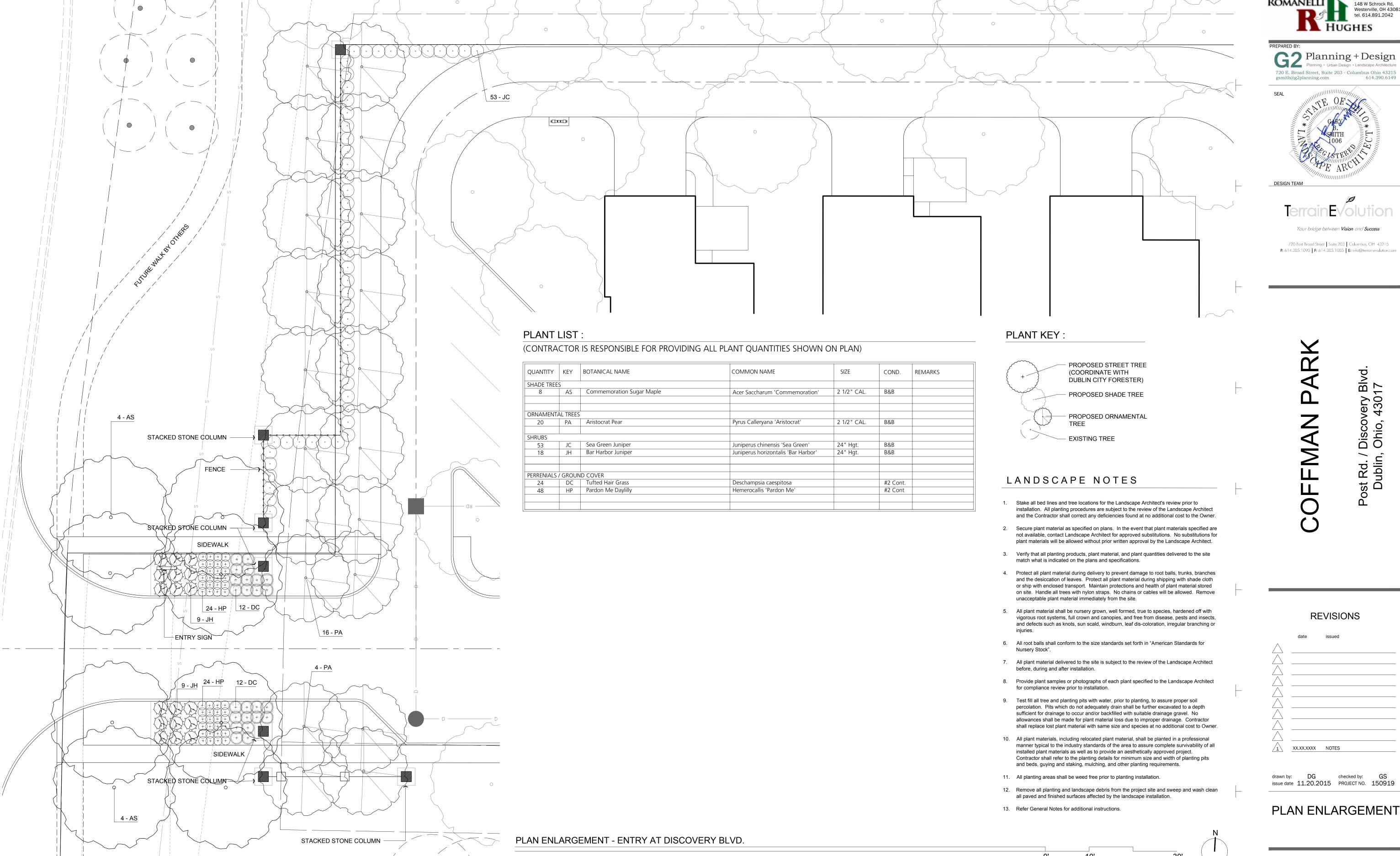
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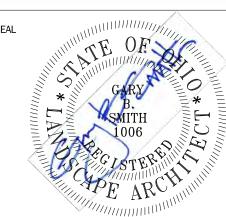
LANDSCAPE PLAN

L5₋01



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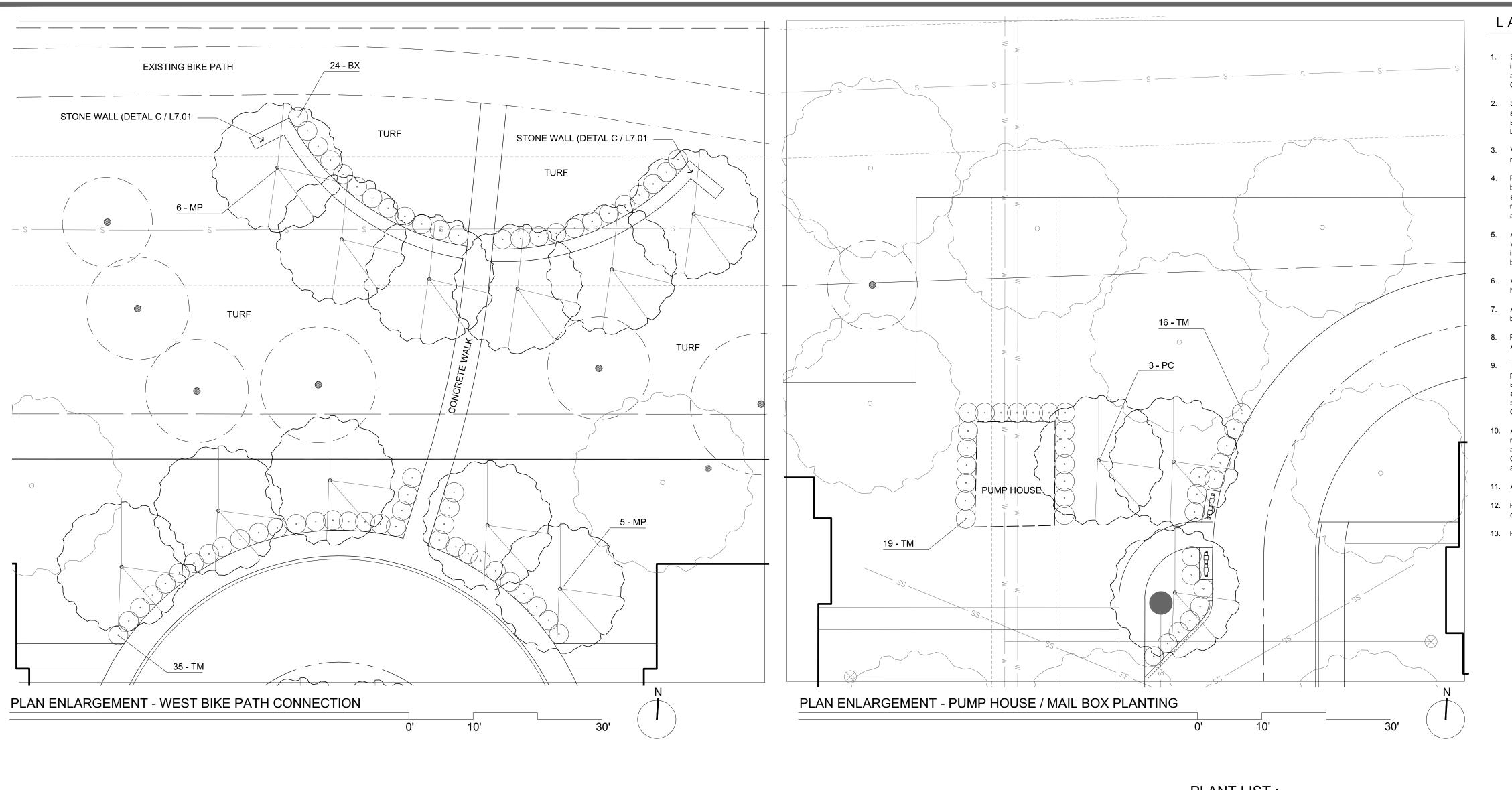
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PLAN ENLARGEMENT



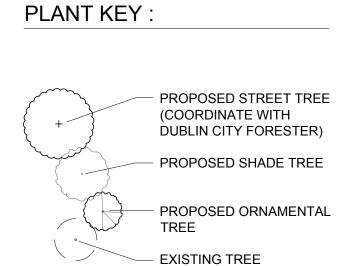
EXISTING BIKE PATH

STONE WALL (DETAL C / L7.01

PLAN ENLARGEMENT - WESTERN PARK STONE WALL

LANDSCAPE NOTES

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- 13. Refer General Notes for additional instructions.



PLANT LIST:

EXISTING BIKE PATH

STONE WALL (DETAL C / L7.01

PLAN ENLARGEMENT - WESTERN PARK STONE WALL

(CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT QUANTITIES SHOWN ON PLAN)

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHADE TREE	 S					
	PX	Bloodgood London Plane Tree	Platanus Acerfolia 'Bloodgood'	2 1/2 " CAL.	B&B	
	UP	Sawtooth Oak	Quercus acutissima	2 1/2 " CAL.	B&B	
	AF	Autumn Blaze Maple	Acer x Freeman 'Jeffers Red'	2 1/2" CAL.	B&B	
	QR	Northern Red Oak	Quercus Rubra	2 1/2" CAL.	B&B	
	PS	Pacific Sunset Maple	Acer Truncatum 'Warrens Red'	2 1/2" CAL.	B&B	
	ZS	Green Vase Zelkova	Zelkova Serrata 'Green Vase'	2 1/2" CAL.	B&B	
	AS	Commemoration Sugar Maple	Acer Saccharum 'Commemoration'	2 1/2" CAL.	B&B	
	QC	Scarlet Oak	Quercus Coccinea	2 1/2" CAL.	B&B	
	LS	Sweetgum	Liquidambar Styraciflua	2 1/2" CAL.	B&B	
	QB	Swamp White Oak	Quercus Bicolor	2 1/2" CAL.	B&B	
ORNAMENTA	 AL TREE:	_ S				
3	PC	Chanticleer Pear	Pyrus Calleryana 'Chanticleer'	2 1/2" CAL.	B&B	Multi-Stem
	PA	Aristocrat Pear	Pyrus Calleryana 'Aristocrat'	2 1/2" CAL.	B&B	Multi-Stem
	MS	Snowdrift Crabapple	Malus 'Snowdrift'	2 1/2" CAL.	B&B	
11	MP	Prariefire Crab	Malus 'Prariefire'	2 1/2" CAL.	B&B	
	MC	Spring Snow Crab	Malus 'Spring Snow'	2 1/2" CAL.	B&B	
	AC	Amelanchier canadensis	Shadblow Serviceberry	6-8' Hgt	B&B	Multi-Stem
SHRUBS						
24	BX	Buxus x. 'Green Velvet'	Green Velvet Boxwood	18" Hgt.	B&B	
	ТО	Emerald Green Arborvitae	Thuja Occidentalis 'Emerald Green'	42" Hgt.	B&B	
70	TM	Dense Yew	Taxus Media 'Densiformis'	24" Spr.	B&B	
	JC	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" Hgt.	B&B	
SHRUBS						
19	NM	Blue Wonder Catmint	Nepeta mussinii 'Blue Wonder'		#2 Cont.	
100	HP	Pardon Me Daylilly	Hemerocallis 'Pardon Me'		#2 Cont.	





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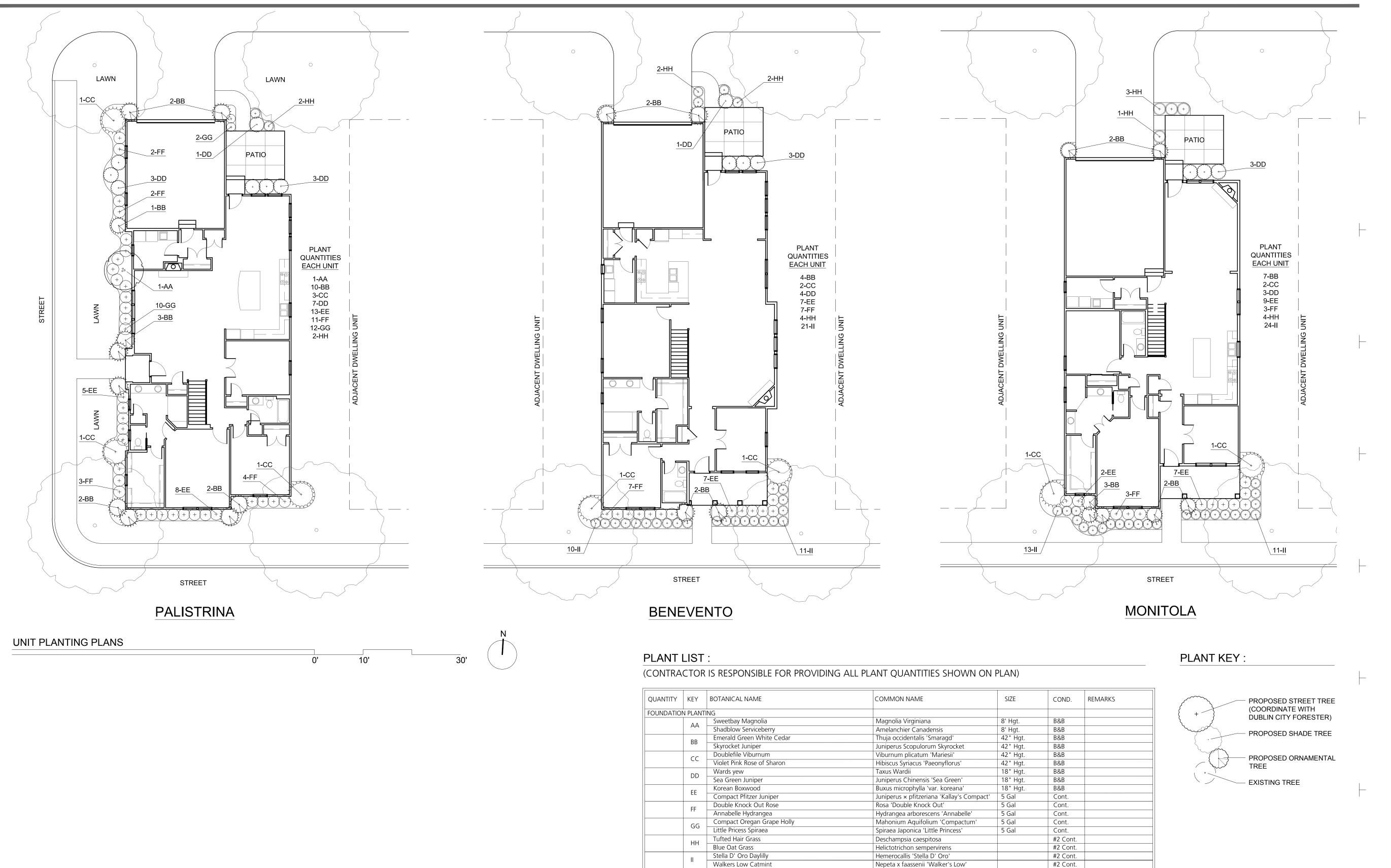
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PLAN ENLARGEMENT

L6.02



PROJECT FOR:

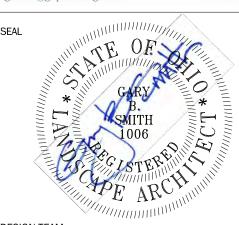
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FEMAN PARK

UNIT PLANTING PLAN

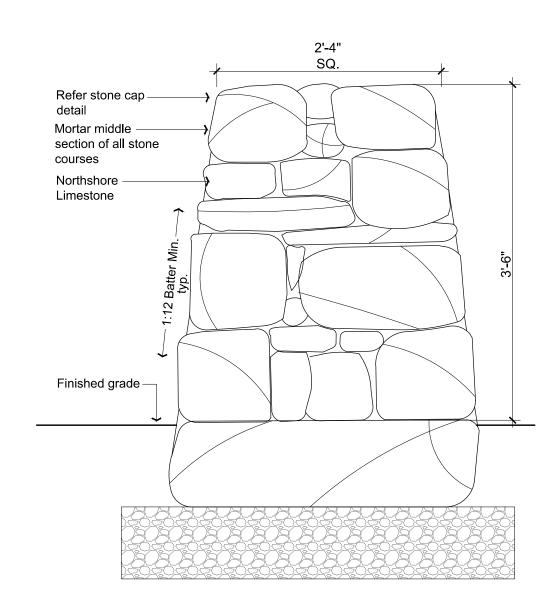
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L6.03

A STACKED STONE ENTRY COLUMN W/ MORTAR SCALE: 1" = 1'-0"

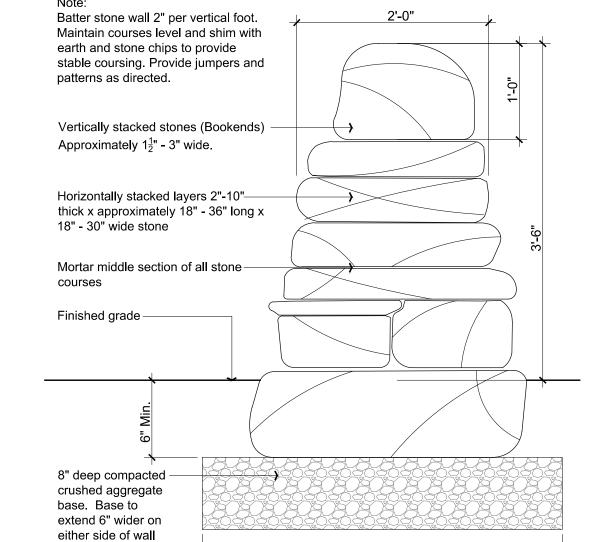
Mortar flush with stone (top of column only). Mortar to be Type S.

COLUMN CAP SCALE: 1" = 1'-0"



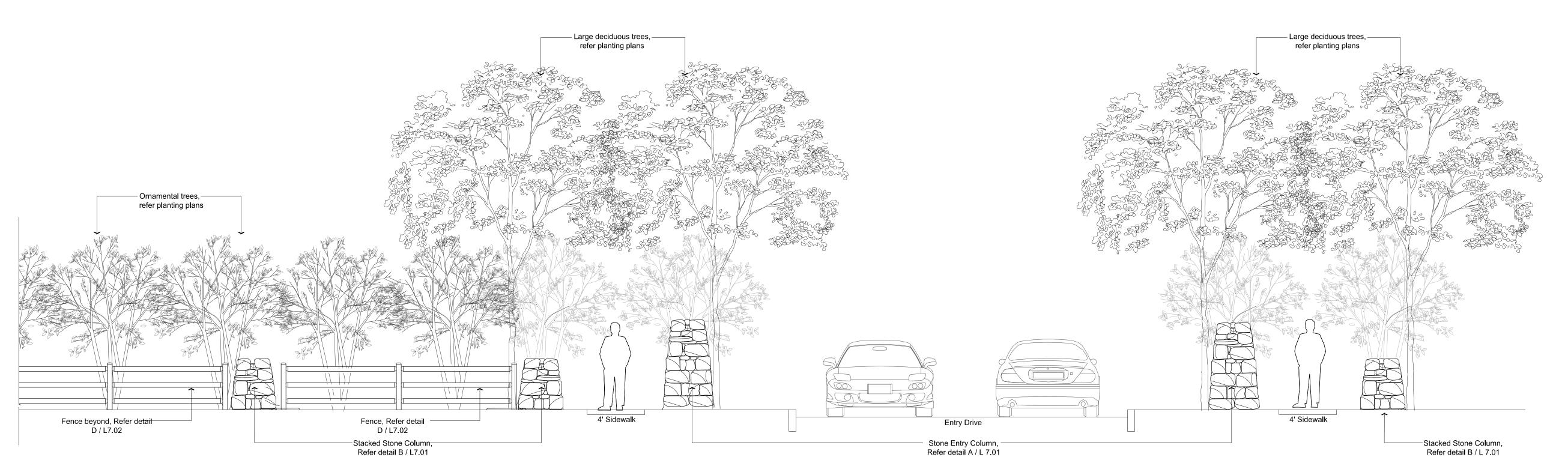
B STACKED STONE COLUMN W/ MORTAR SCALE: 1" = 1'-0"





C STACKED STONE WALL WITH MORTAR SCALE: 1" = 1'-0"

base stone



Note: Elevations are for design intent only and are not to be used for construction.

ENTRY ELEVATION AT DISCOVERY BLVD.

Romanelli

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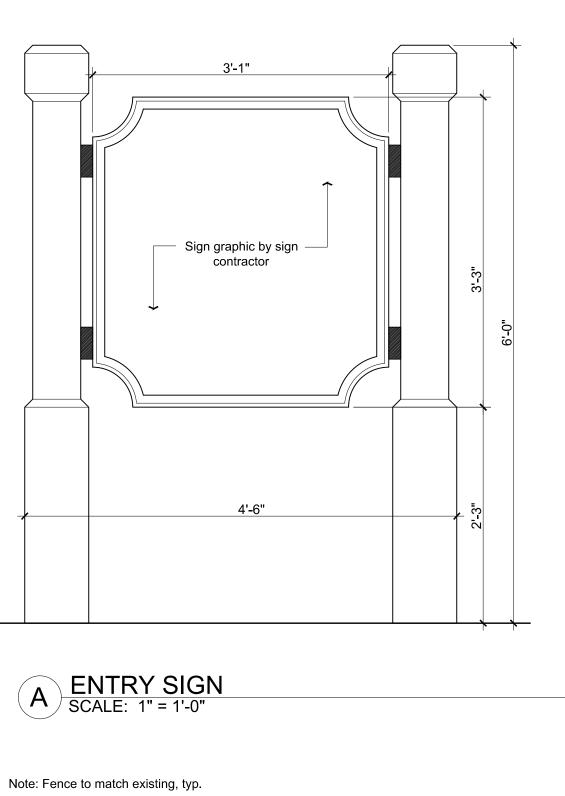
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

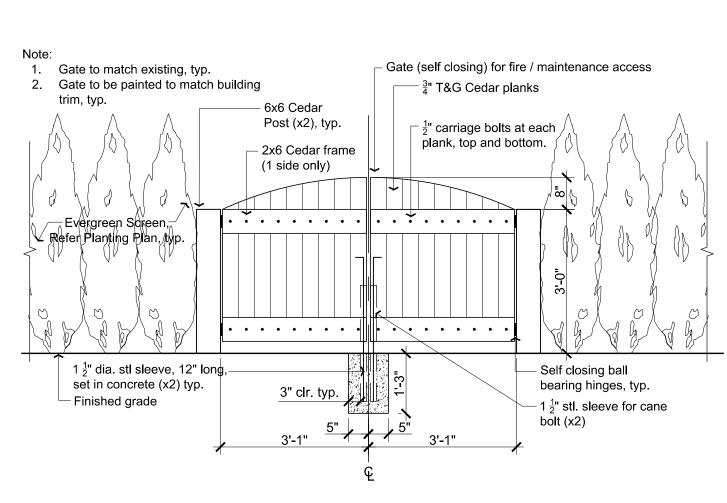
REVISIONS

drawn by: DG issue date 11.20.2015 PROJECT NO. 150919

DETAILS

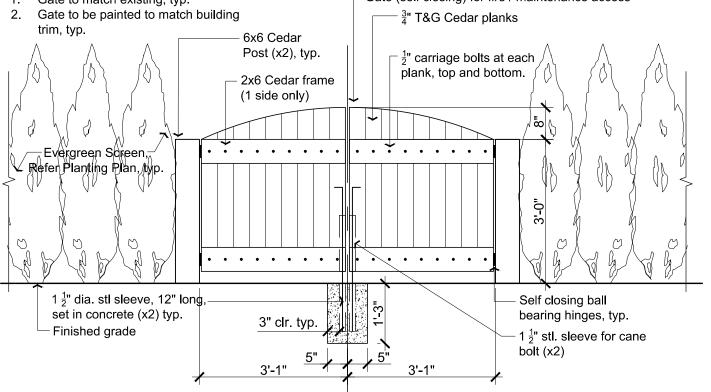
L7.01

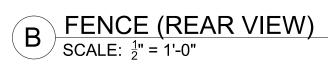






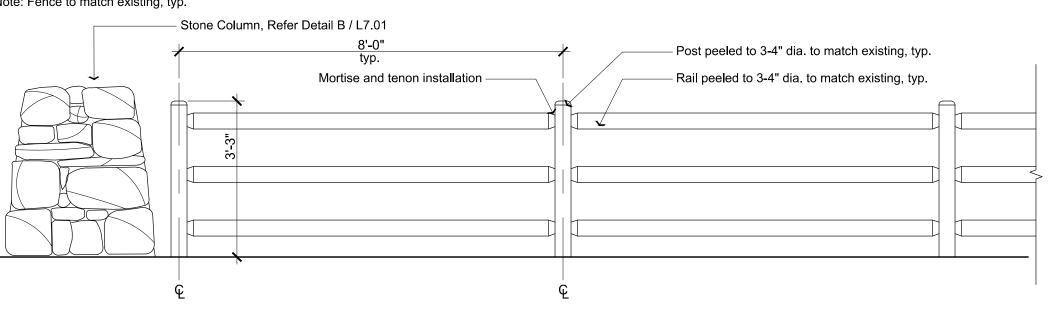


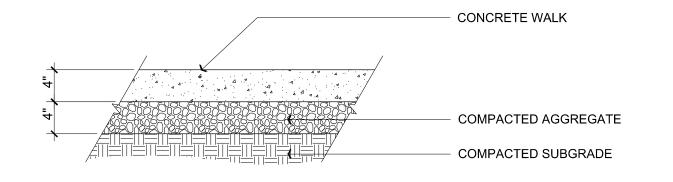






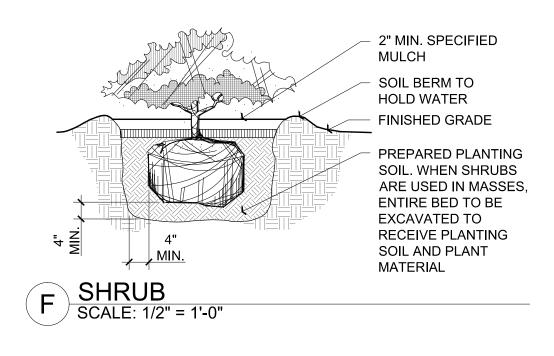
STANDARD MAIL BOX—

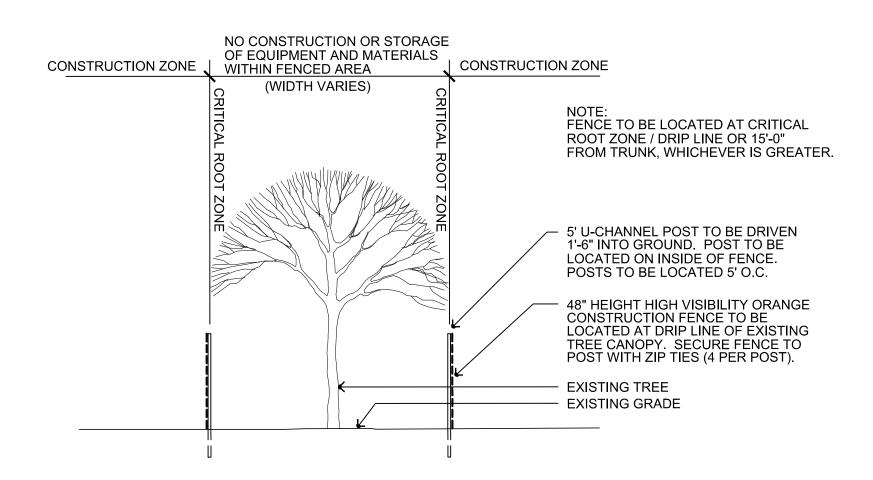


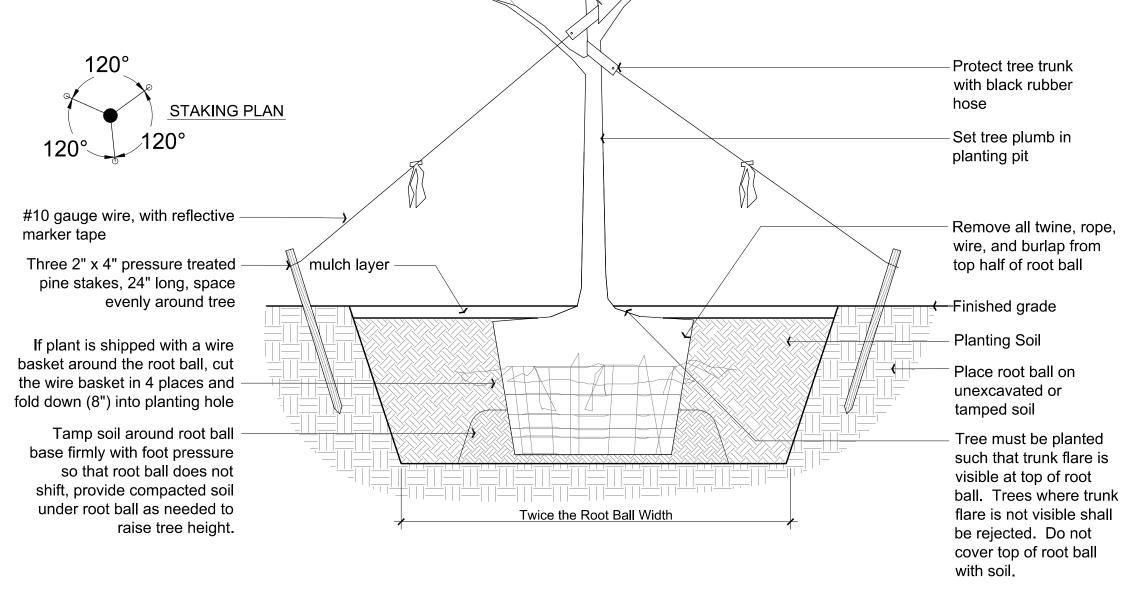


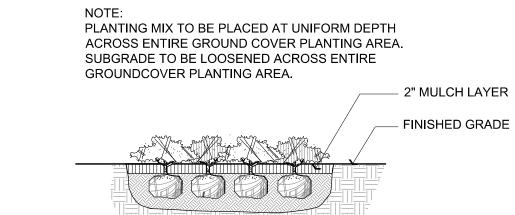












G GROUNDCOVER SCALE: 1/2" = 1'-0"

H TREE PROTECTION N.T.S.

DECIDUOUS TREE
SCALE: 1/2" = 1'-0"



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