

PROJECT START DATE: MM/DD/YY

APPROVAL DATE:

CONSTRUCTION ISSUE DATE:

REVISIONS

1.	
2.	
3.	
4.	

SCHIEBER & ASSOCIATES
 a studio of landscape architecture & horticulture
 457 D. WATERBURY COURT
 COLUMBUS, OHIO 43230
 (614) 478-7381

HINSON RESIDENCE
 81 N. DREXEL AVENUE
 BEXLEY, OHIO

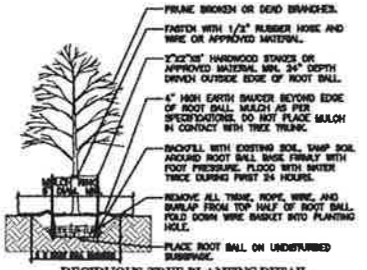
LANDSCAPE PLAN

SEAL:

DATE: 03/16/07

PROJ. NO: 07-01R101

PLANTED YARD, LAWN AND BEDS ARE TO BE BUILT PARALLEL TO HOUSE.



NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

MULTI-STEM TREES PLANTED IN WINDY CONDITIONS SHALL BE STAKED TO THE LARGEST BRANCHES WITH 2 OR 3 STAKES WITH WIRE AND RUBBER HOSE OR APPROVED MATERIALS.

LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM GC OR SITE SUPERVISOR, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.

MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.

LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.

PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.

BED EDGE SHALL BE SMOOTH, CONSISTENT 4-1/2" DEEP AND HAND CUT. EDGES TO BE LOCATED BETWEEN ALL BEDS (INCL. TREES) AND LAWN AREAS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.

BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 2" HARDWOOD MULCH AT TIME OF NEW PLANTING. MULCH IS NOT TO BE MOUND UP AROUND TRUNKS OF TREES. KEEP MULCH 2" AWAY FROM MAIN STEM OF PLANT OR TRUNK OF TREES. PLANTING BEDS TO BE MAINTAINED WITH NO MORE THAN A 2" MULCH DEPTH MAXIMUM.

PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE OFFS".

ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES, AND NON-Biodegradable MATERIALS. ALL TREES TO BE STAKED AND WRAPPED WITH ASPHALTIC WRINKLE KRAFT TREE WRAP.

PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER IS TO BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.

SOD ALL AREAS INDICATED ON PLAN. SEED ALL AREAS INDICATED ON PLAN AND BEYOND PROPERTY LINES DISTURBED DURING CONSTRUCTION.

SEED IS TO BE LESCO TEAM-MATES PLUS MIX (LESKO, INC. 1-800-321-3325) OR EQUAL. SOW AT A RATE OF 8# PER 1000 SQ. FT.

ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".

TRANSPLANT NOTE:
 ALL PLANTS TO BE TRANSPLANTED ARE TO BE DUG, BALLED, AND BURLAPED.

TREE PROTECTION NOTE:
 ANY TREE TO REMAIN WITHIN CONSTRUCTION LIMITS IS TO BE PROTECTED AT DRIP LINE. SEE TREE PROTECTION DETAIL.

THE LANDSCAPE CONTRACTOR SHALL SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. CONTRACT SHALL BE SEPARATE FROM THE INSTALLATION CONTRACT.

A WELL MANAGED MAINTENANCE PROGRAM WILL ENSURE THAT THE DESIGN INTENT IS CARRIED OUT PROPERLY

4-24-07

AMENDED ORDINANCE NO. 29-07

Approved
4/24/07

By: John Rohyans

An Ordinance to authorize a variance to allow an accessory structure (20' x 50' reflection pool/swimming pool) to be constructed in the western half of the front yard area along Clifton Avenue at 81 North Drexel Avenue (Lot Nos. 1, 2, 3 & part of Lot No. 4; Block 12; Bullitt Park Addition), premises owned by Cherie Hinson.

Whereas, Cherie Hinson has applied for a variance to allow the construction of a reflection pool/swimming pool in the front yard of the property owned by her at 81 North Drexel Avenue; and,

Whereas, the reflection pool/swimming pool is part of an overall landscape plan that is attached to and made a part of this Ordinance, and would be constructed on the inside of a 6' high black wrought iron fence and landscaping, which will lessen the impact of the reflection pool/swimming pool; and,

Whereas, the reflection pool/swimming pool will not create a visibility or safety concern for pedestrian movement; and,

Whereas, the generator will be located adjacent to the residence and screened from public view by landscaping; and,

Whereas, it is the unusual configuration of lots in this area and the setback of structures at the rear of the lot that cause the need for this variance. **NOW, THEREFORE,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY OHIO:

Section 1. That the application of Cherie Hinson, dated March 18, 2007, for a variance to authorize and allow the construction of a reflection pool/swimming pool and to locate a back-up generator in the front yard, as shown on a landscape plan dated March 16, 2007, for the premises at 81 North Drexel Avenue, (Lot Nos. 1, 2, 3 & part of Lot No. 4; Block 12; Bullitt Park Addition), is granted and the location of the reflection pool/swimming pool and the generator, as proposed, is approved, provided that any additional accessory structures including, without limitation, play structures, shall require the further approval of Council and the generator shall be screened by landscaping as shown on the landscape plan.

Section 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: April 24, 2007

President of Council

Attest: _____
Clerk of Council

Approved: April 24, 2007

4-24-07 Amended Ordinance 29-07
substituted at third reading. Passed.

David H. Madison, Mayor