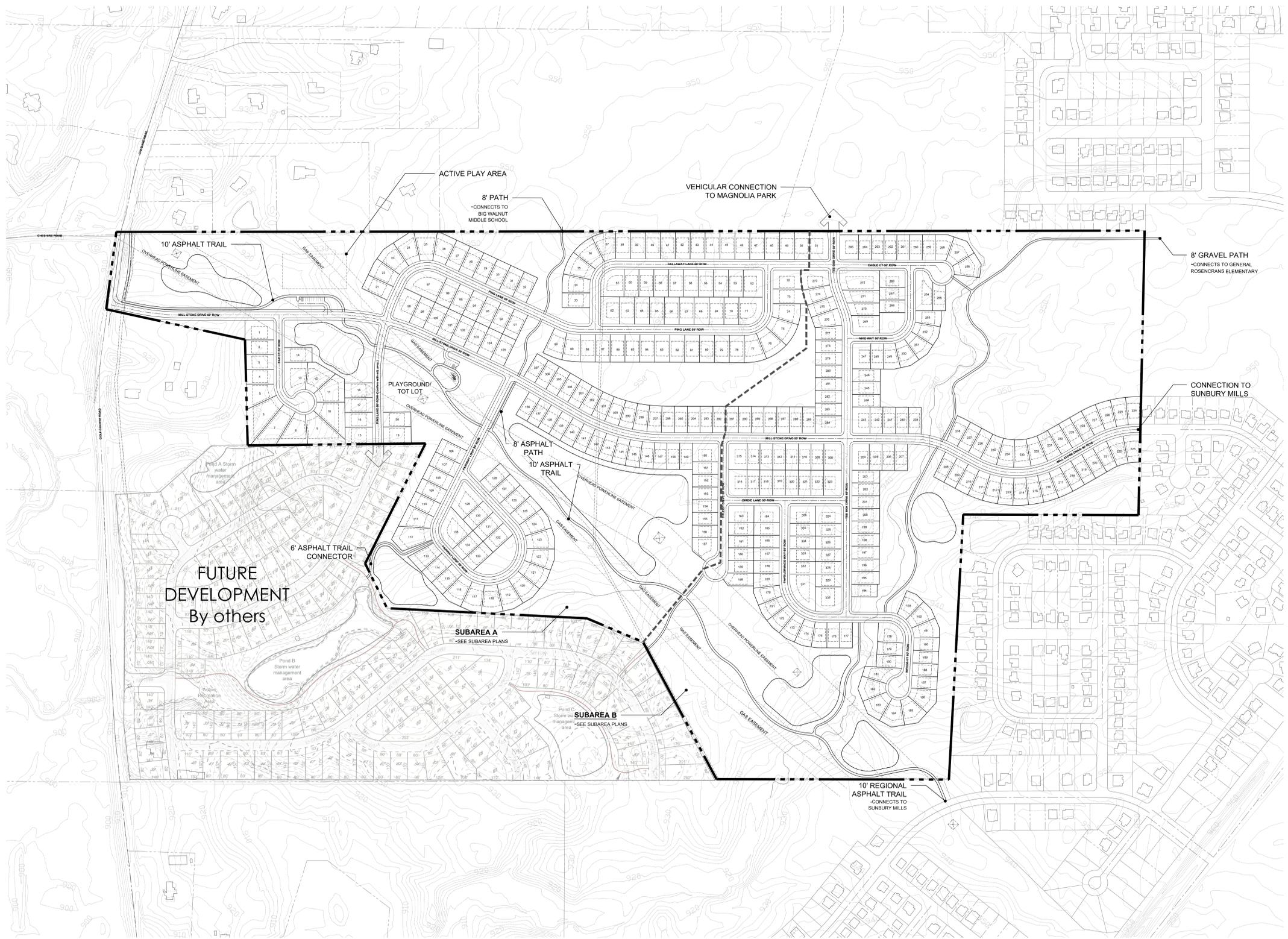
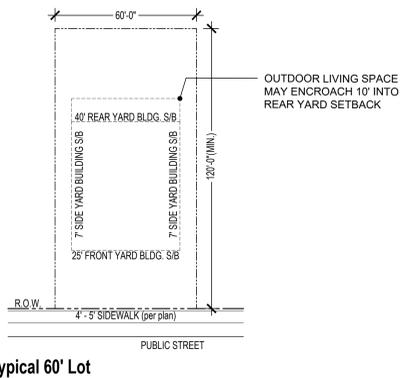
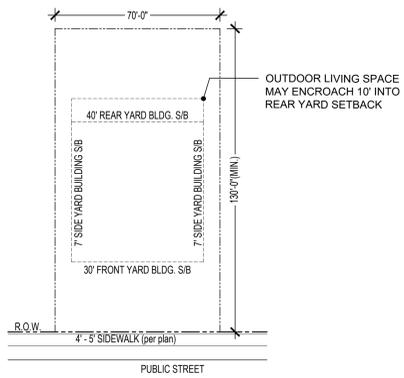


Vicinity Map:



Site Data:

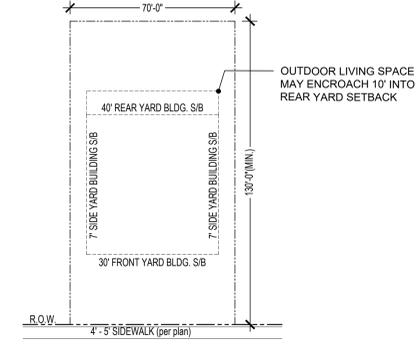
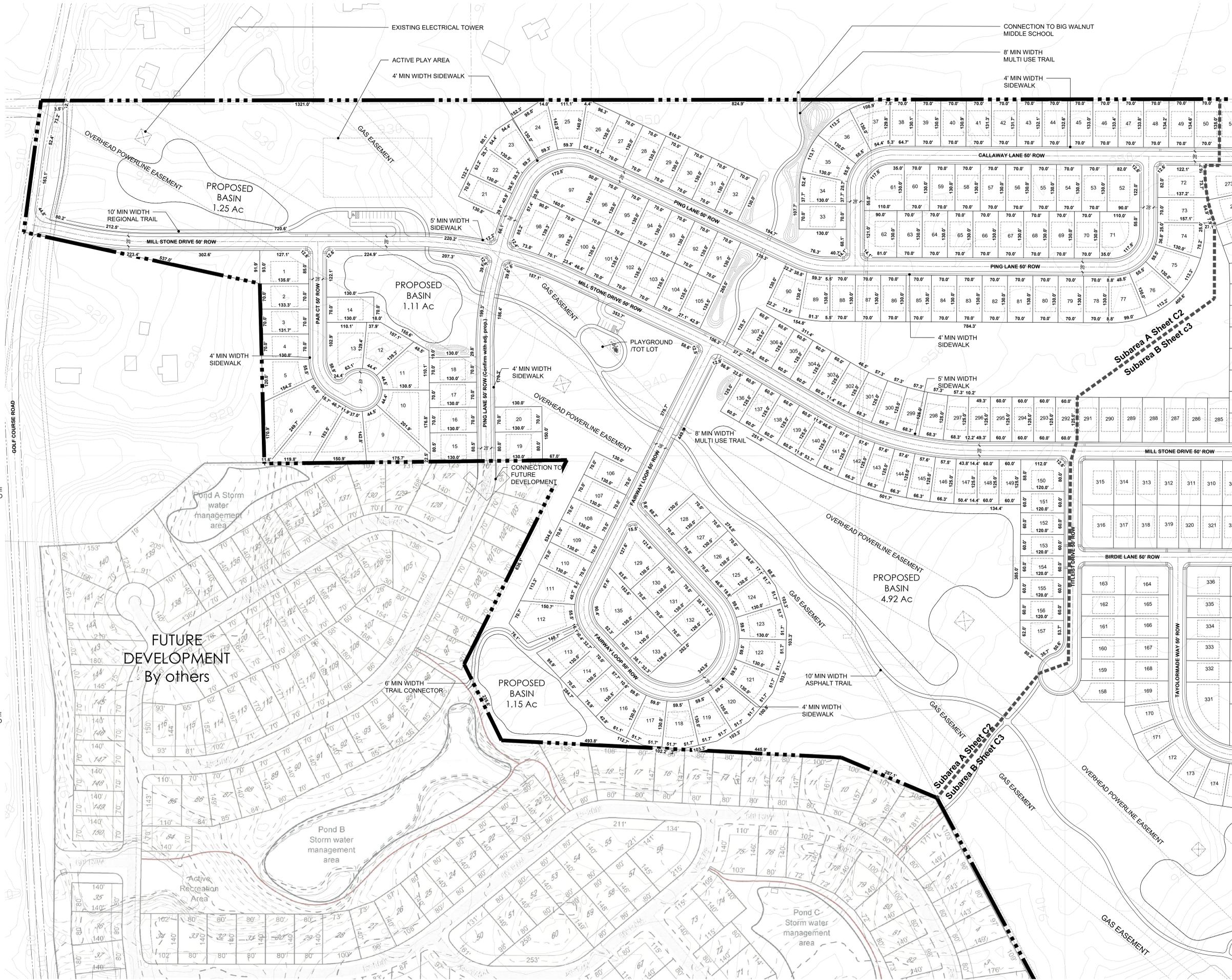
Total Acres	± 183.97
Total Dwelling Units	336
Net Density	1.83 du/Ac
60' x 120' - 130' LOTS	199
70' x 130' LOTS	137
Open Space	± 93.98
Percentage of Total Ac.	51.08%



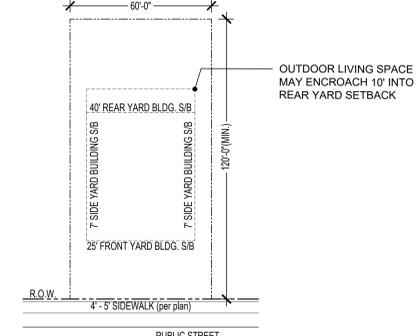
Site Data:

Total Acres	± 183.97
Total Dwelling Units	336
Net Density	1.83 du/Ac
60' x 120' - 190' LOTS	199
70' x 130' LOTS	137
Open Space	± 93.98
Percentage of Total Ac.	51.08%

Mounding shown may be adjusted to accommodate final engineering



Typical 70' Lot
SCALE: 1" = 30'



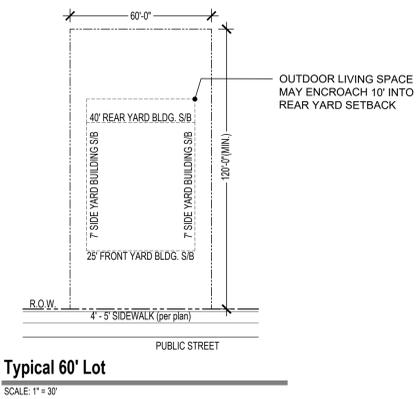
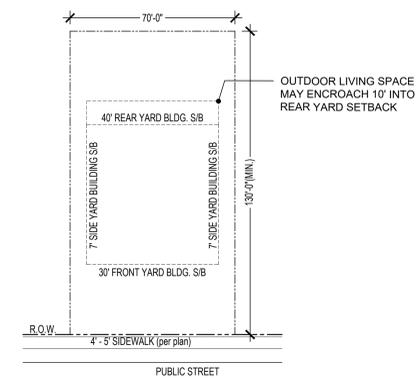
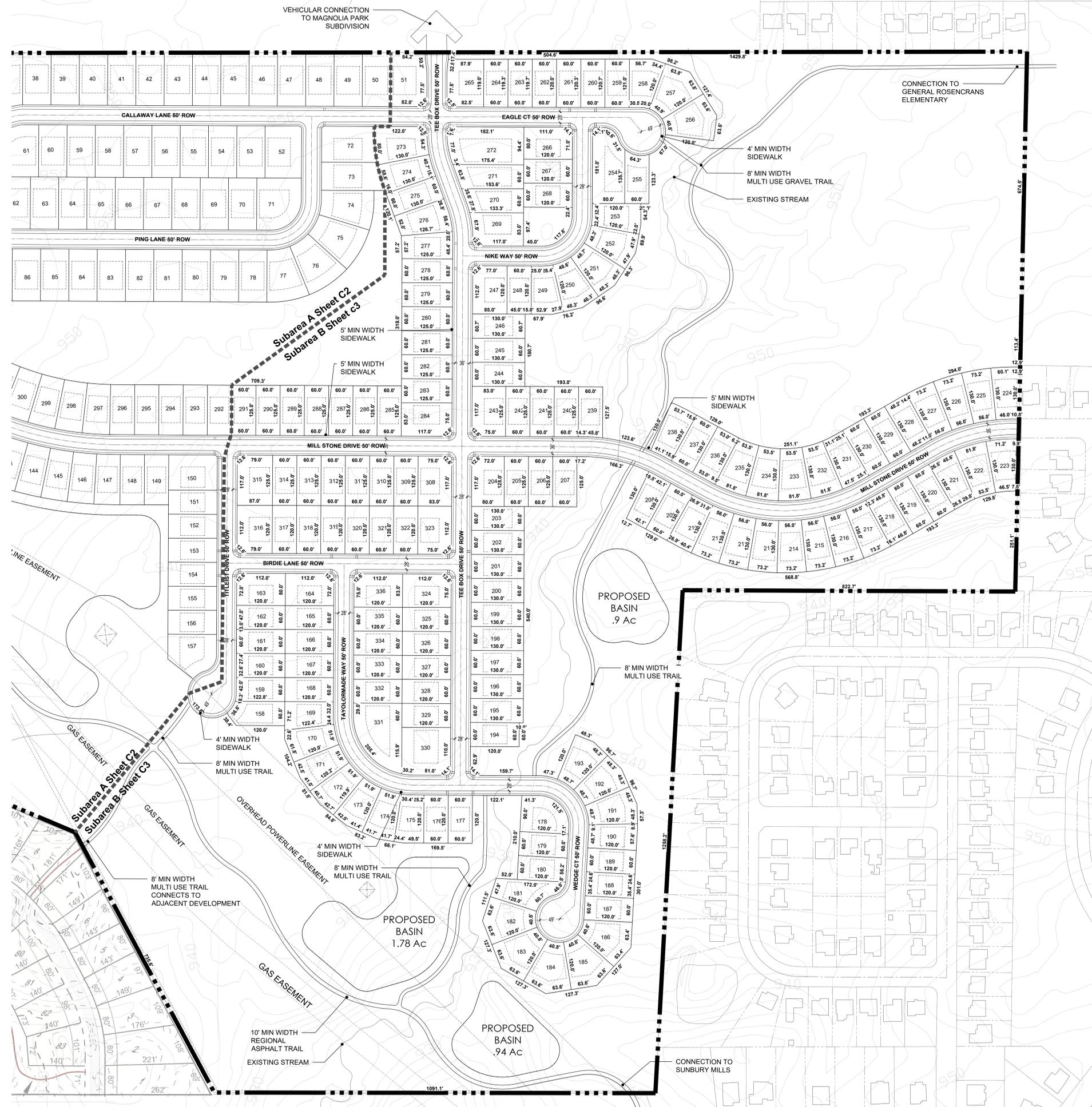
Typical 60' Lot
SCALE: 1" = 30'

Price Ponds - Development Plan Subarea A

Village of Sunbury, Ohio Issued - May 12, 2020 Revised - May 26, 2020

Site Data:

Total Acres	± 183.97
Total Dwelling Units	336
Net Density	1.83 du/Ac
60' x 120' - 130' LOTS	199
70' x 130' LOTS	137
Open Space	± 93.98
Percentage of Total Ac.	51.08%

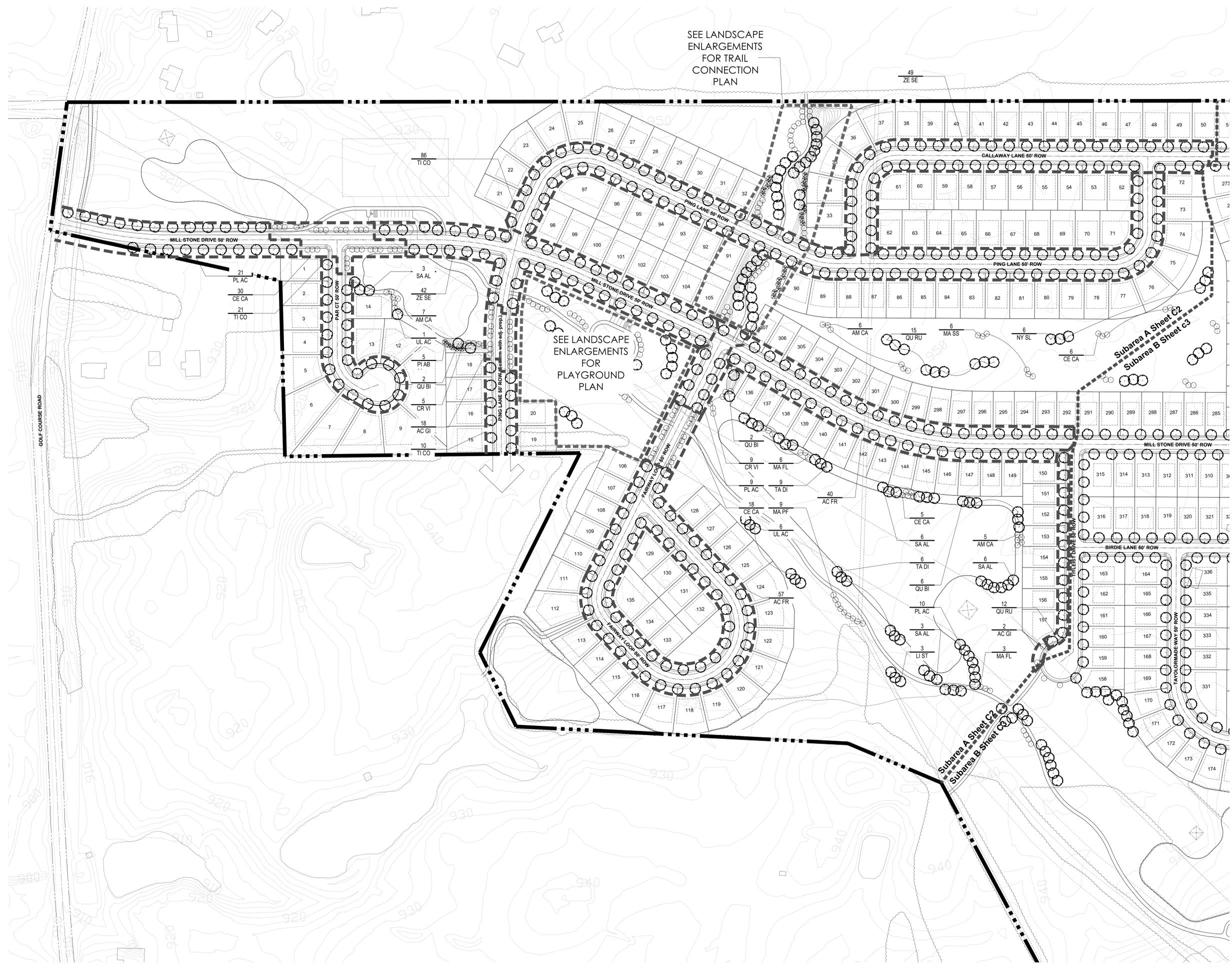


CONCEPTUAL PLANT LIST (Contractor is responsible for all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'Wright Brothers' / Wright Brothers Sugar Maple	2" CAL.	B&B	AS SHOWN	Match Form
GI BI	Gelgigibacca / Princeton Sentry / Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	Match Form
NY SL	Nyssa sylvatica 'Wildfire' / Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	Match Form
LI ST	Liquidambar styraciflua 'Moraine' / Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus racemifolia 'Bloodgood' / Bloodgood Plane Tree	2" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor 'American Dream' / American Dream Swamp White Oak	2" CAL.	B&B	AS SHOWN	Match Form
SA AL	Salix alba 'Tristis' / Weeping Gold Willow	2" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum / Bald Cypress	2" CAL.	B&B	AS SHOWN	Match Form
TI CO	Tilia cordata 'Cremespiel' / Creamspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus 'Accolade' / Morton Elm	2" CAL.	B&B	AS SHOWN	Match Form
ZE SE	Zelkova serotina 'Green Vase' / Bald Cypress	2" CAL.	B&B	AS SHOWN	Match Form
SMALL ORNAMENTAL TREES					
AM CA	Ametanthes canadensis 'Gems Form' / Rainbow Pillar Serviceberry	1.5" CAL.	B&B	AS SHOWN	Match Form
AC GI	Acer ginnala 'Flame' / Flame Red Maple	1.5" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis / Eastern Redbud	1.5" CAL.	B&B	AS SHOWN	Match Form
CR VI	Crataegus villosa 'Winter King' / Winter King Hawthorn	1.5" CAL.	B&B	AS SHOWN	Match Form
MA FL	Malus floribunda / Japanese Crabapple	1.5" CAL.	B&B	AS SHOWN	Match Form
MA PF	Malus 'Prairie Fire' / Prairie Fire Crabapple	1.5" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
PI AB	Pinus strobus / Norway Spruce	6" HT.	B&B	PER PLAN	
PI OM	Pinus omorika / Serbian Spruce	6" HT.	B&B	PER PLAN	
PI ST	Pinus strobus / White Pine	6" HT.	B&B	PER PLAN	

LANDSCAPE NOTES

- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
- SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
- ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK'.
- ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.
- TEST FILL ALL TREE AND PLANTING PITS WITH WATER, PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH SUITABLE DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
- REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
- REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

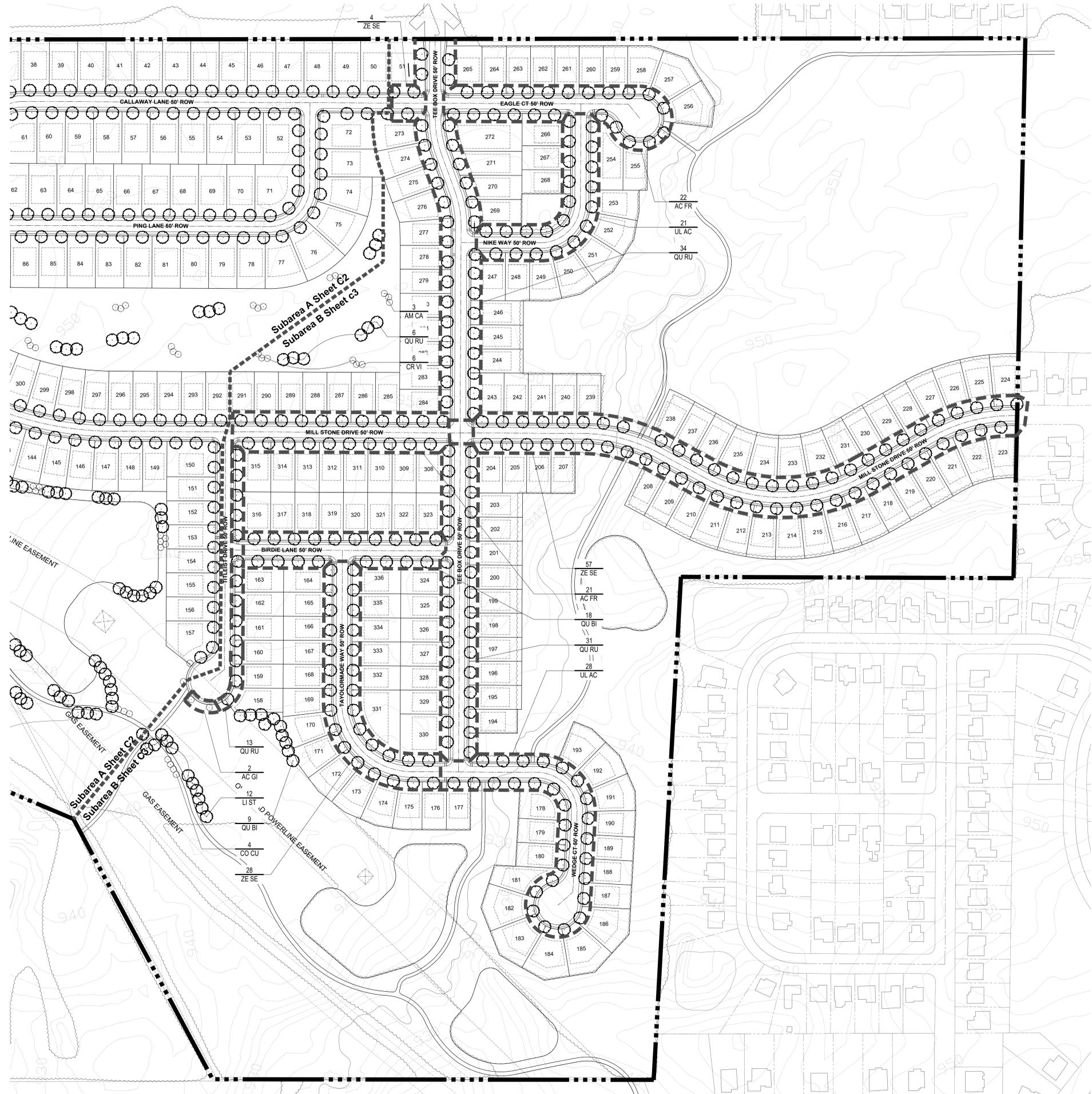


CONCEPTUAL PLANT LIST (Contractor is responsible for all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'Wright Brothers' / Wright Brothers Sugar Maple	2" CAL.	B&B	AS SHOWN	Match Form
GI BI	Gelgija alba 'Priston's Sentry' / Priston's Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	Match Form
NY SL	Nyssa sylvatica 'Wildfire' / Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	Match Form
LI ST	Liquidambar styraciflua 'Moraine' / Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus racemosa 'Bloodgood' / Bloodgood Plane Tree	2" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor 'American Dream' / American Dream Swamp White Oak	2" CAL.	B&B	AS SHOWN	Match Form
SA AL	Salix alba 'Tristis' / Weeping Gold White Willow	2" CAL.	B&B	AS SHOWN	Match Form
TADI	Taxodium distichum 'Ball Cypress' / Ball Cypress	2" CAL.	B&B	AS SHOWN	Match Form
TI CO	Tilia cordata 'Omnesper' / Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus 'Accolade' / Morton Elm	2" CAL.	B&B	AS SHOWN	Match Form
ZE SE	Zelkova sericea 'Queen Valet' / Bald Cypress	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM CA	Ametanther canadensis 'Gem Form' / Rainbow Pillar Serviceberry	1.5" CAL.	B&B	AS SHOWN	Match Form
AC GI	Acer ginnala 'Flame' / Flame Star Maple	1.5" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis 'Eastern Redbud' / Eastern Redbud	1.5" CAL.	B&B	AS SHOWN	Match Form
CR VI	Crataegus viridis 'Winter King' / Winter King Hawthorn	1.5" CAL.	B&B	AS SHOWN	Match Form
MA FL	Malus 'Fasciata' / Japanese Crabapple	1.5" CAL.	B&B	AS SHOWN	Match Form
MA PF	Malus 'Prairie Fire' / Prairie Fire Crabapple	1.5" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
PI AB	Pinus strobus / Norway Spruce	6" HT.	B&B	PER PLAN	
PI OM	Pinus omorika / Serbian Spruce	6" HT.	B&B	PER PLAN	
PI ST	Pinus strobus / White Pine	6" HT.	B&B	PER PLAN	

LANDSCAPE NOTES

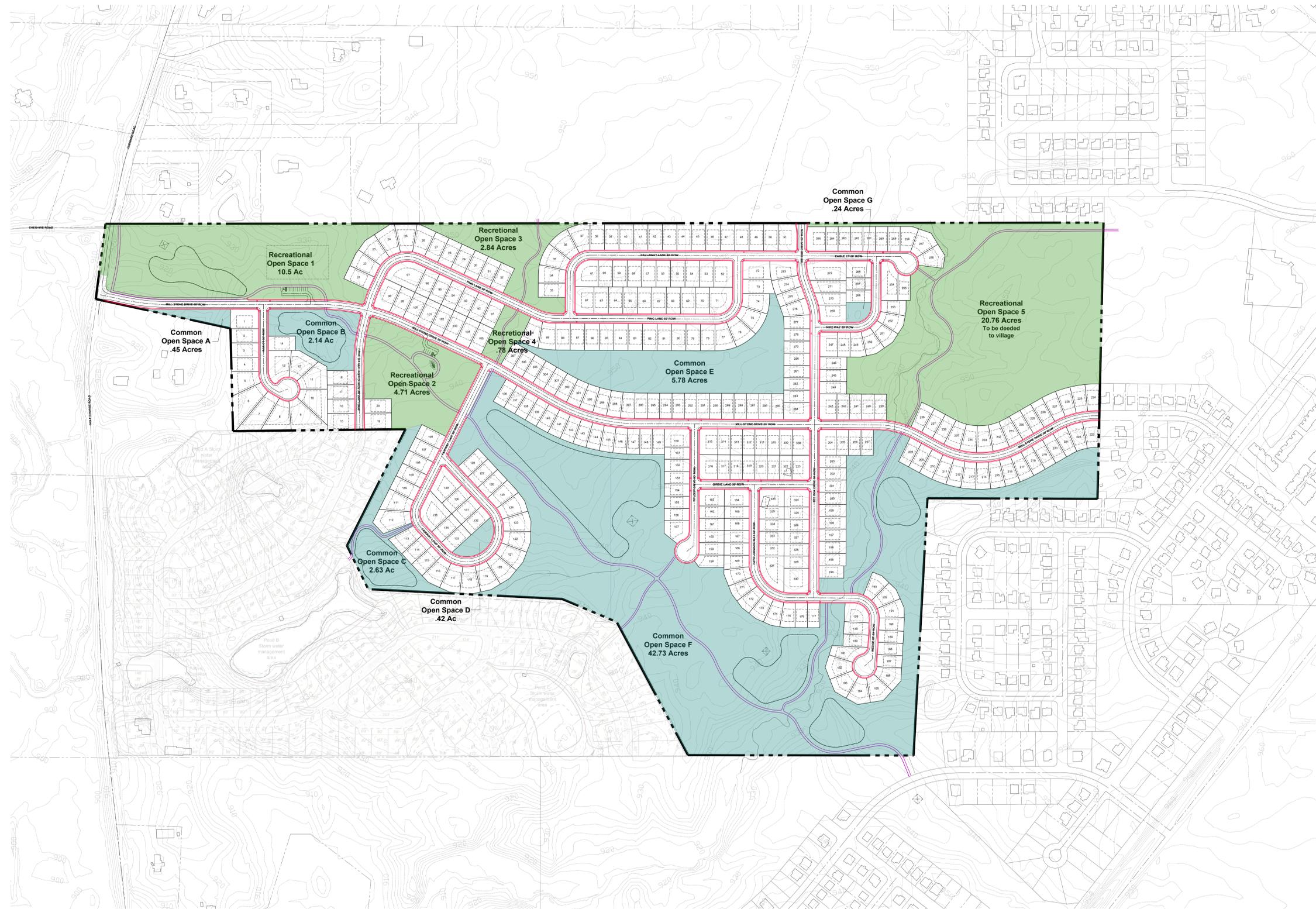
- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
- SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
- ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK'.
- ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.
- TEST FILL ALL TREE AND PLANTING PITS WITH WATER. PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH SUITABLE DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
- REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
- REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

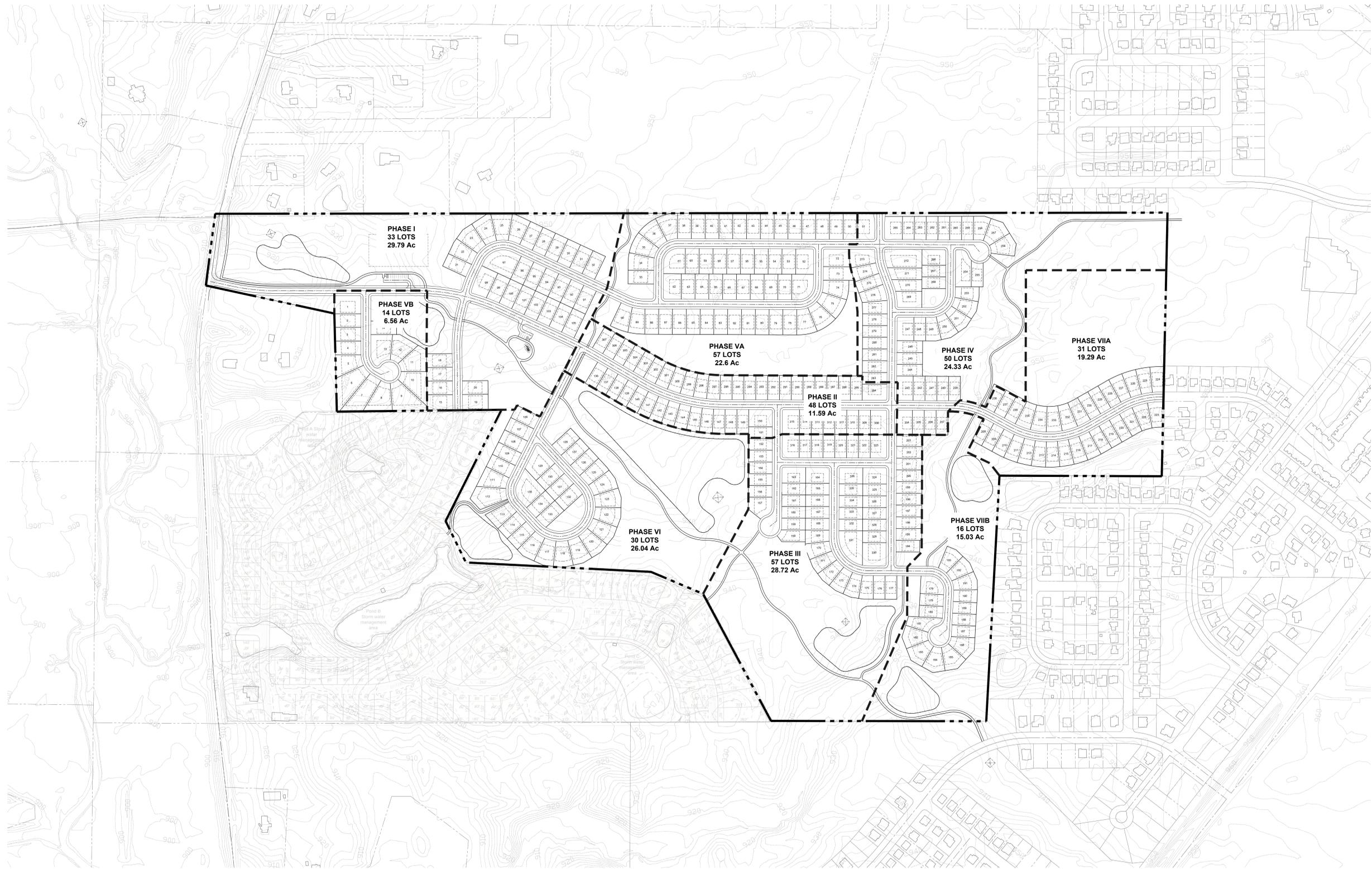


Site Data:

Total Acreage	± 183.97 Ac
Dedicated Open Space	± 93.98 Ac
Percentage of Total Acreage	± 51.08 %
(minimum 20%)	
Recreational Open Space	± 39.59 Ac
Percentage of Open Space	± 42.13 %
(minimum 10%)	
Common Open Space	± 54.39 Ac

- Sidewalks
- Paths
- Common Open Space
- Recreational Open Space





Price Ponds - Phasing Plan

Village of Sunbury, Ohio

Issued - May 12, 2020

Revised - May 26, 2020



The Romanelli Company LLC

