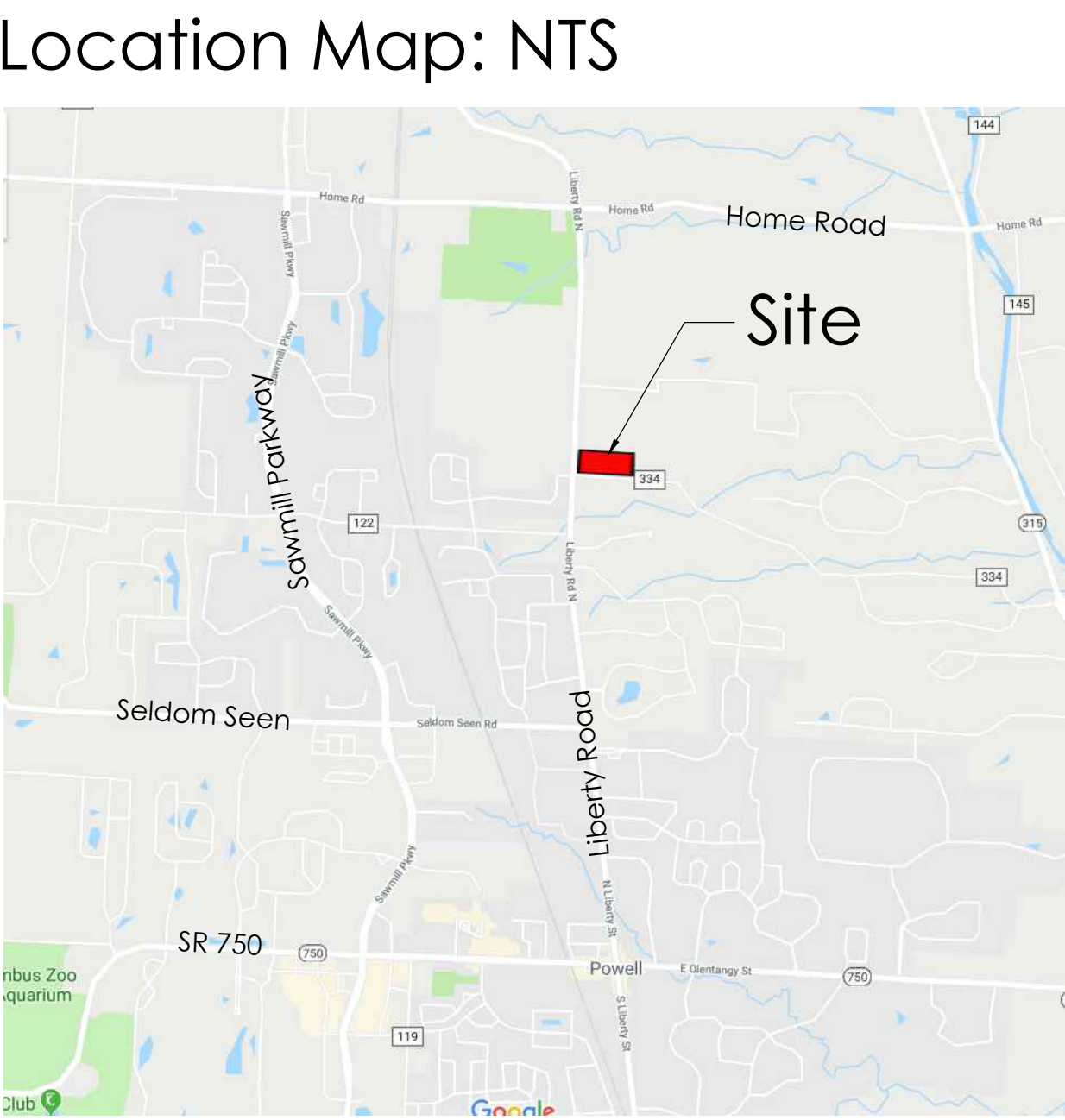
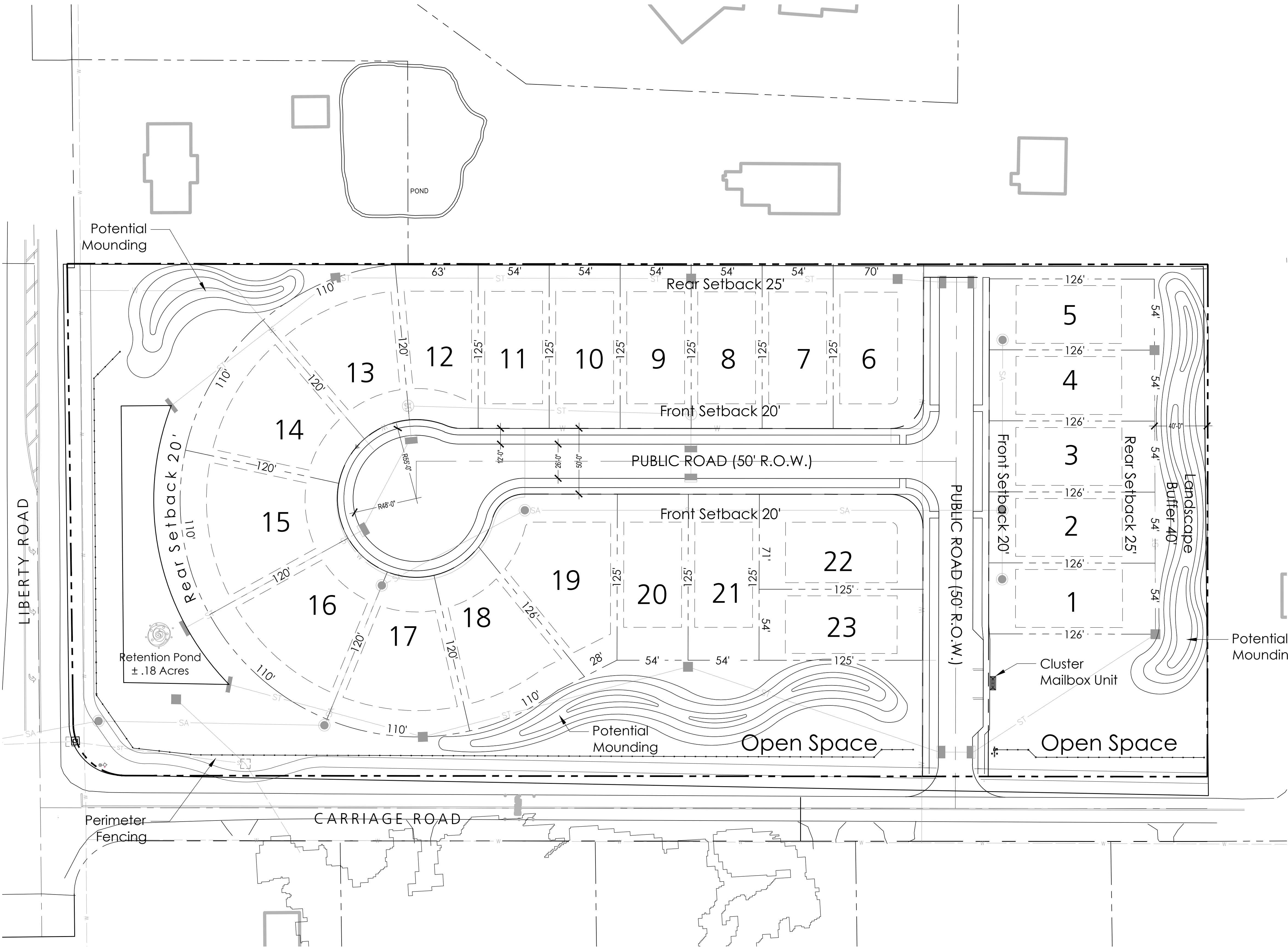


**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC





**Site Data:**

Current Zoning:	Liberty FR1
Proposed Zoning:	Planned Residential
Total Site Area:	±7.7 Acres
Total Lots:	23
Total Density	± 2.9 du/acre

**Lot Information:**

Typical Lot Width:	54'
Typical Lot Depth:	120' -125'
Smallest Lot Area:	6,750 S.F.
Largest Lot Area:	10,325 S.F.

Front Setback:	20' Min.
Rear Yard Setback:	20'-25' (see plan)
Side Yard Setback:	5' Min.

**Lot Coverage:**

Maximum Allowed by Code:	50%
As proposed:	50% or less

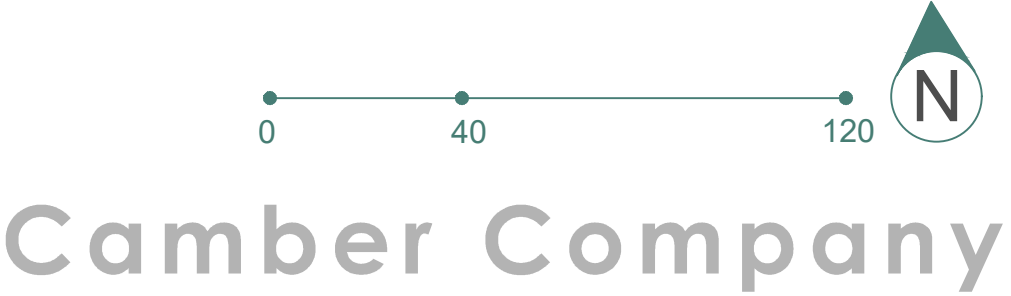
**Open Space:**

Shared Open Space:	2.55 Acres
Less Stormwater Basin:	.18 Acres
Total Open Space:	2.37 Acres

NOTE:  
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# Carriage Farms - Final Development Plan

City of Powell, Ohio      August 25, 2020



## EXHIBIT C





Carriage Farms - Site Landscape Plan

City of Powell, Ohio August 25, 2020



Camber Company



LANDSCAPE CODE REQUIREMENTS

Minimum Required Trees - 1145.30

(a) MINIMUM TREES	REQUIRED	PROVIDED
THE FOLLOWING MINIMUMS ARE REQUIRED, BASED UPON TOTAL COVERAGE SQUARE FOOTAGE.  (1) ALL RESIDENCES AND RESIDENTIAL LAND USES, PER DWELLING UNIT: 1/2" IN TRUNK DIAMETER FOR EVERY 150 S.F. OR FRACTION THEREOF OF BUILDING GROUND COVERAGE.	A TOTAL OF 135" FOR +/-40,500 S.F. OF GROUND COVERAGE	A TOTAL OF 353" FOR +/-40,500 S.F. OF GROUND COVERAGE

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

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
5	AC WB	Acer saccharum 'Wright Brothers' Wright Brothers Sugar Maple	2.5" CAL.	B&B	AS SHOWN	Match Form
10	GI PR	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL.	B&B	AS SHOWN	Match Form
10	GI AG	Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	2.5" CAL.	B&B	AS SHOWN	Match Form
4	PL AC	Platanus xacerfolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B&B	AS SHOWN	Match Form
3	TA DI	Taxodium distichum Bald Cypress	2.5" CAL.	B&B	AS SHOWN	Match Form
5	TI CO	Tilia cordata 'Greenspire' Greenspire Linden	2.5" CAL.	B&B	AS SHOWN	Match Form
1	QU CO	Quercus coccinea Scarlet Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
20	ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES						
9	AM GR	Amelanchier xgrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.5" CAL.	B&B	AS SHOWN	Tree Form
2	CE CA	Cercis canadensis Eastern Redbud	1.5" CAL.	B&B	AS SHOWN	Tree Form
13	CR VI	Crataegus viridis 'Winter King' Winter King Hawthorn	1.5" CAL.	B&B	AS SHOWN	Tree Form
EVERGREEN TREES						
13	AB CO	Abies concolor White Fir	6' HT.	B&B	PER PLAN	2" CAL.
21	PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	2" CAL.
18	PI DE	Picea glauca 'Densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	2" CAL.
19	PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	2" CAL.
15	PI ST	Pinus Strobus White Pine	6' HT.	B&B	PER PLAN	2" CAL.

PLANT LABEL KEY: 1 / XX XX ( QUANTITY / CODE )

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.  
ADDITIONAL PLANTING NOTES  
1. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW.  
FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED. COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	MAIL KIOSK	A EX. D4	CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER
2	3-RAIL FENCE	B EX. D4	SEE DETAIL B, EXHIBIT D4
3	8x8 END POST	B EX. D4	SEE DETAIL B, EXHIBIT D4
4	ENTRY SIGN	A EX. D2	SEE DETAIL A, EXHIBIT D2
5	FOUNTAIN	X XX-XX	FINAL SELECTION BY OWNER

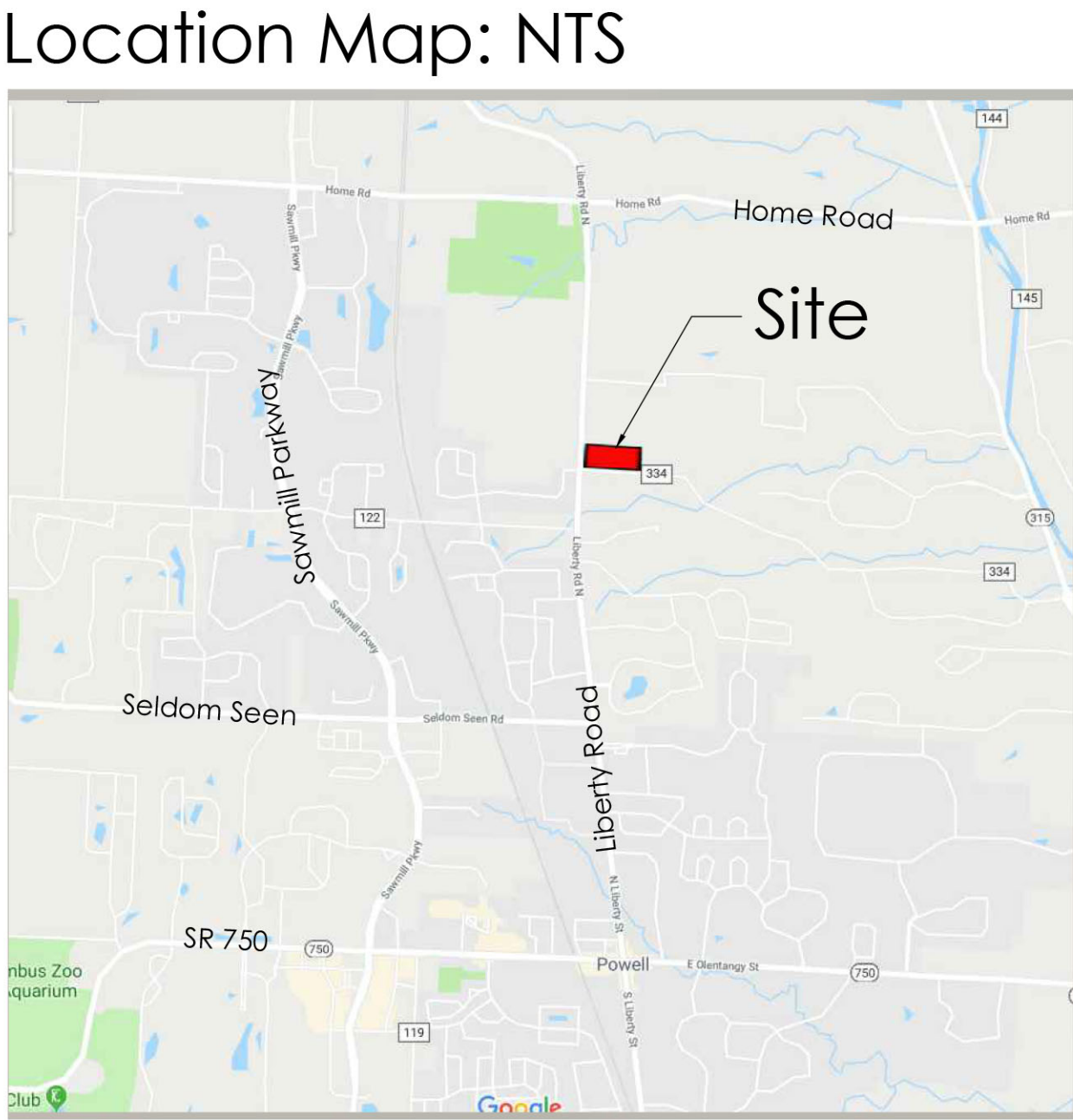
CODED LANDSCAPE NOTES

1. TURF  
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

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EXHIBIT D1





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# Carriage Farms - Illustrative Plan

City of Powell, Ohio August 25, 2020