BILTMORE DRIVE
(60' R/W)

S 77°02'16" E 398.48'

B.M. 2

NUTTER FARM, INC.
O.R.V. 1684, PAGE 2014
0.929 ACRES
P.I.D. 519-444-01-001-003

NUTTER FARM, INC.
D.B. 636, PAGE 808
ORIGINAL 19.25 ACRES
P.I.D. 519-444-01-001-000

NUTTER FARM, INC.
D.B. 636, PAGE 808
ORIGINAL 20 ACRES
P.I.D. 518-300-01-105-000

N 12°57'44" E 187.40'

S 01°26'30" W 212.46'

N 07°37'03" E

EXISTING TREE CANOPY
= 1.08 ACRES

TOTAL SITE = 9.61 ACRES
EXISTING TREE CANOPY = 1.04 ACRES
10.8% EXISTING CANOPY

TOTAL RIPARIAN
SETBACK LINE

RIPARIAN SETBACK
FROM STREAM C/L

TRIBUTARY OF
MILL RUN

S 40°02'18" W 313.88'

MILL RUN

SKY VIEW LANE
(R/W WIDTH VARIES)

TO SERVICE, LLC
023, PAGE 2406
OT 13475
-444-01-001-005

N 22°54'47" E 140.66'

N 67°28'24" E
23.43'

B.M. 3

ITEM 26:
20' SANITARY EASEMENT
D.B. 494, PG. 628

ITEM 21:
20' ELECTRIC EASEMENT
D.B. 302, PG. 436

ITEM 27:
15' GAS LINE EASEMENT
D.B. 513, PG. 394

ITEM 23:
20' ELECTRIC EASEMENT
D.B. 340, PG. 424

S.R. 37 E
(R/W WIDTH VARIES)

OLD R/W

N 67°28'24" W 843.90'

LEGEND

LINETYPES

EXISTING FENCE	x x
EXISTING GAS	G
EXISTING RIGHT-OF-WAY	R/W
EXISTING SANITARY SEWER	SA
EXISTING SANITARY SEWER, FORCE MAIN	FM
EXISTING WATER	W
EXISTING STORM SEWER	ST
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING OVERHEAD ELECTRIC WIRE POWER POLE W/GUY WIRE & LIGHT POLE	OHE

SYMBOLS

EXISTING CATCH BASIN		EXISTING WATER VALVE	WV
EXISTING CURB INLET		EXISTING STORM MANHOLE	
EXISTING SANITARY MANHOLE		EXISTING GAS METER	GM
EXISTING FIRE HYDRANT		PROPOSED CATCH BASIN	
EXISTING SIGN		PROPOSED MANHOLE	
EXISTING TREE W/SIZE		PROPOSED FIRE HYDRANT	
EXISTING SHRUB		PROPOSED FLOOD ROUTE	
EXISTING SHRUB ROW			
EXISTING LIGHT POLE			
EXISTING POWER POLE			
EXISTING POWER POLE W/LIGHT			
EXISTING GAS VALVE	GV		

ABBREVIATIONS

EXISTING	EX.
TOP OF CASTING	TC
ELEVATION	ELEV.
PROPOSED	PROP.
RIGHT-OF-WAY	R/W
END OF SERVICE	EOS

NO.	DATE	REVISION RECORD REVISION DESCRIPTION

TEBBE CIVIL ENGINEERING, LLC
4700 Lakehurst Court, Suite 135
Dublin, Ohio 43016
Phone (614) 845-5885 ● Chris@TebbeCivil.Com

EXISTING TREE CANOPY EXHIBIT

TRAILHEAD CROSSING WEST

STATE ROUTE 37, CITY OF DELAWARE, OHIO

JOB NO.	1137
DRAWN BY	DJM
DESIGN BY	DJM
CHECKED BY	CMT

SHEET 1 OF 1

SCALE: 1" = 40'
40 20 0 40

P:\1100'S\1137 - GTZ DELAWARE DEVELOPMENT\DWG\EXHIBITS\1137_EXISTING TREE CANOPY EXHIBIT.DWG,4/17/2026 2:06:11 PM,jamie

BILTMORE DRIVE
(60' R/W)

SKY VIEW LANE
(R/W WIDTH VARIES)

LOT E
SEE FUTURE LANDSCAPE PLAN

LOT F
SEE FUTURE LANDSCAPE PLAN

TOTAL SITE = 9.61 ACRES
EXISTING TREE PRESERVED = 0.95 ACRES
STORMWATER BASIN AREA = 0.93 ACRES

STORMWATER BASIN AREA
(0.93 ACRES)

TREE CANOPY PRESERVED
(0.95 ACRES)

LOT A
SEE FUTURE LANDSCAPE PLAN

LOT B

LOT C

LOT B & C
(SEE DETAILED LANDSCAPE PLAN)
13 THORNLESS HONEY LOCUST
10 EXCLAMATION! LONDON PLANETREE

LOT D
SEE FUTURE
LANDSCAPE PLAN

ITEM 27:
15' GAS LINE EASEMENT
D.B. 513, PG. 394

S.R. 37 E
(R/W WIDTH VARIES)

OLD R/W

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20' ELECTRIC EASEMENT
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ITEM 23:
20' ELECTRIC EASEMENT
D.B. 340, PG. 424

SCALE: 1" = 40'
40 20 0 40

LEGEND

LINETYPES

EXISTING FENCE	x x
EXISTING GAS	G
EXISTING RIGHT-OF-WAY	R/W
EXISTING SANITARY SEWER	SA
EXISTING SANITARY SEWER, FORCE MAIN	FM
EXISTING WATER	W
EXISTING STORM SEWER	ST
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING OVERHEAD ELECTRIC WIRE POWER POLE W/GUY WIRE & LIGHT POLE	OHE

SYMBOLS

EXISTING CATCH BASIN		EXISTING WATER VALVE	WV
EXISTING CURB INLET		EXISTING STORM MANHOLE	
EXISTING SANITARY MANHOLE		EXISTING GAS METER	GM
EXISTING FIRE HYDRANT		PROPOSED CATCH BASIN	
EXISTING SIGN		PROPOSED MANHOLE	
EXISTING TREE W/SIZE		PROPOSED FIRE HYDRANT	
EXISTING SHRUB		PROPOSED FLOOD ROUTE	
EXISTING SHRUB ROW			
EXISTING LIGHT POLE			
EXISTING POWER POLE			
EXISTING POWER POLE W/LIGHT			
EXISTING GAS VALVE	GV		

ABBREVIATIONS

EXISTING	EX.
TOP OF CASTING	TC
ELEVATION	ELEV.
PROPOSED	PROP.
RIGHT-OF-WAY	R/W
END OF SERVICE	EOS

REVISION RECORD		
NO.	DATE	REVISION DESCRIPTION

TEBBE CIVIL ENGINEERING, LLC
4700 Lakehurst Court, Suite 135
Dublin, Ohio 43016
Phone (614) 845-5885 ● Chris@TebbeCivil.Com

PROPOSED TREE CANOPY EXHIBIT

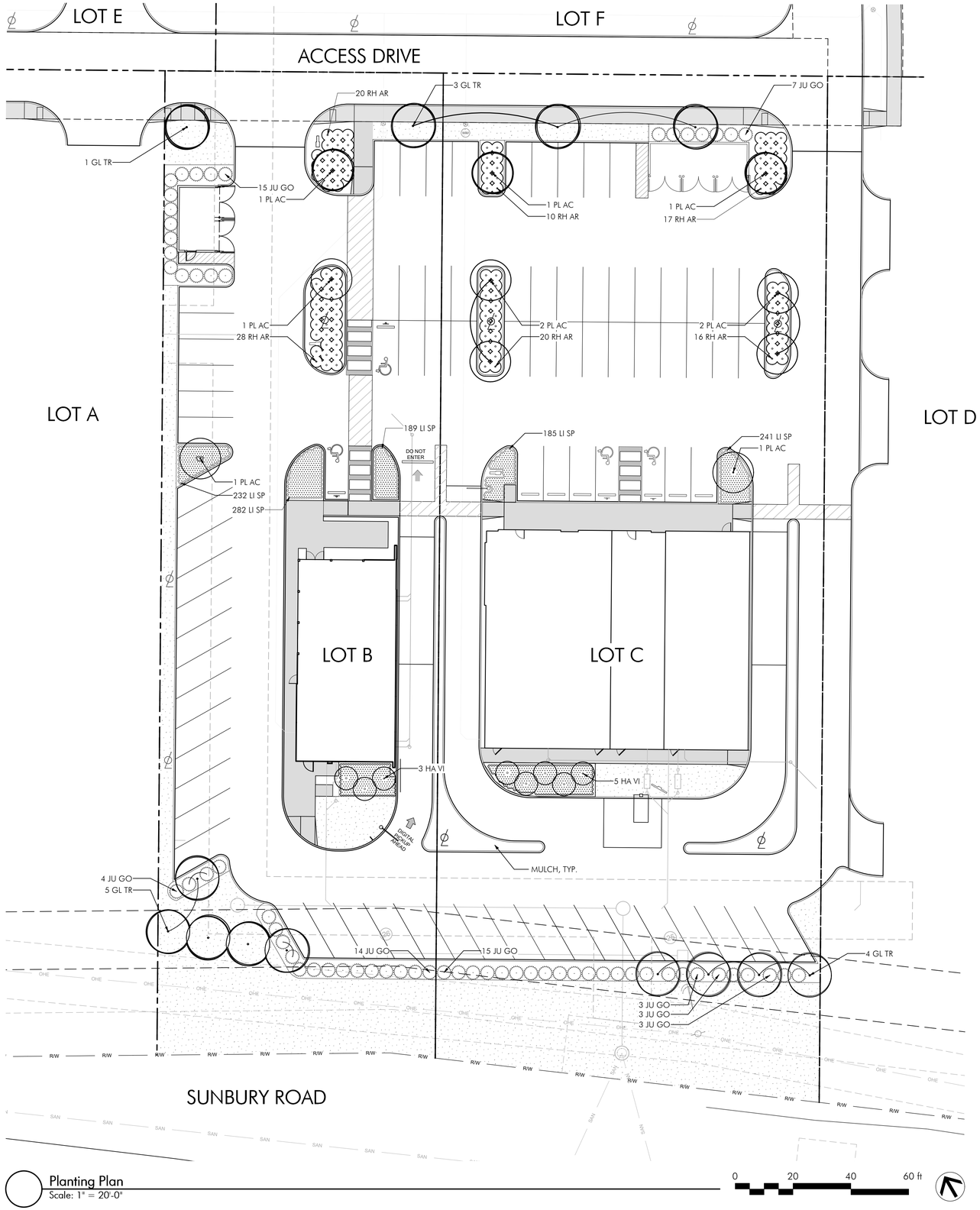
TRAILHEAD CROSSING WEST

STATE ROUTE 37, CITY OF DELAWARE, OHIO

JOB NO.	1137
DRAWN BY	DJM
DESIGN BY	DJM
CHECKED BY	CMT

SHEET
1
OF 1

P:\1100'S\1137 - GTZ DELAWARE DEVELOPMENT\DWG\EXHIBITS\1137_PROPOSED TREE CANOPY EXHIBIT.DWG, 4/21/2026 10:08:01 AM, jamie



Planting Plan
Scale: 1" = 20'-0"

0 20 40 60 ft

PLANT LIST					
QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	CONDITION	REMARKS
DECIDUOUS TREES					
13	GL TR	Gleditsia triacanthos f. inermis Thornless Honey Locust	3" cal.	B&B	As shown
10	PL AC	Platanus x acerifolia 'Morton Circle' Exclamation! London Planetree	3" Cal.	B&B	As shown
SHRUBS					
8	HA VI	Hamamelis virginiana Witch Hazel	#5	Cont.	As Shown
64	JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	#5	Cont.	As Shown
111	RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	#3	Cont.	As shown
PERENNIALS					
1944	LI SP	Liriope spicata Creeping Lilyturf	#1	Cont.	12" o.c

*PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

LEGEND

TURF SEED

GENERAL NOTES:

1. SEE SHEET L3.0 FOR PLANTING NOTES & DETAILS.
2. IRRIGATION TO BE DESIGN BUILD DURING CONSTRUCTION.

CODIFIED ORDINANCES OF DELAWARE, OHIO		
CODE SECTION	LOT B	LOT C
1120.03 (b)(1) SITE DESIGN CRITERIA: ALL NEW DEVELOPMENTS SHOULD ADHERE TO THE FOLLOWING MINIMUM OPEN SPACE REQUIREMENTS: COMMERICAL- 30% OPEN SPACE.	30% OPEN SPACE VIA NET OVERALL DEVELOPMENT.	30% OPEN SPACE VIA NET OVERALL DEVELOPMENT.
1121.06 LANDSCAPE REQUIREMENTS FOR FRONT YARDS: ALL AREAS WITHIN THE REQUIRED BUILDING AND PARKING SETBACK SHALL BE LANDSCAPED AND MAINTAINED. 1 SHADE TREE FOR EVERY 50LF AND 1 SHRUB FOR EVERY 10LF OF LOT FRONTAGE OR FRACTION THEREOF SHALL BE PROVIDED.	REQUIRED: LOT B (96LF) 1 TREE/50LF = 2 AND 1 SHRUB/10LF = 10 PROVIDED: 2 TREES AND 10 SHRUBS	REQUIRED: LOT C (133LF) 1 TREE/50LF = 3 AND 1 SHRUB/10LF = 13 PROVIDED: 3 TREES AND 13 SHRUBS
1121.08(a)(5) LANDSCAPING AND SCREENING OF PARKING LOTS: WITHIN LANDSCAPE ISLANDS, 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 15 OFF-STREET PARKING SPACES. EACH TREE AT TIME OF INSTALLATION SHOULD HAVE A MINIMUM CALIPER OF 3" AND A CLEAR TRUNK HEIGHT OF AT LEAST 6'.	REQUIRED: 36 SPACES = 2 TREES PROVIDED: 5 TREES	REQUIRED: 47 SPACES = 3 TREES PROVIDED: 9 TREES
1121.08(a)(5)(A) LANDSCAPING AND SCREENING OF PARKING LOTS: MINIMUM 75% OF ISLANDS BE PLANTED WITH PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT. THE OTHER 25% MAY BE COVERED BY GRASS OR MULCH.	PROVIDED: ISLANDS CONTAIN 75% PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT AND 25% MULCH.	PROVIDED: ISLANDS CONTAIN 75% PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT AND 25% MULCH.
1121.08(b)(1)(A) LANDSCAPING AND SCREENING OF PARKING LOTS: A LANDSCAPING STRIP SHALL BE PROVIDED BETWEEN A PARKING LOT AND AN ADJACENT PROPERTY LINE. WITHIN THE STRIP THERE SHALL BE 1 SHADE TREE AND 3 LANDSCAPE SHRUBS PER 35 LF OF PERIMETER.	N/A: DEVELOPMENT HAS COMMON LOT LINES AND SHARED PARKING.	N/A: DEVELOPMENT HAS COMMON LOT LINES AND SHARED PARKING.
1121.08(c)(1) LANDSCAPING AND SCREENING OF PARKING LOTS: A LANDSCAPING STRIP IS REQUIRED BETWEEN A PARKING LOT AND AN ADJACENT PUBLIC RIGHT-OF-WAY. THE STRIP SHALL BE 10' WIDE AND CONTAIN A MAXIMUM OF 1 SHADE TREE AND 10 SCREENING SHRUBS PER 35LF OF FRONTAGE.	REQUIRED: LOT B (96LF) 1 TREE/35LF = 3 AND 10 SHRUBS/35LF = 10 PROVIDED: 3 TREES AND 18 SHRUBS	REQUIRED: LOT C (133LF) 1 TREE/35LF = 4 AND 10 SHRUBS/35LF = 13 PROVIDED: 1 TREE AND 24 SHRUBS

PODdesign

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

PODdesign.net

Project Name

TRAILHEAD CROSSING

STATE ROUTE 37
DELAWARE, OHIO 43015

TEBBE CIVIL ENGINEERING, LLC

Prepared For

TEBBE CIVIL ENGINEERING
4700 LAKEHURST CT # 135,
DUBLIN, OH 43016

CHECK SET
NOT FOR CONSTRUCTION

Project Info

Project # 26002
Date 04/20/2026

Revisions

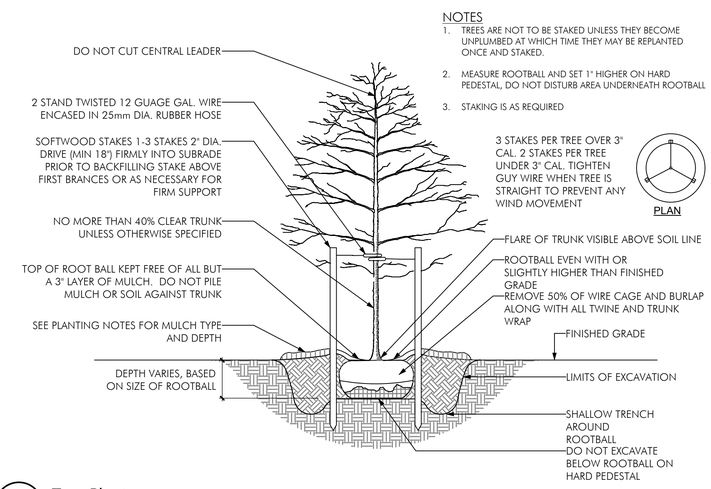
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Planting Plan

OHIO811.org Before You Dig

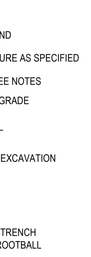
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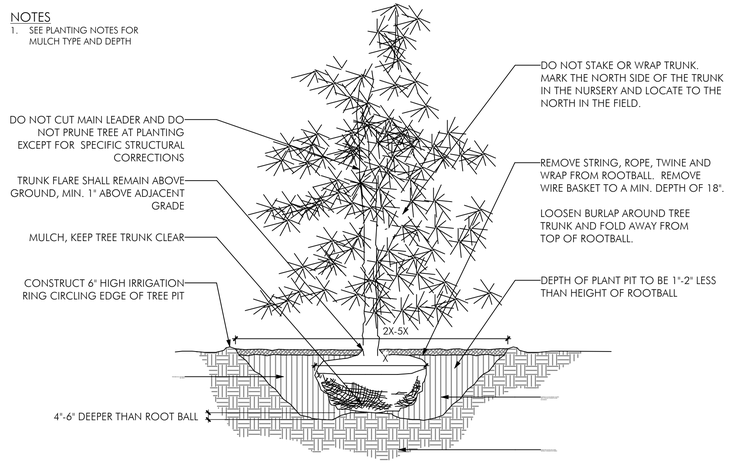
L2.0



1 Tree Planting
Scale: 1" = 1'-0"

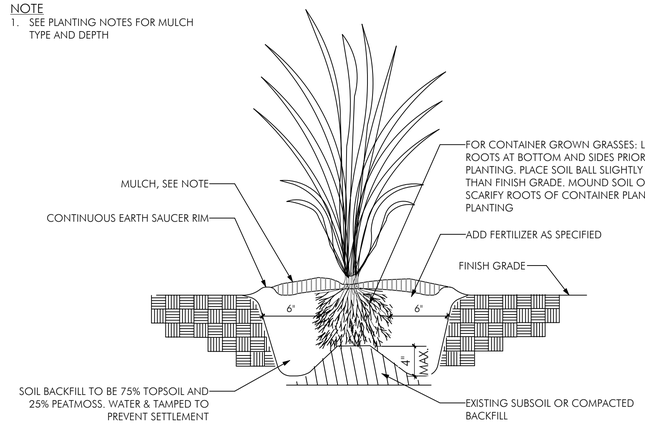
NOTES
1. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH





2 Evergreen Planting
Scale: 1" = 1'-0"

NOTE
1. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



3 Shrub Planting
Scale: 1" = 1'-0"

NOTES
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH
4. PRUNING:
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.

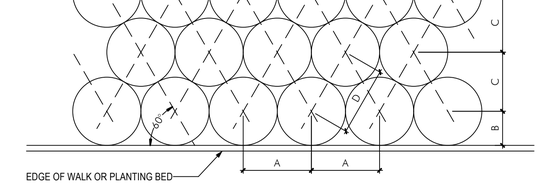
4 Perennial Planting
Scale: 1" = 1'-0"

5 Ornamental Grass Planting
Scale: 1 1/2" = 1'-0"

6 Perennial Spacing
Scale: 1 1/2" = 1'-0"

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A= SPACING
B= SP/2
C= SP/1.2
D= SPACING



PLANT INSTALLATION NOTES

1. CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL 811 PRIOR TO BEGINNING WORK. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
4. LAYOUT: CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING. PLANT LOCATIONS AND PLANT BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED/SOD AND PLANTING BED, INCLUDING THE REMOVAL OF LARGE ROCKS AND OTHER DEBRIS.
6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:

'COM-TIL' ORGANIC COMPOST (OR APPROVED EQUAL) 7000 STATE ROUTE 104 SOUTH LOCKBOURNE, OHIO 43137(614) 645-3152

PERENNIAL BED AREAS:
SPREAD 3" OF SOIL AMENDMENT OVER NEW PLANT BED AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.

TREES AND SHRUBS:
MIX 30% SOIL AMENDMENT TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.

7. ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN
8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
9. ALL PLANT SUBSTITUTIONS AND CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN.
10. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
11. WATERING: WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING PER ISA (INTERNATIONAL SOCIETY OF ARBORCULTURE) STANDARD AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL TREES SHALL RECEIVE A SLOW RELEASE WATER DEVICE (i.e. GATOR BAG) TO BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
12. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
14. TURF SEED: ALL DISTURBED AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS IDENTIFIED ON PLANS OR AS DIRECTED BY OWNER. SEED INSTALLATION SHALL OCCUR IN SPRING (APRIL 15 - JUNE 15) OR FALL (SEPTEMBER 15- OCTOBER 15).
15. TURF SEED & SOD MIX (UNLESS OTHERWISE NOTED ON PLANS): TALL FESCUE 80% (A MIXTURE OF NO LESS THAN THREE CULTIVARS) BY WEIGHT. PERENNIAL RYEGRASS 10% (A MIXTURE OF NO LESS THAN TWO CULTIVARS) BY WEIGHT. BLUEGRASS 10% (A MIXTURE OF NO LESS THAN TWO CULTIVARS) BY WEIGHT. A PURITY OF 98%. MINIMUM GERMINATION OF 85%.
16. FINISHED GRADE TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
17. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, GROUND COVERS, AND TURF FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
18. PERFORM DAILY CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
19. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.

A. MOWING - MINIMUM ONCE PER WEEK.

B. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.

C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.

D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

PODdesign.net

Project Name
TRAILHEAD CROSSING
STATE ROUTE 37
DELAWARE, OHIO 43015

TEBBE CIVIL ENGINEERING, LLC

Prepared For
TEBBE CIVIL ENGINEERING
4700 LAKEHURST CT # 135,
DUBLIN, OH 43016

CHECK SET
NOT FOR CONSTRUCTION

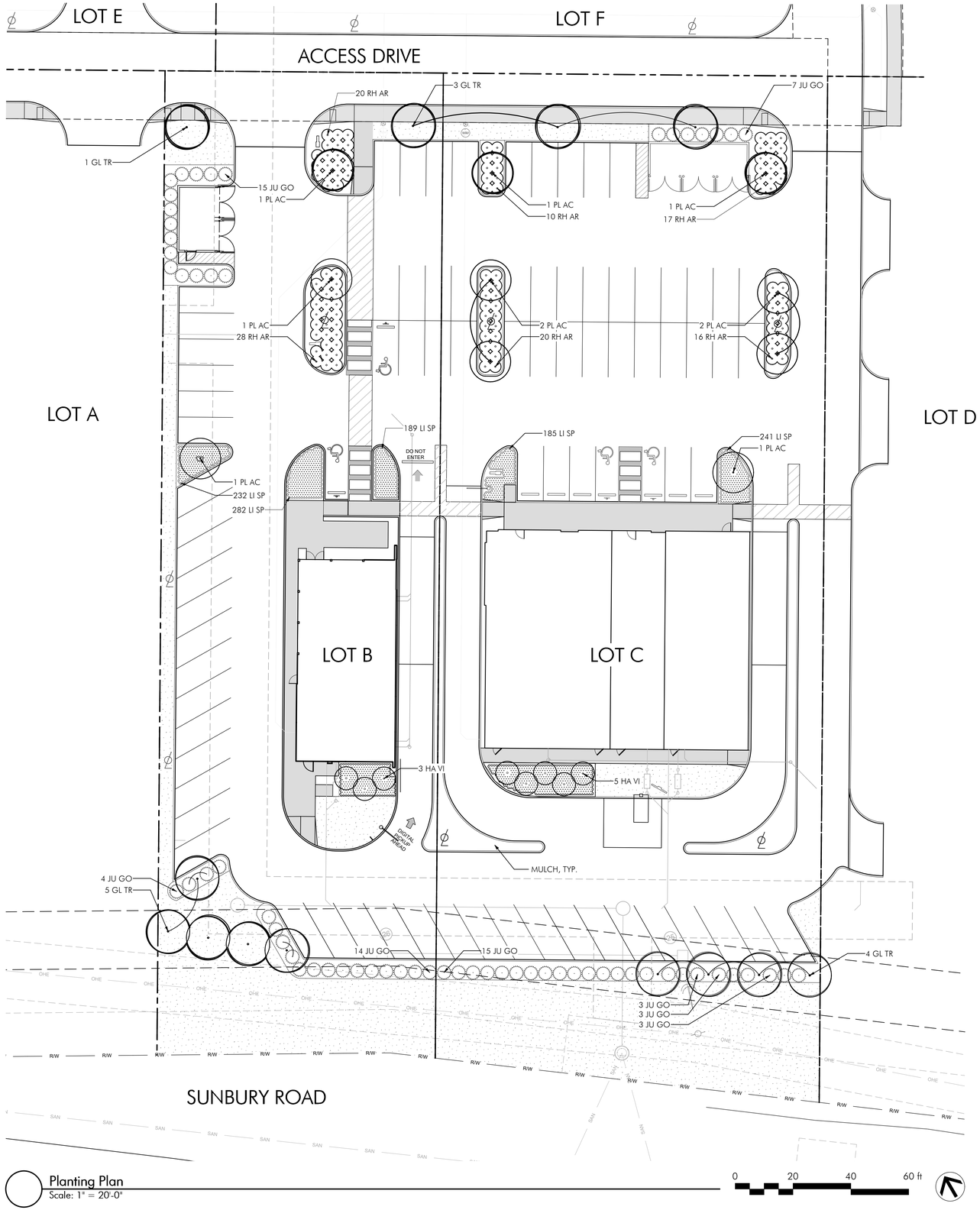
Project Info
Project # 26002
Date 04/20/2026

Revisions

Sheet Title
Planting Details

OHIO811.org Before You Dig

Sheet #
L3.0



Planting Plan
Scale: 1" = 20'-0"

0 20 40 60 ft

PLANT LIST					
QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	CONDITION	REMARKS
DECIDUOUS TREES					
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10	PL AC	Platanus x acerifolia 'Morton Circle' Exclamation! London Planetree	3" Cal.	B&B	As shown
SHRUBS					
8	HA VI	Hamamelis virginiana Witch Hazel	#5	Cont.	As Shown
64	JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	#5	Cont.	As Shown
111	RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	#3	Cont.	As shown
PERENNIALS					
1944	LI SP	Liriope spicata Creeping Lilyturf	#1	Cont.	12" o.c

*PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

LEGEND

TURF SEED

GENERAL NOTES:

1. SEE SHEET L3.0 FOR PLANTING NOTES & DETAILS.
2. IRRIGATION TO BE DESIGN BUILD DURING CONSTRUCTION.

CODIFIED ORDINANCES OF DELAWARE, OHIO		
CODE SECTION	LOT B	LOT C
1120.03 (b)(1) SITE DESIGN CRITERIA: ALL NEW DEVELOPMENTS SHOULD ADHERE TO THE FOLLOWING MINIMUM OPEN SPACE REQUIREMENTS: COMMERICAL- 30% OPEN SPACE.	30% OPEN SPACE VIA NET OVERALL DEVELOPMENT.	30% OPEN SPACE VIA NET OVERALL DEVELOPMENT.
1121.06 LANDSCAPE REQUIREMENTS FOR FRONT YARDS: ALL AREAS WITHIN THE REQUIRED BUILDING AND PARKING SETBACK SHALL BE LANDSCAPED AND MAINTAINED. 1 SHADE TREE FOR EVERY 50LF AND 1 SHRUB FOR EVERY 10LF OF LOT FRONTAGE OR FRACTION THEREOF SHALL BE PROVIDED.	REQUIRED: LOT B (96LF) 1 TREE/50LF = 2 AND 1 SHRUB/10LF = 10 PROVIDED: 2 TREES AND 10 SHRUBS	REQUIRED: LOT C (133LF) 1 TREE/50LF = 3 AND 1 SHRUB/10LF = 13 PROVIDED: 3 TREES AND 13 SHRUBS
1121.08(a)(5) LANDSCAPING AND SCREENING OF PARKING LOTS: WITHIN LANDSCAPE ISLANDS, 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 15 OFF-STREET PARKING SPACES. EACH TREE AT TIME OF INSTALLATION SHOULD HAVE A MINIMUM CALIPER OF 3" AND A CLEAR TRUNK HEIGHT OF AT LEAST 6'.	REQUIRED: 36 SPACES = 2 TREES PROVIDED: 5 TREES	REQUIRED: 47 SPACES = 3 TREES PROVIDED: 9 TREES
1121.08(a)(5)(A) LANDSCAPING AND SCREENING OF PARKING LOTS: MINIMUM 75% OF ISLANDS BE PLANTED WITH PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT. THE OTHER 25% MAY BE COVERED BY GRASS OR MULCH.	PROVIDED: ISLANDS CONTAIN 75% PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT AND 25% MULCH.	PROVIDED: ISLANDS CONTAIN 75% PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT AND 25% MULCH.
1121.08(b)(1)(A) LANDSCAPING AND SCREENING OF PARKING LOTS: A LANDSCAPING STRIP SHALL BE PROVIDED BETWEEN A PARKING LOT AND AN ADJACENT PROPERTY LINE. WITHIN THE STRIP THERE SHALL BE 1 SHADE TREE AND 3 LANDSCAPE SHRUBS PER 35 LF OF PERIMETER.	N/A: DEVELOPMENT HAS COMMON LOT LINES AND SHARED PARKING.	N/A: DEVELOPMENT HAS COMMON LOT LINES AND SHARED PARKING.
1121.08(c)(1) LANDSCAPING AND SCREENING OF PARKING LOTS: A LANDSCAPING STRIP IS REQUIRED BETWEEN A PARKING LOT AND AN ADJACENT PUBLIC RIGHT-OF-WAY. THE STRIP SHALL BE 10' WIDE AND CONTAIN A MAXIMUM OF 1 SHADE TREE AND 10 SCREENING SHRUBS PER 35LF OF FRONTAGE.	REQUIRED: LOT B (96LF) 1 TREE/35LF = 3 AND 10 SHRUBS/35LF = 10 PROVIDED: 3 TREES AND 18 SHRUBS	REQUIRED: LOT C (133LF) 1 TREE/35LF = 4 AND 10 SHRUBS/35LF = 13 PROVIDED: 1 TREE AND 24 SHRUBS

PODdesign

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

PODdesign.net

Project Name

TRAILHEAD CROSSING

STATE ROUTE 37
DELAWARE, OHIO 43015

TEBBE CIVIL ENGINEERING, LLC

Prepared For

TEBBE CIVIL ENGINEERING
4700 LAKEHURST CT # 135,
DUBLIN, OH 43016

CHECK SET
NOT FOR CONSTRUCTION

Project Info

Project # 26002
Date 04/20/2026

Revisions

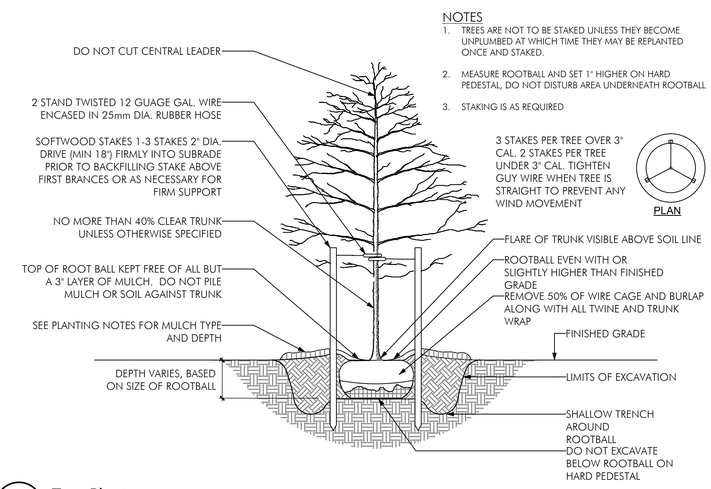
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Planting Plan

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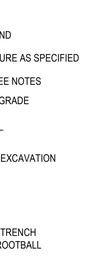
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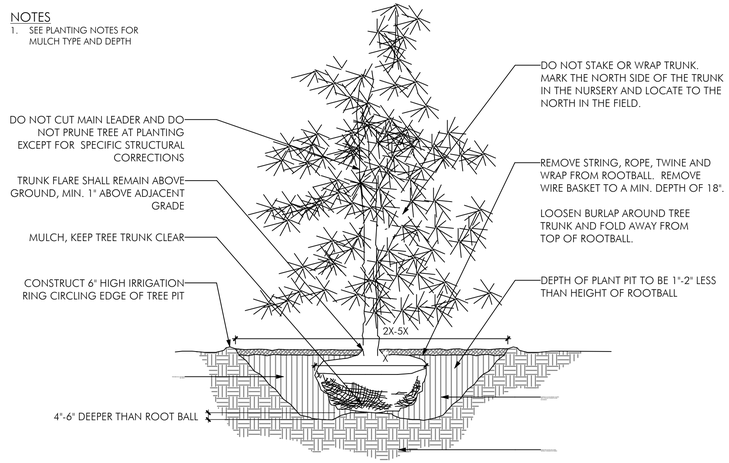
L2.0



1 Tree Planting
Scale: 1" = 1'-0"

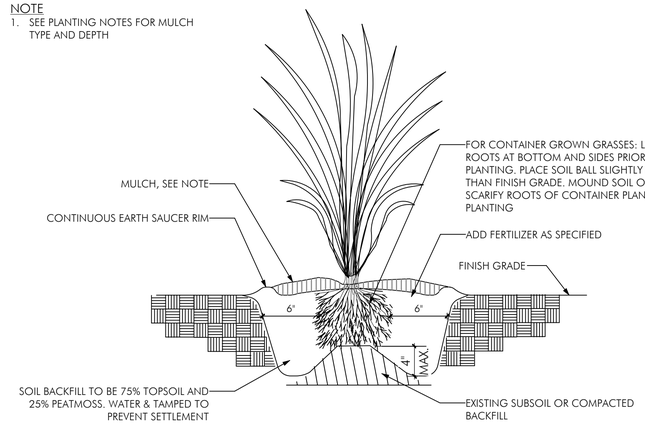
NOTES
1. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH





2 Evergreen Planting
Scale: 1" = 1'-0"

NOTE
1. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



3 Shrub Planting
Scale: 1" = 1'-0"

NOTES
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH
4. PRUNING:
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.

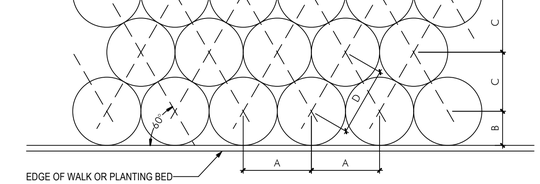
4 Perennial Planting
Scale: 1" = 1'-0"

5 Ornamental Grass Planting
Scale: 1 1/2" = 1'-0"

6 Perennial Spacing
Scale: 1 1/2" = 1'-0"

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A= SPACING
B= SP/2
C= SP/1.2
D= SPACING



PLANT INSTALLATION NOTES

1. CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL 811 PRIOR TO BEGINNING WORK. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
4. LAYOUT: CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING. PLANT LOCATIONS AND PLANT BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED/SOD AND PLANTING BED, INCLUDING THE REMOVAL OF LARGE ROCKS AND OTHER DEBRIS.
6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:

'COM-TIL' ORGANIC COMPOST (OR APPROVED EQUAL) 7000 STATE ROUTE 104 SOUTH LOCKBOURNE, OHIO 43137(614) 645-3152

PERENNIAL BED AREAS:
SPREAD 3" OF SOIL AMENDMENT OVER NEW PLANT BED AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.

TREES AND SHRUBS:
MIX 30% SOIL AMENDMENT TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.

7. ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN
8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
9. ALL PLANT SUBSTITUTIONS AND CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN.
10. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
11. WATERING: WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING PER ISA (INTERNATIONAL SOCIETY OF ARBORCULTURE) STANDARD AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL TREES SHALL RECEIVE A SLOW RELEASE WATER DEVICE (i.e. GATOR BAG) TO BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
12. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
14. TURF SEED: ALL DISTURBED AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS IDENTIFIED ON PLANS OR AS DIRECTED BY OWNER. SEED INSTALLATION SHALL OCCUR IN SPRING (APRIL 15 - JUNE 15) OR FALL (SEPTEMBER 15- OCTOBER 15).
15. TURF SEED & SOD MIX (UNLESS OTHERWISE NOTED ON PLANS): TALL FESCUE 80% (A MIXTURE OF NO LESS THAN THREE CULTIVARS) BY WEIGHT. PERENNIAL RYEGRASS 10% (A MIXTURE OF NO LESS THAN TWO CULTIVARS) BY WEIGHT. BLUEGRASS 10% (A MIXTURE OF NO LESS THAN TWO CULTIVARS) BY WEIGHT. A PURITY OF 98%. MINIMUM GERMINATION OF 85%.
16. FINISHED GRADE TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
17. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, GROUND COVERS, AND TURF FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
18. PERFORM DAILY CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
19. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.

A. MOWING - MINIMUM ONCE PER WEEK.

B. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.

C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.

D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

POD design

Columbus
100 Northwoods Blvd, Ste A
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PODdesign.net

Project Name
TRAILHEAD CROSSING
STATE ROUTE 37
DELAWARE, OHIO 43015

TEBBE CIVIL ENGINEERING, LLC

Prepared For
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4700 LAKEHURST CT # 135,
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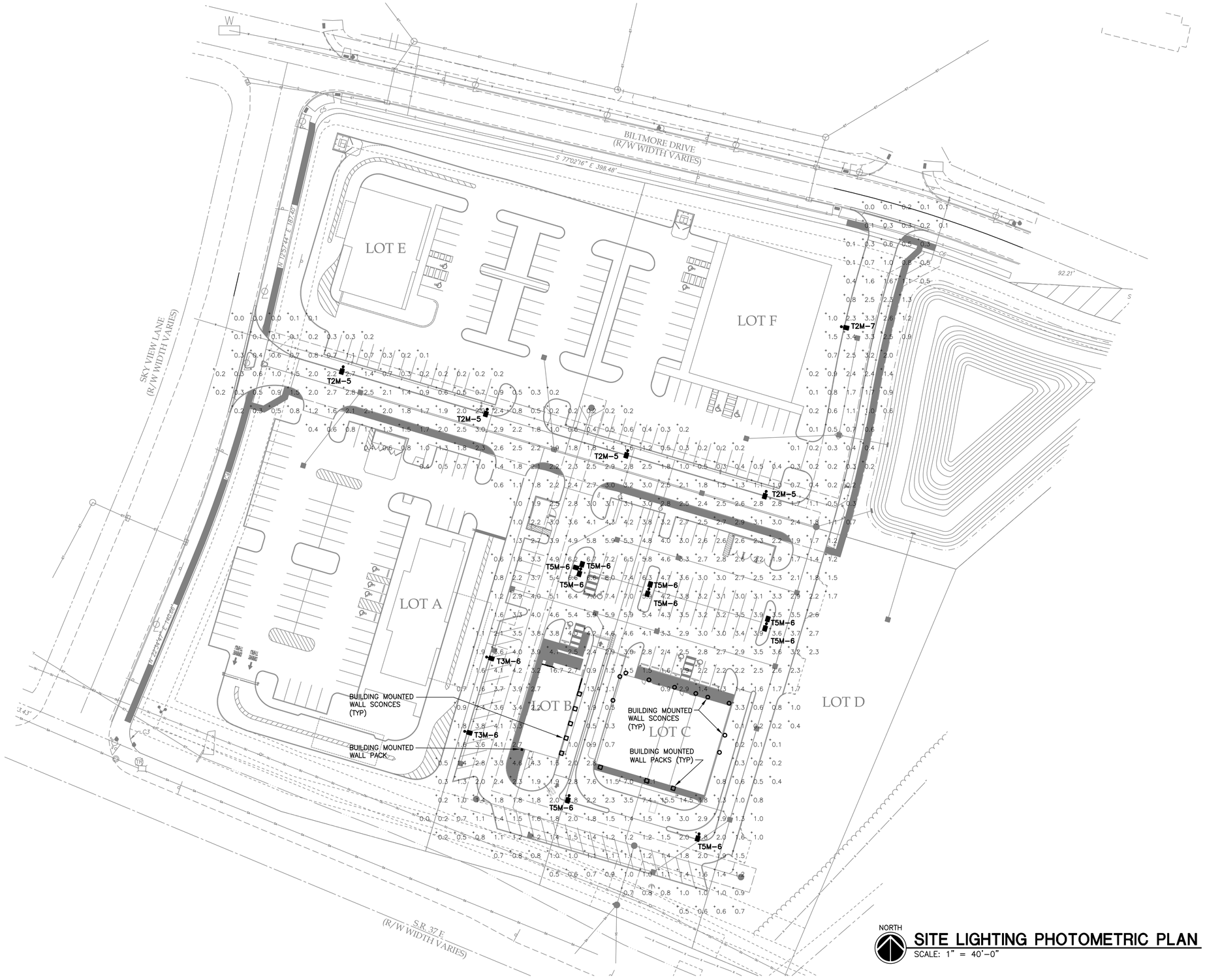
Project Info
Project # 26002
Date 04/20/2026

Revisions

Sheet Title
Planting Details

OHIO811.org Before You Dig

Sheet #
L3.0



SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 40'–0"

REVISIONS

McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
http://www.mcmulleneng.com

SITE LIGHTING PHOTOMETRIC PLAN

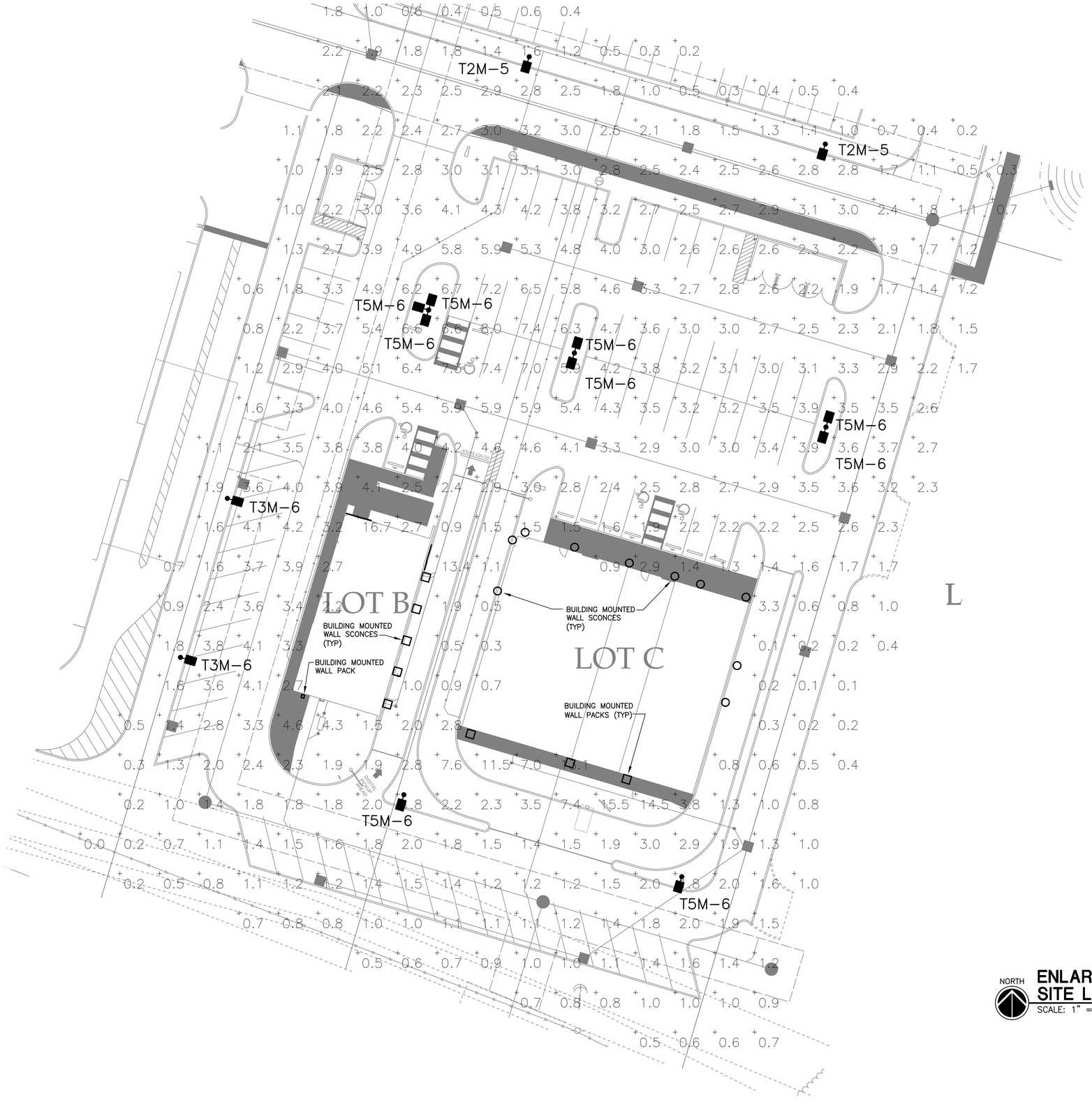
FINAL DEVELOPMENT PLAN FOR TRAILHEAD CROSSING WEST

STATE ROUTE 37, CITY OF DELAWARE, OHIO

JOB NO.	2547–A
DRAWN BY	MECI
SCALE	AS SHOWN
DATE	MAR 23, 2026

SHEET NO.

SL1



NORTH

ENLARGED SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 20'–0"

REVISIONS

McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
http://www.mcmulleneng.com

ENLARGED SITE LIGHTING PHOTOMETRIC PLAN

FINAL DEVELOPMENT PLAN FOR TRAILHEAD CROSSING WEST

STATE ROUTE 37, CITY OF DELAWARE, OHIO

JOB NO.	2547–A
DRAWN BY	MECI
SCALE	AS SHOWN
DATE	MAR 23, 2026
SHEET NO.	SL2

SITE LIGHTING FIXTURE SCHEDULE

T2M–5

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 2 MEDIUM LIGHT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 17,428 LUMENS, 4,000'K, 70 CRI, MOUNT TO 20' TALL, 4" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE AND BASE COVER, COLOR BY OWNER, XXX VOLT, 138 WATTS.
FIXTURE: LITHONIA DSX1–LED–P5–40K–70CRI–T2M–MVOLT–SPA–COLOR
POLE: #SSS–20'–4C–DM19AS–COLOR

T3M–6

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 3 MEDIUM LIGHT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20,539 LUMENS, 4,000'K, 70 CRI, MOUNT TO 20' TALL, 4" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE AND BASE COVER, COLOR BY OWNER, XXX VOLT, 165 WATTS.
FIXTURE: LITHONIA DSX1–LED–P6–40K–70CRI–T3M–MVOLT–SPA–COLOR
POLE: #SSS–20'–4C–DM19AS–COLOR

T5M–6

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 5 MEDIUM LIGHT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 21,447 LUMENS, 4,000'K, 70 CRI, MOUNT TO 20' TALL, 4" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE AND BASE COVER, COLOR BY OWNER, XXX VOLT, 165 WATTS.
FIXTURE: LITHONIA DSX1–LED–P6–40K–70CRI–T5M–MVOLT–SPA–COLOR
POLE: #SSS–20'–4C–DM19AS–COLOR

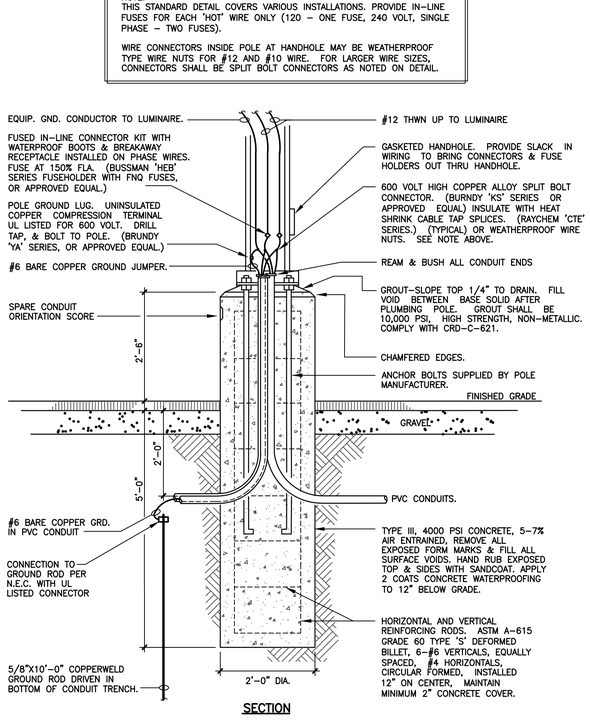
T2M–7

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 2 MEDIUM LIGHT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 21,955 LUMENS, 4,000'K, 70 CRI, MOUNT TO 20' TALL, 4" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE AND BASE COVER, COLOR BY OWNER, XXX VOLT, 184 WATTS.
FIXTURE: LITHONIA DSX1–LED–P7–40K–70CRI–T2M–MVOLT–SPA–COLOR
POLE: #SSS–20'–4C–DM19AS–COLOR

BUILDING MOUNTED LIGHTS ARE BASED ON INFORMATION PROVIDED BY TENANT AND ARE NOT SPECIFIED IN THIS SCHEDULE. LIGHTS MAY CHANGE BASED ON TENANT DESIGN TEAM DECISIONS. SEE TENANT BUILDING DRAWINGS FOR ACTUAL BUILDING MOUNTED LIGHTS AND LOCATIONS.

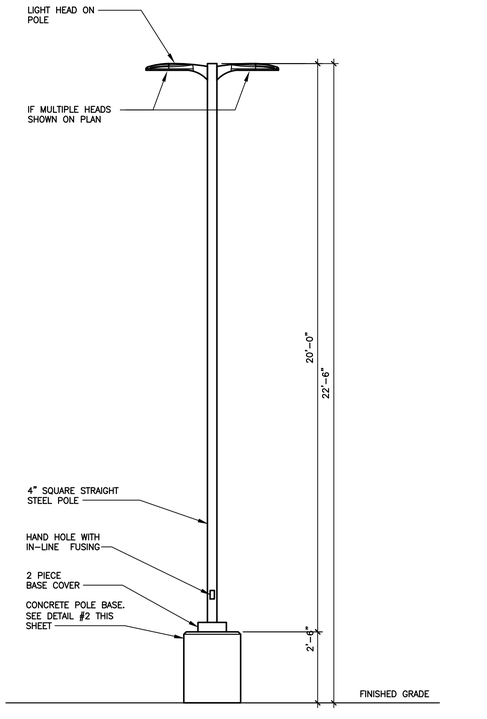
NOTE:
THIS STANDARD DETAIL COVERS VARIOUS INSTALLATIONS. PROVIDE IN–LINE FUSES FOR EACH 'HOT' WIRE ONLY (120 – ONE FUSE, 240 VOLT, SINGLE PHASE – TWO FUSES).

WIRE CONNECTORS INSIDE POLE AT HANDHOLE MAY BE WEATHERPROOF TYPE WIRE NUTS FOR #12 AND #10 WIRE. FOR LARGER WIRE SIZES, CONNECTORS SHALL BE SPLIT BOLT CONNECTORS AS NOTED ON DETAIL.



SECTION

2 SL2 **POLE BASE DETAIL**
N.T.S.



1 SL2 **LIGHTING FIXTURE w/2'-6" POLE BASE ELEVATION**
N.T.S.

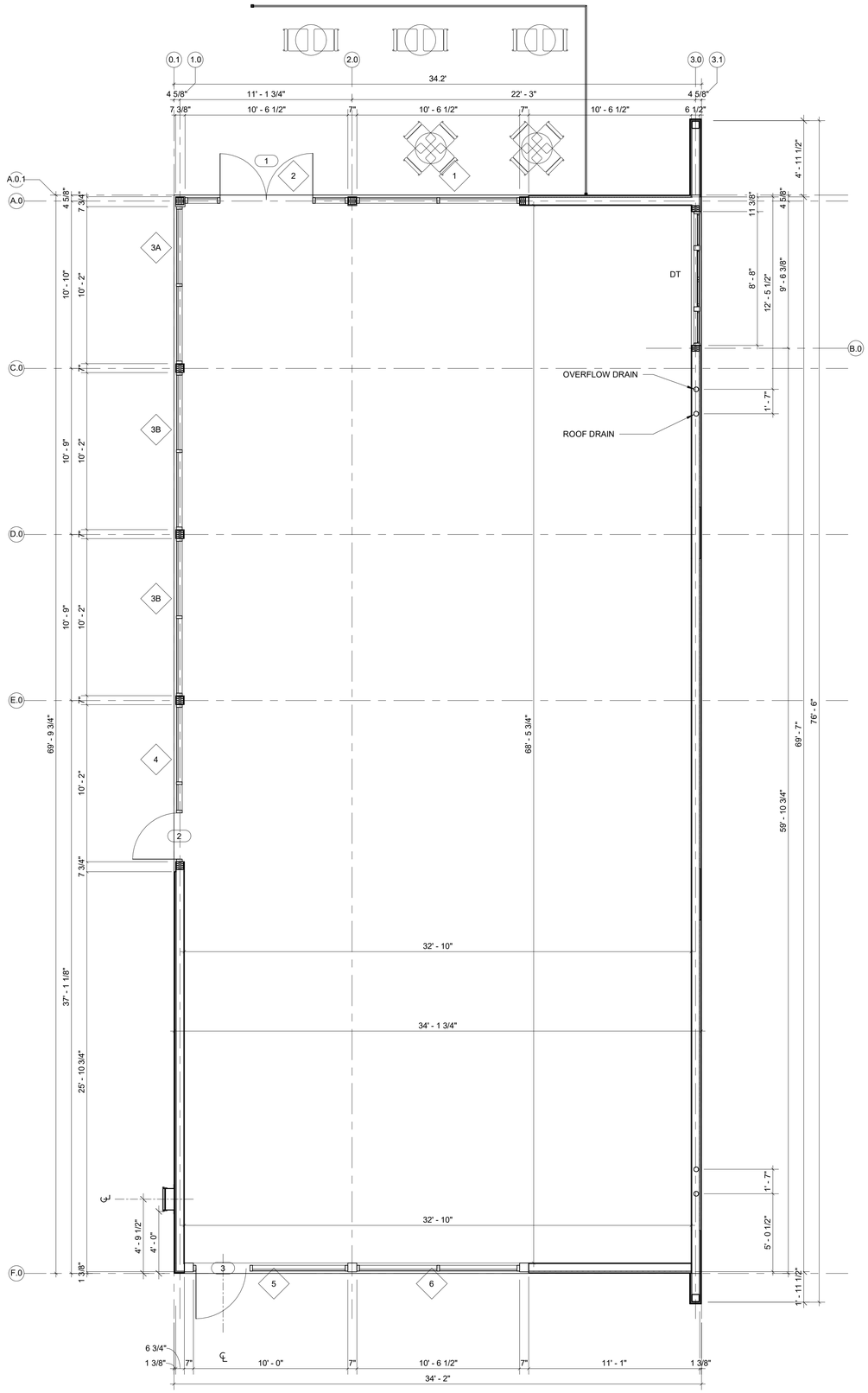
REVISIONS

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SITE LIGHTING DETAILS

FINAL DEVELOPMENT PLAN FOR TRAILHEAD CROSSING WEST
STATE ROUTE 37, CITY OF DELAWARE, OHIO

JOB NO.	2547–A
DRAWN BY	MECI
SCALE	AS SHOWN
DATE	MAR 23, 2026
SHEET NO.	SL3



1 FLOOR PLAN
1/4" = 1'-0"

DESIGN STUDIO 24, LLC.
ARCHITECTS DESIGNERS PLANNERS
2970 MARIA AVE, SUITE 202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

FLOOR PLAN

PROPOSED DEVELOPMENT FOR

TRAILHEAD CROSSING WEST LOT B

1555 STATE ROUTE 37 E, DELAWARE, OH 43015

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STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractural obligation, they are in compliance with the Codes and Ordinances of Delaware, OH

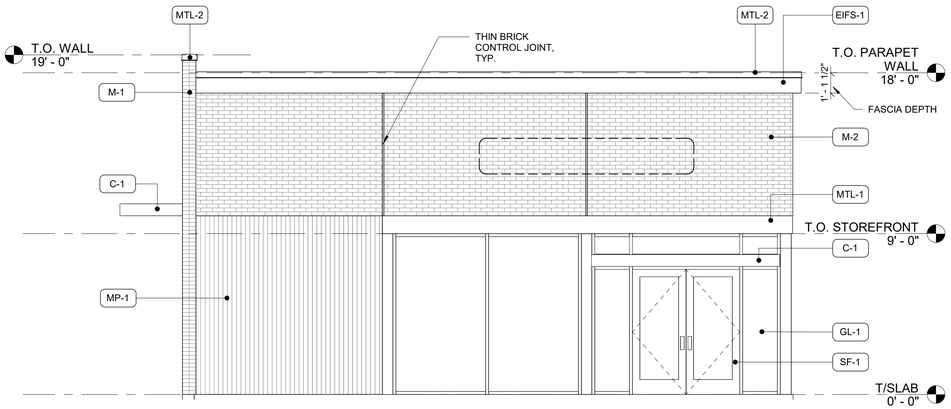
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REVISIONS	
TBD	ISSUED FOR PERMIT

SCALE	
DRAWN BY:	A.S.

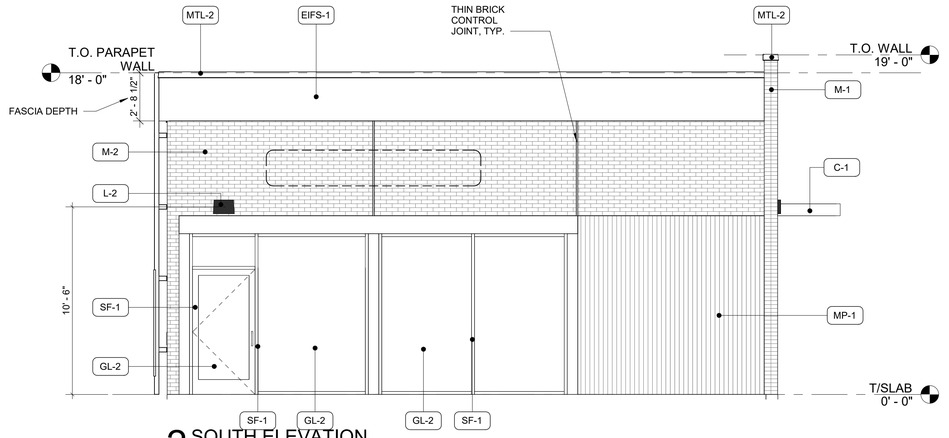
CHRIS URBANCZYK
REG. ARCHITECT

LICENSE EXPIRES: 11.30.2026

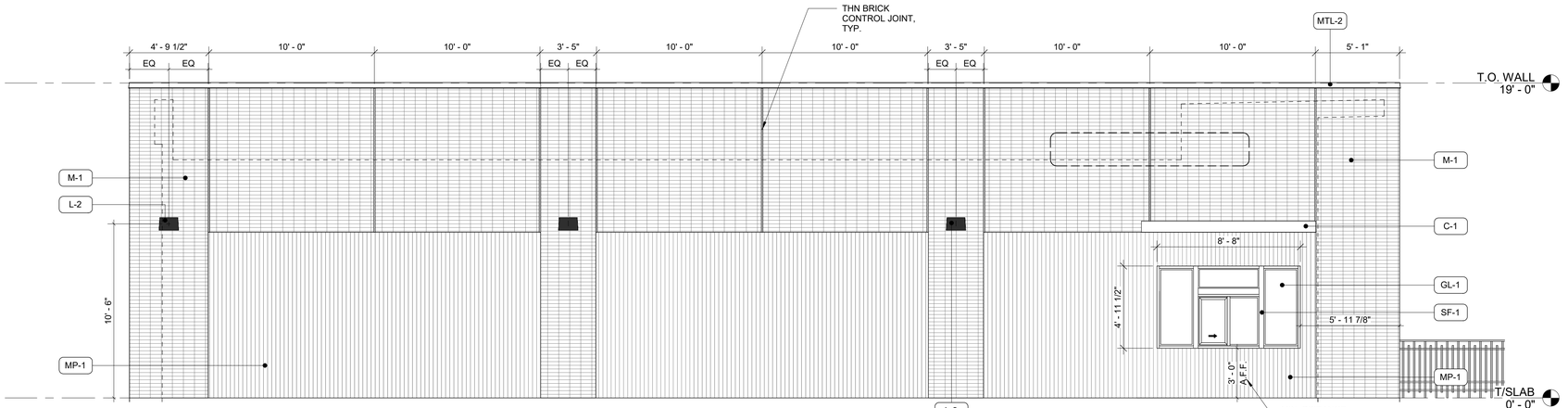
A1.1



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLOR	DETAILS
C-1	CANOPY	MAPES OR APPROVED EQUAL	TO MATCH STOREFRONT	CANTILEVER W/ 8" SMOOTH FACE FASCIA
EIFS-1	EIFS SYSTEM	DRYVIT	COLOR MATCH TO PPG 'BLACK MAGIC"	
GL-1	WINDOW GLASS	GUARDIAN	LOW-E	
GL-2	WINDOW GLASS	GUARDIAN	LOW-E	'CHARCOAL' SPANDREL GLASS
L-2	WALL MOUNT LED	LITHONIA LIGHTING OR APPROVED EQUAL	BRONZE	
M-1	THIN BRICK	ENDICOTT THIN BRICK	SIENNA IRONSPOT	SMOOTH MODULAR
M-2	THIN BRICK	THE BELDEN BRICK COMPANY	ALASKA WHITE	VELOUR MODULAR
MP-1	PREFINISHED RIBBED METAL PANEL	PAC CLAD	BLACK	
MTL-1	PREFINISHED BRAKE METAL	PAC CLAD	BLACK	
MTL-2	PREFINISHED METAL COPING	PAC CLAD	BLACK	
P-1	PAINT	SHERWIN-WILLIAMS	SW 6258 TRICORN BLACK	SEMI-GLOSS ENAMEL
SF-1	ALUMINUM STOREFRONT	KAWNEER OR APPROVED EQUAL	BLACK ANODIZED	

BUILDING ELEVATIONS

PROPOSED DEVELOPMENT FOR

TRAILHEAD CROSSING WEST LOT B

DESIGN STUDIO 24, LLC.
ARCHITECTS DESIGNERS PLANNERS
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2970 MARIA AVE. SUITE 202, NORTHBROOK, ILLINOIS 60062 T: 847.885.7751

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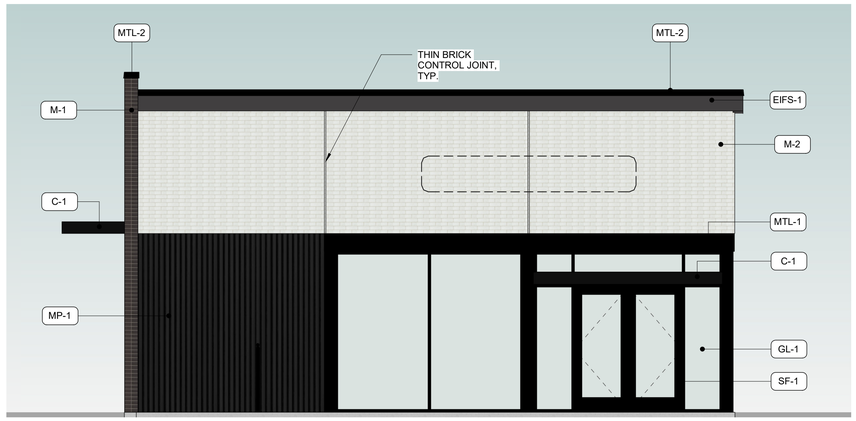
STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractural obligation, they are in compliance with the Codes and Ordinances of Delaware, OH

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REVISIONS	
TBD	ISSUED FOR PERMIT
SCALE	
DRAWN BY:	A.S.

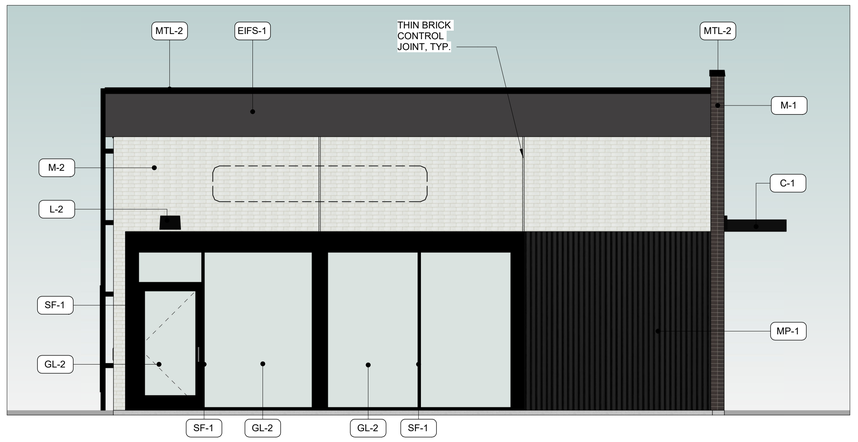
CHRIS URBANCZYK
REG. ARCHITECT

LICENSE EXPIRES: 11.30.2026

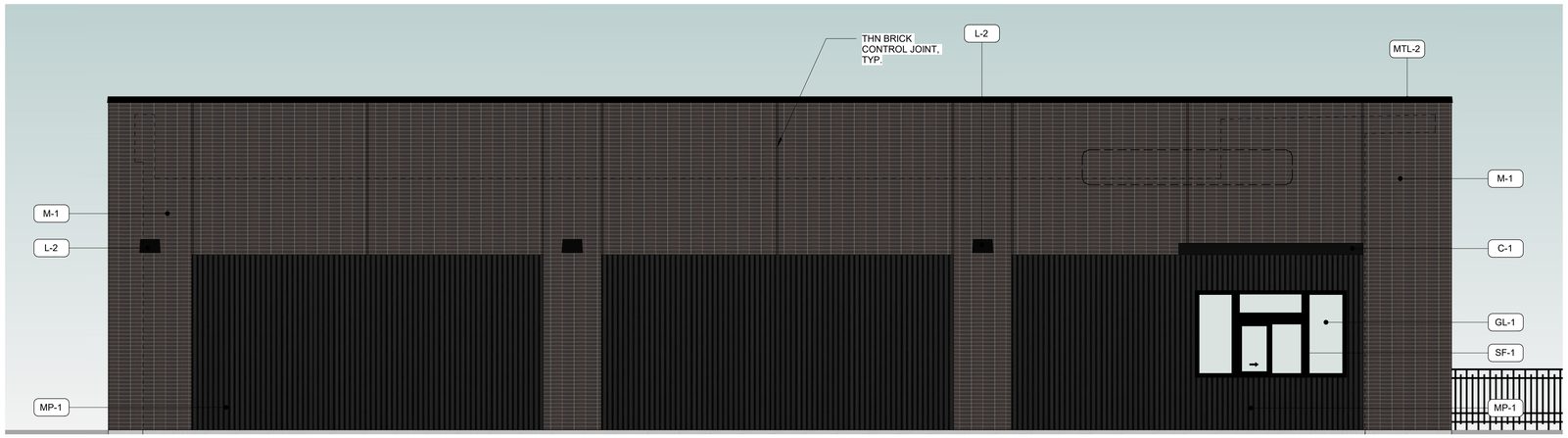
A3.0



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLOR	DETAILS
C-1	CANOPY	MAPES OR APPROVED EQUAL	TO MATCH STOREFRONT	CANTILEVER W/ 8" SMOOTH FACE FASCIA
EIFS-1	EIFS SYSTEM	DRYVIT	COLOR MATCH TO PPG 'BLACK MAGIC'	
GL-1	WINDOW GLASS	GUARDIAN	LOW-E	
GL-2	WINDOW GLASS	GUARDIAN	LOW-E	'CHARCOAL' SPANDREL GLASS
L-2	WALL MOUNT LED	LITHONIA LIGHTING OR APPROVED EQUAL	BRONZE	
M-1	THIN BRICK	ENDICOTT THIN BRICK	SIENNA IRONSPOT	SMOOTH MODULAR
M-2	THIN BRICK	THE BELDEN BRICK COMPANY	ALASKA WHITE	VELOUR MODULAR
MP-1	PREFINISHED RIBBED METAL PANEL	PAC CLAD	BLACK	
MTL-1	PREFINISHED BRAKE METAL	PAC CLAD	BLACK	
MTL-2	PREFINISHED METAL COPING	PAC CLAD	BLACK	
P-1	PAINT	SHERWIN-WILLIAMS	SW 6258 TRICORN BLACK	SEMI-GLOSS ENAMEL
SF-1	ALUMINUM STOREFRONT	KAWNEER OR APPROVED EQUAL	BLACK ANODIZED	

COLOR ELEVATIONS

PROPOSED DEVELOPMENT FOR
TRAILHEAD CROSSING WEST LOT B

1555 STATE ROUTE 37 E. DELAWARE, OH 43015

DESIGN STUDIO 24, LLC.
ARCHITECTS DESIGNERS PLANNERS
2970 MARIA AVE, SUITE 202, NORTHBROOK, ILLINOIS 60062
T: 847.885.7751

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CAUTION: Contractor to verify all existing conditions, dimensions, etc. PRIOR to bid and construction. Contractor to notify owner and architect of any discrepancies. No plea of ignorance to existing conditions found to be different from drawings will be accepted.

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STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Delaware, OH

DATE	04 09 2026
REVISIONS	
TBD	ISSUED FOR PERMIT
SCALE	
DRAWN BY:	A.S.

CHRIS URBANCZYK
REG. ARCHITECT

LICENSE EXPIRES: 11.30.2026

A3.1



1 CHIPOTLE 3D VIEW 1



2 CHIPOTLE 3D VIEW 2



3 CHIPOTLE 3D VIEW 3

3D VIEWS

PROPOSED DEVELOPMENT FOR

TRAILHEAD CROSSING WEST LOT B

1555 STATE ROUTE 37 E. DELAWARE, OH 43015

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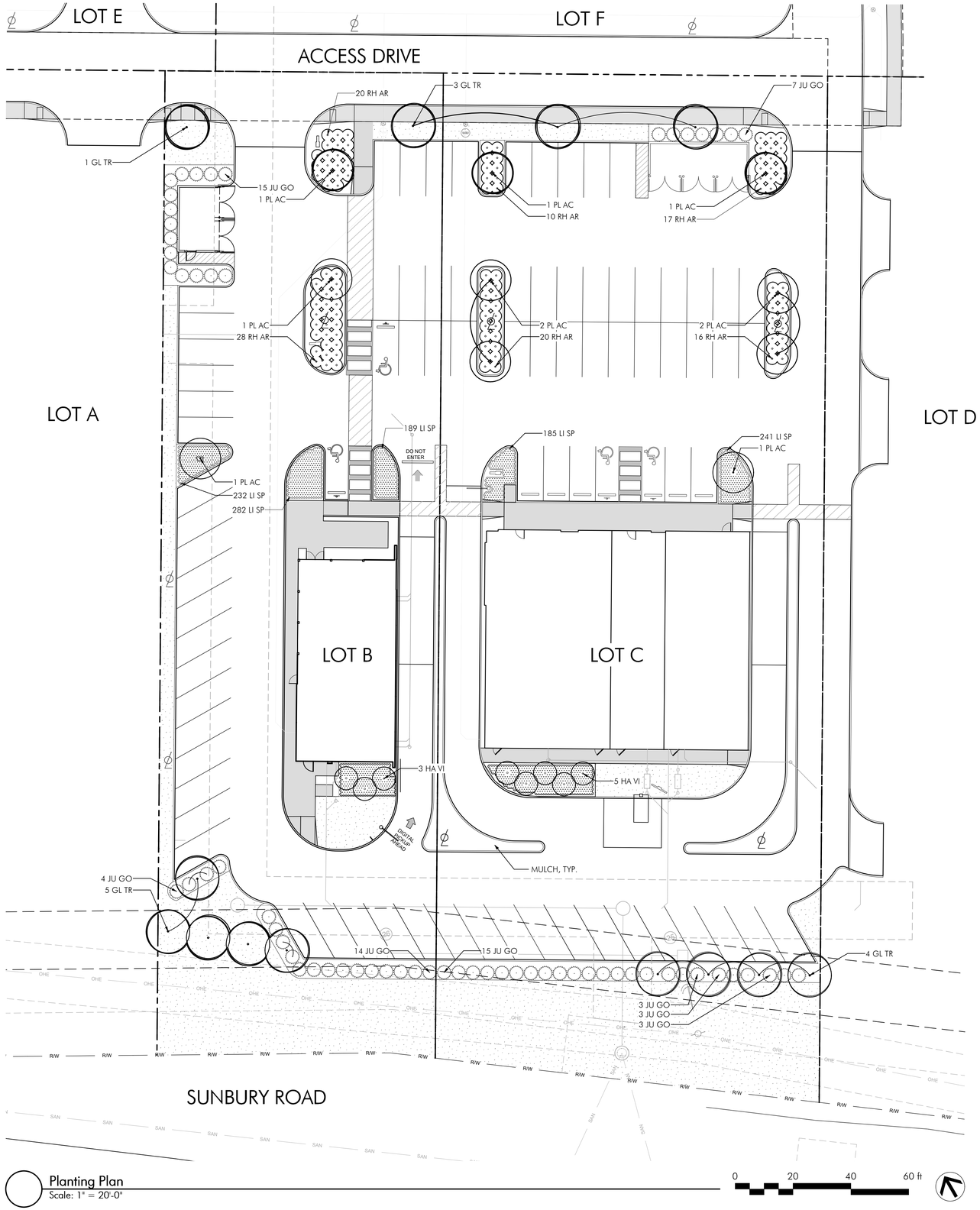
STATEMENT OF COMPLIANCE I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractural obligation, they are in compliance with the Codes and Ordinances of Delaware, OH

DATE	04 09 2026
REVISIONS	
TBD	ISSUED FOR PERMIT
SCALE	
DRAWN BY:	A.S.

CHRIS URBANCZYK
REG. ARCHITECT

LICENSE EXPIRES: 11.30.2026

A3.2



Planting Plan
Scale: 1" = 20'-0"

0 20 40 60 ft

PLANT LIST					
QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	CONDITION	REMARKS
DECIDUOUS TREES					
13	GL TR	Gleditsia triacanthos f. inermis Thornless Honey Locust	3" cal.	B&B	As shown
10	PL AC	Platanus x acerifolia 'Morton Circle' Exclamation! London Planetree	3" Cal.	B&B	As shown
SHRUBS					
8	HA VI	Hamamelis virginiana Witch Hazel	#5	Cont.	As Shown
64	JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	#5	Cont.	As Shown
111	RH AR	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	#3	Cont.	As shown
PERENNIALS					
1944	LI SP	Liriope spicata Creeping Lilyturf	#1	Cont.	12" o.c

*PLANT SUBSTITUTIONS MAY BE REQUIRED PENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

LEGEND

TURF SEED

GENERAL NOTES:

1. SEE SHEET L3.0 FOR PLANTING NOTES & DETAILS.
2. IRRIGATION TO BE DESIGN BUILD DURING CONSTRUCTION.

CODIFIED ORDINANCES OF DELAWARE, OHIO		
CODE SECTION	LOT B	LOT C
1120.03 (b)(1) SITE DESIGN CRITERIA: ALL NEW DEVELOPMENTS SHOULD ADHERE TO THE FOLLOWING MINIMUM OPEN SPACE REQUIREMENTS: COMMERICAL- 30% OPEN SPACE.	30% OPEN SPACE VIA NET OVERALL DEVELOPMENT.	30% OPEN SPACE VIA NET OVERALL DEVELOPMENT.
1121.06 LANDSCAPE REQUIREMENTS FOR FRONT YARDS: ALL AREAS WITHIN THE REQUIRED BUILDING AND PARKING SETBACK SHALL BE LANDSCAPED AND MAINTAINED. 1 SHADE TREE FOR EVERY 50LF AND 1 SHRUB FOR EVERY 10LF OF LOT FRONTAGE OR FRACTION THEREOF SHALL BE PROVIDED.	REQUIRED: LOT B (96LF) 1 TREE/50LF = 2 AND 1 SHRUB/10LF = 10 PROVIDED: 2 TREES AND 10 SHRUBS	REQUIRED: LOT C (133LF) 1 TREE/50LF = 3 AND 1 SHRUB/10LF = 13 PROVIDED: 3 TREES AND 13 SHRUBS
1121.08(a)(5) LANDSCAPING AND SCREENING OF PARKING LOTS: WITHIN LANDSCAPE ISLANDS, 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 15 OFF-STREET PARKING SPACES. EACH TREE AT TIME OF INSTALLATION SHOULD HAVE A MINIMUM CALIPER OF 3" AND A CLEAR TRUNK HEIGHT OF AT LEAST 6'.	REQUIRED: 36 SPACES = 2 TREES PROVIDED: 5 TREES	REQUIRED: 47 SPACES = 3 TREES PROVIDED: 9 TREES
1121.08(a)(5)(A) LANDSCAPING AND SCREENING OF PARKING LOTS: MINIMUM 75% OF ISLANDS BE PLANTED WITH PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT. THE OTHER 25% MAY BE COVERED BY GRASS OR MULCH.	PROVIDED: ISLANDS CONTAIN 75% PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT AND 25% MULCH.	PROVIDED: ISLANDS CONTAIN 75% PERENNIALS AND SHRUBS NOT EXCEEDING 2' IN HEIGHT AND 25% MULCH.
1121.08(b)(1)(A) LANDSCAPING AND SCREENING OF PARKING LOTS: A LANDSCAPING STRIP SHALL BE PROVIDED BETWEEN A PARKING LOT AND AN ADJACENT PROPERTY LINE. WITHIN THE STRIP THERE SHALL BE 1 SHADE TREE AND 3 LANDSCAPE SHRUBS PER 35 LF OF PERIMETER.	N/A: DEVELOPMENT HAS COMMON LOT LINES AND SHARED PARKING.	N/A: DEVELOPMENT HAS COMMON LOT LINES AND SHARED PARKING.
1121.08(c)(1) LANDSCAPING AND SCREENING OF PARKING LOTS: A LANDSCAPING STRIP IS REQUIRED BETWEEN A PARKING LOT AND AN ADJACENT PUBLIC RIGHT-OF-WAY. THE STRIP SHALL BE 10' WIDE AND CONTAIN A MAXIMUM OF 1 SHADE TREE AND 10 SCREENING SHRUBS PER 35LF OF FRONTAGE.	REQUIRED: LOT B (96LF) 1 TREE/35LF = 3 AND 10 SHRUBS/35LF = 10 PROVIDED: 3 TREES AND 18 SHRUBS	REQUIRED: LOT C (133LF) 1 TREE/35LF = 4 AND 10 SHRUBS/35LF = 13 PROVIDED: 1 TREE AND 24 SHRUBS

PODdesign

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

PODdesign.net

Project Name

TRAILHEAD CROSSING

STATE ROUTE 37
DELAWARE, OHIO 43015

TEBBE CIVIL ENGINEERING, LLC

Prepared For

TEBBE CIVIL ENGINEERING
4700 LAKEHURST CT # 135,
DUBLIN, OH 43016

CHECK SET
NOT FOR CONSTRUCTION

Project Info

Project # 26002
Date 04/20/2026

Revisions

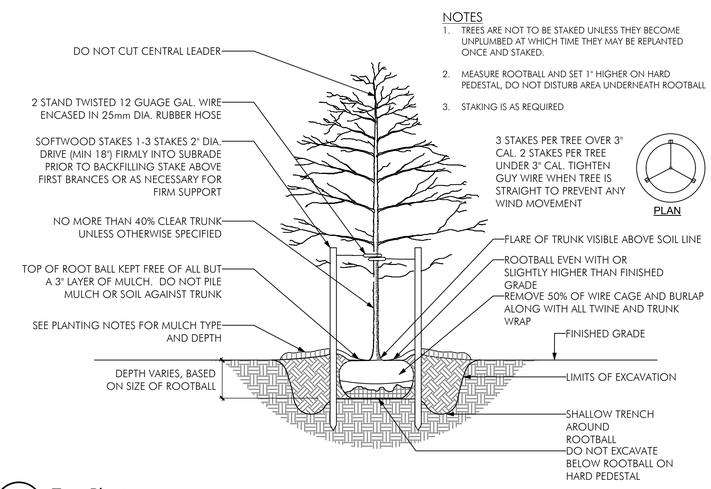
Sheet Title

Planting Plan

OHIO811.org Before You Dig

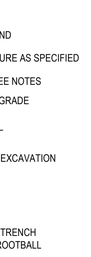
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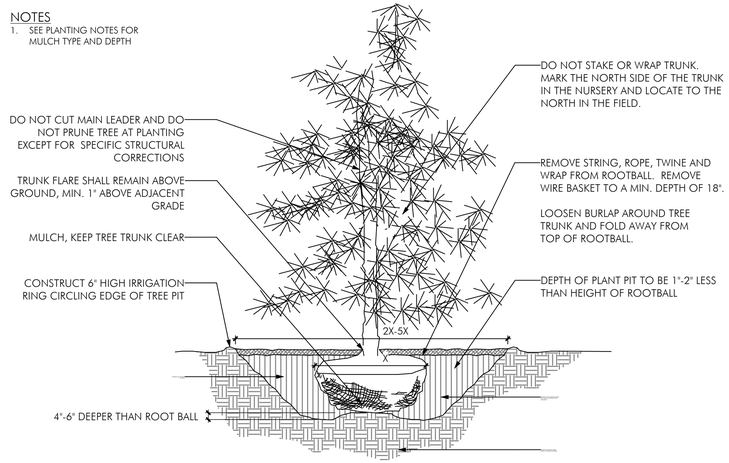
L2.0



1 Tree Planting
Scale: 1" = 1'-0"

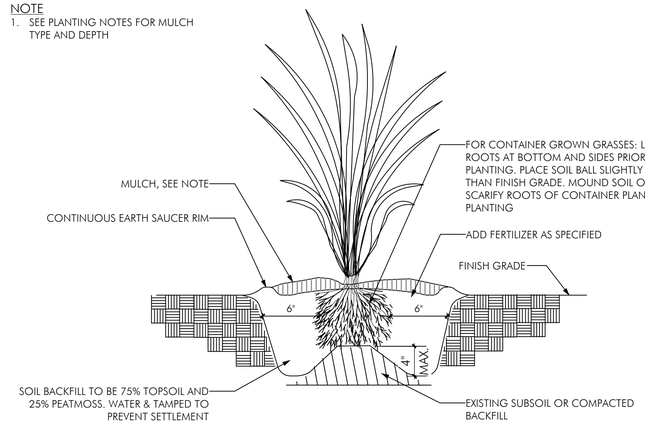
NOTES
1. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH





2 Evergreen Planting
Scale: 1" = 1'-0"

NOTE
1. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH



3 Shrub Planting
Scale: 1" = 1'-0"

NOTES
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH
4. PRUNING:
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.

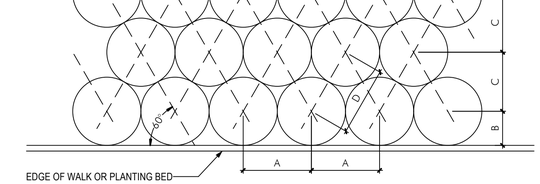
4 Perennial Planting
Scale: 1" = 1'-0"

5 Ornamental Grass Planting
Scale: 1 1/2" = 1'-0"

6 Perennial Spacing
Scale: 1 1/2" = 1'-0"

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A= SPACING
B= SP/2
C= SP/1.2
D= SPACING



PLANT INSTALLATION NOTES

1. CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL 811 PRIOR TO BEGINNING WORK. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
4. LAYOUT: CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING. PLANT LOCATIONS AND PLANT BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED/SOD AND PLANTING BED, INCLUDING THE REMOVAL OF LARGE ROCKS AND OTHER DEBRIS.
6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:

'COM-TIL' ORGANIC COMPOST (OR APPROVED EQUAL) 7000 STATE ROUTE 104 SOUTH LOCKBOURNE, OHIO 43137(614) 645-3152

PERENNIAL BED AREAS:
SPREAD 3" OF SOIL AMENDMENT OVER NEW PLANT BED AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.

TREES AND SHRUBS:
MIX 30% SOIL AMENDMENT TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.

7. ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN
8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
9. ALL PLANT SUBSTITUTIONS AND CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN.
10. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
11. WATERING: WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING PER ISA (INTERNATIONAL SOCIETY OF ARBORCULTURE) STANDARD AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL TREES SHALL RECEIVE A SLOW RELEASE WATER DEVICE (i.e. GATOR BAG) TO BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
12. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
14. TURF SEED: ALL DISTURBED AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS IDENTIFIED ON PLANS OR AS DIRECTED BY OWNER. SEED INSTALLATION SHALL OCCUR IN SPRING (APRIL 15 - JUNE 15) OR FALL (SEPTEMBER 15- OCTOBER 15).
15. TURF SEED & SOD MIX (UNLESS OTHERWISE NOTED ON PLANS): TALL FESCUE 80% (A MIXTURE OF NO LESS THAN THREE CULTIVARS) BY WEIGHT. PERENNIAL RYEGRASS 10% (A MIXTURE OF NO LESS THAN TWO CULTIVARS) BY WEIGHT. BLUEGRASS 10% (A MIXTURE OF NO LESS THAN TWO CULTIVARS) BY WEIGHT. A PURITY OF 98%. MINIMUM GERMINATION OF 85%.
16. FINISHED GRADE TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
17. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, GROUND COVERS, AND TURF FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
18. PERFORM DAILY CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
19. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.

A. MOWING - MINIMUM ONCE PER WEEK.

B. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.

C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.

D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

POD design

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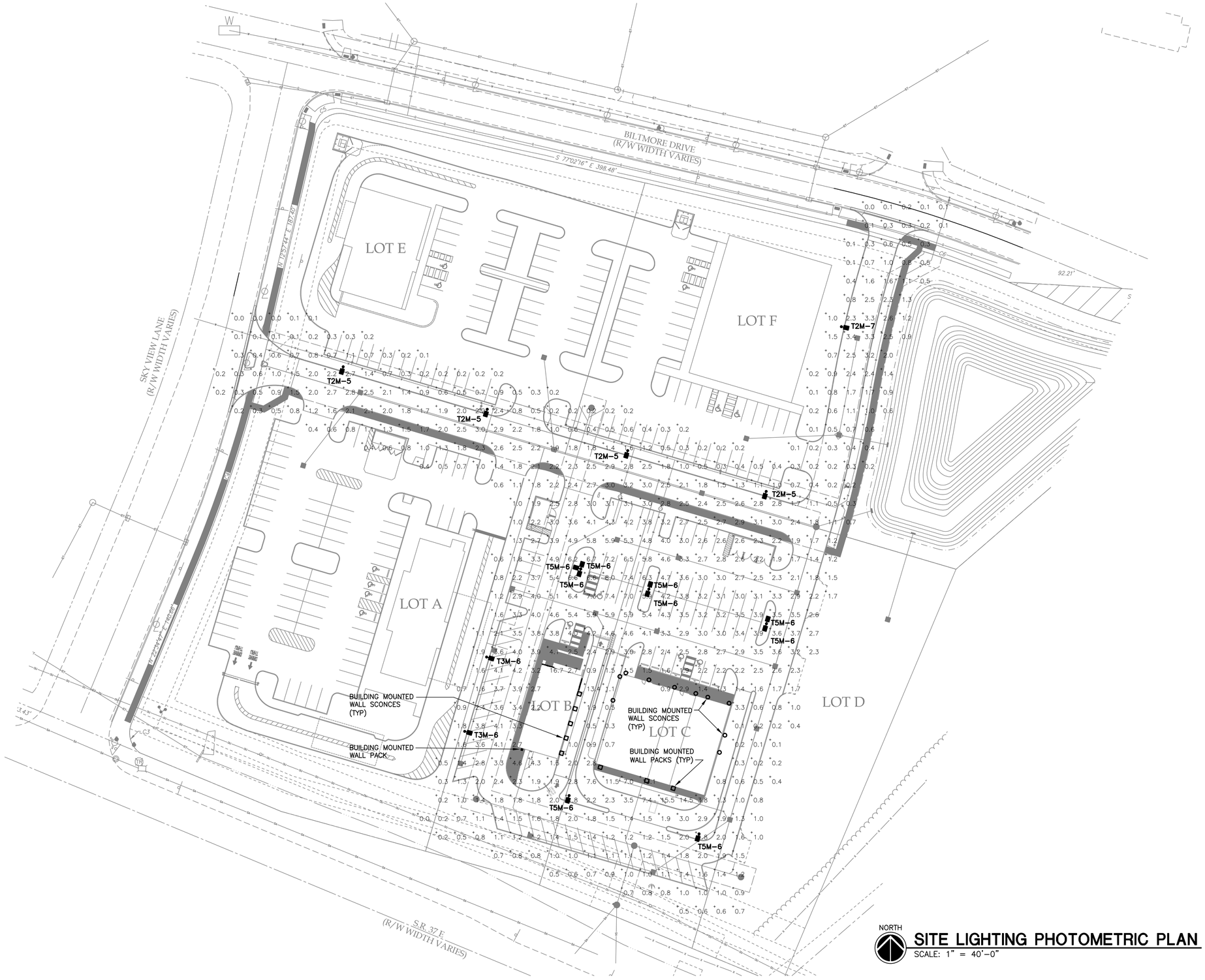
Project Info
Project # 26002
Date 04/20/2026

Revisions

Sheet Title
Planting Details

OHIO811.org Before You Dig

Sheet #
L3.0



SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 40'–0"

REVISIONS

McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
http://www.mcmulleneng.com

SITE LIGHTING PHOTOMETRIC PLAN

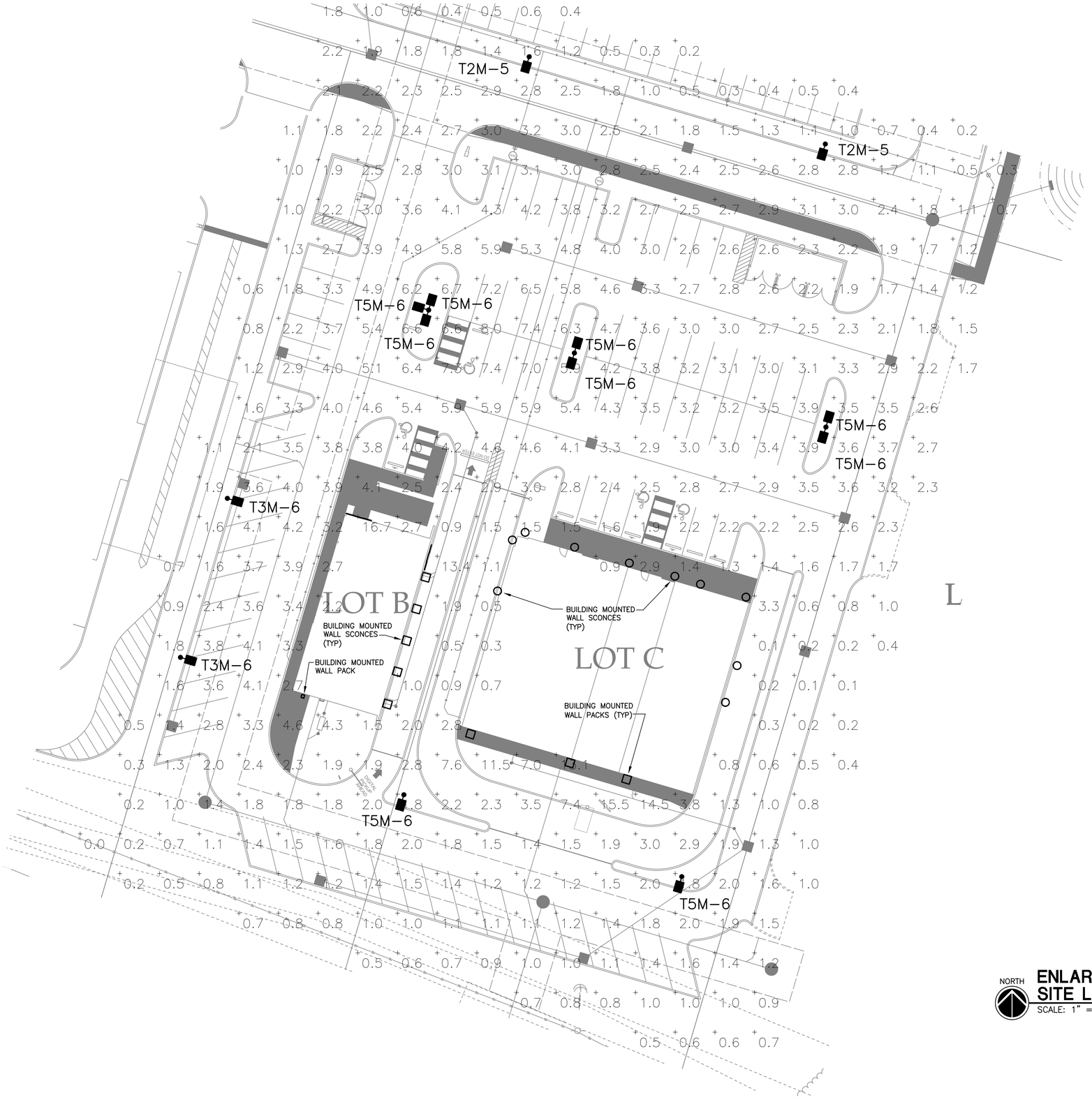
FINAL DEVELOPMENT PLAN FOR TRAILHEAD CROSSING WEST

STATE ROUTE 37, CITY OF DELAWARE, OHIO

JOB NO.	2547–A
DRAWN BY	MECI
SCALE	AS SHOWN
DATE	MAR 23, 2026

SHEET NO.

SL1



NORTH

ENLARGED SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 20'–0"

REVISIONS

McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
http://www.mcmulleneng.com

ENLARGED SITE LIGHTING PHOTOMETRIC PLAN

FINAL DEVELOPMENT PLAN FOR TRAILHEAD CROSSING WEST

STATE ROUTE 37, CITY OF DELAWARE, OHIO

JOB NO.	2547–A
DRAWN BY	MECI
SCALE	AS SHOWN
DATE	MAR 23, 2026
SHEET NO.	SL2

SITE LIGHTING FIXTURE SCHEDULE

T2M–5

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 2 MEDIUM LIGHT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 17,428 LUMENS, 4,000'K, 70 CRI, MOUNT TO 20' TALL, 4" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE AND BASE COVER, COLOR BY OWNER, XXX VOLT, 138 WATTS.
FIXTURE: LITHONIA DSX1–LED–P5–40K–70CRI–T2M–MVOLT–SPA–COLOR
POLE: #SSS–20'–4C–DM19AS–COLOR

T3M–6

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 3 MEDIUM LIGHT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 20,539 LUMENS, 4,000'K, 70 CRI, MOUNT TO 20' TALL, 4" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE AND BASE COVER, COLOR BY OWNER, XXX VOLT, 165 WATTS.
FIXTURE: LITHONIA DSX1–LED–P6–40K–70CRI–T3M–MVOLT–SPA–COLOR
POLE: #SSS–20'–4C–DM19AS–COLOR

T5M–6

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 5 MEDIUM LIGHT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 21,447 LUMENS, 4,000'K, 70 CRI, MOUNT TO 20' TALL, 4" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE AND BASE COVER, COLOR BY OWNER, XXX VOLT, 165 WATTS.
FIXTURE: LITHONIA DSX1–LED–P6–40K–70CRI–T5M–MVOLT–SPA–COLOR
POLE: #SSS–20'–4C–DM19AS–COLOR

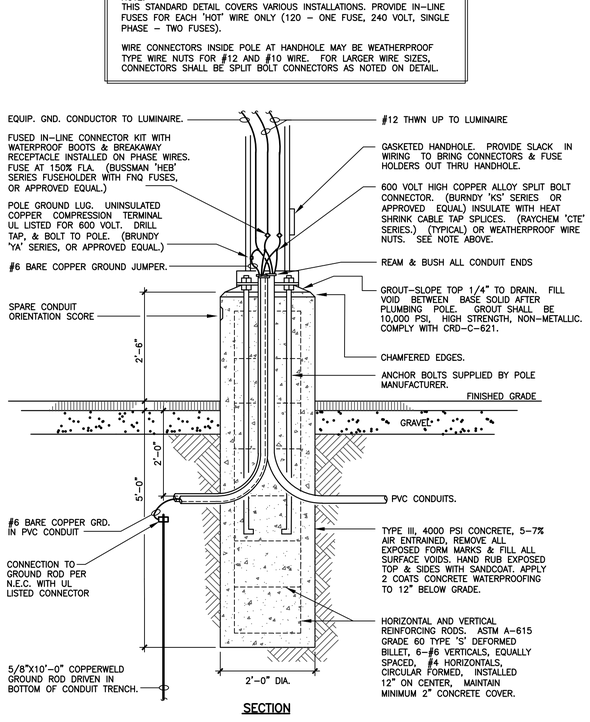
T2M–7

POLE MOUNTED LED AREA LUMINAIRE, FULL CUTOFF WITH TYPE 2 MEDIUM LIGHT DISTRIBUTION, SINGLE PIECE DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK FINS, IP65 RATED, PRECISION MOLDED ACRYLIC LENSES, 21,955 LUMENS, 4,000'K, 70 CRI, MOUNT TO 20' TALL, 4" SQUARE STRAIGHT STEEL POLE, 11 GAUGE w/ HAND HOLE AND BASE COVER, COLOR BY OWNER, XXX VOLT, 184 WATTS.
FIXTURE: LITHONIA DSX1–LED–P7–40K–70CRI–T2M–MVOLT–SPA–COLOR
POLE: #SSS–20'–4C–DM19AS–COLOR

BUILDING MOUNTED LIGHTS ARE BASED ON INFORMATION PROVIDED BY TENANT AND ARE NOT SPECIFIED IN THIS SCHEDULE. LIGHTS MAY CHANGE BASED ON TENANT DESIGN TEAM DECISIONS. SEE TENANT BUILDING DRAWINGS FOR ACTUAL BUILDING MOUNTED LIGHTS AND LOCATIONS.

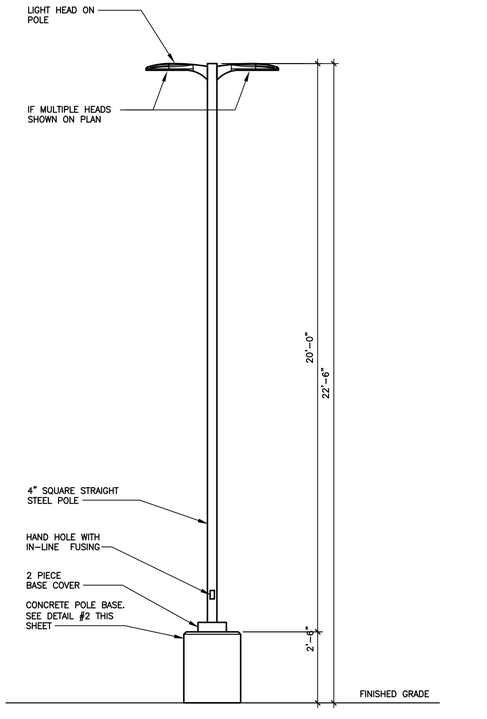
NOTE:
THIS STANDARD DETAIL COVERS VARIOUS INSTALLATIONS. PROVIDE IN–LINE FUSES FOR EACH 'HOT' WIRE ONLY (120 – ONE FUSE, 240 VOLT, SINGLE PHASE – TWO FUSES).

WIRE CONNECTORS INSIDE POLE AT HANDHOLE MAY BE WEATHERPROOF TYPE WIRE NUTS FOR #12 AND #10 WIRE. FOR LARGER WIRE SIZES, CONNECTORS SHALL BE SPLIT BOLT CONNECTORS AS NOTED ON DETAIL.



SECTION

2 SL2 **POLE BASE DETAIL**
N.T.S.



1 SL2 **LIGHTING FIXTURE w/2'-6" POLE BASE ELEVATION**
N.T.S.

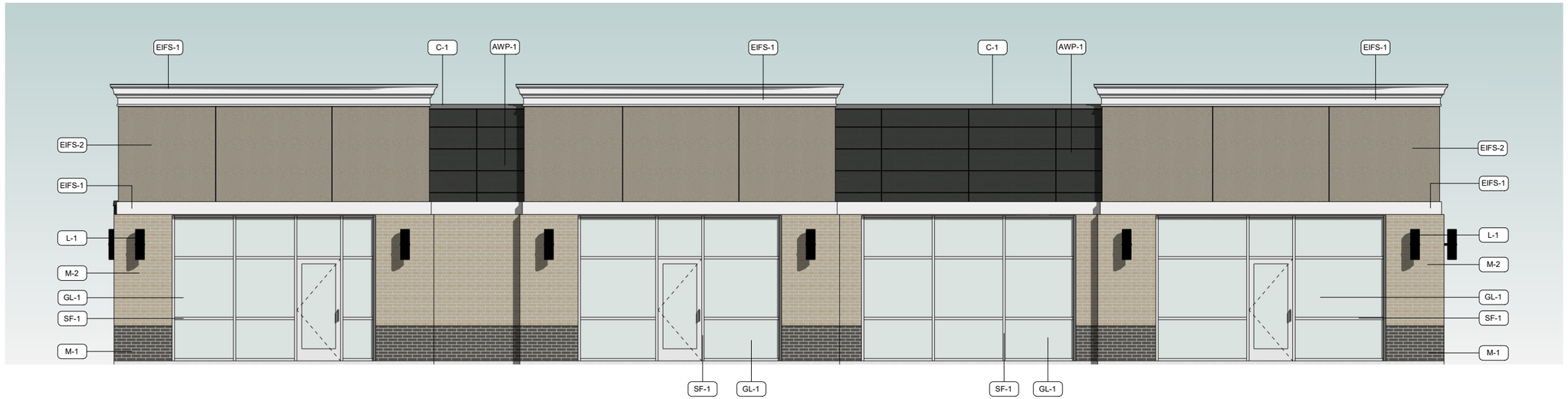
REVISIONS

McMULLEN ENGINEERING CO., INC.
MECHANICAL AND ELECTRICAL ENGINEERS
http://www.mcmulleneng.com

SITE LIGHTING DETAILS

FINAL DEVELOPMENT PLAN FOR TRAILHEAD CROSSING WEST
STATE ROUTE 37, CITY OF DELAWARE, OHIO

JOB NO.	2547–A
DRAWN BY	MECI
SCALE	AS SHOWN
DATE	MAR 23, 2026
SHEET NO.	SL3



1 NORTH ELEVATION 22x34
1/4" = 1'-0"



2 EAST ELEVATION 22x34
1/4" = 1'-0"

MATERIAL SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	COLOR	DETAILS
AWP-1	ARCHITECTURAL WALL PANELS - TUFFBLOCK	NICHIHA	STEEL	HORIZONTAL
C-1	COPING - METAL	UNA-CLAD	CHARCOAL GRAY	
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEMS	DRYVIT	#101 SUPER WHITE	
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEMS	DRYVIT	#453 STAINLESS	
FA-1	FABRIC AWNING	SUNBRELLA	BLACK	
GL-1	WINDOW GLASS	GUARDIAN	LOW-E	
GL-2	WINDOW GLASS	GUARDIAN	LOW-E	'CHARCOAL' SPANDREL GLASS
L-1	CYLINDER LED SCONCE W/ COVER	PROGRESS LIGHTING OR APPROVED EQUAL	BLACK	
M-1	FACE BRICK	THE BELDEN BRICK COMPANY	NOTTINGHAM - VELOUR	
M-2	FACE BRICK	THE BELDEN BRICK COMPANY	DUTCH GRAY - VELOUR	
SF-1	ALUMINUM STOREFRONT	KAWNEER OR APPROVED EQUAL	CLEAR ANODIZED	

COLOR BUILDING ELEVATIONS 1

FINAL DEVELOPMENT PLAN FOR

TRAILHEAD CROSSING WEST LOT C

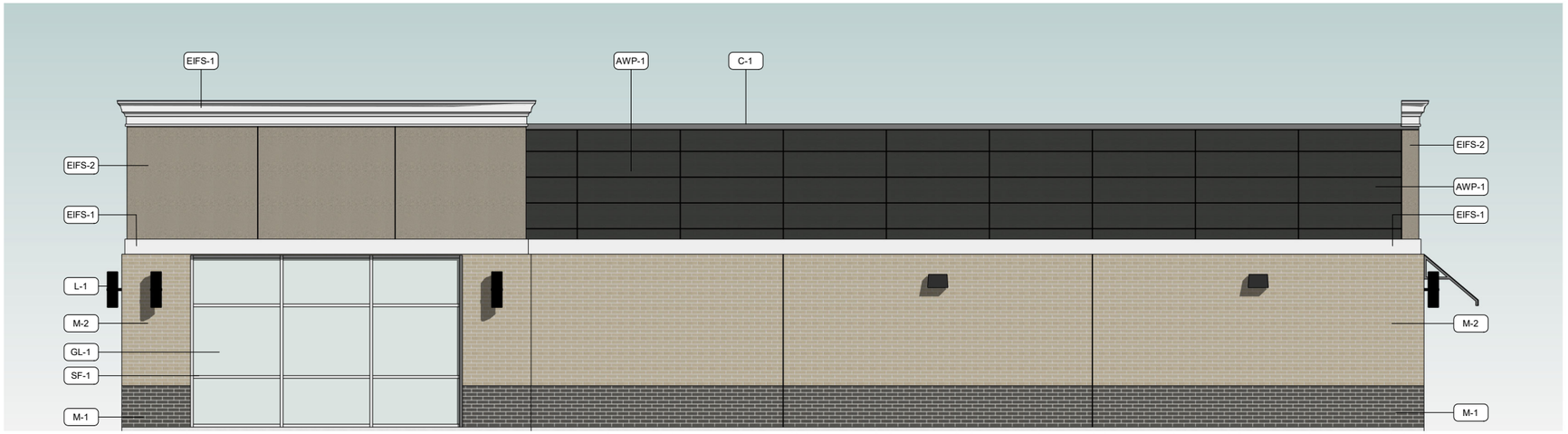
STUDIO 24 LLC.
DESIGNERS + PLANNERS
T: 847.885.7755
ILLINOIS 60062

DESIGN STUDIO
ARCHITECTS + DESIGNERS
2970 MARIA AVE. SUITE 202. NORTHBROOK, ILLINOIS 60062
1555 STATE ROUTE 37 E. DELAWARE, OH 43015

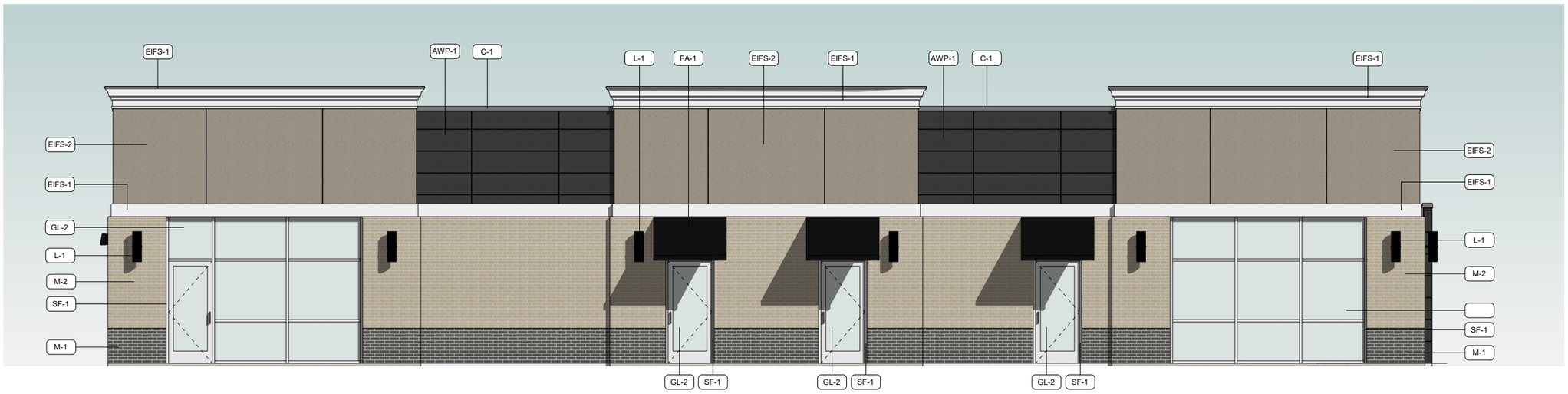
DATE	04 09 2026
REVISIONS	
SCALE	
DRAWN BY:	A.S.

MARK T. DiGANCI
REG. ARCHITECT

XA3.0



1 WEST ELEVATION 22x34
1/4" = 1'-0"



2 SOUTH ELEVATION 22x34
1/4" = 1'-0"

MATERIAL SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	COLOR	DETAILS
AWP-1	ARCHITECTURAL WALL PANELS - TUFFBLOCK	NICHIHA	STEEL	HORIZONTAL
C-1	COPING - METAL	UNA-CLAD	CHARCOAL GRAY	
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEMS	DRYVIT	#101 SUPER WHITE	
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEMS	DRYVIT	#453 STAINLESS	
FA-1	FABRIC AWNING	SUNBRELLA	BLACK	
GL-1	WINDOW GLASS	GUARDIAN	LOW-E	
GL-2	WINDOW GLASS	GUARDIAN	LOW-E	'CHARCOAL' SPANDREL GLASS
L-1	CYLINDER LED SCONCE W/ COVER	PROGRESS LIGHTING OR APPROVED EQUAL	BLACK	
L-2	WALL MOUNT LED	LITHONIA LIGHTING OR APPROVED EQUAL	BLACK	
M-1	FACE BRICK	THE BELDEN BRICK COMPANY	NOTTINGHAM - VELOUR	
M-2	FACE BRICK	THE BELDEN BRICK COMPANY	DUTCH GRAY - VELOUR	
SF-1	ALUMINUM STOREFRONT	KAWNEER OR APPROVED EQUAL	CLEAR ANODIZED	

COLOR BUILDING ELEVATIONS 2

FINAL DEVELOPMENT PLAN FOR

TRAILHEAD CROSSING WEST LOT C

STUDIO 24 LLC.
DESIGN + PLANNERS
ILLINOIS 62062
T: 847.885.7751

DESIGN STUDIO
ARCHITECTS
2970 MARIA AVE. SUITE 202. NORTHBROOK, ILLINOIS 60062
1555 STATE ROUTE 37 E. DELAWARE, OH 43015

DATE	04 09 2026
REVISIONS	
SCALE	
DRAWN BY:	A.S.

MARK T. DiGANCI
REG. ARCHITECT

XA3.1



1 DUNKIN 3D VIEW 1 22X34



2 DUNKIN 3D VIEW 2 22X34



3 DUNKIN 3D VIEW 3 22X34

BUILDING 3D VIEWS

FINAL DEVELOPMENT PLAN FOR

TRAILHEAD CROSSING WEST LOT C

1555 STATE ROUTE 37 E. DELAWARE, OH 43015

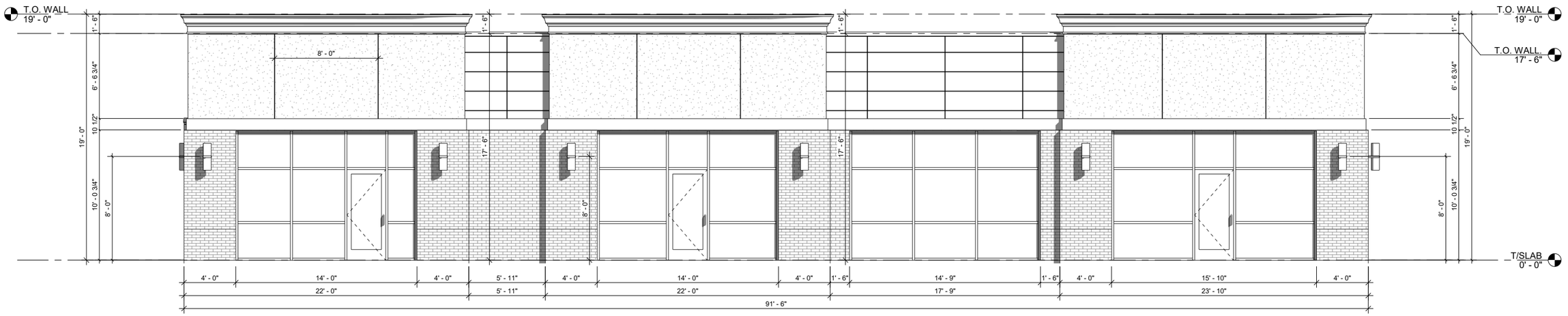
DESIGN ARCHITECTS
2970 MARIA AVE. SUITE 202. NORTHBROOK, ILLINOIS 60062

STUDIO 24, LLC.
DESIGNERS + PLANNERS
T: 847.885.7751

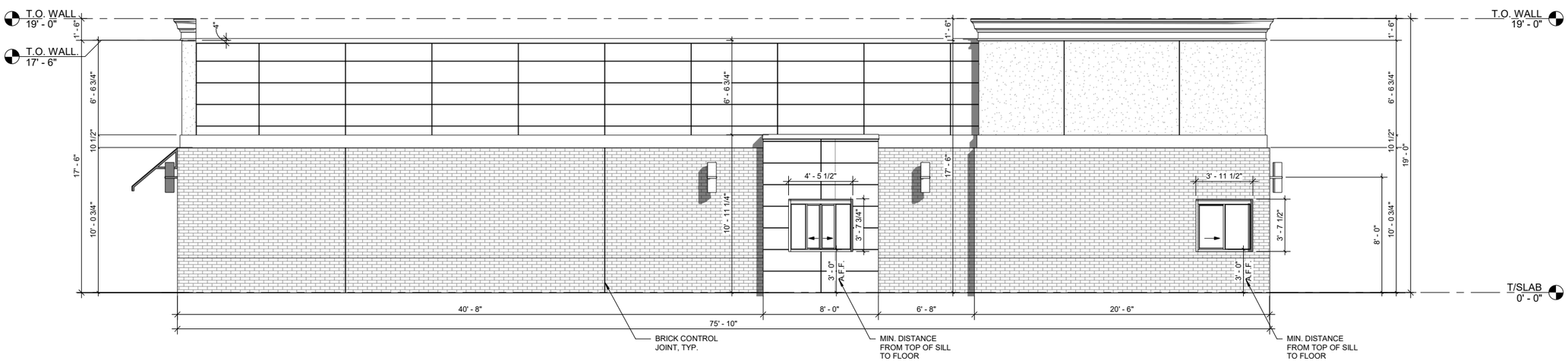
DATE	04 09 2026
REVISIONS	
SCALE	
DRAWN BY:	A.S.

MARK T. DiGANCI
REG. ARCHITECT

XA3.2



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

B&W BUILDING ELEVATIONS 1

FINAL DEVELOPMENT PLAN FOR

TRAILHEAD CROSSING WEST LOT C

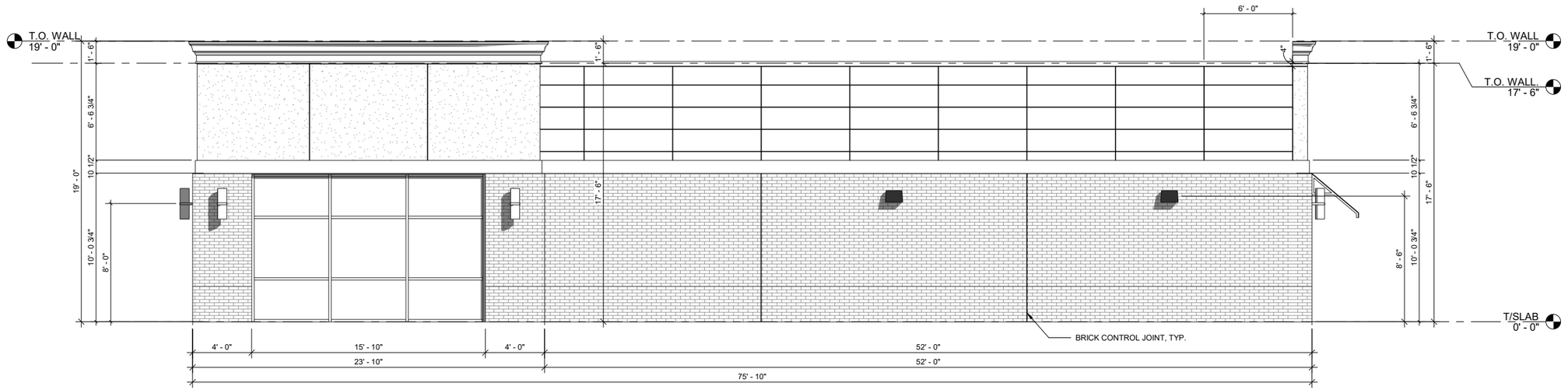
1555 STATE ROUTE 37 E, DELAWARE, OH 43015

DESIGN STUDIO 24
ARCHITECTS + DESIGNERS + PLANNERS
2970 MARIA AVE. SUITE 202, NORTHBROOK, ILLINOIS 60062 T: 847.885.7755

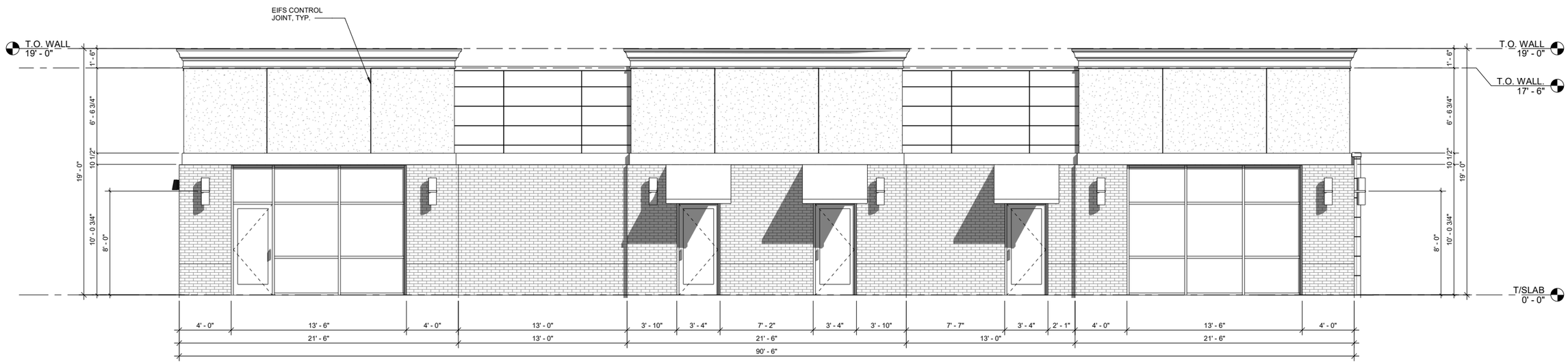
DATE	04 09 2026
REVISIONS	
SCALE	
DRAWN BY:	A.S.

MARK T. DiGANCI
REG. ARCHITECT

XA3.3



1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

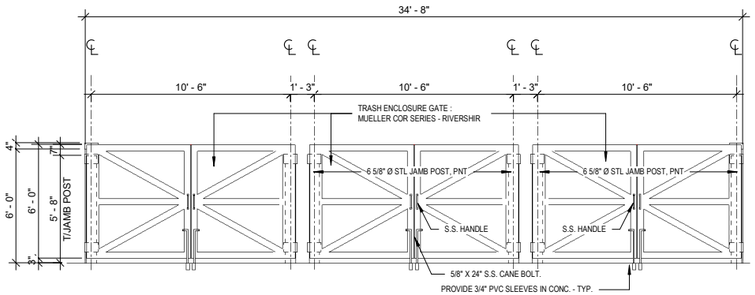
B&W BUILDING ELEVATIONS 2
FINAL DEVELOPMENT PLAN FOR
TRAILHEAD CROSSING WEST LOT C

DESIGN STUDIO 24 LLC.
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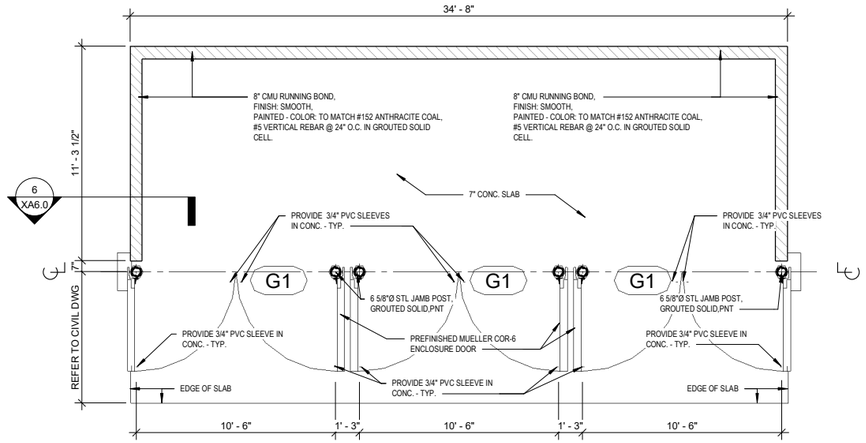
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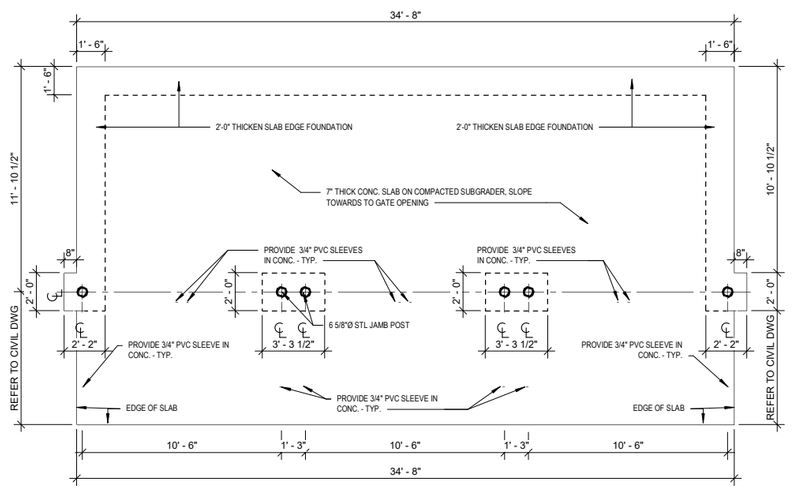
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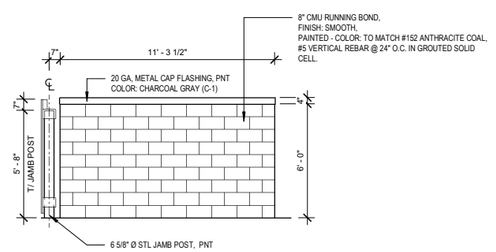
3 TRASH ENCLOSURE FRONT ELEVATION1
1/4" = 1'-0"



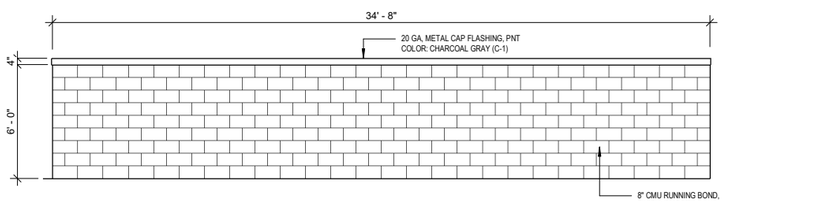
2 TRASH ENCLOSURE FLOOR PLAN1
1/4" = 1'-0"



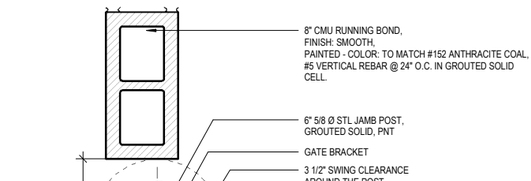
1 TRASH ENCLOSURE FOUNDATION PLAN1
1/4" = 1'-0"



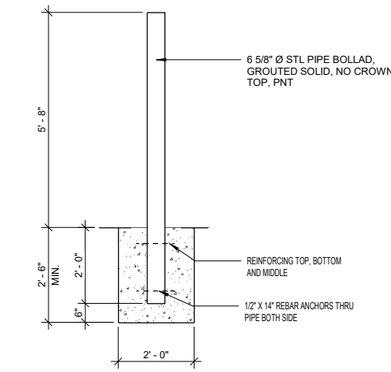
5 TRASH ENCLOSURE SIDE ELEVATION1
1/4" = 1'-0"



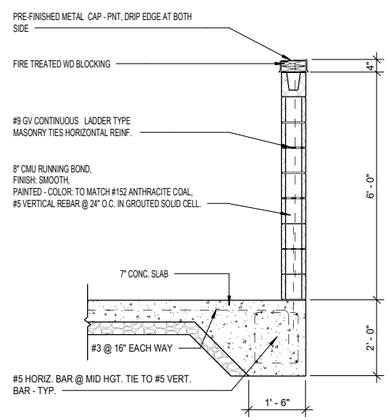
4 TRASH ENCLOSURE REAR ELEVATION1
1/4" = 1'-0"



8 GATE JAMB POST DETAIL1
1 1/2" = 1'-0"



7 JAMB POST DETAIL1
1/2" = 1'-0"



6 TRASH ENCLOSURE WALL SECTION1
1/2" = 1'-0"

TRASH ENCLOSURE
FINAL DEVELOPMENT PLAN FOR
TRAILHEAD CROSSING WEST LOT C

DESIGN STUDIO 24, LLC.
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DATE	04 09 2026
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SCALE	
DRAWN BY:	A.S.

MARK T. DiGANCI
REG. ARCHITECT

XA6.0