

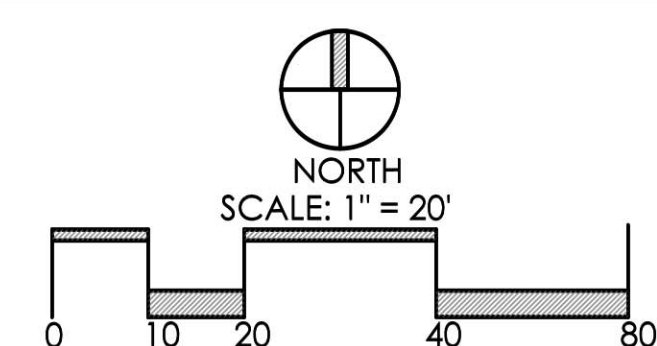




# LANDSCAPE CONCEPT PLAN

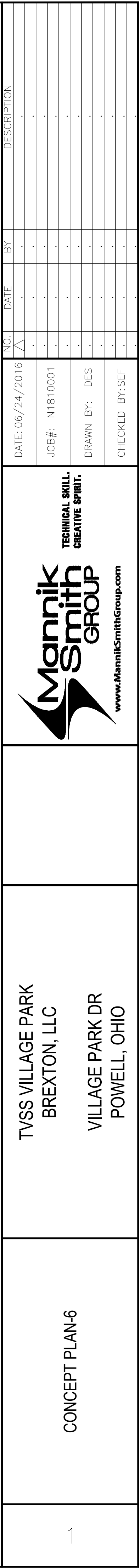
## STORAGE FACILITY-VILLAGE PARK DRIVE

PREPARED FOR BREXTON LLC  
DATE: 6.21.16

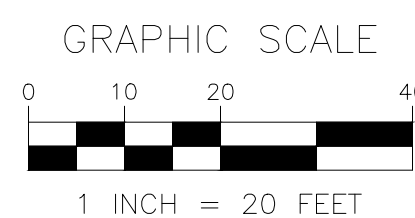


**Faris Planning & Design**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
243 N. 5th Street Suite 401 Columbus, OH 43215  
p (614) 487-1964 www.farisplanninganddesign.com





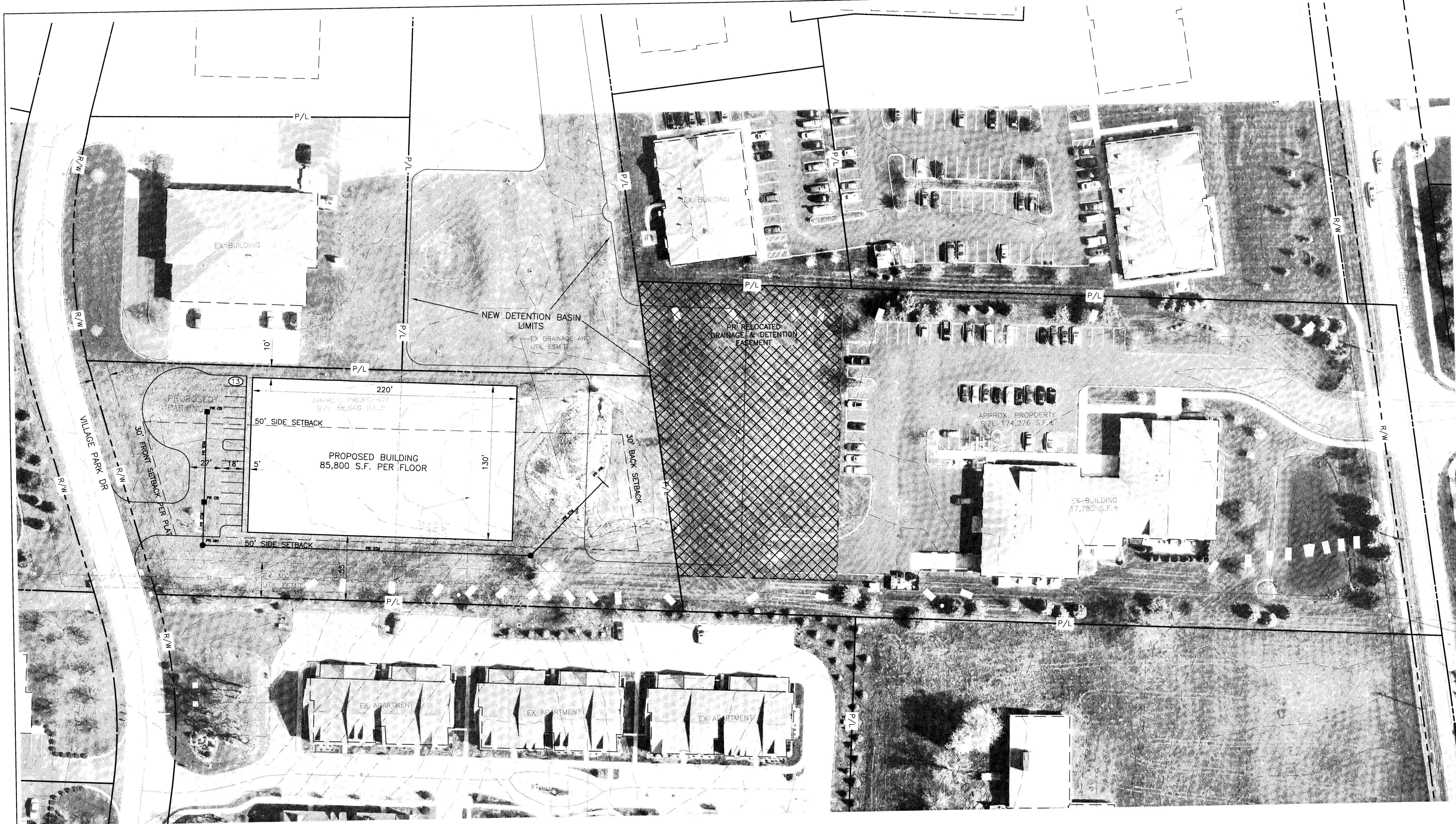
BREXTON, LLC  
815 GRANDVIEW AVENUE, SUITE 300  
COLUMBUS, OH 43215  
CONTACT: MARK CAULK  
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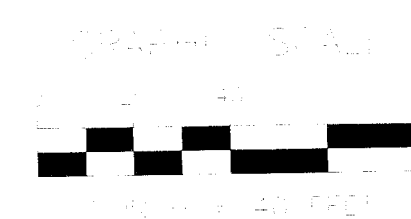








MIN. STREET FRONTAGE: 200 feet  
MIN. DISTANCE BETWEEN BUILDINGS: 100 feet  
MINIMUM SIDE YARDS: 50 feet  
MINIMUM FRONT YARD: 60 feet  
MINIMUM REAR YARD: 30 feet  
MAXIMUM LOT COVERAGE: 20%  
MAXIMUM BLDG HEIGHT:  
(a) principal bldgs: 35' and no more than two (2) stories.  
(b) accessory bldgs: 18 feet  
(c) Supplementary Regulations for the Planned Industrial District.  
(1) Free-standing off-premises signs shall only be permitted in those sub-areas of planned industrial districts that have been designated for production industry.  
(2) No parking, delivery, trash storage, accessory building use, or outdoor storage shall encroach upon a required setback.  
(3) No circus, carnival or similar transient enterprise shall be permitted within 500 feet of a residence, residential district, or residential sub-area of a planned district.  
(4) All production, assembly, processing and storage shall occur within enclosed buildings.  
(5) Except as specifically permitted herein, no mobile home or mobile office structure shall be placed or occupied in this district.  
(6) 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.  
(7) Where non-residential building facades are visible from a residence, residential zone, residential area of a planned district, church site, public and/or private parkland, and/or public road, these facades shall be of natural materials: wood, brick, stone, or rough-split block.  
(8) Excepting via driveway accessways, no parking or delivery area shall be visible from a public street, or from a surrounding area that is not within a planned industrial district.  
(Ord. 2003-02, Passed 2-4-03.)



TVSS VILLAGE PARK  
BREXTON, LLC  
VILLAGE PARK DR  
POWELL, OHIO

CONCEPT PLAN-5

