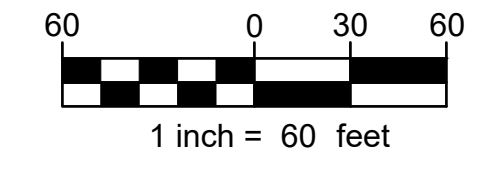
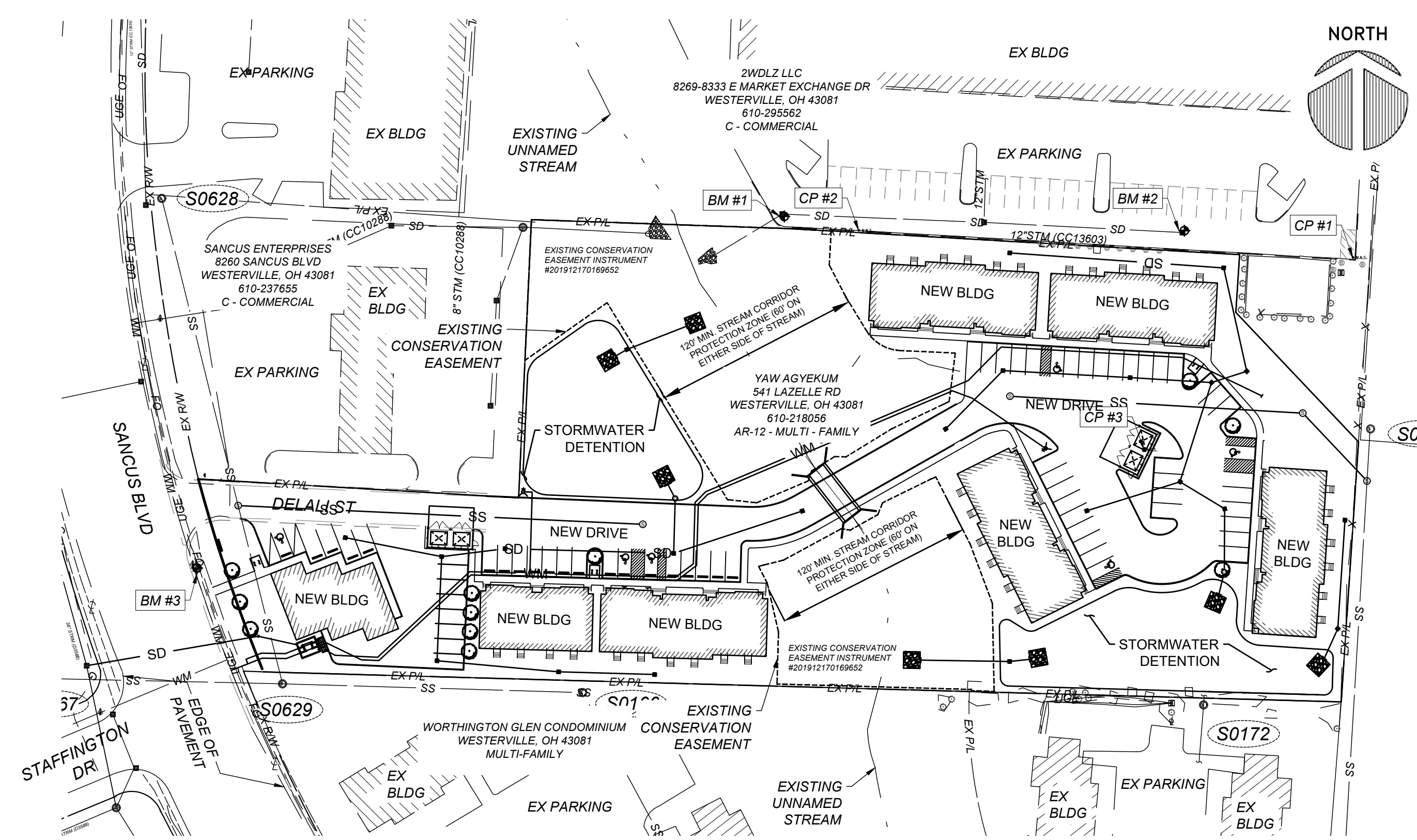
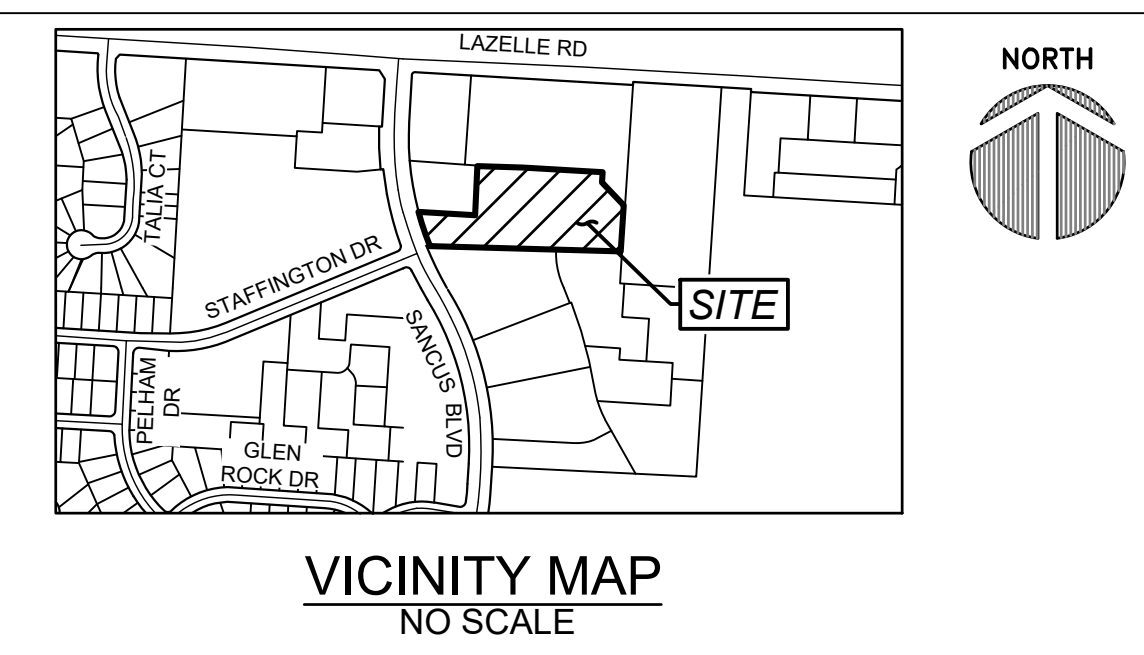


GENERAL ZONING INFORMATION	
ADDRESS	541 LAZELLE ROAD
PARCEL NO.	610-218056
OWNER/DEVELOPER	YAW & DELALI AGYEKUM
	365 MEADOW ASH DRIVE
	LEWIS CENTER, OHIO 43035
ZONING CLASSIFICATION/ DISTRICT	MULTI-FAMILY
ZONING CLASSIFICATION/ DISTRICT OF ADJACENT PARCELS	COMMERCIAL, MULTI-FAMILY
HEIGHT DISTRICT	H-35
COMMERCIAL OVERLAY	N/A
TOTAL SITE AREA (AC)	3.48 AC
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	39049C0063K
MOST RECENT EFFECTIVE DATE OF FIRM	6/17/2008
BASE FLOOD ELEVATION (DFE)	ZONE X
FRONT BUILDING SETBACK	25'-0"
FRONT PARKING SETBACK	25'-0"
MAXIMUM BUILDING HEIGHT	35'-0"
BUILDING HEIGHT	30'-0"
NO. OF DWELLING UNITS	36
PROPOSED REFUSE SERVICE	MUNICIPAL
PROPOSED REFUSE CAPACITY (CY)	N/A

SITE DATA TABLE	
TOTAL SITE AREA (AC)	3.48 AC
TOTAL DISTURBED AREA (AC)	2.63 AC
PRE-DEVELOPED IMPERVIOUS (AC)	0.04
POST-DEVELOPED IMPERVIOUS (AC)	2.02 AC
TOTAL LOT COVERAGE (%)	45%

# FINAL SITE COMPLIANCE PLAN #XXXXX-XXXXX FOR LAZELLE CROSSING APARTMENTS NEW APARTMENT & RETAIL DEVELOPMENT COLUMBUS, OHIO 43081 2021

No floodplain comments nor questions. Renee VanSickle, 12-26-2021.



**UNDERGROUND UTILITIES**  
2 WORKING DAYS BEFORE YOU DIG  
CALL 800-362-2764 (TOLL FREE)  
OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBER  
MUST BE CALLED DIRECTLY

- SITE PLAN NOTES:**  
THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS:
- 3321.01 DUMPSTER
  - 3321.07 LANDSCAPE
  - 3321.03 LIGHTING
  - 3312.21 SCREENS
  - 3312.39 STRIPING/MARKING
  - 3312.43 SURFACE
  - 3312.45 WHEEL STOPS/CURBS

**DIVISION OF FIRE NOTE:**

ALL FDC'S MUST HAVE LOCKING KNOX CAPS (OFC 912.3.1). FDC REQUIRES SIGN ABOVE STATING THE SYSTEM/ADDRESS IT SERVES AND THE OPERATING PRESSURE/FLOW (GPM) REQUIRED. MULTIPLE FDC'S ON A BUILDING MUST SHOW WHAT AREA THEY SERVE.

EMERGENCY RESPONDER RADIO COVERAGE. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING (THE TEST IS PERFORMED BY A 3RD PARTY). OFC 501.1

KNOX RAPID ENTRY SYSTEM REQUIRED (OFC 506.1)  
NEAREST FIRE HYDRANT (XXXXX) FLOW TEST RESULT: XXX GPM (AT 20 PSI)

Design and Construction is now requiring a table for Final Site Compliance Plans. See Dropbox link below for table and add to the bottom-right corner of the plan. [https://www.dropbox.com/s/w5qyt344aea2eaz/Table\\_For\\_Final\\_Site\\_Compliance\\_Plans.pdf?dl=0](https://www.dropbox.com/s/w5qyt344aea2eaz/Table_For_Final_Site_Compliance_Plans.pdf?dl=0)

**RIGHT-OF-WAY ENCROACHMENT NOTE:**  
NO PRIVATE ELEMENTS ARE PERMITTED TO ENCROACH INTO THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO STAIRS, RAILINGS, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS.

**EXPIRATION NOTE:**  
DATE OF EXPIRATION: PLAN IS VALID FOR ONE (1) YEAR FROM DATE OF APPROVAL.

**PARKLAND DEDICATION ORDINANCE:**  
PARKLAND DEDICATION ORDINANCE CC3318 DOES NOT APPLY.

**SANITARY SEWER NOTE:**  
SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THEIR LOCATIONS. CONTACT DPU PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL. CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE 111 N. FRONT ST 1ST FLOOR (614) 645-7490.

update address to the 111 N Front St

**SANITARY DEMOLITION NOTE:**  
PRIOR TO DEMOLITION, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 910 DUBLIN RD., 3RD FLOOR, (614) 645-7490

**WATER QUALITY NOTE:**  
PROPOSED IMPROVEMENTS SHALL DISTURB MORE THAN 1 AC., THEREFORE WATER QUALITY MEASURES ARE REQUIRED.

**DIVISION OF POWER NOTE:**  
THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

**PROJECT DESCRIPTION**

NEW SITE DEVELOPMENT CONSISTING OF SEVEN (7) RESIDENTIAL BUILDINGS AND ONE (1) RETAIL BUILDING. IMPROVEMENTS ALSO INCLUDE STORMWATER INFRASTRUCTURE, A STREAM CROSSING, SITE UTILITY CONNECTIONS AND PARKING

**SURVEY NOTE**

A TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY OHM ADVISORS DATED 07-24-2020.

**BENCHMARKS**

- BENCHMARK #1 - CHISELED "X" IN CONCRETE ON THE SE CORNER OF CONCRETE PAD AT CB POINT NO. 746  
N = 777917.755 E=1831405.642 ELEV=920.41
- BENCHMARK #2 - CHISELED "X" IN CONCRETE ON THE NW CORNER OF RIM AT CB POINT NO. 512  
N = 777909.122 E=1831647.588 ELEV=920.49
- BENCHMARK #3 - CHISELED "X" ON ARROW BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF SANCUS BOULEVARD BETWEEN THE SIDEWALK AND BACK OF CURB AND BEING 30' SOUTH OF CAR WASH ENTRANCE.  
N = 777705.08 E=1831050.56 ELEV=924.42

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND NORTH AMERICAN DATUM OF 1983, (NSRS 2011), AS ESTABLISHED FROM A GPS SURVEY PERFORMED BY OHM-ADVISORS IN JULY 2020.

**FLOOD DESIGNATION**

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP #39049C0063K, DATED JUNE 17, 2008 FOR COMMUNITY NUMBER 390170, THIS PROPERTY IS IN ZONE X, WHICH IS NOT A FLOOD HAZARD.

**INDEX OF SHEETS**

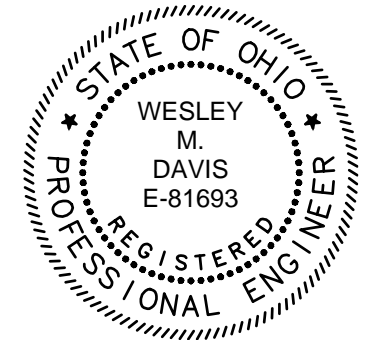
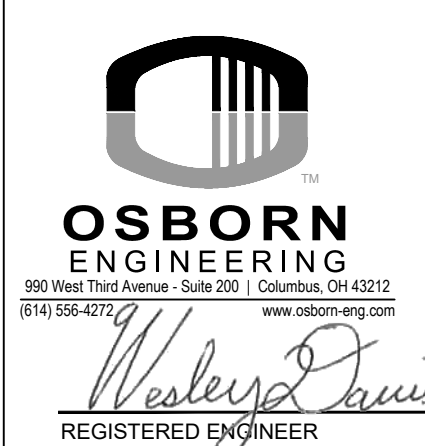
- |   |   |
|---|---|
| 1 | TITLE SHEET   |
| 2 | EXISTING CONDITIONS & DEMOLITION PLAN WEST              |
| 3 | EXISTING CONDITIONS & DEMOLITION PLAN EAST              |
| 4 | SITE LAYOUT & UTILITY PLAN WEST                         |
| 5 | SITE LAYOUT & UTILITY PLAN EAST                         |
| 6 | CONSTRUCTION DETAILS                                    |
| 7 | STREAM CORRIDOR PROTECTION ZONE VEGETATION REMOVAL PLAN |
| 8 | STREAM CORRIDOR PROTECTION ZONE PLANTING PLAN           |
| 9 | STREAM CORRIDOR PROTECTION ZONE PLANTING DETAILS        |

Add Final Site Compliance # to this list also.

R/W IMPROVEMENTS PLAN #3795-E  
PRELIMINARY SITE COMPLIANCE PLAN #20601-00092  
SANITARY CC PLAN - CC19276  
STORM CC PLAN - CC19269  
WATER SERVICE PLAN #5949

Add Final Site Compliance # (each Sheet)

PLANS PREPARED BY :



12/16/21  
DATE

PROJECT TITLE:

FINAL SITE COMPLIANCE PLAN  
FOR  
LAZELLE CROSSING APARTMENTS  
541 LAZELLE ROAD  
COLUMBUS, OHIO 43081

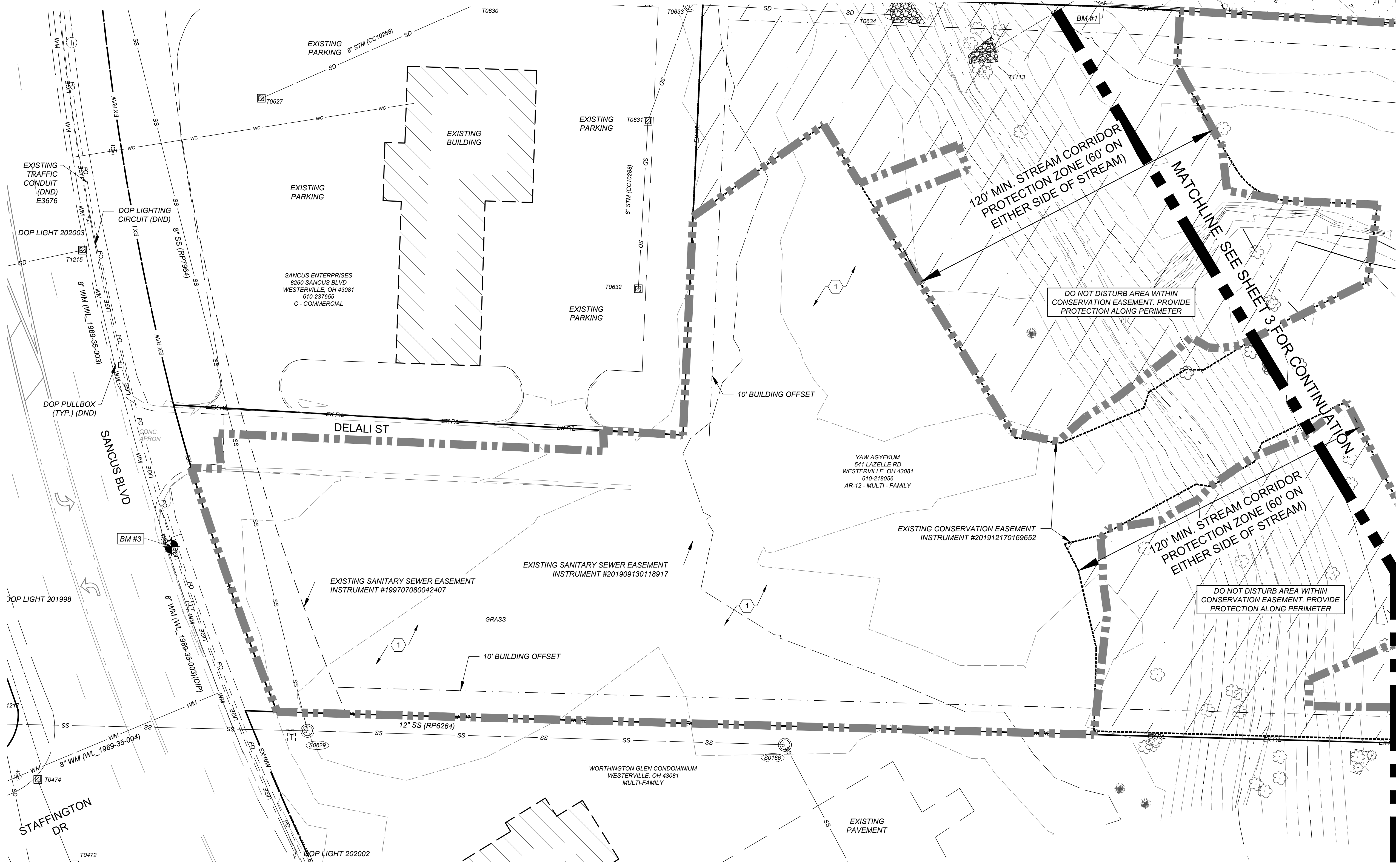
TITLE SHEET

CITY OF COLUMBUS  
DEPARTMENT OF BUILDING AND ZONING SERVICES

SCALE: AS NOTED SHEET: 1 / 9

CONTRACT DRAWING NO. FSCP #XXX RECORD PLAN NO.

P:\A\kidel Investments\20200306\_100\_Akidel Investment Co - Lazelle Crossing Apartments - Expenses\Drawings\Civil\FSCP\20200306\_000-FSCP-01.dwg 12/16/2021 5:17 PM Davis, Wes



**SITE DEMOLITION PLAN CODED NOTES:**

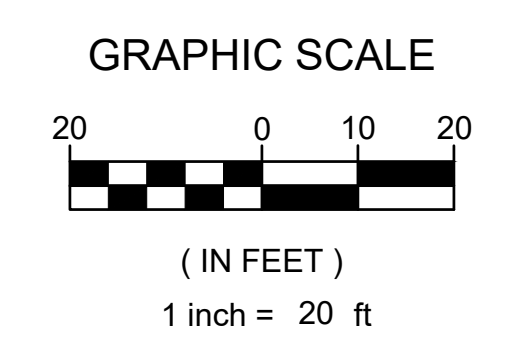
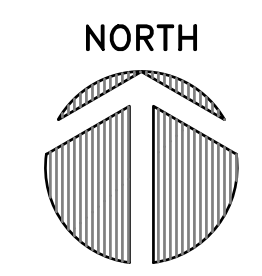
- CONTRACTOR TO STRIP TOPSOIL AND REMOVE EXISTING UNDERBRUSH

**SITE DEMOLITION LEGEND**

- PROJECT LIMITS OF DEMOLITION (2.63 AC)
- FENCE TO BE REMOVED
- ITEM REMOVED

**SITE DEMOLITION PLAN NOTES**

- ALL ITEMS TO BE TRANSPORTED TO A LEGAL DUMPSITE.
- CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- ITEM DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL THEY ARE FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.



P:\Akdell Investments\20200306\_100 Akdell Investment Co - Lazelle Crossing Apts - Expenses\Drawings\Civil\FSCP\20200306\_000-FSCP-02.dwg  
 12/16/2021 5:17 PM Davis, Wes

PLANS PREPARED BY :



**EXISTING CONDITIONS & DEMOLITION PLAN WEST**

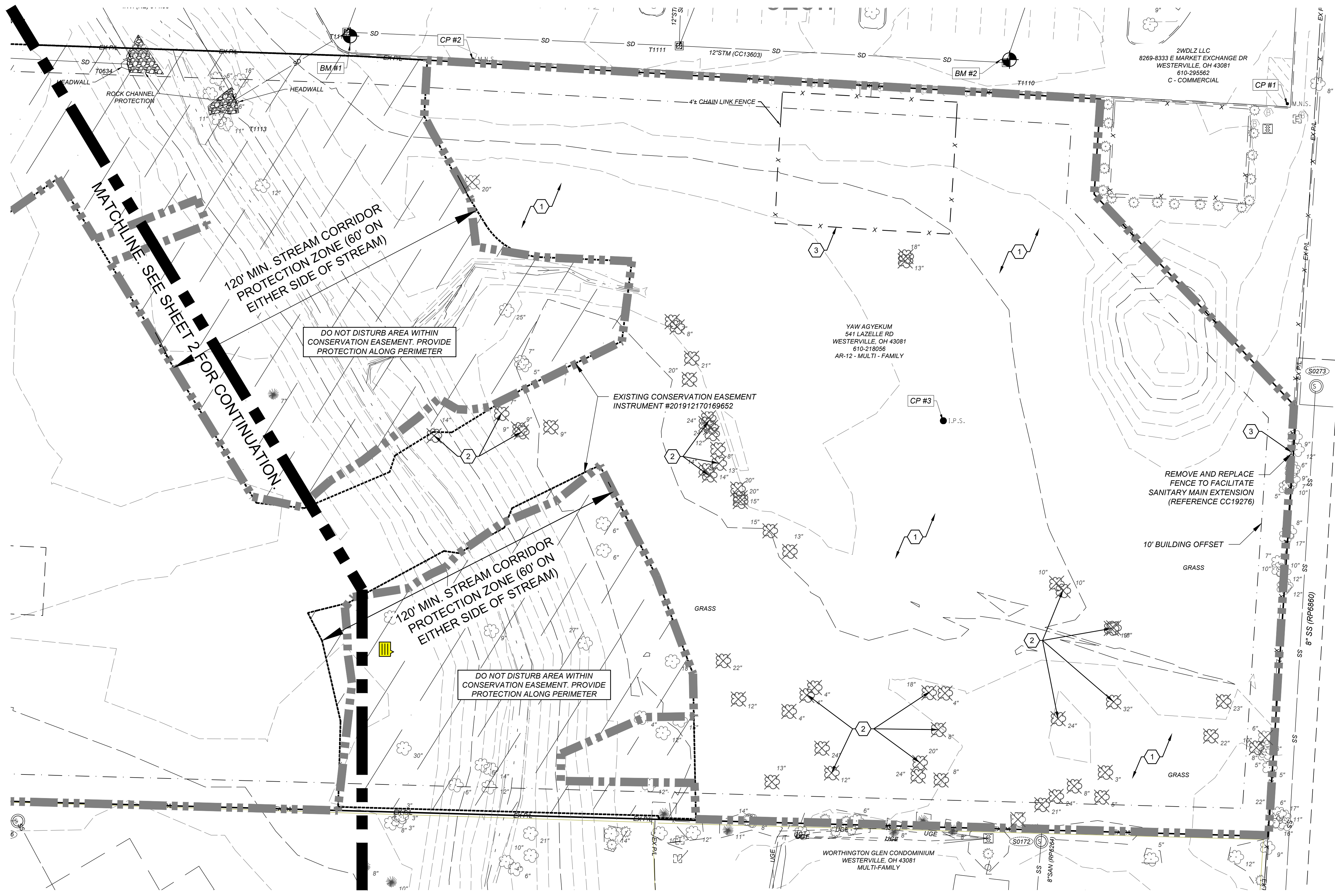
PROJECT TITLE:

FINAL SITE COMPLIANCE PLAN FOR LAZELLE CROSSING APARTMENTS  
 541 LAZELLE ROAD  
 COLUMBUS, OHIO 43081

CITY OF COLUMBUS  
 DEPARTMENT OF BUILDING AND ZONING SERVICES

SCALE: 1" = 20' SHEET: 2 / 9

CONTRACT DRAWING NO. FSCP #XXX RECORD PLAN NO.



**SITE DEMOLITION PLAN CODED NOTES:**

1. CONTRACTOR TO STRIP TOPSOIL AND REMOVE EXISTING UNDERBRUSH
2. TREE TO BE REMOVED. REFERENCE TREE REPLACEMENT PLAN FOR TREES REMOVED IN THE SCPZ (SHEET 7)
3. FENCE TO BE REMOVED

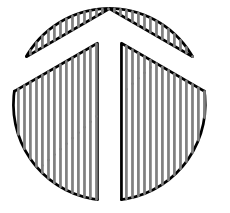
**SITE DEMOLITION LEGEND**

- PROJECT LIMITS OF DEMOLITION (2.63 AC)
- FENCE TO BE REMOVED
- ITEM REMOVED

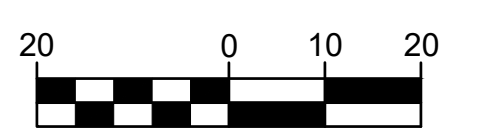
**SITE DEMOLITION PLAN NOTES**

1. ALL ITEMS TO BE TRANSPORTED TO A LEGAL DUMPSITE.
2. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. ITEM DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL THEY ARE FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.

NORTH



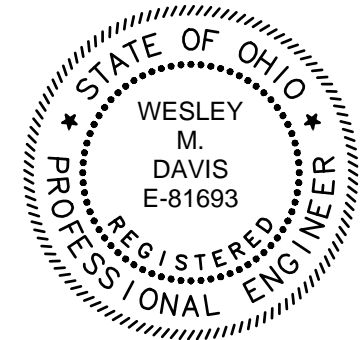
GRAPHIC SCALE



(IN FEET)  
1 inch = 20 ft

P:\Akdal Investments\20200306\_100 Akdai Investment Co - Lazelle Crossing Apts - Expenses\Drawings\Civil\FSCP\20200306\_000-FSCP-03.dwg  
12/16/2021 5:18 PM Davis, Wes

PLANS PREPARED BY :



**EXISTING CONDITIONS & DEMOLITION PLAN EAST**

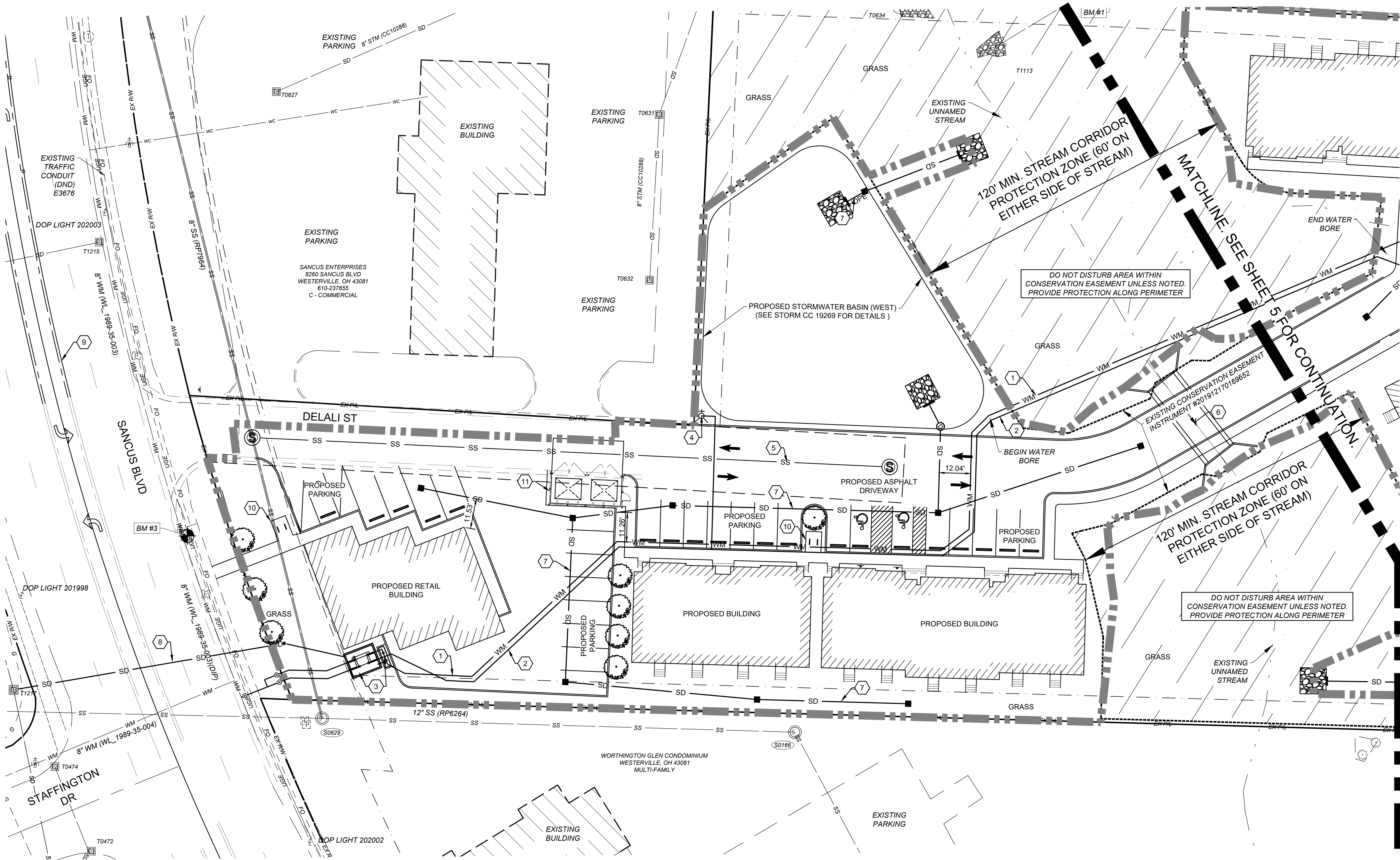
PROJECT TITLE:

**FINAL SITE COMPLIANCE PLAN FOR LAZELLE CROSSING APARTMENTS**  
541 LAZELLE ROAD  
COLUMBUS, OHIO 43081

CITY OF COLUMBUS  
DEPARTMENT OF BUILDING AND ZONING SERVICES

SCALE: 1" = 20' SHEET: 3 / 9

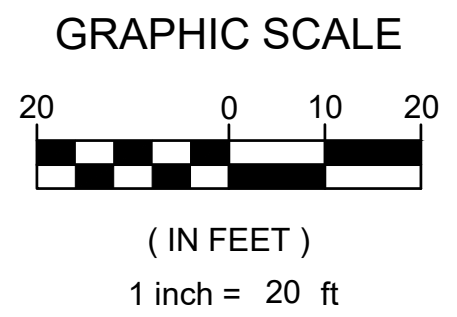
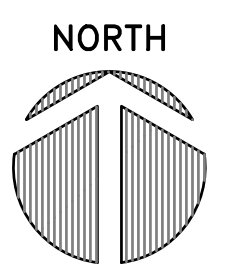
CONTRACT DRAWING NO. FSCP #XXX RECORD PLAN NO.



- UTILITY PLAN CODED NOTES**
- 4" DOMESTIC WATER SERVICE (SEE WATER SERVICE PLAN #5949)
  - 8" FIRE WATER SERVICE (SEE WATER SERVICE PLAN #5949)
  - METER VAULT AND ON GRADE BFP ENCLOSURE (SEE WATER SERVICE PLAN #5949)
  - TYPE B FIRE HYDRANT
  - PROPOSED SANITARY SEWER SYSTEM (SEE SANITARY CC PLAN CC19276)
  - PROPOSED ALUMINUM BOX CULVERT CROSSING (SEE STORM CC 19269 FOR DETAILS)
  - PROPOSED STORM WATER SYSTEM (SEE STORM CC 19269)
  - PROPOSED 4" METER VAULT DRAIN TO BE BORED UNDER SANCUS BLVD. TO EXISTING CATCH BASIN T1217 (SEE STORM CC 19269 FOR DETAILS)
  - PROPOSED PAVEMENT STRIPING ON SANCUS BLVD. (SEE E-3795 FOR RIGHT-OF-WAY IMPROVEMENT PLANS)
  - PROPOSED BIKE RACKS (SEE DETAIL SHEET 6)
  - PROPOSED DUMPSTER ENCLOSURE (SEE DETAIL SHEET 6)

Show and label existing and proposed sanitary services (contact sewer permits office 614-645-7490)

Show and label the SCP easement around the basins.



P:\Akdell Investments\20200326\_100 Akdell Investment Co - Lazelle Crossing Apts - Expenses\Drawings\Civil\FSCP\20200326\_000-FSCP-04.dwg  
12/16/2021 5:19 PM Davis, Wes

PLANS PREPARED BY:

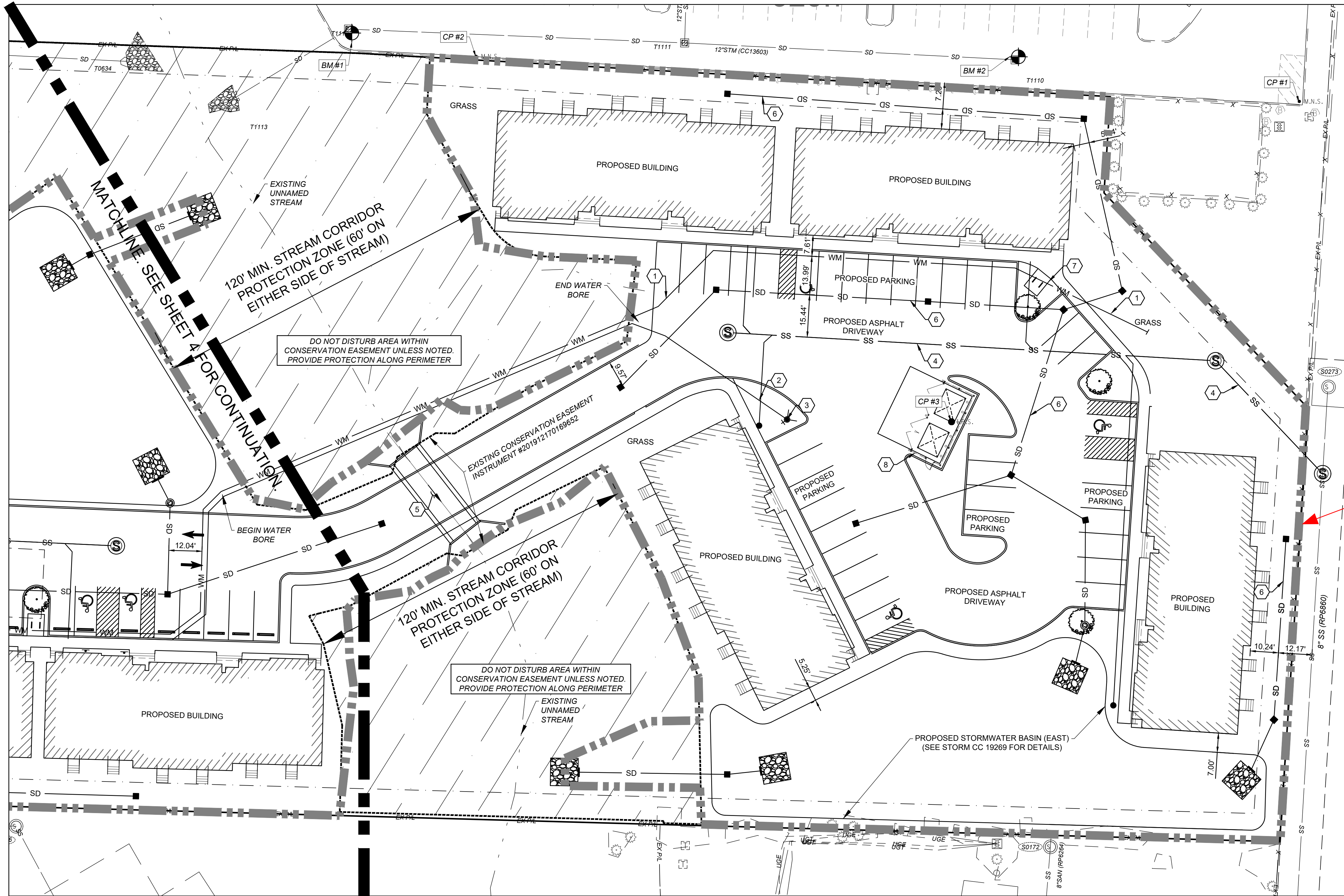
**OSBORN ENGINEERING**  
593 West Third Avenue - Suite 200 | Columbus, OH 43212  
(614) 556-4272 | www.osborn-eng.com

**SITE LAYOUT & UTILITY PLAN WEST**

PROJECT TITLE:

**FINAL SITE COMPLIANCE PLAN FOR LAZELLE CROSSING APARTMENTS**  
541 LAZELLE ROAD  
COLUMBUS, OHIO 43081

CITY OF COLUMBUS DEPARTMENT OF BUILDING AND ZONING SERVICES	
SCALE: 1"=20'	SHEET: 4 / 9
CONTRACT DRAWING NO. <b>FSCP #XXX</b>	RECORD PLAN NO.

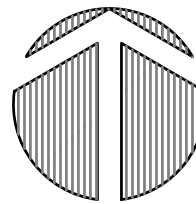


**UTILITY PLAN CODED NOTES**

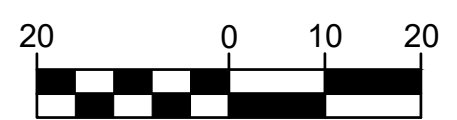
1. 4" DOMESTIC WATER SERVICE (SEE WATER SERVICE PLAN #5949)
2. 8" FIRE WATER SERVICE (SEE WATER SERVICE PLAN #5949)
3. TYPE A FIRE HYDRANT
4. SANITARY SEWER SYSTEM (SEE SANITARY CC PLAN CC19276)
5. PROPOSED ALUMINUM BOX CULVERT CROSSING (SEE STORM CC 19269 FOR DETAILS)
6. PROPOSED STORM WATER SYSTEM (SEE STORM CC 19269)
7. PROPOSED BIKE RACKS (SEE DETAIL SHEET 6)
8. PROPOSED DUMPSTER ENCLOSURE (SEE DETAIL SHEET 6)

What does this line represent? Are you proposing to split the site into multiple parcels?

NORTH



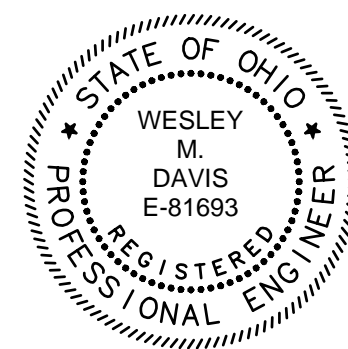
GRAPHIC SCALE



(IN FEET)  
1 inch = 20 ft

P:\Akidel Investments\20200306\_100 Akidel Investment Co - Lazelle Crossing Apts - Expenses\Drawings\Civil\FSCP\20200306\_000-FSCP-05.dwg  
12/16/2021 5:19 PM Davis, Wes

PLANS PREPARED BY :



**SITE LAYOUT & UTILITY PLAN EAST**

PROJECT TITLE:

**FINAL SITE COMPLIANCE PLAN  
FOR  
LAZELLE CROSSING  
APARTMENTS**  
541 LAZELLE ROAD  
COLUMBUS, OHIO 43081

CITY OF COLUMBUS  
DEPARTMENT OF BUILDING AND  
ZONING SERVICES

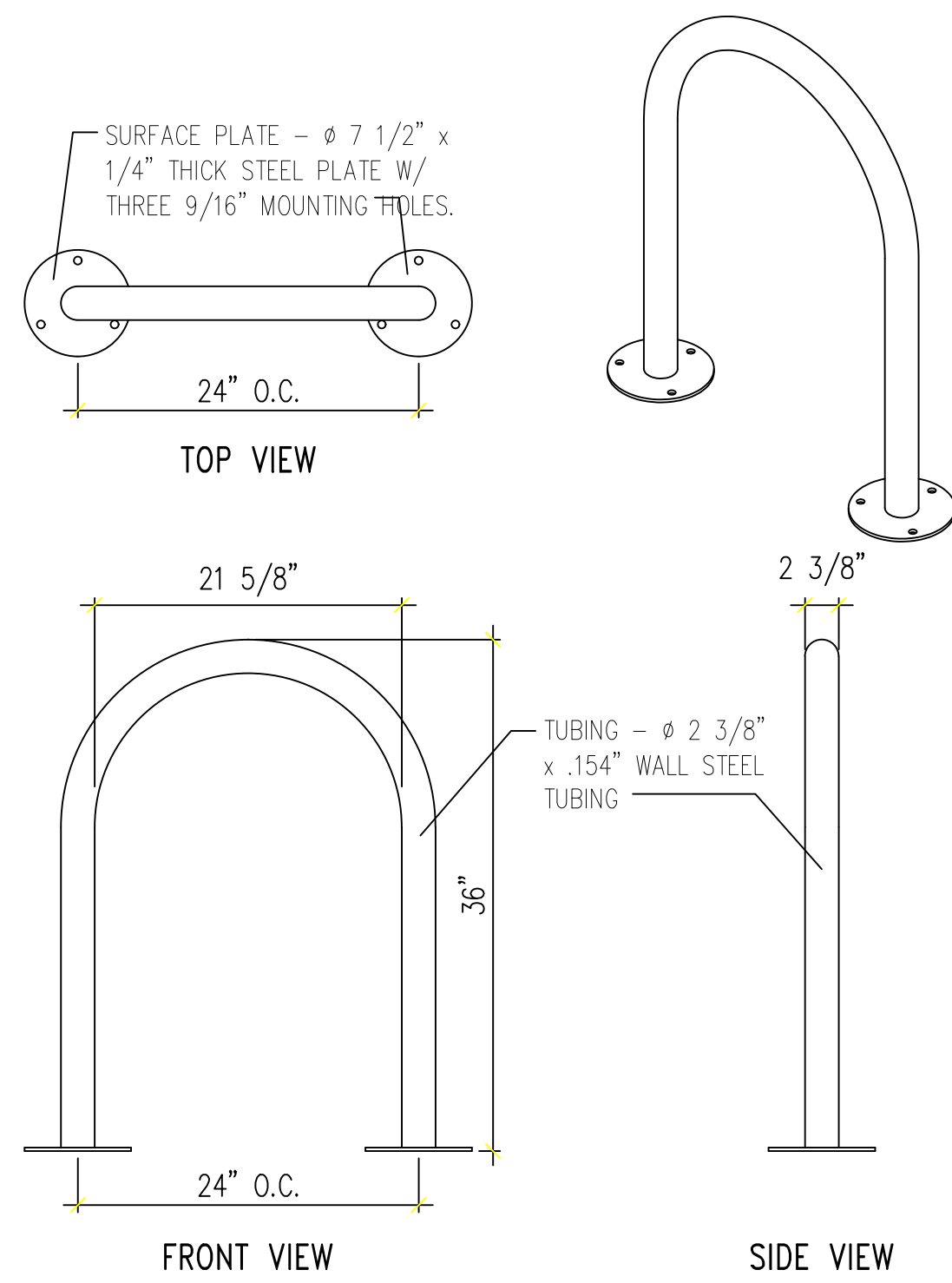
SCALE: 1" = 20'

SHEET: 5 / 9

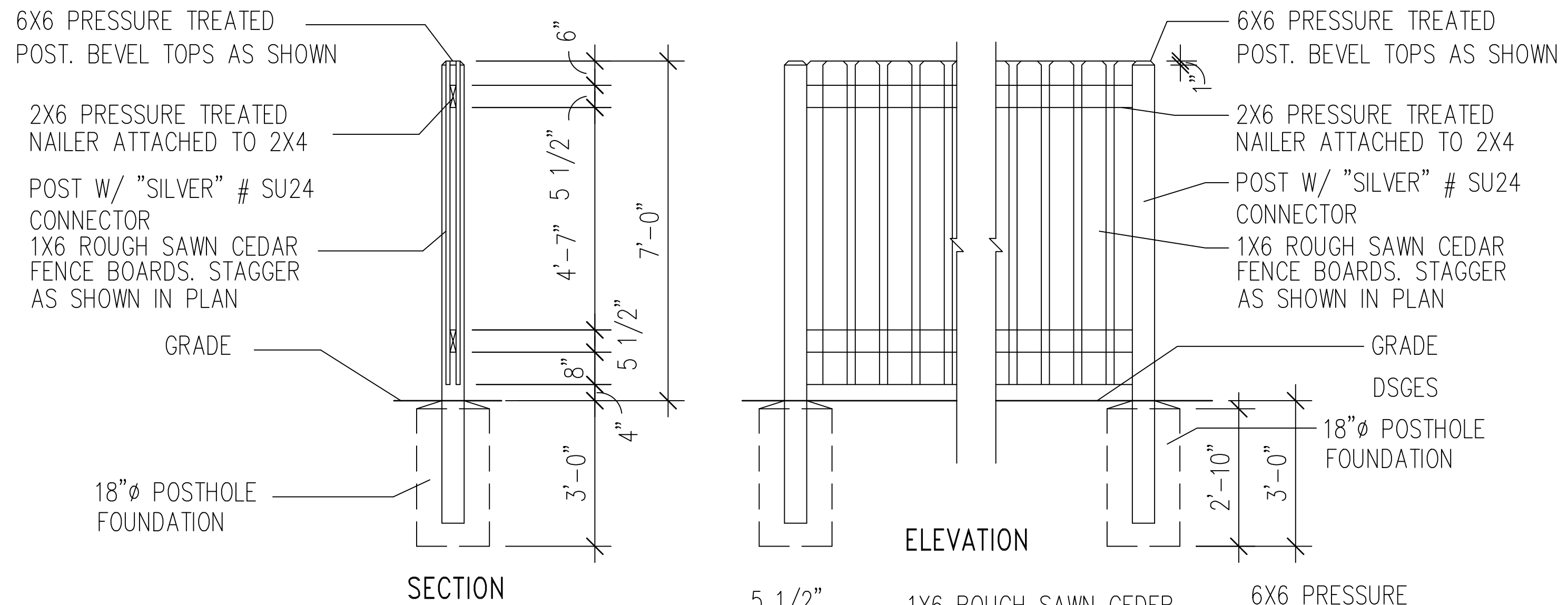
CONTRACT DRAWING NO.

**FSCP #XXX**

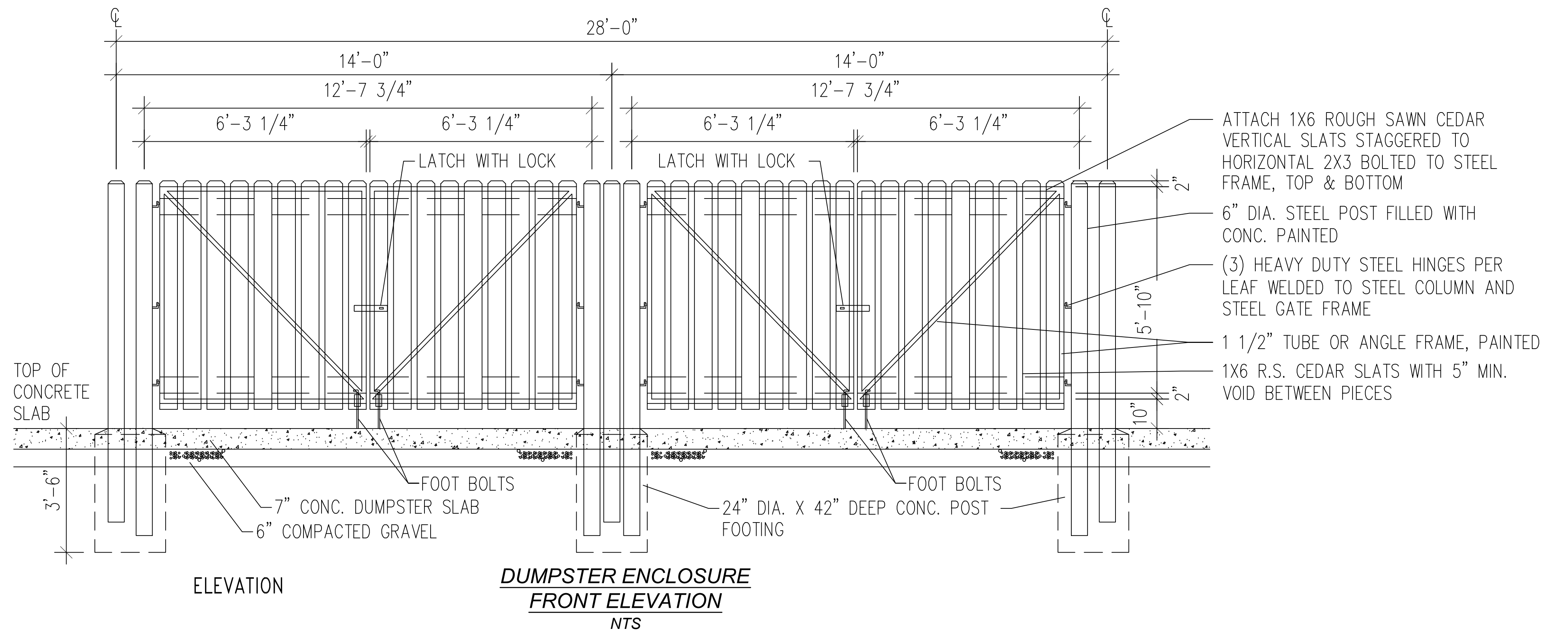
RECORD PLAN NO.



**BIKE RACK DETAIL**  
NTS



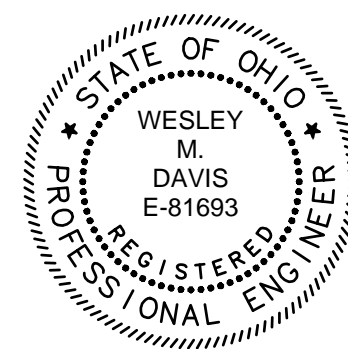
**DUMPSTER ENCLOSURE**  
**DETAILS**  
NTS



**DUMPSTER ENCLOSURE**  
**FRONT ELEVATION**  
NTS

P:\Aldel Investments\20200306\_100\_Aldel Investment Co - Lazelle Crossing Apts - Expenses\Drawings\Civil\FSCP\20200306\_000-FSCP-06.dwg  
12/16/2021 5:20 PM Davis, Wes

PLANS PREPARED BY :



**CONSTRUCTION DETAILS**

PROJECT TITLE:

**FINAL SITE COMPLIANCE PLAN**  
FOR  
**LAZELLE CROSSING**  
**APARTMENTS**  
541 LAZELLE ROAD  
COLUMBUS, OHIO 43081

CITY OF COLUMBUS  
DEPARTMENT OF BUILDING AND  
ZONING SERVICES

SCALE: 1" = 20'

SHEET: 6 / 9

CONTRACT DRAWING NO.

**FSCP #XXX**

RECORD PLAN NO.

LEGEND - EXISTING CONDITIONS

- EX. R.O.W. LINE
- EX. PROPERTY LINE
- EX. STIM
- EX. SAN
- CS
- EX. WM
- EX. WS
- EX. GAS
- EX. GS
- EX. COMM
- EX. UGE
- EX. OHE
- 1" CONTOUR INT.
- 5' CONTOUR INDEX
- EX. DECIDUOUS TREE
- EX. EVERGREEN TREE
- ⊕ EX. CATCH BASIN
- ⊙ EX. STORM MHOLE.
- ⊙ EX. SAN. MHOLE.
- ⊙ EX. CLEANOUT
- ⊙ EX. ELEC. MHOLE.
- ⊙ EX. COMM. MHOLE
- ⊙ EX. LIGHT POLE
- ⊙ EX. TELE. POLE
- ⊙ EX. POWER POLE
- ⊙ EX. GUY WIRE
- ⊙ EX. TRANSFORMER
- ⊙ EX. ELECTRIC METER
- ⊙ EX. WATER VALVE
- ⊙ EX. HYDRANT
- ⊙ EX. GAS VALVE
- ⊙ EX. GAS METER
- ⊙ IRON PIN FOUND
- ⊙ 8", 30", REBAR SET

PLANTING PREPARATION LEGEND

**S1** STREAM CORRIDOR PROTECTION ZONE (SCPZ) TO BE PREPARED FOR PLANTING. REMOVE ALL EXISTING LITTER AND INORGANIC DEBRIS IN THIS AREA. USE LIGHTWEIGHT MACHINERY TO AVOID SOIL DISRUPTION WHICH MAY RESULT IN EROSION, PLANT MORTALITY, AND RUTTING. MANUALLY REMOVE WOODY INVASIVE SPECIES SUCH AS CALLERY PEAR (PYRUS CALLERYANA) AND AMUR HONESUCKLE (LONICERA MACKII). TREAT REMAINING STUMPS WITH NON-TOXIC HERBICIDE. GRIND STUMPS OF LARGER TREES AND SHRUBS TO BELOW THE EXISTING GRADE AND COVER WITH SOIL.

- ⊗ EXISTING DECIDUOUS TREE TO BE REMOVED.
- EXISTING DECIDUOUS TREE TO REMAIN.
- EXISTING EVERGREEN TREE TO REMAIN.

TREE REMOVAL SCHEDULE			
CODE	ELEVATION	CALIPER SIZE	CONDITION
T1	917.77	14" DBH	ALIVE
T2	919.98	7" DBH	ALIVE
T3	920.21	9" DBH	ALIVE
T4	920.17	9" DBH	ALIVE
T5	920.21	9" DBH	ALIVE



SCALE: 1"=20'-0"  
 0' 5' 10' 20' 30' NORTH

G:\Shared Drives\Designing Local\Projects\2021\210-Lazelle Crossing Apartments\CAD\210-L-100.dwg  
 10/27/2021 4:50 PM  
 Matt Leasure

PLANS PREPARED BY :

**OSBORN ENGINEERING**  
 590 West Third Avenue - Suite 200 | Columbus, OH 43212  
 (614) 556-4272 www.osborn-eng.com

**DESIGNING LOCAL**  
 LANDSCAPE ARCHITECTURE  
 1223 EAST MAIN ST., SUITE 311  
 COLUMBUS, OH 43205  
 PHONE: 614.693.1178

STREAM CORRIDOR PROTECTION ZONE  
 VEGETATION REMOVAL PLAN

PROJECT TITLE:  
 FINAL SITE COMPLIANCE PLAN  
 FOR  
**LAZELLE CROSSING APARTMENTS**  
 541 LAZELLE ROAD  
 COLUMBUS, OHIO 43081

CITY OF COLUMBUS  
 DEPARTMENT OF BUILDING AND ZONING SERVICES

SCALE: 1" = 20'-0" SHEET: 7 / 9

CONTRACT DRAWING NO. RECORD PLAN NO.

**FSCP #XXX**

LEGEND - EXISTING CONDITIONS

- EX. R.O.W. LINE
- EX. PROPERTY LINE
- EX. STIM
- EX. SAN
- EX. COMB. SEWER
- EX. WM
- EX. WS
- EX. GAS
- EX. OS
- EX. COMM. LINE
- EX. UNDGRND. EL.
- EX. OVERHEAD EL.
- 1" CONTOUR INT.
- 5' CONTOUR INDEX
- EX. DECIDUOUS TREE
- EX. EVERGREEN TREE
- ⊕ EX. CATCH BASIN
- ⊙ EX. STORM MHOLE.
- ⊙ EX. SAN. MHOLE.
- ⊙ EX. CLEANOUT
- ⊙ EX. ELEC. MHOLE.
- ⊙ EX. COMM. MHOLE
- ⊙ EX. LIGHT POLE
- ⊙ EX. TELE. POLE
- ⊙ EX. POWER POLE
- ⊙ EX. GUY WIRE
- ⊙ EX. TRANSFORMER
- ⊙ EX. ELECTRIC METER
- ⊙ EX. WATER VALVE
- ⊙ EX. HYDRANT
- ⊙ EX. GAS VALVE
- ⊙ EX. GAS METER
- ⊙ IRON PIN FOUND
- ⊙ 3/8", 30", REBAR SET

PLANTING LEGEND

- S1 STREAM CORRIDOR PROTECTION ZONE (SCPZ). SEE OTHER SHEETS FOR CLEARING OF EXISTING INVASIVE SPECIES AND PREPARATION OF EXISTING PLANTS.
- S2 AREA OF GRADING TO BE REPLACED WITH NO-MOW LAWN AREA
- S3 AREA DIRECTLY ADJACENT TO EXISTING STREAM, MINIMIZE DISTURBANCE IN THIS AREA.
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUB

PLANTING NOTES

1. CONTRACTOR TO BACKFILL ALL TREE AND SHRUB PITS WITH APPROVED PLANTING SOIL MIX ONLY. DO NOT USE ANY REMAINING EXCAVATED MATERIAL OR OTHER FILL MATERIALS WHICH DOES NOT CONFORM TO SOIL SPECIFICATIONS.
2. SUBSTITUTIONS OF SPECIFIED PLANT SPECIES MUST BE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
3. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED.
4. THE CONTRACTOR SHALL PROVIDE AND PLACE ALL APPROVED STOCKPILED TOPSOIL FOR ALL LANDSCAPED AREAS TO REQUIRED GRADES.
5. SEE SHEET OTHER SHEETS FOR PLANTING DETAILS.
6. ALL TREES SHALL HAVE A 4" DIAMETER MULCH RING AS SHOWN ON PLANS AND DETAILS.

PLANT SCHEDULE

KEY	QTY	UNIT	LATIN NAME	COMMON NAME	SIZE	COND.	SPACING
<b>TREES</b>							
AC SA XX	14	EACH	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL.		AS SHOWN
CE OC XX	10	EACH	CELTIS OCCIDENTALIS	HACKBERRY	2.5" CAL.		AS SHOWN
CE CA XX	6	EACH	CERCIS CANADENSIS	REDBUD	2.5" CAL.		AS SHOWN
PL OC XX	14	EACH	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL.		AS SHOWN
SA LU XX	150	EACH	SALIX LUCIDA	SHINING WILLOW	BAREROOT		AS SHOWN
<b>SHRUBS</b>							
CO RA XX	14	EACH	CORNUS RACEMOSA	GRAY DOGWOOD	3 GALLON		AS SHOWN
LI BE XX	14	EACH	LINDERA BENZOIN	SPICEBUSH	3 GALLON		AS SHOWN
SA CA XX	9	EACH	SAMBUCUS CANADENSIS	ELDERBERRY	3 GALLON		AS SHOWN



SCALE: 1"=20'-0"  
 0' 5' 10' 20' 30' NORTH

G:\Shared Drives\Designing Local\Projects\2021\12\1310-Lazelle Crossing Apartments\CADD\1310-L100.dwg  
 10/27/2021 4:51 PM Matt Leasure

PLANS PREPARED BY:



**OSBORN ENGINEERING**  
 590 West Third Avenue - Suite 200 | Columbus, OH 43212  
 (614) 556-4272 www.osborn-eng.com



**DESIGNING LOCAL**  
 LANDSCAPE ARCHITECTURE  
 1223 EAST MAIN ST., SUITE 311  
 COLUMBUS, OH 43205  
 PHONE: 614.693.1178



STREAM CORRIDOR PROTECTION ZONE  
 PLANTING PLAN

PROJECT TITLE:  
 FINAL SITE COMPLIANCE PLAN  
 FOR  
**LAZELLE CROSSING APARTMENTS**  
 541 LAZELLE ROAD  
 COLUMBUS, OHIO 43081

CITY OF COLUMBUS  
 DEPARTMENT OF BUILDING AND ZONING SERVICES

SCALE: 1" = 20'-0" SHEET: 8 / 9

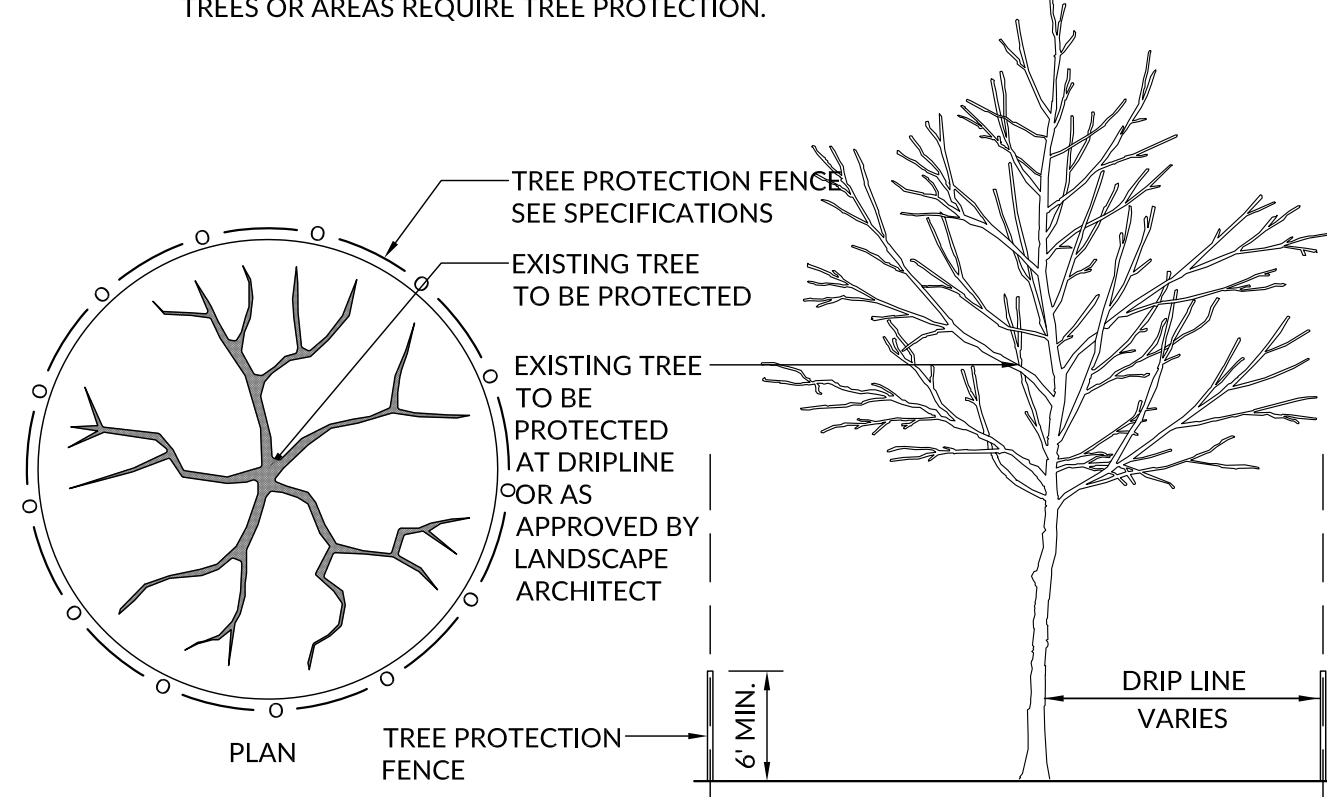
CONTRACT DRAWING NO. RECORD PLAN NO.

**FSCP #XXX**



NOTES:

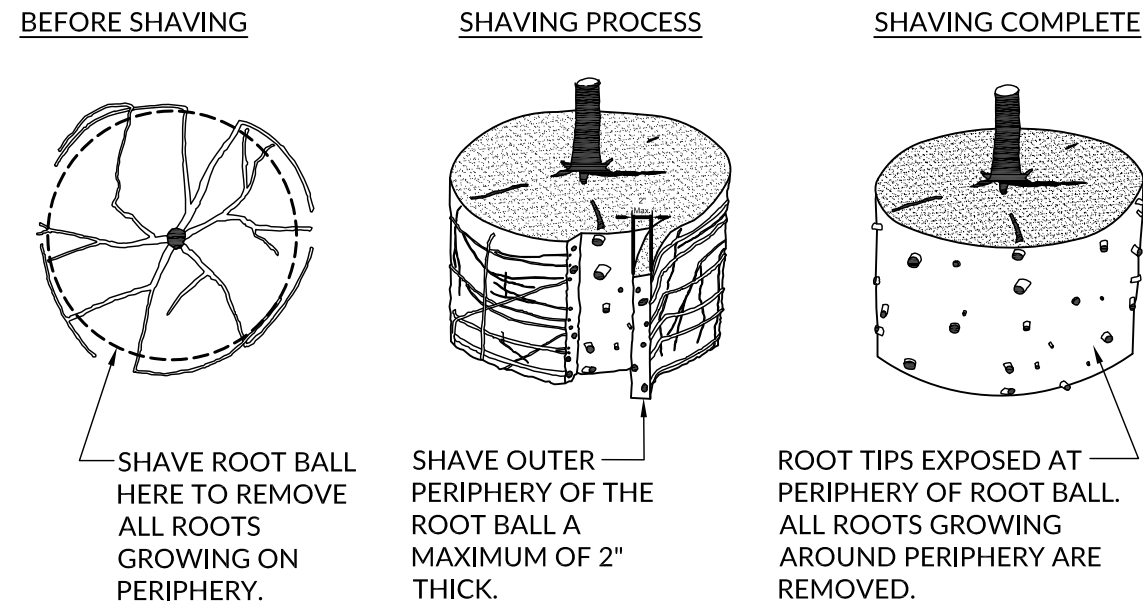
- COORDINATE WITH LANDSCAPE ARCHITECT FOR ANY QUESTIONS REGARDING WHICH TREES OR AREAS REQUIRE TREE PROTECTION.



**01 TREE PROTECTION**  
NOT TO SCALE

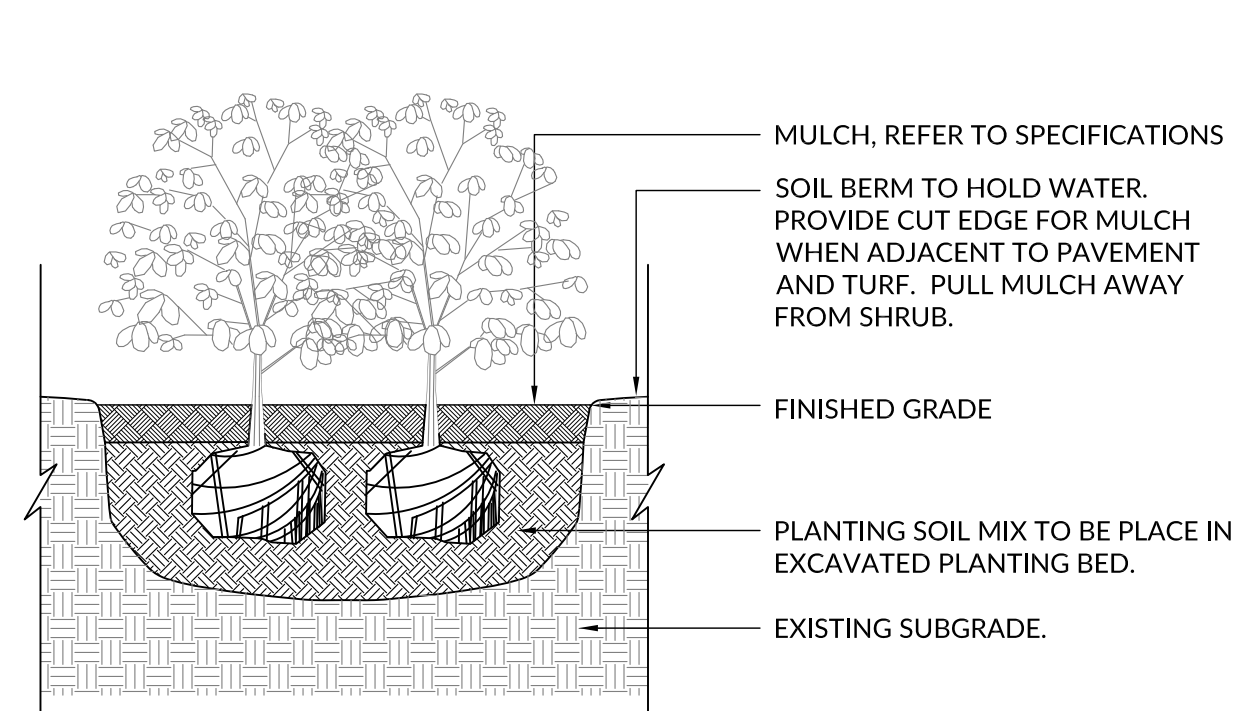
NOTES:

- SHAVING ONLY NECESSARY WHEN ROOTS ARE GROWING OUTSIDE THE ROOT BALL.
- SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.
- SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.

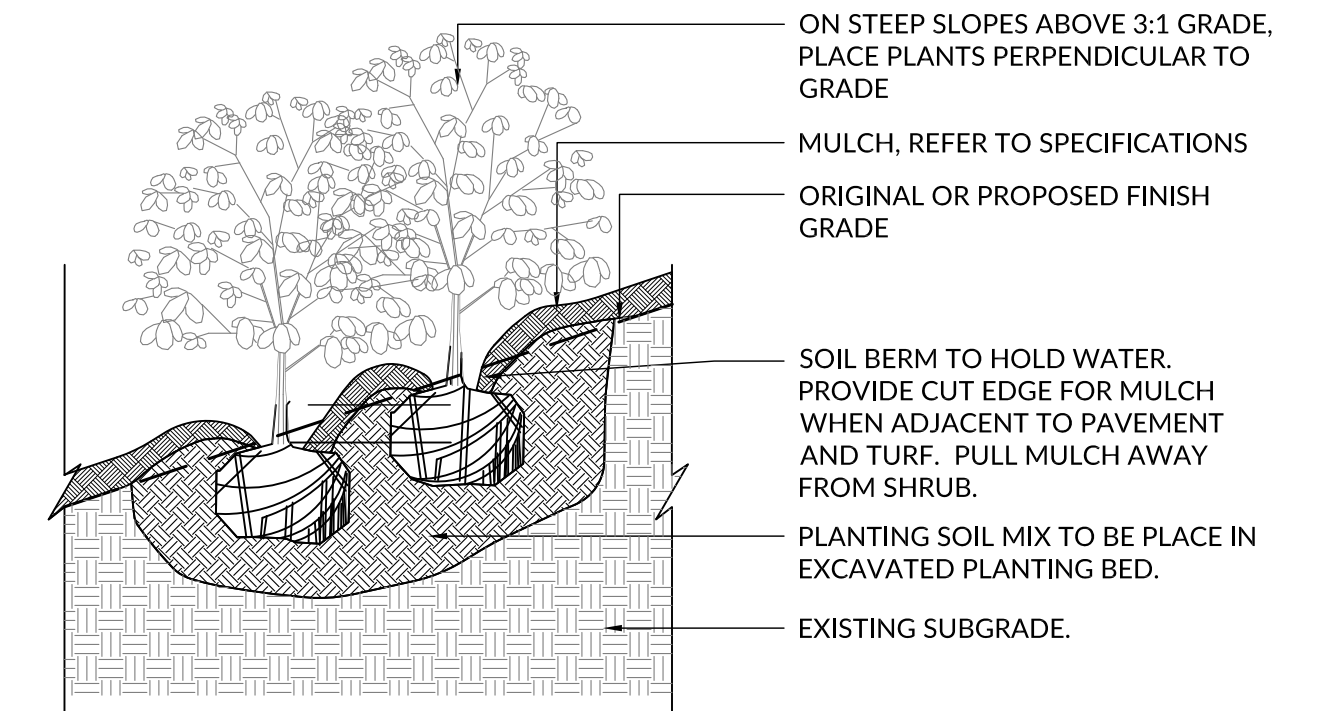


**02 ROOT BALL SHAVING CONTAINER DETAIL**  
NOT TO SCALE

**03 SHRUB AND PERENNIAL PLANTING**  
NOT TO SCALE

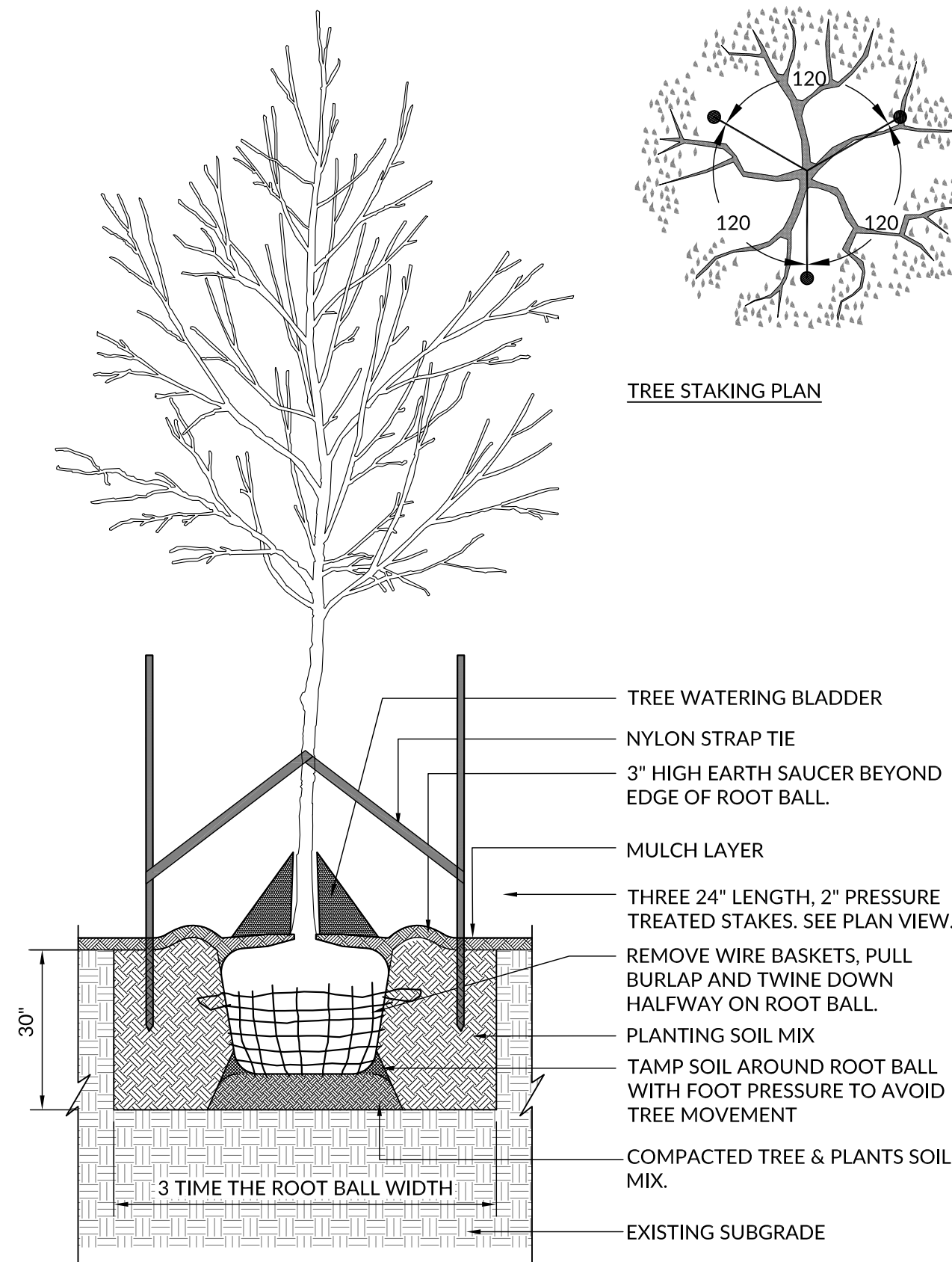


**04 SHRUB PLANTING ON SLOPE OF 5% (1:20) TO 50% (1:2)**  
NOT TO SCALE



NOTES:

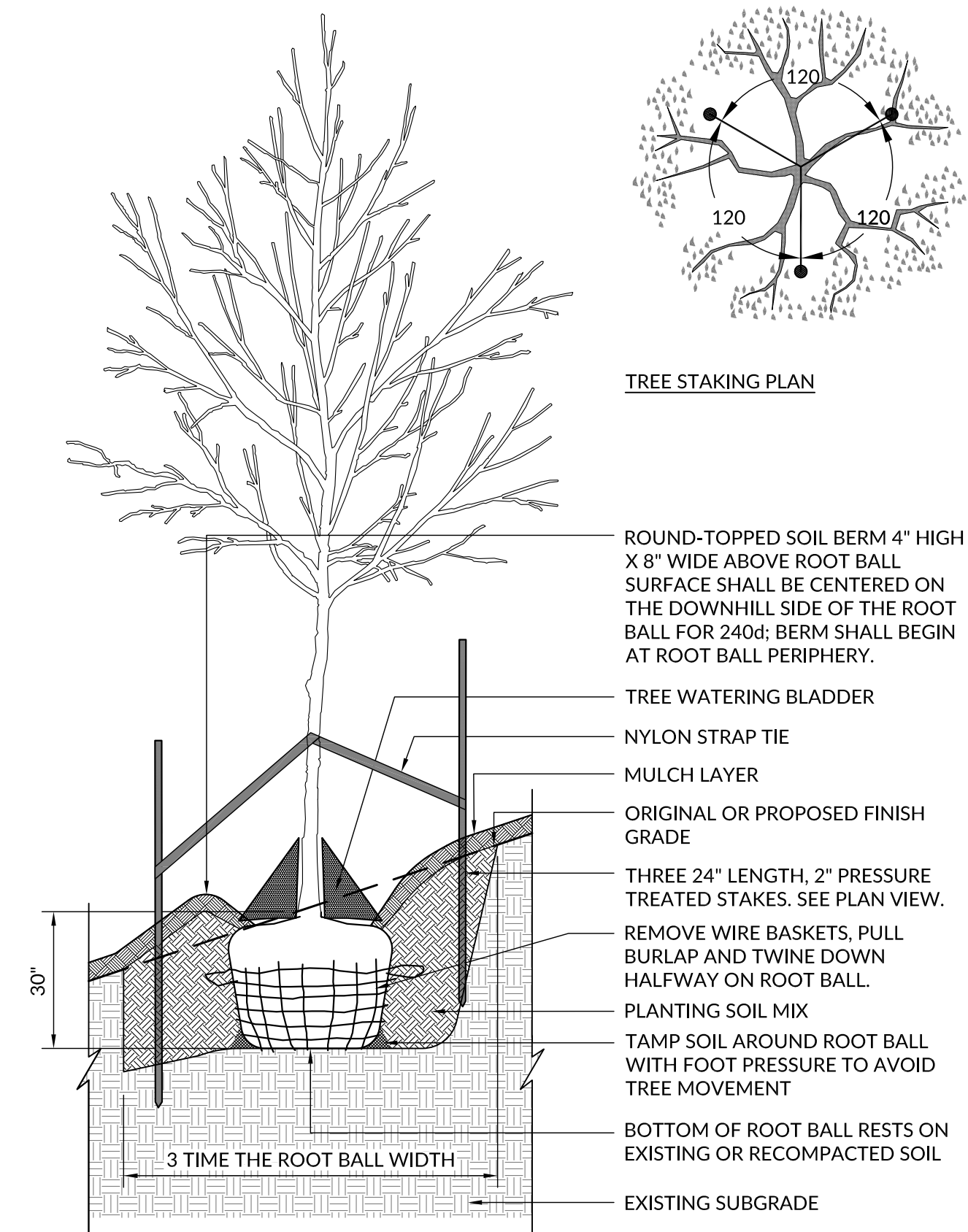
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- THE TRUNK FLARE MUST BE VISIBLE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- FINAL TREE STAKING PLACEMENT TO BE APPROVED BY OWNER.



**05 TREE PLANTING**  
NOT TO SCALE

NOTES:

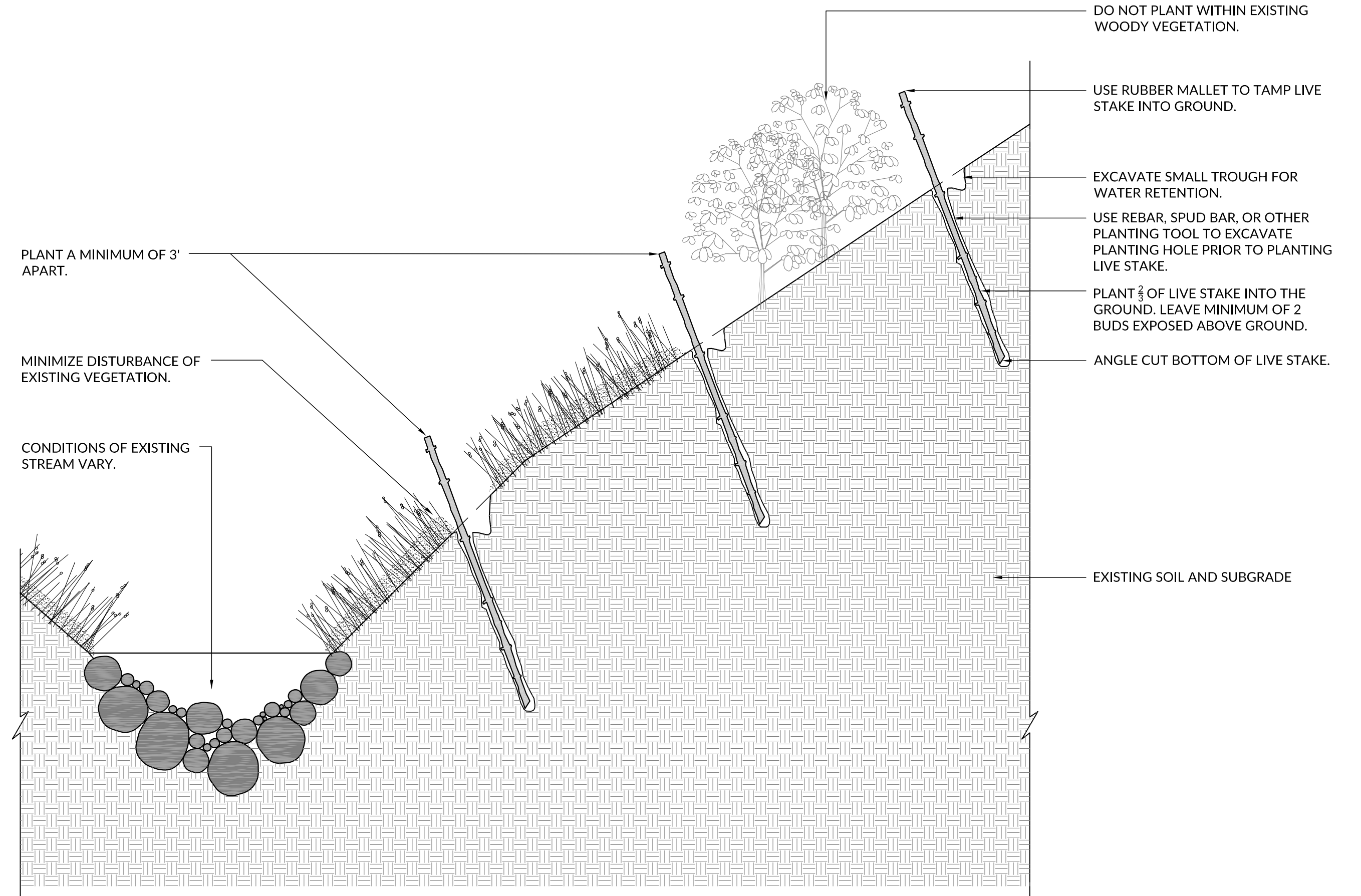
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- THE TRUNK FLARE MUST BE VISIBLE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- FINAL TREE STAKING PLACEMENT TO BE APPROVED BY OWNER.



**06 TREE PLANTING ON SLOPE OF 5% (1:20) TO 50% (1:2)**  
NOT TO SCALE

NOTES:

- SPACING ON PLANTING PLAN IS SHOWN FOR REFERENCE ONLY AND SHALL BE ADJUSTED TO MEET ON-SITE CONDITIONS. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONDITION OF LIVE STAKES SHALL BE APPROVED PRIOR TO PLANTING.



**07 STAKE PLANTING ALONG STREAMBANK**  
NOT TO SCALE

G:\Shared Drives\Designing Local\Projects\2021\2101-Lazelle Crossing Apartments\CAD\2101-L-100.dwg 10/27/2021 4:52 PM Matt Leasure

PLANS PREPARED BY :



STREAM CORRIDOR PROTECTION ZONE  
PLANTING DETAILS

PROJECT TITLE:

FINAL SITE COMPLIANCE PLAN FOR  
**LAZELLE CROSSING APARTMENTS**  
541 LAZELLE ROAD  
COLUMBUS, OHIO 43081

CITY OF COLUMBUS  
DEPARTMENT OF BUILDING AND ZONING SERVICES

SCALE: SEE DETAILS	SHEET: 9 / 9
CONTRACT DRAWING NO.	RECORD PLAN NO.
<b>FSCP #XXX</b>	