Planning Commission

Meeting Date

02/03/2026

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Initial Submission Packet
Date: 1/ /202

Table of Contents

LEGAL NOTICE

AGENDA

MEETING MINUTES

Meeting: 1 /0 /2025

RULES AND PROCEDURES

NEW BUSINESS

A P P M N

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on February 3, 2026 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an Application for a Preliminary Plat for a +/- 190.06 acre residential development, Trotter's Gate, located at Parcel Numbers 2800090060010, 2800090080000, 2800090120010, 2800090140020, and 2800090170000 in the Marysville North Planned Unit Development.

If you have any questions, you may contact the Marysville Engineering Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

PLANNING COMMISSION BOARD AGENDA
Tuesday, February 3, 2026, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Mark Navarre

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

APPROVAL OF MINUTES:

December 2, 2025 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

1. Vote on Chair, Vice Chair, and Rules and Procedure

NEW BUSINESS:

1. To hear an Application for a Preliminary Plat for a +/- 190.06 acre residential development, Trotter's Gate, located at Parcel Numbers 2800090060010, 2800090080000, 2800090120010, 2800090140020, and 2800090170000 in the Marysville North Planned Unit Development.

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Mark Navarre

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission

PLANNING COMMISSION MEETING MINUTES
December 2, 2025 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch by clicking here

The meeting was called to order by Chairman Nickoson at 6:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Michael Nickoson, Robert Stillion, Matthew Fisher, Chad Wolniewicz, Lesley Verbus and Paige Laub. Bret Ingle excused.

CITY ADMINISTRATION PRESENT: *Planning Officer* Jeff Beard and *Planning Intern* Catherine Rolnicki.

ADDITIONAL PERSONS PRESENT: Mark Navarre, Robert Marshall, Cheryl Marshall, Chris Winkle, Faye Cox, Rick Courts and Dean Cook.

APPROVAL OF MINUTES: Commissioner Verbus moved to approve the November 4, 2025 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may speak during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made by Chairman Nickoson.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION: None.

NEW BUSINESS:

1. **To hear an application for multiple Amendments to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe PUD:** Chris Winkle, of Guider Winkle Partners, reviewed the application as it was provided in the Meeting Packet. He explained that the intent of these amendments is to clean up and simplify the Cooks Pointe PUD. There was extensive dialogue, mostly surrounding permitted and conditional uses.

   Commissioner Comments: Chairman Nickoson said he understands the desire not to have conditional uses, however, when there are that many permitted uses, some should be conditional. There was general discussion and the decision was made to go through each subarea separately to provide feedback based on what was presented to the Commission. Planning Officer Beard also reviewed the Staff Report as it was provided in the meeting packet to aid in the discussion. Ultimately, the conditions of approval of the application are outlined in Exhibit A.

   Citizen Comments: None.

Commissioner Laub moved to approve the application with the conditions as outlined in Exhibit A and the question put, stood:

Mr. Fisher YES; Ms. Laub YES; Mr. Nickoson YES; Mr. Stillion YES; Ms. Verbus YES; Mr. Wolniewicz YES.

Vote 6-0; Motion carried.

Next step: To be presented to City Council in the form of an Ordinance.

DISCUSSION ITEMS: Planning Officer Beard thanked Lesley Verbus and Paige Laub for their service to the City, they will be missed.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said there was an extensive meeting on November 12th and reviewed the applications as listed below:

Old Business

- Exterior Plan/Landscape Plan: An application for an exterior plan and landscape plan for a proposed Single-Family Attached development located along Milford Avenue. Approved with a vote of 7-Yes 0-No.
- Certificate of Appropriateness in the Historic Design Review District: An application for exterior improvements located at 113 N. Main Street (Bacata Tattoo). Tabled with a vote of 7-Yes 0-No.
- Exterior Plan/Landscape Plan: An application for an exterior plan for a proposed door replacement with a window located at 602 W. 4th Street. Tabled with a vote of 7-Yes 0-No.
- Certificate of Appropriateness in the Historic Design Review District: An application for exterior improvements located at 517 E. 5th Street (Bless LLC). Approved with a vote of 4-Yes 3-No.
- Certificate of Appropriateness in the Historic Design Review District: An application for exterior improvements located at 112 S. Main Street (Second Chances). Approved Facade Improvements with Conditions with a vote of 7-Yes 0- No. Tabled the Signage with a vote of 7-Yes 0-No.

New Business

- Certificate of Appropriateness in the Historic Design Review District: An application for exterior improvements located at 204 E. 4th Street (Cabinet/Landmark Building). Approved with a vote of 7-Yes 0-No.
- Exterior Plan/Landscape Plan: An application for an exterior plan and landscape plan for a proposed vehicle sales and service development located at 620 Colemans Crossing Blvd (Acura). Approved with Conditions with a vote of 7-Yes 0-No.
- Exterior Plan/Landscape Plan: An application for an exterior plan and landscape plan for a proposed residential development located off State Route 4 within the Marysville North Planned Unit Development zoning district. Approved with Conditions with a vote of 7-Yes 0-No.
- Exterior Plan/Landscape Plan: An application for an exterior plan and landscape plan for a proposed commercial development located at the corner of State Route 736 and Fox Fire Drive in the Neighborhood Commercial (NCD) zoning district. Approved with Conditions with a vote of 7-Yes 0-No.
- Exterior Plan/Landscape Plan: An application for an Exterior Plan and Landscape Plan for a proposed single-family attached residential development (Kirk's Landing) within the Marysville East Planned Unit Development. Approved with Conditions with a vote of 7-Yes 0-No.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Verbus said it was a pleasure to serve on the Planning Commission. Commissioner Laub said she is sad to go, she has enjoyed her term. Seeing how involved everyone is at the City, and the time it takes to help our City evolve, is eye opening as

a citizen. Commissioner Fisher thanked Commissioners Laub and Verbus for their time on Planning Commission and said he is looking forward to seeing them at community events. Chairman Nickoson also thanked Commissioners Laub and Verbus for their service, he enjoyed working with them. Additionally, he said that in January we will elect a new Chair, he said if anyone is interested, they are welcome to the position, otherwise he is happy to continue to serve.

ADJOURN: There being no further business to bring before the Commission, Commissioner Laub moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:51 p.m.

EXHIBIT A

December 11, 2025

Schulze Cox & Will Law Office
Faye D. Cox
110 S Main Street
Marysville, OH 43040

Dear Ms. Cox,

Please let this serve as notice of the decision for your application that was before the City of Marysville Planning Commission on December 2, 2025 for the application for an amendment to the Planned Unit Development (PUD) Development Plan for the development known as Cooks Pointe PUD.

The Commission heard the following request:

1. To hear an application for an Amendment to a Planned Unit Development (PUD) Development Plan for a development known as Cooks Pointe PUD.

Ms. Laub moved to **Approve** your request **with Conditions**.

Vote was 6-yes vs. 0-no

- **Please see Exhibit A for the specific conditions pertaining to each Subarea.**

The applicant shall take into consideration the comments of Planning Commission and Staff while preparing the updated development plan text for City Council review.

If you have any questions regarding this decision, please contact Planning and Development Manager; Ashley Gaver at (937) 645-7361 or agaver@marysvilleohio.org or Planning Officer; Jeff Beard at (937) 645-7328 or jbeard@marysvilleohio.org.

Sincerely,

Ashley Gaver, PLA
Planning and Development Manager

Exhibit A

Sub-Area A:

- The Following Uses shall be moved to be a Conditional Use
    - Commercial and Industrial Equipment and Material Sales, Rental
    - Multi-Family
    - Vehicle Sales, Rental and Lease Excluding Body Work
    - Warehousing, Personal Storage/Mini
- The Following Use shall be removed due to already existing in Zoning Code
    - Computer Services
- The Following Use shall be considered to be added as a supplement to proposed use
    - Urgent Care shall be considered to be added as a possible use under the proposed Emergency Care Facility use.
- Please address the grammatical error changes as shown in the staff reviewed document.

Sub-Area B1:

- The Following Uses shall be moved to be a Conditional Use
    - Multi-Family
    - Vehicle Sales, Rental and Lease Excluding Body Work
    - Vehicle Service and Repair Facility
    - Vehicle Wash Facility
    - Warehousing, Personal Storage/Mini
- The Following Uses shall provide additional language to require a Conditional Use if the buildings are 3 stories or greater.
    - Congregate Care Facility, Assisted Living
    - Congregate Care Facility, Nursing Home
    - Senior Living, Independent Living
- The Following Use shall be removed due to already existing in Zoning Code
    - Computer Services
- The Following Use shall be amended or carried out with the same language in all Subareas.
    - Nursery/Garden Center (Either keep this language and update all other subareas or remove Garden Center from this subarea)
- Please address the grammatical error changes as shown in the staff reviewed document

Sub-Area B2:

- The Following Uses shall be moved to be a Conditional Use
    - Hospital
    - Hotel and Motel
    - Multi-Family

    - Vehicle Fuel Sales
    - Vehicle Fuel Sales when Accessory to Permitted Use
    - Vehicle Sales, Rental and Lease Excluding Body Work
    - Vehicle Service and Repair Facility
    - Vehicle Wash Facility
    - Warehousing, Personal Storage/Mini
- The Following Use shall add the word (Outdoor) as indoor is currently permitted
    - Commercial Recreation (add Outdoor), excluding Adult Entertainment
- The Following Uses shall provide additional language to require a Conditional Use if the buildings are 3 stories or greater.
    - Congregate Care Facility, Assisted Living
    - Congregate Care Facility, Nursing Home
    - Senior Living, Independent Living
- The Following Use shall be removed due to already existing in Zoning Code
    - Computer Services
- The applicant shall examine the Uses and remove any large footprint uses that would not be suitable for the small parcels of this Subarea
- Please address the grammatical error changes as shown in the staff reviewed document

Sub-Area B3:

- No changes were made to subarea B3

Sub-Area C1:

- The Following Uses shall be moved to be a Conditional Use
    - Data Processing/Call Center
    - Vehicle Sales, Rental and Lease Excluding Body Work
- The Following Use shall be removed due to already existing in Zoning Code
    - Computer Services
- Please address the grammatical error changes as shown in the staff reviewed document

Sub-Area C2:

- The Following Uses shall be moved to be a Conditional Use
    - Vehicle Sales, Rental and Lease Excluding Body Work
- The Following Use shall be removed due to already existing in Zoning Code
    - Computer Services
- Please address the grammatical error changes as shown in the staff reviewed document

Sub-Area D1:

- The Following Uses shall be moved to be a Conditional Use
    - Vehicle Sales, Rental and Lease Excluding Body Work
- The Following Use shall be removed due to already existing in Zoning Code
    - Computer Services
- Please address the grammatical error changes as shown in the staff reviewed document

Sub-Area D2:

- The Following Uses shall be moved to be a Conditional Use
    - Vehicle Sales, Rental and Lease Excluding Body Work
- The Following Use shall be removed due to already existing in Zoning Code
    - Computer Services
- Please address the grammatical error changes as shown in the staff reviewed document

Sub-Area E:

- This subarea shall be changed back to the existing PUD text language within this subarea

Rules and Procedures 2026

P C

Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

RULES OF PROCEDURE FOR THE CITY OF MARYSVILLE PLANNING COMMISSION

1. The day and hour of the Planning Commission meetings shall be the first Tuesday of each month at 6:30 pm. When a conflict occurs with the meeting date, it shall be adjusted to the first Wednesday of the month at 6:30 pm, and noted in the yearly calendar. If there are no applications submitted for 'old business' or 'new business', the meeting shall be postponed until the following month. Special meetings shall be publicly announced in the local newspaper and the city website at least 48 hours in advance.

2. The order of business for the Planning Commission meetings shall be:
    a. **Call Meeting to Order**
    b. **Roll Call**
    c. **Approval of Minutes**
    d. **Swearing in of Citizens & Applicants**
    e. **Comments of Citizens - Citizen Comments are limited to five (5) minutes, unless prior permission is granted by the designated Chairperson.**
    f. **Report of Administration**
    g. **Old Business**
    h. **New Business**
    i. **Discussion Items**
    j. **Boards and Committees Representative Report**
    k. **Individual Commissioners Comments**
    l. **Adjournment**

3. Each Commissioner and citizens, before speaking upon any subject, shall address the presiding officer and be recognized by him or her.

4. Anyone may address the Design Review Board after recognition by the Chairperson. Addressor shall be limited to five (5) minutes unless otherwise authorized by the Chairperson.

5. Applicants are encouraged to limit their presentation of their application to a maximum of fifteen (15) minutes prior to comments from Board Members and citizens unless otherwise authorized by the Chairperson.

6. Unless a conflict(s) of interest is recognized, each member of the Commission shall be required to vote upon all questions before the Commission. When such conflict(s) are recognized the member shall refrain from any conversation or discussion on the issue.

Commission members shall notify the Chairperson prior to any discussion on a subject where a conflict of interest may exist where the member's personal interests or concerns may affect his/her loyalty to the public interest. After notification the stated conflict of interest shall be made public by inclusion in the meeting minutes. The Commission Member shall then remove him/herself from the room and exclude him/herself from any discussion or vote on the subject. If the Chairperson has a conflict of interest, the same procedure shall be followed by notifying the next officer in succession.

7. Any member of the Commission who is absent, excused or unexcused, for three (3) or more regularly scheduled meetings within one calendar year may be subject to the Planning Department Staff's recommendation to the President of Council to have his or her position declared vacant. The President of Council may then expel the member for the remainder of that member's term. Once the position has been declared vacant, a replacement member shall be appointed by the President of Council with the consent of Council.

8. An agenda as well as administration comments for each meeting shall be delivered to the Commission seven (7) days prior to the regularly scheduled meeting.

9. The meeting agenda shall be delivered to all applicants for items on the agenda seven (7) days prior to the regularly scheduled meeting. A copy of the meeting minutes or a decision letter outlining all decisions of the application shall be mailed to the applicant(s) no later than two (2) weeks after the meeting occurred.

10. Any item not on the agenda may be considered with the majority consent of the members present. This shall not include any item requiring a deadline as specified in Chapter 1100 of the Planning & Zoning Code.

11. Prior to any official application updates/changes associated with the Planning Commission along with all zoning and sign permits, staff shall present the updates to the Commission during a regularly scheduled meeting for review and approval.

12. Chairperson and Vice-Chairperson shall be elected at the first meeting of the calendar year. In the absence of both, the members present shall select an interim chair to serve as Chairperson until the return of the Chairperson and/or Vice Chairperson. If the Chairperson position becomes vacant after being elected then the Vice Chairperson will become Chair for the remainder of the year. If the Vice Chairperson position becomes vacant during the year then the board shall elect a new Vice Chairperson.

13. A Majority of all members of the Commission shall be considered a quorum for the conducting of business. A lesser number may meet to adjourn to a later date and time. A majority vote of all members is necessary for the passage of matters for sketch plan, preliminary and final plats, density bonus, conditional uses, and zoning amendments (including, rezoning, zoning code amendments and PUD) and matters that directly affect an applicant's property rights. A majority vote of all members present is required for all other matters put to motion.

14. Motions do not require a second.

15. The Planning Commission Chairperson may appoint Ad Hoc Committees as necessary to deal with matters needing attention. These committees shall then report their findings back to the Planning Commission as a whole. After the matter has been addressed, the committee may be dissolved by a majority vote from the Commission. Committee meetings must be advertised at least 48 hours prior to the meeting. Minutes for the committee will be completed by a member of the committee and a copy given to the Chairperson.

16. Per Rules of Council, the Chairperson or appointee will provide Planning Commission updates at the second City Council meeting of each month when applicable.

17. These Rules of Procedure shall be available for public inspection. These rules may be amended by majority consent of all the members of the Commission.

Revised January 20, 2026

SI SS

Application 1

P P

M N

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February 3, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Preliminary Plat – Trotter's Gate (Marysville North)

PRELIMINARY PLAT

To hear an Application for a Preliminary Plat for a +/- 190.06 acre residential development, Trotter's Gate, located at Parcel Numbers 2800090060010, 2800090080000, 2800090120010, 2800090140020, and 2800090170000 in the Marysville North Planned Unit Development.

Applicant: Nick Stauffenger
Kimley-Horn
7965 N High St., Suite 200
Columbus, OH 43240

Owner: Rockford Homes
999 Polaris Parkway, Suite 200
Columbus, OH 43240

PROJECT HISTORY

The applicant submitted a Development Plan for a Planned Unit Development that was approved by the Planning Commission March 3, 2025 and was approved by City Council June 9, 2025. The applicant then submitted an application proposing a single-family (detached) residential development with a Clubhouse and associated landscaping to the Design Review Board, and it was approved on November 12, 2025.

LOCATION

The property is located at Parcels 2800090060010, 2800090080000, 2800090120010, 2800090140020, and 2800090170000. The property is zoned as Planned Unit Development (PUD).

Surrounding property zoning districts include:
North: Paris Township
South: Planned Unit Development (PUD)
East: Paris Township, Government and Institutional District (GOV)
West: Suburban Residential (SRD)

AERIAL
(The darker blue shaded area)



ENGINEERING STAFF ANALYSIS

1. State Route 4 Right-of-Way Dedication
    a. Right-of-way dedication along State Route 4 will be required during the Engineering Approval Process. All work associated with the right-of-way dedication is the responsibility of the applicant. Final right-of-way dedication widths will be determined during the Engineering review process but the following are anticipated:
        i. North of the southern roundabout:
            1. 50’ from centerline / 100’ total right-of-way
        ii. South of the southern roundabout:
            1. 60’ from centerline / 120’ total right-of-way
2. Amrine-Wood Rd Right-of-Way Dedication
    a. Right-of-way dedication (40’ from centerline) along Amrine-Wood Road will be required during the Engineering Approval Process. All work associated with the right-of-way dedication is the responsibility of the applicant.

3. State Route 4 and Trotters Gate Drive Roundabout
    a. The Engineering staff will continue working with the Applicant's engineer on the final layout and design of the southern roundabout.
4. Realignment of Amrine-Wood Road and State Route 4 Intersection
    a. This work shall occur at the same time as when Misty Lane connects into Amrine-Wood Road.
    b. The proposed realignment of Amrine-Wood Road into State Route 4 will be reviewed and approved by the Engineering Department during the Engineering review process.
5. Roadway
    a. Traffic calming measures shall be included within the roadway design. Examples of these include (but are not limited to); curb bump-outs to shorten crosswalk distances and provide protection for on-street parking, striping narrow lane lines, Hi-Visibility pedestrian crossings, rectangular rapid flash beacons (RRFBs) at high use pedestrian crosswalks, etc.
    b. A rectangular rapid flash beacon (RRFB) shall be installed on the western pedestrian crossing at the Trotters Gate Drive and Misty Lane intersection.
6. Utilities
    a. The final utility design and alignment (water, sanitary, and storm) and associated easements will be coordinated with City staff during the engineering review process.
    b. Any required utility extensions, upgrades, easements, etc. will be the responsibility of the developer. Coordination on these requirements will occur during the engineering review process. The following utility extensions, upgrades, easements, etc. are anticipated at this time:
        i. Waterline upgrades/upsizing/extensions: A 16" waterline shall be extended from the existing 16" waterline along State Route 4 through the development to the northeast corner of the Trotters Gate development.
        ii. A sanitary sewer capacity analysis should occur to determine the potential tributary expansion area. This analysis will determine the depth and size of the proposed sanitary sewers within the Trotters Gate development.
    c. All storm sewers located within rear yards will be privately owned and maintained.
7. Connectivity
    a. Engineering recommends looking at providing some curvature in the multi-use path along State Route 4.
    b. Provide a 10-ft wide multi-use path around the proposed stormwater basins located in Phase 1A, 2B, and 6.
    c. Extend the proposed 10-ft wide multi-use path along the entire State Route 4

frontage south of the proposed Trotters Gate Drive roundabout.

8. Miscellaneous
    a. All current City of Marysville standard drawings shall be used throughout the development.
    b. All required Ohio EPA Permits (i.e. NOI and PTI) will be required prior to construction.

PLANNING & ZONING STAFF ANALYSIS

A. Site Plan

The applicant has provided a 10' mulit-use path along Amrine-Wood Road and State Route 4.

The applicant has provided a color-coded lot variability exhibit on Sheet 38-39 of the application.

The applicant shall remove lots 175 and 373 given their close proximity to the proposed northern roundabout and create open space there instead, which would help create an enhanced entrance with buffering opportunities of the nearby lots.

B. Landscape

Section 1125.04(b)(4) - Major Tree Preservation.
The applicant has provided a major tree preservation plan on Sheet L0.03.
Per the City Forester, the applicant has identified Major Trees for preservation at the northeast and southwest corners of the project area. Prior to approval of final plat approval for phase 1 construction, a complete Tree Preservation Plan must be provided to clearly delineate the Tree Protection Zone (TPZ) for all preserved trees (calculated as 1 foot of radius per 1 inch of DBH). No grading, trenching, or other encroachment upon these Zones will be permitted. Two potential conflicts are noted:

1. *Note that the current plan indicates a stormwater utility alignment that may conflict with the TPZ of the northeast tree designated for preservation. This alignment must be revised to ensure no trenching, excavation, or grade changes occur within the TPZ.*
2. *Note that the indicated preserved trees on the south and southwest portion of the project area are in close proximity to housing units. Ensure grading or other soil disturbances do not encroach upon the required TPZs in these areas.*

Section 1125.06(d)(4)(b) - Street Trees

Per the City Forester, street trees adjacent to common areas are typically installed during public infrastructure construction (prior to residential unit construction). As such, the

applicant shall review all proposed street tree locations adjacent to any and all common areas (open space, retention ponds, club-houses, and all other non-residential parcels) and adjust them to ensure compliance with the following requirements:

a. *Clear sight triangles - no street tree shall be located within the required clear sight triangles at intersections (30 ft x 30 ft min.) or driveways (10 ft x 10 ft min.).*
b. *Stop signs - maintain a minimum 30 ft spacing between stop signs and street trees.*
c. *Utilities - ensure that tree placement does not conflict with planned utility valves, enclosures and access installations (>10 ft expected).*
d. *Other - maintain a minimum 10 ft spacing between street trees and all other signs, fire hydrants, mail boxes and street lights.*

Per the City Forester, the applicant shall revise the landscape plan to provide street trees along the frontage where Crimson Glory Lane dead-ends into Trotters Gate Drive (adjacent to Open Space B/Common Pond area).

Per the City Forester, While a plant schedule has been provided, the current plan lacks a key system indicating corresponding species for each symbol. The applicant shall submit a revised Landscape Plan with clear labels or a key system linking the plan to the schedule.

1. *Note that the applicant should anticipate a list of required and recommended species substitutions from Staff once the labeled plans are submitted for review.*

C. Signage

The applicant has provided signage details on Sheet L4.04 of the application.

ADDITIONAL ITEMS

Should the submitted application be approved; the Board may wish to remind the applicant of the following:

- The Applicant shall work with City Zoning, City Engineer and County Building staff to obtain all proper reviews and permits prior to the commencement of the subject project.

STAFF COMMENTS

Staff has reviewed the application and has the following comments:

1. All engineering comments on the staff report shall be met.
2. The applicant shall remove lots 175 and 373 given their close proximity to the proposed northern roundabout and create open space there instead, which would help create an enhanced entrance with buffering opportunities of the nearby lots.

3. Per the City Forester, the applicant has identified Major Trees for preservation at the northeast and southwest corners of the project area. Prior to approval of final plat approval for phase 1 construction, a complete Tree Preservation Plan must be provided to clearly delineate the Tree Protection Zone (TPZ) for all preserved trees (calculated as 1 foot of radius per 1 inch of DBH). No grading, trenching, or other encroachment upon these Zones will be permitted. Two potential conflicts are noted:
    a. Note that the current plan indicates a stormwater utility alignment that may conflict with the TPZ of the northeast tree designated for preservation. This alignment must be revised to ensure no trenching, excavation, or grade changes occur within the TPZ.
    b. Note that the indicated preserved trees on the south and southwest portion of the project area are in close proximity to housing units. Ensure grading or other soil disturbances do not encroach upon the required TPZs in these areas.
4. Per the City Forester, street trees adjacent to common areas are typically installed during public infrastructure construction (prior to residential unit construction). As such, the applicant shall review all proposed street tree locations adjacent to any and all common areas (open space, retention ponds, club-houses, and all other non-residential parcels) and adjust them to ensure compliance with the following requirements:
    a. Clear sight triangles - no street tree shall be located within the required clear sight triangles at intersections (30 ft x 30 ft min.) or driveways (10 ft x 10 ft min.).
    b. Stop signs - maintain a minimum 30 ft spacing between stop signs and street trees.
    c. Utilities - ensure that tree placement does not conflict with planned utility valves, enclosures and access installations (>10 ft expected).
    d. Other - maintain a minimum 10 ft spacing between street trees and all other signs, fire hydrants, mail boxes and street lights.

5. Per the City Forester, the applicant shall revise the landscape plan to provide street trees along the frontage where Crimson Glory Lane dead-ends into Trotters Gate Drive (adjacent to Open Space B/Common Pond area).
6. Per the City Forester, While a plant schedule has been provided, the current plan lacks a key system indicating corresponding species for each symbol. The applicant shall submit a revised Landscape Plan with clear labels or a key system linking the plan to the schedule.
    a. Note that the applicant should anticipate a list of required and recommended species substitutions from Staff once the labeled plans are submitted for review.

If you have any questions about the aforementioned items, please contact Planning and Zoning Department at (937)645-7361 or (937)645-7328, or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

PRELIMINARY PLAT
FOR
TROTTER'S GATE

VIRGINIA MILITARY SURVEY NO. 5392
PARIS TOWNSHIP, UNION COUNTY, OH

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42	ALTA SURVEY

REFERENCES

1. EXISTING BASE MAP INFORMATION OBTAINED FROM UNION COUNTY GIS. OCTOBER 2025.
2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON LIDAR DATA OBTAINED FROM OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM. OCTOBER 2019

FLOODPLAIN

ALL OF THE TROTTER'S GATE DEVELOPMENT IS IN THE FLOOD HAZARD ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBERS 39159C0263E EFFECTIVE DATE 9/21/2023

UTILITY COMPANIES

ELECTRIC:
UNION RURAL ELECTRIC
15461 U.S. HIGHWAY 36
MARYSVILLE, OH 43040
(937) 642-1826

PHONE:
FRONTIER
19 E. CENTRAL AVE. #1944
DELAWARE, OH 43015
(740) 383-0686

FIBER OPTIC:
WIDE OPEN WEST
3765 CORPORATE DR.
COLUMBUS, OH 43231
(614) 948-4653

CABLE: CHARTER SPECTRUM
3760 INTERCHANGE DR.
COLUMBUS, OH 43204
(614) 255-6349

WATER:
CITY OF MARYSVILLE
209 SOUTH MAIN ST.
MARYSVILLE, OH 43040
(937) 645-7358

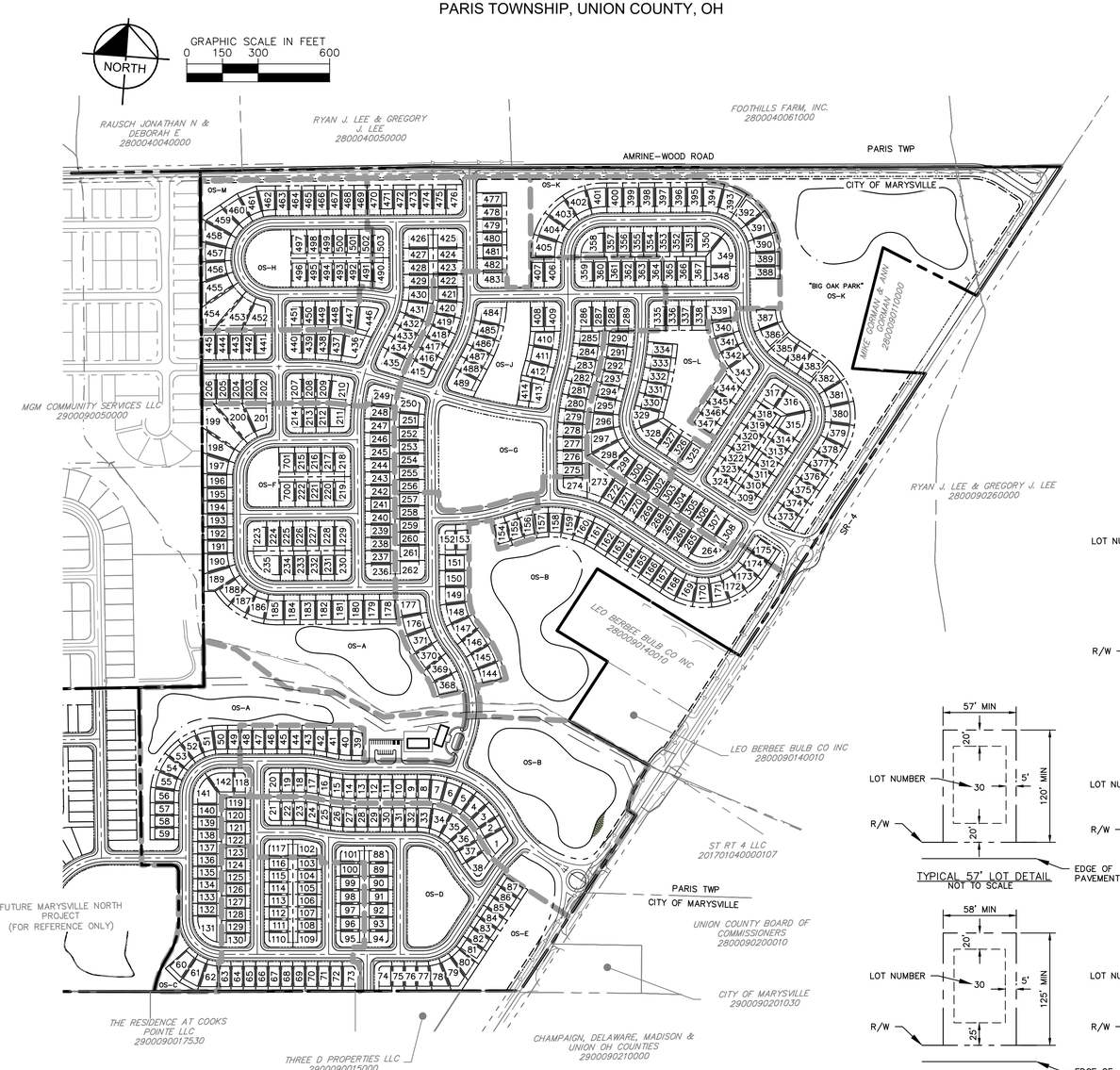
ELECRIC:
AES OHIO
PO BOX 1247

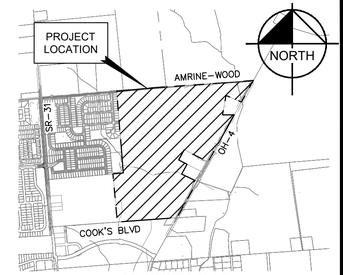
FIBER OPTIC:
FIBER FARMS
484 EAST MIAMI ST.
DEGRAFF, OH 43318
(918) 295-7156

FIBER OPTIC:
ZAYO FIBER SOLUTIONS
4199 KINDROSS LAKES PKWY.
SUITE 10
RICHFIELD, OH 44286
(918) 295-7156

GAS:
COLUMBIA GAS OF OHIO
1600 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-1057

LIGHTING & SIGNIAL:
ODOT, DISTRICT 6
400 EAST WILLIAM ST.
DELAWARE, OH 43015
(740) 815-6015





VICINITY MAP
SCALE: 1"=2000'

PROJECT PHASING

PHASE 1A:	30 LOTS
PHASE 1B:	26 LOTS
PHASE 2A:	25 LOTS
PHASE 2B:	29 LOTS
PHASE 3:	46 LOTS
PHASE 4:	53 LOTS
PHASE 5:	41 LOTS
PHASE 6:	47 LOTS
PHASE 7:	58 LOTS
PHASE 8:	63 LOTS
PHASE 9:	49 LOTS
PHASE 10:	35 LOTS

* SEE SHEET 40 FOR PROJECT PHASING PLAN

SITE STATISTICS

CURRENT ZONING:	SRD/SUBURBAN RESIDENTIAL DISTRICT
TOTAL SITE ACREAGE:	±190.06 AC
TOTAL SITE ACREAGE W/OUT STREETS ROW:	±148.91 AC
TOTAL OPEN SPACE:	±59.34 AC (31.2%)
TOTAL NUMBER OF DWELLING UNITS	502
NUMBER OF 52' LOTS	191
NUMBER OF 55' LOTS	224
NUMBER OF 57' LOTS	14
NUMBER OF 58' LOTS	12
NUMBER OF 67' LOTS	61
GROSS DENSITY:	±2.64 UNITS/AC

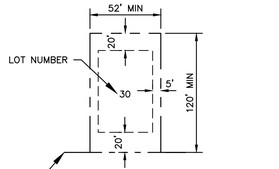
SITE DATA TABLE

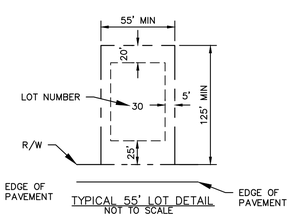
MINIMUM LOT AREA:	6,240 SQ FT
MINIMUM FRONT YARD SETBACK:	20 FT
MINIMUM SIDE YARD SETBACK:	5 FT
MINIMUM REAR YARD SETBACK:	20 FT
MAXIMUM LOT AREA:	8,375 SQ FT
MAXIMUM FRONT YARD SETBACK:	30 FT
MAXIMUM SIDE YARD SETBACK:	7.5 FT
MAXIMUM REAR YARD SETBACK:	20 FT

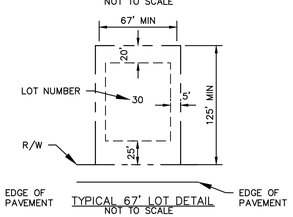
LOT STATISTICS		
WIDTH	NO. LOTS	% OF LOTS
52' MINIMUM	191	38.0%
55' MINIMUM	224	44.6%
57' MINIMUM	14	2.8%
58' MINIMUM	12	2.4%
67' MINIMUM	61	12.2%
TOTAL:	502	100%

* SEE SHEETS 38 & 39 FOR LOT WIDTH VARIABILITY PLAN

OPEN SPACE SUMMARY	
COMMON AREA	AREA
A	13.07 AC
B	16.05 AC
C	0.35 AC
D	1.82 AC
E	2.36 AC
F	0.69 AC
G	3.74 AC
H	0.92 AC
J	1.32 AC
K	16.25 AC
L	1.73 AC
M	1.04 AC







VARIANCE TABLE				
NO.	DESIGN SECTION	VARIANCE REQUEST	APPROVAL	DATE
1				
2				

PROPERTY OWNERS

FITZGERALD J DANIEL TRUSTEE
AMRINE WOOD ROAD
MARYSVILLE, OH 43040

LEE RYAN & GREGORY LEE
SUCCESSOR TRUSTEES
ST RT 4
MARYSVILLE, OH 43040

OWNER/DEVELOPER

ROCKFORD HOMES
999 POLARIS PARKWAY, SUITE 200
COLUMBUS, OH 43240
TEL: (614) 785-0015
CONTACT: COREY THEUERKAUF
EMAIL: CTHEUERKAUF@ROCKFORDHOMES.NET

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
7965 NORTH HIGH ST, SUITE 200
COLUMBUS, OH 43235
TEL: (614) 454-6699
CONTACT: NICK STAUFFENGER
EMAIL: NICK.STAUFFENGER@KIMLEY-HORN.COM

SURVEYOR

CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
TEL:(614) 619-0515
CONTACTS: MATT ACKROYD
EMAIL: MATT.ACKROYD@CESOINC.COM

12/9/2025
REGISTERED ENGINEER — DATE

STATE OF OHIO
NICHOLAS STAUFFENGER
E-86767
REGISTERED
PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 N HIGH ST., SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

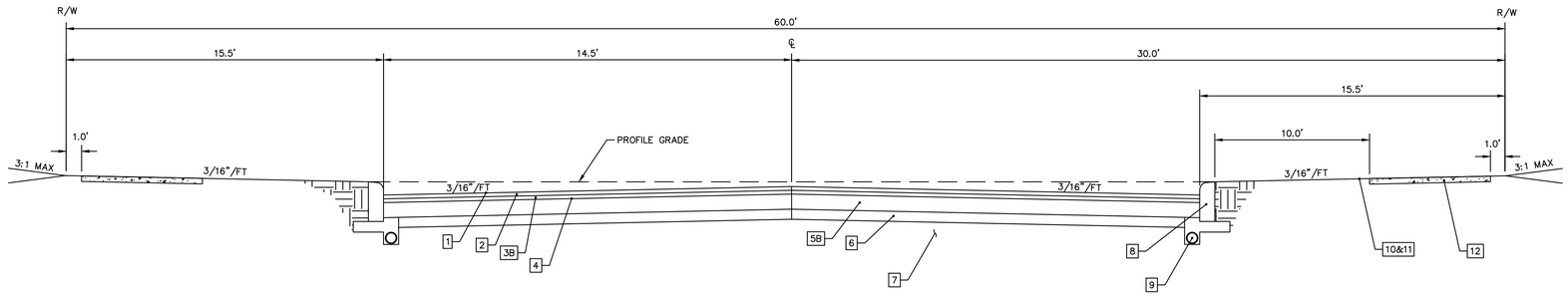
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TITLE SHEET

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

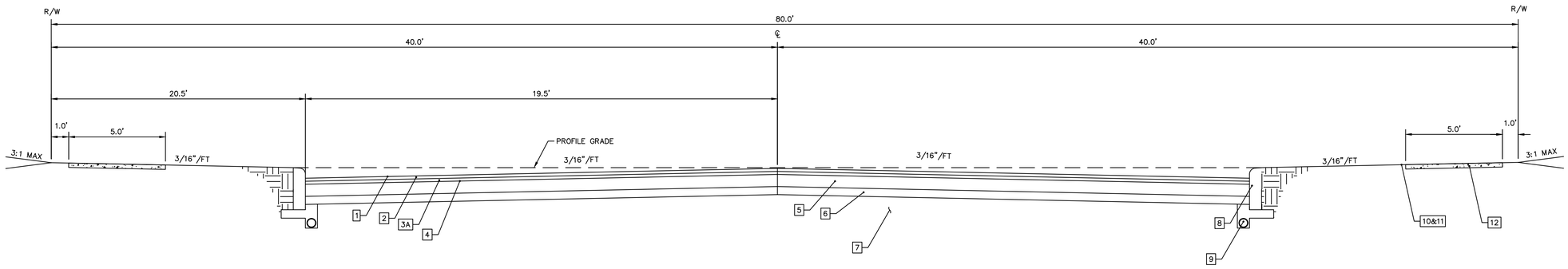
ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER 1
OF 42

Drawing name: C:\Users\Nick.Stauffenger\DC\ACCDocs\Kimley-Horn\190066017_Rockford_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Title Sheet.dwg TITLE SHEET Jan 06, 2026 2:43pm by: Nick.Stauffenger
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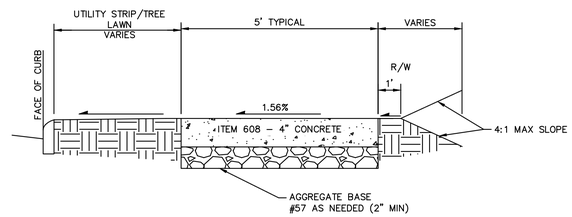
TYPICAL 29' F/F SECTION 60' R/W (LOCAL)

NOT TO SCALE



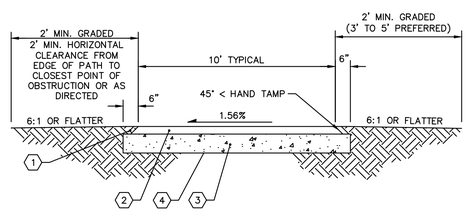
TYPICAL 39' F/F SECTION 80' R/W (COLLECTOR)

NOT TO SCALE



TYPICAL SIDEWALK SECTION (MARYSVILLE STR-01)

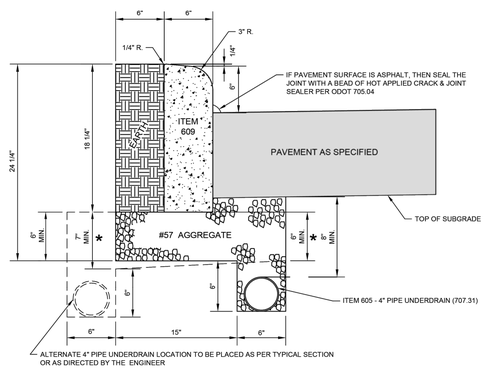
NOT TO SCALE



NOTES:
1. ANGLE HAND TAMP AT 45°
2. ITEM 441 – 3" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64–22 (ONE 3" LIFT)
3. ITEM 304 – 6" AGGREGATE BASE
4. ITEM 204 – SUBGRADE COMPACTION

SHARED USE PATH PAVEMENT DETAIL (MARYSVILLE STR-3)

NOT TO SCALE



TYPICAL TYPE 6-18" STRAIGHT CURB (MARYSVILLE STR-06)

NOT TO SCALE

* CURB AGGREGATE COURSE–WHERE THE ROADWAY PAVEMENT HAS AGGREGATE BASE, MATCH THE BOTTOM OF THE CURB AGGREGATE COURSE TO THE TOP OF SUBGRADE. ENSURE ROADWAY SUB BASE MEETS UNDERDRAIN AGGREGATE.

PAVEMENT LEGEND

1. MARYSVILLE ITEM 1540 – ASPHALT REJUVENATING AGENT (RECLAIMITE)
2. ITEM 441 – 1–1/2" ASPHALT SURFACE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64–22
3A. ITEM 441 – 2" ASPHALT CONCRETE INTERMEDIATE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64–22
3B. ITEM 441 – 1–1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64–22
4. ITEM 407 – NON–TRACKING TACK COAT PER 407.06
5A. ITEM 301 – 6" ASPHALT CONCRETE BASE, PF 64–22
5B. ITEM 301 – 4" ASPHALT CONCRETE BASE, PF 64–22
6. ITEM 304 – 4" AGGREGATE BASE
7. ITEM 204 – COMPACTED SUBGRADE
8. TYPE 6–18" STRAIGHT CURB PER STR–06
9. ITEM 605 – 4" PIPE UNDERDRAIN
10. ITEM 659 – SEEDING AND MULCHING
11. ITEM 653 – 3" TOPSOIL
12. ITEM 608 – 4" CONCRETE SIDEWALK PER STR–01

No.	REVISIONS	DATE	BY

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TYPICAL SECTIONS

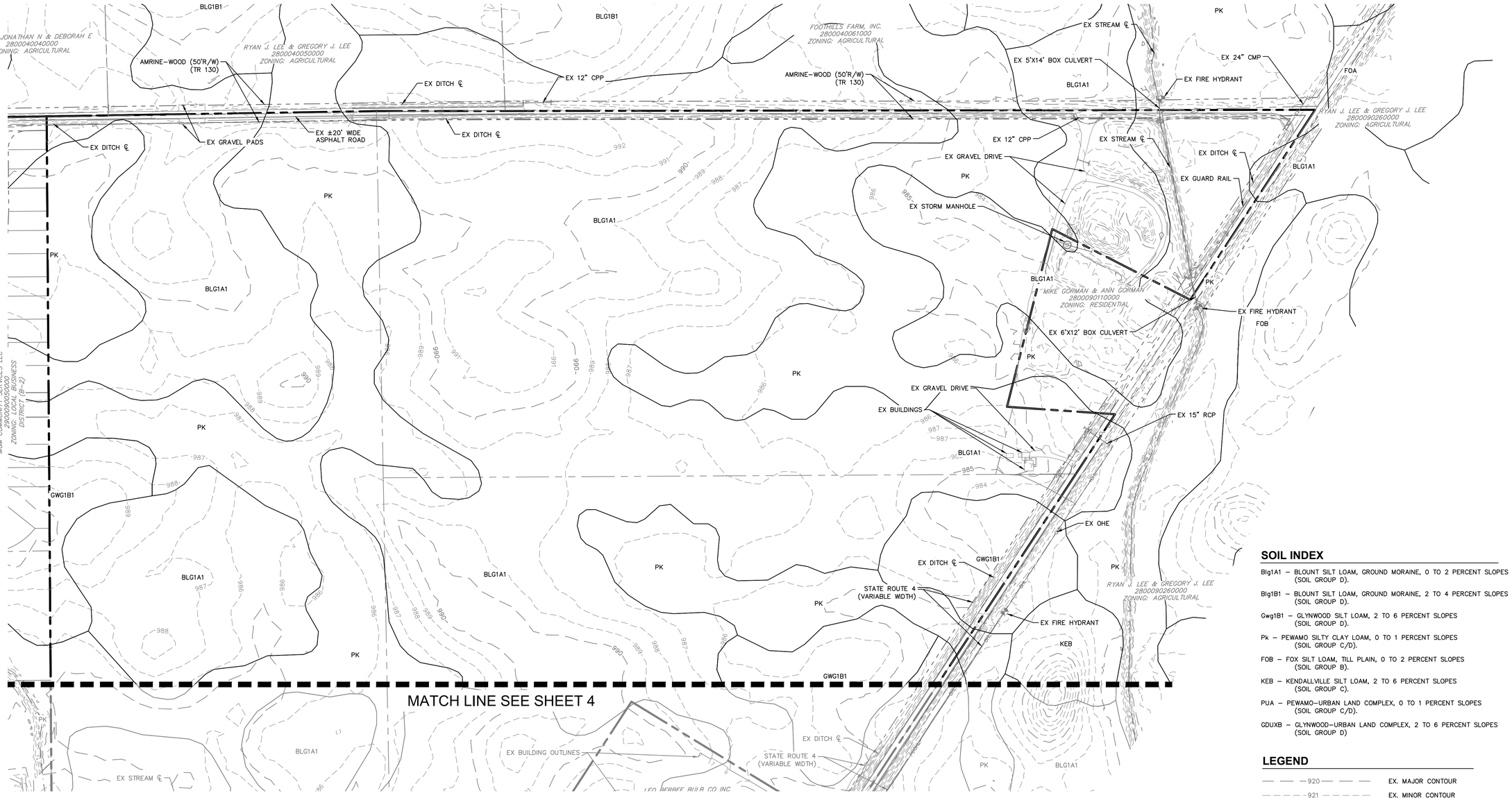
PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026

KHA PROJECT NO. 190066017

SHEET NUMBER
2
OF 42

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RD_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Typical Sections.dwg Typ Sect Jan 06, 2026 11:40am by: BenLeVasseur
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SOIL INDEX

Blg1A1 – BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES (SOIL GROUP D).

Blg1B1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES (SOIL GROUP D).

Gwg1B1 – GLYNWOOD SILT LOAM, 2 TO 6 PERCENT SLOPES (SOIL GROUP D).

Pk – PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D).

FOB – FOX SILT LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES (SOIL GROUP B).

KEB – KENDALLVILLE SILT LOAM, 2 TO 6 PERCENT SLOPES (SOIL GROUP C).

PUA – PEWAMO–URBAN LAND COMPLEX, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D).

GDUXB – GLYNWOOD–URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES (SOIL GROUP D)

LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. PROPERTY LINE
- EX. PROPERTY BOUNDARY
- EX. MUNICIPALITY LINE
- EX. RIGHT–OF–WAY
- EX. PAVEMENT
- EX. BUILDING
- EX. EASEMENT
- EX. STREAM
- EX. SOIL BOUNDARY
- EX. SOIL TYPE

Gwd5C2

No.	REVISIONS	DATE	BY

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COLUMBUS, OH 43235
PHONE: 614-540-6669
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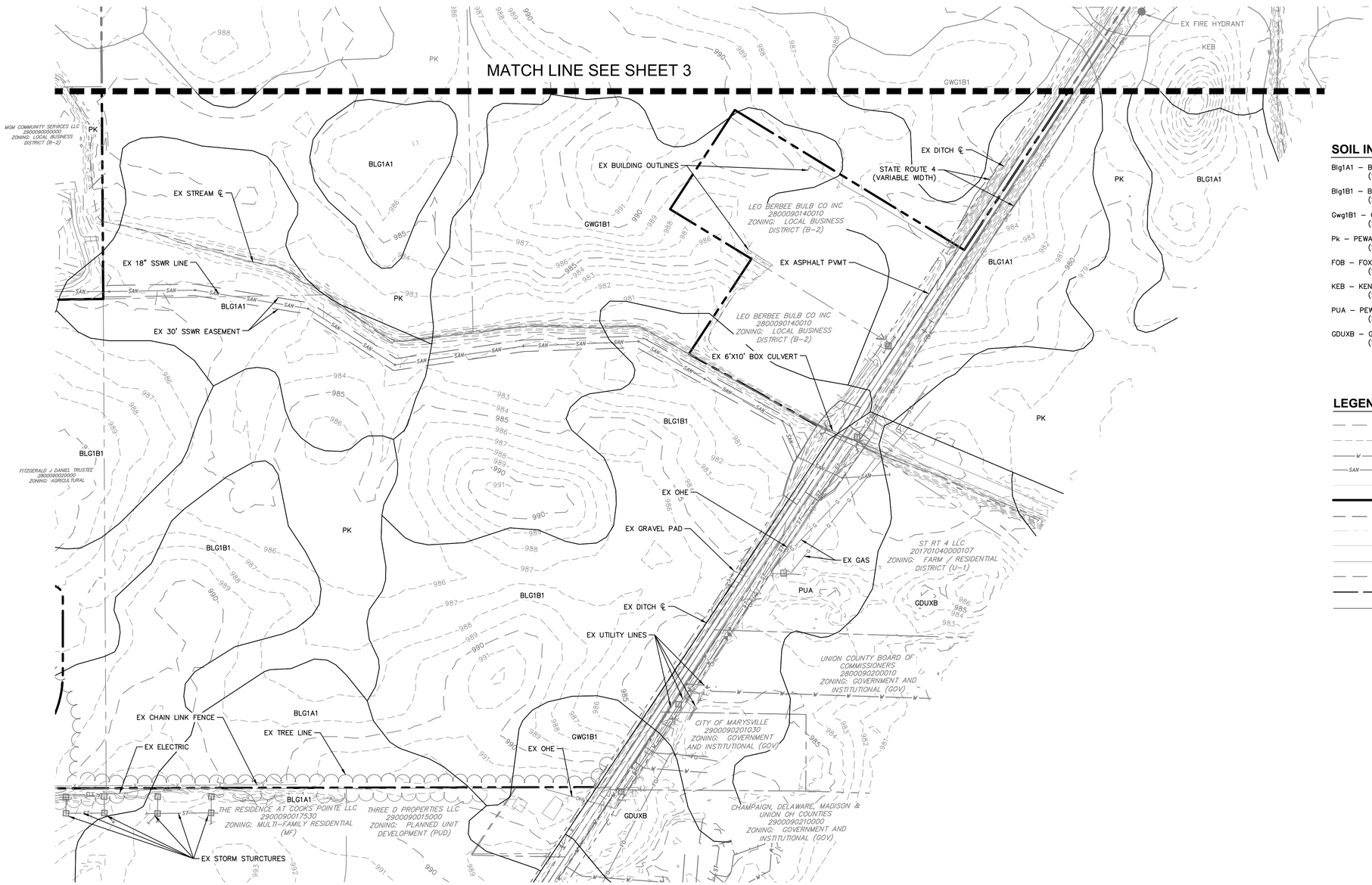
SCALE: AS NOTED
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EXISTING CONDITIONS

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER 3
OF 42

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Existing Conditions.dwg EXISTING CONDITIONS Jan 06, 2026 11:41am by: Ben.LaVasseur
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SOIL INDEX

Blg1A1 – BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES (SOIL GROUP D).

Blg1B1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES (SOIL GROUP D).

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FOB – FOX SILT LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES (SOIL GROUP B).

KEB – KENDALLVILLE SILT LOAM, 2 TO 6 PERCENT SLOPES (SOIL GROUP C).

PUA – PEWAMO–URBAN LAND COMPLEX, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D).

GDUXB – GLYNWOOD–URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES (SOIL GROUP D)

LEGEND

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. PROPERTY LINE
- EX. PROPERTY BOUNDARY
- EX. MUNICIPALITY LINE
- EX. RIGHT-OF-WAY
- EX. PAVEMENT
- EX. BUILDING
- EX. EASEMENT
- EX. STREAM
- EX. SOIL BOUNDARY
- Gwd5C2 EX. SOIL TYPE

No.	REVISIONS	DATE	BY

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COLUMBUS, OH 43235
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EXISTING CONDITIONS

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026

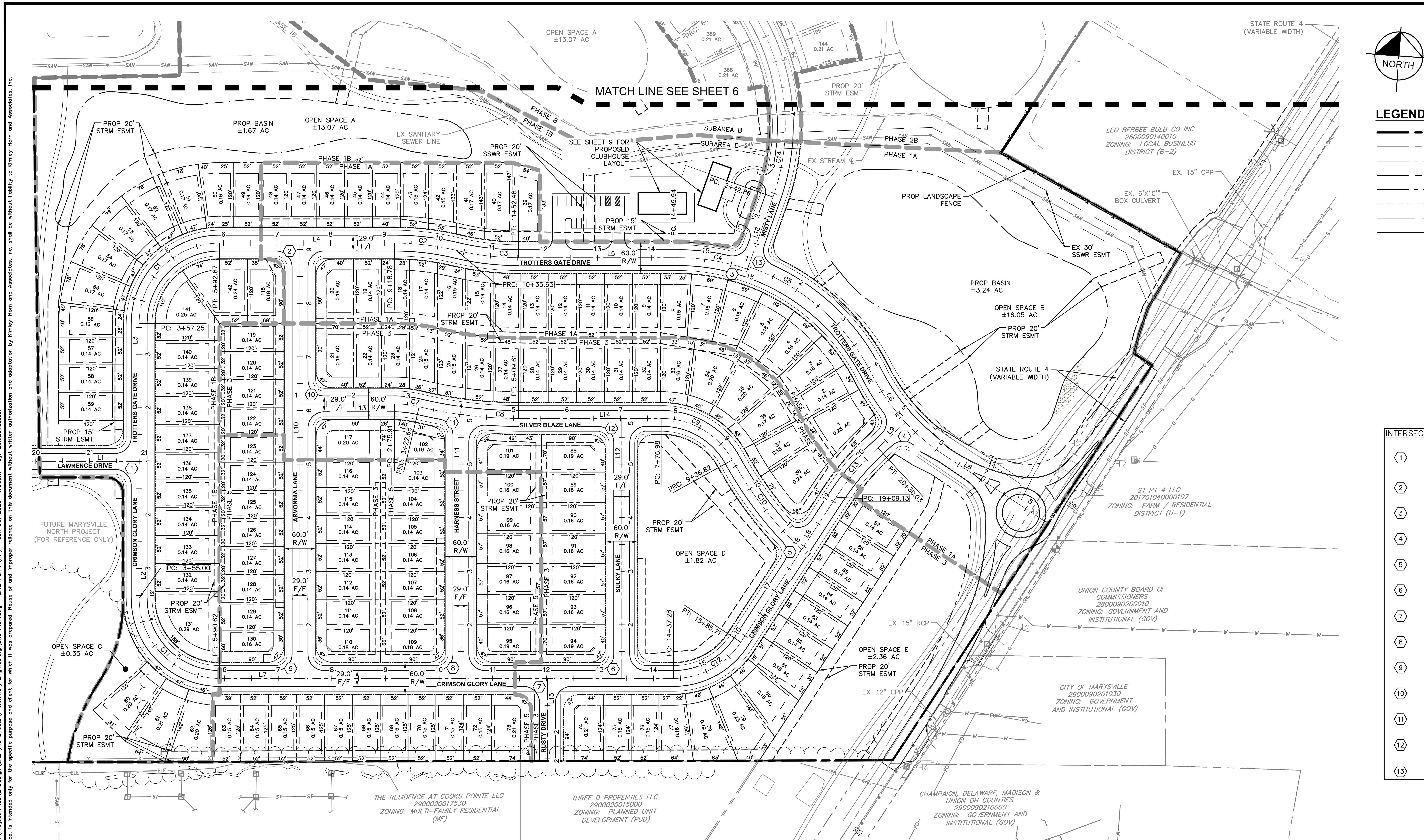
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OF 42

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Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Site Plan.dwg SITE PLAN (PP) Jan 06, 2026 1:39pm by: Ben.LeVasseur

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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB

INTERSECTING STREETS STATIONING

1	STA. 21+92.62 LAWRENCE DRIVE STA. 1+00.00 TROTTERS GATE DRIVE STA. 1+00.00 CRIMSON GLORY LANE
2	STA. 7+42.87 TROTTERS GATE DRIVE STA. 9+12.25 ARVONNIA LANE
3	STA. 15+81.75 TROTTERS GATE DRIVE STA. 1+00.00 MISTY LANE
4	STA. 5+23.07 TROTTERS GATE DRIVE STA. 21+00.36 CRIMSON GLORY LANE
5	STA. 17+92.07 CRIMSON GLORY LANE STA. 11+49.22 SILVER BLAZE LANE
6	STA. 1+00.00 SULKY LANE STA. 13+40.62 CRIMSON GLORY LANE
7	STA. 12+02.06 CRIMSON GLORY LANE STA. 1+00.00 RUSTY DRIVE
8	STA. 10+40.62 CRIMSON GLORY LANE STA. 1+00.00 HARNESS LANE
9	STA. 7+40.62 CRIMSON GLORY LANE STA. 1+00.00 ARVONNIA LANE
10	STA. 6+12.25 ARVONNIA LANE STA. 1+00.00 SILVER BLAZE LANE
11	STA. 4+01.80 SILVER BLAZE LANE STA. 5+92.32 HARNESS LANE
12	STA. 7+02.12 SILVER BLAZE LANE STA. 5+85.07 SULKY LANE
13	STA. 1+05.00 MISTY LANE STA. 1+00.00 TROTTERS GATE DRIVE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	235.62'	N40°48'13"E	212.13'	90°00'00"	150.00'
C2	500.00'	116.85'	S87°30'05"E	116.58'	13°23'23"	58.69'
C3	500.00'	116.85'	S87°30'05"E	116.58'	13°23'23"	58.69'
C4	400.00'	131.81'	S84°45'22"E	131.21'	18°52'49"	66.51'
C5	405.00'	312.84'	S53°10'48"E	305.12'	44°15'26"	164.69'
C6	395.00'	205.70'	S45°58'12"E	203.38'	29°50'15"	105.24'
C7	200.00'	46.74'	S87°30'05"E	46.63'	13°23'23"	23.48'
C8	800.00'	186.96'	S87°30'05"E	186.53'	13°23'23"	93.91'
C9	150.00'	159.84'	S63°40'10"E	152.38'	61°03'14"	88.45'
C10	700.00'	212.40'	S41°50'06"E	211.58'	17°23'06"	107.02'
C11	150.00'	235.62'	S49°11'47"E	212.13'	90°00'00"	150.00'
C12	150.00'	148.43'	N57°27'17"E	142.45'	56°41'53"	80.93'
C13	500.00'	120.90'	N36°01'57"E	120.60'	13°51'13"	60.74'
C14	400.00'	410.32'	N14°05'22"W	392.56'	58°46'26"	225.27'

LINE TABLE

LINE	LENGTH	BEARING
L1	333.74	N85°48'13.43"E
L2	255.00	S4°11'46.57"E
L3	257.25	N4°11'46.57"W
L4	325.91	N85°48'13.43"E
L5	297.46	N85°48'13.43"E
L6	230.47	S60°53'19.51"E
L7	846.66	N85°48'13.43"E
L8	323.42	N29°06'20.78"E
L9	70.33	N42°57'33.86"E
L10	812.25	N4°11'46.57"W
L11	492.32	N4°11'46.57"W
L12	485.07	N4°11'46.57"W
L13	175.91	N85°48'13.43"E
L14	267.37	N85°48'13.43"E
L15	154.04	S4°11'46.57"E
L16	142.86	N15°17'50.75"E

No.	REVISIONS	DATE	BY

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COLUMBUS, OH 43235
PHONE: 614-454-6699
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SCALE: AS NOTED
DESIGNED BY: NNS
DRAWN BY: SPF
CHECKED BY: NNS

SITE PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017

SHEET NUMBER
5
OF 42

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C14	400.00'	410.32'	N14°05'22"W	392.56'	58°46'26"	225.27'
C15	350.00'	237.47'	N24°02'22"W	232.94'	38°52'27"	123.51'
C16	475.00'	228.80'	N9°11'50"E	226.60'	27°35'56"	116.67'
C17	150.21'	235.96'	N40°23'52"E	212.44'	90°00'00"	150.21'
C18	150.20'	235.94'	N49°36'08"W	212.42'	90°00'00"	150.20'
C19	785.00'	378.13'	N9°11'50"E	374.48'	27°35'56"	192.81'
C20	750.00'	254.23'	N75°41'13"E	253.01'	19°25'18"	128.35'
C21	500.00'	463.64'	S87°27'33"E	447.21'	53°07'47"	250.00'
C22	150.00'	235.62'	N74°06'21"E	212.13'	90°00'00"	150.00'

LINE TABLE		
LINE	LENGTH	BEARING
L17	714.69	N4°36'08.24"W
L18	674.79	N4°36'08.24"W
L19	319.58	N4°36'08.24"W
L20	344.97	N85°23'51.76"E
L21	495.18	N85°23'51.76"E
L22	654.98	S85°23'51.76"W
L23	80.00	N85°23'51.76"E
L24	345.93	S60°53'39.22"E
L25	613.05	N4°36'08.24"W
L26	235.45	N4°36'08.24"W

INTERSECTING STREETS STATIONING

14 STA. 9+30.54 MISTY LANE
STA. 1+00.00 TWILIGHT DRIVE

15 STA. 12+20.10 MISTY LANE
STA. 1+00.00 ARTIST WAY

16 STA. 15+63.40 TWILIGHT DRIVE
STA. 1+00.00 SCARLET SHADOW LANE

17 STA. 18+91.42 TWILIGHT DRIVE
STA. 7+20.00 WESTERN RESOLVE DRIVE

18 STA. 11+50.71 TWILIGHT DRIVE
STA. 1+00.00 COLT DRIVE

19 STA. 5+95.18 WESTERN RESOLVE DRIVE
STA. 4+10.00 COLT DRIVE

20 STA. 4+10.00 TWILIGHT DRIVE
STA. 1+00.00 WESTERN RESOLVE DRIVE

21 STA. 6+06.24 ARTIST WAY
STA. 1+00.00 GRAPHITE AVENUE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5

SEE SHEET 9 FOR PROPOSED CLUBHOUSE LAYOUT

MGM COMMUNITY SERVICES LLC 2900090050000 ZONING: LOCAL BUSINESS DISTRICT (B-2)

LEO BERBEE BULB CO INC 2800090140010 ZONING: LOCAL BUSINESS DISTRICT (B-2)

COUSA LANE | SCARLET SHADOW LANE | TWILIGHT DRIVE | COLT DRIVE | WESTERN RESOLVE DRIVE | MISTY LANE | GRAPHITE AVENUE | ARTIST WAY | BECKON LANE

OPEN SPACE A ±13.07 AC | OPEN SPACE B ±16.05 AC | OPEN SPACE G ±3.74 AC | OPEN SPACE ±0.69 AC

PROP BASIN ±1.78 AC | PROP BASIN ±1.67 AC | PROP BASIN ±3.47 AC

PROP 20' STRM ESMT | PROP 20' SSWR ESMT | PROP 20' SSWR ESMT

PROP LANDSCAPE FENCE

EX. 18" RCP | EX. 15" CPP | EX STREAM | EX SANITARY SEWER LINE

STATE ROUTE 4 (VARIABLE WIDTH)

SUBAREA B | SUBAREA D | PHASE 1A | PHASE 1B | PHASE 2A | PHASE 2B | PHASE 4 | PHASE 8 | PHASE 9

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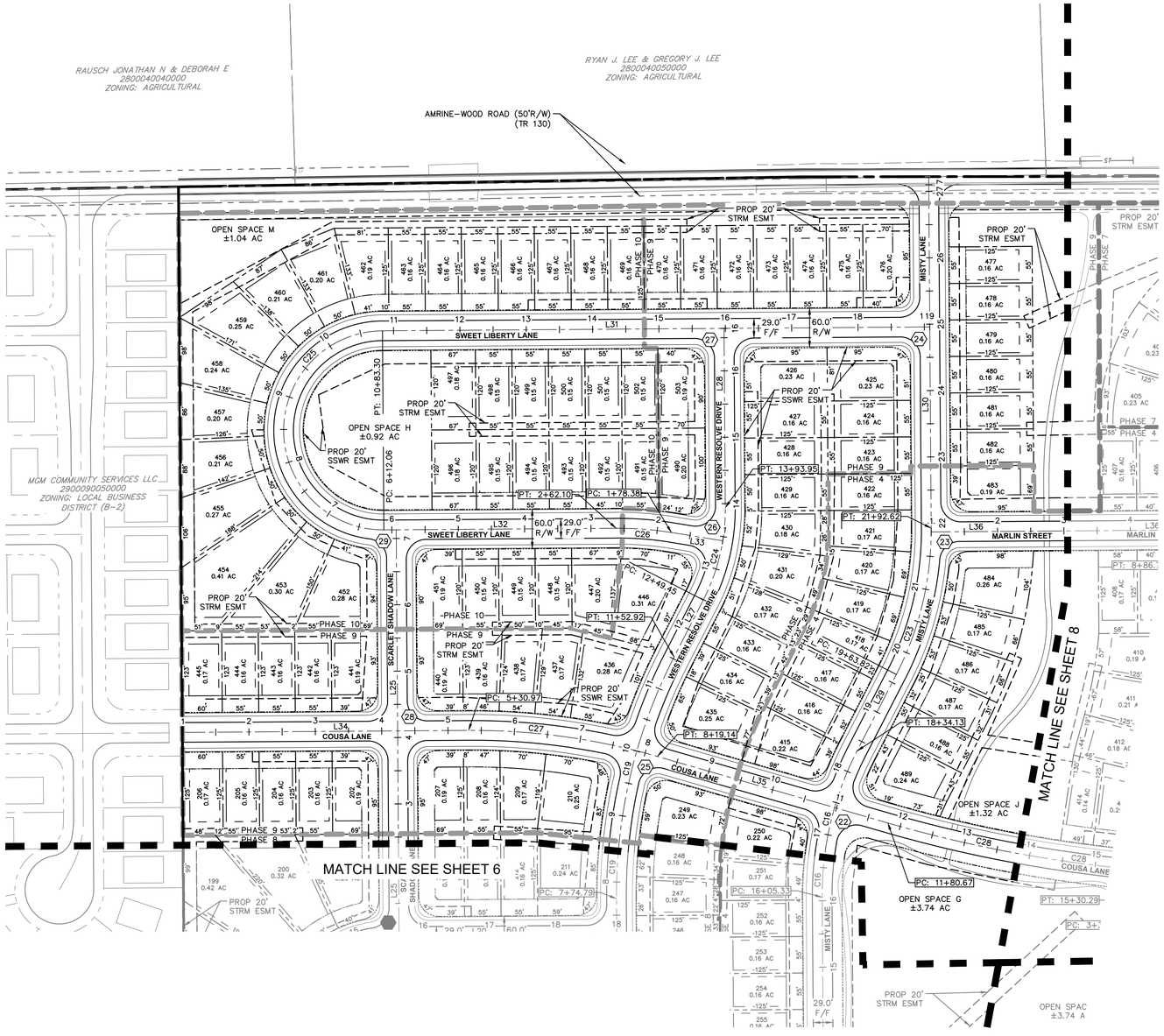
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SCALE: AS NOTED
DESIGNED BY: NNS
DRAWN BY: SPF
CHECKED BY: NNS

SITE PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **6**
OF 42



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB

INTERSECTING STREETS STATION

(22) STA. 17+42.21 MISTY LANE
STA. 10+97.04 COUSA LANE

(23) STA. 21+86.98 MISTY LANE
STA. 1+00.00 MARLIN STREET

(24) STA. 24+95.84 MISTY LANE
STA. 19+08.08 SWEET LIBERTY LANE

(25) STA. 10+00.49 WESTERN RESOLVE DRIVE
STA. 7+87.03 COUSA LANE

(26) STA. 13+43.72 WESTERN RESOLVE DRIVE
STA. 1+00.00 SWEET LIBERTY LANE

(27) STA. 16+64.01 WESTERN RESOLVE DRIVE
STA. 15+98.08 SWEET LIBERTY LANE

(28) STA. 4+10.00 SCARLET SHADOW LANE
STA. 4+24.00 COUSA LANE

(29) STA. 7+13.05 SCARLET SHADOW LANE
STA. 5+93.49 SWEET LIBERTY LANE

LINE TABLE

LINE	LENGTH	BEARING
L25	613.05	N4°36'08.24"W
L27	96.53	N22°59'47.57"E
L28	270.06	N4°36'08.24"W
L29	129.68	N22°59'47.57"E
L30	517.65	N4°36'08.24"W
L31	824.77	N85°23'51.76"E
L32	349.96	S85°23'51.76"W
L33	78.38	N85°00'30.63"W
L34	430.97	N85°23'51.76"E
L35	361.53	S78°05'29.14"E
L36	1145.95	N85°23'51.76"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C16	475.00'	228.80'	N9°11'50"E	226.60'	27°35'56"	116.67'
C19	785.00'	378.13'	N9°11'50"E	374.48'	27°35'56"	192.81'
C23	475.00'	228.80'	N9°11'50"E	226.60'	27°35'56"	116.67'
C24	300.00'	144.51'	N9°11'50"E	143.11'	27°35'56"	73.68'
C25	150.00'	471.24'	N4°36'08"W	300.00'	180°00'00"	1687929953.99'
C26	500.00'	83.72'	N89°48'19"W	83.62'	9°35'38"	41.96'
C27	1000.00'	288.17'	S86°20'49"E	287.17'	16°30'39"	145.09'
C28	2000.00'	349.61'	S83°05'57"E	349.17'	10°00'56"	175.25'

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SITE PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

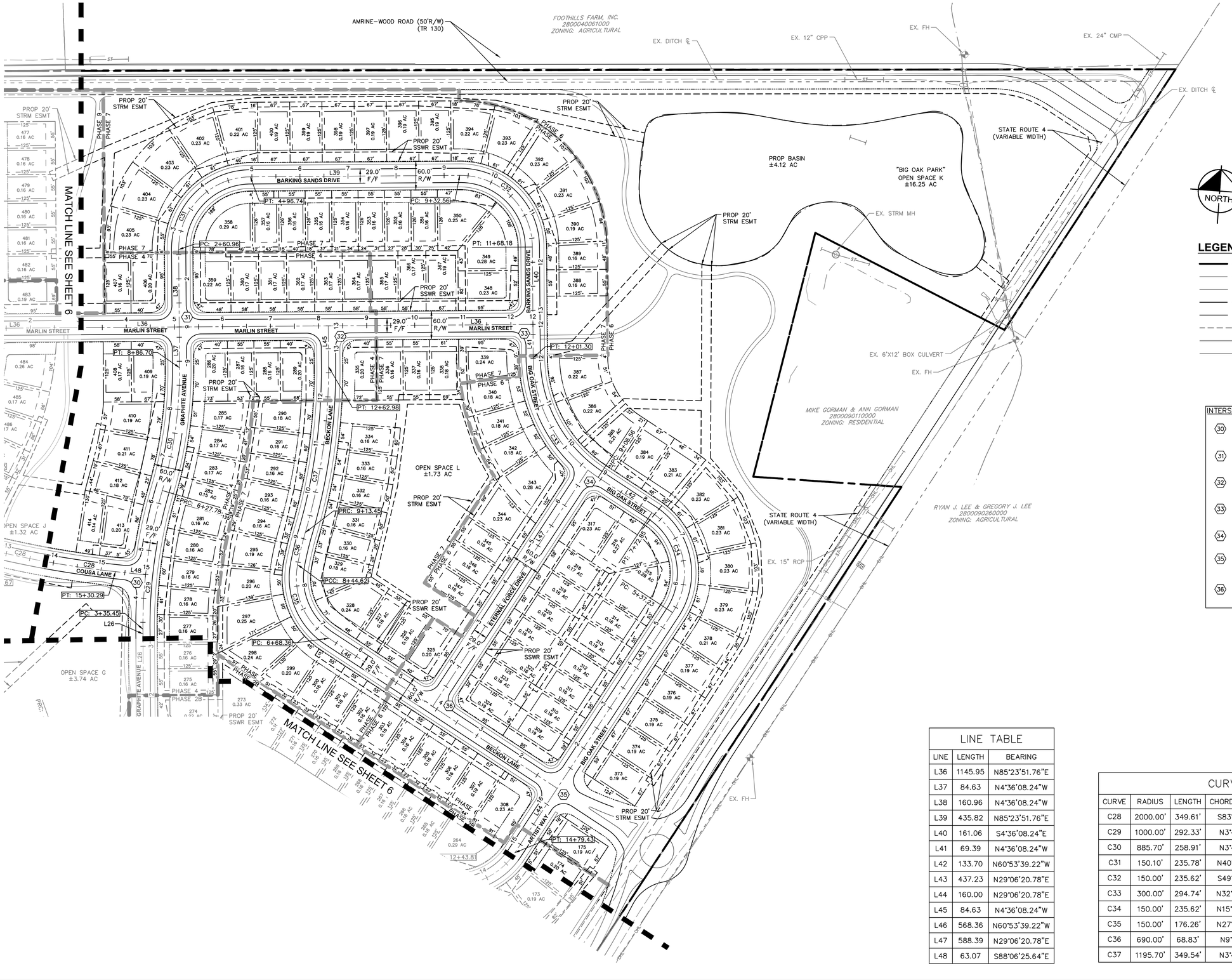
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KHA PROJECT NO. 190066017

SHEET NUMBER
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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB

INTERSECTING STREETS STATION

(30) STA. 13+93.36 COUSA LANE
STA. 4+48.81 GRAPHITE AVENUE

(31) STA. 5+10.01 MARLIN STREET
STA. 9+71.33 GRAPHITE AVENUE
STA. 1+00.00 BARKING SANDS DRIVE

(32) STA. 13+47.69 MARLIN STREET
STA. 8+20.03 BECKON LANE

(33) STA. 12+45.95 MARLIN STREET
STA. 13+28.69 BARKING SANDS DRIVE
STA. 12+70.69 BIG OAK STREET

(34) STA. 9+32.89 BIG OAK STREET
STA. 8+86.39 ETERNAL FORCE DRIVE

(35) STA. 1+00.00 BIG OAK STREET
STA. 1+00.00 BECKON LANE
STA. 16+39.43 ARTIST WAY

(36) STA. 4+10.00 BECKON LANE
STA. 1+00.00 ETERNAL FORCE DRIVE

LINE TABLE

LINE	LENGTH	BEARING
L36	1145.95	N85°23'51.76"E
L37	84.63	N4°36'08.24"W
L38	160.96	N4°36'08.24"W
L39	435.82	N85°23'51.76"E
L40	161.06	S4°36'08.24"E
L41	69.39	N4°36'08.24"W
L42	133.70	N60°53'39.22"W
L43	437.23	N29°06'20.78"E
L44	160.00	N29°06'20.78"E
L45	84.63	N4°36'08.24"W
L46	568.36	N60°53'39.22"W
L47	588.39	N29°06'20.78"E
L48	63.07	S88°06'25.64"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C28	2000.00'	349.61'	S83°05'57"E	349.17'	10°00'56"	175.25'
C29	1000.00'	292.33'	N3°46'20"E	291.29'	16°44'57"	147.21'
C30	885.70'	258.91'	N3°46'20"E	257.99'	16°44'57"	130.39'
C31	150.10'	235.78'	N40°23'52"E	212.27'	90°00'00"	150.10'
C32	150.00'	235.62'	S49°36'08"E	212.13'	90°00'00"	150.00'
C33	300.00'	294.74'	N32°44'54"W	283.03'	56°17'31"	160.49'
C34	150.00'	235.62'	N15°53'39"W	212.13'	90°00'00"	150.00'
C35	150.00'	176.26'	N27°13'53"W	166.29'	67°19'33"	99.90'
C36	690.00'	68.83'	N9°17'21"E	68.80'	5°42'55"	34.44'
C37	1195.70'	349.54'	N3°46'20"E	348.29'	16°44'57"	176.02'

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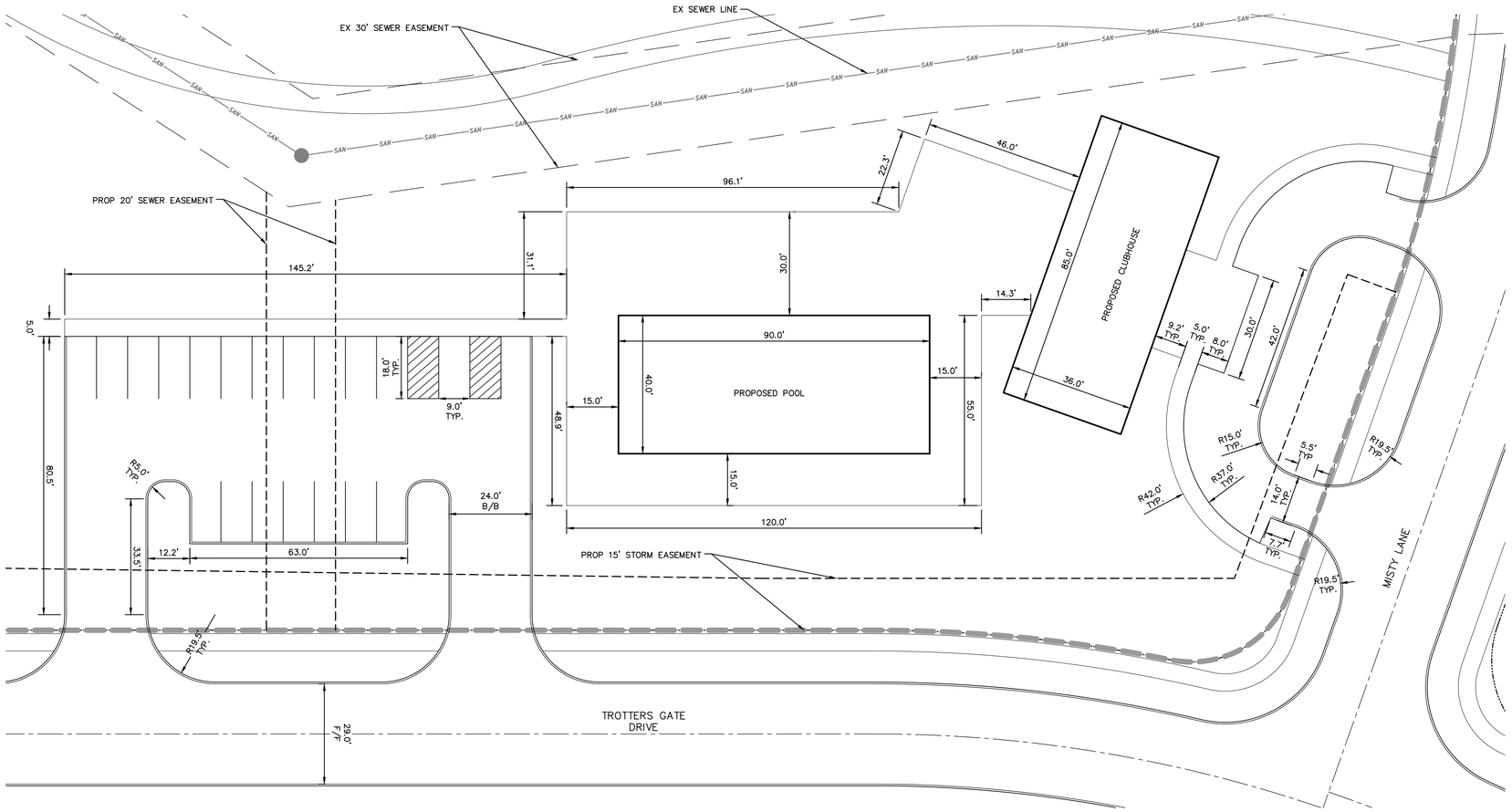
SITE PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026

KHA PROJECT NO. 190066017

SHEET NUMBER
8
OF 42



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB

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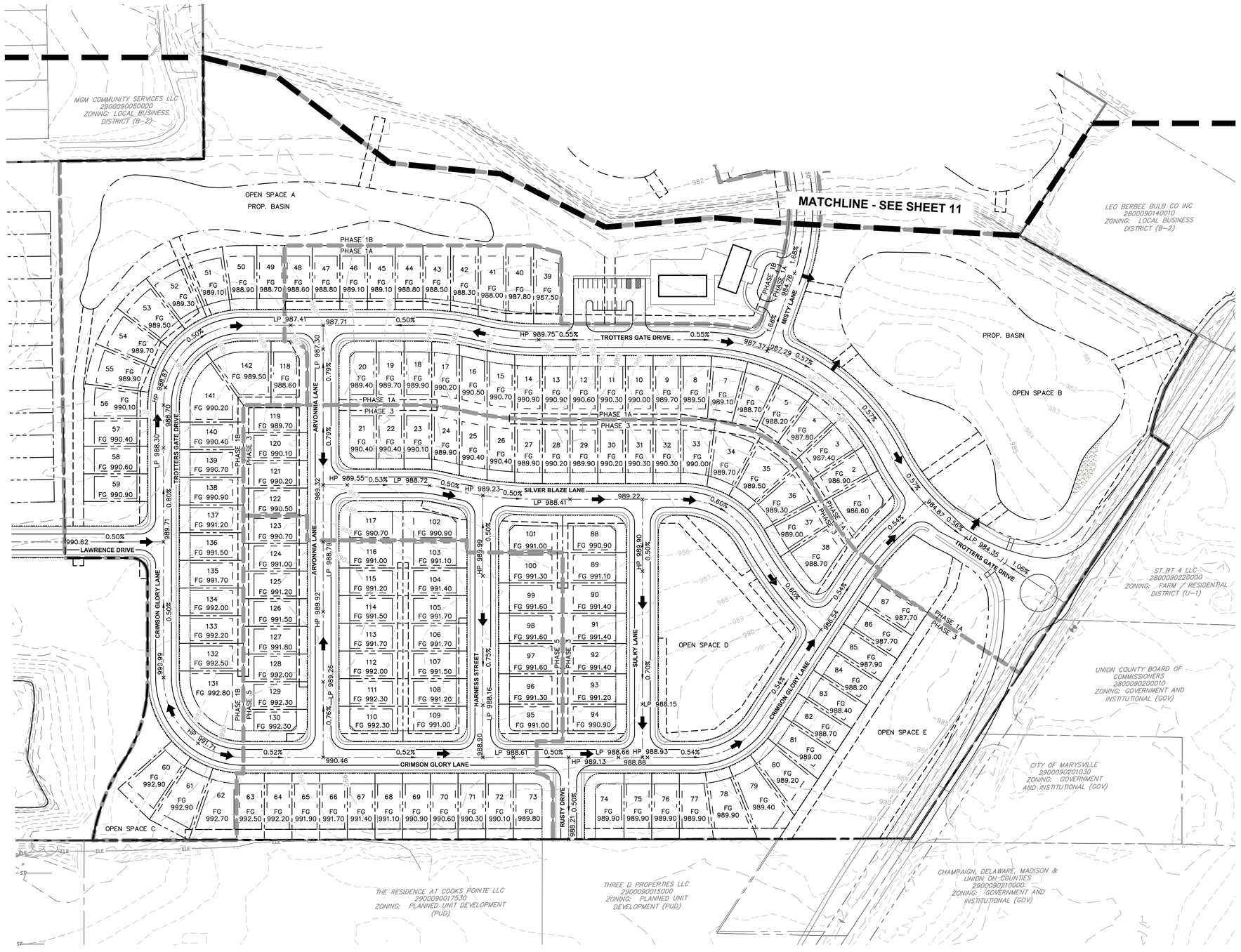
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CLUBHOUSE SITE PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **9**
OF 42

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Site Plan.dwg CLUBHOUSE SITE PLAN Jan 06, 2026 1:39pm by: Ben.LeVasseur
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- FLOOD ROUTING ARROW
- BASIN EMERGENCY ROUTING ARROW

NOTE

ALL SPOT ELEVATIONS AT ROAD CENTERLINES REFLECT PROFILE GRADE.

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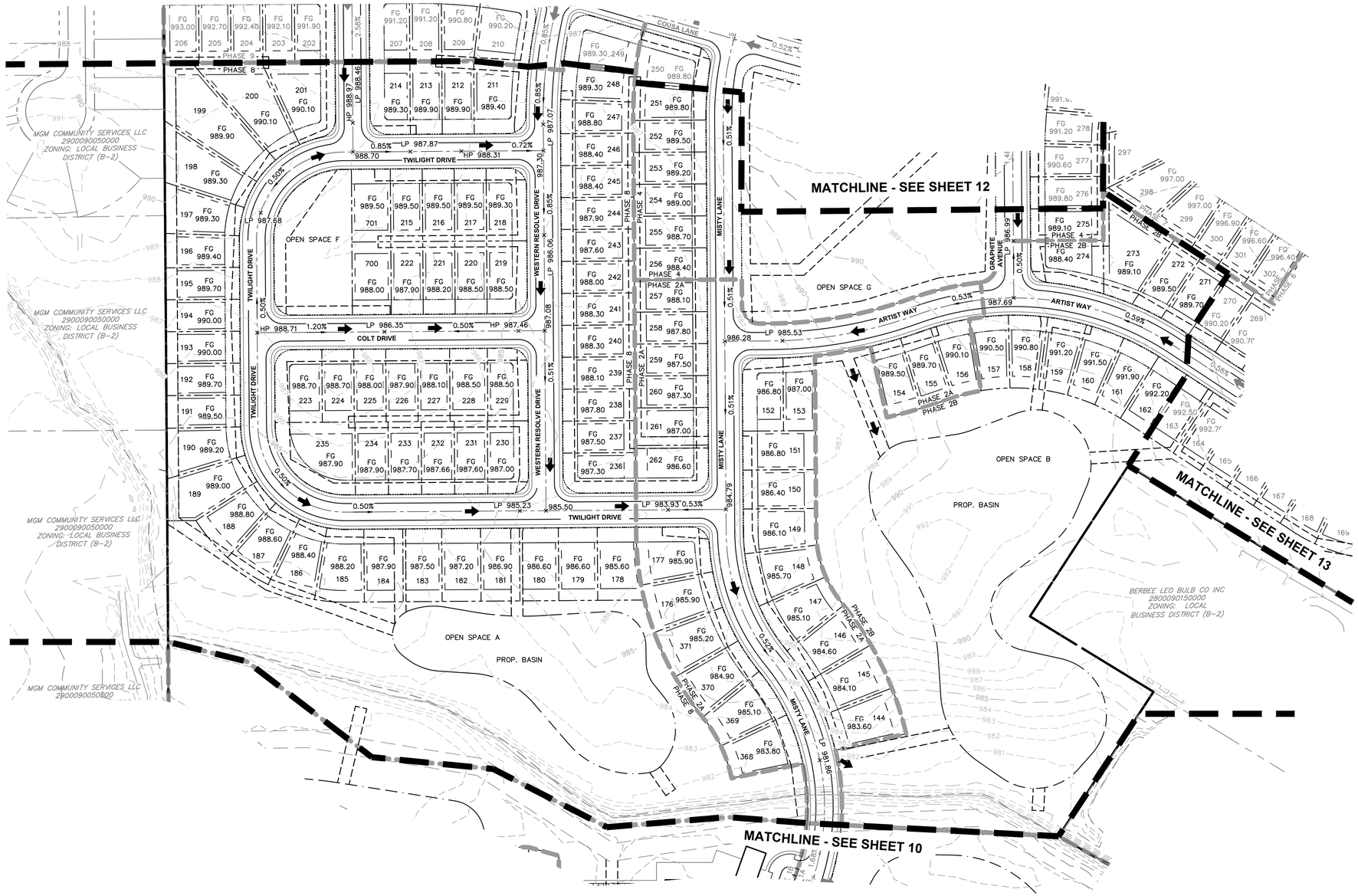
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GRADING PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **10**
OF 42

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- FLOOD ROUTING ARROW
- BASIN EMERGENCY ROUTING ARROW

NOTE

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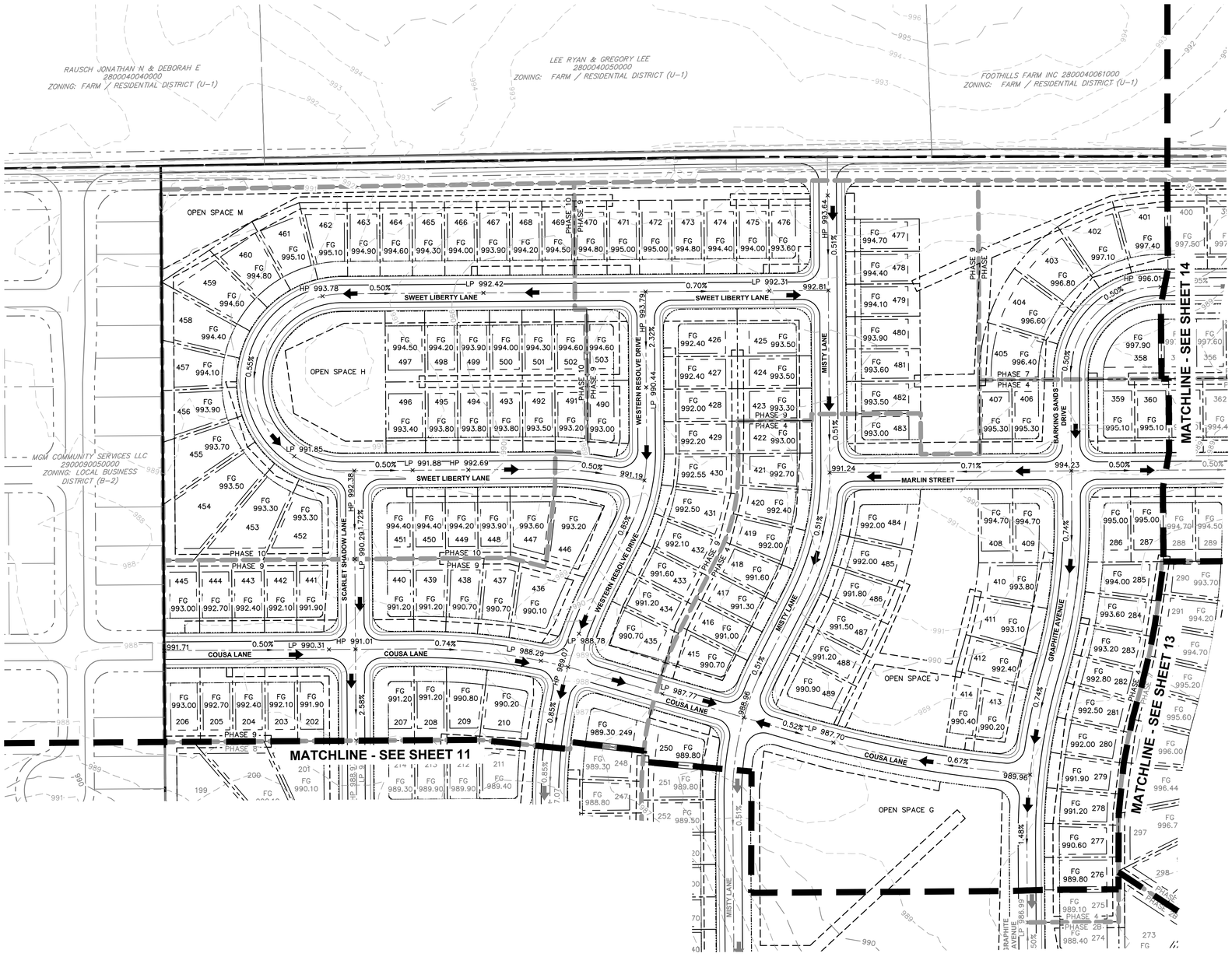
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GRADING PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **11**
OF 42

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- FLOOD ROUTING ARROW
- BASIN EMERGENCY ROUTING ARROW

NOTE

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GRADING PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
1/6/2026

KHA PROJECT NO.
190066017

SHEET NUMBER
12

OF 42

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- FLOOD ROUTING ARROW
- BASIN EMERGENCY ROUTING ARROW

NOTE

ALL SPOT ELEVATIONS AT ROAD CENTERLINES REFLECT PROFILE GRADE.

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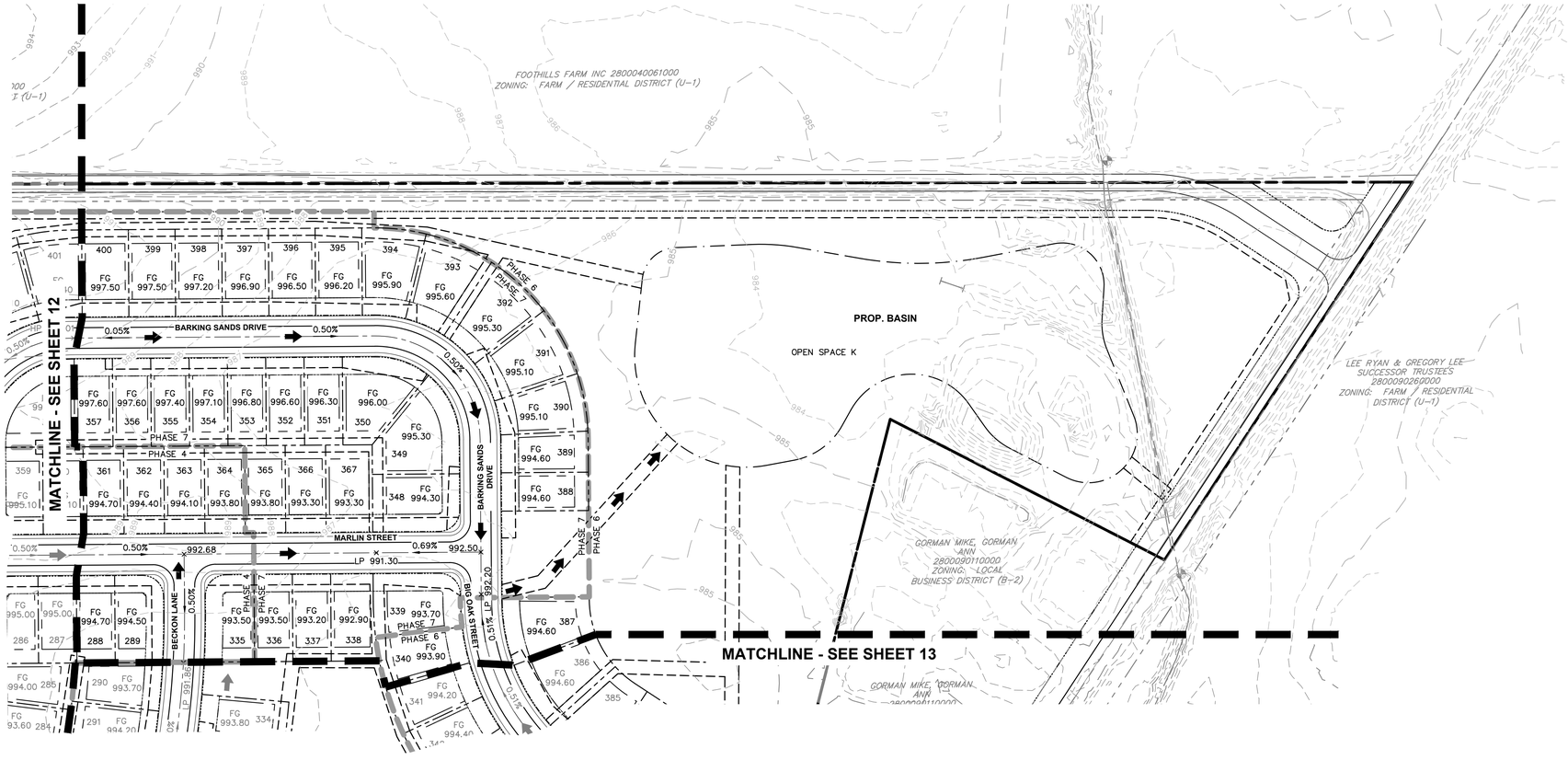
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GRADING PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **13**
OF 42

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GRADING PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026

KHA PROJECT NO. 190066017

SHEET NUMBER
14
OF 42

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK & MULTI-USE PATHS
- PROPOSED FENCE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED STREET LIGHT

MATCHLINE - SEE SHEET 16

MGM COMMUNITY SERVICES LLC
2900090050000
ZONING: LOCAL BUSINESS DISTRICT (B-2)

LEO BERBEE BULB CO INC
2800090140010
ZONING: LOCAL BUSINESS DISTRICT (B-2)

ST RT 4 LLC
2017010400000107
ZONING: FARM / RESIDENTIAL DISTRICT (U-1)

UNION COUNTY BOARD OF COMMISSIONERS
2800090200010
ZONING: GOVERNMENT AND INSTITUTIONAL (GOV)

CITY OF MARYSVILLE
2900090201030
ZONING: GOVERNMENT AND INSTITUTIONAL (GOV)

CHAMPAIGN, DELAWARE, MADISON & UNION OH COUNTIES
2900090210000
ZONING: GOVERNMENT AND INSTITUTIONAL (GOV)

THE RESIDENCE AT COOKS POINTE LLC
2900090017530
ZONING: MULTI-FAMILY RESIDENTIAL (MF)

THREE D PROPERTIES LLC
2900090015000
ZONING: PLANNED UNIT DEVELOPMENT (PUD)

OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
OPEN SPACE D
OPEN SPACE E
PROP. BASIN

TROTTERS GATE DRIVE
LAWRENCE DRIVE
ARVONNIA LANE
SILVER BLAZE LANE
CRIMSON GLORY LANE
HARNESS STREET
SULKY LANE
RUSTY DRIVE
MISTY LANE

PHASE 1B
PHASE 1A
PHASE 3
PHASE 5

EX. 18" SSWR LINE
EX. 30' SANITARY EASEMENT
EX. SSWR LINE
EX. DITCH
EX. 6'X10' BOX CULVERT
EX. FIBER OPTIC
EX. STRM STRC
EX. FH
STATE ROUTE 4 (VARIABLE WIDTH)
EX. 16" DI WL
EX. 12" CPP
EX. ELECTRIC LINE
EX. STRM STRC & LINES

No.	REVISIONS	DATE	BY

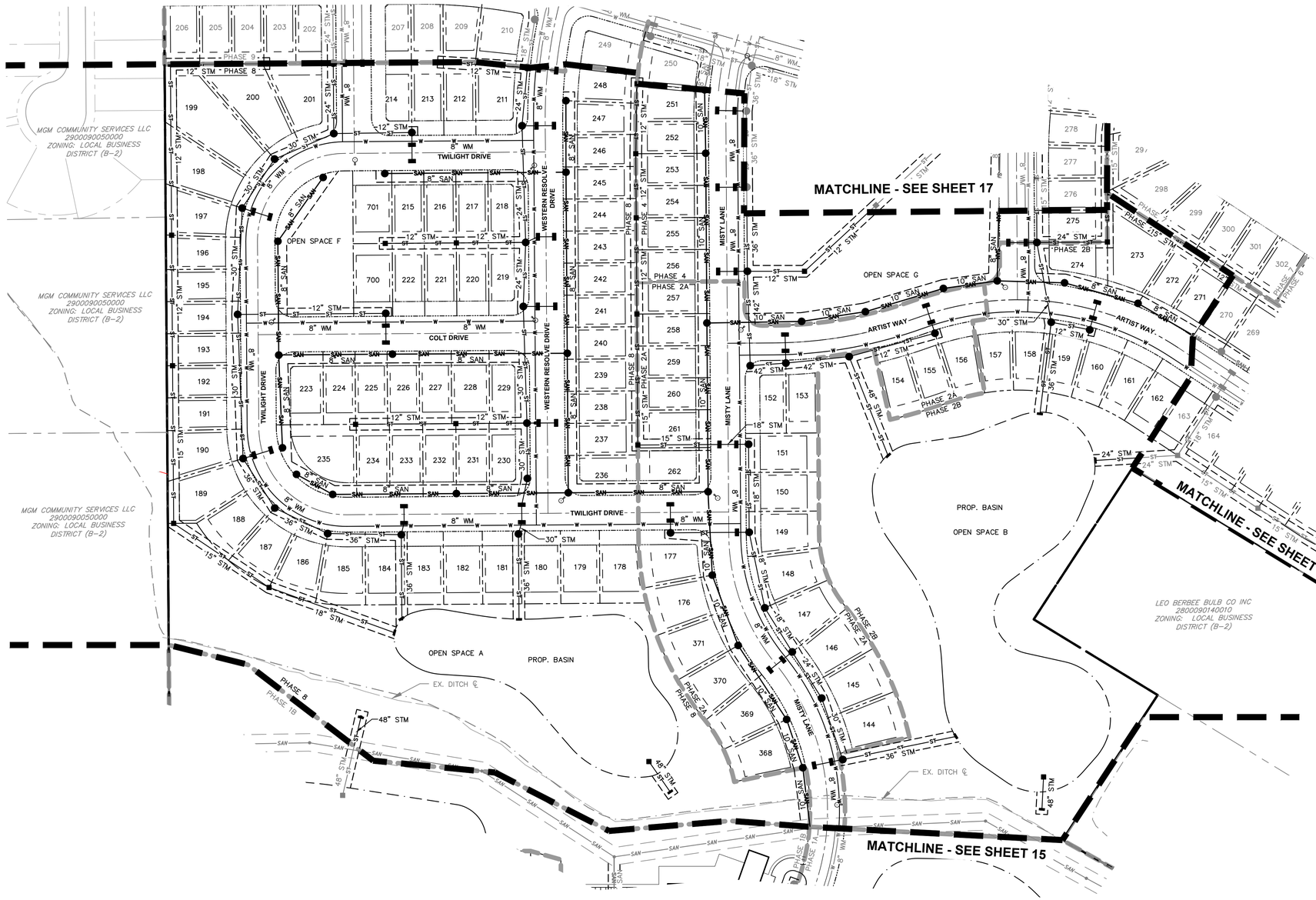
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UTILITY PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **15**
OF 42



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GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

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- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
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- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED STREET LIGHT

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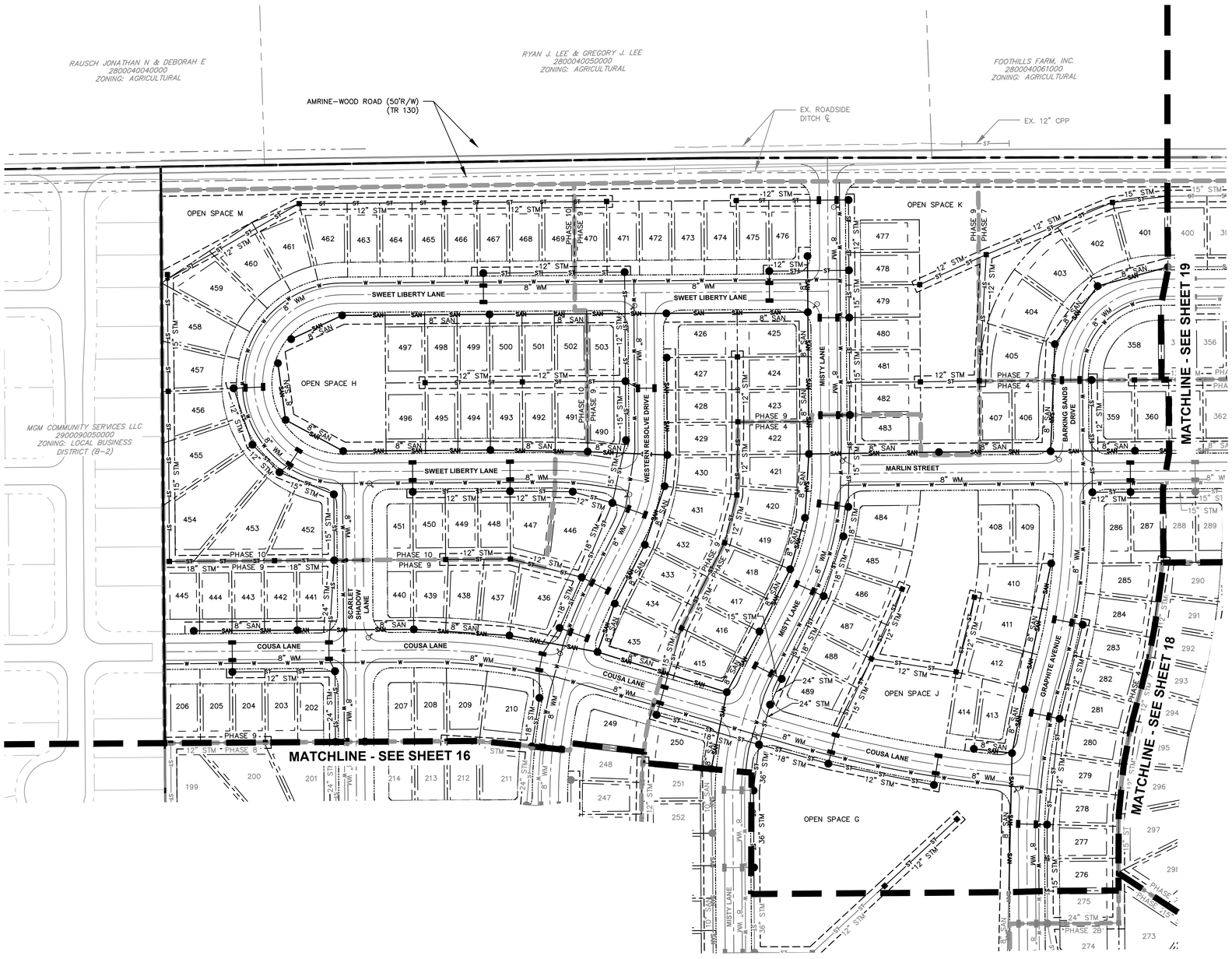
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UTILITY PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **16**
OF 42

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- PROPOSED CURB INLET
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UTILITY PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

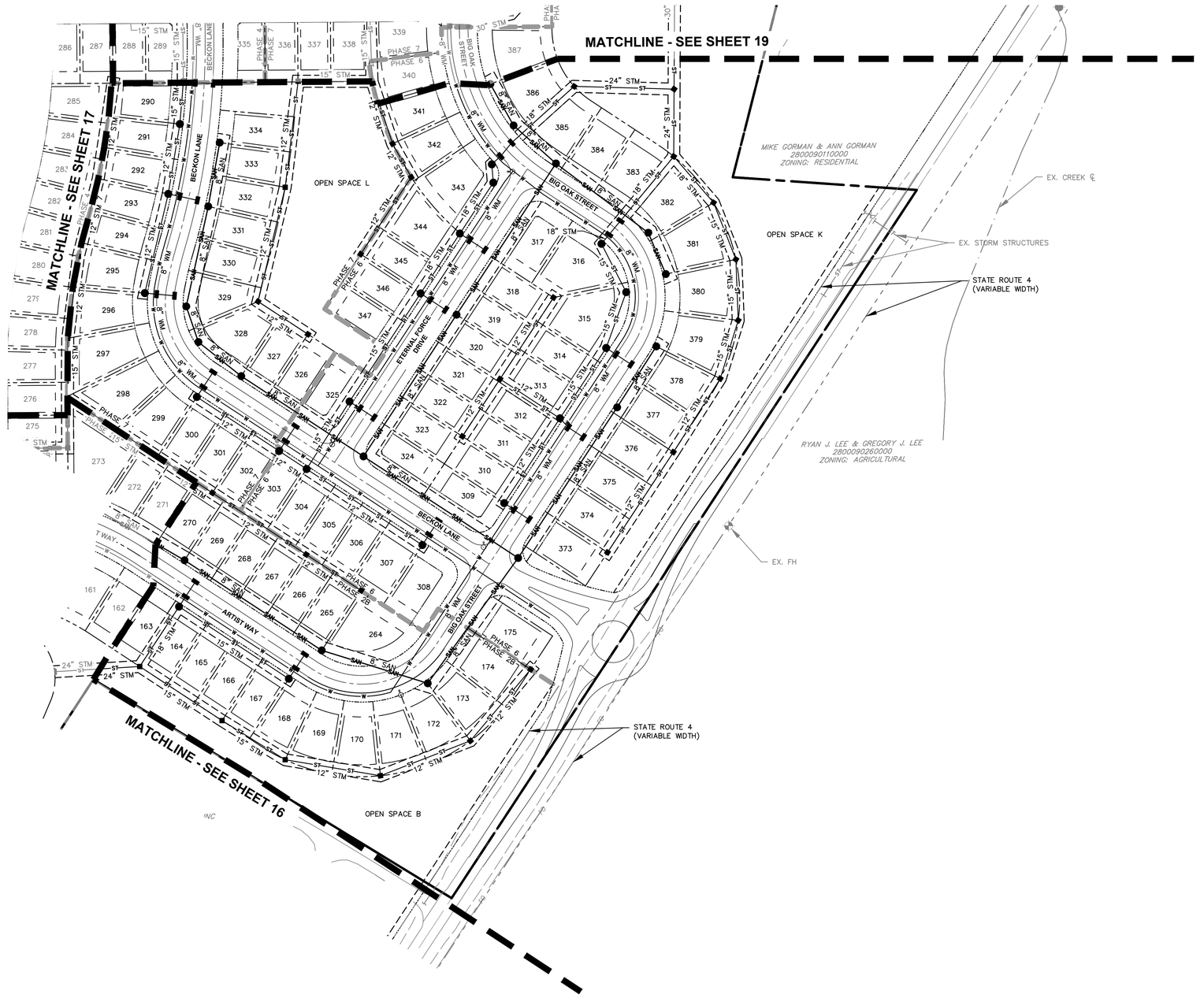
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SHEET NUMBER
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- PROPOSED HEADWALL
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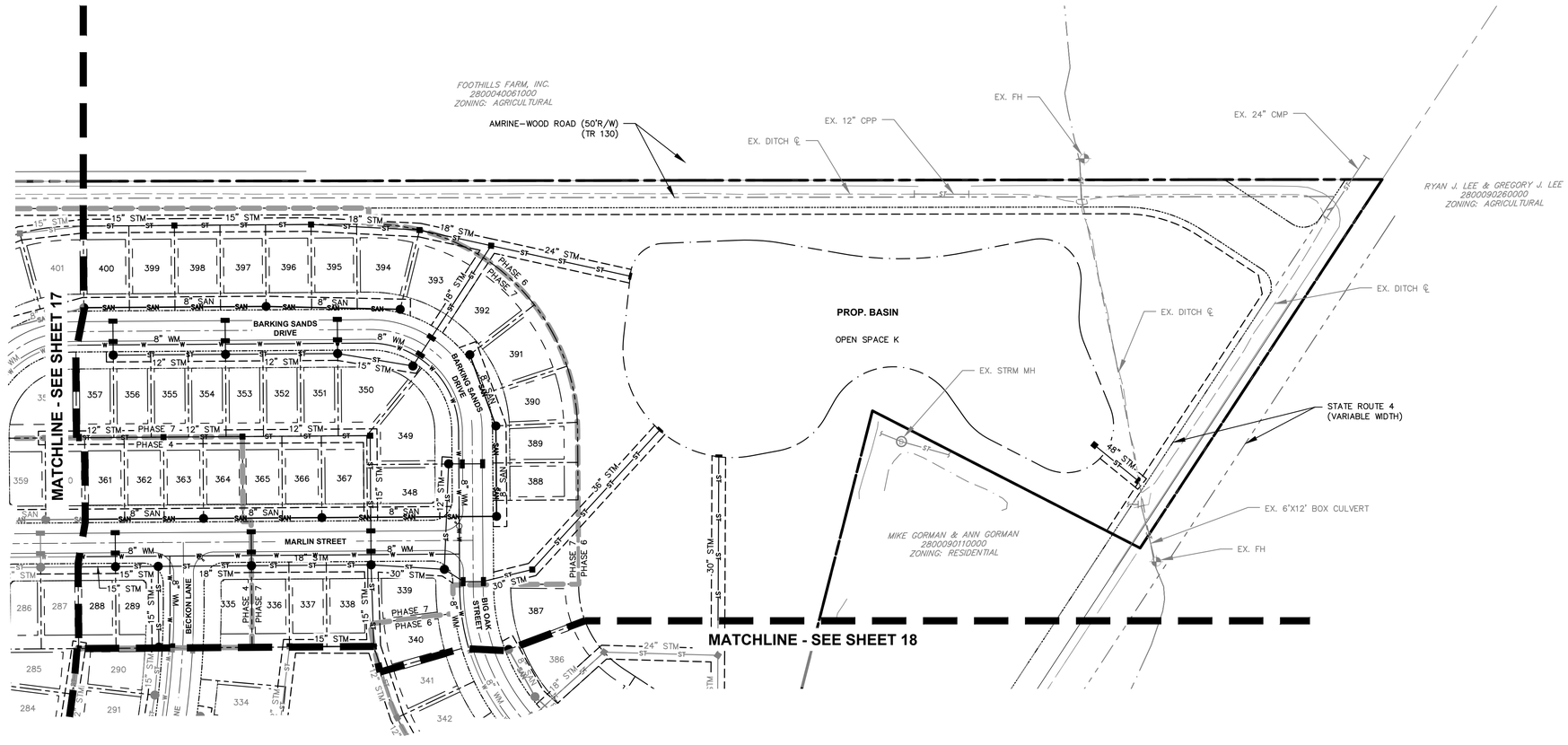
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UTILITY PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **18**
OF 42

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UTILITY PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

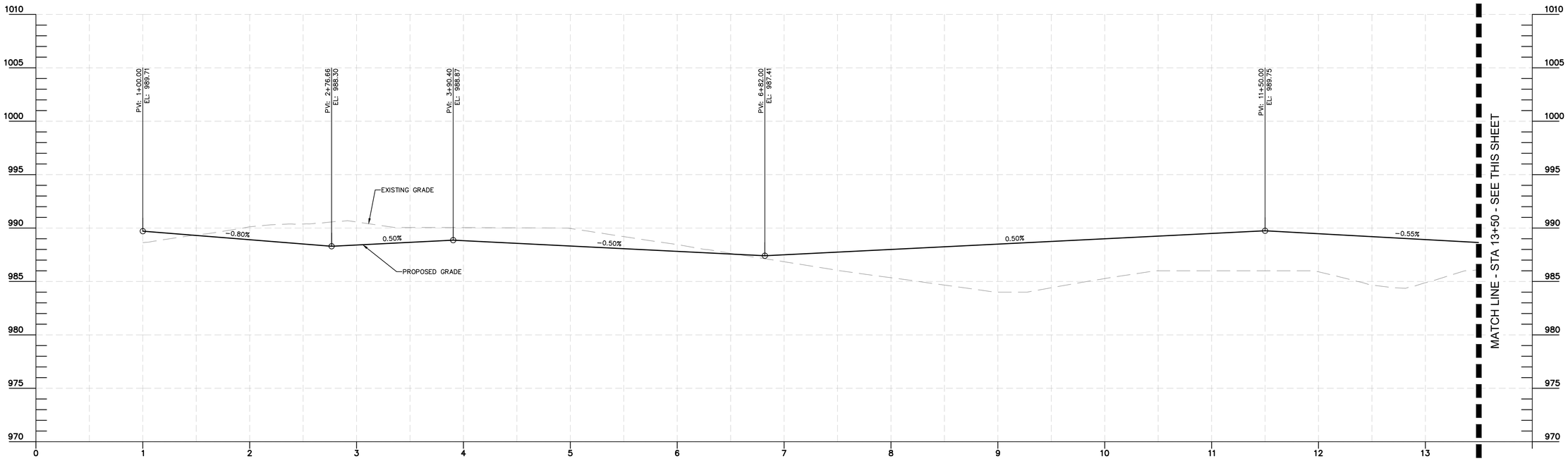
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1/6/2026

KHA PROJECT NO.
190066017

SHEET NUMBER
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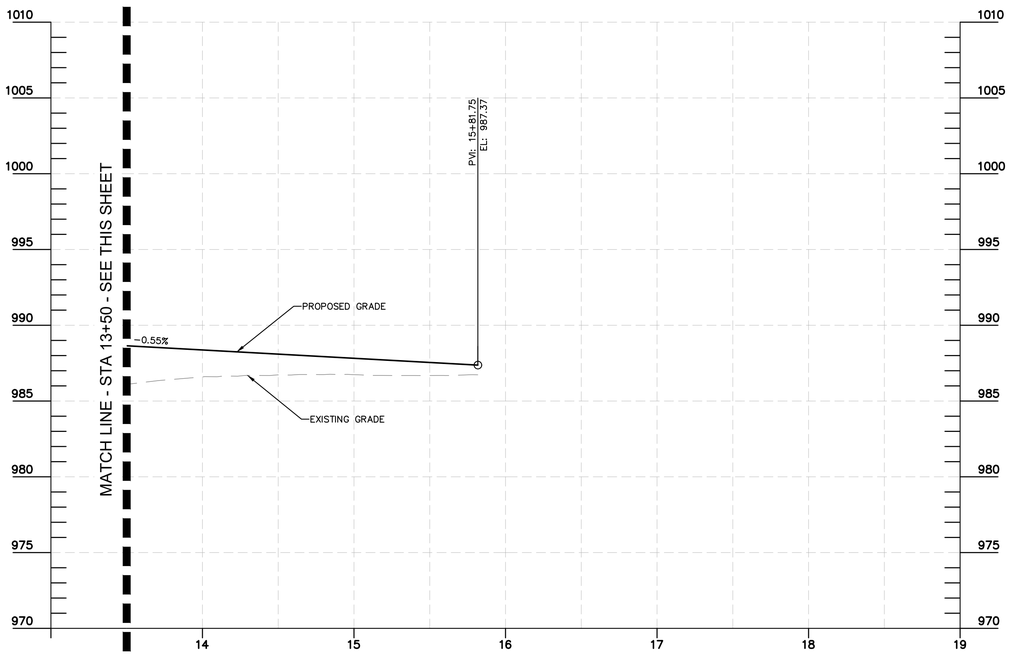
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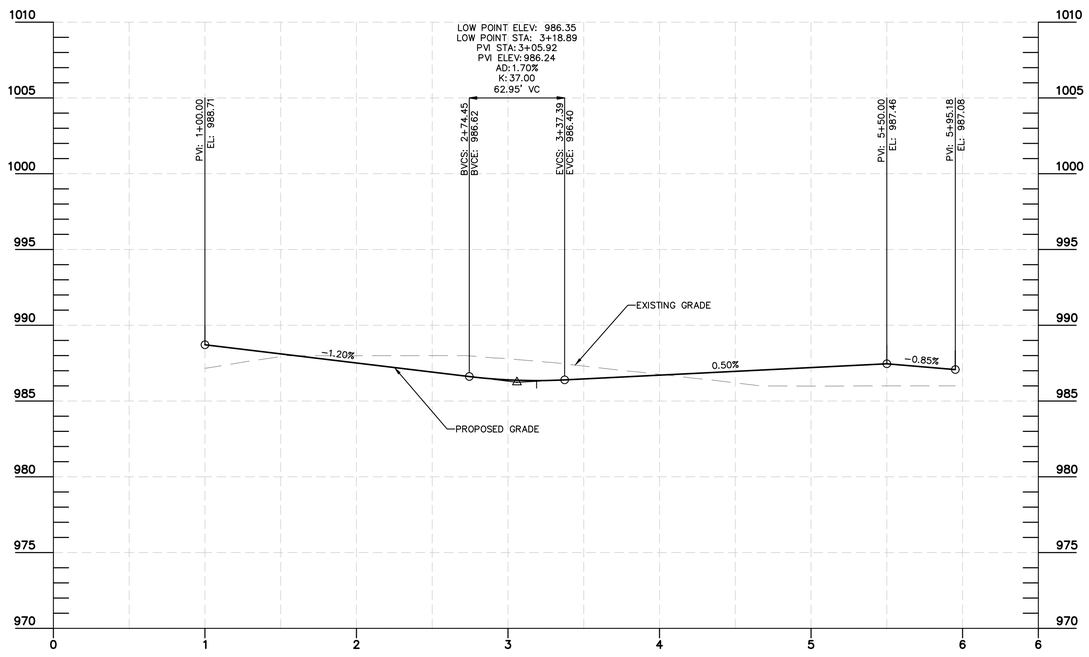
TROTTERS GATE DRIVE PROFILE STA 1+00 TO 13+50.00

SCALE: H: 1" = 50' V: 1" = 5'



TROTTERS GATE DRIVE PROFILE STA 13+50.00 TO 15+81.75

SCALE: H: 1" = 50' V: 1" = 5'



COLT DRIVE PROFILE STA 1+00.00 TO 5+95.18

SCALE: H: 1" = 50' V: 1" = 5'

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STREET PROFILES

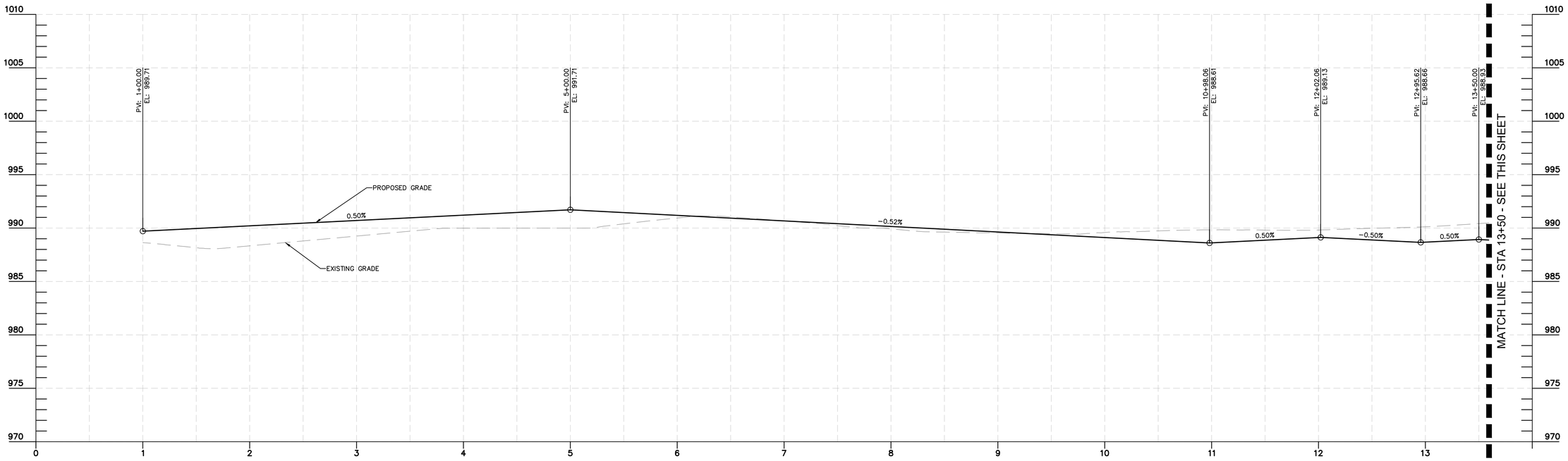
PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026

KHA PROJECT NO. 190066017

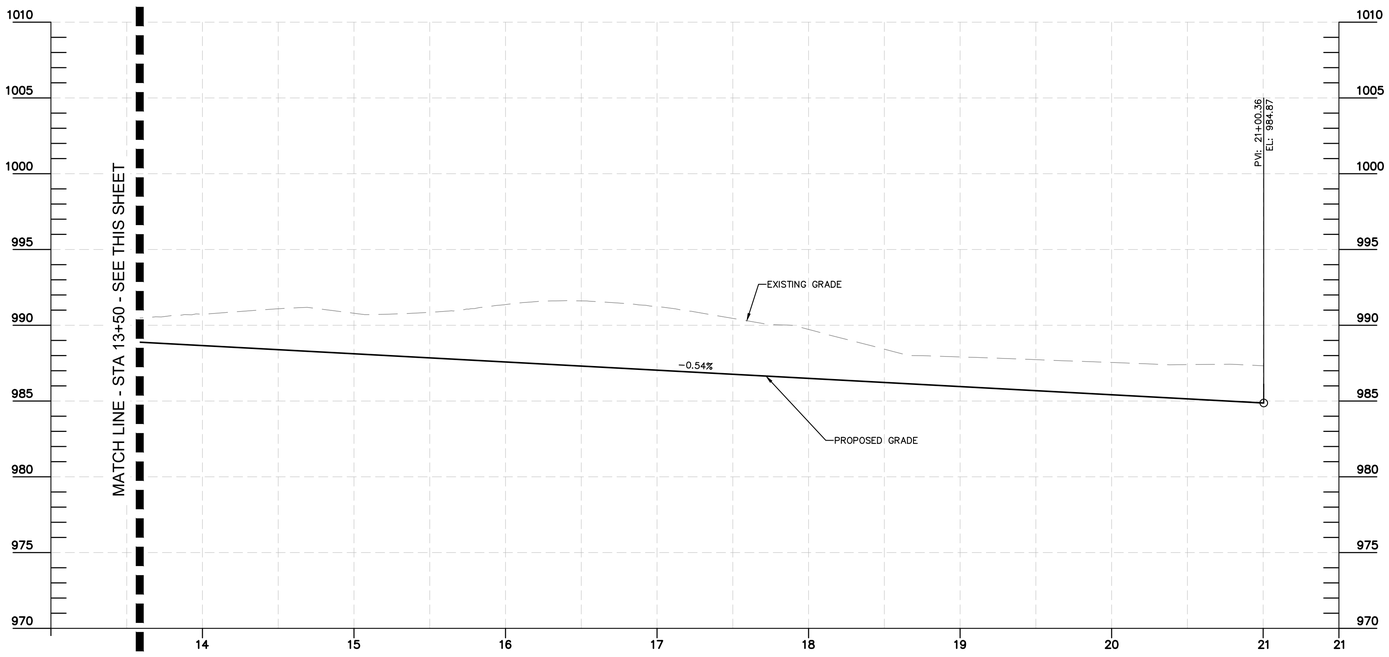
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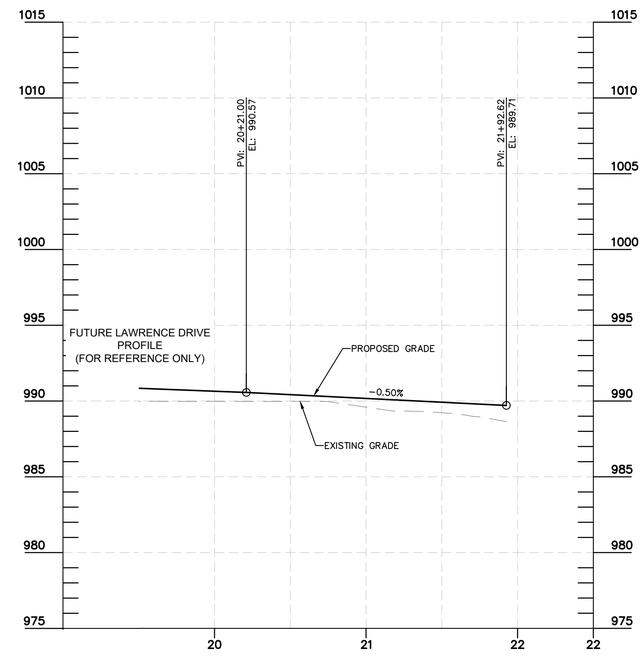
CRIMSON GLORY LANE PROFILE STA 1+00 TO 13+50.00

SCALE: H: 1" = 50' V: 1" = 5'



CRIMSON GLORY LANE PROFILE STA 13+50.00 TO 21+00.36

SCALE: H: 1" = 50' V: 1" = 5'



LAWRENCE DRIVE PROFILE STA 20+21.00 TO 21+92.62

SCALE: H: 1" = 50' V: 1" = 5'

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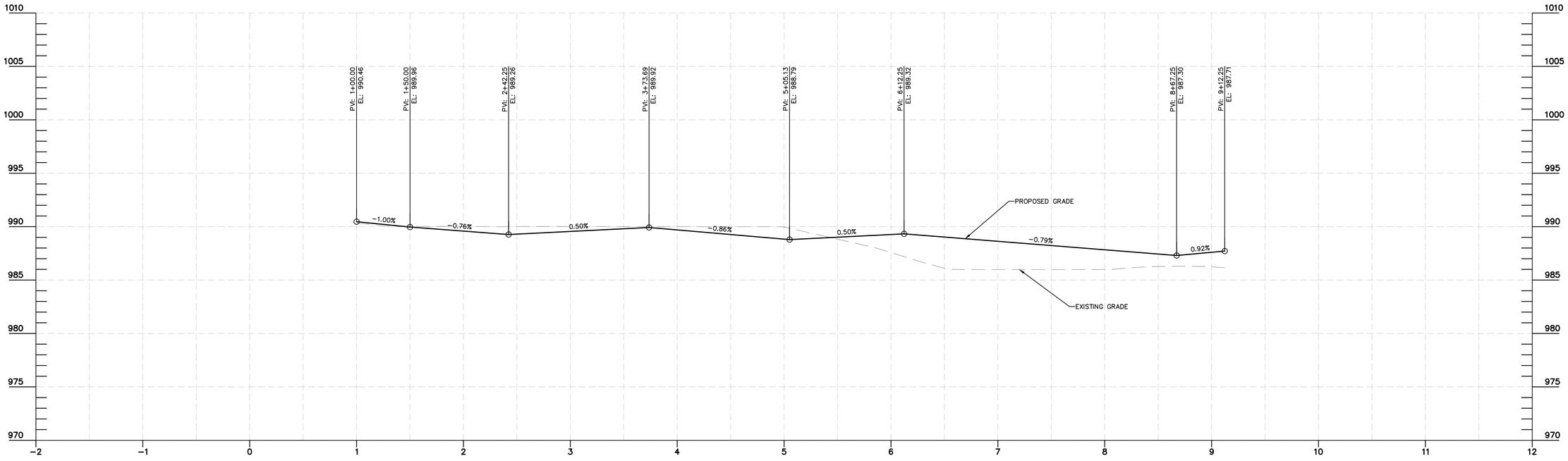
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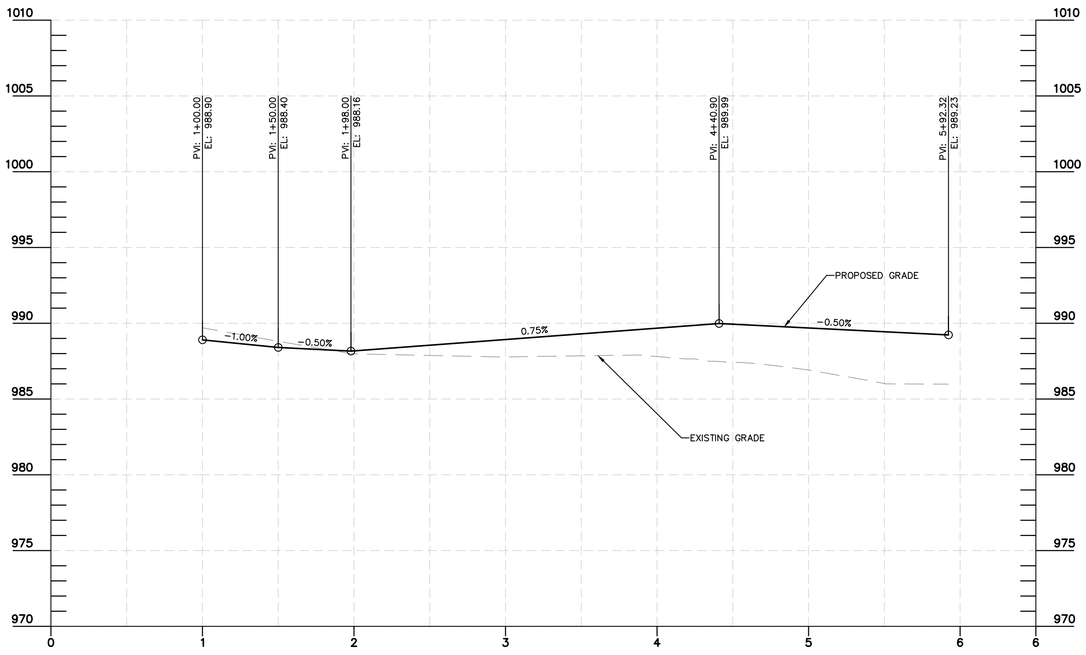
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TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER
21
OF 42



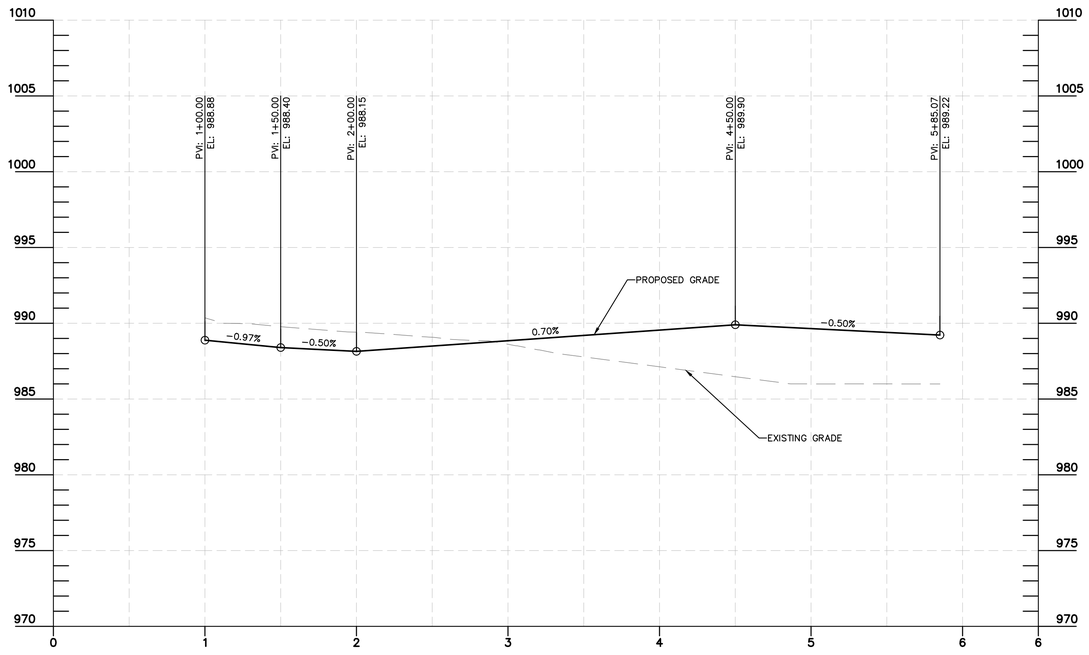
ARVONNIA LANE PROFILE STA 1+00 TO 9+12.25

SCALE: H: 1" = 50' V: 1" = 5'



HARNESS STREET PROFILE STA 1+00.00 TO 5+92.32

SCALE: H: 1" = 50' V: 1" = 5'



SULKY LANE PROFILE STA 1+00.00 TO 5+85.07

SCALE: H: 1" = 50' V: 1" = 5'

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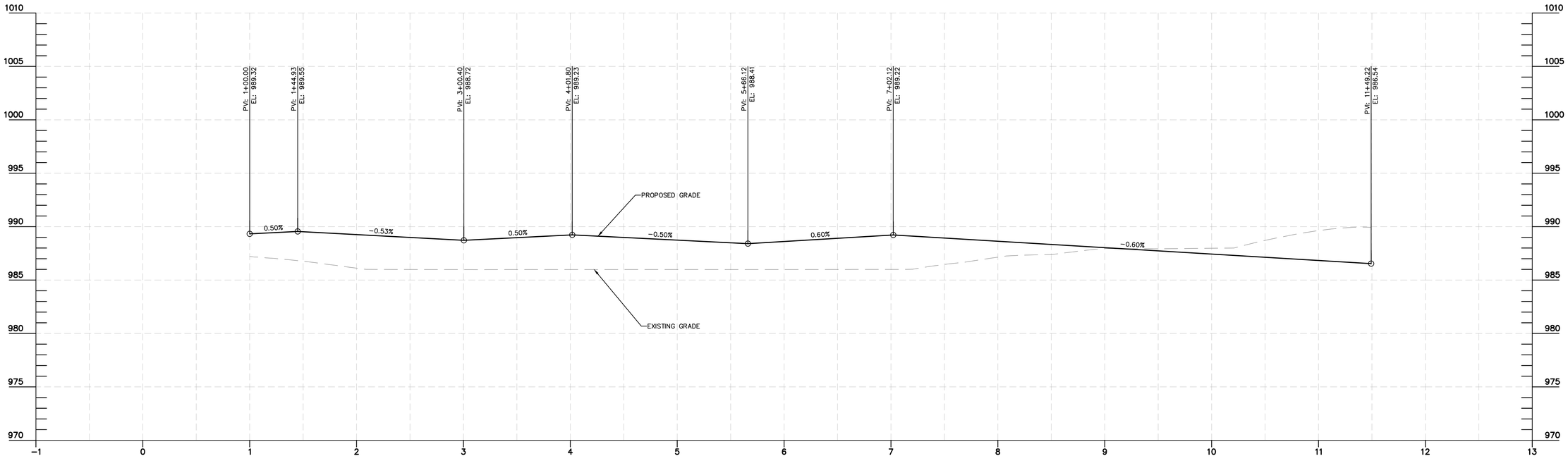
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CITY OF MARYSVILLE
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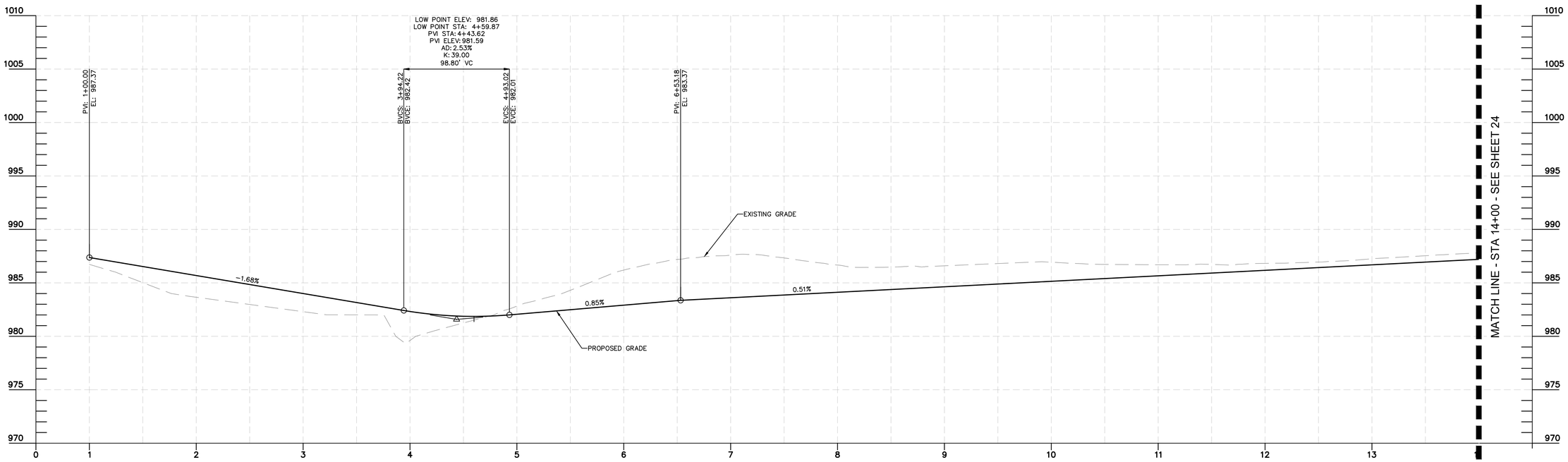
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SILVER BLAZE LANE PROFILE STA 1+00 TO 11+49.22

SCALE: H: 1" = 50' V: 1" = 5'



MISTY LANE PROFILE STA 1+00.00 TO 13+50.00

SCALE: H: 1" = 50' V: 1" = 5'

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Street Profiles (1 of 2).dwg Street Profs (4) Jan 06, 2026 11:44am by Ben.LeVasseur
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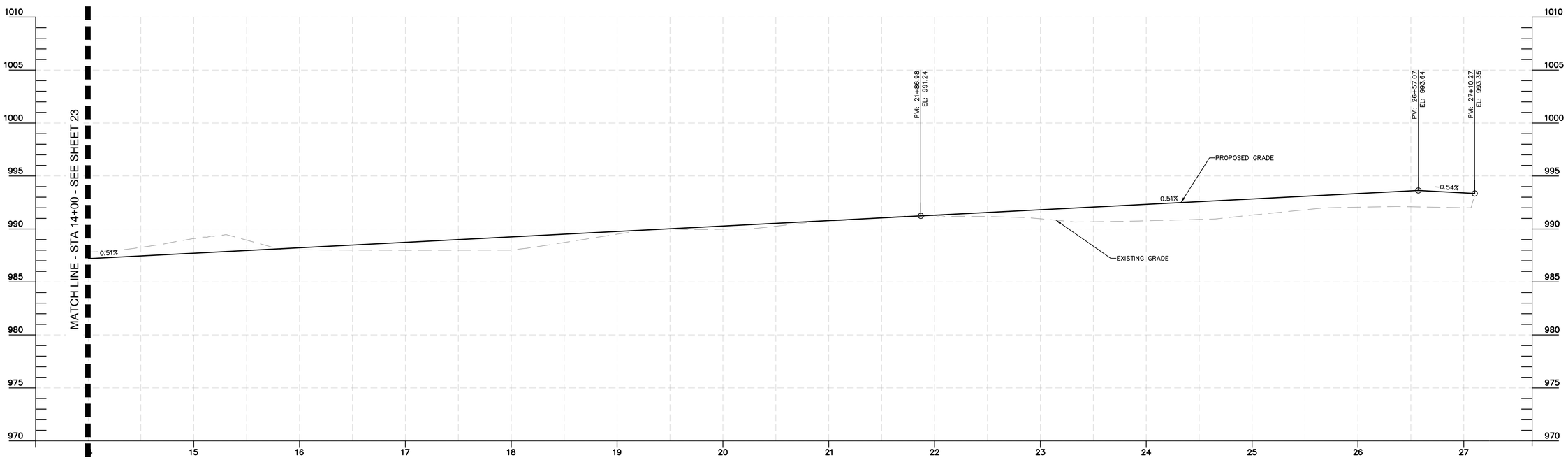
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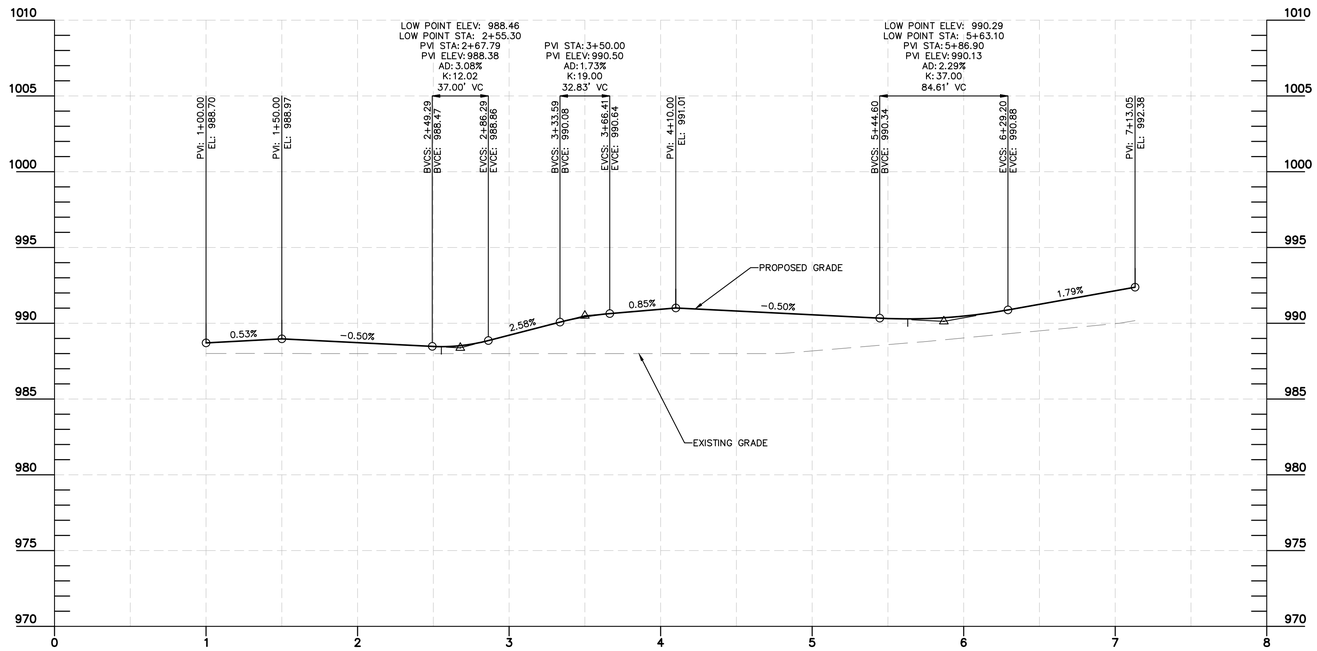
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CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER
23
OF 42



MISTY LANE PROFILE STA 14+00 TO 27+10.27

SCALE: H: 1" = 50' V: 1" = 5'



SCARLET SHADOW LANE PROFILE STA 1+00.00 TO 7+13.05

SCALE: H: 1" = 50' V: 1" = 5'

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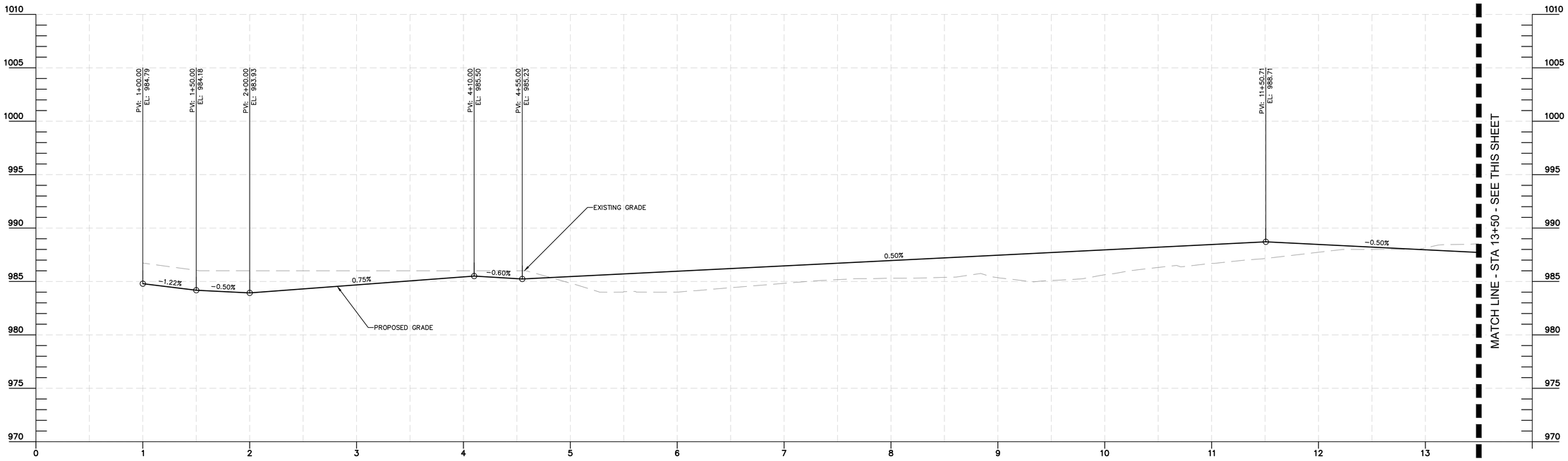
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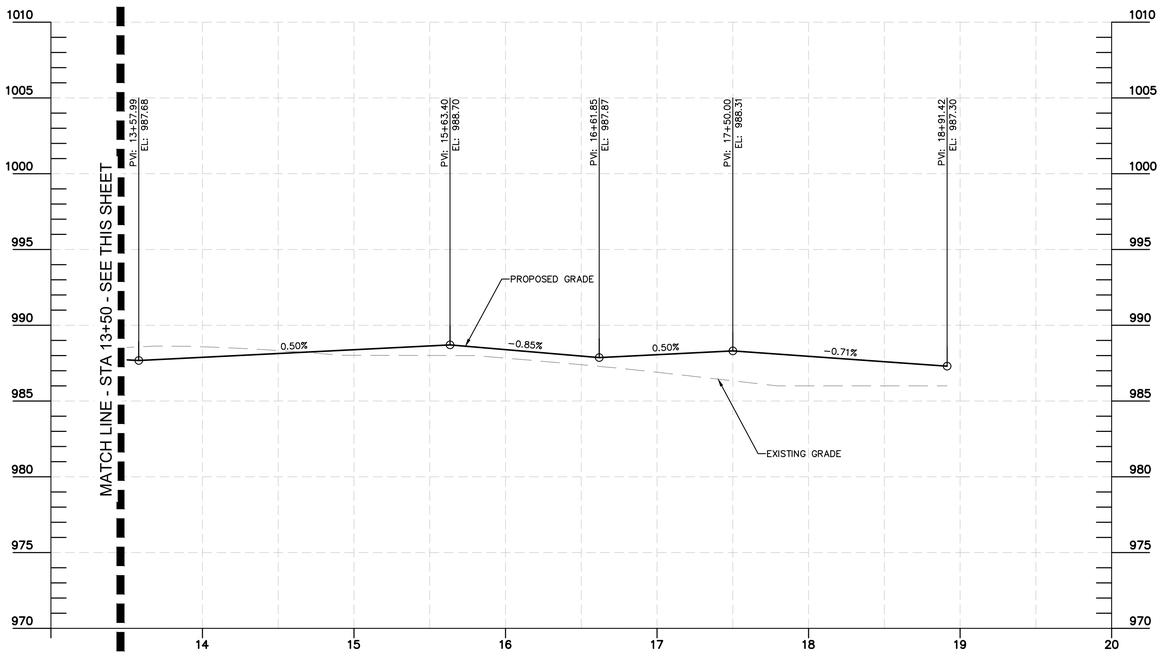
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UNION COUNTY, OHIO

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24
OF 42

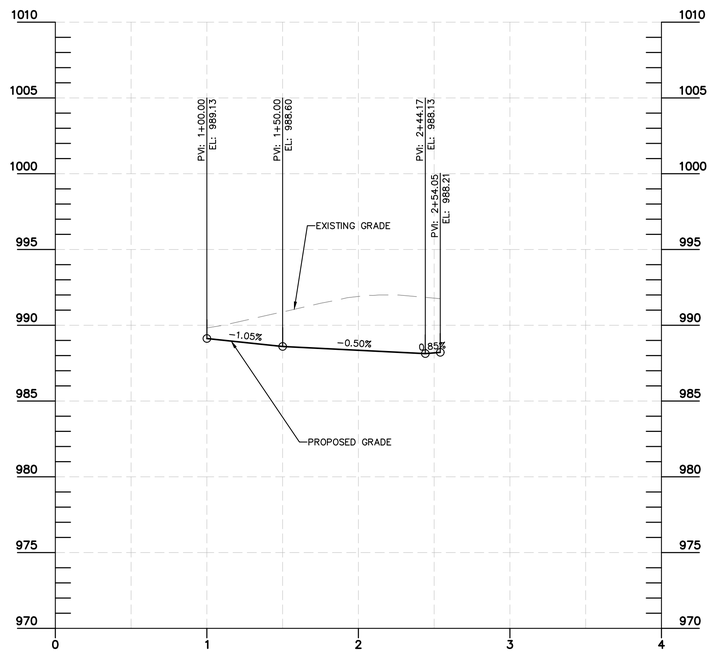
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TWILIGHT DRIVE PROFILE STA 1+00 TO 13+50.00
SCALE: H: 1" = 50' V: 1" = 5'



TWILIGHT DRIVE PROFILE STA 13+50.00 TO 18+91.42
SCALE: H: 1" = 50' V: 1" = 5'



RUSTY DRIVE PROFILE STA 1+00.00 TO 2+54.04
SCALE: H: 1" = 50' V: 1" = 5'

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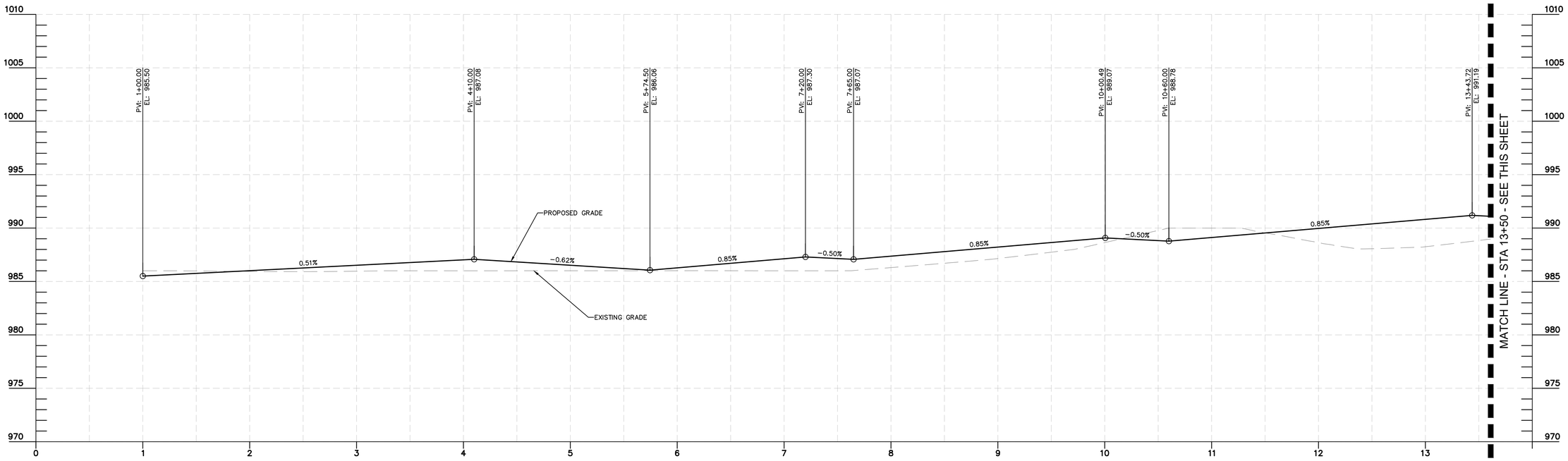
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STREET PROFILES

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

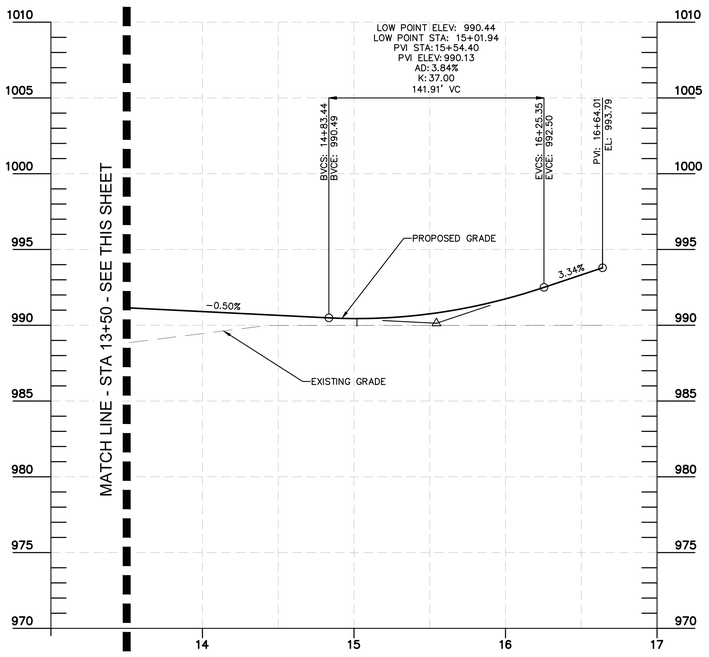
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KHA PROJECT NO. 190066017
SHEET NUMBER
25
OF 42

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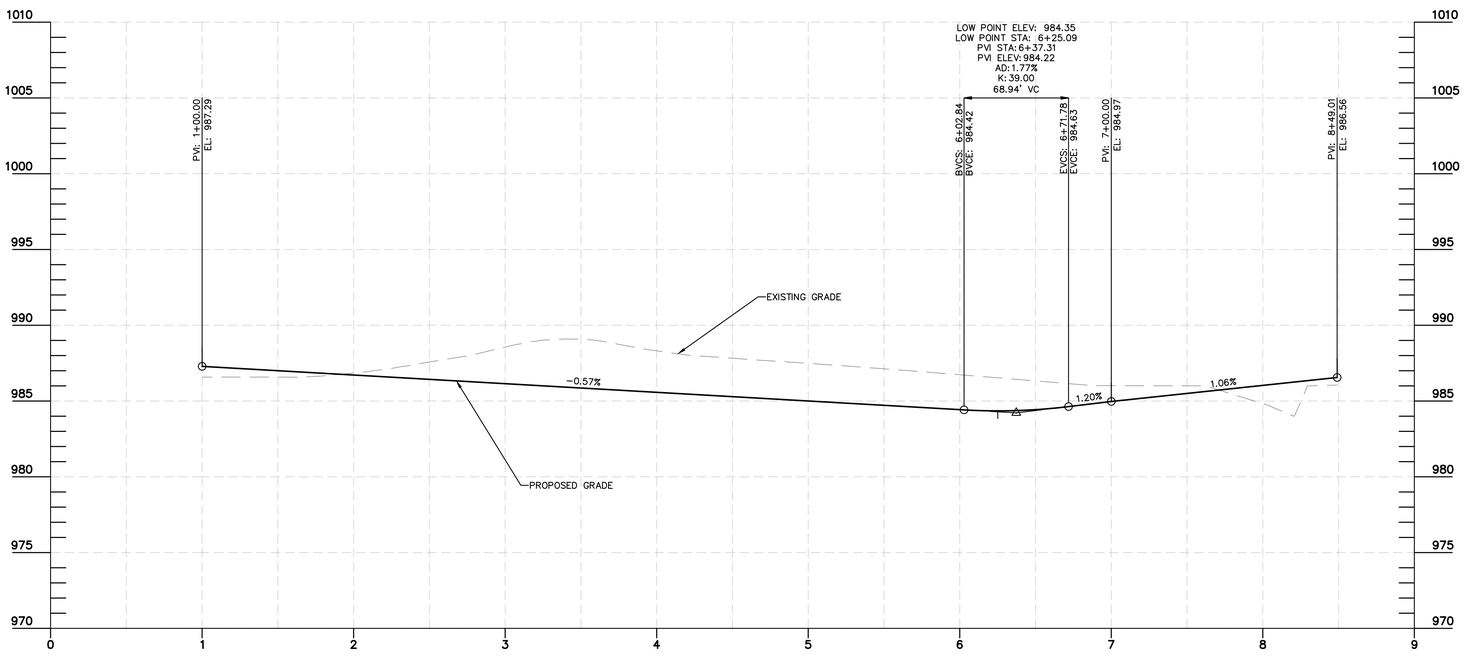
WESTERN RESOLVE DRIVE PROFILE STA 1+00 TO 13+50.00

SCALE: H: 1" = 50' V: 1" = 5'



WESTERN RESOLVE DRIVE PROFILE STA 13+50.00 TO 16+64.01

SCALE: H: 1" = 50' V: 1" = 5'



TROTTERS GATE DRIVE PROFILE STA 1+00.00 TO 8+49.01

SCALE: H: 1" = 50' V: 1" = 5'

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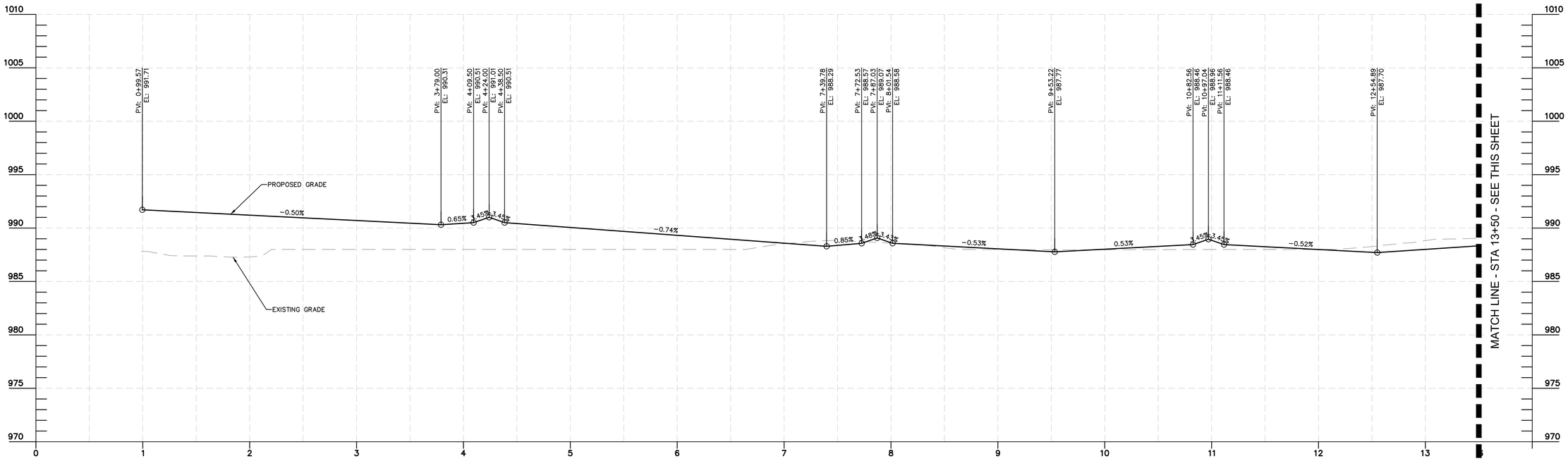
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STREET PROFILES

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

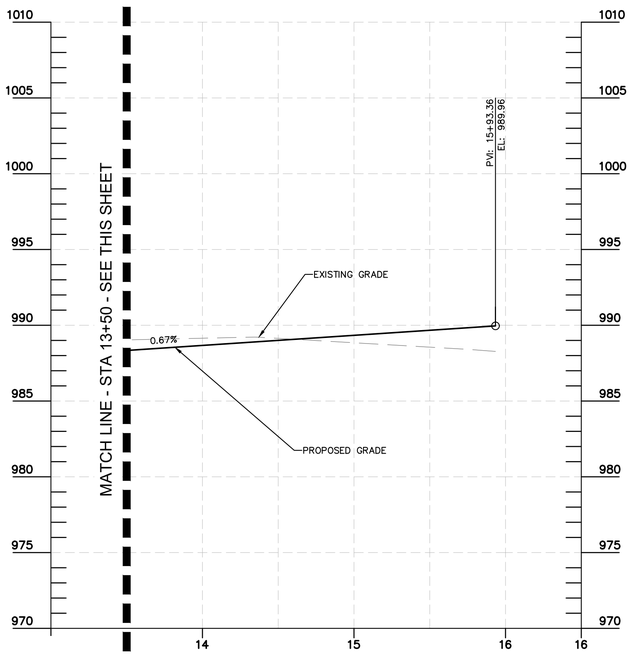
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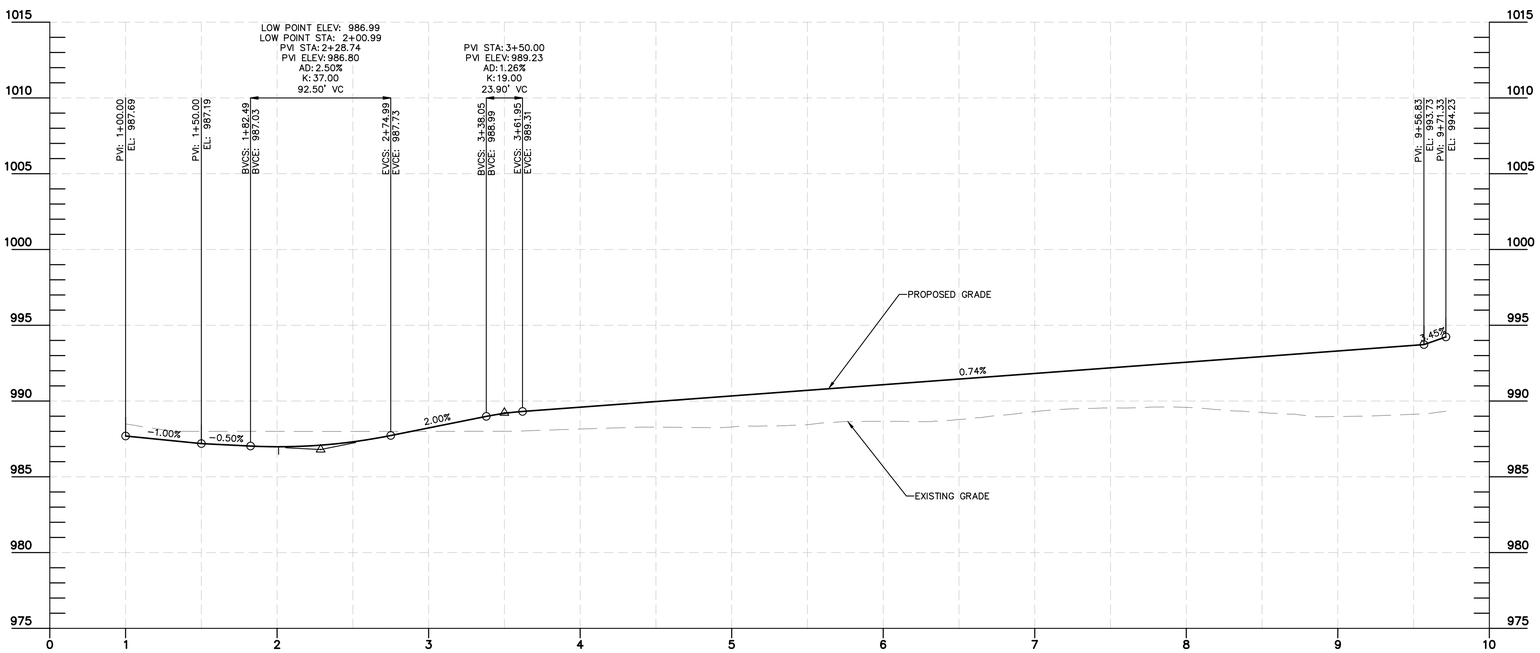
COUSA LANE PROFILE STA 1+00 TO 13+50.00

SCALE: H: 1" = 50' V: 1" = 5'



COUSA LANE PROFILE STA 13+50.00 TO 15+93.36

SCALE: H: 1" = 50' V: 1" = 5'



GRAPHITE AVENUE PROFILE STA 1+00.00 TO 9+71.33

SCALE: H: 1" = 50' V: 1" = 5'

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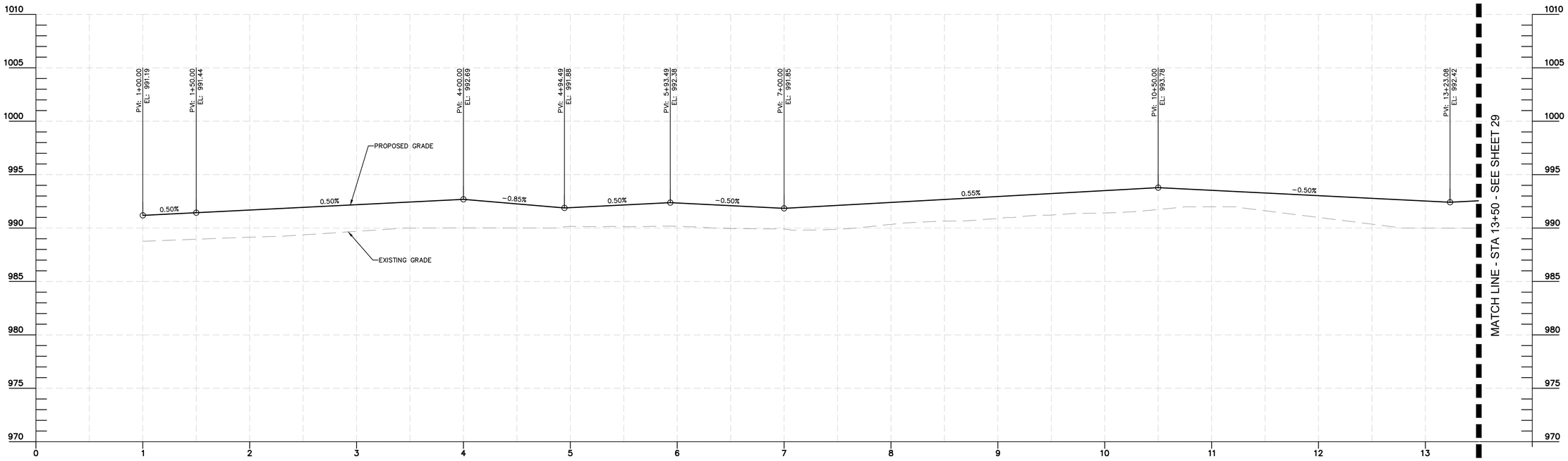
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STREET PROFILES

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

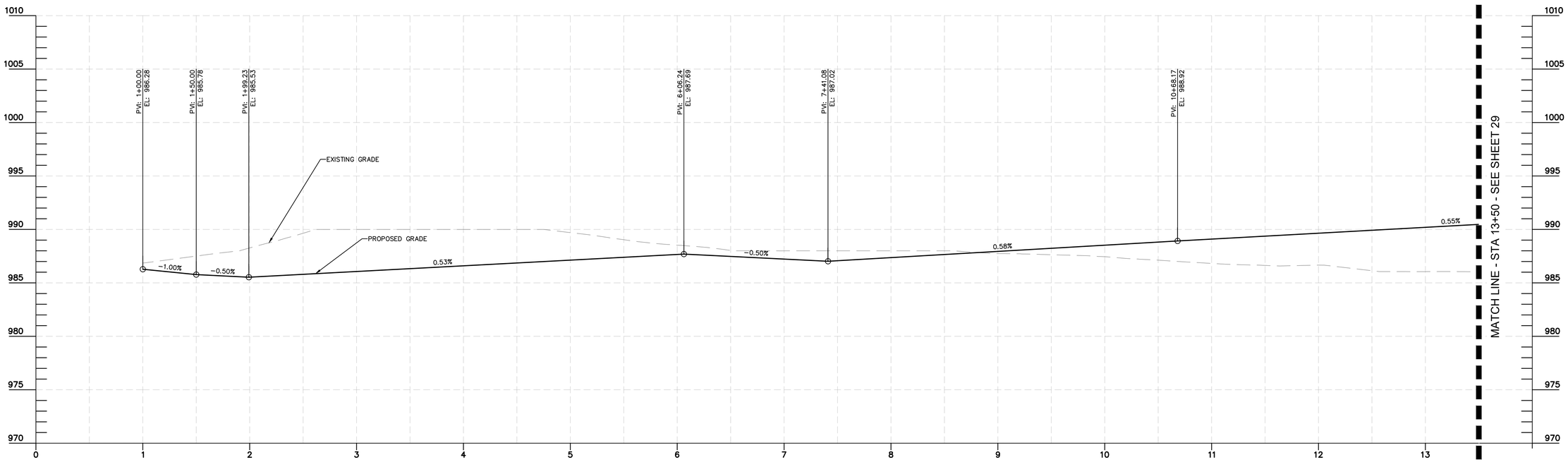
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SWEET LIBERTY LANE PROFILE STA 1+00.00 TO 13+50.00

SCALE: H: 1" = 50' V: 1" = 5'



ARTIST WAY PROFILE STA 1+00.00 TO 13+50.00

SCALE: H: 1" = 50' V: 1" = 5'

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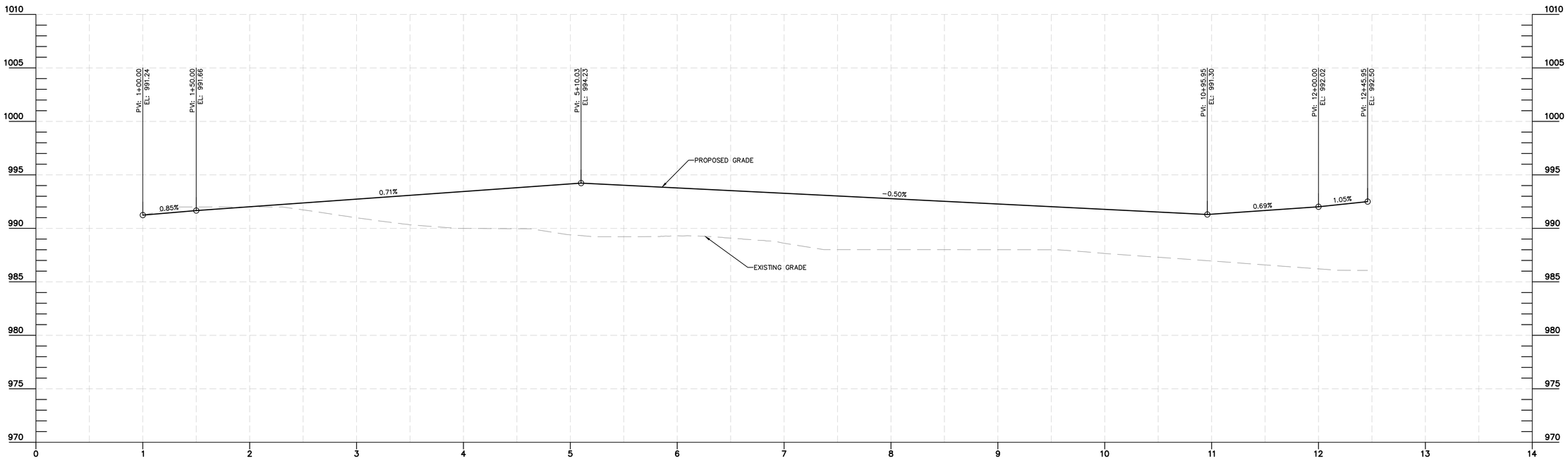
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STREET PROFILES

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

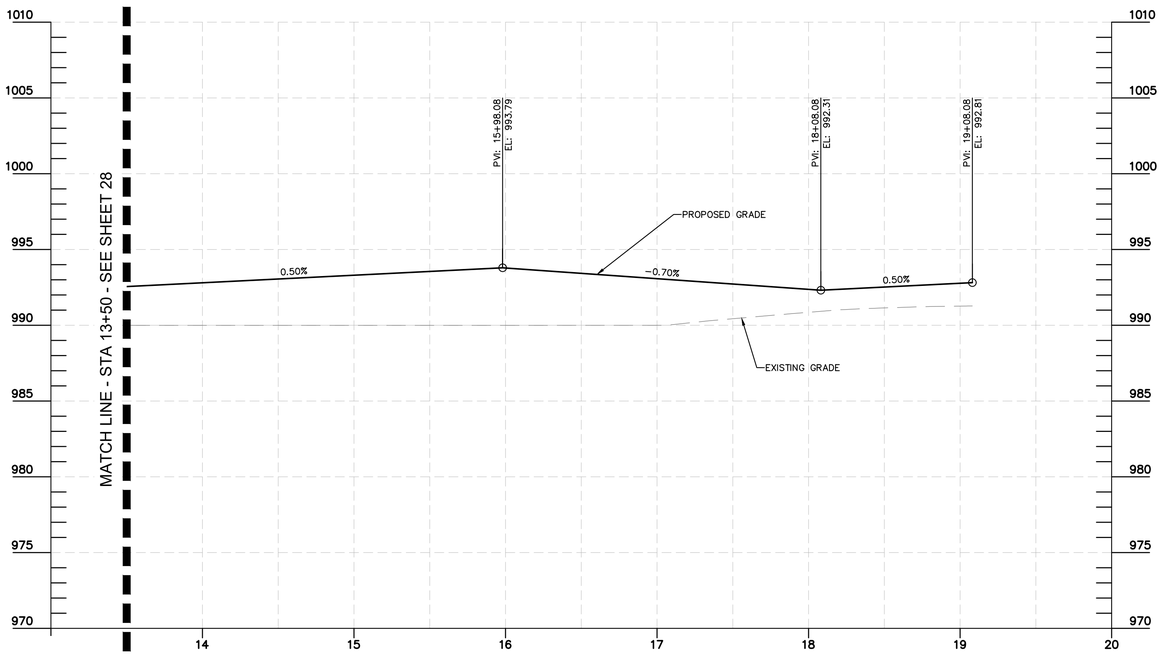
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KHA PROJECT NO. 190066017
SHEET NUMBER
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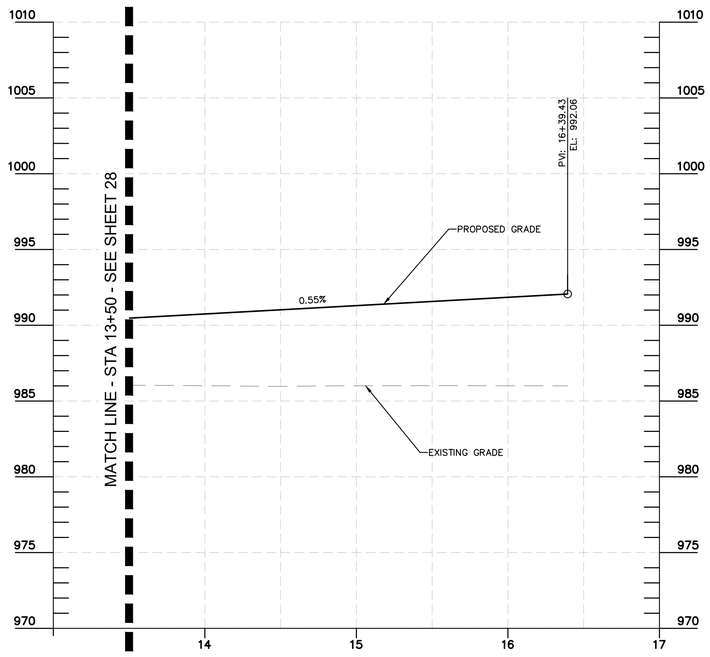
MARLIN STREET PROFILE STA 1+00.00 TO 12+45.95

SCALE: H: 1" = 50' V: 1" = 5'



MARLIN STREET PROFILE STA 13+50.00 TO 19+08.08

SCALE: H: 1" = 50' V: 1" = 5'



ARTIST WAY PROFILE STA 13+50.00 TO 16+39.43

SCALE: H: 1" = 50' V: 1" = 5'

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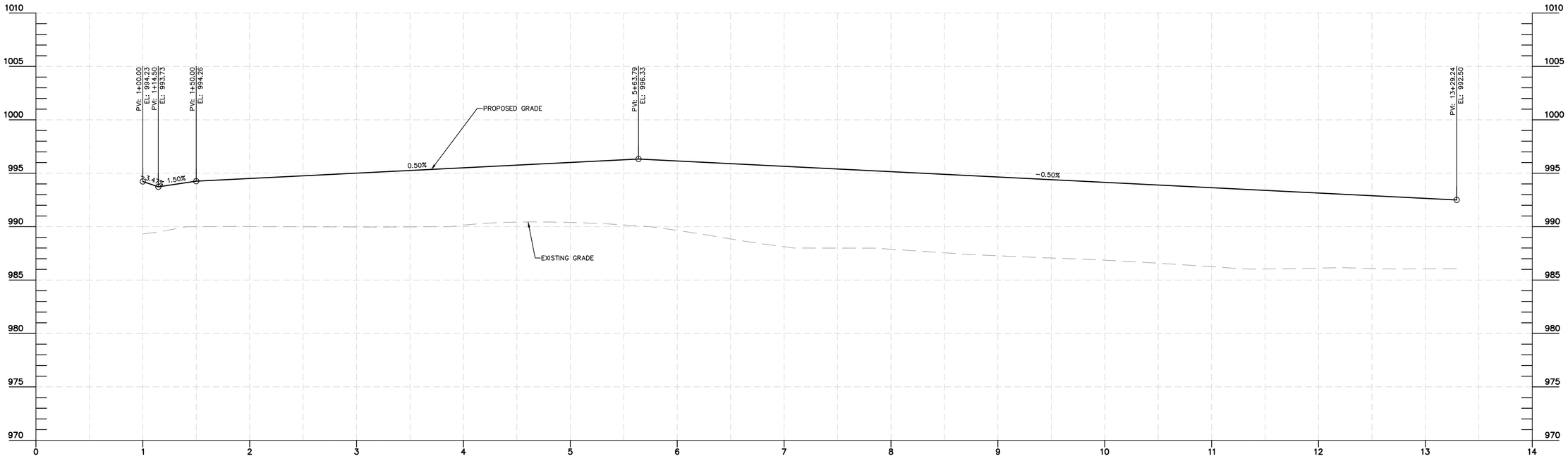
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STREET PROFILES

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

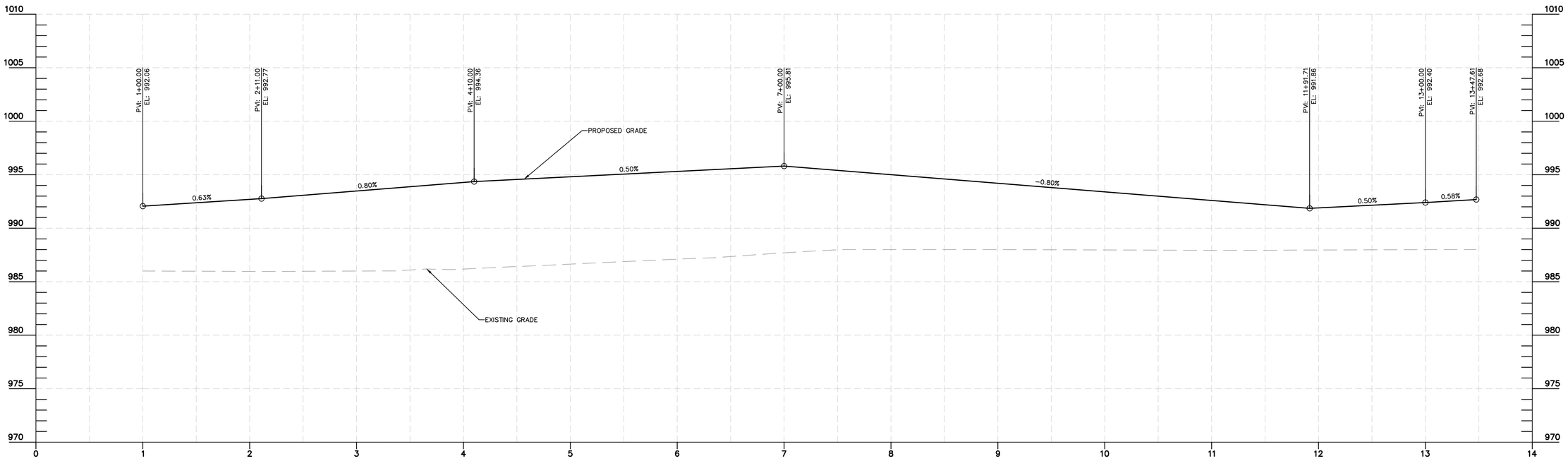
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BARKING SANDS DRIVE PROFILE STA 1+00.00 TO 13.29.24

SCALE: H: 1" = 50' V: 1" = 5'



BECKON LANE PROFILE STA 1+00.00 TO 13.47.61

SCALE: H: 1" = 50' V: 1" = 5'

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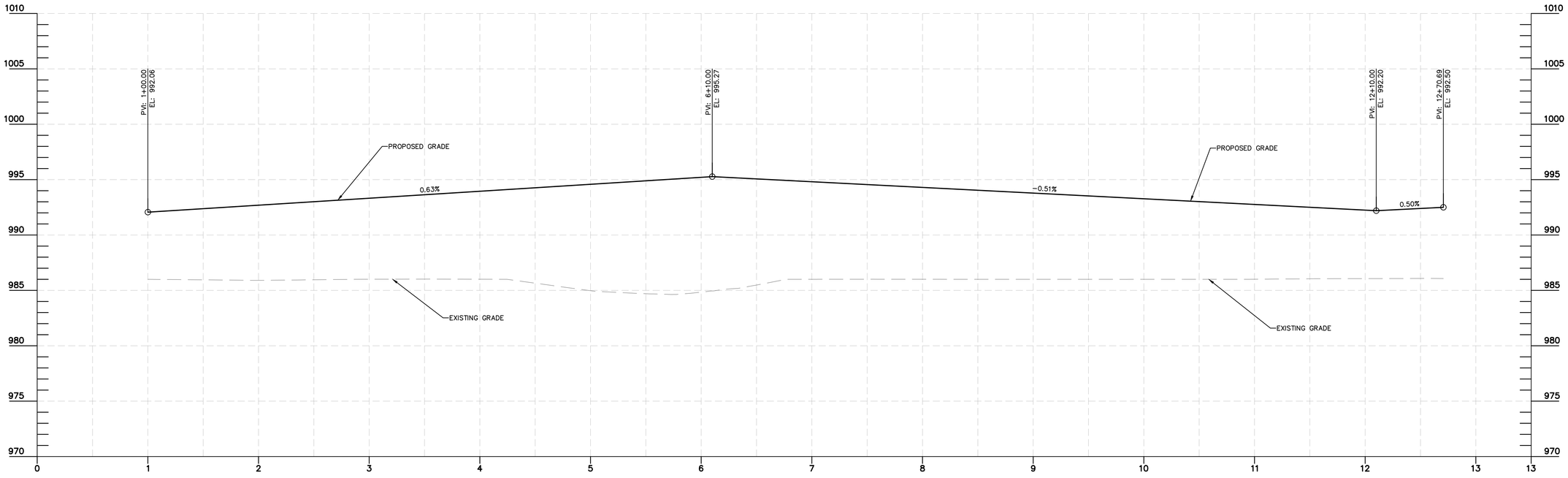
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STREET PROFILES

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

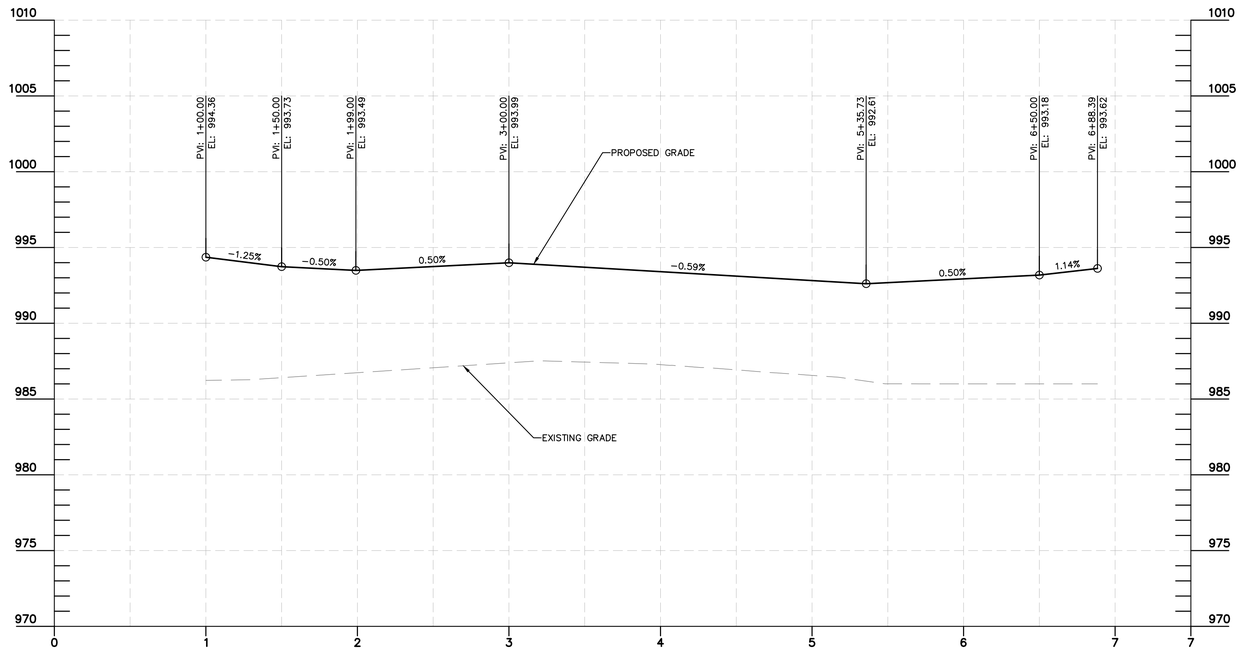
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KHA PROJECT NO. 190066017
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BIG OAK STREET PROFILE STA 1+00 TO 12+70.69

SCALE: H: 1" = 50' V: 1" = 5'



ETERNAL FORCE DRIVE PROFILE STA 1+00.00 TO 6+88.39

SCALE: H: 1" = 50' V: 1" = 5'

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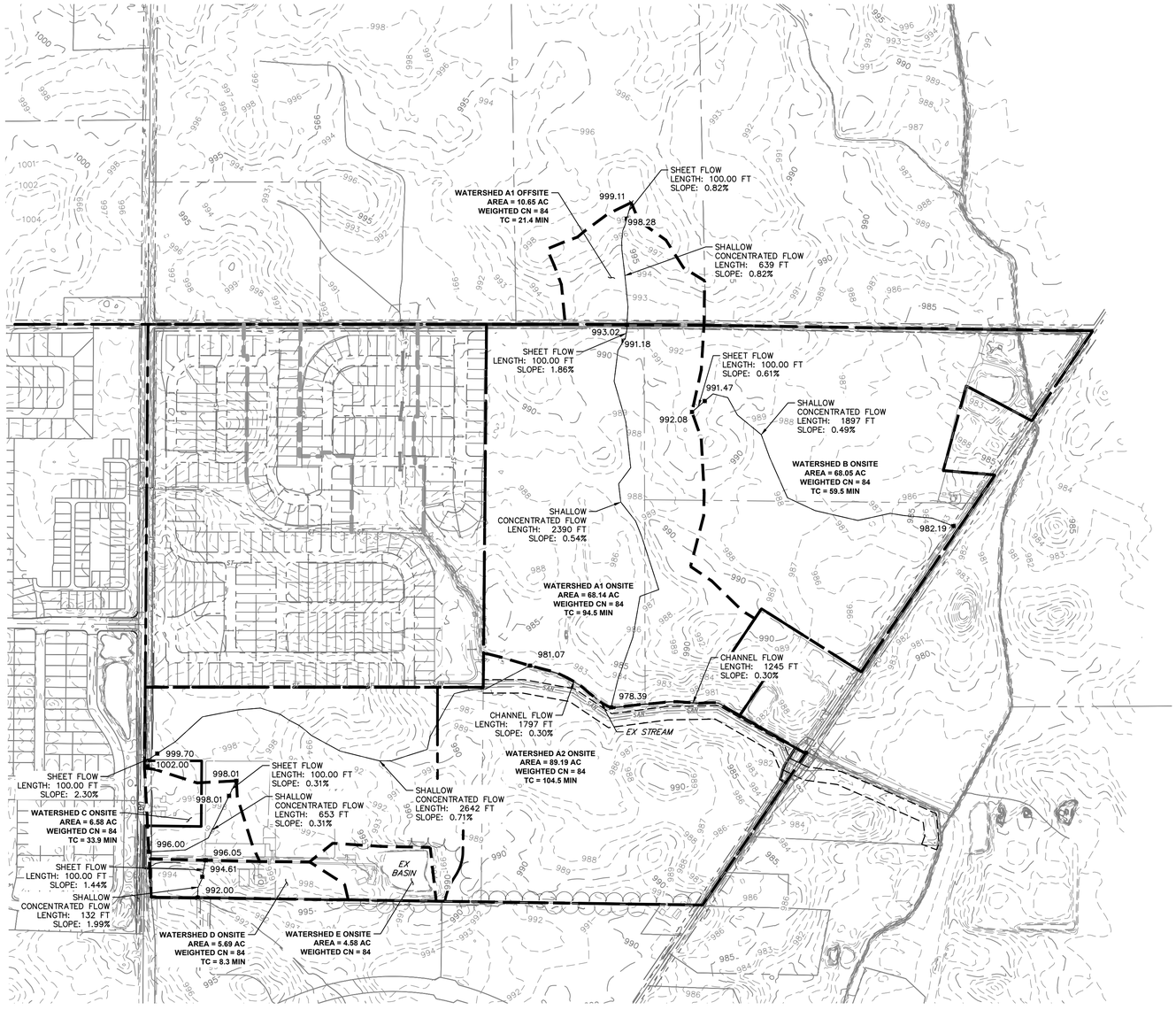
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STREET PROFILES

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER
31
OF 42

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LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- 940 EXISTING INDEX CONTOUR
- 942 EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERSHED BOUNDARY

NORTH

GRAPHIC SCALE IN FEET
0 200 400 800

EXISTING WATERSHED SUMMARY

WATERSHED	AREA (AC)	CN	TC (MIN.)
A1 ONSITE	68.14	84	94.50
A1 ONSITE	89.19	84	104.50
B ONSITE	68.05	84	59.50
C ONSITE	6.58	84	33.90
D ONSITE	5.69	84	8.30
E ONSITE	12.26	84	10.00
A1 OFFSITE	10.65	84	21.40

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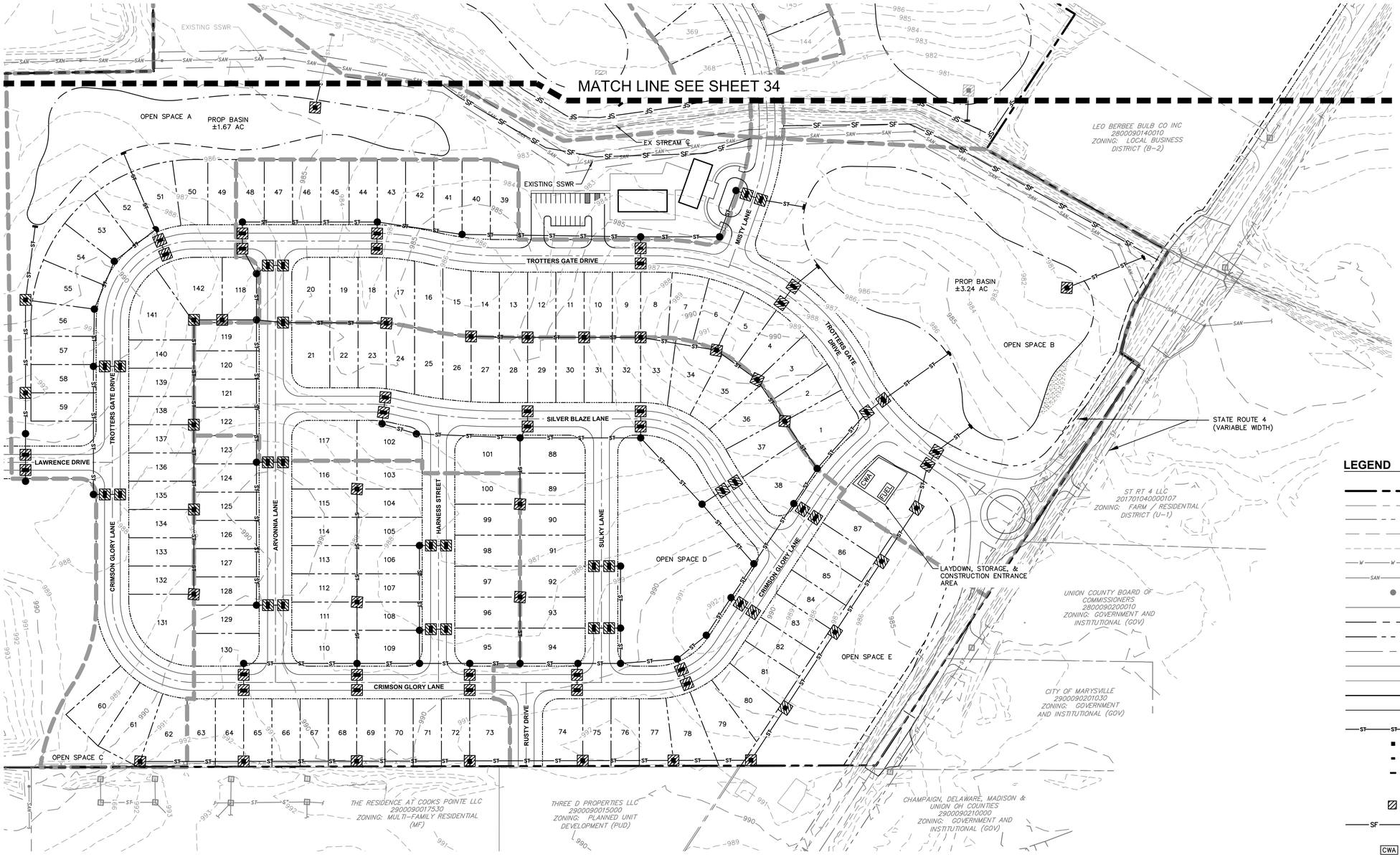
PRE-DEVELOPMENT TRIBUTARY MAP

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER 32
OF 42

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED INLET PROTECTION
- PROPOSED SEDIMENT FENCE
- CWA PROPOSED CONCRETE WASHOUT
- FUEL PROPOSED REFUELING AREA

NOTE

ALL PROPOSED BASINS TO BE USED AS TEMPORARY SEDIMENT BASINS.

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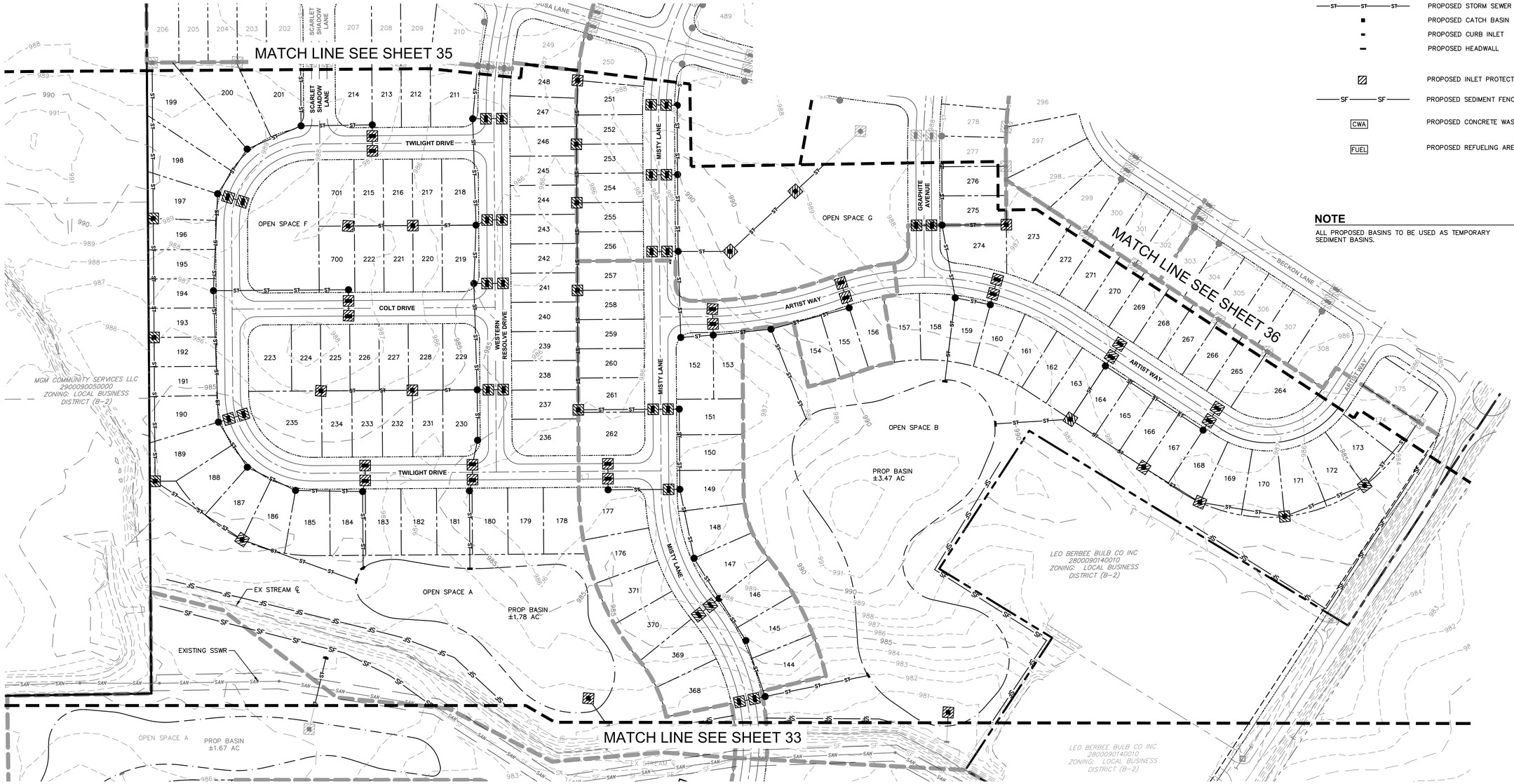
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EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **33** OF 42



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED INLET PROTECTION
- PROPOSED SEDIMENT FENCE
- CWA — PROPOSED CONCRETE WASHOUT
- FUEL — PROPOSED REFUELING AREA

NOTE

ALL PROPOSED BASINS TO BE USED AS TEMPORARY SEDIMENT BASINS.

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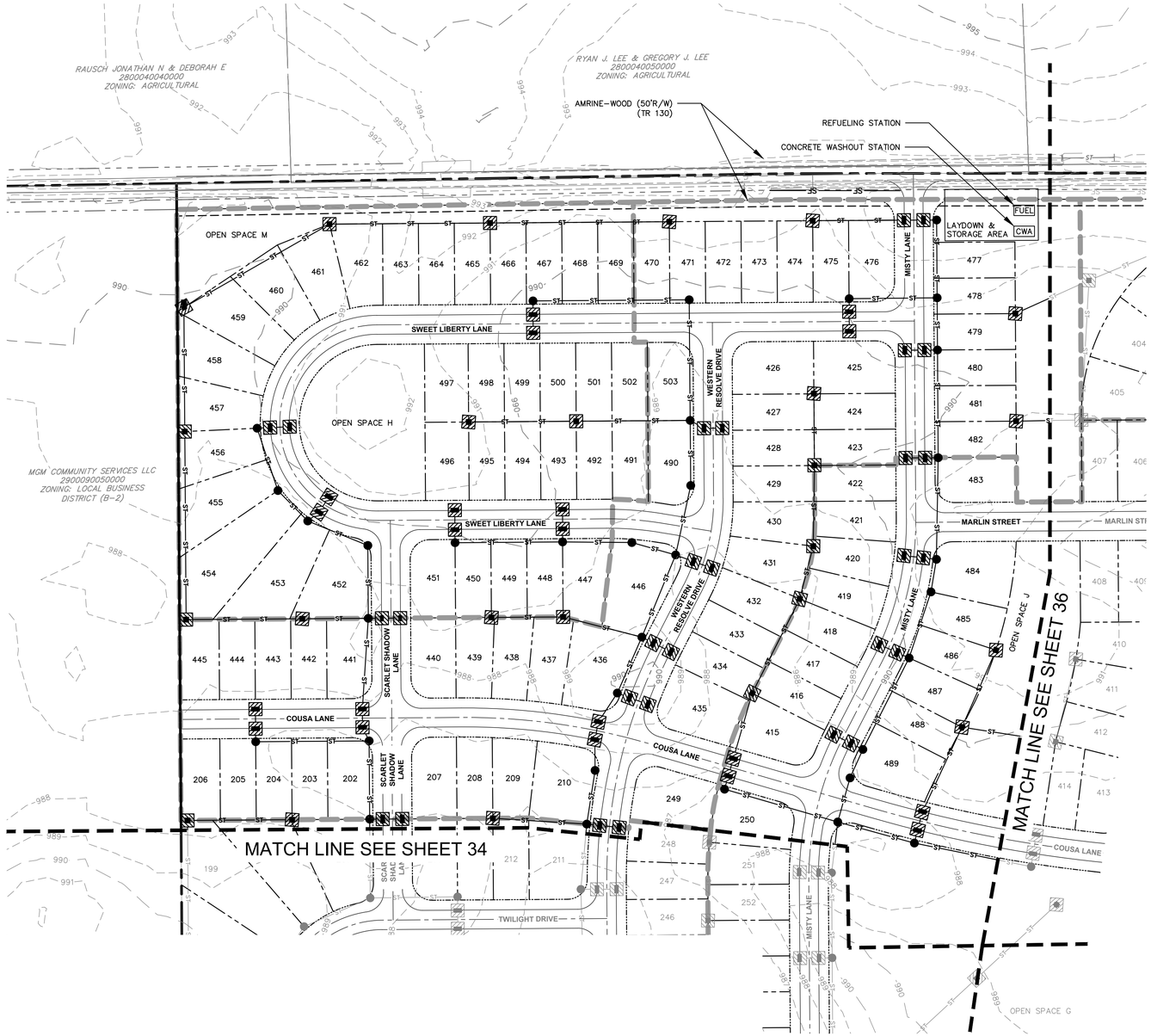
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EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER **34** OF 42

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED INLET PROTECTION
- PROPOSED SEDIMENT FENCE
- CWA — PROPOSED CONCRETE WASHOUT
- FUEL — PROPOSED REFUELING AREA

NOTE

ALL PROPOSED BASINS TO BE USED AS TEMPORARY SEDIMENT BASINS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST., SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6559
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NNS
DRAWN BY: SPF
CHECKED BY: NNS

EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190066017
SHEET NUMBER
35
OF 42

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Erosion & Sediment Control Plan.dwg Layout1 (3) Jan 06, 2026 1:57pm by: Ben.LeVasseur
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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED INLET PROTECTION
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EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY ENGINEERING PLAN

TROTTER'S GATE

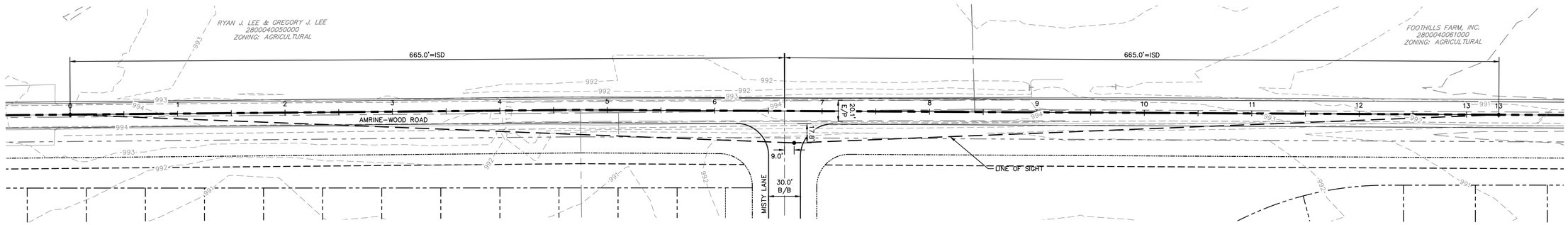
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
1/6/2026

KHA PROJECT NO.
190066017

SHEET NUMBER
36
OF 42

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Erosion & Sediment Control Plan.dwg Layout1 (4) Jan 06, 2026 1:58pm by: BenLeVasseur
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MISTY LANE / AMRINE-WOOD ROAD SIGHT DISTANCE PLAN

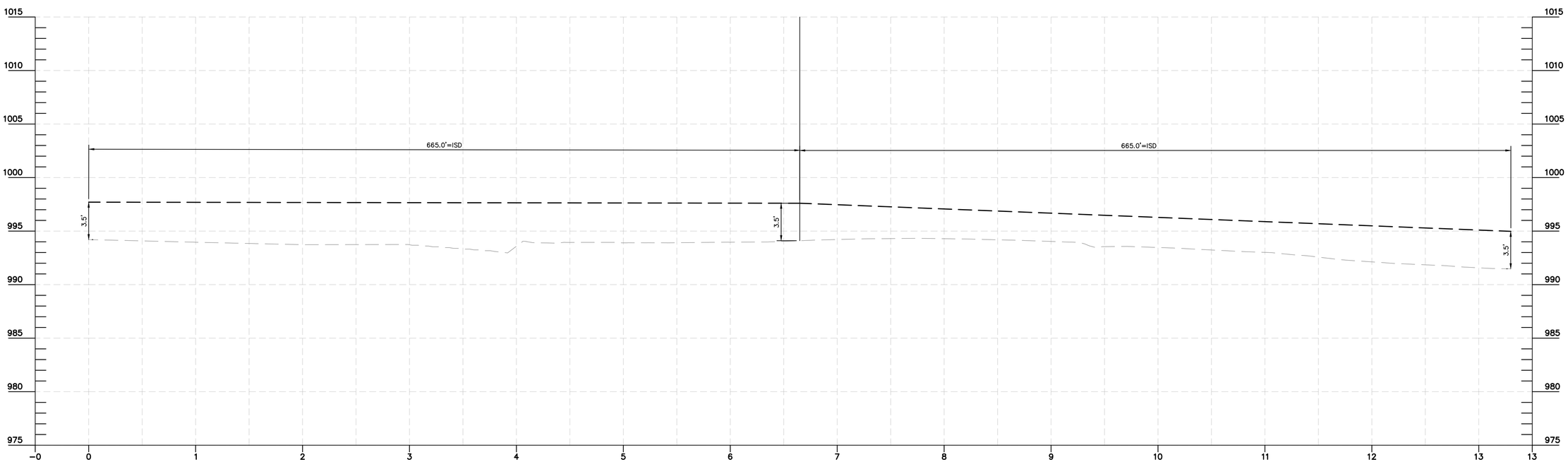
DESIGN SPEED = 60 MPH

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- EX. PROPERTY LINE
- EX. PROPERTY BOUNDARY
- EX. RIGHT-OF-WAY
- EX. PAVEMENT
- EX. BUILDING
- EX. STREAM
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- SIGHT LINE



MISTY LANE / AMRINE-WOOD ROAD SIGHT DISTANCE PROFILE

SCALE: H: 1" = 50' V: 1" = 5'

No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED	DESIGNED BY: NNS	DRAWN BY: SPF	CHECKED BY: NNS

SIGHT DISTANCE P&P

PRELIMINARY ENGINEERING PLAN

TROTTER'S GATE

CITY OF MARYSVILLE
UNION COUNTY, OHIO

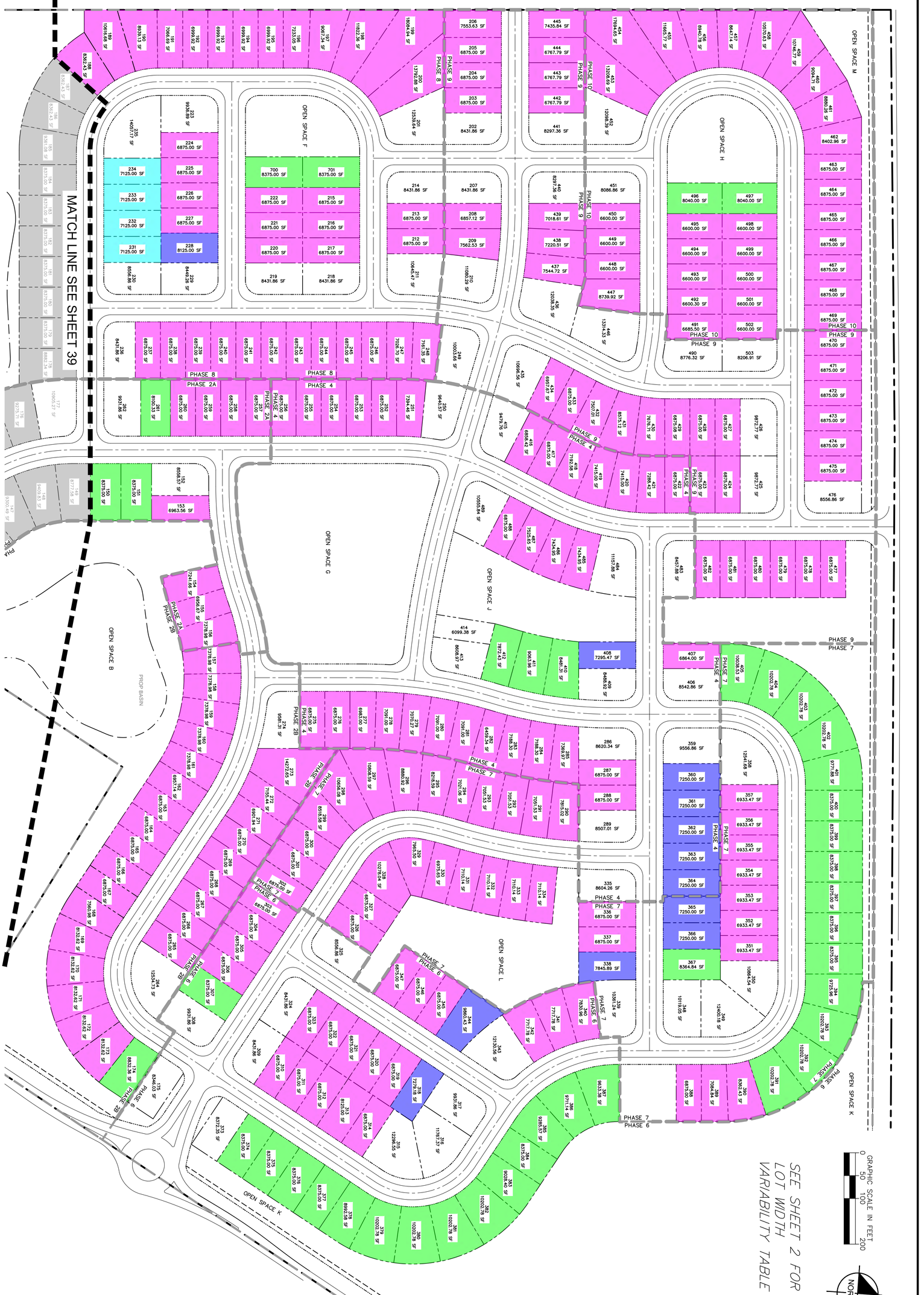
ORIGINAL ISSUE:
1/6/2026

KHA PROJECT NO.
190066017

SHEET NUMBER
37
OF 42

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Sight Distance P&P.dwg Sight Distance P&P Jan 06, 2026 11:47am by: Ben.LaVasseur
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Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Lot Width Variability Plan.dwg Layout1 Jan 06, 2026 2:03pm by: Ben.LeVasseur
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PRELIMINARY ENGINEERING PLAN
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

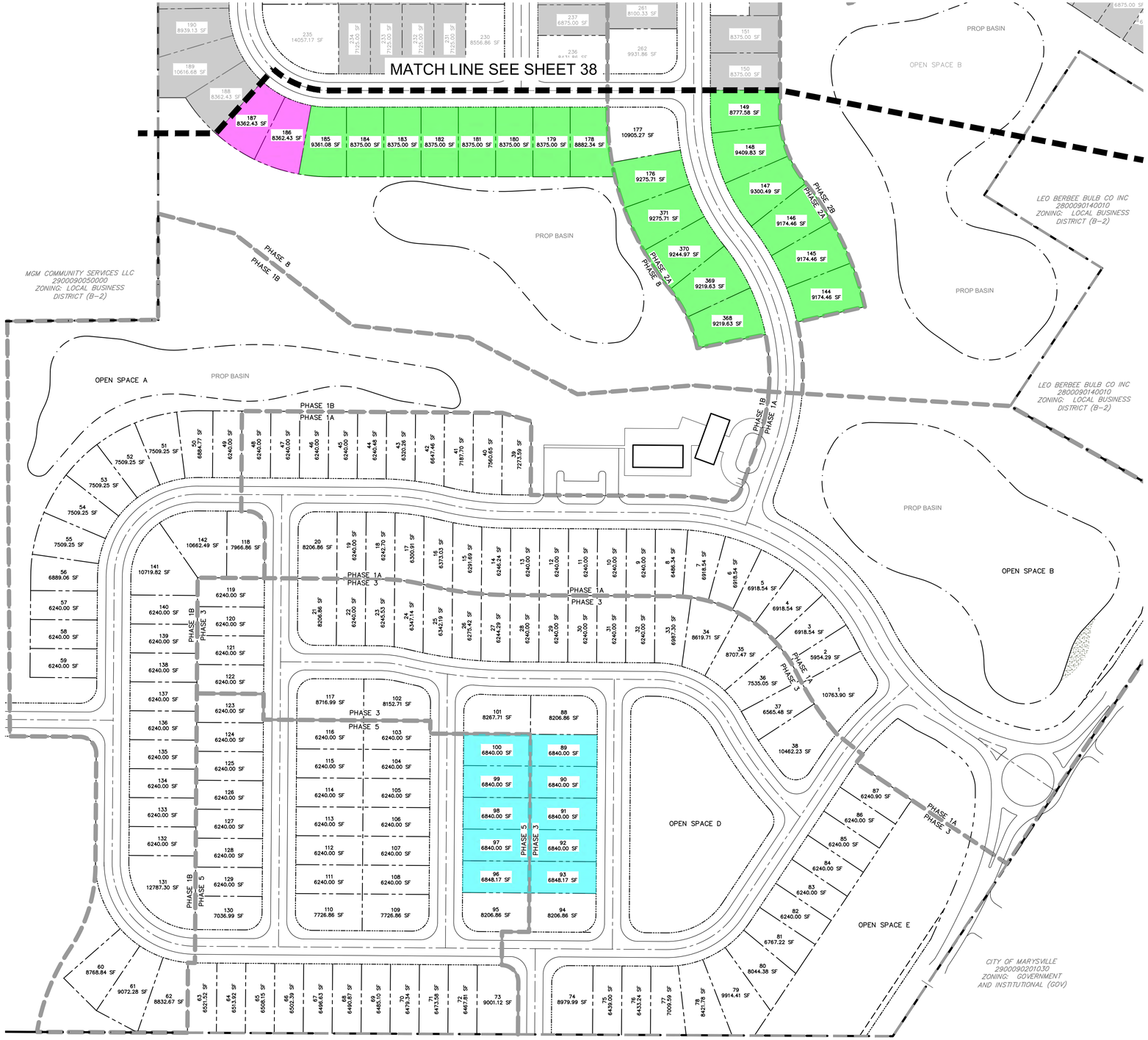
LOT WIDTH VARIABILITY PLAN

SCALE: AS NOTED
DESIGNED BY: BJL
DRAWN BY: BJL
CHECKED BY: NNS

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COLUMBUS, OH 43235
PHONE: 614-454-6699
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No.	REVISIONS	DATE	BY

ORIGINAL ISSUE: 1/6/2026
KHA PROJECT NO. 190366000
SHEET NUMBER 38 OF 41



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

LOT WIDTH VARIABILITY		
LEGEND	WIDTHS	TOTAL UNITS
	52' MINIMUM	191
	55' MINIMUM	224
	57' MINIMUM	14
	58' MINIMUM	12
	67' MINIMUM	61
–	TOTAL:	502

NOTES:
1. 311 >52' LOTS / 502 TOTAL LOTS = 62.0%
2. CORNER LOTS ARE EXCLUDED FROM VARIABLE LOT COUNTS

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED | DESIGNED BY: BJL | DRAWN BY: BJL | CHECKED BY: NNS

LOT WIDTH VARIABILITY PLAN

PRELIMINARY ENGINEERING PLAN
MARYSVILLE NORTH
CITY OF MARYSVILLE
UNION COUNTY, OHIO

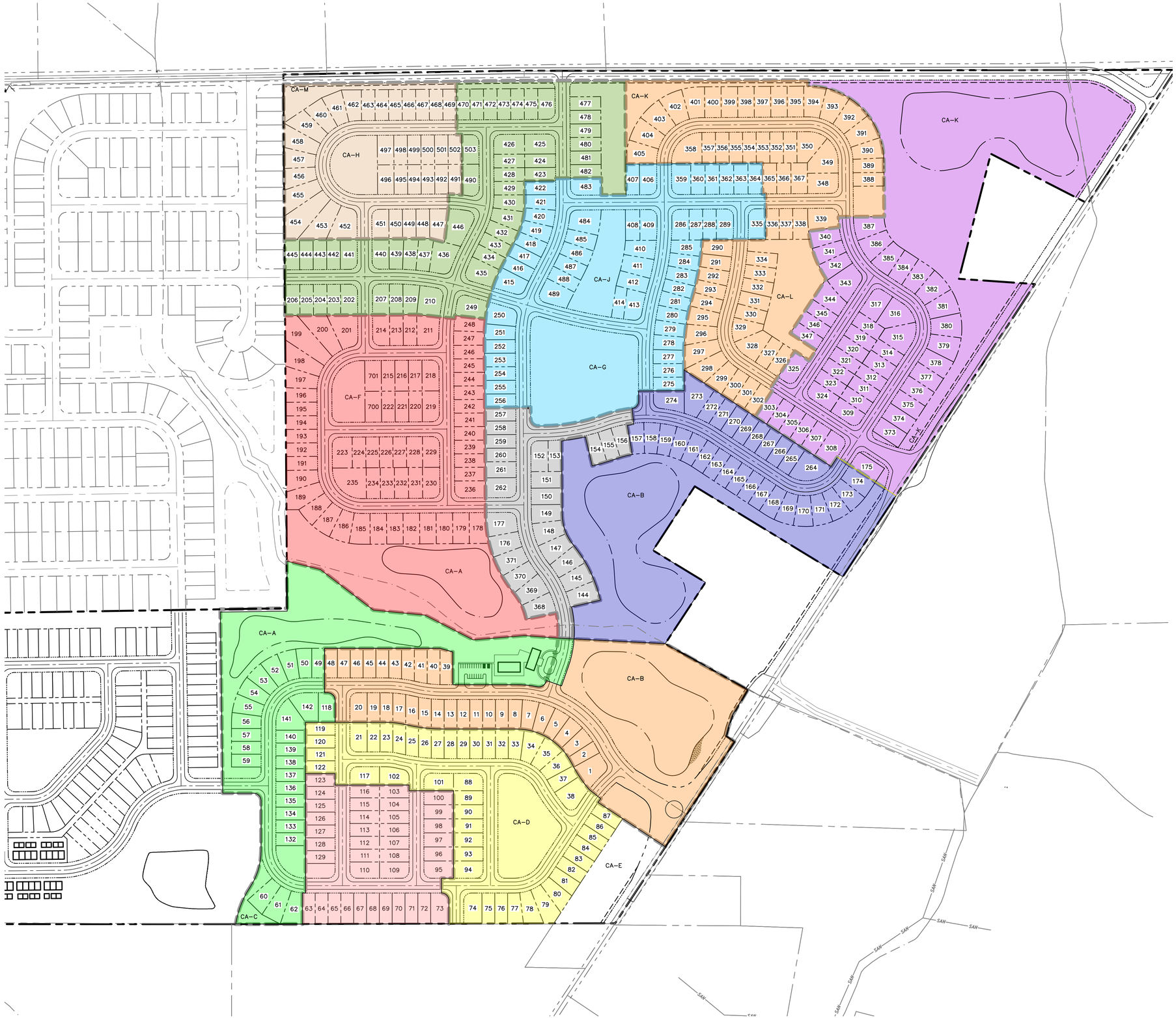
ORIGINAL ISSUE: 1/6/2026

KHA PROJECT NO. 190366000

SHEET NUMBER
39
OF 41

Drawing name: C:\ACC\ACCDocs\Kimley-Horn\190366000_RDI_Marysville North_Marysville_OH\Project Files\2 Design\CAD\PlanSheets\Preliminary Engineering\Lot Width Variability Plan.dwg Layout1 (2) Jan 06, 2026 2:03pm by: Ben.LaVosseur
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Drawing: m:\CO\LAC\190066017\Design\Civil\Plan Sheets\PROJECT PHASING PLAN.dwg Date: 2026/01/06 10:01:01 Plotted by: Ryan.Bewley@kimley-horn.com
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PHASE LEGEND

- PHASE 1A
- PHASE 1B
- PHASE 2A
- PHASE 2B
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8
- PHASE 9
- PHASE 10

LOT COUNT

PHASE	SUBAREA B	SUBAREA D	TOTAL
1A	–	30	30
1B	–	26	26
2A	25	–	25
2B	29	–	29
3	–	46	46
4	53	–	53
5	–	41	41
6	47	–	47
7	58	–	58
8	63	–	63
9	49	–	49
10	35	–	35
TOTAL	359	143	502

No.	REVISIONS	DATE	BY

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DESIGNED BY: NNS
DRAWN BY: SPF
CHECKED BY: NNS

PROJECT PHASING PLAN

PRELIMINARY ENGINEERING PLAN
TROTTER'S GATE
CITY OF MARYSVILLE
UNION COUNTY, OHIO

ORIGINAL ISSUE:
1/6/2026
KHA PROJECT NO.
190066017
SHEET NUMBER
40
OF 42



SITE DATA

DRB SUBMITTAL:

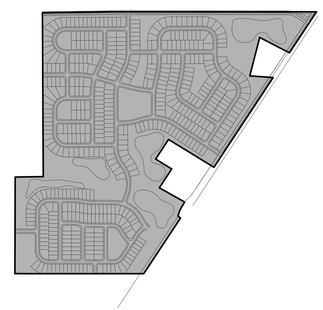
SUBAREA B
RESIDENTIAL - Detached Single-Family (55' & 67')
+/-97.46 Ac. (Includes Parks and Open Space)

55' Lots	270
67' Lots	90
Total Units	360

SUBAREA D
RESIDENTIAL - Detached Single-Family (52')
+/-34.43 Ac. (Includes Parks and Open Space)

52' Lots	142
Total Units	142

KEY PLAN - N.T.S. N



EDGE
www.edgela.com

L301.2 - Logo+JPM-Logo-Colors-RD.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO
TROTTER'S GATE

SITE PLAN

OWNER:
Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L0.01



OPEN SPACE KEY

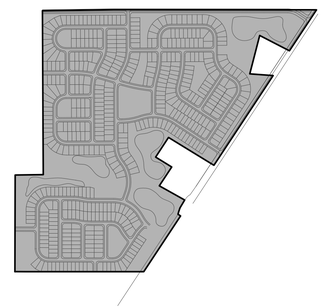
OPEN SPACES PROVIDED

OPEN SPACE DATA

TOTAL SITE AC:	+/-189.70 AC.
OPEN SPACE REQUIRED:	+/-56.91 AC. (30%)
OPEN SPACE PROVIDED:	+/-57.35 AC. (30.2%)

KEY PLAN - N.T.S.

N



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www.edgela.com

L301.2 - Layer: JPM-Layer-Green-AO.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

OPEN SPACE PLAN

OWNER:

Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:

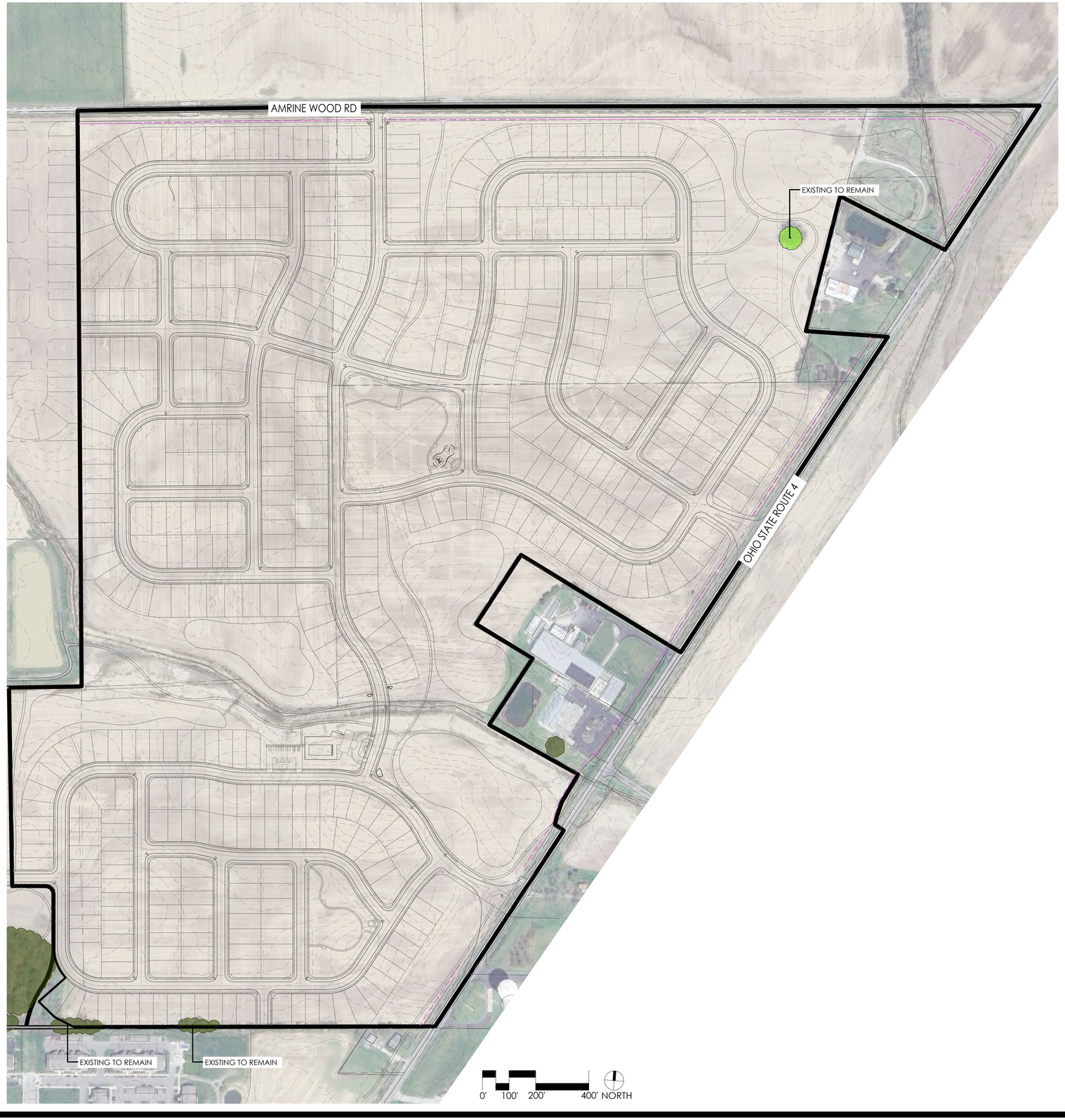
EDGE

The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

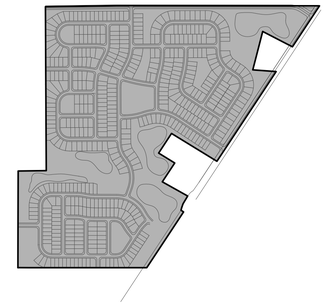
Job #25233

SHEET
L0.02



KEY PLAN - N.T.S.

N



EDGE
www.edgela.com

3.30 | 3 - Logo+3Rectangle+Green+RD.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

TREE PRESERVATION PLAN

OWNER:

Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:

EDGE

The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

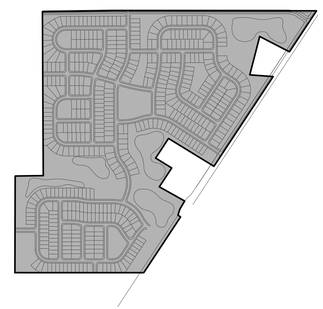
SHEET
L0.03



PATH KEY

- SIDEWALKS - 5'
- MULTI- PURPOSE TRAIL - 8'
- MULTI-PURPOSE TRAIL - 10'

KEY PLAN - N.T.S.



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www.edgella.com

L301.2 - Layer: PM-Layer Color: Green-80.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

CIRCULATION PLAN

OWNER:

Rockford Homes
999 Polaris Parkway, Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:

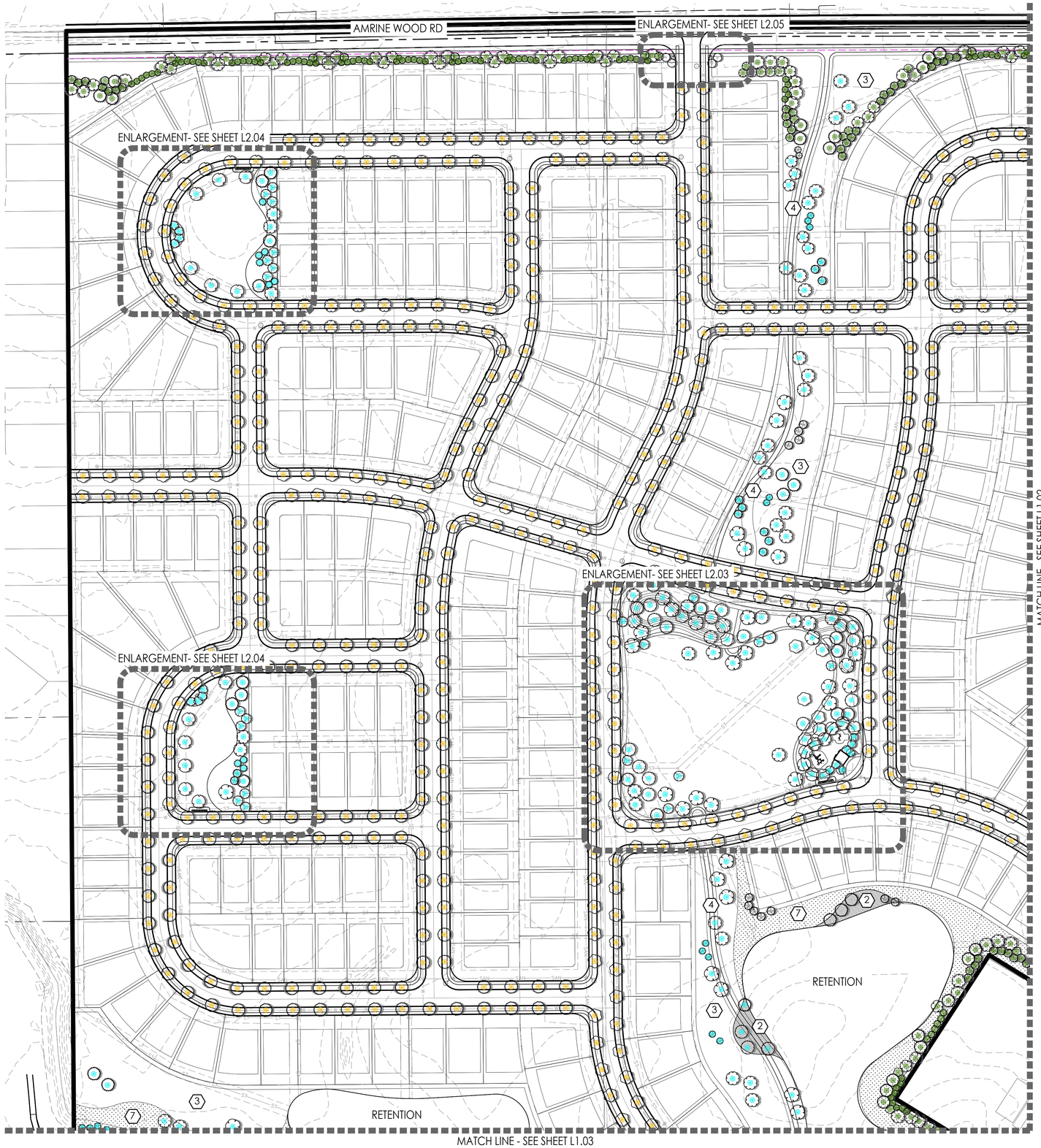
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Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET

L0.04



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
12. SEE SHEET L3.01 FOR PLANT LIST.

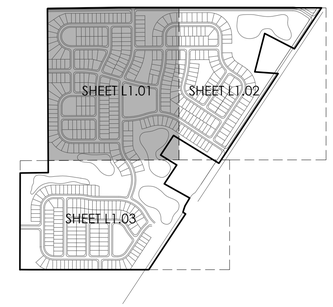
CONSTRUCTION NOTES

1. FINE TURF AREA, TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES. SEE SPECIFICATIONS ON SHEET L3.01.
2. LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.
3. ROUGH TURF AREA. DEFINE WITH SIGNAGE, SEE DETAIL 2, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
4. MULTI-USE PATH
5. COMMUNITY MAIL BOX, SEE DETAIL 1, SHEET L4.02.
6. CROSS BUCK FENCE, SEE DETAIL 1, SHEET L4.05.
7. NATURALIZED TURF AREA, DEFINE WITH BOUNDARY MARKER, SEE DETAIL 3, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
8. BENCH, SEE DETAIL 1, SHEET L4.03.
9. PLAYGROUND STRUCTURE, SEE DETAIL 2, SHEET L4.03.
10. NATURALIZED ROCK SEATING, SEE DETAIL 3, SHEET L4.03.
11. COMMUNITY SHELTER, SEE DETAIL 4, SHEET L4.03.
12. ENTRY SIGNAGE, SEE DETAIL 1, SHEET L4.04.

LANDSCAPE KEY

SYMBOL	CATEGORY	SYMBOL	CATEGORY
	FINE TURF SEED MIX	A	MASS PLANTING: ORNAMENTAL GRASSES
	ROUGH TURF SEED MIX	B	MASS PLANTING: PERENNIALS AND GROUND COVER
	NATURALIZED SEED MIX	C	FOUNDATION PLANTING: DECIDUOUS AND EVERGREEN SHRUBS
	RETENTION POND PLANTING	D	DECORATIVE PLANTING: FLOWERING SHRUBS AND PERENNIALS
	STREET TREE	E	ACCENT PLANTING: ORNAMENTAL TREES AND DECIDUOUS SHRUBS
	BUFFER TREE	F	ENTRY PLANTING: ORNAMENTAL TREES, EVERGREEN SHRUBS, PERENNIALS
	OPEN SPACE TREE		

KEY PLAN - N.T.S.



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L301.2 - Logo+PM-Logo+Color+Green+RO.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN

OWNER:

Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:

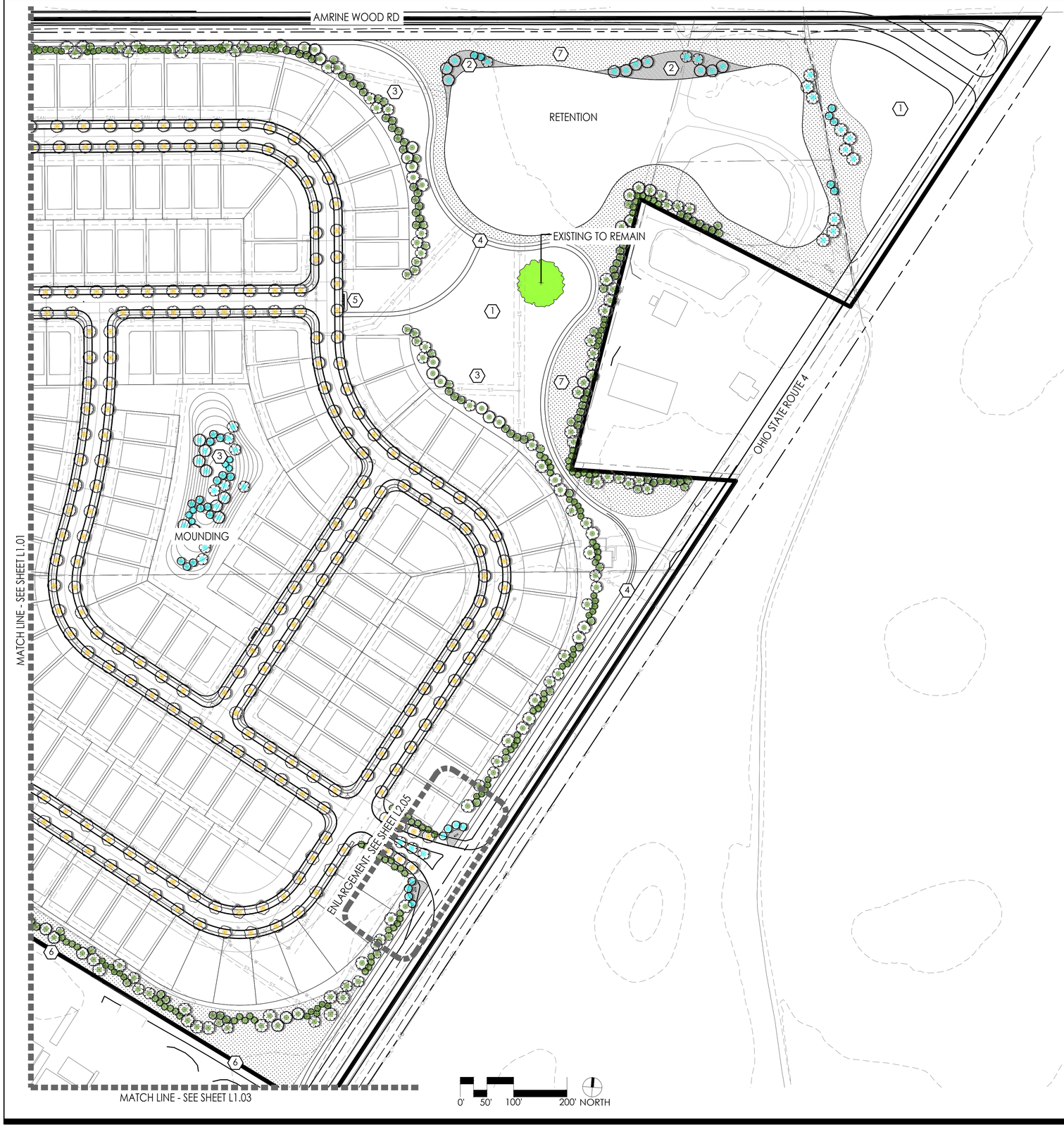
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614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L1.01



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12. SEE SHEET L3.01 FOR PLANT LIST.

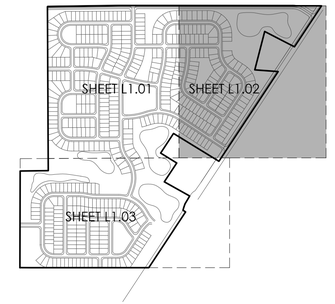
CONSTRUCTION NOTES

1. FINE TURF AREA, TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES. SEE SPECIFICATIONS ON SHEET L3.01.
2. LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.
3. ROUGH TURF AREA. DEFINE WITH SIGNAGE, SEE DETAIL 2, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
4. MULTI-USE PATH
5. COMMUNITY MAIL BOX, SEE DETAIL 1, SHEET L4.02.
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8. BENCH, SEE DETAIL 1, SHEET L4.03.
9. PLAYGROUND STRUCTURE, SEE DETAIL 2, SHEET L4.03.
10. NATURALIZED ROCK SEATING, SEE DETAIL 3, SHEET L4.03.
11. COMMUNITY SHELTER, SEE DETAIL 4, SHEET L4.03.
12. ENTRY SIGNAGE, SEE DETAIL 1, SHEET L4.04.

LANDSCAPE KEY

SYMBOL	CATEGORY	SYMBOL	CATEGORY
	FINE TURF SEED MIX	A	MASS PLANTING: ORNAMENTAL GRASSES
	ROUGH TURF SEED MIX	B	MASS PLANTING: PERENNIALS AND GROUND COVER
	NATURALIZED SEED MIX	C	FOUNDATION PLANTING: DECIDUOUS AND EVERGREEN SHRUBS
	RETENTION POND PLANTING	D	DECORATIVE PLANTING: FLOWERING SHRUBS AND PERENNIALS
	STREET TREE	E	ACCENT PLANTING: ORNAMENTAL TREES AND DECIDUOUS SHRUBS
	BUFFER TREE	F	ENTRY PLANTING: ORNAMENTAL TREES, EVERGREEN SHRUBS, PERENNIALS
	OPEN SPACE TREE		

KEY PLAN - N.T.S.



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L301.2 - Logan Plan Logo Green RD.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN

OWNER:

Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

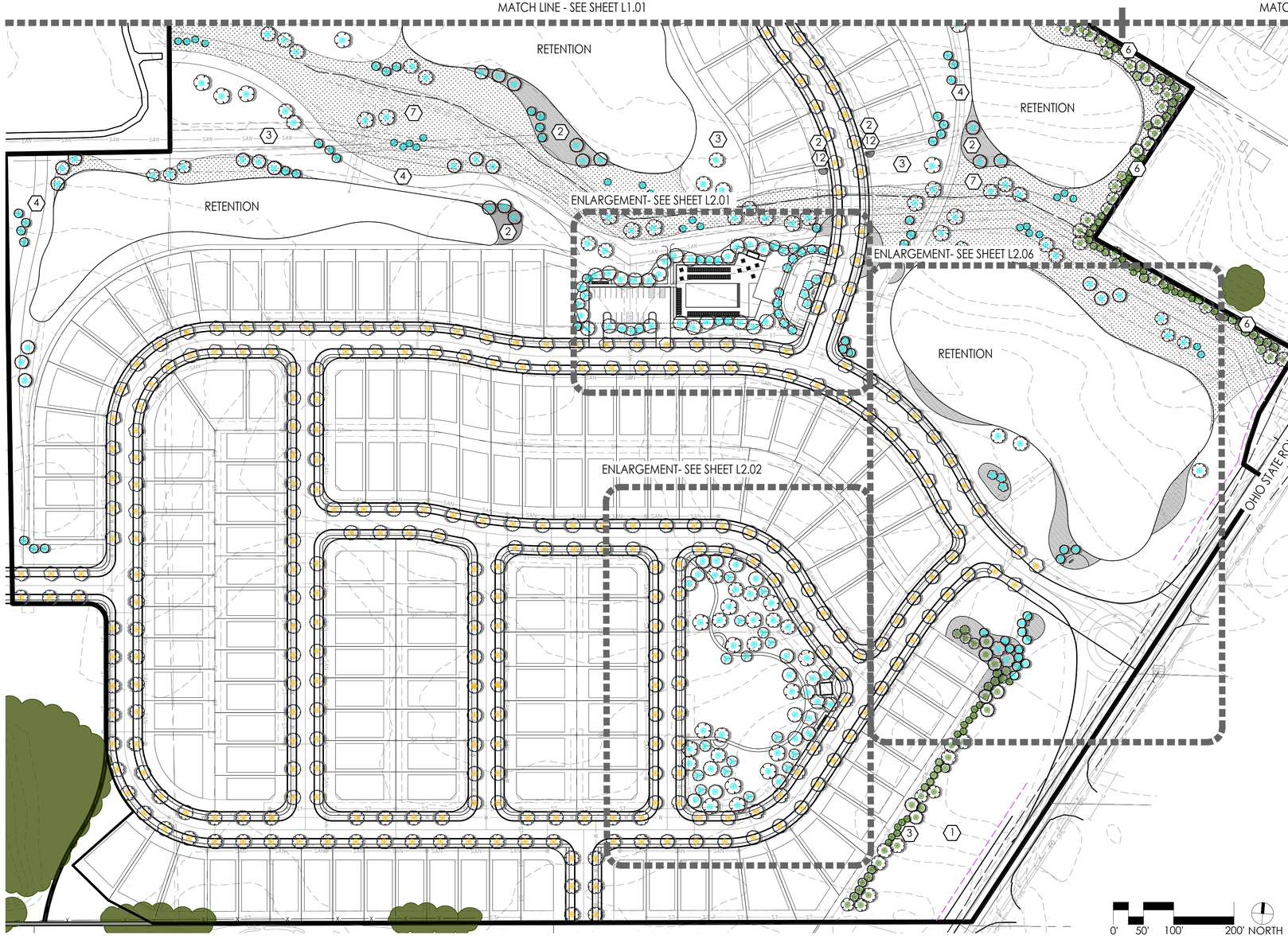
LANDSCAPE ARCHITECT:

EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L1.02



GENERAL NOTES

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12. SEE SHEET L3.01 FOR PLANT LIST.

CONSTRUCTION NOTES

1. FINE TURF AREA, TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES. SEE SPECIFICATIONS ON SHEET L3.01.
2. LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.
3. ROUGH TURF AREA. DEFINE WITH SIGNAGE, SEE DETAIL 2, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
4. MULTI-USE PATH
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LANDSCAPE KEY

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	OPEN SPACE TREE		

KEY PLAN - N.T.S.



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EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN

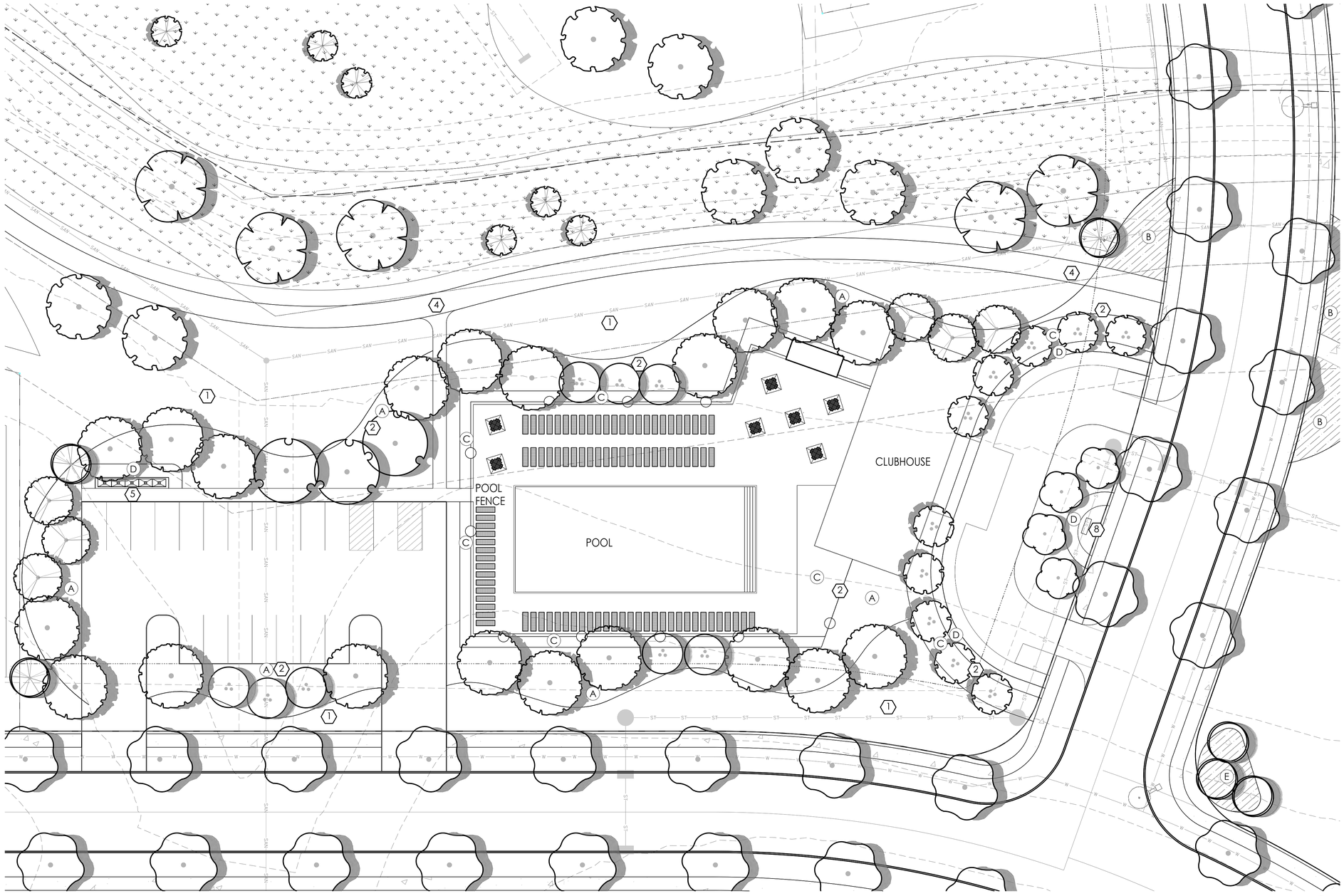
OWNER:
Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L1.03



1 ENLARGEMENT: CLUBHOUSE AND POOL

0' 10' 20' 40' NORTH

GENERAL NOTES

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CONSTRUCTION NOTES

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KEY PLAN - N.T.S.



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L301.2 - Logan Rhoades Comm #2.dwg

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN - ENLARGEMENT

OWNER:

Rockford Homes
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Columbus, OH 43240

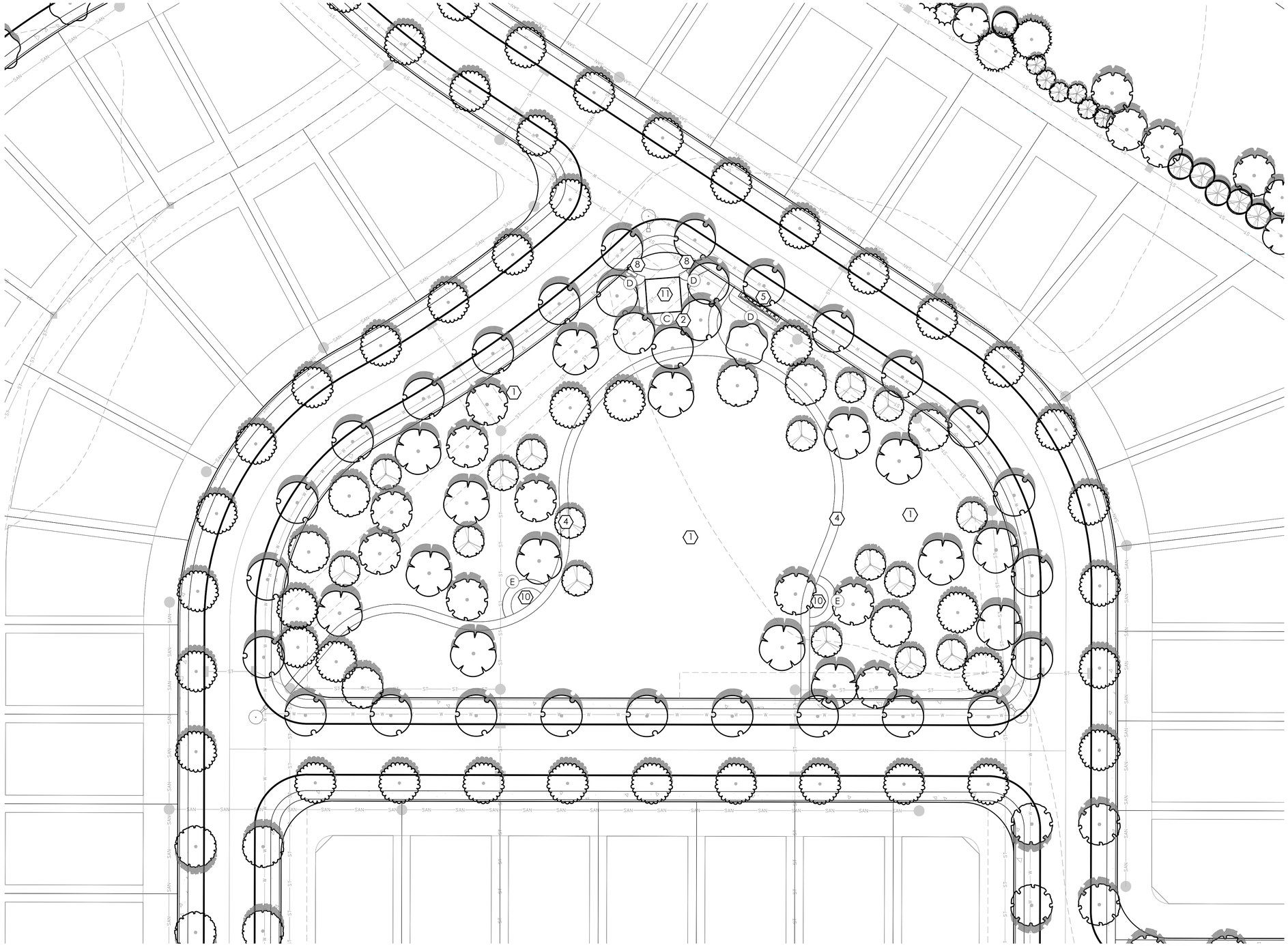
LANDSCAPE ARCHITECT:

EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L2.01



1 ENLARGEMENT: SOUTHERN NEIGHBORHOOD PARK

0' 15' 30' 60'

GENERAL NOTES

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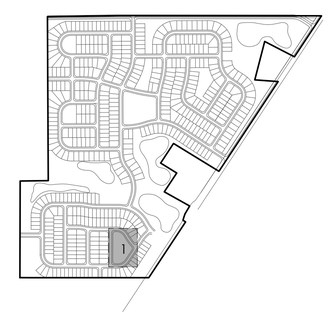
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LANDSCAPE KEY

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	OPEN SPACE TREE		

KEY PLAN - N.T.S.



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L3011.2 - Logo+Phrase+Color+Demo+BG.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN - ENLARGEMENT

OWNER:

Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

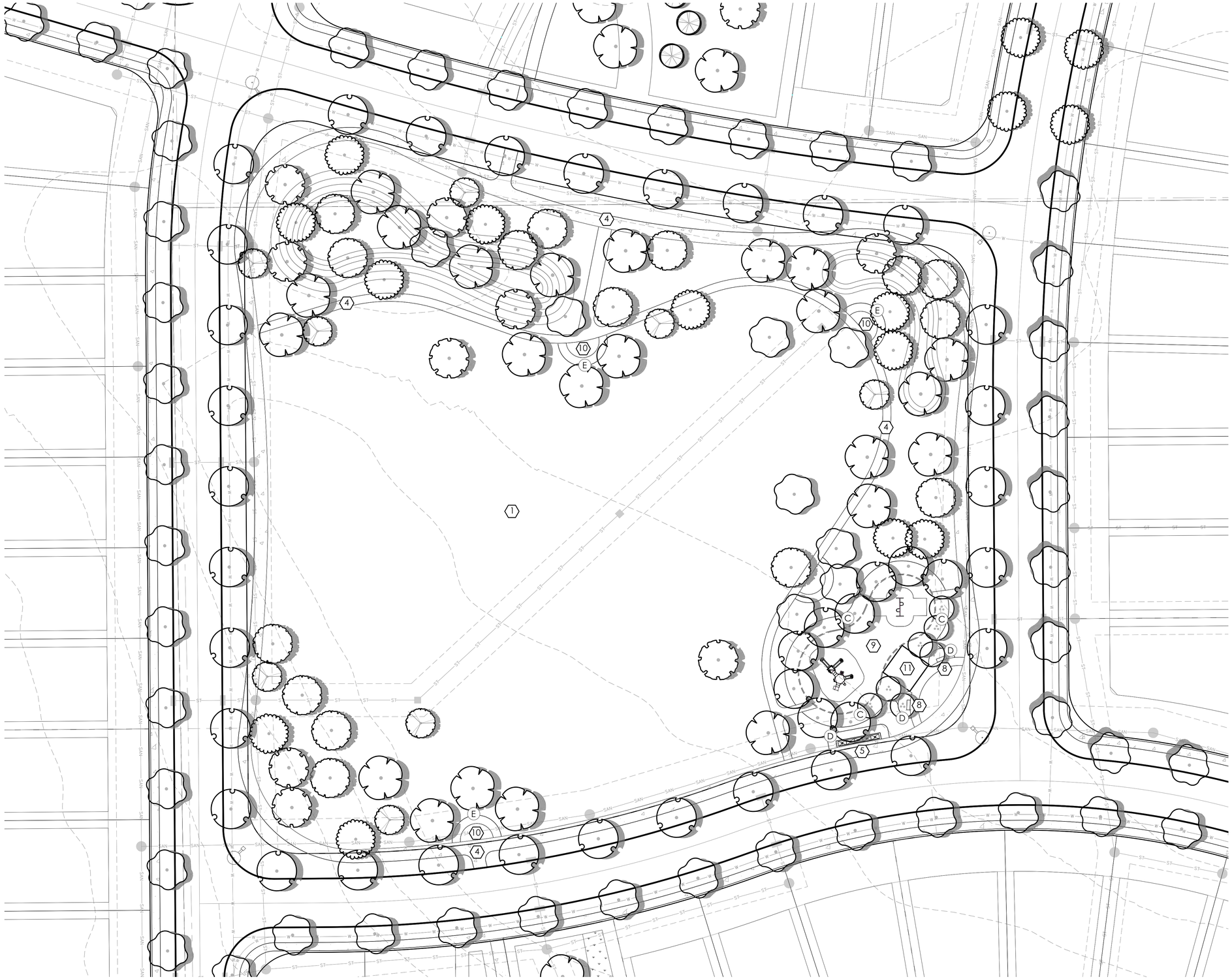
LANDSCAPE ARCHITECT:

EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L2.02



1 ENLARGEMENT: NOTHERN NEIGHBORHOOD PARK

0' 15' 30' 60' NORTH

GENERAL NOTES

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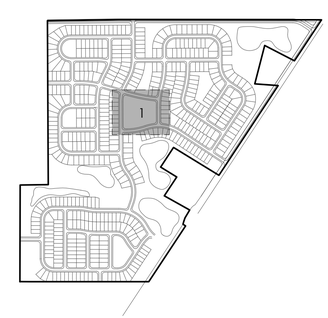
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LANDSCAPE KEY

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KEY PLAN - N.T.S.



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L3012 - Logo+Phrase+Color+Green+RO.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN - ENLARGEMENT

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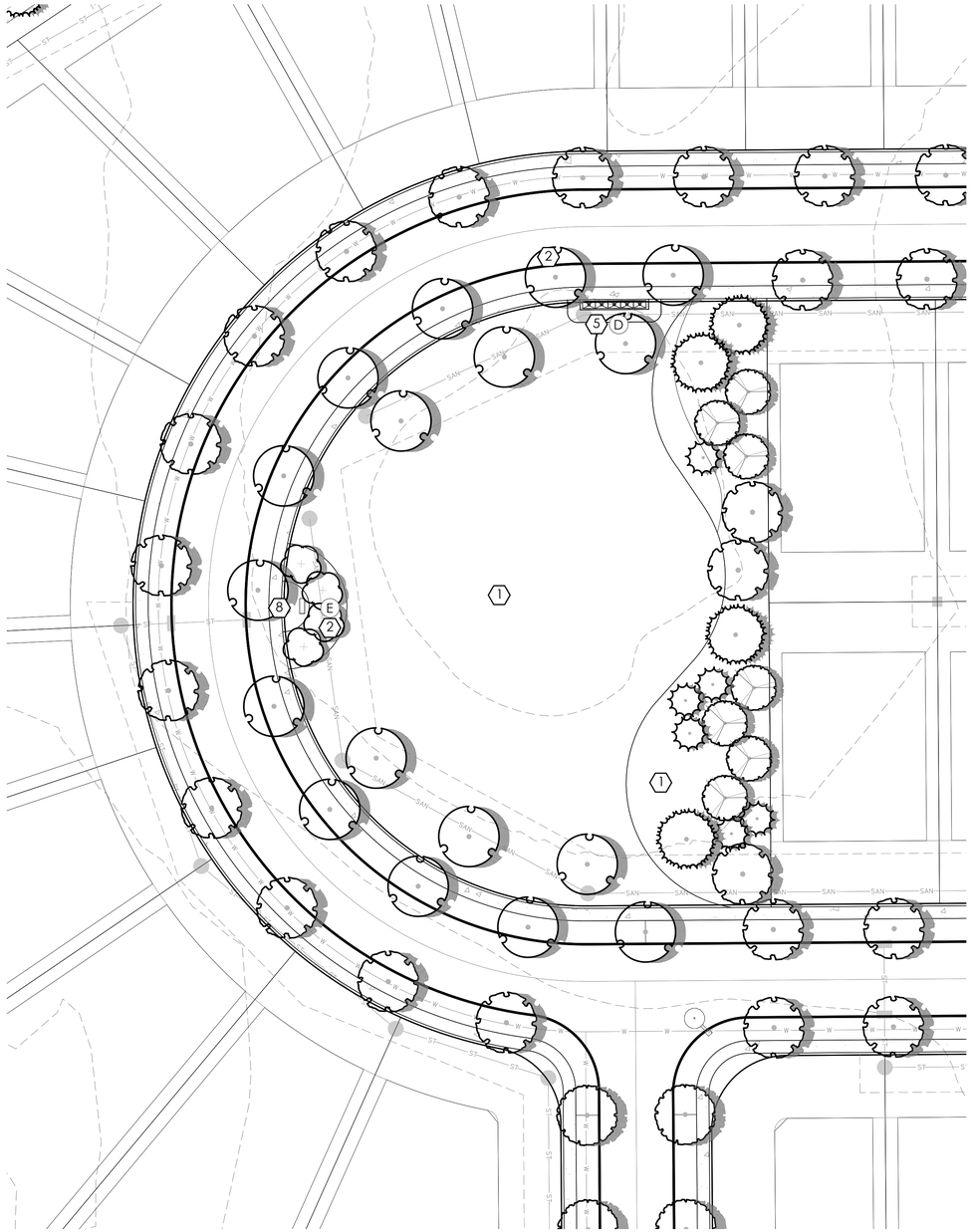
LANDSCAPE ARCHITECT:

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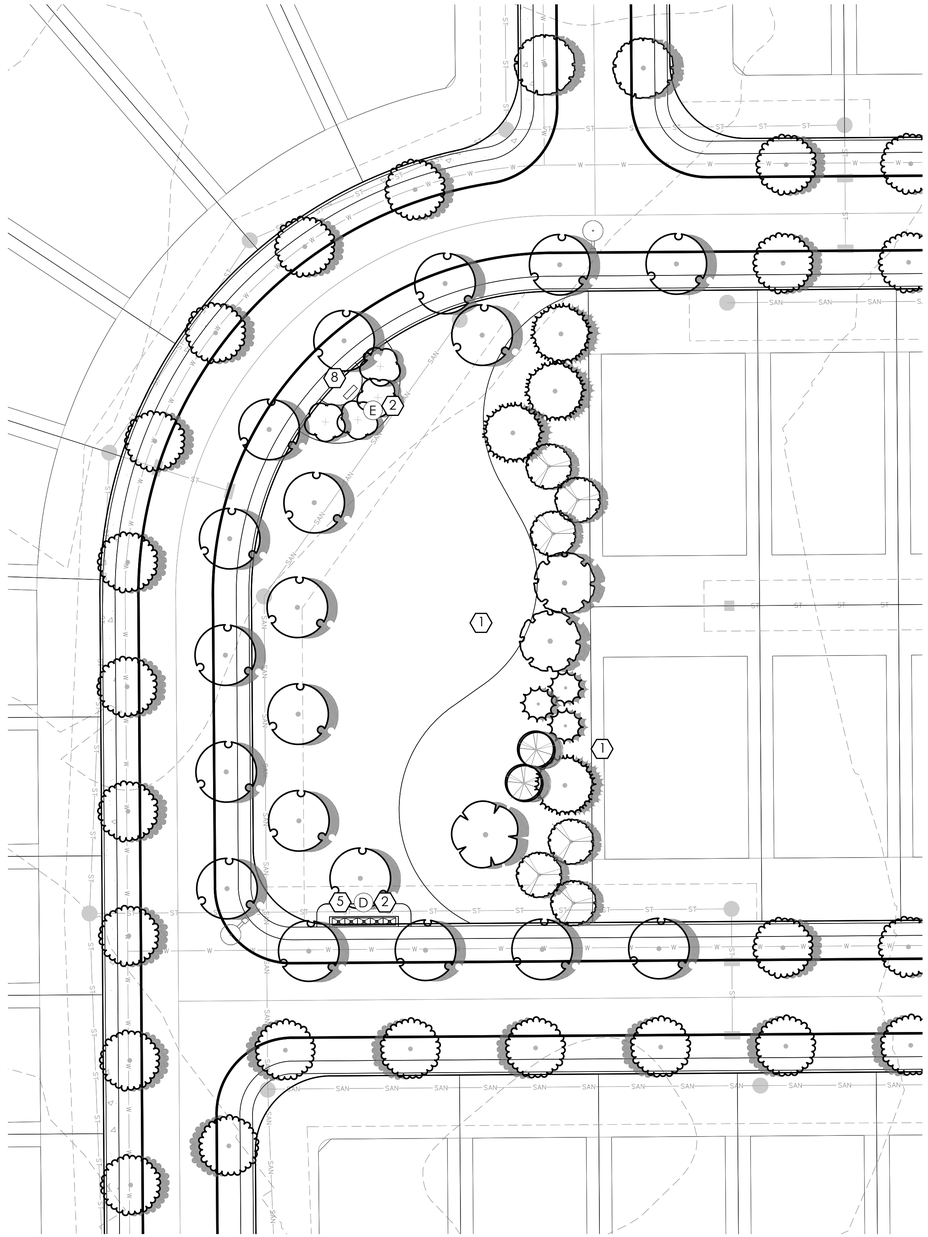
Job #25233

SHEET
L2.03



1 ENLARGEMENT: NOTHERN POCKET PARK

0' 15' 30' 60' NORTH



2 ENLARGEMENT: SOUTHERN POCKET PARK

0' 15' 30' 60' NORTH

GENERAL NOTES

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CONSTRUCTION NOTES

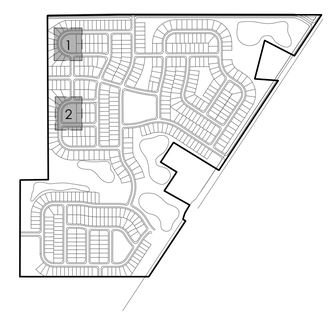
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12. ENTRY SIGNAGE, SEE DETAIL 1, SHEET L4.04.

LANDSCAPE KEY

SYMBOL	CATEGORY	SYMBOL	CATEGORY
	FINE TURF SEED MIX	A	MASS PLANTING: ORNAMENTAL GRASSES
	ROUGH TURF SEED MIX	B	MASS PLANTING: PERENNIALS AND GROUND COVER
	NATURALIZED SEED MIX	C	FOUNDATION PLANTING: DECIDUOUS AND EVERGREEN SHRUBS
	RETENTION POND PLANTING	D	DECORATIVE PLANTING: FLOWERING SHRUBS AND PERENNIALS
	STREET TREE	E	ACCENT PLANTING: ORNAMENTAL TREES AND DECIDUOUS SHRUBS
	BUFFER TREE	F	ENTRY PLANTING: ORNAMENTAL TREES, EVERGREEN SHRUBS, PERENNIALS
	OPEN SPACE TREE		

KEY PLAN - N.T.S.

N



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EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN - ENLARGEMENT

OWNER:

Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

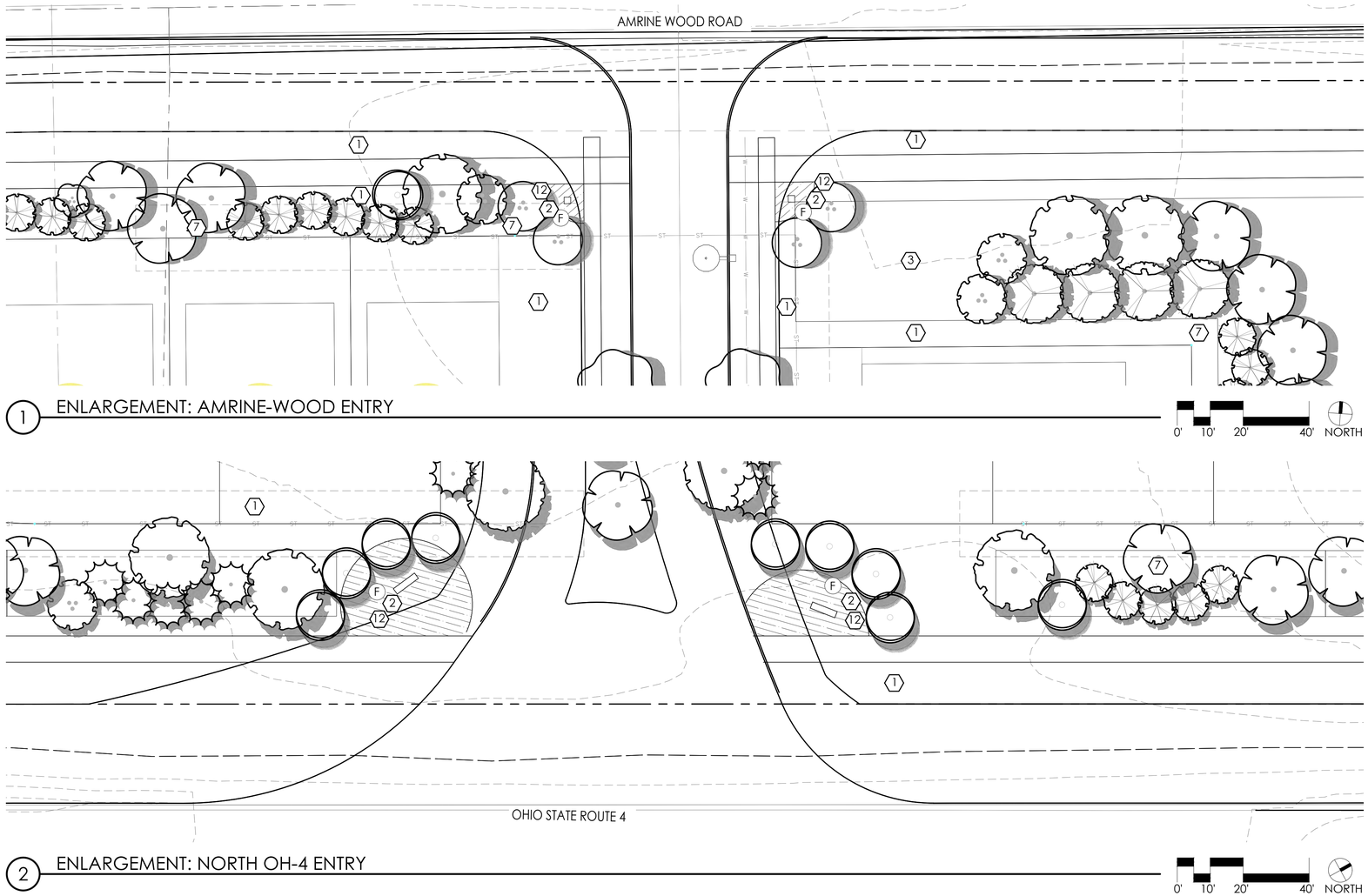
LANDSCAPE ARCHITECT:

EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L2.04



1 ENLARGEMENT: AMRINE-WOOD ENTRY

0' 10' 20' 40' NORTH

2 ENLARGEMENT: NORTH OH-4 ENTRY

0' 10' 20' 40' NORTH

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
12. SEE SHEET L3.01 FOR PLANT LIST.

CONSTRUCTION NOTES

1. FINE TURF AREA. TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES. SEE SPECIFICATIONS ON SHEET L3.01.
2. LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.
3. ROUGH TURF AREA. DEFINE WITH SIGNAGE, SEE DETAIL 2, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
4. MULTI-USE PATH
5. COMMUNITY MAIL BOX, SEE DETAIL 1, SHEET L4.02.
6. CROSS BUCK FENCE, SEE DETAIL 1, SHEET L4.05.
7. NATURALIZED TURF AREA, DEFINE WITH BOUNDARY MARKER, SEE DETAIL 3, SHEET L4.02. SEE SPECIFICATIONS ON SHEET L3.01.
8. BENCH, SEE DETAIL 1, SHEET L4.03.
9. PLAYGROUND STRUCTURE, SEE DETAIL 2, SHEET L4.03.
10. NATURALIZED ROCK SEATING, SEE DETAIL 3, SHEET L4.03.
11. COMMUNITY SHELTER, SEE DETAIL 4, SHEET L4.03.
12. ENTRY SIGNAGE, SEE DETAIL 1, SHEET L4.04.

LANDSCAPE KEY

SYMBOL	CATEGORY	SYMBOL	CATEGORY
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	OPEN SPACE TREE		

KEY PLAN - N.T.S.



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EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN - ENLARGEMENT

OWNER:

Rockford Homes
999 Polaris Parkway,
Suite 200
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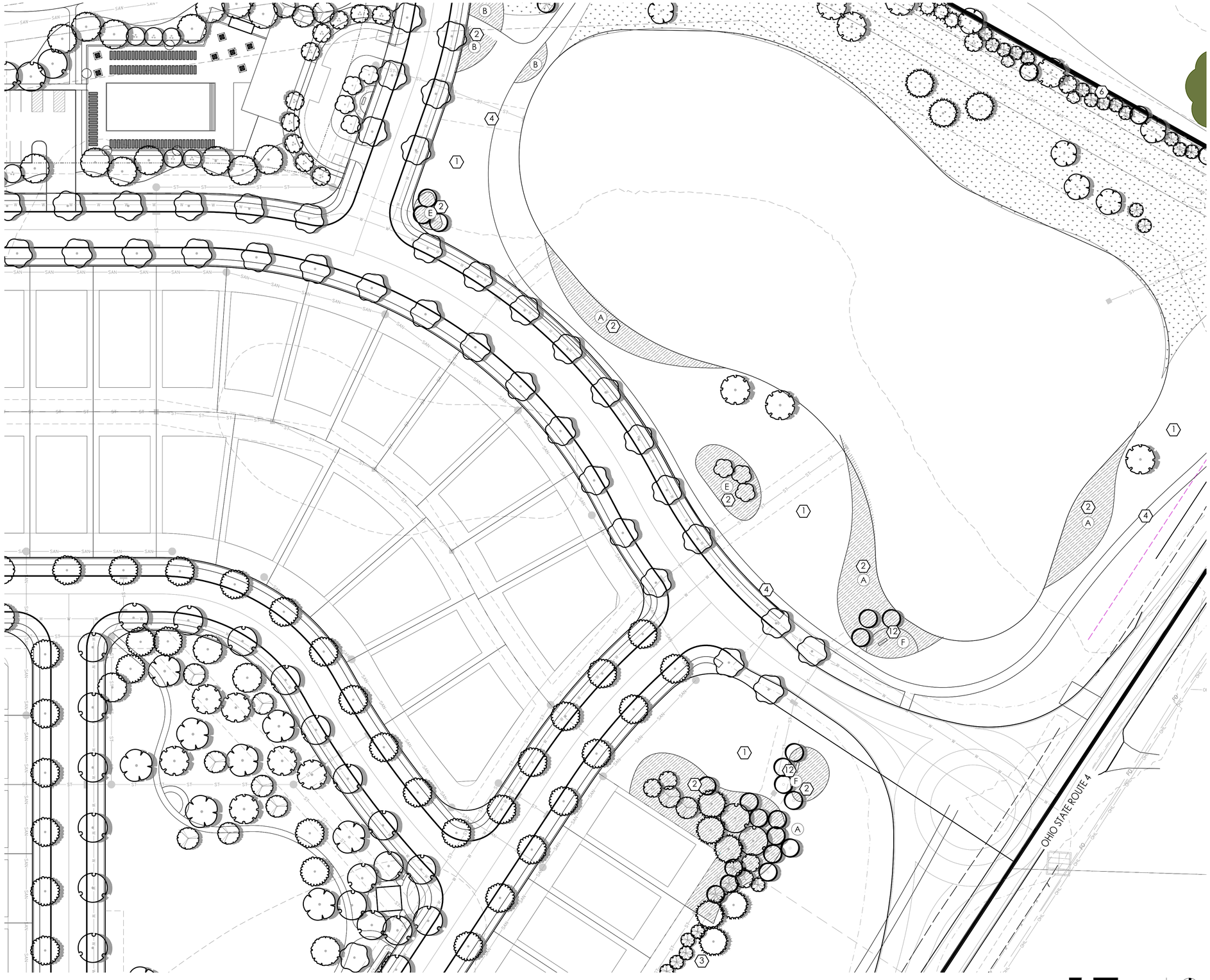
LANDSCAPE ARCHITECT:

EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L2.05



1 ENLARGEMENT: ENTRYWAY

0' 10' 40' 80' NORTH

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KEY PLAN - N.T.S.



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L3012 - Logan Rhoads Color Green MD.png

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE PLAN - ENLARGEMENT

OWNER:

Rockford Homes
999 Polaris Parkway, Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:

EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date: October 15, 2025

Job #25233

SHEET
L2.06

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES				
ACER GRISEUM	PAPERBARK MAPLE	2" CAL.	B&B	
ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	2" CAL.	B&B	
ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL.	B&B	
ACER X FREEMANII 'SIENNA'	SIENNA GLEN® MAPLE	2" CAL.	B&B	
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	B&B	
CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	B&B	
CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2" CAL.	B&B	
CORYLUS COLURNA	TURKISH FILBERT	2" CAL.	B&B	
CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	2" CAL.	B&B	
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	B&B	
EUCOMMIA ULMOIDES	HARDY RUBBER TREE	2" CAL.	B&B	
FAGUS GRANDIFOLIA	AMERICAN BEECH	2" CAL.	B&B	
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL.	B&B	
GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL.	B&B	
KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	2" CAL.	B&B	
LIQUIDAMBAR STYRACIFLUA 'MORAINE'	MORAINE SWEET GUM	2" CAL.	B&B	
LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	
MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	2" CAL.	B&B	
NYSSA SYLVATICA	TUPELO	2" CAL.	B&B	
PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION!™ LONDON PLANE TREE	2" CAL.	B&B	
QUERCUS ACUMINATA	CHINKAPIN OAK	2" CAL.	B&B	
QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	
QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL.	B&B	
QUERCUS MACROCARPA	BURR OAK	2" CAL.	B&B	
QUERCUS MONTANA	CHESTNUT OAK	2" CAL.	B&B	
QUERCUS PALUSTRIS	PIN OAK	2" CAL.	B&B	
QUERCUS RUBRUM	RED OAK	2" CAL.	B&B	
QUERCUS VELUTINA	BLACK OAK	2" CAL.	B&B	
SASSAFRAS ALBIDUM	SASSAFRAS	2" CAL.	B&B	
TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL.	B&B	
TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2" CAL.	B&B	
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	
TILIA TOMENTOSA	SILVER LINDEN	2" CAL.	B&B	
ULMUS DAVIDIANA JAPONICA 'MORTON'	ACCOLADE® ELM	2" CAL.	B&B	
ULMUS PARVIFOLIA	LACEBARK ELM	2" CAL.	B&B	
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CAL.	B&B	
EVERGREEN TREES				
ABIES CONCOLOR	WHITE FIR	6` HGT.	B&B	
PICEA ABIES	NORWAY SPRUCE	6` HGT.	B&B	
PICEA GLAUCA	WHITE SPRUCE	6` HGT.	B&B	
PICEA OMORIKA	SERBIAN SPRUCE	6` HGT.	B&B	
PINUS STROBUS	WHITE PINE	6` HGT.	B&B	
ORNAMENTAL TREES				
AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY (MULTI-STEM)	6` HGT.	B&B	MULTI-STEM
CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	
CORNUS FLORIDA	FLOWERING DOGWOOD	6` HGT.	B&B	
CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	6` HT.	B&B	
CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	B&B	
MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL.	B&B	
MAGNOLIA TRIPETALA	UMBRELLA MAGNOLIA	6` HT.	B&B	MULTI-STEM
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6` HT.	B&B	MULTI-STEM
MAGNOLIA X 'BUTTERFLIES'	BUTTERFLIES MAGNOLIA	6` HT.	B&B	MULTI-STEM
MAGNOLIA X 'ELIZABETH'	ELIZABETH MAGNOLIA	6` HT.	B&B	MULTI-STEM
MAGNOLIA X 'JANE'	JANE MAGNOLIA	6` HGT.	B&B	MULTI-STEM
MALUS X 'PERFECT PURPLE'	PERFECT PURPLE CRABAPPLE	2" CAL.	B&B	
OSTRYA CARPINIFOLIA	EUROPEAN HOPHORNBEAM	6` HT.	B&B	
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	B&B	
SYRINGA RETICULATA PEKINENSIS	PEKING LILAC	2" CAL.	B&B	
UPRIGHT TREES				
ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2.5" CAL.	B&B	
BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE® ASIAN WHITE BIRCH	2.5" CAL.	B&B	
GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2.5" CAL.	B&B	
QUERCUS X WAREI 'LONG'	REGAL PRINCE® OAK	2.5" CAL.	B&B	
DECIDUOUS SHRUBS				
AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	36" HGT.	CONT.	
CORNUS SERICEA	RED OSIER DOGWOOD	24" HGT.	CONT.	
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	24" HGT.	CONT.	
FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	24" HGT.	CONT.	
HYDRANGEA PANICULATA	PANICLE HYDRANGEA	24" HGT.	CONT.	
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" HGT.	CONT.	
HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	24" HGT.	CONT.	
ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	24" HGT.	CONT.	
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18" SPREAD	CONT.	
SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	18" SPREAD	CONT.	
SPIRAEA JAPONICA 'NCSX1'	DOUBLE PLAY® CANDY CORN® SPIREA	18" SPREAD	CONT.	
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HGT.	CONT.	
VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HGT.	CONT.	
VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36" HGT.	CONT.	
EVERGREEN SHRUBS				
BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HGT.	CONT.	
ILEX GLABRA 'CHAMZIN'	NORDIC™ INKBERRY HOLLY	24" SPREAD	CONT.	
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30" HGT.	CONT.	
MYRICA PENSYLVANICA	NORTHERN BAYBERRY	36" HGT.	CONT.	
TAXUS X MEDIA	MEDIA YEW	24" SPREAD	CONT.	
THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	4` HGT.	CONT.	
THUJA OCCIDENTALIS 'HETZ MIDGET'	HETZ MIDGET ARBORVITAE	30" HGT.	CONT.	
GRASSES				
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2	CONT.	
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#2	CONT.	
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2	CONT.	
PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#2	CONT.	
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#2	CONT.	
PERENNIALS				
HELLEBORUS X HYBRIDUS 'CALIFORNIA DREAMING'	CALIFORNIA DREAMING HONEYMOON® HELLEBORE	#1	CONT.	
HEMEROCALLIS X 'GOING BANANAS'	GOING BANANAS DAYLILY	#1	CONT.	
HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	#1	CONT.	
IRIS ENSATA 'VARIEGATA'	VARIEGATED JAPANESE IRIS	#1	CONT.	
NARCISSUS X 'DUTCH MASTER'	DUTCH MASTER DAFFODIL	#1	CONT.	
NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	CONT.	
RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1	CONT.	
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	#1	CONT.	

FINE TURF SEED MIX

COMMON NAME	% P.L.S
TALL FESCUE (4 IMPROVED VARIETIES	90
KENTUCKY BLUEGRASS	10

APPLICATION RATE: 8 LBS./1,000 S.F.
350 LBS./ACRE

MAINTENANCE:

1. MOW WEEKLY TO 3" HEIGHT.
2. APPLY BROADLEAF HERBICIDE AS NEEDED FOR WEED CONTROL.

ROUGH TURF SEED MIX

COMMON NAME	% P.L.S.
HARD FESCUE	30
CREEPING RED FESCUE	30
CHEWINGS FESCUE	30
SHEEP FESCUE	10

APPLICATION RATE: 4 LBS./1,000 S.F.
175 LBS./ACRE

ESTABLISHMENT:

1. YEAR ONE - MOW REGULARLY TO MAINTAIN 6-8" HEIGHT, APPLY BROADLEAF HERBICIDE AS NEEDED FOR WEED CONTROL.

MAINTENANCE:

1. YEAR 2+ - MOW ONCE PER SEASON TO REMOVE SEED HEADS, USUALLY MID-MAY TO MID-JUNE, APPLY BROADLEAF HERBICIDE AS NEEDED FOR WEED CONTROL.

NATURALIZED SEED MIX

BOTANICAL NAME	COMMON NAME	% P.L.S
PERMANENT GRASSES/SEDGES		
Agrostis scabra	ROUGH BENTGRASS	2
Andropogon gerardii	BIG BLUESTEM	8
Carex vulpinoidea	FOX SEDGE	8
Elymus virginicus	VIRGINIA WILD RYE	28
Festuca rubra	CREEPING RED FUSCUE	24
Juncus effusus	SOFT RUSH	0.5
Panicum virgatum	SWITCH GRASS	8
Schizachyrium scoparium	LITTLE BLUESTEM	15
Scirpus atrovirens	GREEN BULRUSH	1
Scirpus cyperinus	WOOL GRASS	0.5
FORBS		
Aster novae-angliae	NEW ENGLAND ASTER	1
Eupatorium perfoliatum	BONESET	1
Euthamia graminifolia	GRASS LEAVED GOLDENROD	1
Onoclea sensibilis	SENSITIVE FERN	1
Vernibena hastata	BLUE VERVAIN	1

APPLICATION RATE: 35 LBS./ACRE

ESTABLISHMENT:

1. YEAR 1 - MOW REGULARLY TO MAINTAIN 6-8" HEIGHT, APPLY BROADLEAF HERBICIDE AS NEEDED FOR WEED CONTROL.

MAINTENANCE:

1. YEAR 2+ - NO MOWING, REMOVE NOXIOUS AND INVASIVE PLANTS.

NOTE: All tree and plant location and species are for preliminary, illustrative purposes. Final street tree planting locations, field adjustments and species must be coordinated with and approved by the city's Urban Forester prior to planting.

EDGE
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ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

PLANT LIST

OWNER:
Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:
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Amelanchier × grandiflora 'Autumn Brilliance' - Autumn Brilliance Serviceberry


Carpinus caroliniana - Eastern Hornbeam


Cercis canadensis - Eastern Redbud


Crataegus crus-galli var. inermis - Thornless Cockspur Hawthorn


Craetagus pharnopyrum - Washington Hawthorn


Crataegus viridis - Winter King Green Hawthorn


Maackia amurensis - Amur Maackia


Magnolia x 'Elizabeth' - Magnolia 'Elizabeth'


Magnolia x 'Butterflies' - Magnolia 'Butterflies'


Malus x - Flowering Crabapple Hybrids


Ostrya virginiana - Eastern Hop Hornbeam


Syringa pekinensis - Peking Tree Lilac


Syringa reticulata - Japanese Tree Lilac

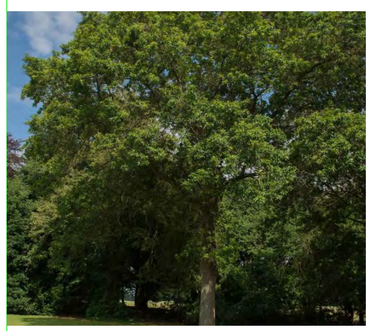

Cladrastis kentukea - American Yellowwood


Corylus colurna - Turkish Filbert


Eucommia ulmoides - Hardy Rubber Tree


Koelreuteria paniculata - Golden Rain Tree


Magnolia tripetala - Umbrella Magnolia


Quercus imbricaria - Shingle Oak


Quercus muehlenbergii - Chiquapin Oak


Sassafras albidum - Sassafras Tree


Ulmus parvifolia - Lacebark Elm

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ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

STREET TREES
SMALL/MEDIUM

OWNER:
ROCKFORD HOMES
Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET
L3.02


Acer griseum - Paperbark Maple


Acer rubrum 'Franksred' - Red Sunset Maple


Acer x freemanii ' Sienna' - Sienna Glen Maple


Gleditsia triacanthos var. inermis 'Skycole' -
Skyline Honey Locust


Liquidambar styraciflua 'Moraine' - Moraine Sweet Gum


Liriodendron tulipifera - Tulip Poplar


Nyssa sylvatica - Black Tulepo


Platanus × acerifolia 'Morton Circle' - Exclamation!
London Plane Tree


Quercus bicolor - Swamp White Oak


Quercus palustris - Pin Oak


Quercus rubrum - Red Oak


Taxodium distichum - Bald Cyprus


Tilia Americana 'Boulevard' - Boulevard American Linden


Tilia cordata 'Greenspire' - Greenspire Little Leaf Linden


Ulmus davidiana japonica 'Morton' - Accolade Elm


Abies concolor - White Fir


Picea Abies - Norway Spruce


Picea glauca - White Spruce


Picea omorika - Serbian Spruce


Pinus strobus - White Pine

NOTE: All tree and plant location and species are for preliminary, illustrative purposes. Final street tree planting locations, field adjustments and species must be coordinated with and approved by the city's Urban Forester prior to planting.

EDGE
www.edgella.com

ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

STREET TREES LARGE

OWNER:
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Columbus, OH 43240

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614-486-3343

Issue Date:
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SHEET
L3.03


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Acer rubrum 'Franksred' - Red Sunset Maple


Acer x freemanii ' Sienna' - Sienna Glen Maple


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Skyline Honey Locust


Liquidambar styraciflua 'Moraine' - Moraine Sweet Gum


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Nyssa sylvatica - Black Tulepo


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EDGE
www.edgelа.com

ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

DECIDUOUS AND EVERGREEN TREES

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SHEET
L3.04



Amelanchier laevis - Allegheny Serviceberry (Multi - Stem)



Cercis canadensis - Eastern Redbud



Cornus florida - Flowering Dogwood



Cornus florida 'Cherokee Chief' - Cherokee Chief Dogwood



Crataegus viridis 'Winter King' - Winter King Hawthorn



Magnolia virginiana - Sweetbay Magnolia



Magnolia x 'Jane' - Jane Magnolia



Syringa reticulata 'Ivory Silk' - Ivory Silk Japanese Lilac



Acer x freemani 'Armstrong' - Armstrong Freeman Maple



Betula platphylla 'Fargo' - Dakota Pinnacle Asian White Birch



Ginkgo biloba 'Princeton Sentry' - Princeton Sentry Maidenhair Tree



Quercus x warei 'Long' - Regal Prince Oak

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EDGE
www.edgelo.com

ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

ORNAMENTAL AND UPRIGHT TREES

OWNER:

ROCKFORD HOMES

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SHEET

L3.05


Aesculus parviflora - Bottlebrush Buckeye


Cornus sericea - Red Osier Dogwood


Cornus stolonifera 'Farrow' - Arctic Fire Red Twig Dogwood


Fothergilla major 'Mount Airy' - Mount Airy Fothergilla


Hydrangea paniculata - Panicle Hydrangea


Hydrangea Quercifolia - Oakleaf Hydrangea


Hydrangea quercifolia 'Pee Wee' - Pee Wee Oakleaf Hydrangea


Itea virginica 'Sprich' - Little Henry Sweetspire


Rhus aromatica 'Gro - Low' - Gro Low Fragrant Sumac


Spiraea japonica 'Little Princess' - Little Princess Japanese Spirea


Spiraea japonica 'NCSX1' - Double Play Candy Corn Spirea


Syringa meyeri 'Palibin' - Dwarf Korean Lilac


Viburnum carlesii - Koreanspice Viburnum


Viburnum rhytidophyllum - Leatherleaf Viburnum


Buxus x 'Green Velvet' - Green Velvet Boxwood


Ilex glabra 'Chamzin' - Nordic Inkberry Holly


Juniperous chinensis 'Sea Green' - Sea Green Juniper


Myrica pensylvanica - Northern Bayberry


Taxus x media - Media Yew


Thuja occidentalis 'Emerald Green' - Emerald Green Arborvitae


Thuja occidentalis 'Hetz Midget' - Hetz Midget Arbovitae

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EDGE
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ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

DECIDUOUS AND EVERGREEN SHRUBS

OWNER:
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Rockford Homes
999 Polaris Parkway,
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Job #25233

SHEET
L3.06



Calamagrostis x acutiflora 'Karl Foerster' - Karl Foerster Feather Reed Grass



Miscanthus sinensus 'Gracillimus' - Maiden Grass



Panicum virgatum 'Shenandoah' - Shenandoah Switch Grass



Pennisetum alopecuroides 'Hameln' - Dwarf Fountain Grass



Sporobolus heterolepis - Prairie Dropseed



Helleborus x hybridus 'California Dreaming' - California Dreaming Honeymoon Hellebore



Hemerocallis x 'Going Bananas' - Going Bananas Daylily



Hosta sieboldiana 'Elegans' - Elegans Hosta



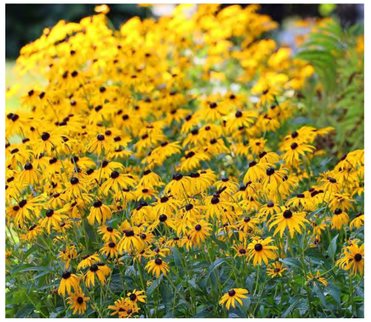
Iris ensata 'Variegata' - Varigated Japanese Iris



Narcissus x 'Dutch Master' - Dutch Master Daffodil



Nepeta x faassenii 'Walker's Low' - Walker's Low Catmint



Rudbeckia hirta - Black - Eyed Susan



Sedum spectabile 'Autumn Joy' - Autumn Joy Stonecrop

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EDGE
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ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

GRASSES AND PERENNIALS

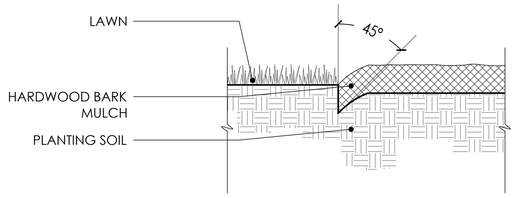
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Columbus, OH 43240

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
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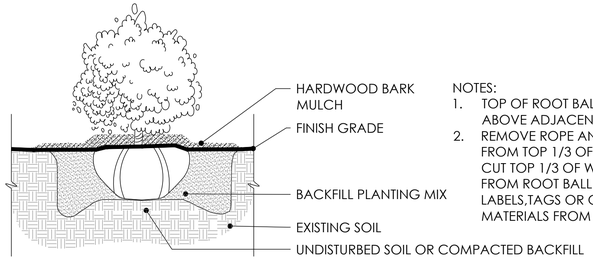
Issue Date:
October 15, 2025

Job #25233

SHEET
L3.07

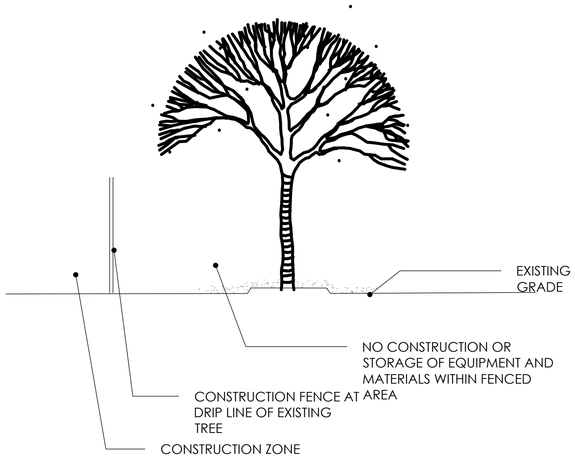


1 PLANT BED EDGE
N.T.S.

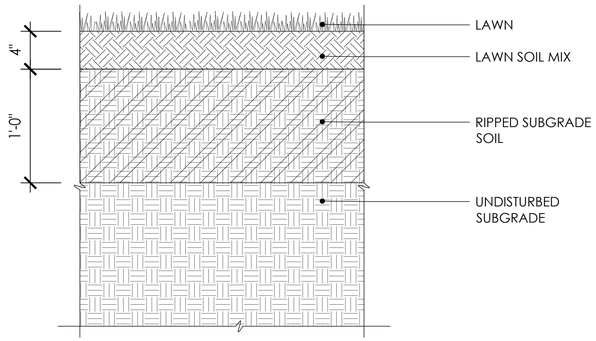


NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE.
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

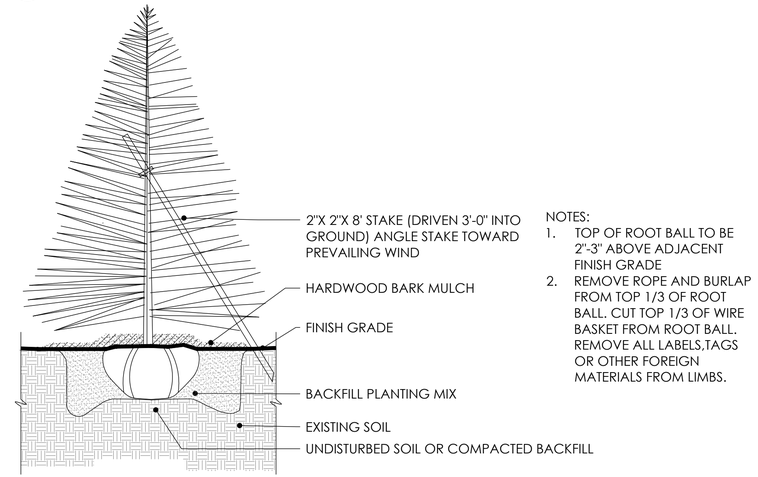
4 SHRUB PLANTING
N.T.S.



7 TREE PROTECTION FENCING

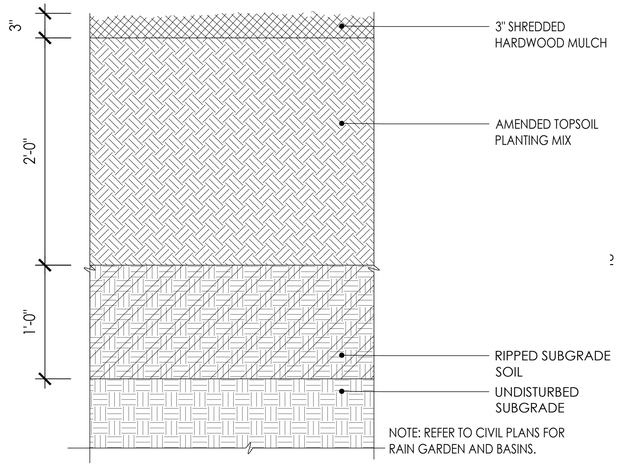


2 SOIL PROFILE AT LAWN
N.T.S.

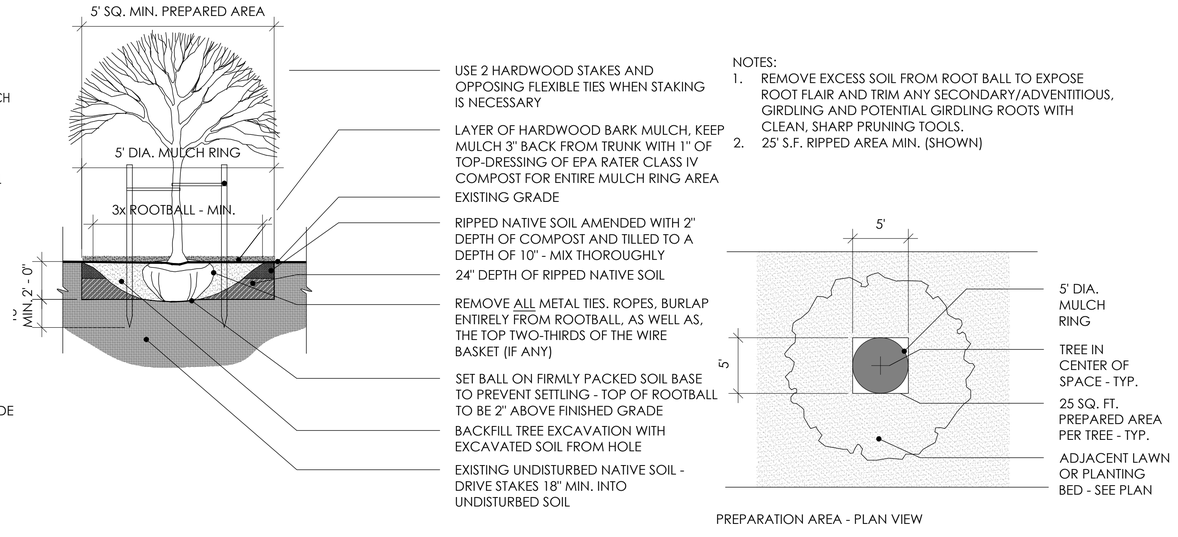


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5 EVERGREEN TREE PLANTING
N.T.S.



3 SOIL PROFILE AT PLANT BED
N.T.S.



NOTES:
1. REMOVE EXCESS SOIL FROM ROOT BALL TO EXPOSE ROOT FLAIR AND TRIM ANY SECONDARY/ADVENTITIOUS, GIRDLING AND POTENTIAL GIRDLING ROOTS WITH CLEAN, SHARP PRUNING TOOLS.
2. 25' S.F. RIPPED AREA MIN. (SHOWN)

PREPARATION AREA - PLAN VIEW

6 DECIDUOUS TREE PLANTING
N.T.S.

EDGE
www.edgela.com

ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE DETAILS

OWNER:
Rockford Homes
999 Polaris Parkway,
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Columbus, OH 43240

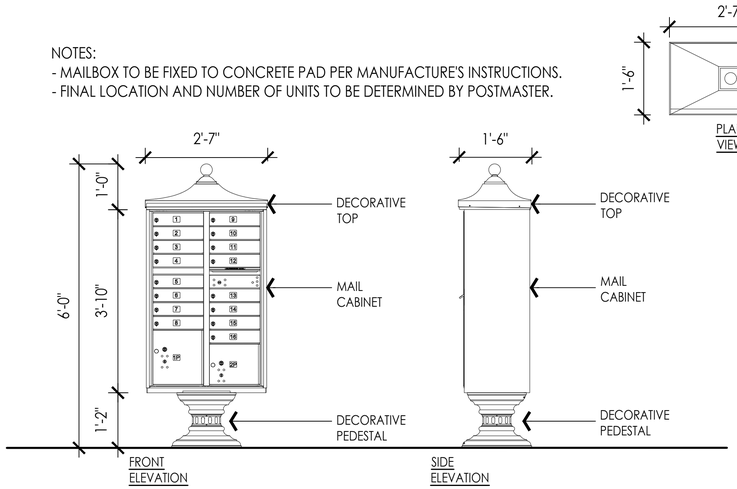
LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W Spring Street
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Columbus, OH 43215
614-486-3343

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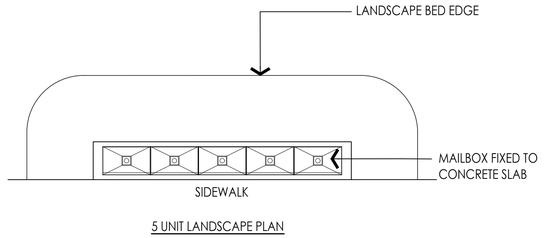
SHEET
L4.01

NOTES:
- MAILBOX TO BE FIXED TO CONCRETE PAD PER MANUFACTURE'S INSTRUCTIONS.
- FINAL LOCATION AND NUMBER OF UNITS TO BE DETERMINED BY POSTMASTER.

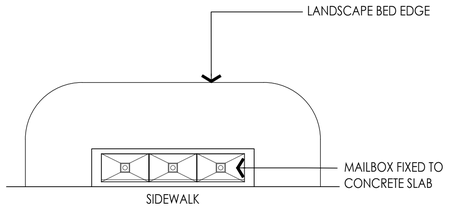


PRODUCT INFORMATION

SALSBURY REGENCY
CLUSTER BOX UNIT
MODEL #3316R OR EQUAL
16 MAILBOXES
1 OUTGOING SLOT
2 PARCEL BOXES
DECORATIVE TOP
AND PEDESTAL BASE
BRONZE COLOR

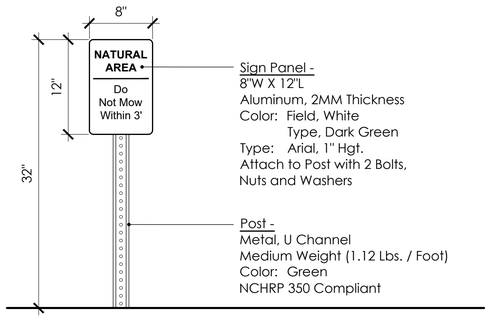


5 UNIT LANDSCAPE PLAN

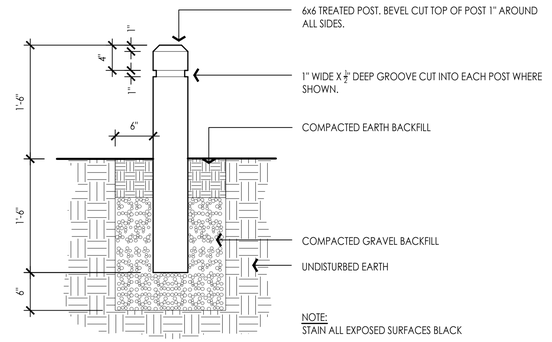


3 UNIT LANDSCAPE PLAN

1 COMMUNITY MAILBOX (TYP.)
N.T.S.



2 NATURAL AREA BOUNDARY SIGN
N.T.S.



3 NATURAL AREA BOUNDARY MARKER
N.T.S.

EDGE
www.edgela.com

ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

LANDSCAPE DETAILS

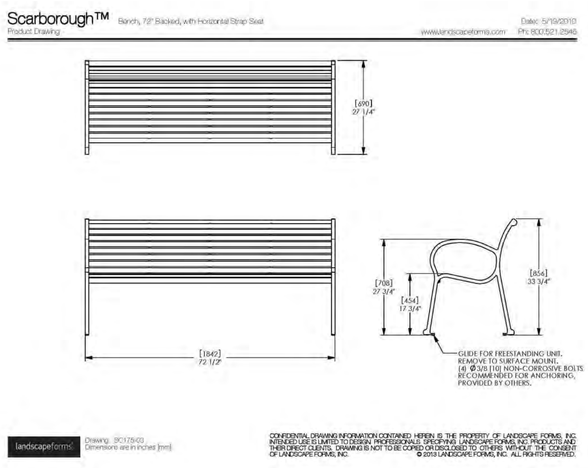
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SHEET
L4.02





Or Owner approved equal.

1 BENCH DETAIL
N.T.S.



PRODUCT INFORMATION

Model:	Coghill 11892
Age:	2 to 5 Years
	5 to 12 Years
Use Zone:	25' x 30'
Fall Height:	4'
Number of Children:	20-25
Color:	Voyage

Available from GameTime, P: 800-235-2440.
Or Owner approved equal.

2 PLAYGROUND STRUCTURE







SHOWN FOR BASIS OF DESIGN ONLY.

3 NATURALIZED ROCK SEATING







SHOWN FOR BASIS OF DESIGN ONLY.

4 COMMUNITY SHELTER CHARACTER IMAGERY











SHOWN FOR BASIS OF DESIGN ONLY.

5 SWINGING BENCH CHARACTER IMAGERY

EDGE
www.edgela.com

ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

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LANDSCAPE DETAILS

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SHEET
L4.03

ROCKFORD HOMES - Trotters Gate

Entry sign concept

Description:

Non-illuminated arch structure in 1" aluminum tube - 6ft between columns, painted solid color dark grey. Routed dimensional weld mounted letters painted black.

Grey/black faux stone for columns, w/aluminum toppers, routed, dimensional TG lettering/logo.

Stone options include Centurion match / Dutch Quality Limestone - depending on availability.

Colors:



Charcoal Elkwood



OPTION 2

GREAT IMPRESSIONS SIGNS AND DESIGNS

DESIGNER	JOB NAME: -	PAGE	CUSTOMER APPROVAL:	3800 Agler Rd Columbus, OH 43219 614.428.8250
MJ	CONTACT: -	-	(X)	
SALES REP GK	JOB LOCATION: -		Customer Signature	Date
	ORDER #: - DATE: -			

1 ENTRY SIGNAGE
N.T.S.

EDGE
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ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO
TROTTER'S GATE

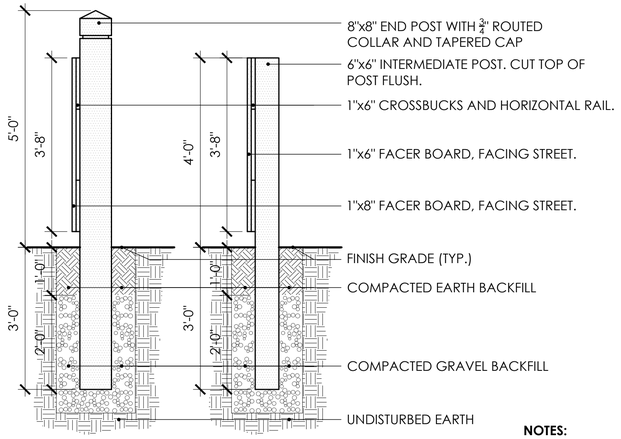
LANDSCAPE DETAILS

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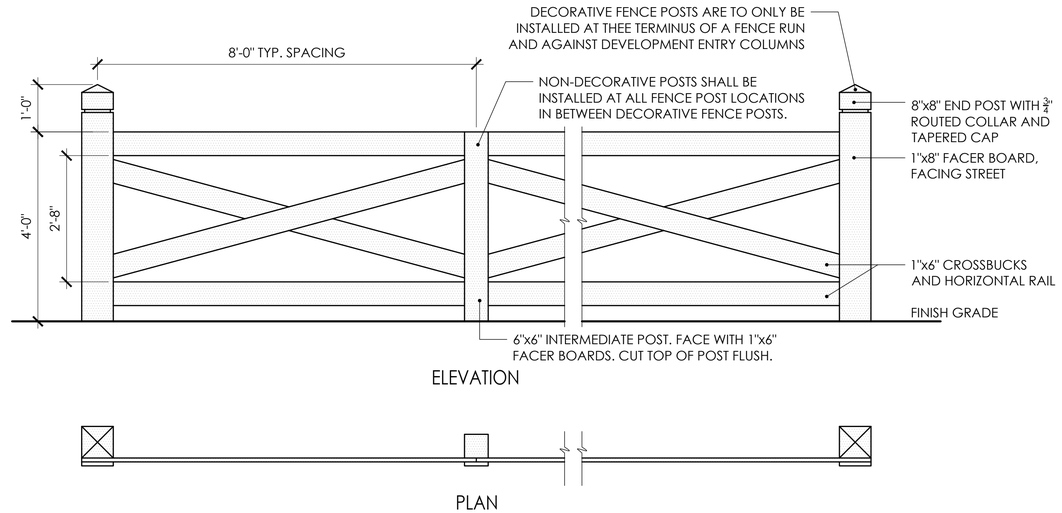
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SHEET
L4.04



SECTIONS



ELEVATION

PLAN

NOTES:

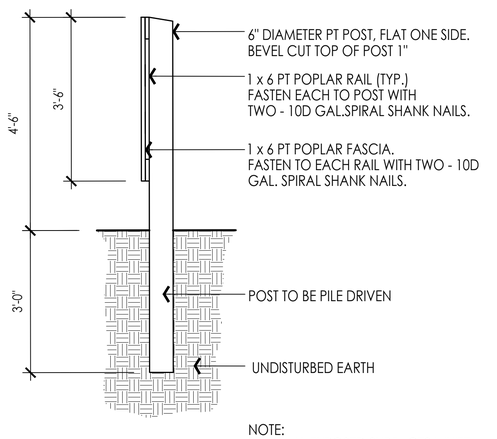
POSTS SHALL BE SOUND, STRAIGHT, AND FREE FROM KNOTS, SPLKITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE.

FENCE BOARDS SHALL BE 1"x6"x16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT, AND FREE OF KNOTS AND SHAKES.

PAINT SHALL BE BLACK

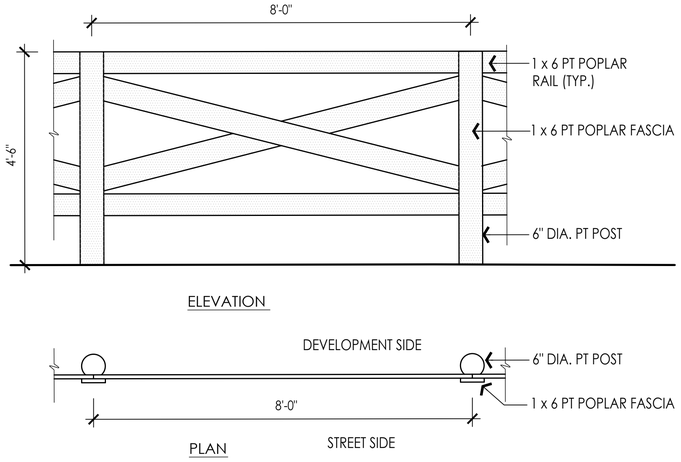
FASTENERS SHALL BE NAILS-10D PLAIN SHANK BOX GALVANIZED.

1 CROSS BUCK FENCE (TYP.)
N.T.S.



SECTION

NOTE:
STAIN ALL EXPOSED SURFACES WHITE



ELEVATION

PLAN

2 CROSS BUCK FENCE (TYP.)
N.T.S.

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ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

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SHEET
L4.05

SECTION 1
LANDSCAPE WORK

PART 1 GENERAL

1.01 DESCRIPTION
THESE GENERAL REQUIREMENTS APPLY TO ALL LANDSCAPE OPERATIONS. REFER TO SPECIFICATION SECTIONS FOR SPECIFIC GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.

1.02 QUALITY ASSURANCE
A. COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
B. OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS, AND FEES. PROVIDE NOTICES REQUIRED BY GOVERNMENTAL AUTHORITIES.
C. OWNER SHALL APPOINT A QUALIFIED REPRESENTATIVE TO OVERSEE THE WORK AND ASSURE ITS ADHERENCE TO THE PLANS AND THESE SPECIFICATIONS. HENCEFORTH, THIS PERSON SHALL BE DESIGNATED AS OWNER'S REPRESENTATIVE.

1.03 PROJECT CONDITIONS
A. LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD SERVICES AND UTILITIES WITHIN CONTRACT LIMIT WORK AREAS. CONTACT O.U.P.S. AT 1-800-362-2764 A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF WORK. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
B. WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
C. LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT CONTRACTOR'S EXPENSE.
D. OBTAIN GOVERNING AUTHORITIES WRITTEN PERMISSION WHEN REQUIRED TO CLOSE OR OBSTRUCT STREET, WALKS AND ADJACENT FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS WHEN REQUIRED BY GOVERNING AUTHORITIES.
E. CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
F. PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS AT CONTRACTOR'S EXPENSE.
G. PROTECT AND MAINTAIN STREETLIGHTS, UTILITY POLES AND SERVICES, TRAFFIC SIGNAL CONTROL BOXES, CURB BOXES, VALVES AND OTHER SERVICES, EXCEPT ITEMS DESIGNATED FOR REMOVAL. REMOVE OR COORDINATE THE REMOVAL OF TRAFFIC SIGNS, PARKING METERS AND POSTAL MAILBOXES WITH THE APPLICABLE GOVERNMENTAL AGENCY.

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT
A. MATERIALS AND EQUIPMENT: AS SELECTED BY CONTRACTOR, EXCEPT AS INDICATED.

PART 3 EXECUTION

3.01 PREPARATION
A. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
B. CONSULT THE AVAILABLE RECORDS AND DRAWINGS OF ADJACENT WORK AND OF EXISTING SERVICES AND UTILITIES WHICH MAY AFFECT WORK OPERATIONS, AS PROVIDED BY OWNER.

SECTION 2
TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS

PART 1 GENERAL

1.01 DESCRIPTION
A. PROVIDE TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION.
2. TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS.
3. PLANTING MIXES.
4. MULCH AND PLANTING ACCESSORIES.

1.02 QUALITY ASSURANCE
A. COMPLY WITH SECTION 1 REQUIREMENTS.
B. PLANT NAMES INDICATED, SHOULD COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. PROVIDE STOCK TRUE TO BOTANICAL NAME. DO NOT SUBSTITUTE WITHOUT PERMISSION OF OWNER'S REPRESENTATIVE.
C. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK." A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
D. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
E. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET AAN STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
F. PROVIDE "SPECIMEN" PLANTS WITH A SPECIAL HEIGHT, SHAPE OR CHARACTER OF GROWTH. SPECIMEN TREES OR SHRUBS MAY BE TAGGED AT THE SOURCE OF SUPPLY. THE OWNER'S REPRESENTATIVE MAY INSPECT SPECIMEN SELECTIONS AT THE SOURCE OF SUPPLY FOR SUITABILITY AND ADAPTABILITY TO SELECTED LOCATION. WHEN SPECIMEN PLANTS CANNOT BE PURCHASED LOCALLY, PROVIDE SUFFICIENT PHOTOGRAPHS OF THE PROPOSED SPECIMEN PLANTS FOR APPROVAL.
G. PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

1.03 SUBMITTALS
A. SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
1. MULCH -BULK OR BAGGED.
2. DECORATIVE STONE OR GRAVEL -BAG OR BULK
B. SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
1. TOPSOIL SOURCE AND PH VALUE.
2. PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS
3. PLANT FERTILIZER.

1.04 DELIVERY, STORAGE, AND HANDLING
A. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
B. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI-DESICCANT IMMEDIATELY BEFORE DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
C. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN.
D. DELIVER PLANTS TO THE SITE THE DAY THEY ARE TO BE INSTALLED, IF POSSIBLE. IF SITUATIONS ARISE WHERE EARLIER DELIVERY CAN'T BE AVOIDED OR IF PLANTING IS DELAYED AFTER THE PLANTS HAVE BEEN DELIVERED, THEY SHALL BE STORED WHERE THEY CAN BE PROPERLY WATERED, SHELTERED FROM DIRECT SUNLIGHT, AND PROTECTED FROM MECHANICAL DAMAGE BY CONSTRUCTION EQUIPMENT, ANIMALS, ETC. IF STORAGE NEEDS TO BE MORE THAN TWO DAYS, THE PLANTS SHALL BE SEPARATED FAR ENOUGH FROM EACH OTHER TO PROVIDE GOOD AIR CIRCULATION TO THEIR TOPS, REDUCING THE RISK OF FUNGUS. BARE ROOT PLANTS WHICH MUST BE HELD SHALL BE HEALED-IN WHERE THEY CAN BE WATERED AS NEEDED.

1.05 PROJECT CONDITIONS
A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CONTACT O.U.P.S. AT 1-800-362-2764 A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
C. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

1.06 WARRANTY
A. WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE, PROVIDED PLANTS ARE GIVEN PROPER CARE DURING THIS PERIOD.
1. CONTRACTOR TO CALL FOR FINAL INSPECTION OF PLANTS.
B. REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
C. REPLACE ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY OWNER'S REPRESENTATIVE, ARE IN A SEVERELY UNHEALTHY CONDITION WITHIN WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
D. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES OR GROUND COVERS CAUSED BY FIRES, FLOODS, DROUGHT, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREAS; ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER. ANY REPLACEMENT ATTRIBUTED TO THESE CAUSES MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS
A. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMALLY DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION.
1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH AS NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK." CRACKED OR MUSHROOMED BALLS ARE NOT ACCEPTABLE.
2. CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
A. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
B. CONTAINER STOCK SHALL NOT BE POT BOUND
3. IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
4. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE AND VARIETY DESIGNATED IN THE PLANT LIST AND ACCORDING TO THE AAN STANDARDS FOR NURSERY STOCK.
5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH AAN STANDARDS.
B. EACH SEPARATELY CONTAINERIZED PLANT BROUGHT TO THE SITE SHALL BE LABELED WITHIN REASON. FLATS OF THE SAME PLANTS MAY HAVE ONE LABEL PER FLAT. EACH BUNDLE OF BARE ROOT PLANTS SHALL BE LABELED. THESE LABELS MUST SHOW THE BOTANICAL NAME OF THE PLANT. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE LABELS, CONTAINER SIZES, AND DIVISION SIZES OF BARE ROOT PLANTS FOR COMPLIANCE TO THE DESIGN SPECIFICATIONS PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE SHALL ALSO VERIFY THAT THE PLANTS DELIVERED TO THE SITE ARE LABELED TRUE TO NAME.

2.02 ACCESSORIES
A. TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
1. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
2. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
B. PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR BALED PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.
C. ORGANIC MATTER- ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING.
D. FERTILIZER:
1. PLANT FERTILIZER: COMMERCIAL TYPE APPROVED BY THE OWNER'S REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR AS SPECIFIED.
E. ANTI-DESICCANT: PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
F. WATER: HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER TO BE PROVIDED BY THE OWNER AT THE SITE.
G. STAKES FOR STAKING: HARDWOOD, 2" X 2" (6-8')LONG.
H. STAKES FOR GUYING: HARDWOOD, 2" X 2" X 24" LONG.
I. GUYING/STAKING WIRE: 12- OR 14-GAUGE GALVANIZED WIRE.
1. TURNBUCKLES: GALVANIZED STEEL OF SIZE AND GAUGE REQUIRED TO PROVIDE TENSILE STRENGTH EQUAL TO THAT OF THE WIRE. TURNBUCKLE OPENINGS SHALL BE AT LEAST 3".
J. STAKING AND GUYING HOSE: TWO-PLY, REINFORCED GARDEN HOSE NOT LESS THAN 1/2" INSIDE DIAMETER. SHALL BE UNIFORM IN COLOR.
K. PLASTIC GUY MATERIAL NO LESS THAN 1/4". SHALL BE UNIFORM IN COLOR AND LEVEL AS APPLIED.
L. TWINE: TWO-PLY JUTE MATERIAL.
M. WEED CONTROL BARRIER: ROT RESISTANT POLYPROPYLENE FABRIC OR EQUIVALENT, WATER AND AIR PERMEABLE.

PART 3 EXECUTION

3.01 INSPECTION
A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS BEFORE INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION
A. TIME OF PLANTING:
1. EVERGREEN MATERIAL: PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 1 AND DECEMBER 1 OR IN SPRING BEFORE NEW GROWTH BEGINS. IF OWNER REQUIRES PLANTING AT OTHER TIMES, PLANTS SHALL BE SPRAYED WITH ANTI-DESICCANT PRIOR TO DIGGING OPERATIONS, WEATHER DEPENDENT.
2. DECIDUOUS MATERIAL: PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION. IF DECIDUOUS TREES ARE PLANTED IN- LEAF, THEY SHALL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO DIGGING OPERATION.
B. PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
C. LOCATE PLANTS AS INDICATED ON DRAWINGS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL OWNER'S REPRESENTATIVE HAS SELECTED ALTERNATE PLANT LOCATIONS.
D. EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST TWICE AS WIDE AS THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL BE NO GREATER THAN THE ROOT BALL DEPTH. SCARIFY BOTTOM OF THE PIT. REMOVE EXCESS EXCAVATED MATERIALS FROM THE SITE.
E. PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE BALLS AND ROOTS OF THE PLANTS CONSISTING OF FIVE (5) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND ONE (1) LB. PLANT FERTILIZER FOR EACH CUBIC YARD OF MIXTURE OR EQUIVALENT. BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.
F. PROVIDE PRE-MIXED BED PLANTING MIXTURE CONSISTING OF THREE (3) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND ONE (1) LB. PLANT FERTILIZER PER CUBIC YARD. PROVIDE BEDS A MINIMUM OF 6" DEEP. BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

3.03 INSTALLATION
A. ALL PLANTS SHALL BE WATERED THOROUGHLY AND ALLOWED TO DRAIN PRIOR TO PLANTING.
B. WHILE PLANTING, BARE ROOT PLANTS MUST BE PROTECTED FROM HOT SUN AND DRYING WIND BY SHADING THEM WITH BURLAP, LANDSCAPE FABRIC, STRAW OR OTHER BREATHABLE MATERIAL. PLASTIC IS UNACCEPTABLE.
C. CONTAINERIZED PLANTS MUST BE LEFT IN THEIR CONTAINERS UNTIL EACH IS PLANTED. THEY SHALL NOT BE REMOVED FROM THE CONTAINERS TO BE LAID OUT ON THE BED WHERE SUN AND WIND WILL DAMAGE THE ROOTS PRIOR TO PLANTING.
D. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. IF FABRIC IN-GROUND CONTAINER MATERIAL IS USED, REMOVE FABRIC BAG FIRST. SET PLANTS UPRIGHT, PLUM AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL NO LOWER THAN THE FINISH GRADE OR 2" - 3" ABOVE FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACK FILL THE PIT WITH EXISTING SOIL OR APPROVED TOP SOIL OR MIX. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.
E. AFTER PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.
1. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE COLLAR OF BALLS.
F. SPACE PLANTS IN ACCORDANCE WITH INDICATED DIMENSIONS.
F. WATERING: WATER PLANTING THOROUGHLY TO PULL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED, WATER AGAIN TO ENSURE COMPLETE COMPACTION.
G. MULCHING:
1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH TRIPLE PROCESSED HARDWOOD BARK MULCH, 3" DEEP IMMEDIATELY AFTER PLANTING. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
2. MULCH PLANT BEDS WITH TRIPLE PROCESSED HARDWOOD BARK MULCH, 3" DEEP BEFORE PLANTING.
H. WRAPPING, GUYING, STAKING:
1. WRAPPING SHOULD BE DONE ONLY ON AN AS NEED BASIS.
2. STAKING/GUYING
A. STAKE/GUY SHOULD PLANTES DESIGNATED AS STREET TREES. EE STAKING DETAILS ON THE DRAWINGS)
B. STAKE/GUY SHOULD ONLY BE USED WHEN TREES ARE LOOSE OR WEAK STEMMED. (SEE STAKING DETAILS ON THE DRAWINGS)
I. PRUNING:
1. REMOVE OR CUT BACK BROKEN, DAMAGED AND ASYMMETRICAL GROWTH OF NEW WOOD.
2. UNLESS OTHERWISE DIRECTED, PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.04 SUBMITTALS
A. SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
1. MULCH -BULK OR BAGGED.
2. DECORATIVE STONE OR GRAVEL -BAG OR BULK
B. SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
1. TOPSOIL SOURCE AND PH VALUE.
2. PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS
3. PLANT FERTILIZER.
C. FOLLOWING THE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE DESIGNER WITH A COPY OF THE ORIGINAL PLAN NOTING ANY SITE ADJUSTMENTS TO THAT ORIGINAL PLAN.

3.05 DELIVERY, STORAGE, AND HANDLING
A. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
B. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI-DESICCANT IMMEDIATELY BEFORE DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
C. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

3.06 PROJECT CONDITIONS
A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CONTACT O.U.P.S. AT 1-800-362-2764 A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
C. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

3.07 MAINTENANCE
A. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIAL FROM THE TIME THEY ARE BROUGHT ONTO THE JOB SITE UNTIL THEY ARE PLANTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
1. PLANTS SHALL BE WATERED OFTEN ENOUGH TO PREVENT WILTING PRIOR TO PLANTING. AFTER PLANTING, THEY SHALL BE WATERED INITIALLY TO SETTLE THE SOIL, THEN TO PREVENT WILTING AND TO ALLOW THEM TO BECOME ESTABLISHED ON THE SITE.
2. THE BEDS SHALL BE FREE OF WEEDS AT PLANTING TIME AND SHALL BE MAINTAINED WEED FREE BY THE CONTRACTOR UNTIL THE PLANTING IS ACCEPTED BY THE OWNER'S REPRESENTATIVE.
3. SHOULD INSECTS OR DISEASES ATTACK THE PLANTS AFTER INSTALLATION AND PRIOR TO ACCEPTANCE OF THE PLANTING, APPROPRIATE PESTICIDES SHALL BE PROPERLY APPLIED TO CORRECT THE SITUATION.
4. THE BEDS SHOULD BE CHECKED REGULARLY FOR SOIL SETTLING WHICH MAY EXPOSE THE ROOT BALLS OR OTHERWISE ENDANGER THE HEALTH OF THE PLANTING. SHOULD THIS OCCUR, THE CONTRACTOR SHALL CORRECT THE SETTLING PROBLEMS.
5. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
6. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
7. TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED, ONLY IF ORIGINALLY NEEDED.
8. ANY NOTED DEFECTS, SUCH AS REVERSIONS, ERRANT GROWTH OR COLOR NOT TYPICAL FOR THE SPECIES OR CULTIVAR, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE RECOMMENDATIONS OF THE OWNER'S REPRESENTATIVE SHALL BE FOLLOWED TO CORRECT THE SITUATION. RECOMMENDATIONS MAY INCLUDE REMOVAL OR REPLACEMENT OF THE ENTIRE PLANT.
B. THE OWNER BECOMES RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS AFTER THE PLANTING HAS BEEN ACCEPTED BY THE OWMER'S REPRESENTATIVE. FAILURE TO PROPERLY MAINTAIN THE PLANTING SHALL VOID ANY WARRANTY.
1. THE OWNER SHALL WATER THE PLANTS TO PREVENT WILTING. THE SCHEDULE WILL VARY WITH THE GROWTH OF THE PLANTS AND PREVAILING CLIMATE. GENERALLY, NEW PLANTINGS WILL NEED TO RECEIVE 1 INCH OF WATER PER WEEK. A RAIN GAUGE SHOULD BE PLACED IN THE PLANTING TO CATCH BOTH RAINFALL AND IRRIGATION WATER TO VERIFY THE AMOUNT OF APPLICATION.
2. THE OWNER SHALL PROPERLY PINCH, PRUNE, AND DEADHEAD THE PLANT MATERIAL AS NEEDED AND AS REQUIRED TO MEET THE AESTHETIC GOAL OF THE PLANTING.
3. THE OWNER SHALL MAINTAIN THE PLANTING FREE FROM COMPETING WEEDS.
4. THE OWNER SHALL REGULARLY INSPECT THE PLANTING FOR INSECTS AND DISEASES,NOTIFYING THE LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER OF ANY NOTED OCCURRENCES. IF PESTICIDES ARE DEEMED NECESSARY, THEY SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. AFTER THE ACCEPTANCE OF THE PLANTING, THE OWNER IS RESPONSIBLE FOR CORRECTING ANY SETTLING OF THE PLANTING BEDS.
6. AFTER ACCEPTANCE, THE OWNER IS RESPONSIBLE FOR SETTING ANY PLANTS WHICH ARE HEAVED OUT OF THE GROUND IN WHOLE OR IN PART BY CLIMATE CHANGES.
7. UNSATISFACTORY PERFORMANCE OF PLANT MATERIAL NOTED BY THE OWNER AFTER ACCEPTANCE OF THE PLANTING SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE CONTRACTOR.

3.08 ACCEPTANCE
A. PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. INSPECTION UPON CONTRACTORS REQUEST TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.
C. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
D. UPON ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.

3.09 CLEANING
A. PERFORM CLEANING DURING INSTALLATION AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.

SECTION 3 - SEEDING

PART 1 GENERAL

1.01 DESCRIPTION
A. PROVIDE SEEDED AREAS AS SHOWN ON THE DRAWINGS AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION.
2. SEEDING LAWNS, AND OTHER INDICATED AREAS.
3. MULCHING.
4. RECONDITIONING EXISTING LAWNS.

1.02 QUALITY ASSURANCE
A. COMPLY WITH SECTION 1 REQUIREMENTS.
B. COMPLY WITH ALL STATE CERTIFICATION SEED STANDARDS.

1.03 DELIVERY, STORAGE, AND HANDLING
A. DELIVER SEED AND FERTILIZER MATERIALS IN ORIGINAL UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN A MANNER TO PREVENT WETTING AND DETERIORATION.
1.04 PROJECT CONDITIONS
A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SEEDING OPERATIONS.
B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SEEDING OPERATIONS.
C. PERFORM SEEDING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
D. THE OWNER IS RESPONSIBLE FOR RESTRICTING TRAFFIC FROM LAWN AREAS UPON NOTIFICATION OF COMPLETION OF WORK.
E. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

1.03 WARRANTY
A. THE CONTRACTOR WARRANTIES ALL SEEDED AREAS TO BE INSTALLED ACCORDING TO SPECIFICATIONS, UNTIL ACCEPTED BY OWNER'S REPRESENTATIVE.
B. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY OVER-SEEDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

1.01 MATERIALS
A. SEED TYPE: SEE DRWINGS
B. FERTILIZER:
1. GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC, SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
2. STARTER FERTILIZER CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH BY WEIGHT, OR SIMILAR APPROVED COMPOSITION.
C. GROUND LIMESTONE: CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES AND GROUND TO SUCH FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
D. MULCH
1. STRAW: CLEAN OAT OR WHEAT STRAW WELL SEASONED BEFORE BALING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS. SHOULD BE FREE OF ROT AND MILDEW.
2. CELLION FIBER MULCH OR EQUAL.
E. WATER: FREE OF SUBSTANCE HARMFUL TO SEED GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER PROVIDED BY OWNER ON SITE.

PART 3 EXECUTION

1.01 INSPECTION
A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SEEDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION
A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SEEDED.
B. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
C. APPLY LIMESTONE AT A RATE TO ADJUST PH OF TOPSOIL TO NOT LESS THAN 5.5 NOR MORE THAN 6.8. DISTRIBUTED EVENLY BY MACHINE AND INCORPORATE THOROUGHLY INTO TOPSOIL.
D. APPLY FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT. (220 LBS./ACRE).
E. GRADE LAWN AREAS TO A SMOOTH, FREE-DRAINING, EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE.
F. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING.

3.03 INSTALLATION
A. SEEDING:
1. SEED IMMEDIATELY AFTER PREPARATION OF BED. SPRING SEEDING BETWEEN MARCH 1 AND JUNE 15 AND FALL SEEDING BETWEEN AUGUST 15 AND NOVEMBER 1, OR AT SUCH OTHER TIMES ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
2. SEED INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE CHARGED ACCORDING TO AREA AND IN ADDITION TO CONTRACT.
3. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN TWO(2) DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER.
4. SOW GRASS SEED AT A RATE RECOMMENDED BY TYPE OF SEED USED.
5. INCORPORATE SEED INTO TOP 1/8" OF SOIL AND ROLL.
B. MULCHING:
1. PLACE STRAW OR FIBER MULCH ON SEEDED AREAS WITHIN 24 HOURS AFTER SEEDING.
2. (A). PLACE STRAW MULCH UNIFORMLY IN CONTINUOUS BLANKET AT THE RATE OF 2 ½ TONS PER ACRE, OR 2 BALES PER 1,000 SQ. FT. OF AREA. A MECHANICAL BLOWER MAY BE USED FOR STRAW MULCH APPLICATION WHEN ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
(B) A CELLULOSE FIBER OR APPROVED EQUAL MAY BE USED IN AQUEOUS MIXTURE AT THE RATE OF 1500 LBS./ACRE.
3. SECURE STRAW TO SOIL BY APPROVED METHODS.

3.04 RECONDITIONING EXISTING AREAS
A. ANALYZE THE CONDITION OF EXISTING AREAS TO REMAIN, AND DETERMINE THE EXTENT OF NECESSARY RECONDITIONING. PROVIDE UNIT COST AND ESTIMATE OF WORK. OBTAIN OWNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK.
B. RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS, INCLUDING STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF CONSTRUCTION VEHICLES, AND EXISTING LAWN AREAS AS INDICATED.
C. PROVIDE FERTILIZER, SEED AND SOIL AMENDMENTS AS SPECIFIED FOR NEW LAWNS AND AS REQUIRED TO PROVIDE A SATISFACTORILY RECONDITIONED LAWN. PROVIDE TOPSOIL AS REQUIRED TO FILL LOW AREAS AND MEET NEW FINISHED GRADES.
D. CULTIVATE BARE AND COMPACTED AREAS THOROUGHLY.
E. REMOVE DISEASED OR UNSATISFACTORY LAWN AREAS. DO NOT BURY INTO SOIL. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, INCLUDING OIL DRIPPINGS, STONE, GRAVEL, AND OTHER CONSTRUCTION MATERIALS.
F. WHERE SUBSTANTIAL BUT THIN LAWN REMAINS, RAKE, AERATE IF COMPACTED, OR CULTIVATE SOIL; FERTILIZE AND SEED.

3.05 MAINTENANCE
A. MAINTENANCE OF INSTALLED AND ACCEPTED SEEDED LAWNS WILL BE PERFORMED BY THE OWNER.

3.06 ACCEPTANCE
A. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
B. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
C. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.07 CLEANING
A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM SEEDING OPERATIONS.

EDGE
www.edgela.com

ROCKFORD HOMES

EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO
TROTTER'S GATE

LANDSCAPE SPECIFICATIONS

OWNER:
ROCKFORD HOMES
Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:
EDGE
The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

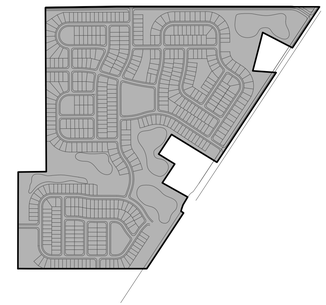
Issue Date:
October 15, 2025

Job #25233

SHEET
L4.06



KEY PLAN - N.T.S.



EXTERIOR/LANDSCAPE PLAN APPLICATION
MARYSVILLE, OHIO

TROTTER'S GATE

PHOTOMETRIC PLAN

OWNER:

Rockford Homes
999 Polaris Parkway,
Suite 200
Columbus, OH 43240

LANDSCAPE ARCHITECT:

The EDGE Group, Inc.
330 W Spring Street
Suite 350
Columbus, OH 43215
614-486-3343

Issue Date:
October 15, 2025

Job #25233

SHEET

L5.01

PROJECT NAME:

PROJECT TYPE:

DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

Features
The NEW Dezīner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel ™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



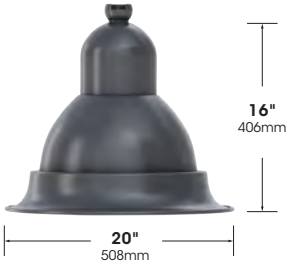
DS6A
Angled



DS6C
Concave/Flared



DS6D
Deep Bell



DS6S
Skirted



DS6T
Tiered

The smallest models within the Dezīner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

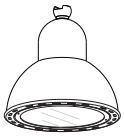
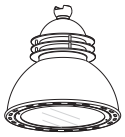
U.L. Listed for Wet Location

2023062

DEZĪNER SERIES 6 - PLED SMALL

PRODUCT CONFIGURATIONS

EPA & WEIGHT

Base Model	w/ unlit Bands	w/ Ambience™ Low Luminance Lens	w/ unlit Bands & Ambience™ Low Luminance Lens
			
DS6A Max Weight = 17 lbs Max EPA = 0.58 36 LED Max	**DS6AB** Max Weight = 18 lbs Max EPA = 0.63 36 LED Max	**DS6A-AL** Max Weight = 17 lbs Max EPA = 0.58 36 LED Max	**DS6AB-AL** Max Weight = 18 lbs Max EPA = 0.63 36 LED Max
			
DS6C Max Weight = 17 lbs Max EPA = 0.54 36 LED Max	**DS6CB** Max Weight = 18 lbs Max EPA = 0.59 36 LED Max	**DS6C-AL** Max Weight = 17 lbs Max EPA = 0.54 36 LED Max	**DS6CB-AL** Max Weight = 18 lbs Max EPA = 0.59 36 LED Max
			
DS6D Max Weight = 18 lbs Max EPA = 0.74 36 LED Max	**DS6DB** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**DS6D-AL** Max Weight = 18 lbs Max EPA = 0.74 36 LED Max	**DS6DB-AL** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max
			
DS6S Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**DS6SB** Max Weight = 20lbs Max EPA = 0.84 36 LED Max	**DS6S-AL** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**DS6SB-AL** Max Weight = 20lbs Max EPA = 0.84 36 LED Max
			
DS6T Max Weight = 16 lbs Max EPA = 0.58 36 LED Max	**DS6TB** Max Weight = 17 lbs Max EPA = 0.63 36 LED Max	**DS6T-AL** Max Weight = 16 lbs Max EPA = 0.58 36 LED Max	**DS6TB-AL** Max Weight = 17 lbs Max EPA = 0.63 36 LED Max

DEZINER SERIES 6 - PLED SMALL

ORDERING INFORMATION

Spec/Order Example: DS6CB/AL-ASY/36LED-700mA/30K/UNV/CM+L/RAL-8019-T/DF

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage

Luminaire

- ☐ **DS6**

Shade

☐ Angled	**A**
☐ Angled w/ unlit Bands	**AB**
☐ Concave/Flared	**C**
☐ Concave/Flared w/ unlit Bands	**CB**
☐ Deep Bell	**D**
☐ Deep Bell w/ unlit Bands	**DB**
☐ Hooded	**H**
☐ Hooded w/ unlit Bands	**HB**
☐ Skirted	**S**
☐ Skirted w/ unlit Bands	**SB**
☐ Tiered	**T**
☐ Tiered w/ unlit Bands	**TB**

Optics

PLED™ Distribution Type

- ☐ **PLED-II**
- ☐ **PLED-II-FR**
- ☐ **PLED-III**
- ☐ **PLED-III-W**
- ☐ **PLED-IV**
- ☐ **PLED-IV-FT**
- ☐ **PLED-V-SQ-N**
- ☐ **PLED-V-SQ-M**
- ☐ **PLED-V-SQ-W**

Ambience™ Lens Option:

- ☐ **AL-ASY**
- ☐ **AL-ASY-HS**
- ☐ **AL-SYM**

LED

# of LEDs	Drive Current	Color Temp - CCT
☐ **36LED**	☐ **875mA**[1]	☐ **27K** (2700K)
☐ **20LED**	☐ **700mA**	☐ **30K** (3000K)
	☐ **525mA**	☐ **40K** (4000K)
	☐ **350mA**	☐ **50K** (5000K)
		☐ **TRA**[2] True Amber

NOTES:

1 - 875mA not available with 36LED, available with 20LED only

2 - TRA available in 350mA & 525mA Drive Currents only

Consult factory for other CCT, CRI, & Drive Current options

Voltage

- ☐ **UNV** (120-277)
- ☐ **347**
- ☐ **480**

Mounting	Finish	Options

Mounting

Arm Mount

- ☐ **1**
- ☐ **2-180**
- ☐ **2-90**
- ☐ **3-90**
- ☐ **3-120**
- ☐ **4-90**

Wall Mount

- ☐ **WM**

WM - Wall Mount provided with mounting bracket and cover.

Pendant Mount

- ☐ Stem Mount + Length(in) (48" Max) **SM+L**
- ☐ Chain Mount + Length(in) (48" Max) **CM+L**
- ☐ Cable Clamp J-Box **CCB**
- ☐ Cross Cable Clamp J-Box **CCC**

Finish

Standard Textured Finish

☐ Black	**RAL-9005-T**
☐ White	**RAL-9003-T**
☐ Grey	**RAL-7004-T**
☐ Dark Bronze	**RAL-8019-T**
☐ Green	**RAL-6005-T**

Premium Finishes

- ☐ Rust
- ☐ Patina Copper **PC**

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

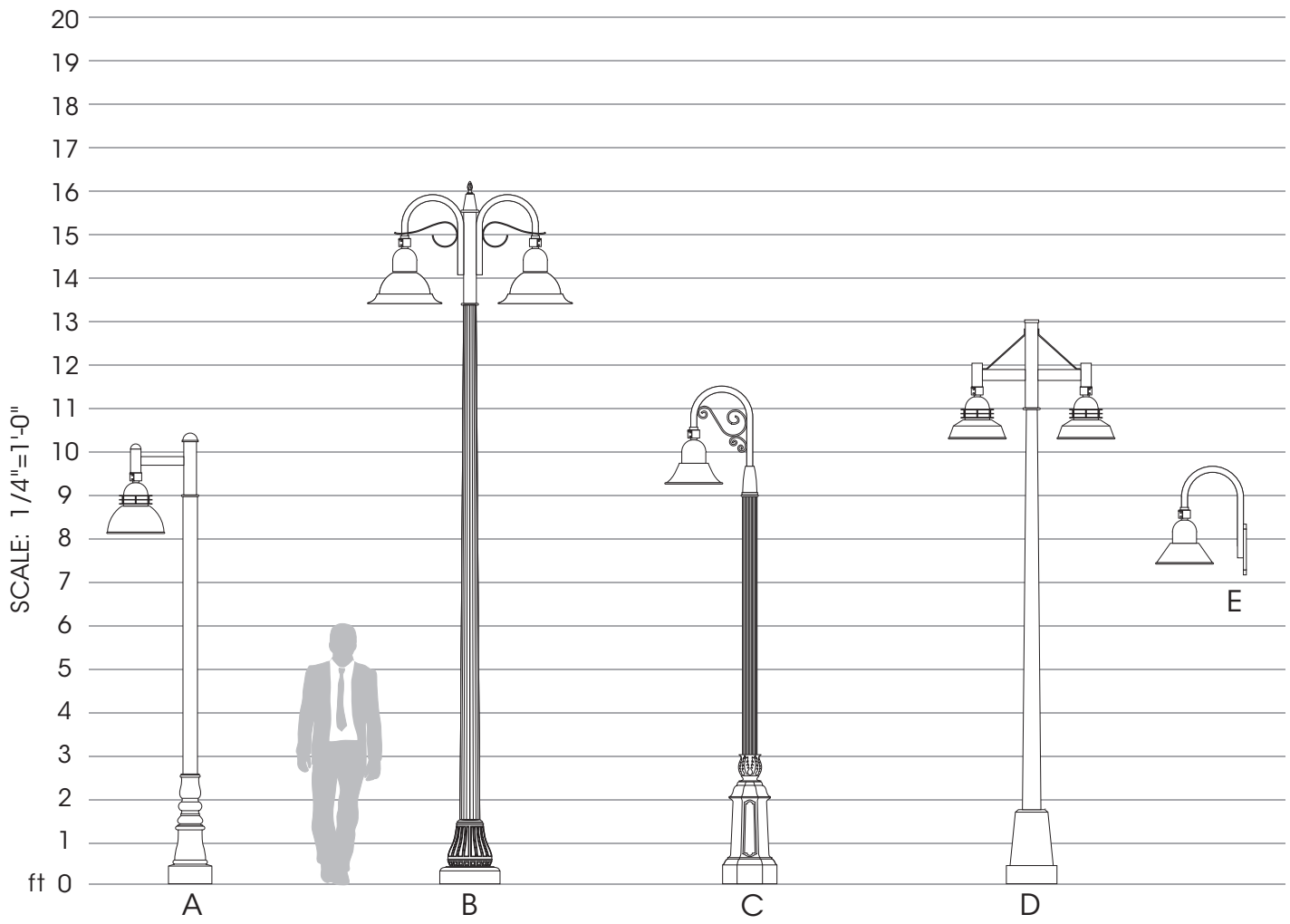
Consult factor for custom colors

Options

- ☐ Internal House Side Shield incl. LED Count (Example: HS-PLED/48) **HS-PLED**
- ☐ Twist Lock Receptable Only **TPR**
- ☐ 7-Pin Twist Lock Receptable Only **TPR7**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) **HLSW**
- ☐ Twist Lock Photocell + Voltage (Example: TPC347V) **TPC+V**
- ☐ Photocell + Voltage (Example: PC120V) **PC+V**
- ☐ Single Fuse (Example: DF277V) **SF+V**
- ☐ Double Fuse (Example: DF240V) **DF+V**
- ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75fc) **MS-F311**

DEZĪNER SERIES 6 - PLED SMALL

SAMPLE ASSEMBLIES

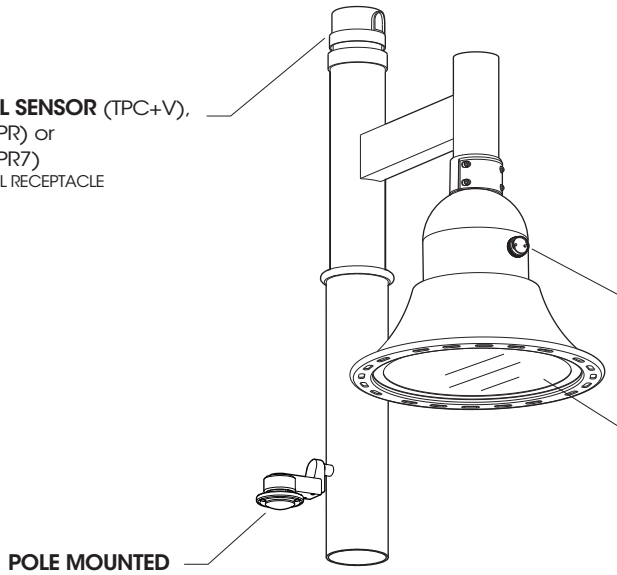


A. 24-1040-9'/XALM-1/DS6DB-AL/LED/ACCESSORIES/FINISH
B. 17-1030C-13'-4"/XPDM-2-180/DS6S/LED/ACCESSORIES/FINISH
C. 1M-106O-9'/XPCM-1/DS6C-AL/LED/ACCESSORIES/FINISH
D. 25-1035T-11'/XASM-2-180/DS6TB/LED/ACCESSORIES/FINISH
E. WM-XPKM/DS6A-AL/LED/ACCESSORIES/FINISH

Sample Assemblies show a small offering of the Sun Valley Line of Poles, Bases, Shafts, Arms, & Luminaires. Please visit usaltg.com for the full product offering.

DEZĪNER SERIES 6 - PLED SMALL

OPTIONS



Optional: PHOTOCELL SENSOR (TPC+V),
3-PIN RECEPTACLE (TPR) or
7-PIN RECEPTACLE (TPR7)
TPR = TWIST LOCK PHOTOCELL RECEPTACLE

MINI BUTTON PHOTOCELL (PC+V)

Ambience™ LOW LUMINANCE LENS

POLE MOUNTED MFS-311BLUETOOTH PHOTO/MOTION SENSOR

Factory Settings:
No Motion - 50%
Motion - 100%
Delay - 15 min.
Photocell - 75fc

Sensors can be Field Programmed With Bluetooth App

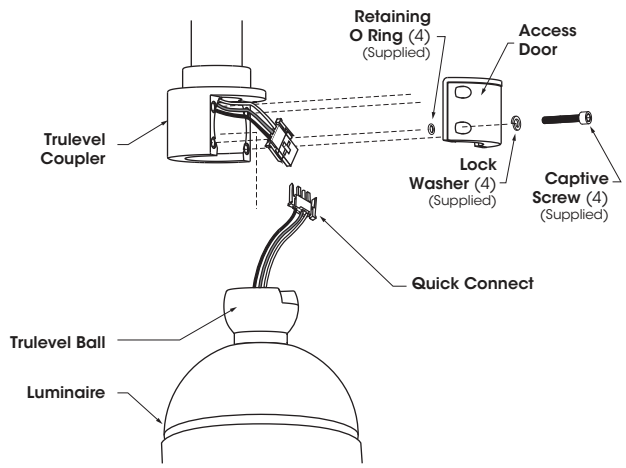
High Low Dimming For Switches (HLSW)
The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Seconday AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

Wireless and Other Fixture Controls
Contact Factory for Wireless and Other Fixture Controls and Recomendations. Most Controls Can be Integrated and Factory Installed.

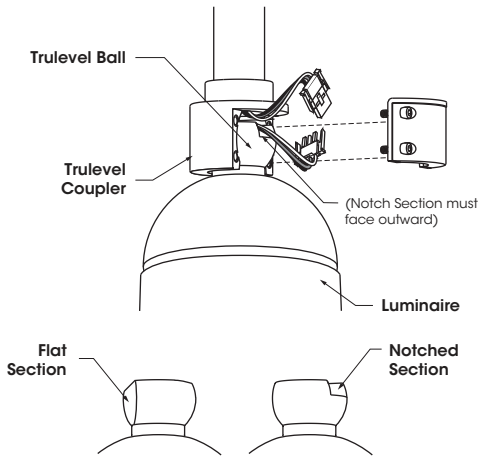
DEZINER SERIES 6 - PLED SMALL

INSTALLATION DETAIL

Trulevel System® Assembly



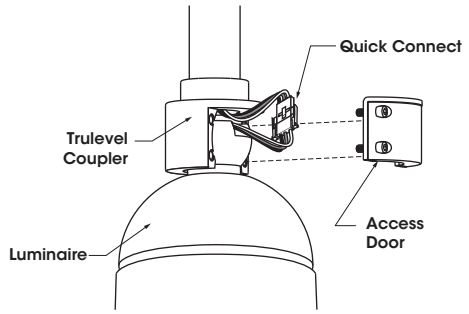
1. Loosen (4) Captive Screws and remove Access Door from Trulevel Coupler, pull out Quick Connect from Trulevel Coupler and Trulevel Ball.



2. Place Trulevel Ball inside of Trulevel Coupler as illustrated.

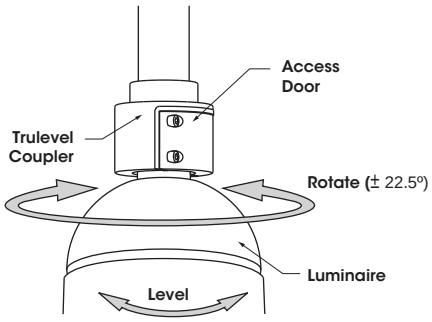
   A - Notched Section of Trulevel Ball must face outward as illustrated.

   B - Flat Section of Trulevel Ball must face inward.



3. Connect Quick Connect components, push components inside of Trulevel Coupler cavity, replace Access Door and loosely secure, do not tighten.

   Fixture will suspend without Access Door during installation.



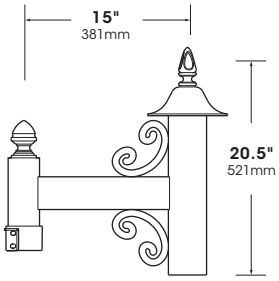
4. Rotate (left to right ± 22.5°) and level Luminaire to desired position. Tighten Access Door.

   (Tighten each bolt to recommended torque: **10 ft-lb, foot-pound**)

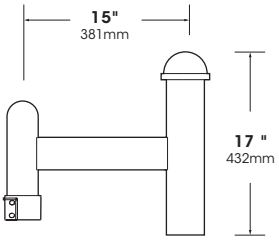
   Trulevel Pendant Mount is intended to allow for fixture leveling, but is not intended to be "free-swinging" upon proper installation.

DEZĪNER SERIES 6 - PLED SMALL

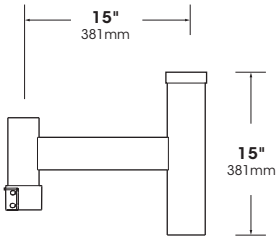
ARMS



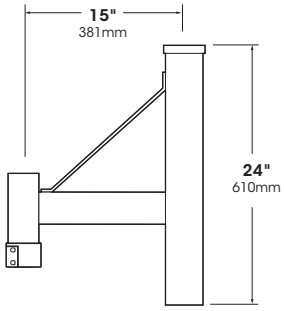
XAJM-PM



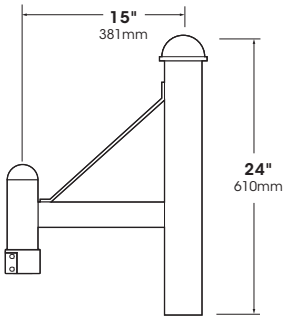
XALM-PM



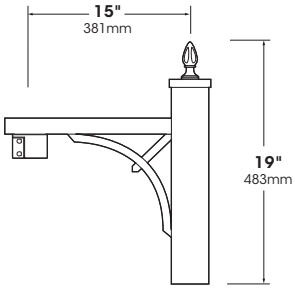
XAOM-PM



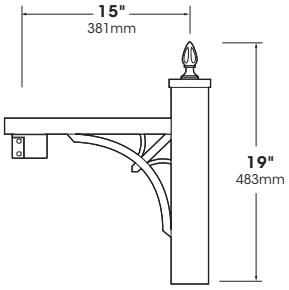
XASM-1



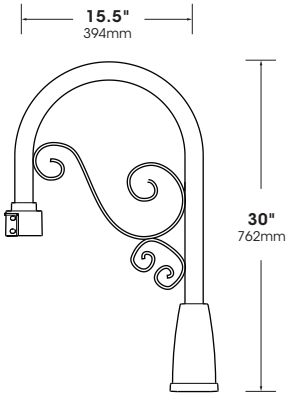
XBSM-1



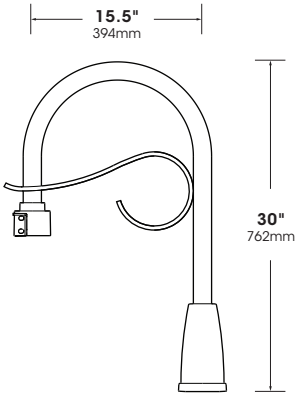
XCNAM-1



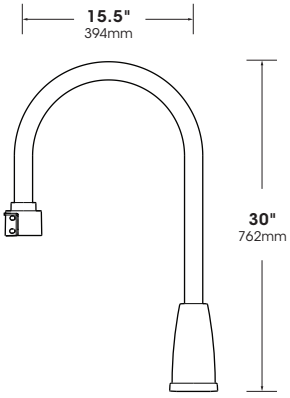
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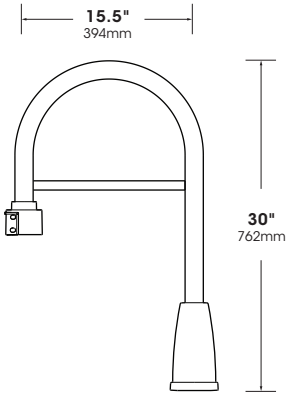
XPCM



XPDM



XPKM



XPSM

DS6 SERIES - LED

PHOTOMETRIC DATA GUIDE - LM-80 LUMEN MAINTENANCE

LED LUMEN MAINTENANCE (350mA to 700mA)		
LED Life / Operating Hours	**Lumen Depreciation**	**Lumen Depreciation Scale Factor**
60,000	L96	0.96x
100,000 (6X LED Test Hrs)	L93	0.93x
150,000 (Theoretical)	L89	0.90x
200,000 (Theoretical)	L86	0.87x

TM-21 6x Test Time Dicatates that L93 > 100,000 Hours.

Lumen Depreciation Calculations Done in Accordance With IESNA TM-21 & LM-80 (25°C Ambient)

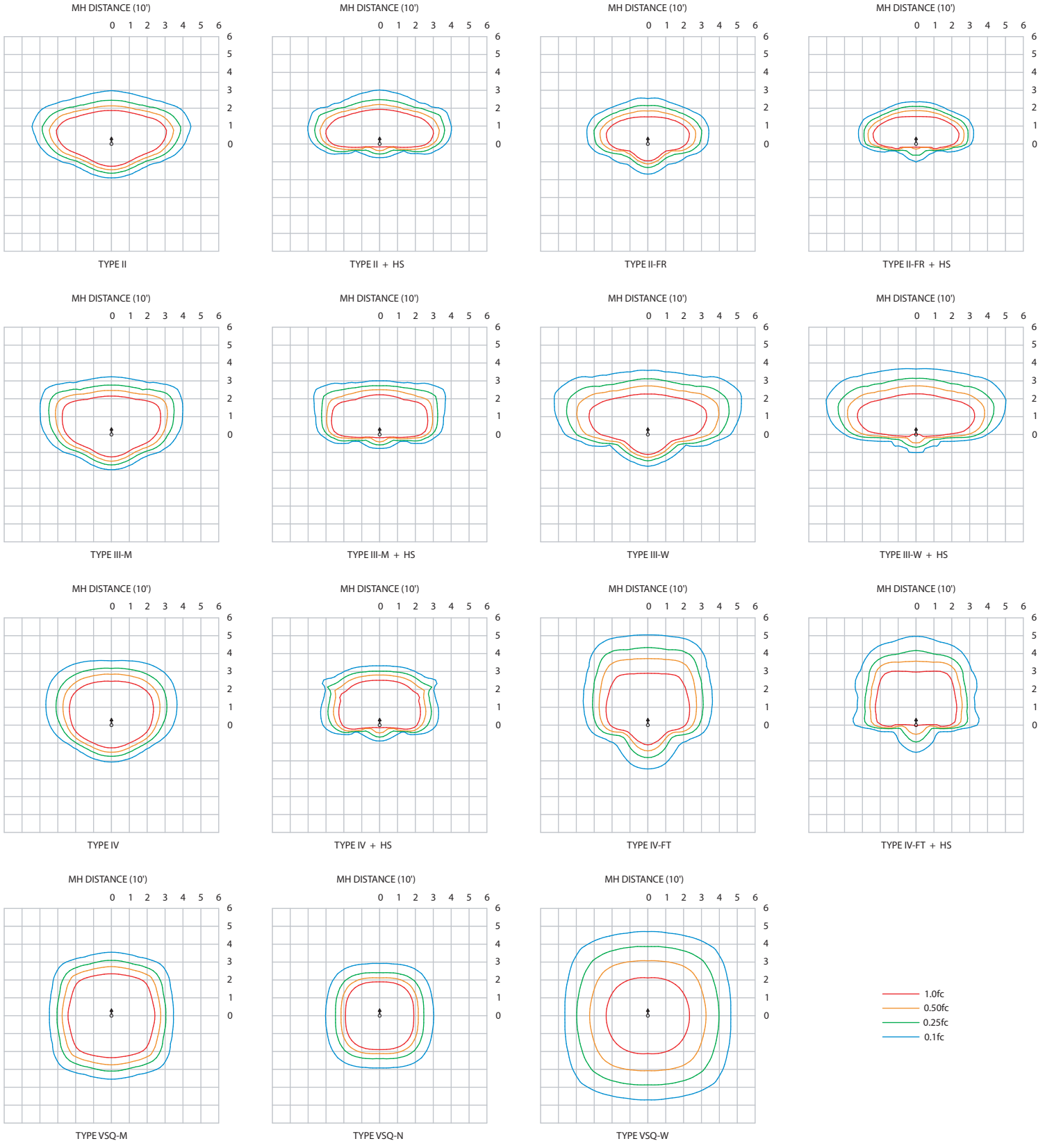
ELECTRICAL DATA GUIDE - AMPERAGE CHART

# of LEDs	mA	System Watts	120V	208V	277V	347V	480V
20	350	23.6	0.20	0.11	0.09	0.07	0.05
20	525	35.5	0.30	0.17	0.13	0.10	0.07
20	700	47.0	0.39	0.23	0.17	0.14	0.10
20	875	58.4	0.49	0.28	0.21	0.17	0.12
36	350	41.3	0.34	0.20	0.15	0.12	0.09
36	525	62.0	0.52	0.30	0.22	0.18	0.13
36	700	82.6	0.69	0.40	0.30	0.24	0.17
36	875	103.2	0.86	0.50	0.37	0.30	0.22

DS6 SERIES - LED

PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS (DS6-PLED)

DS6A-PLED-20LED-700mA-40K - 10' Mounting Height



IES File downloads for this product can be found at www.usaltg.com/downloads/asr.html

DS6 SERIES - LED

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (DS6-PLED)

DS6-PLED																			
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
20	350	23.6	II	3152	134	B1-U0-G1	3288	139	B1-U0-G1	3426	145	B1-U0-G1	3563	151	B1-U0-G1	18.2	1096	60	B0-U0-G0
			II-FR	3173	134	B1-U0-G1	3311	140	B1-U0-G1	3449	146	B1-U0-G1	3587	152	B1-U0-G1		1104	61	B0-U0-G0
			III-M	3207	136	B1-U0-G1	3346	142	B1-U0-G1	3486	148	B1-U0-G1	3625	154	B1-U0-G1		1115	61	B0-U0-G0
			III-W	2978	126	B1-U0-G1	3107	132	B1-U0-G1	3237	137	B1-U0-G1	3366	143	B1-U0-G1		1036	57	B0-U0-G1
			IV	3183	135	B1-U0-G1	3321	141	B1-U0-G1	3459	147	B1-U0-G1	3598	152	B1-U0-G1		1107	61	B0-U0-G0
			IV-FT	2899	123	B1-U0-G1	3025	128	B1-U0-G1	3151	134	B1-U0-G1	3277	139	B1-U0-G1		1008	55	B0-U0-G1
			VSQ-N	3327	141	B2-U0-G0	3472	147	B2-U0-G0	3616	153	B2-U0-G0	3761	159	B2-U0-G0		1157	64	B1-U0-G0
			VSQ-M	3262	138	B2-U0-G1	3404	144	B2-U0-G1	3546	150	B2-U0-G1	3688	156	B2-U0-G1		1135	62	B1-U0-G0
			VSQ-W	3184	135	B2-U0-G1	3322	141	B2-U0-G1	3461	147	B3-U0-G1	3600	153	B3-U0-G1		1108	61	B1-U0-G1
			II-HS	2305	98	B0-U0-G1	2405	102	B0-U0-G1	2505	106	B0-U0-G1	2606	110	B0-U0-G1		802	44	B0-U0-G0
			II-FR-HS	2345	99	B0-U0-G0	2447	104	B0-U0-G0	2549	108	B0-U0-G0	2651	112	B0-U0-G0		816	45	B0-U0-G0
			III-M-HS	2332	99	B0-U0-G1	2433	103	B0-U0-G1	2535	107	B0-U0-G1	2636	112	B0-U0-G1		811	45	B0-U0-G0
			III-W-HS	2282	97	B0-U0-G1	2382	101	B0-U0-G1	2481	105	B0-U0-G1	2580	109	B0-U0-G1		794	44	B0-U0-G1
			IV-HS	2409	102	B0-U0-G1	2513	106	B0-U0-G1	2618	111	B0-U0-G1	2722	115	B0-U0-G1		838	46	B0-U0-G0
			IV-FT-HS	2277	96	B0-U0-G1	2376	101	B0-U0-G1	2475	105	B0-U0-G1	2574	109	B0-U0-G1		792	44	B0-U0-G1
20	525	35.5	II	4481	126	B1-U0-G1	4676	132	B1-U0-G1	4871	137	B1-U0-G1	5066	143	B1-U0-G1	27.3	1266	46	B1-U0-G0
			II-FR	4511	127	B1-U0-G1	4707	133	B1-U0-G1	4904	138	B1-U0-G1	5100	144	B1-U0-G1		1275	47	B1-U0-G0
			III-M	4560	128	B1-U0-G1	4758	134	B1-U0-G1	4956	140	B1-U0-G1	5154	145	B1-U0-G1		1288	47	B0-U0-G0
			III-W	4234	119	B1-U0-G2	4418	124	B1-U0-G2	4602	130	B1-U0-G2	4786	135	B1-U0-G2		1196	44	B0-U0-G1
			IV	4525	127	B1-U0-G1	4722	133	B1-U0-G1	4919	139	B1-U0-G1	5116	144	B1-U0-G1		1279	47	B0-U0-G1
			IV-FT	4123	116	B1-U0-G2	4302	121	B1-U0-G2	4481	126	B1-U0-G2	4660	131	B1-U0-G2		1165	43	B0-U0-G1
			VSQ-N	4730	133	B2-U0-G1	4935	139	B2-U0-G1	5141	145	B2-U0-G1	5347	151	B2-U0-G1		1337	49	B1-U0-G0
			VSQ-M	4638	131	B3-U0-G1	4839	136	B3-U0-G1	5041	142	B3-U0-G1	5243	148	B3-U0-G1		1311	48	B1-U0-G0
			VSQ-W	4528	128	B3-U0-G2	4725	133	B3-U0-G2	4921	139	B3-U0-G2	5118	144	B3-U0-G2		1279	47	B1-U0-G1
			II-HS	3278	92	B0-U0-G1	3420	96	B0-U0-G1	3563	100	B0-U0-G1	3705	104	B0-U0-G1		926	34	B0-U0-G0
			II-FR-HS	3334	94	B0-U0-G1	3479	98	B0-U0-G1	3624	102	B0-U0-G1	3768	106	B0-U0-G1		942	35	B0-U0-G0
			III-M-HS	3316	93	B0-U0-G1	3460	97	B0-U0-G1	3604	102	B0-U0-G1	3748	106	B0-U0-G1		937	34	B0-U0-G0
			III-W-HS	3246	91	B0-U0-G1	3387	95	B0-U0-G1	3528	99	B0-U0-G1	3669	103	B0-U0-G2		917	34	B0-U0-G1
			IV-HS	3425	96	B0-U0-G1	3574	101	B0-U0-G1	3722	105	B0-U0-G1	3871	109	B0-U0-G1		968	35	B0-U0-G0
			IV-FT-HS	3237	91	B0-U0-G2	3377	95	B0-U0-G2	3518	99	B0-U0-G2	3659	103	B0-U0-G2		915	34	B0-U0-G1
20	700	47.0	II	5637	120	B1-U0-G1	5882	125	B2-U0-G1	6127	130	B2-U0-G1	6372	136	B2-U0-G2	N/A	N/A		
			II-FR	5674	121	B2-U0-G1	5921	126	B2-U0-G1	6168	131	B2-U0-G1	6414	136	B2-U0-G1				
			III-M	5735	122	B1-U0-G2	5984	127	B1-U0-G2	6234	133	B2-U0-G2	6483	138	B2-U0-G2				
			III-W	5325	113	B1-U0-G2	5556	118	B1-U0-G2	5788	123	B1-U0-G2	6019	128	B1-U0-G2				
			IV	5692	121	B1-U0-G1	5939	126	B1-U0-G2	6187	132	B2-U0-G2	6435	137	B2-U0-G2				
			IV-FT	5185	110	B1-U0-G2	5410	115	B1-U0-G2	5636	120	B1-U0-G2	5861	125	B1-U0-G2				
			VSQ-N	5949	127	B2-U0-G1	6208	132	B2-U0-G1	6466	138	B2-U0-G1	6725	143	B2-U0-G1				
			VSQ-M	5834	124	B3-U0-G1	6088	130	B3-U0-G1	6341	135	B3-U0-G1	6595	140	B3-U0-G1				
			VSQ-W	5694	121	B3-U0-G2	5942	126	B3-U0-G2	6189	132	B3-U0-G2	6437	137	B3-U0-G2				
			II-HS	4122	88	B0-U0-G1	4302	92	B0-U0-G1	4481	95	B0-U0-G1	4660	99	B1-U0-G1				
			II-FR-HS	4193	89	B0-U0-G1	4376	93	B0-U0-G1	4558	97	B0-U0-G1	4740	101	B0-U0-G1				
			III-M-HS	4170	89	B0-U0-G1	4351	93	B0-U0-G2	4533	96	B0-U0-G2	4714	100	B0-U0-G2				
			III-W-HS	4082	87	B0-U0-G2	4259	91	B0-U0-G2	4437	94	B0-U0-G2	4614	98	B0-U0-G2				
			IV-HS	4308	92	B0-U0-G1	4495	96	B0-U0-G1	4682	100	B0-U0-G2	4869	104	B0-U0-G2				
			IV-FT-HS	4071	87	B0-U0-G2	4248	90	B0-U0-G2	4425	94	B0-U0-G2	4602	98	B0-U0-G2				
20	875	58.4	II	6639	114	B2-U0-G2	6928	119	B2-U0-G2	7216	124	B2-U0-G2	7505	129	B2-U0-G2	N/A	N/A		
			II-FR	6683	114	B2-U0-G1	6974	119	B2-U0-G1	7264	124	B2-U0-G1	7555	129	B2-U0-G1				
			III-M	6755	116	B2-U0-G2	7048	121	B2-U0-G2	7342	126	B2-U0-G2	7636	131	B2-U0-G2				
			III-W	6272	107	B1-U0-G2	6545	112	B1-U0-G2	6817	117	B1-U0-G2	7090	121	B1-U0-G2				
			IV	6704	115	B2-U0-G2	6996	120	B2-U0-G2	7287	125	B2-U0-G2	7579	130	B2-U0-G2				
			IV-FT	6107	105	B1-U0-G2	6373	109	B1-U0-G2	6638	114	B1-U0-G2	6904	118	B1-U0-G2				
			VSQ-N	7007	120	B2-U0-G1	7312	125	B2-U0-G1	7617	130	B2-U0-G1	7921	136	B3-U0-G1				
			VSQ-M	6871	118	B3-U0-G1	7170	123	B3-U0-G1	7469	128	B3-U0-G1	7767	133	B3-U0-G2				
			VSQ-W	6707	115	B3-U0-G2	6999	120	B3-U0-G2	7290	125	B3-U0-G2	7582	130	B3-U0-G2				
			II-HS	4855	83	B1-U0-G2	5066	87	B1-U0-G2	5278	90	B1-U0-G2	5489	94	B1-U0-G2				
			II-FR-HS	4939	85	B0-U0-G1	5154	88	B0-U0-G1	5368	92	B0-U0-G1	5583	96	B0-U0-G1				
			III-M-HS	4912	84	B0-U0-G2	5126	88	B0-U0-G2	5339	91	B0-U0-G2	5553	95	B0-U0-G2				
			III-W-HS	4808	82	B0-U0-G2	5017	86	B0-U0-G2	5226	89	B0-U0-G2	5436	93	B0-U0-G2				
			IV-HS	5074	87	B0-U0-G2	5295	91	B0-U0-G2	5515	94	B0-U0-G2	5735	98	B0-U0-G2				
			IV-FT-HS	4795	82	B0-U0-G2	5003	86	B0-U0-G2	5212	89	B0-U0-G2	5420	93	B0-U0-G2				

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DS6 SERIES - LED

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (DS6-PLED)

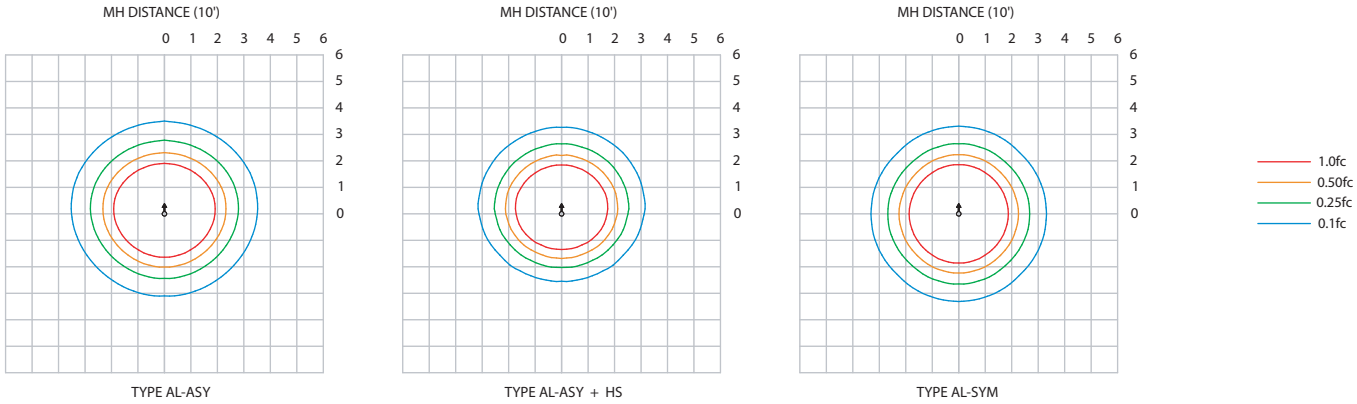
DS6-PLED																		
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
36	350	41.3	II	5529	134	B1-U0-G1	5769	140	B2-U0-G1	6010	146	B2-U0-G1	6250	151	B2-U0-G1	31.8	1923	60	B1-U0-G1
			II-FR	5567	135	B1-U0-G1	5809	141	B2-U0-G1	6051	147	B2-U0-G1	6293	152	B2-U0-G1		1936	61	B1-U0-G0
			III-M	5626	136	B1-U0-G1	5871	142	B1-U0-G2	6115	148	B1-U0-G2	6360	154	B2-U0-G2		1957	62	B1-U0-G1
			III-W	5224	126	B1-U0-G2	5451	132	B1-U0-G2	5678	137	B1-U0-G2	5905	143	B1-U0-G2		1817	57	B1-U0-G1
			IV	5584	135	B1-U0-G1	5826	141	B1-U0-G1	6069	147	B2-U0-G2	6312	153	B2-U0-G2		1942	61	B1-U0-G1
			IV-FT	5086	123	B1-U0-G2	5307	129	B1-U0-G2	5529	134	B1-U0-G2	5750	139	B1-U0-G2		1769	56	B1-U0-G1
			VSQ-N	5837	141	B2-U0-G1	6091	147	B2-U0-G1	6344	154	B2-U0-G1	6598	160	B2-U0-G1		2030	64	B1-U0-G0
			VSQ-M	5723	139	B3-U0-G1	5972	145	B3-U0-G1	6221	151	B3-U0-G1	6469	157	B3-U0-G1		1991	63	B1-U0-G0
			VSQ-W	5586	135	B3-U0-G2	5829	141	B3-U0-G2	6072	147	B3-U0-G2	6315	153	B3-U0-G2		1943	61	B2-U0-G1
			II-HS	4044	98	B0-U0-G1	4220	102	B0-U0-G1	4395	106	B0-U0-G1	4571	111	B1-U0-G1		1407	44	B0-U0-G0
			II-FR-HS	4114	100	B0-U0-G1	4293	104	B0-U0-G1	4471	108	B0-U0-G1	4650	113	B0-U0-G1		1431	45	B0-U0-G0
			III-M-HS	4091	99	B0-U0-G1	4269	103	B0-U0-G2	4447	108	B0-U0-G2	4624	112	B0-U0-G2		1423	45	B0-U0-G0
			III-W-HS	4005	97	B0-U0-G2	4178	101	B0-U0-G2	4353	105	B0-U0-G2	4527	110	B0-U0-G2		1393	44	B0-U0-G1
			IV-HS	4225	102	B0-U0-G1	4409	107	B0-U0-G1	4592	111	B0-U0-G1	4776	116	B0-U0-G2		1470	46	B0-U0-G0
			IV-FT-HS	3994	97	B0-U0-G2	4167	101	B0-U0-G2	4341	105	B0-U0-G2	4515	109	B0-U0-G2		1389	44	B0-U0-G1
36	525	62.0	II	7862	127	B2-U0-G2	8204	132	B2-U0-G2	8545	138	B2-U0-G2	8887	143	B2-U0-G2	47.7	2222	47	B1-U0-G1
			II-FR	7915	128	B2-U0-G1	8259	133	B2-U0-G1	8603	139	B2-U0-G1	8947	144	B2-U0-G1		2237	47	B1-U0-G0
			III-M	7999	129	B2-U0-G2	8347	135	B2-U0-G2	8695	140	B2-U0-G2	9043	146	B2-U0-G2		2261	47	B1-U0-G1
			III-W	7428	120	B1-U0-G2	7751	125	B1-U0-G2	8074	130	B2-U0-G2	8397	135	B2-U0-G2		2099	44	B1-U0-G1
			IV	7939	128	B2-U0-G2	8284	134	B2-U0-G2	8630	139	B2-U0-G2	8975	145	B2-U0-G2		2244	47	B1-U0-G1
			IV-FT	7232	117	B2-U0-G2	7547	122	B2-U0-G2	7861	127	B2-U0-G2	8176	132	B2-U0-G2		2044	43	B1-U0-G1
			VSQ-N	8297	134	B3-U0-G1	8658	140	B3-U0-G1	9019	145	B3-U0-G1	9380	151	B3-U0-G1		2345	49	B1-U0-G0
			VSQ-M	8137	131	B3-U0-G2	8491	137	B3-U0-G2	8844	143	B3-U0-G2	9198	148	B3-U0-G2		2299	48	B2-U0-G1
			VSQ-W	7943	128	B3-U0-G2	8289	134	B3-U0-G2	8634	139	B4-U0-G2	8980	145	B4-U0-G2		2245	47	B2-U0-G1
			II-HS	5750	93	B1-U0-G2	6000	97	B1-U0-G2	6250	101	B1-U0-G2	6500	105	B1-U0-G2		1625	34	B0-U0-G0
			II-FR-HS	5849	94	B1-U0-G1	6103	98	B1-U0-G1	6357	103	B1-U0-G1	6611	107	B1-U0-G1		1653	35	B0-U0-G0
			III-M-HS	5817	94	B0-U0-G2	6069	98	B0-U0-G2	6322	102	B0-U0-G2	6575	106	B0-U0-G2		1644	34	B0-U0-G1
			III-W-HS	5694	92	B0-U0-G2	5941	96	B0-U0-G2	6189	100	B0-U0-G2	6436	104	B0-U0-G2		1609	34	B0-U0-G1
			IV-HS	6008	97	B0-U0-G2	6269	101	B0-U0-G2	6530	105	B0-U0-G2	6791	110	B0-U0-G2		1698	36	B0-U0-G1
			IV-FT-HS	5678	92	B0-U0-G2	5925	96	B0-U0-G2	6172	100	B0-U0-G2	6419	104	B0-U0-G2		1605	34	B0-U0-G1
36	700	82.6	II	9889	120	B2-U0-G2	10319	125	B2-U0-G2	10749	130	B2-U0-G2	11179	135	B2-U0-G2	N/A	N/A		
			II-FR	9955	121	B2-U0-G1	10388	126	B2-U0-G1	10820	131	B2-U0-G1	11253	136	B3-U0-G1				
			III-M	10061	122	B2-U0-G2	10499	127	B2-U0-G2	10936	132	B2-U0-G2	11374	138	B2-U0-G2				
			III-W	9342	113	B2-U0-G3	9748	118	B2-U0-G3	10154	123	B2-U0-G3	10560	128	B2-U0-G3				
			IV	9986	121	B2-U0-G2	10420	126	B2-U0-G2	10854	131	B2-U0-G2	11289	137	B2-U0-G2				
			IV-FT	9096	110	B2-U0-G3	9492	115	B2-U0-G3	9887	120	B2-U0-G3	10283	124	B2-U0-G3				
			VSQ-N	10437	126	B3-U0-G1	10890	132	B3-U0-G1	11344	137	B3-U0-G1	11798	143	B3-U0-G1				
			VSQ-M	10235	124	B3-U0-G2	10680	129	B4-U0-G2	11125	135	B4-U0-G2	11570	140	B4-U0-G2				
			VSQ-W	9990	121	B4-U0-G3	10425	126	B4-U0-G3	10859	131	B4-U0-G3	11294	137	B4-U0-G3				
			II-HS	7232	88	B1-U0-G2	7547	91	B1-U0-G2	7861	95	B1-U0-G2	8175	99	B1-U0-G2				
			II-FR-HS	7356	89	B1-U0-G1	7676	93	B1-U0-G1	7996	97	B1-U0-G1	8315	101	B1-U0-G1				
			III-M-HS	7316	89	B0-U0-G2	7634	92	B1-U0-G2	7952	96	B1-U0-G2	8270	100	B1-U0-G2				
			III-W-HS	7161	87	B0-U0-G2	7472	90	B0-U0-G2	7784	94	B0-U0-G2	8095	98	B1-U0-G2				
			IV-HS	7557	91	B1-U0-G2	7886	95	B1-U0-G2	8214	99	B1-U0-G2	8542	103	B1-U0-G2				
			IV-FT-HS	7142	86	B1-U0-G3	7453	90	B1-U0-G3	7763	94	B1-U0-G3	8074	98	B1-U0-G3				

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DS6 SERIES - LED

PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS (DS6-PLED-AL)

DS6-PLED-AL-36LED-525mA-40K - 10' Mounting Height



PHOTOMETRIC DATA GUIDE - LUMEN TABLES (DS6-PLED-AL)

DS6-PLED-AL																		
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
36	175	20.6	ASY	2243	109	B1-U0-G1	2340	114	B1-U0-G1	2438	118	B1-U0-G1	2536	123	B1-U0-G1	15.9	878	55	B0-U0-G0
			SYM	2245	109	B1-U0-G1	2343	114	B1-U0-G1	2441	118	B1-U0-G1	2538	123	B1-U0-G1		879	55	B1-U0-G0
			ASY-HS	1605	78	B1-U0-G1	1675	81	B1-U0-G1	1745	85	B1-U0-G1	1814	88	B1-U0-G1		628	40	B0-U0-G0
36	350	41.3	ASY	4232	102	B2-U0-G1	4416	107	B2-U0-G1	4600	111	B2-U0-G1	4784	116	B2-U0-G1	31.8	1472	46	B1-U0-G1
			SYM	4237	103	B2-U0-G1	4421	107	B2-U0-G1	4605	112	B2-U0-G1	4789	116	B2-U0-G1		1473	46	B1-U0-G0
			ASY-HS	3028	73	B1-U0-G1	3160	77	B1-U0-G1	3292	80	B1-U0-G1	3423	83	B1-U0-G1		1053	33	B1-U0-G0
36	525	62.0	ASY	6018	97	B2-U0-G1	6280	101	B2-U0-G2	6541	106	B2-U0-G2	6803	110	B2-U0-G2	47.7	1701	36	B1-U0-G1
			SYM	6024	97	B2-U0-G1	6286	101	B2-U0-G1	6548	106	B2-U0-G1	6810	110	B2-U0-G1		1703	36	B1-U0-G0
			ASY-HS	4306	69	B1-U0-G1	4493	72	B1-U0-G1	4681	75	B2-U0-G1	4868	79	B2-U0-G1		1217	26	B1-U0-G0
36	700	82.6	ASY	7571	92	B2-U0-G2	7900	96	B2-U0-G2	8229	100	B3-U0-G2	8559	104	B3-U0-G2	N/A	N/A		
			SYM	7579	92	B3-U0-G1	7909	96	B3-U0-G1	8238	100	B3-U0-G1	8568	104	B3-U0-G1				
			ASY-HS	5418	66	B2-U0-G1	5653	68	B2-U0-G1	5889	71	B2-U0-G1	6124	74	B2-U0-G1				

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