

**APPLICATION FOR PLANNED COMMERCIAL DISTRICT DEVELOPMENT TEXT**

Resubmitted on August 30<sup>th</sup>, 2016

Resubmitting on September 27<sup>th</sup>, 2016 for Final Development Plan

Resubmitting on October 19th 2016 for Final Development Plan

**(1) Name, address, and phone number of applicant.**

Global Land Development, LLC  
c/o Brexton  
815 Grandview Avenue  
Columbus Ohio 43215

**(2) Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan.**

Civil Engineer  
Steve Fox, P.E. The Mannik Smith Group, 815 Grandview Ave. Columbus, OH 43215  
614-452-4628 ph  
[sfox@manniksmithgroup.com](mailto:sfox@manniksmithgroup.com)

Landscape Architect  
Todd Faris, Faris Planning and Design, 243 N. Fifth Street, Suite 401, Columbus OH 4215  
614-487-1964 ph  
[tfaris@farisplanninganddesign.com](mailto:tfaris@farisplanninganddesign.com)

Architect  
Nikki Wildman  
MS Consultants  
2221 Schrock Road, Columbus, Ohio 43229  
614-898-7100 ph  
[nwildman@msconsultants.com](mailto:nwildman@msconsultants.com)

**(3) A list containing the names and mailing addresses of all owners of property contiguous to, directly across the street from and within 250 feet of the property in question.**

Submitted on Previous Application:  
Attached as Exhibit A. All adjacent neighbors have been contacted by Applicant and informed of the project and its specific. The adjacent property owner to the north is aware of and in support of the north setback variance request; the adjacent property owner to the east is in support of the detention modifications.

**(4) Legal description of the property.**

Submitted on Previous Application:  
See Exhibit B for legal description. Legal description for the 1 acre detention will be provided as part of the lot split.

**(5) A description of present use(s) on and off of the land.**

The property is currently a vacant site with no structures.

- (6) **Draft of a proposed Ordinance, prepared with the advice and counsel of the Director of Law, establishing this specific Development Plan as an additional effective zoning control over the land in question, consistent with the continuing authorities of the current Planned District zoning in these areas provided for elsewhere in this Zoning Ordinance.**

Ordinance to be submitted by City of Powell.

Per Staff report, the intended use is permitted in Wolf Commerce Park and anticipated to be developed within the requirements of the Planned Industrial District for office/warehouse or other uses per Section 2 a.

- (7) **A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extent deemed necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan.**

Submitted with previous application:

See Exhibit C for Vicinity Map.

- (8) **A preliminary development plan at a scale approved by the Zoning Administrator illustrating:**

See Exhibit D&E for Final Development Plan.

- A. The property line definition and dimensions of the perimeter of the site;**

See Exhibit D&E for Final Development Plan.

- B. Right-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site;**

See Exhibit D&E for Final Development Plan.

- C. The area of the site and its subareas in acres;**

Total site is 2.95 +/- acres. There are no subareas.

- D. The topography of the site and abutting areas at no more than five (5) foot contour intervals;**

See Exhibit D&E for Final Grading/Utility Plan.

- E. Existing surface drainage ways and surface sheet flow patterns;**

See Exhibit D&E for Final Grading/Utility Plan.

- F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six (6) percent;**

No, see Exhibit D&E for Final Grading/Utility Plan.

- G. Existing vegetation on the site with the specific tree spots for all trees six (6) inches in diameter or greater, measured twenty-four (24) inches from the ground;**

Single tree to be preserved on site as noted on Landscape Plan, Exhibit F.

- H. Existing easements on the site with notations as to their type, extent, and nature;**

See Exhibit D&E for Final Development Plan.

- I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations;**

See Exhibit D&E for Final Grading/Utility Plan

- J. Calculation of the maximum residential units permitted on the site under the terms of the Zoning Ordinance, including delineation of the sub-districts of the site upon which these calculations have been made;**

N/A

- K. A preliminary plan for the first, or next, phase of site development illustrating;**

- 1. New street centerlines, right-of-ways, and street classification types;**

N/A

- 2. Names of existing and proposed streets;**

N/A

- 3. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off-street parking areas, etc.;**

See Exhibit D&E for Final Development Plan.

- 4. Subareas of the site to be developed, by land use type, housing types, and housing densities, including subarea statistics;**

There are no subareas identified.

- 5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas;**

See Exhibit D&E for Final Development Plan.

- 6. Common open areas, public lands, and natural scenic easements, including the area of each;**

N/A

**7. Proposed landscape treatment of the site;**

See Landscape Plan attached as Exhibit F.

The landscape plan has been revised to include the trees to the east; moved trees from the north side of the building, labeled and counted all plants and determined that we exceed requirements; added sign planting. Modified to reflect current site plan.

Previous Application:

The landscape plan has been revised to include required foundation plantings and lot coverage trees per code. The landscape has been dispersed around the entire building and parking area to accentuate the architecture and soften the parking lot.

The required buffer to the south has been thinned out per staff comments and trees relocated along north and east facades.

The additional mounding and evergreen screen to the south accomplishes the screening required and would allow for the 60' setback to be reduced by up to 50% (only 17% reduction requested, or 50' setback is shown).

Additionally, per staff comments, a secondary tree screen is provided along the east edge of reconfigured detention area to provide more screening from Liberty Road.

**8. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness;**

See Exhibit D&E for Final Grading/Utility Plan.

Modifications from previous submission include added bio-retention for water quality, added telecom and electric; provided location for monument sign; prevised parking layout slight, added handicapped parking, added preliminary grading, revised mound along village park, added fire lane on neighbor, north of the building; included the extra 1 ac in the "calculated areas" portion of the text on Sheet 1.

Lighting is provided by wall-pacs on the building per the elevation. No exterior dumpster; trash is handled inside the building.

**9. Provisions for accommodating surface drainage runoff;**

See Exhibits D&E for Final Grading/Utility Plan. Applicant to meet with the city engineering staff to come to an agreement on storm water quality & quantity. The existing detention basin will be enlarged to the property to the east to accommodate the filling of the western portion of the basin.

Bio-Retention basins will be added to accommodate the water quality requirement.

**10. Proposed architectural design criteria;**

See Exhibit G for conceptual architectural elevations.  
Modifications from previous application:

The building design revisions include further development of the building façades and architectural elements based on direction from the City of Powell Architectural Advisor. Some of these architectural revisions include refining the West Elevation to include a “cap” element to the top of the center glass storefront system. This is achieved using a sun-shade device that is integral with the storefront system to add additional depth to the facade with a 36” projection. The sun-shade provides a horizontal transition from the third floor clear vision glass of the storefront system to the opaque spandrel glass panels above. The ground level canopy over the building entrance was further developed with a pre-finished metal framing system to compliment the metal cornice elements and sun-shade device. Other design modifications included limiting spandrel glass windows to the north façade only where the public visibility is the greatest.

Previous Application:

The proposed self-storage building is a fully enclosed, three story building approximately 222’-8” x 132’ at 29,355 sf per floor with 10’-6” floor to floor heights for a total height of 31’-6” to the top of the roof. The highest parapet wall extends an additional 4’-6” to conceal any rooftop equipment. The building is oriented with the primary building entrance located to the west along Village Park Drive. The secondary building elevations are oriented toward planned industrial and office properties to the north and east and planned residential property to the south.

The building design consist of a steel and masonry structure with a combination of utility brick at the ground level and insulated metal panels on the upper two levels. The size and scale of the building is minimized with varying building heights, materials and wall depths. There are four corner elements of the building that project out 8” from the façade and up 42” above the roof line with a deeper red masonry wall and complimentary red insulated metal panels. These corner building elements include a solder brick course with a stone cap, large insulated glass window system and a deep metal cornice element. These corner elements frame a center bay panel using a contrasting tan colored insulated metal panel and complimentary brick base that projects approximately 8” form the adjacent façade. This primary west façade will include a steel and metal canopy over the main office entrance and loading doors to the building and complimentary wall mounted light fixtures to illuminate the parking areas.

This self-storage building will be fully enclosed with no exterior storage doors or overhead doors. All storage units will be accessible from the west entrance doors through internal corridors, stair towers and elevators. The building will be fully conditioned with a series of interior mechanical units

and rooftop condensers. The rooftop equipment will be located on the roof behind higher parapet walls to fully conceal the equipment.

There will be no external dumpsters, trash is handled internally.

- 11. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property;**

N/A

- 12. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the comprehensive plan and indicating that all requirements of this Zoning Ordinance and the comprehensive plan have been met in this preliminary plan and will be met in final development.**

The plan incorporates the direction given to the applicant by the planning and zoning director, as well as comments and suggestions by the Planning and Zoning Commission.

Per Staff report, the intended use is permitted in Wolf Commerce Park and anticipated to be developed within the requirements of the Planned Industrial District for office/warehouse or other uses per Section 2 a.

The following variances are being requested:

1. Reduce north setback from 50' to 10'.
2. Reduce south landscape buffer from 60' to +/-50'.
3. Plan confirmation of vacation of existing north/south 60' landscape easement (appropriate landscaping has been added to the east and north elevation).
4. Logo on the front/west elevation allowed to be included as depicted on the architectural elevations.

- L. Projected development schedule by subareas of the entire planned development site, and for the first, or next phase of development, including land uses, public areas, natural and scenic reserves, streets, building, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.**

N/A

- M. An overall traffic scheme, illustrating points of access, parking areas, including the number of parking spaces and indicating visitor, employee and service traffic flow, illustrating calculated peak hour traffic use for residents and employees as well as deliveries and other transport and the effect of this traffic on the community traffic ways.**

Included in Previous Application:

See Exhibit D&E for final development plan. See traffic market intelligence as Exhibit H.

**N. If to be developed in phases, the entire site development shall be described in outline and diagrammatic plan form, and in a complementing detailed text in a manner calculated to assure City officials that Planned Development requirements and other requirements of this Zoning Ordinance shall be met in the detailed development of the phases to follow, and that the entire Planned Development area will meet all of the requirements of this Zoning Ordinance, such diagrams and descriptive texts being accepted with, and becoming a part of the extended zoning plan for the entire site.**

N/A

- (9) Evidences of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two (2) years.**

The Applicant has a contract on both of the properties with the land seller. Both of the north property owners and the property owner to the east are supportive of the setback requests and the conceptual plan for the drainage.

Applicant is the 6<sup>th</sup> largest developer in Central Ohio according to Columbus CEO Magazine. Applicant completed \$70M worth of projects in 2015 and has an additional \$70M in progress currently.

In addition to a multitude of other projects, applicant has completed 2 self-storage projects recently, and is beginning construction on 2 additional projects in the next 30 days. One of the two projects starting soon is in the Brewery District and has approval from the Brewery District Commission.

This product type is highly sought after from the capital markets; financing is plentiful as demonstrated by our initial project successes.

- (10) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project area by the developer.**

N/A

- (11) Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge.**

The applicant has reviewed the included information in the Final Development Plan submittal and believes it to be true and correct to the best of the applicant's knowledge.

- (12) A statement of the character and nature of the development including the cost range or rent levels for housing in residential development and the general types of business or industrial and commercial developments.**

Tri-Village Self-Storage (TVSS) is a state of the art, clean and safe evolution of a self-storage operation.

TVSS Powell will be a complete climate-controlled location that allows the consumer complete-control to fit their lifestyle. The consumer will be able to interact with the TVSS on-site staff or use a Fully Automated Kiosk to avoid the delay of human interaction.

TVSS insures, land is developed for solid future Taxes with no impact on City Schools and virtually no to low impact on Utilities and Traffic. TVSS also insures the design and finishes are in harmony with the community requirements and surroundings. TVSS has perfected what the public is demanding Safe, Quiet, Secure, Clean and Attractive self-storage for the future.

TVSS is community-focused business, founded on Integrity and Quality by the parent company, Brexton Development and Construction.

Special attention has been focused on the architectural details of the building to assure its compatibility with surrounding projects. Attention will be given to the views from surrounding streets and the buffer on the southern side of the building to provide beautification of the façade so as to appeal to the apartment project to the south and its residents.

The cost is approximately \$8,500,000.

**(13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission.**

The impact that luxury self-storage is very light compared to other uses and creates positive net revenue to the city after expenses. This compares favorably to the city expense for either office or multifamily utilizing census data indicating that this project utilizes 10% of the cost of city services as compared to office, and .05% as compared to multifamily. TVSS produces a positive net revenue. See Exhibit I and note the research references utilized.

**(14) A fee as established by ordinance.**

The fee has been provided with this submission.





AERIAL VIEWS OF SITE



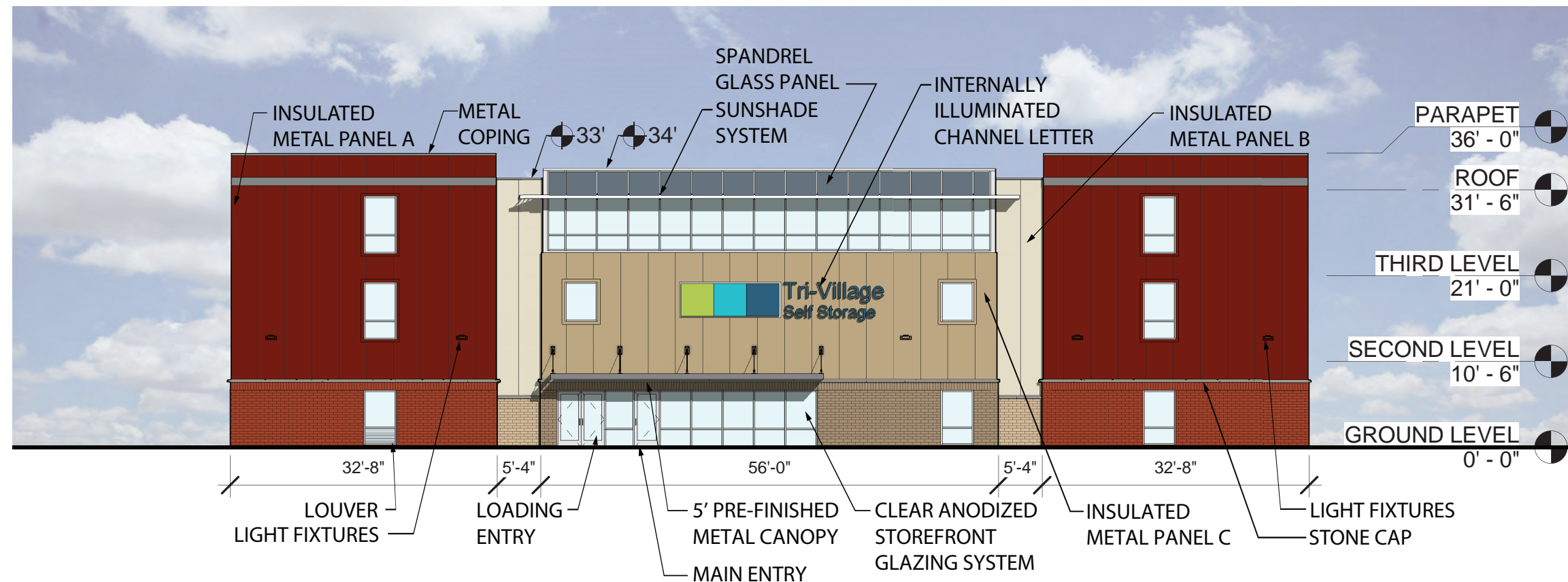
BUILDING IN PHOTO  
VIEW FROM SELDOM SEEN



VIEW FROM LIBERTY  
PROPOSED BUILDING DASHED IN  
BEHIND EXISTING LANDSCAPE

EXHIBIT G





## WEST ELEVATION

## EXHIBIT G

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FINAL DEVELOPMENT PLAN  
TRI-VILLAGE SELF STORAGE  
VILLAGE PARK DR  
POWELL, OH



10/12/2016



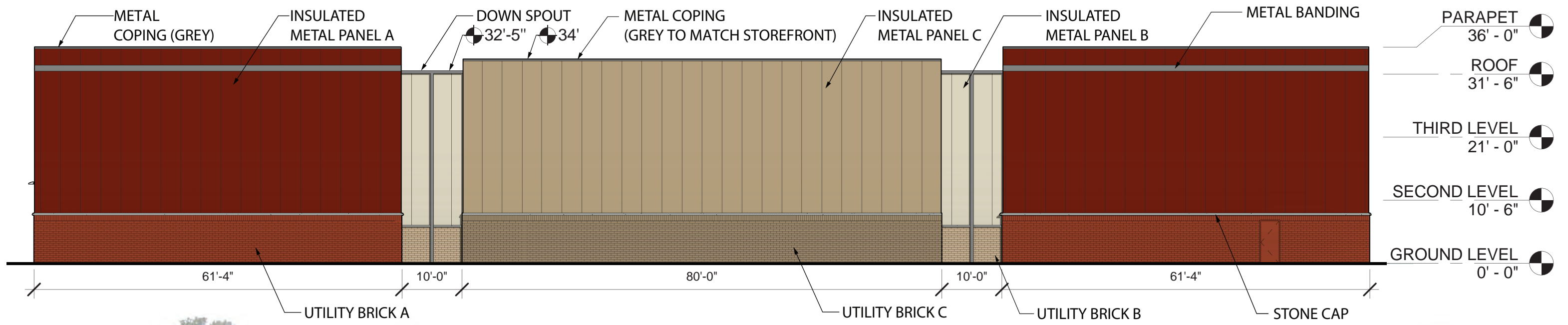


EXHIBIT G: SOUTH ELEVATION

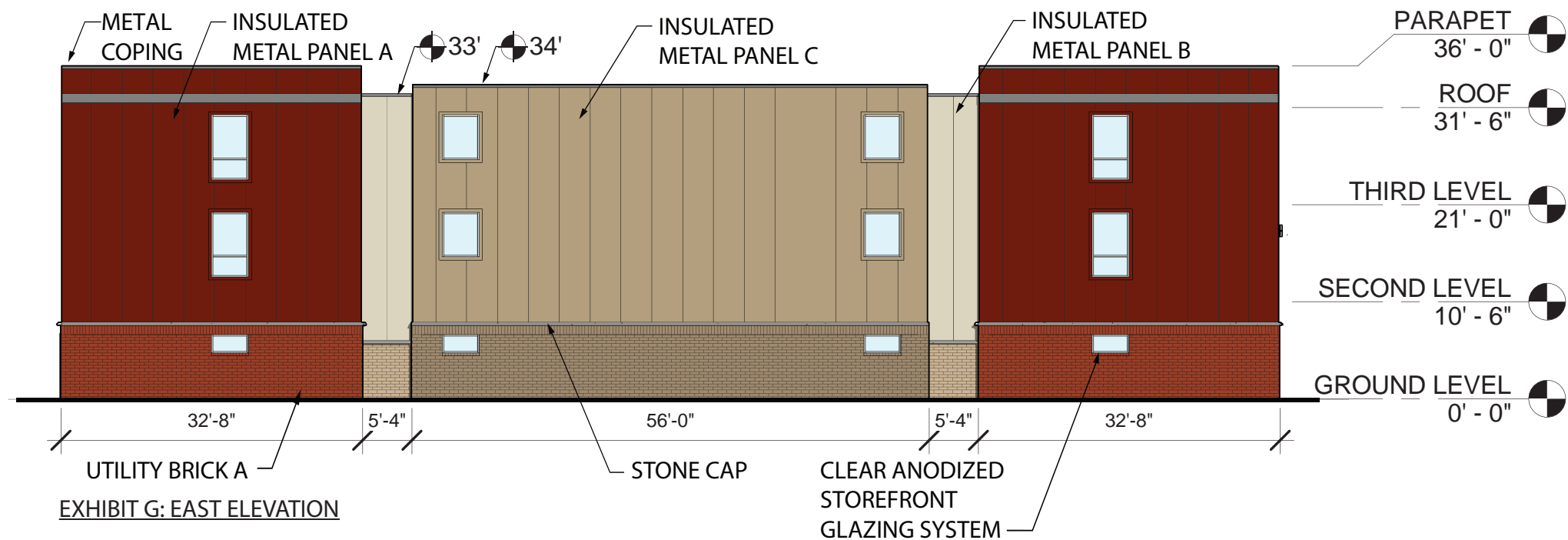


SUPPLEMENTAL: SOUTH ELEVATION W/LANDSCAPE



## SOUTH ELEVATION





## EAST ELEVATION

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FINAL DEVELOPMENT PLAN  
TRI-VILLAGE SELF STORAGE  
VILLAGE PARK DR  
POWELL, OH



10/17/2016



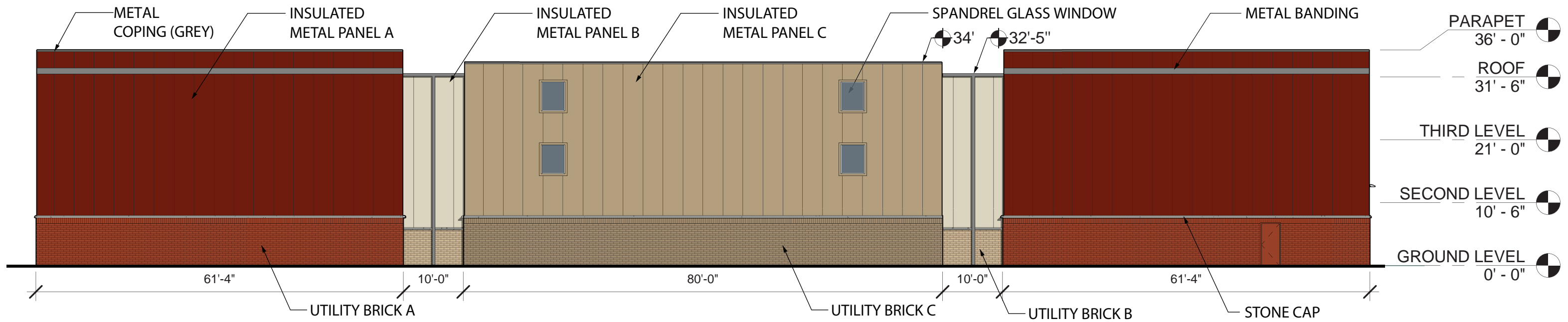
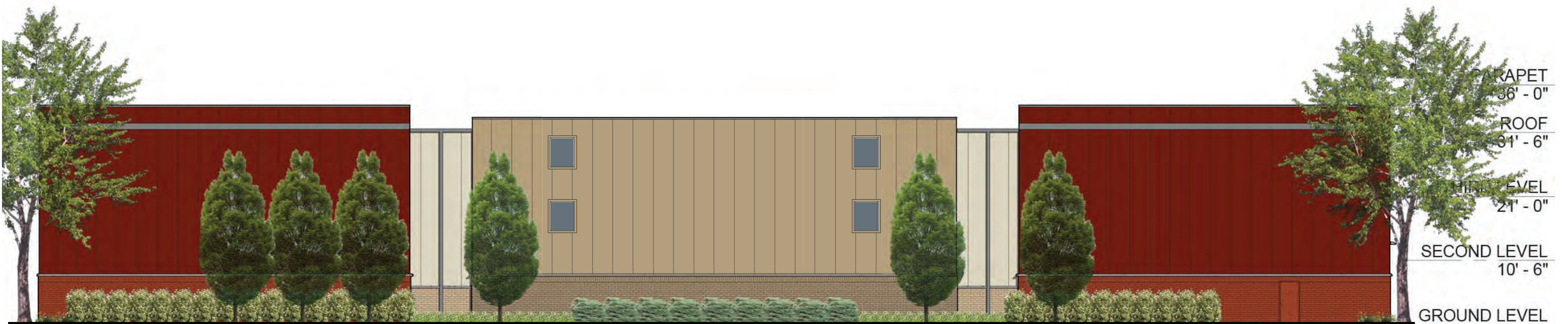
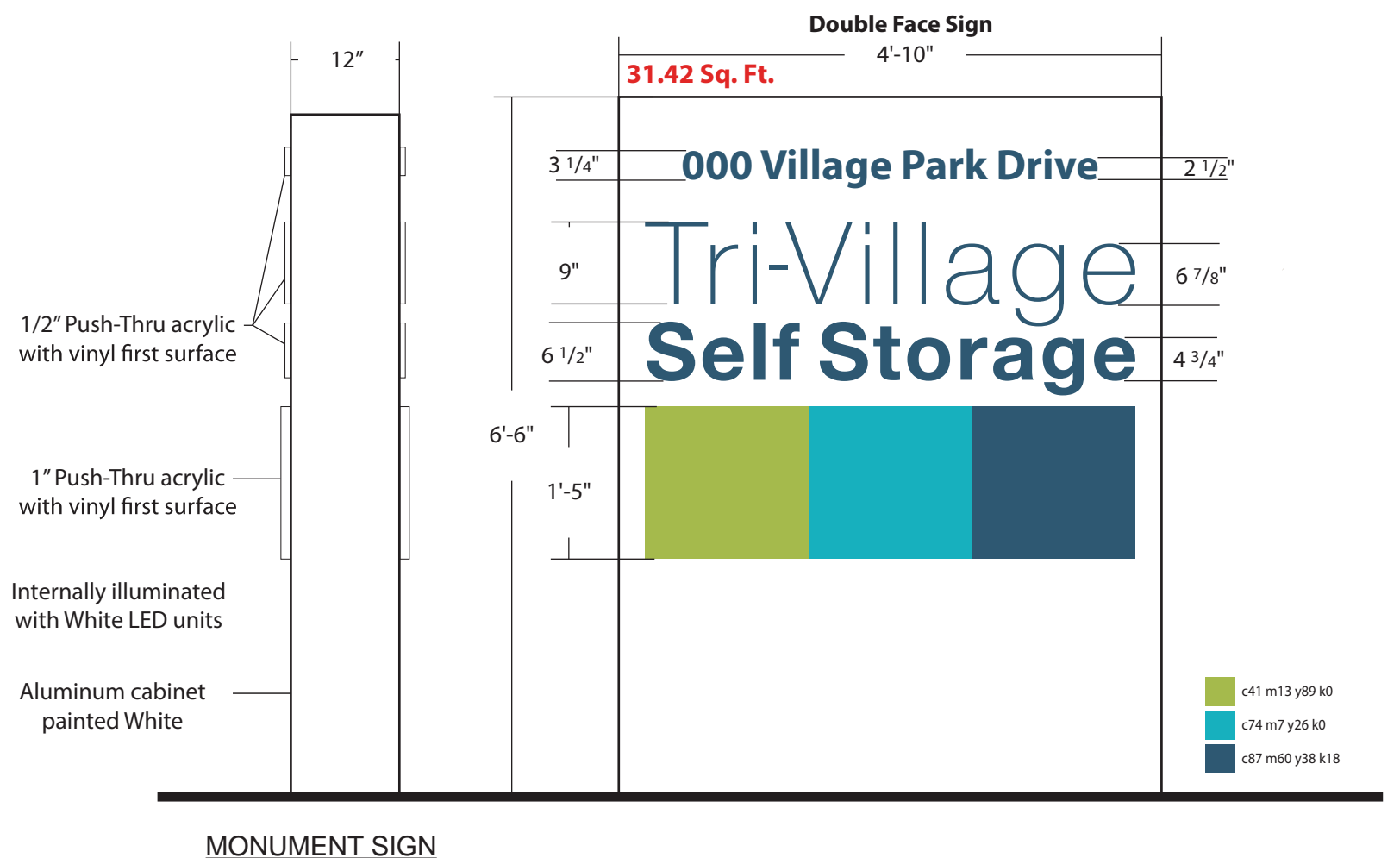
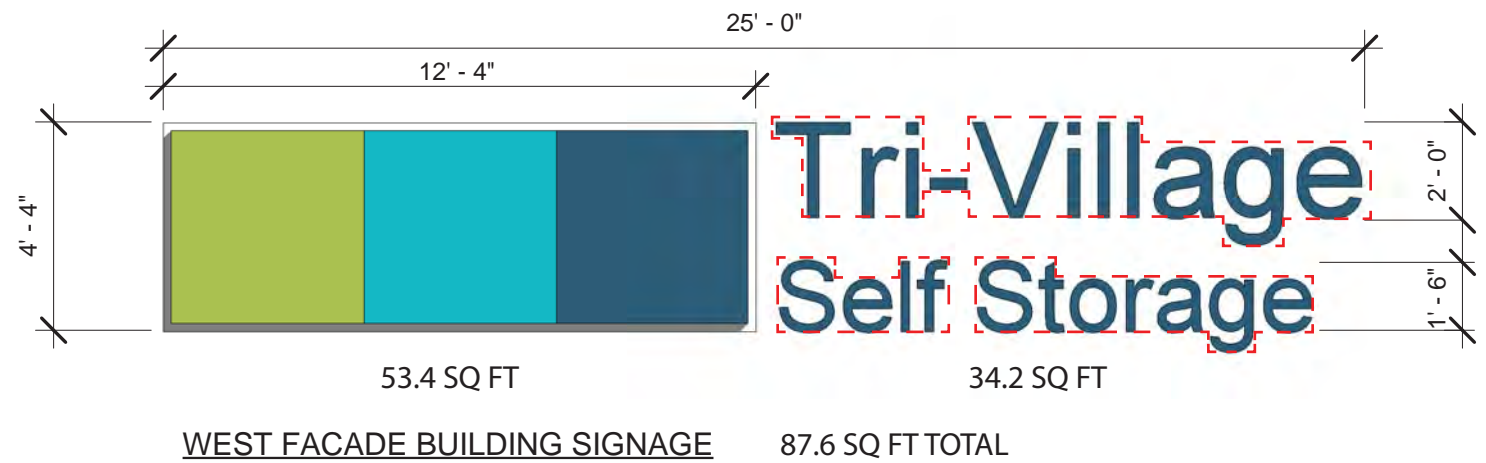
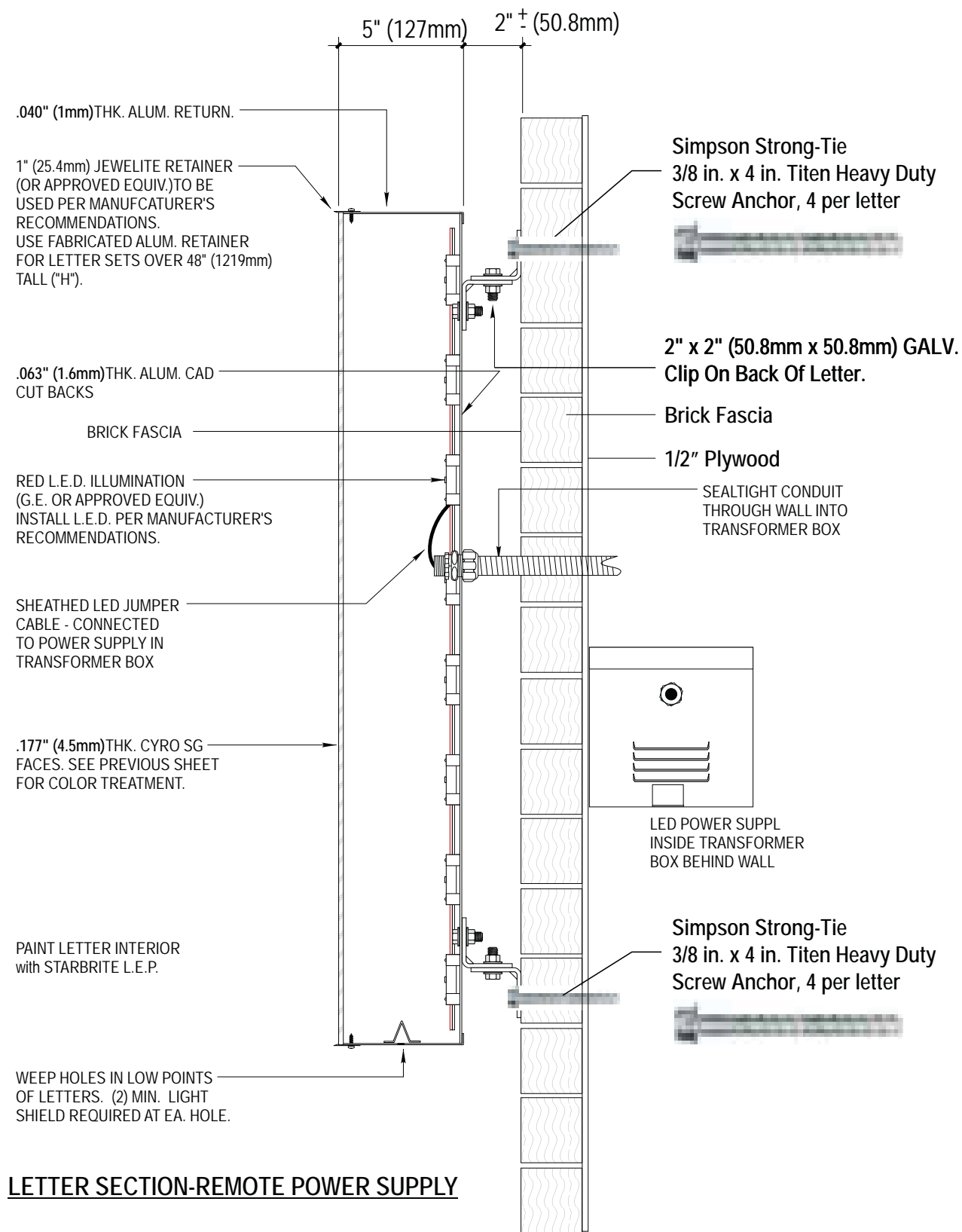


EXHIBIT G: NORTH ELEVATION



SUPPLEMENTAL: NORTH ELEVATION W/LANDSCAPE

# NORTH ELEVATION



## SIGNAGE

## EXHIBIT G

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FINAL DEVELOPMENT PLAN  
TRI-VILLAGE SELF STORAGE  
VILLAGE PARK DR  
POWELL, OH

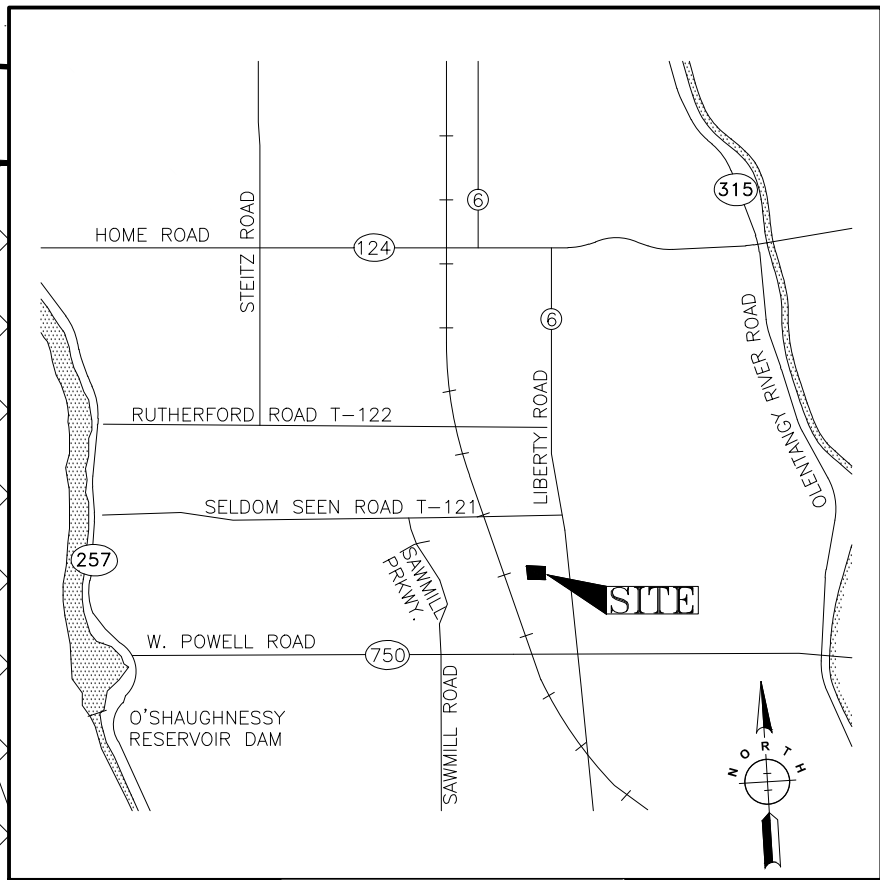
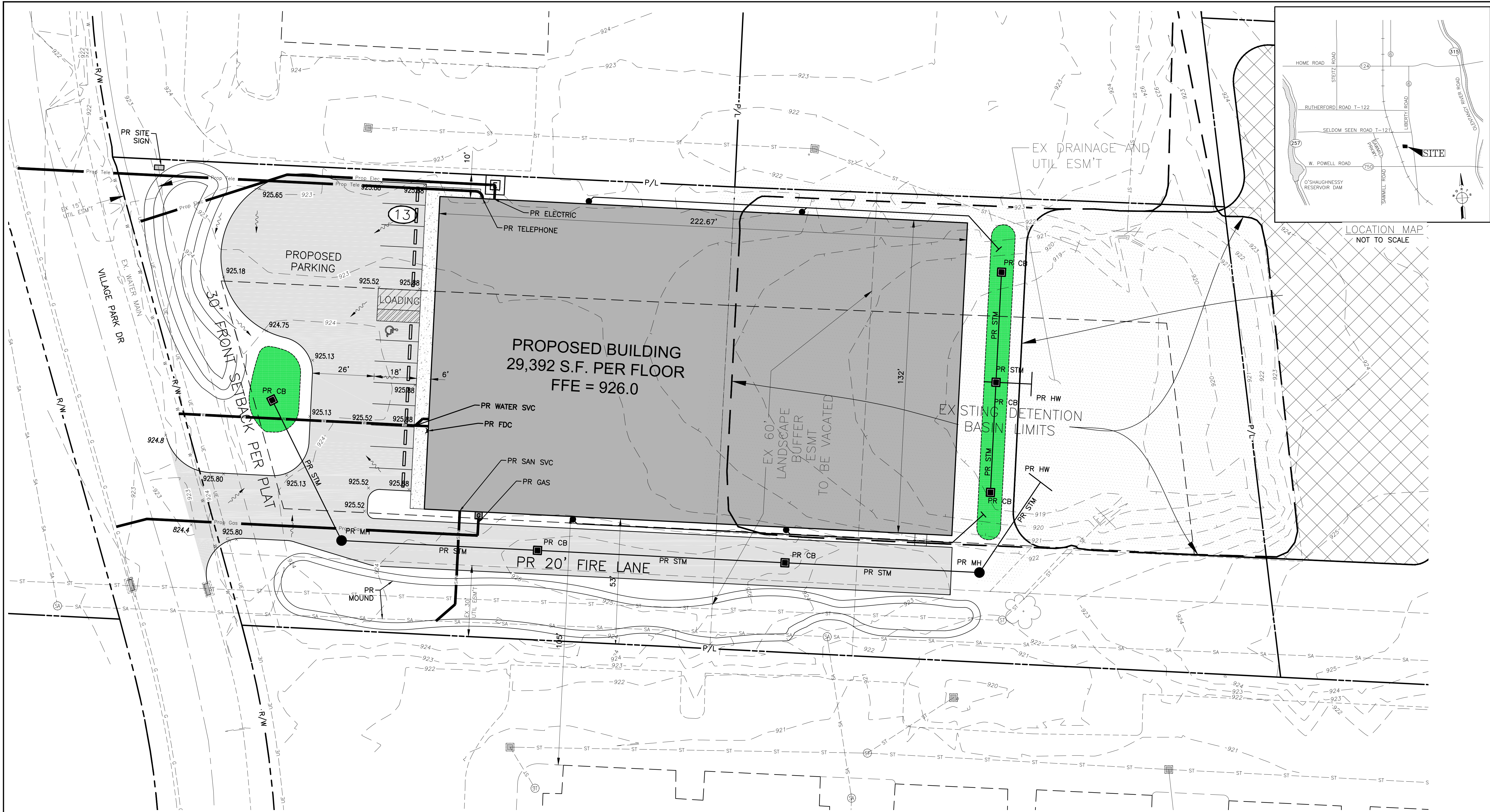


10/17/2016









**SITE DATA**

ADDRESS: VILLAGE PARK DRIVE  
PID: 31942306008000  
SITE AREA: 2.02 +/- ACRES PLUS 0.929 ACRE PURCHASE  
ZONING: PLANNED INDUSTRIAL DISTRICT  
LAND USE:  
EXISTING: OPEN FIELD  
PROPOSED: LUXURY SELF STORAGE  
BUILDING AREA: 88,065 SF  
BUILDING HEIGHT: 36'-0"  
PARKING (VEHICLE): 13 SPACES

CALCULATED AREAS (AC):  
GREENSPACE 2.116 AC (70.0%)  
IMPERVIOUS 0.904 AC (30.0%)  
3.02 ACRES  
131,555 SQUARE FEET

TO ACCOMMODATE THE NEW DETENTION BASIN EXPANSION, AN ADJOINING PARCEL OF 1 ACRE WILL BE PURCHASED TO THE EASTERN SIDE OF THE PROPERTY.

FILL VOLUME: 86,644 CUBIC FEET  
EXPANSION VOLUME: 117,808 CUBIC FEET

**ENGINEER**

THE MANNIK & SMITH GROUP, INC.  
815 GRANDVIEW AVENUE, SUITE 650  
COLUMBUS, OHIO 43215  
CONTACT: STEVE E. FOX, PE  
PHONE: 614-441-8702  
EMAIL: SFOX@MANNIKSMITHGROUP.COM

**OWNER**

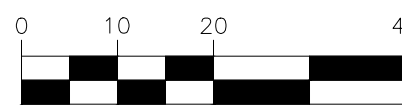
ROOD FAMILY LIMITED PARTNERSHIP  
434 VILLAGE PARK DRIVE  
POWELL, OHIO 43065  
CONTACT: BRYAN ROOD  
PHONE: 614-430-8052

**DEVELOPER**

BREXTON CONSTRUCTION, LLC  
815 GRANDVIEW AVENUE, SUITE 300  
COLUMBUS, OH 43215  
CONTACT: MARK CAULK  
PHONE: 614-441-4110  
EMAIL: MARK.CAULK@BREXTONLLC.COM

BIO-RETENTION AREA

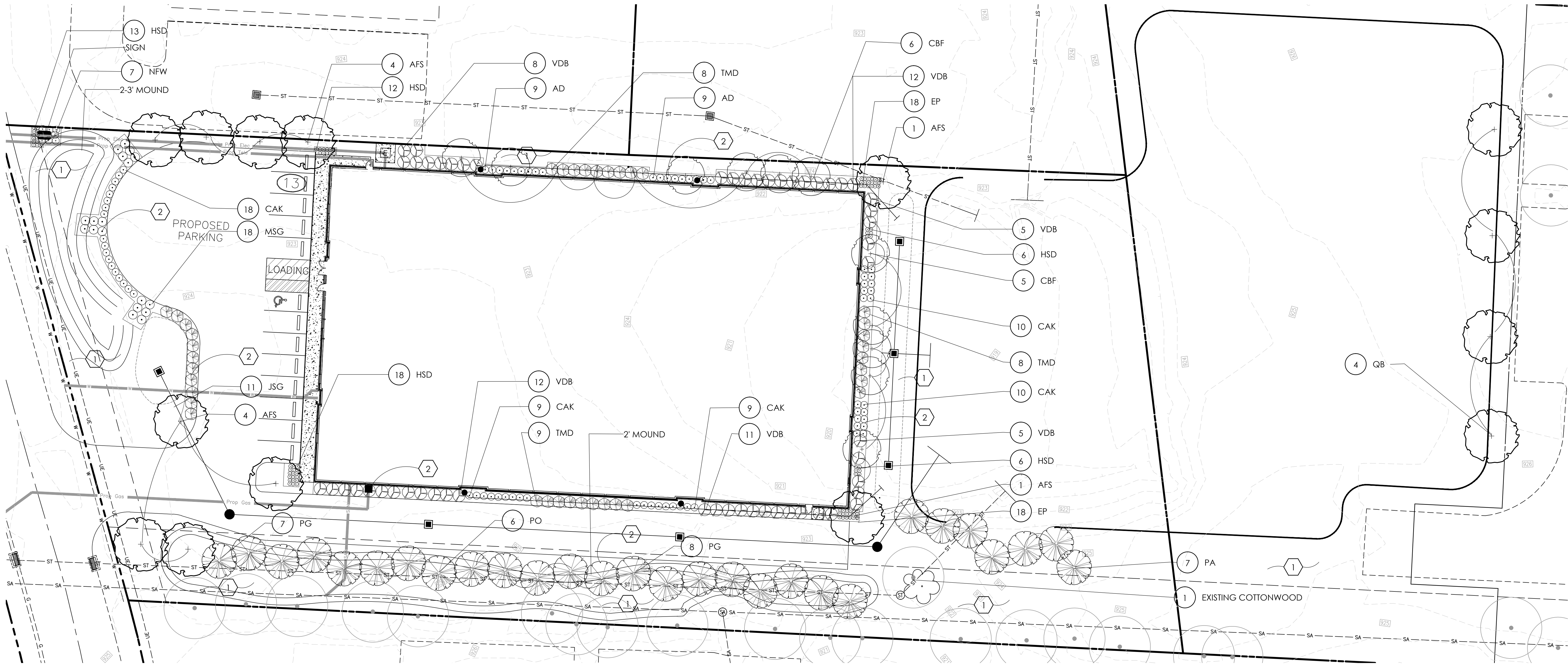
GRAPHIC SCALE



1 INCH = 20 FEET

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1145.30 MINIMUM REQ.'D TREES

REQUIRED	PROPOSED
MIN. OF 47 CALIPER INCHES FOR +/-45,115 SQ. FT. OF COVERAGE	19 TREES @ 2.5" CAL. FOR 47.5 TOTAL CALIPER INCHES

1145.31 PARKING AREA TREE REQ.'S

REQUIRED	PROPOSED
MIN. 1 TREE @ 1 1/2" CAL. PER 8 SPACES	2 TREES@ 2 1/2" CAL. FOR 12 SPACES

1145.32 BLDG. FOUNDATION REQ.'S

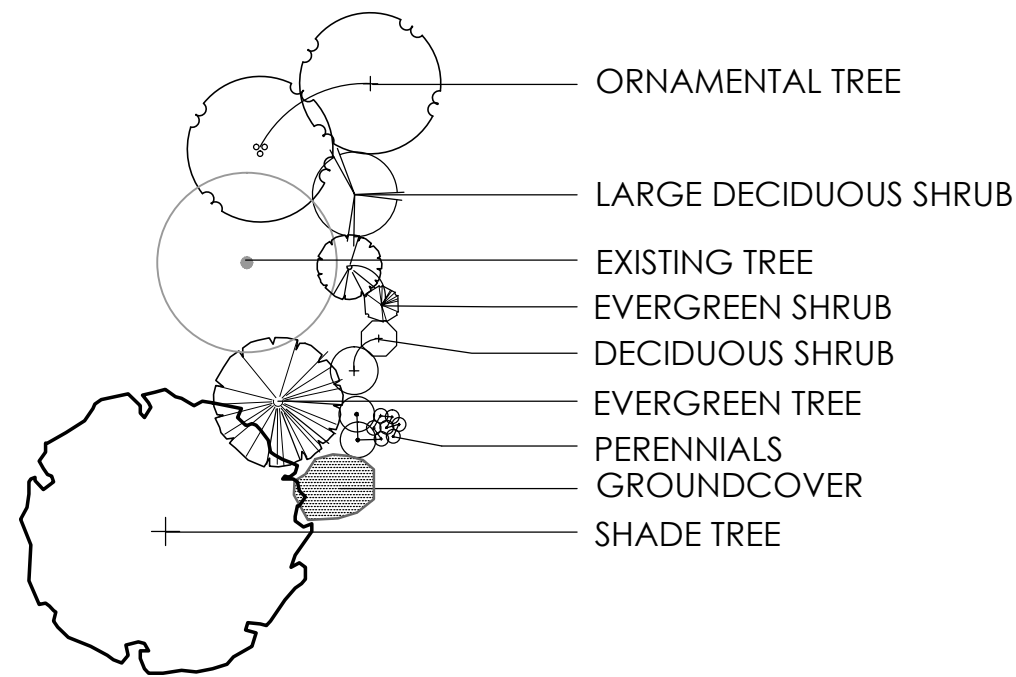
REQUIRED	PROPOSED
MINIMUM:  70% PLANTED  5 SHRUBS/40 L.F. PERIMETER (90)  10 PERENNIALS OR ANNUALS/40 L.F. PERIMETER (180)	MINIMUM:  71% PLANTED  90 SHRUBS FOR 719 L.F. PERIMETER  190 PERENNIALS OR ANNUALS FOR 719 L.F. PERIMETER

**REQUIRED**

EACH PLANNED INDUSTRIAL DISTRICT SHALL BE BUFFERED AT ITS PERIMETER FROM ADJACENT RESIDENCES, RESIDENTIAL ZONES, RESIDENTIAL AREAS OF PLANNED DISTRICTS, CHURCH SITES, PUBLIC AND PRIVATE PARKLAND, AND/OR PUBLIC ROADS WITH DENSE PLANTING STRIPS NO LESS THAN SIXTY (60) FEET DEEP LOCATED ON THE PLANNED INDUSTRIAL SITE

NONRESIDENTIAL BUILDINGS OR USES SHALL NOT BE LOCATED NOR CONDUCTED CLOSER THAN FORTY (40) FEET TO ANY LOT LINE OF A RESIDENTIAL DISTRICT, EXCEPT THAT THE MINIMUM YARD REQUIREMENTS MAY BE REDUCED TO FIFTY (50) PERCENT OF THE REQUIREMENT IF ACCEPTABLE LANDSCAPING OR SCREENING APPROVED BY THE ZONING ADMINISTRATOR IS PROVIDED. SUCH SCREENING SHALL BE A MASONRY WALL OR SOLID FENCE BETWEEN FOUR (4) AND EIGHT (8) FEET IN HEIGHT MAINTAINED IN GOOD CONDITION AND FREE OF ALL ADVERTISING OR OTHER SIGNS. LANDSCAPING PROVIDED IN LIEU OF SUCH WALL OR FENCE SHALL CONSIST OF A STRIP OF LAND NOT LESS THAN TWENTY (20) FEET IN WIDTH PLANTED WITH AN EVERGREEN HEDGE OR DENSE PLANTING OR EVERGREEN SHRUBS NOT LESS THAN FOUR (4) FEET IN HEIGHT AT THE TIME OF PLANTING.

**PLANT KEY TYPICALS**  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PROPOSED**

50' +/- SETBACK

2' HEIGHT MOUND

DENSE EVERGREEN PLANTINGS AT 6' HEIGHT MIN

**GENERAL PLANTING NOTES:**

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

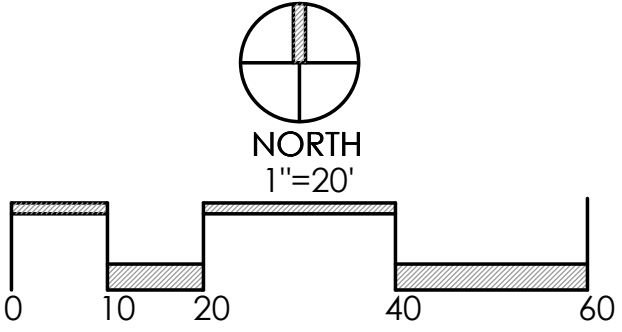
**PLANT LIST**  
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
11	CBF	CARPINUS BETULA FRANS FOUNTAINE	FRANS FOUNTAINE HORNBEAM	2.5" CAL.	B & B	MATCHED FORM
10	AFS	ACER FREEMANII 'SIENNA GLENN'	SIENNA GLENN MAPLE	2.5" CAL.	B & B	
4	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2"	B & B	
7	PA	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B & B	
6	PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HGT.	B & B	
15	PG	PICEA GLAUCA	WHITE SPRUCE	6' HGT.	B & B	
SHRUBS						
11	JSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	24" HGT	B & B	
25	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24" HGT	B & B	
54	VDB	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	24" HGT	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
18	AD	ARUNCUS DIOICUS	GOATSBEARD	2 GAL	CONT.	
55	HSD	HEMEROCALLIS STELLA D' ORRO	STELLA D ORRO DAYLILLY	1 GAL	CONT.	
36	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	CONT.	
56	CAK	CALAMAGROSTIS ACUTIFLIA 'KARL FORESTER'	KARL FORESTER GRASS	1 GAL	CONT.	
18	MSG	MISCANTHUS SINENSIS VARIEGATUS	VARIEGATED MAIDEN GRASS	2 GAL	CONT.	
7	NEP	NEPETA x FAASSENII 'WALKER'S LOW'	WALKERS LOW CATMINT	1 GAL	CONT.	

**CONSTRUCTION NOTES:**

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2' MOUND- FINAL LOCATION AND CONFIGURATION SUBJECT TO FINAL ENGINEERING

**PRELIMINARY**  
NOT FOR CONSTRUCTION



REVISIONS

FINAL DEVELOPMENT  
PLAN- LANDSCAPE  
PLAN

TVSS VILLAGE PARK  
PREPARED FOR  
BREXTON  
815 GRANDVIEW AVENUE  
SUITE 300 COLUMBUS, OH 43215

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DATE 9/26/16

PROJECT XXXXXX

SHEET

L-1  
EXHIBIT F