

<p>City of Hudson Engineering Department</p> <p>Cost Estimate for:</p> <p>Robinson Field Park Parking Lot</p> <p>11/7/25</p>
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REF. NO.	ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Base Bid						
General						
1	201	Clearing and Grubbing	1	LS	\$3,000.00	\$3,000.00
2	614	Maintenance of Traffic	1	LS	\$500.00	\$500.00
3	623	Construction Layout Staking and Surveying	1	LS	\$500.00	\$500.00
4	624	Mobilization	1	LS	\$500.00	\$500.00
5	659	4"Topsoil, Seeding and Mulching	100	CY	\$50.00	\$5,000.00
6	832	Sediment and Erosion Control	1000	EA	\$1.00	\$1,000.00
7	832	Stormwater Pollution Prevention Plan	1	LS	\$1,000.00	\$1,000.00
Total for General Section						\$12,100.00
Pavement and Misc. Roadway						
8	203	Excavation	80	CY	\$50.00	\$4,000.00
9	203	Embankment	250	CY	\$40.00	\$10,000.00
10	204	Subgrade Compaction	500	SY	\$2.50	\$1,250.00
11	304	Aggregate Base (4")	75	CY	\$65.00	\$4,875.00
12	409	Saw Cutting	50	L.F.	\$3.00	\$150.00
13	422	Chip Seal, Double Layer, Type A	450	S.Y	\$1.50	\$675.00
14	452	8" Non-Reinforced Concrete Pavement, Class QC MS	60	SY	\$125.00	\$7,500.00
15	642	Handicap Marking	0	EA	\$300.00	\$0.00
16	642	Stop Bar, 24"	12	LF	\$7.00	\$84.00
17	642	4" White Stall Line, Soild	100	LF	\$1.00	\$100.00
18	703	Aggregate #1 & #2 Chocked, 703.01, 6"	75	CY	\$125.00	\$9,375.00
19	712	Type D Separation Fabric	450	SY	\$6.00	\$2,700.00
20	SPCL	Concrete Wheel Stops	3	EA	\$165.00	\$495.00
Total for Pavement and Misc. Roadway						\$41,204.00
Storm Sewer						
21	611	12" PVC SDR 35, Concrete Encased	60	LF	\$100.00	\$6,000.00
22	671	Linear Grading	100	FT	\$3.00	\$300.00
Total for Storm Sewer						\$6,300.00
Total for All Sections						
Total Construction						\$59,604.00
10% Contingency						\$5,960.40
GRAND TOTAL CONSTRUCTION-BASE BID						\$65,564.40



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Safe Dep. Box
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GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Robert H. Robinson and Laurel G. Robinson (Husband and Wife) the Grantors, who claim title by or through Instrument, recorded in Volume _____, Page _____, Summit County Recorder's Office, for the consideration of \$10.00 received to their satisfaction of Hudson Park Board, the Grantee, whose tax mailing address will be P.O. Box 544, Hudson, Ohio 44236, does give, grant, bargain, sell, and convey unto the said Grantee, its successors and assigns, the premises described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns and the Grantor does for themselves and their successors and assigns covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, Grantors are well seized of the above described premises, as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever except restrictions, conditions and easements of record, certain rights reserved by the Grantors in and to certain pine trees located on the Premises that Grantors may remove within the 12 month period following the recording hereof, zoning ordinances, if any, and taxes and assessments, both general and special, which are a lien but not yet due and payable and that they will warrant and defend said premises with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever except as aforesaid.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands, as of

March 17th, 1998.

Signed and acknowledged in the presence of:

Carolyn Dandridge
Print Name: CAROLYN DANDRIDGE

Robert H. Robinson
Robert H. Robinson

Megan Fitzpatrick
Print Name: Megan Fitzpatrick

Laurel G. Robinson
Laurel G. Robinson

State of Ohio)
County of Summit) SS.

The foregoing document was acknowledged before me this 17th of March 1998 by Robert H. Robinson and Laurel G. Robinson.

Carolyn Dandridge
Notary Public

This instrument was prepared by:
Hendershott & Soukup Co., L.P.A.
30100 Chagrin Boulevard, Suite 222
Pepper Pike, Ohio 44124-5705
(216) 360-9000

CAROLYN DANDRIDGE, Notary
Residence Co. - Summit
State of Ohio
My Commission Exp. August 26, 2002

CHICAGO TITLE INSURANCE COMPANY BOX

30-02376
30-02374
NEW COMBINE #
30-09267 HU-00010-98-001.000 TAX MAP DEPARTMENT
HU-00010-02-002.000
HU-00010-02-008.000
HU-00010-02-002.000
3-24-98
Description Approved By
TAX MAP DEPARTMENT

LEGAL DESCRIPTION

PROPERTY DESCRIPTION: 30.838 ACRE ROBINSON FARM TRACT

KNOWN AS AND BEING A PART OF ORIGINAL LOTS 29 AND 39 IN FORMER HUDSON TOWNSHIP, NOW IN THE CITY OF HUDSON, SUMMIT COUNTY, OHIO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON ROD FOUND IN A MONUMENT BOX MARKING THE NORTHWEST CORNER OF O.L. 29, AND BEING ON THE CENTERLINE OF STOW ROAD (C.H. 106 - 60 FT. R/W);

THENCE NORTH 00 DEGREES, 28 MINUTES AND 11 SECONDS WEST, ALONG THE WEST LINE OF O.L. 39, AND IN STOW ROAD, A DISTANCE OF 277.30 FEET TO A P.K. NAIL SET MARKING THE INTERSECTION OF THE CENTERLINE OF RAVENNA ROAD (T.R. 102 - 60 FT. R/W), WITNESSED BY A 1" IRON ROD FOUND IN A MONUMENT BOX 1.08 FEET SOUTH AND 1.79 FEET WEST;

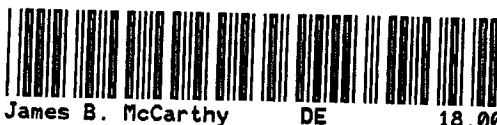
THENCE SOUTH 55 DEGREES, 32 MINUTES AND 23 SECONDS EAST, ALONG THE CENTERLINE OF RAVENNA ROAD, A DISTANCE OF 1517.24 FEET TO A P.K. NAIL SET MARKING THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY C.P. & C.A. KRESSE AS DESCRIBED IN DEED VOLUME 7512 PAGE 48 OF THE SUMMIT COUNTY DEED RECORDS;

THENCE SOUTH 17 DEGREES, 07 MINUTES AND 22 SECONDS WEST, ALONG THE WEST LINE OF SAID KRESSE TRACT, PASSING OVER A 5/8" REBAR SET AT 31.43 FEET ON THE SOUTH LINE OF RAVENNA ROAD, A DISTANCE OF 300.36 FEET TO A 5/8" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID TRACT;

THENCE SOUTH 55 DEGREES, 32 MINUTES AND 23 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 110.97 FEET TO A 5/8" REBAR SET ON THE WEST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY W.R. & B.J. SCHUMANN AS DESCRIBED IN OFFICIAL RECORD VOLUME 290 PAGE 219;

THENCE SOUTH 17 DEGREES, 07 MINUTES AND 22 SECONDS WEST, ALONG THE WEST LINE OF SAID SCHUMANN TRACT, AND THE WEST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY F.L. & C.D. THAXTON AS DESCRIBED IN OFFICIAL RECORD VOLUME 796 PAGE 894, PASSING OVER A 1" IRON PIPE FOUND AT 831.94 FEET, A DISTANCE OF 835.26 FEET TO A 5/8" REBAR SET ON THE NORTH LINE OF THE C & P RAILROAD (CONRAIL) RIGHT OF WAY;

THENCE NORTH 55 DEGREES, 05 MINUTES AND 11 SECONDS WEST, ALONG THE NORTH LINE OF SAID RAILROAD, PASSING OVER A 5/8" REBAR SET AT 1181.39 FEET, A DISTANCE OF 1218.15 FEET TO A P.K. NAIL SET ON THE CENTERLINE OF STOW ROAD;



James B. McCarthy

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TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV. CODE

James B. McCarthy
Consideration
JAMES B. MCCARTHY
County Auditor
\$ A FEE
BY Paul
Deputy Auditor

EXHIBIT "A"
Page 1 of 2

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JAMES B. MCCARTHY
SUMMIT COUNTY AUDITOR

THENCE NORTH 00 DEGREES, 23 MINUTES AND 11 SECONDS WEST, ALONG THE CENTERLINE OF STOW ROAD, A DISTANCE OF 284.02 FEET TO A P.K. NAIL SET MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OWNED BY J.L. & K.P. SCHICIANO AS DESCRIBED IN OFFICIAL RECORD VOLUME 902 PAGE 287;

THENCE NORTH 89 DEGREES, 36 MINUTES AND 49 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SCHICIANO TRACT, PASSING OVER A 5/8" REBAR SET AT 30.00 FEET, A DISTANCE OF 300.00 FEET TO A 1" IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID TRACT;

THENCE NORTH 00 DEGREES, 23 MINUTES AND 11 SECONDS WEST, ALONG THE EAST LINE OF SAID SCHICIANO TRACT, AND THE EAST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY R.W. & J.L. LOPEMAN AS DESCRIBED IN DEED VOLUME 6034 PAGE 705, AND THE EAST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY ROBERT W. ROBINSON AS DESCRIBED IN DEED VOLUME 7511 PAGE 376, A DISTANCE OF 500.00 FEET TO THE NORTHEAST CORNER OF SAID ROBINSON TRACT, WITNESSED BY A 1-1/4" IRON PIPE FOUND 0.19 FEET NORTH AND 0.20 FEET WEST;

THENCE NORTH 81 DEGREES, 16 MINUTES AND 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID ROBINSON TRACT, PASSING OVER THE EAST LINE OF STOW ROAD AT 273.45 FEET, WITNESSED BY A 3/4" IRON PIPE FOUND 0.06 FEET SOUTH AND 0.35 FEET WEST, A DISTANCE OF 303.83 FEET TO A P.K. NAIL SET ON THE CENTERLINE OF STOW ROAD;

THENCE NORTH 00 DEGREES, 23 MINUTES AND 11 SECONDS WEST, ALONG THE CENTERLINE OF STOW ROAD, A DISTANCE OF 200.00 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 30.855 ACRES OF LAND MORE OR LESS;

EXCEPTING FROM THE ABOVE DESCRIBED TRACT A PARCEL OF LAND DEDICATED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS AS RECORDED IN PLAT BOOK 73 PAGES 61 & 62, BEING A 30 FOOT RADIUS TURN-OUT IN THE EAST AND SOUTH RIGHTS OF WAY OF STOW ROAD AND RAVENNA ROAD AND CONTAINING 0.017 ACRES IN SAID DEDICATION LEAVING 30.838 ACRES TO BE CONVEYED OF WHICH 1.537 ACRES ARE IN THE PRESENT ROAD RIGHT OF WAY OF STOW AND RAVENNA ROADS.

THERE BEING 1.249 ACRES IN O.L. 39 AND 29.589 ACRES IN O.L. 29, ALL BEING THE RESIDUE OF TRACTS OF LAND NOW OR FORMERLY OWNED BY ROBERT H. ROBINSON AS RECORDED IN O.R. 411 PAGE 107-109 - PM NOS. 30-02374 (28.779 AC.), AND 30-02376 (2.059 AC.).

THE ABOVE DESCRIPTION IS BASED ON A SURVEY IN SEPTEMBER 1997 BY JAY T. DUNLAP, P.L.S. NO. 6250 OF CAMPBELL AND ASSOCIATES, INC. ALL REBARS SET ARE 30" IN LENGTH WITH I.D. CAP C&A 6250.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS REFERENCED TO OHIO STATE PLANE, OHIO NORTH ZONE - NAD 1983.



James B. McCarthy

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EXHIBIT "A"

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RECEIVED SEP 07 1999

**DEPARTMENT OF TAXATION
TAX EQUALIZATION DIVISION
STATE OF OHIO**

P.O. Box 530, Columbus, Ohio 43266-0030
(614) 466-5744

JOURNAL ENTRY

In the matter of an application for)	DATE: SEP 03 1999
exemption of real property from)	
taxation for the tax year 1999)	DTE CASE NUMBER: EE 1118
)	
)	AUDITOR'S NUMBER: 7778

Applicant: HUDSON PARK BOARD

County: SUMMIT

School District: HUDSON LSD

Parcel Number(s):
30-09267

This matter concerns an application for the exemption of real property from taxation. The Tax Commissioner finds that the real property described above is used as a park and is exempt from taxation under R.C. 5709.08, public purpose.

The Tax Commissioner orders that the real property described above be entered upon the list of property in the county which is exempt from taxation for tax year 1999.

The Tax Commissioner further orders that all taxes, penalties and interest paid for this tax year be remitted in the manner provided by R.C. 5715.22.


Thomas M. Zaino
Tax Commissioner

ROBINSON PARK PARKING LOT

11/7/2025

Core Submittal Requirements (as Applicable)

1. A complete application form provided by the Community Development Department, copies of the plan or plat as required, and the required fee as established by City Council.

Submitted

2. Name of Development or Subdivision; names of adjacent subdivisions.

See site plan cover sheet

3. Name and address, including telephone number of legal owner or agent of property, and citation of last instrument conveying title to each parcel of property involved in the current proposal, giving grantor, grantee, date, and land records reference.

City of Hudson, 1140 Terex Road, Hudson OH. 330-650-1799

Refer to attached deed

4. All existing subdivision plat notes, deed restrictions and/or restrictive covenants registered on the subject parcel.

See submitted deed and site plans

5. Name and address, including telephone number, fax number and/or e-mail address of the professional person(s) responsible for site or subdivision design, for the design of public improvements, and for surveys.

City of Hudson Engineering Department, 1140 Terex Road, Hudson Ohio, 330-342-1770

6. Name and address of adjoining property owners from the latest assessment rolls within five hundred (500) feet of any perimeter property line of the site or subdivision.

Submitted

7. A vicinity map, locating the subject property and showing streets and other general development of the surrounding area.

See site plan cover sheet

8. A drawing of the subject property at the required scale, with north arrow and date. This will include the location of the property by municipality and parcel number

according to County real estate records. All plans and plan revisions shall be dated: month, day, year.

Included in in site plan documents

9. The approximate location, dimensions, and areas of all proposed or existing lots. A statement of the proposed use of the building sites or lots. Include the existing land use of the site and adjacent land, and location of existing buildings within 200 feet of the property line of the site or subdivision. Where applicable, list of lots, blocks, parcels and applicable acreages.

Included in in site plan documents

10. The approximate location, dimensions, and area of all parcels of land proposed to be set aside for open space, park or other public use, or for the use of property owners in the proposed development.

Included in in site plan documents

11. Location of property lines, existing easements and other restrictions, railroad rights-of-way, watercourses, wetlands, other natural features such as steep slope, rock outcroppings and existing wooded areas. Also indicate limits of 100 year flood boundaries as defined by the Flood Insurance Rate Maps (FIRM) of the U.S. Department of Housing and Urban Development. (Available for review at the Community Development Department).

Included in in site plan documents and the wetland/water resources delineation

12. Tree and Vegetation Plan and Landscaping/Bufferyard Plan. (see following submittal requirements list).

Included in in site plan documents – sheet 4

13. Location, width, and names of all existing streets within or immediately adjacent to the property.

Included in in site plan documents

14. The approximate location and widths of proposed streets, and easements.

No streets or easements proposed

15. Location, sizes, elevations and slopes of existing sewers, water mains, storm drains, fire hydrants, culverts, gas, electric and telephone lines and other underground structures within the tract and immediately adjacent thereto; existing utility poles on or immediately adjacent to the site and utility rights-of-way.

Included in in site plan documents

16. Preliminary proposals for connection with existing water supply and sanitary sewage systems, preliminary provisions for storm water management; plans shall show the relationship with existing utility capacities.

No utilities proposed. Storm water management included in site plan documents

17. Location of all existing oil and gas wells, easements, tank batteries, flow and sale lines, ingress and egress roads, and other activities usually associated with such oil and gas extraction within five hundred (500) feet of the site or subdivision boundaries.

See site map – sheet 2

18. A map of existing topography.

Included in site plans

19. Zoning classifications and district boundaries applicable to the site or subdivision and surrounding property.

The site is zoned District 2 – Rural Residential Conservation. All adjacent property is zoned District 2.

20. Demonstration of compliance with the requirements of this Land Development Code on any plans or proposals submitted. Provide check list of all materials submitted with dates of submission.

Submitted through this document

21. Anticipated impact on traffic levels and off-site circulation system. Traffic impact study demonstrating peak hour level of service pre-development and post-development and any recommended mitigation. Traffic impact studies shall be in accordance with the Hudson Guideline Manual for the "Preparation of a Traffic Impact Study." See Section 1207.13 Transportation, Circulation and Pedestrian Linkage.

See Trip Generation Report

22. Anticipated phases of development and timing. A development schedule shall indicate the approximate date when construction of the project or stages of the same can be expected to be completed, including the proposed phasing of construction of public improvements and recreational and common space areas.

See Submittal Letter

23. Sketch Plan or Site Specific Development Plan shall include the following information:

- a. Uses proposed;
- b. Intensity or density of uses proposed;
- c. Location of public and private open space;

- d. Location of existing and proposed buildings on the site;
- e. Road, street, and pedestrian networks proposed.

Included with Site Plans

- 24. Anything that is digitally produced submitted in a format acceptable to the City.

Acknowledged

- 25. Storm Water Pollution Prevention Plan.

See site plans sheet 7

- 26. Current deed.

Submitted

- 27. Written authorization of all owners on deed.

The city of Hudson is the owner and applicant

- 28. Any special natural area or environmental study or report as requested by the Planning Director.

See wetland delineation and water resources study

- 29. All existing subdivision plat notes, deed restrictions and/or restrictive covenants registered on the subject parcel.

Included with surveyed site plans

- 30. Subject property is staked at time of application (property boundaries, building envelope, limits of disturbance, parking areas).

Subject property was staked at time of submittal

- 31. Record and application for an approval status of all necessary permits from state and county officials.

See Submittal Letter

Site Plan Review (Other than Minor Development)

Core requirements except for 23. In addition, the following information shall be submitted:

- 32. A drawing of the subject property at a scale not less than one (1) inch equals one hundred (100) feet, on sheets no larger than thirty (30) inches by forty-two (42) inches.

Plan sheet #3

33. Legal description of the property.

Attached Document

34. Indication of building envelopes and proposed limits of clearing.

N/A

35. Approximate square footage and approximate dimensions of each lot and the total acreage of the subject property.

36. Site/building plan(s) shall include the following:

a. Location of every existing and proposed building with the number of floors and gross floor area. N/A

b. For multi-family residential developments, a statement of the average project density as well as the maximum density per acre in the project must be provided. N/A

c. All modifications, changes, or additions to existing building(s) and structure(s) including floor area, heights, and setbacks. N/A

d. Location and type of all proposed uses including approximate number of acres, gross floor area, and height as well as the approximate area of any proposed open space including the location of any proposed recreational amenities. Plan sheet #6

e. Location of all proposed pedestrian walkways. N/A

f. Location and type of buffering proposed between single family residential, multi-family residential, and non-residential uses. N/A

g. A description of the location and screening of waste facilities, loading facilities and other service structures. N/A

37. A map of existing topography plotted in at least two (2) foot intervals. Identification of the environmental features of the site including soil types, wetland areas, and wetland related vegetation; surficial and subsurficial geologic formations; and any other significant natural features. The City has a copy of the report containing the Index of Ecological Integrity Scores and applicant shall confer with Community Development staff prior to submitting application, to see which IEI elements should be included in the application.

Soil Types – Plan sheet #2

Wetland Areas – Plan sheet #3

1' Topo Area – Plan Sheet #6

38. The location and size of existing wells, and septic tanks. N/A

39. Sign plan. **Plan sheets #3 and #6**

40. Either a copy of the notice of intent (NOI) application, or a statement that a notice of intent to file for a permit demonstrating compliance with National Pollution Discharge Elimination System (NPDES) will be sought. **N/A**

41. Demonstrated compliance with the U.S. Army Corps of Engineer and Ohio EPA approvals for any activities disturbing wetland areas, including copies of permits. **N/A**

42. Submittal of Improvement Plan(s) (See submittal requirements above).

43. Performance bond(s) for required improvements.

In tabular form, indicate the following information concerning the site: total area of site, total impervious cover, percentage of site covered by impervious cover, total building coverage, floor area to lot area ratio, gross flow area, % total area of undisturbed land with a breakdown by use. **Plan sheet #1**

In tabular form indicate the following information for each building: proposed use and square footage for each use within each structure on the site, number of stories, actual height, finished floor elevation, foundation type, and total square footage for building and for each floor. **N/A**

44. Distances between buildings. **N/A**

45. 8½ × 11 reduction of the site plans to be submitted prior to scheduled Board or Commission Meeting. **N/A**

46. Location of external transformers or other equipment and detail of proposed screening. **N/A**

47. Finished floor elevation of the ground floor and entrances to all buildings. **N/A**

48. Any other information deemed necessary by the City to make a fully informed and deliberate decision on the site plan.

Tree and Vegetation Plan

See Plan Sheet #4

Tree and Vegetation Plan Submittal Requirements. The following application materials shall be submitted:

7. A general site survey of all existing vegetation and tree cover on the site, by type, general location, density of vegetation, and percentage of site covered by tree canopy, including:

- a. Deciduous trees;
- b. Coniferous trees;

c. Woody shrubs;

8. A field-based survey depicting the location and species of all individual trees measuring 6 inches DBH and larger located inside of and within 25 feet of the proposed limits of disturbance. All trees greater than 6 inches DBH that are proposed to be removed shall be noted on the survey.

9. Cost estimate of Tree and Vegetation Planting Improvements by a Registered Landscape Architect or qualified professional. This estimate will be used to determine the amount of security required for the development. The applicant will be required to submit a Letter of Credit for 125% of the value of the landscape estimate prior to issuance of a Zoning Certificate.

Landscaping/Bufferyard Plan

SEE PLAN SHEETS # 4 AND # 5 FOR ALL

Plans must be at a reasonable scale to indicate all types of proposed landscaping improvements at a minimum of 1 inch = 20 feet and shall include the following information:

1. North arrow and scale.
2. The name of applicant/owner.
3. The dates the plans are submitted or revised.
4. All existing and proposed buildings and other structures, paved areas, planted areas, utility poles, fire hydrants, light standards, signs, retaining walls, screens, fences, and other permanent features to be added and/or retained on site, including materials and techniques used.
5. All existing plant material to be removed or retained.
6. All existing and proposed streets, sidewalks, curbs and gutters, railroad tracks, drainage ditches and other public or semi-public improvements within and immediately adjacent to the site.
7. Contour lines shall be shown if the grades are in excess of six percent (6%) slope.
8. Proposed elevation at sufficient locations and existing elevations of the site to clearly show the drainage patterns.
9. All property lines and easements.
10. Proposed limits of disturbance.

11. Included on all plans shall be a table listing the existing plant material to be retained and all proposed new plant material. This shall include the common and botanical names, sizes and other remarks as appropriate to describe the material selection.

12. Details shall be shown for the planting of trees, shrubs and ground cover within the bufferyard or landscaped area. Indicate placement of vegetation to mitigate any trees removed.

13. Cost estimate of Landscaping Improvements by a Registered Landscape Architect or qualified professional. This estimate will be used to determine the amount of security required for the development. The applicant will be required to submit a Letter of Credit for 125% of the value of the landscape estimate prior to issuance of a Zoning Certificate.

14. Proposed treatment of all ground surfaces.

15. Proposed landscape areas and general treatment such as berming, planting, sodding and walkways.

16. Plant list stating common name, caliper and quantity of proposed planting.

17. Typical planting specifications.

18. Location, proposed use, height and specifications (where applicable) of buildings and other structures, such as retaining walls, fences, outdoor storage tanks, air conditioning units and waste disposal units.

19. Detail of any proposed tree protection measures (i.e. tree guards).

20. Location of proposed roof-top mechanical equipment and detail of proposed screening.

21. Location of external transformers and detail of proposed screening.

Improvement Plans

Construction plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one (1) inch equals fifty (50) feet. The following shall be shown:

Plan sheet #6

1. Sidewalks and street circulation plan, which shall include the following: **N/A**

a. The location, grade, centerline radius and arc length of curves, pavement right-of-way and name of all proposed streets. Radii of all curves, lengths of tangents, and central angles on all streets shall be shown. Typical sections of streets and sidewalks should be shown. Profiles showing existing and proposed elevations along center lines of all roads.
N/A

b. The location and radius of all proposed curb returns and cul-de-sacs. **N/A**

c. Location of all curb cuts and number and location of parking spaces. **N/A**

- d. Emergency ingress and egress plan.
- 2. Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks, drainage easements, servitudes, rights-of-way, manholes, and catch basins; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains, and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or structures. **Plan sheet #6**
- 3. Indication of building envelopes and limits of clearing, show where vegetation and trees are to be removed and where replaced. **Plan sheet #4, #5, and #6**
- 4. Tree protection and mitigation plan. (See Tree and Vegetation Plan Submittal Requirements) **Plan sheet #4 and See details/notes Plan sheet #9**
- 5. Landscaping/Buffering Plan. (See Landscaping/Bufferyard Plan Submittal Requirements) **Plan Sheet #5**
- 6. Grading Plan showing finished contours at one (1) foot intervals. **Plan sheet #6**
- 7. Stormwater Pollution Prevention Plan. **Plan Sheet #7**
- 8. Exterior Lighting Plan (See Exterior Lighting Plan Submittal Requirements). **N/A**
- 9. Drainage Plan including any proposed locations and sizes of stormwater runoff retention/ detention basins, sealed by a Professional Engineer. **Plan sheet #6**
- 10. Off-street Parking and Loading Plan. **N/A**
- 11. Estimates of construction costs for required improvements.

Attached Document

- 12. Any other information deemed necessary by the City to make a fully informed and deliberate decision on the Improvement Plans.
- 13. Proposed stormwater management water quality techniques, and erosion and sedimentation control measures to be used during and after construction.
- 14. Retaining walls (top and bottom of wall spot elevations). **N/A**
- 15. Where applicable, localized high-point for all driveway entrances. **Plan sheet #8**
- 16. Inverts and top of grate elevations for catch basins and manholes. **Plan sheet #7**
- 17. 8½ x 11 reduction of the site plans to be submitted prior to scheduled Board or Commission Meeting. **N/A**