



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

May 1, 2019

Final Plan Application FP-19-003

Applicant:	Will Sharer
Owner:	Carrington Ridge One, LLC
Location:	312 Foxtail Dr. Pataskala, OH 43062
Acreage:	+/- 12.53 acres
Zoning:	PDD – Planned Development District
Request:	Requesting approval of an amendment to an approved Final Development Plan to replace the sign faces of the two entry signs and removal of the existing fence pursuant to Section 1255.14(d) of the Pataskala Code for the Carrington Ridge Apartments located at 312 Foxtail Drive.

Description of the Request:

Pursuant to Section 1255.14(d) of the Pataskala Code, modifications to a final plan that are not subject to administrative approval must be submitted to the Planning and Zoning Commission for review and approval. The requested amendment to the final plan would be the addition of a second entrance sign and modification of the proposed landscaping around the entrance signs.

Staff Summary:

The property was rezoned from AG – Agricultural to the PDD – Planned Development District in 2013 (Ordinance No. 2013-4165). The Final Plan for Carrington Ridge was approved in 2014 (Application No. 14-005), and amended multiple times, most recently in 2017 (Application No. ZON-17-007).

As approved, Carrington Ridge is a 119-unit apartment complex covering 19.37-acres. The units themselves are single-story with an attached two (2) car garage. Access is off of Hazelton-Etna Road (310) onto Foxtail Drive and Mimosa Drive. All streets within the development are private.

According to the Applicant’s statement on the Application Form, the Redwood company is undergoing a re-branding effort to bring all its apartment communities under one name. They are proposing two (2) new signs, one at each entrance to the complex. One sign is to be installed at the North Entry (Mimosa Drive), and one at the South Entry (Foxtail Drive).

The North Entry Sign is proposed as a “blade” style sign at 12-square feet (94-inches x 18.431-inches). The sign face will be mounted on two white colored supports, 24-inches tall, for a total height of 42.431-inches, or approx. 3.5-feet. The sign will be mounted on the South side of Mimosa Drive, 10-feet from the right-of-way along Hazelton-Etna Rd.

The South Entry Sign is proposed at 32-square feet (12.67-feet x 2.5-feet), mounted on a stone base, with a total height of 5-feet. The sign will be double-sided, and internally illuminated. The sign will be installed parallel to Foxtail Drive, 10-feet from the right-of-way on Hazelton-Etna Road.

Pursuant to Section 1295.09(b)(9) of the Pataskala Code, a multiple-dwelling or apartment development shall be allowed one (1) ground sign identifying the name of the development at each entrance, not exceeding 32-square feet in size and 6-feet in height. Such signs shall be located at least 10-feet outside the right-of-way. Signs shall only be illuminated by exterior lighting projected onto the sign face, or using LED backlit but opaque, raised or reverse cut letters against an unlit background.

Along with the signage, changes to the entryway landscaping are also proposed. On the latest approved Final Plan, there was to be a 3-rail fence, 48-inches (4-feet) in height on either side of the entrance drives. The originally approved sign was to be mounted to the fence on the South Entryway. In place of the fence, the Applicant is proposing to install landscaping beds with a variety of shrubs, perennials, and ornamental grasses on either side of both entryways.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff:

Pursuant to Section 1255.14(c)(1) of the Pataskala Code, the Planning and Zoning Director may approve modifications to Final Development Plans including: Minor modifications to the design of signs, including the sign face and sign lighting, provided the color palette, maximum sign area, and maximum sign height, approved in the Final Development Plan is not exceeded (1255.14(c)(2)(G)), and the substitution of landscaping materials (1255.14(c)(2)(D)).

As the Applicant wishes to add second sign, the maximum square footage they are asking for is more than what was approved for the previously approved Final Development Plan. The previous plan called for one (1) 32-square foot sign. The proposed total square footage for the new signs is 44-square feet, for an increase of 12-square feet. Pursuant to Section 1255.14(d), modifications not listed as available for administrative approval shall be submitted to the Planning and Zoning Commission.

The Applicant included a divergence on Page C101 to allow for a second sign to be installed, but on further review of 1295.09(b)(9), the section states “One (1) ground sign identifying the name of the development, located at each entrance of the development”. As the Applicant is proposing one (1) sign at each entrance, the proposal would be in conformance with this section, and the divergence will not be needed. The applicant shall remove the language for this divergence from the plans.

The Applicant must submit revised pages of the plans to the Planning and Zoning Department if approved, for inclusion into our records. Staff will follow up with the Applicant on the size and material of these pages.

Other Departments and Agencies:

No comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-7 – Village Single Family Residential M-1 – Light Manufacturing	Single Family Homes Misc. Commercial Uses
East	AG – Agricultural	Cemetery
South	PDD – Planned Development District	Vacant (Farm Field)
West	PDD – Planned Development District LB – Local Business	Pataskala Ridge (Single-Family) Vacant

Final Development Plan Approval:

According to Section 1255.20 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a final development plan if the proposal:

- a. The Final Development Plan conforms in all pertinent respects to the approved Preliminary Development Plan, provided that the Planning and Zoning Commission may authorize plans amended as specified in Section 1255.14.
- b. That the proposed development advances the general health and safety of the City of Pataskala.
- c. That the Planning and Zoning Commission is satisfied that the developer has provided sufficient guarantees or demonstrates possession of the requisite financial resources to complete the project.
- d. That the interior road system, proposed parking, and any off-site improvements are suitable, safe, and adequate to carry anticipated vehicular and pedestrian traffic generated by and within the proposed development and to adjacent property.
- e. The development has adequate public services and open spaces.
- f. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with any applicable regulations.
- g. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.
- h. Signs, as shown on the submitted sign plan, will be of a coordinated effect throughout the planned district, and with adjacent development; are of appropriate size, scale, design, and relationship with principal buildings the site and surroundings, so as to maintain safe and orderly pedestrian and vehicular circulation.
- i. The landscape plan adequately enhances the principal buildings and site; maintains existing trees to the extent possible; buffers adjacent incompatible uses; breaks up large expanses of pavement

- with natural materials; and utilizes appropriate plant selections of the buildings, site and climate.
- j. That the existing and proposed utilities, including water and sewer service, and drainage will be adequate for the population densities and nonresidential uses proposed in the Planned Development District and complies with applicable regulations established by the City or any other governmental entity which may have jurisdiction over such matters.
 - k. Phases of projects are planned so that these conditions are complied with to meet the needs of that phase upon its completion.
 - l. That any other items shown in the final development plan or in the accompanying text be addressed to the Planning and Zoning Commission's satisfaction.

Department and Agency Review

- Zoning Inspector – No comments
- Public Service Director – No Comments
- City Engineer – No comments
- Utility Director – No Comments
- Police Department – No Comments
- West Licking Joint Fire District – No comments
- Southwest Licking Local Schools – No comments

Modifications:

Should the Commission choose to approve the applicant's request, the following modifications may be considered:

1. The Applicant shall address all comments from Planning and Zoning Staff.
2. The Applicant shall submit the revised pages to Planning and Zoning Staff.

Resolution:

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I move to approve an amendment to the Final Plan for application FP-19-003 pursuant to Section 1255.14(d) of the Pataskala Code ("with the following modifications" if modifications are to be placed on the approval).



32 SQUARE FOOT DOUBLE SIDED SIGN

Please verify that all artwork, sizes, colors, spelling and grammar are correct. Once approved, the artwork is final and will be printed as pictured. The design shown is the property of A Sign Above, Inc. No transmittal or disclosure shall be made to any person, firm, or corporation without prior written consent.

asa
 a sign above
 8982 Dutton Drive
 Twinsburg, Ohio 44087
 Phone: (330) 425-7832
 Cell: (216) 337-2201
 Email: jerryasignabove@yahoo.com

Client:
**REDWOOD
 MANAGEMENT**

File Name:
 REDWOOD - CONCORD - 32 SF.PLT
 Proof Date:
4/10/19
 PLEASE CHECK ONE OF THE FOLLOWING:
 Approved Approved With Changes Revise & Resubmit

Signature:
 X _____
 Date of Approval:

94"



18.431"

24"

Please verify that all artwork, sizes, colors, spelling and grammar are correct. Once approved, the artwork is final and will be printed as pictured. The design shown is the property of A Sign Above, Inc. No transmittal or disclosure shall be made to any person, firm, or corporation without prior written consent.



8982 Dutton Drive
Twinsburg, Ohio 44087
Phone: (330) 425-7832
Fax: (330) 963-4519
Email: jerryasa@windstream.net

Client:

REDWOOD
MANAGEMENT

File Name:

REDWOOD - 94 INCH BLADE.PLT

Proof Date:

5/7/18

PLEASE CHECK ONE OF THE FOLLOWING:

Approved

Approved With
Changes

Revise
& Resubmit

Signature:

X _____

Date of Approval:



CITY OF PATASKALA PLANNING AND ZONING COMMISSION

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

FINAL PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1113)

Property Information	
Address: 312 Foxtail Dr. Pataskala, OH 43062	
Parcel Number: 064-152826-00.000	
Zoning: PD	Acres: 12.53
Water Supply:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input checked="" type="checkbox"/> City of Pataskala	<input type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: FP-19-003
Fee: \$ 500
Filing Date: 4-5-19
Hearing Date: 5-1-19
Receipt Number: 499680

Applicant Information		
Name: Will Sharer		
Address: 7510 E. Pleasant Valley Rd		
City: Independence	State: OH	Zip: 44131
Phone: 216-339-0944	Email: WSharer@byredwood.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Final Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Address List
<input checked="" type="checkbox"/> Area Map

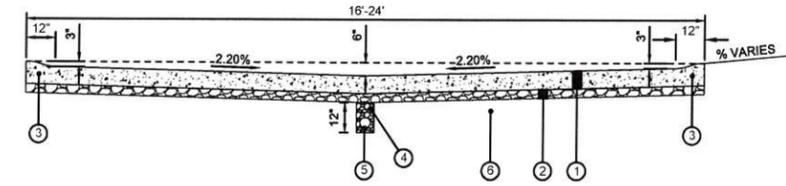
Owner Information		
Name: Carrington Ridge One LLC		
Address: - same as Applicant		
City: -	State: -	Zip: -
Phone: -	Email: -	

Final Plan Information
Describe the Project:
Redwood is rebranding all of its neighborhoods to one unified brand. We are asking for two newly branded signs to identify both of the neighborhood entrances. No other parts of the plan are being altered.

Documents to Submit	
Final Plan Application: Submit 1 copy of the final plan application.	
Final Plan: Submit 14 copies of the final plan on sheets 24 x 36 inches in size and an electronic copy (CD, USB) containing the following:	
<ul style="list-style-type: none"> a) <i>Proposed name of the subdivision, location by section, range, township or other officially recognized survey number, date, north arrow, scale and acreage.</i> b) <i>Name and address of the owner and subdivider, State of Ohio registered professional engineer, and/or surveyor who prepared the plan, and their appropriate registration numbers and seals.</i> c) <i>Plan boundaries, based on accurate traverse, with angular and lineal dimensions. All dimensions, both linear and angular shall be determined by an accurate control survey in the field which must balance close, within the limit of one (1) in 10,000.</i> d) <i>Bearing and distances to nearest established street lines, or other recorded permanent monuments.</i> e) <i>Exact locations, right-of-way, names of all streets within and adjoining the plat, and the building setback lines.</i> f) <i>Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths of bearings and chords of all applicable streets within the plat area.</i> g) <i>All easements and right-of-way provided for public or private services and/or utilities.</i> h) <i>All lot numbers and lines with accurate dimensions in feet and hundredths. When lots are located on a curve, the lot width at the building setback line shall be shown.</i> i) <i>Accurate location and description of all monuments.</i> j) <i>Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for the common use of all property owners. The use and accurate boundary locations shall be shown for each parcel of land to be dedicated.</i> k) <i>A copy of any restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision.</i> l) <i>Certification by a State of Ohio registered surveyor to the effect that the plan represents a survey made by him, that the monuments shown thereon exist as located, and that all dimensional details are correct.</i> m) <i>Typical sections and complete profiles of streets and other related improvements to be constructed in the proposed subdivision.</i> n) <i>The location of, and a description of all monuments and pins as specified in Section 1121.04.</i> o) <i>If a zoning change is involved, certification from the City Zoning Inspector shall be required indicating that the change has been approved and is in effect.</i> p) <i>Certification shall be required showing that all required improvements have been installed and approved by the proper City officials and/or other agencies, or the required bond or other surety is in effect assuring installation and initial one (1) year minimum maintenance of the required improvements (Section 1113.18(d)).</i> 	
Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained at www.lcounty.com/rec .	
Address List: Submit one copy of a list of all property owners and addresses of those owning property within 200 feet or two parcels from any point on the subject property line, whichever creates more property owners. This list must be in accordance with the Licking County Auditor's current tax list and must be submitted on mailing labels.	
Area Map: Submit 14 copies of an area map from the Licking County Engineer's office showing the area encompassed by the address list. Area maps can be obtained at www.lcounty.com/taxparcelviewer/default .	

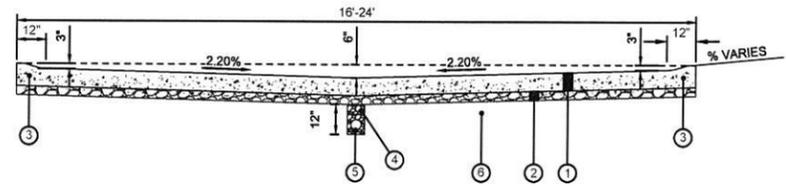
Signatures	
I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this final plan request.	
Applicant: 	Date: 4/4/19
Owner: 	Date: 4/4/19

PLOT SCALE: 1:1 EDIT DATE: 4/19 - 12:57 PM EDITED BY: BBSCHLING DRAWING FILE: C:\2013\00596D_DRAWINGS\CIVIL\PLAN SET\POL02017-01-30.POL REVISION REV: 20130596D_CE.POL01.01.FINAL.DWG & PRES.PLAN.DWG



- ① ITEM 452, 6" NON-REINFORCED CONCRETE PAVEMENT
- ② ITEM 304, 3" AGGREGATE BASE
- ③ CONCRETE ROLLED CURB (SEE DETAIL THIS SHEET)
- ④ NO. 8 OR NO. 57 AGGREGATE
- ⑤ ITEM 605, 4" PIPE UNDERDRAIN
- ⑥ ITEM 204, SUBGRADE COMPACTION

TYPICAL PAVEMENT SECTION
NOT TO SCALE



- ① ITEM 452, 7" NON-REINFORCED CONCRETE PAVEMENT
- ② ITEM 304, 3" AGGREGATE BASE
- ③ CONCRETE ROLLED CURB (SEE DETAIL THIS SHEET)
- ④ NO. 8 OR NO. 57 AGGREGATE
- ⑤ ITEM 605, 4" PIPE UNDERDRAIN
- ⑥ ITEM 204, SUBGRADE COMPACTION

TYPICAL INTERSECTION PAVEMENT SECTION
NOT TO SCALE

ZONING CLASSIFICATION	
PLANNED DEVELOPMENT DISTRICT - PDD	
DIVERGENCES	
SECTION 1295.09(b)(9): THE APPLICANT IS REQUESTING A DIVERGENCE FROM THIS SECTION TO ALLOW FOR THE INSTALLATION OF ONE ADDITIONAL SIGN THAT WILL BE INTERNALLY ILLUMINATED. PER THIS SECTION ONLY ONE GROUND SIGN IS PERMITTED, AND ANY ILLUMINATION SHALL BE BY EXTERIOR LIGHTING PROJECTING ONTO THE SIGN FACE OR BY USE OF LED BACKLIT LETTERS AGAINST AN UNLIT BACKGROUND	
SITE AREA	
SITE AREA (MULTI-FAMILY)	19.37 AC
SITE AREA (COMMERCIAL)*	4.02 AC
TOTAL SITE AREA	23.39 AC
TOTAL "DEVELOPABLE" AREA**	21.24 AC
NOTES: * COMMERCIAL ACREAGE ONLY USED IN CALCULATION OF COMMON OPEN SPACE FOR THE ENTIRE 23.39 ACRE PDD TRACT	
** "DEVELOPABLE" ACREAGE IS THE TOTAL SITE AREA NOT INCLUDING THE AREA WITHIN THE PERIMETER SETBACKS USED IN COMMON OPEN CALCULATIONS BELOW	
COMMON OPEN SPACE REQUIRED - 35%	
TOTAL "DEVELOPABLE" AREA X 0.35	= 21.24 AC X 0.35 = 7.43 AC
COMMON OPEN SPACE PROVIDED	
COMMERCIAL IMPERVIOUS ESTIMATE	3.09 AC
MULTI-FAMILY BLDGS, SIDEWALK, DRIVEWAYS	6.58 AC
MULTI-FAMILY PRIVATE DRIVES	1.90 AC
MULTI-FAMILY STORMWATER BASINS	0.73 AC
TOTAL IMPERVIOUS (MULTI-FAMILY/COMMERCIAL)	12.30 AC
COMMON OPEN SPACE PROVIDED	(21.24 AC - 12.30 AC)/21.24 AC X 100% = 42%
MULTI-FAMILY MAXIMUM IMPERVIOUS ALLOWABLE - 50%***	
MULTI-FAMILY BLDGS, SIDEWALK, DRIVEWAYS	6.58 AC
MULTI-FAMILY PRIVATE DRIVES	1.90 AC
TOTAL IMPERVIOUS (MULTI-FAMILY)	8.48 AC
MULTI-FAMILY IMPERVIOUS PROVIDED	8.48 AC
8.48 AC/19.37 AC X 100% =	44%
NOTE: *** 4.02 ACRE COMMERCIAL PARCEL SHALL ACCOMMODATE MAXIMUM IMPERVIOUS CALCULATION OF 80% UPON DEVELOPMENT OF THE PARCEL	
MULTI-FAMILY BUILDINGS DATA	
93 UNITS - 2 BEDROOM/2 CAR GARAGE EACH	
24 UNITS - 2 BEDROOM/1 CAR GARAGE EACH	
MAX ALLOWABLE BUILDING HEIGHT	35'-0"
MULTI-FAMILY BUILDING HEIGHT	< 35'-0"
OFF-STREET PARKING CALCULATIONS	
PARKING REQUIRED (2 SPACES PER UNIT)	234 SPACES
PARKING PROVIDED	
2-CAR GARAGE (2 SPACES PER UNIT)	186 SPACES
DRIVEWAY (2 SPACES PER UNIT)	186 SPACES
1-CAR GARAGE (1 SPACE PER UNIT)	24 SPACES
DRIVEWAY (1 SPACE PER UNIT)	24 SPACES
SURFACE SPACES	15 SPACES
TOTAL PROVIDED	435 SPACES (3.72 SPACES/UNIT)

2550 CORPORATE EXCHANGE DR, STE 300
COLUMBUS, OH 43231
TEL 614.901.7235 FAX 614.901.7238
www.structurepoint.com



FINAL DEVELOPMENT PLAN
FOR
CARRINGTON RIDGE, PHASE 2

REVISIONS	
①	04/04/2019

DATE:	06/26/2017
DRAWN BY:	BDS
CHK'D BY:	OSD
JOB NO.	201300596
SCALE:	N/A

SHEET NO.
C101



1 Site Plan Rendering
 1" = 60'
 0 30 60 120



Columbus
 100 Hawthoods Blvd, Ste A
 Columbus, Ohio 43230
 p 614 255 3399

Cincinnati
 10816 Millington Court, Ste 118
 Cincinnati, Ohio 45242
 p 614 360 9066

PODdesign.net

Project Name
Carrington Ridge
 Pataskala, Ohio

Prepared For
 7510 Pleasant Valley Rd.
 Independence, OH 44131

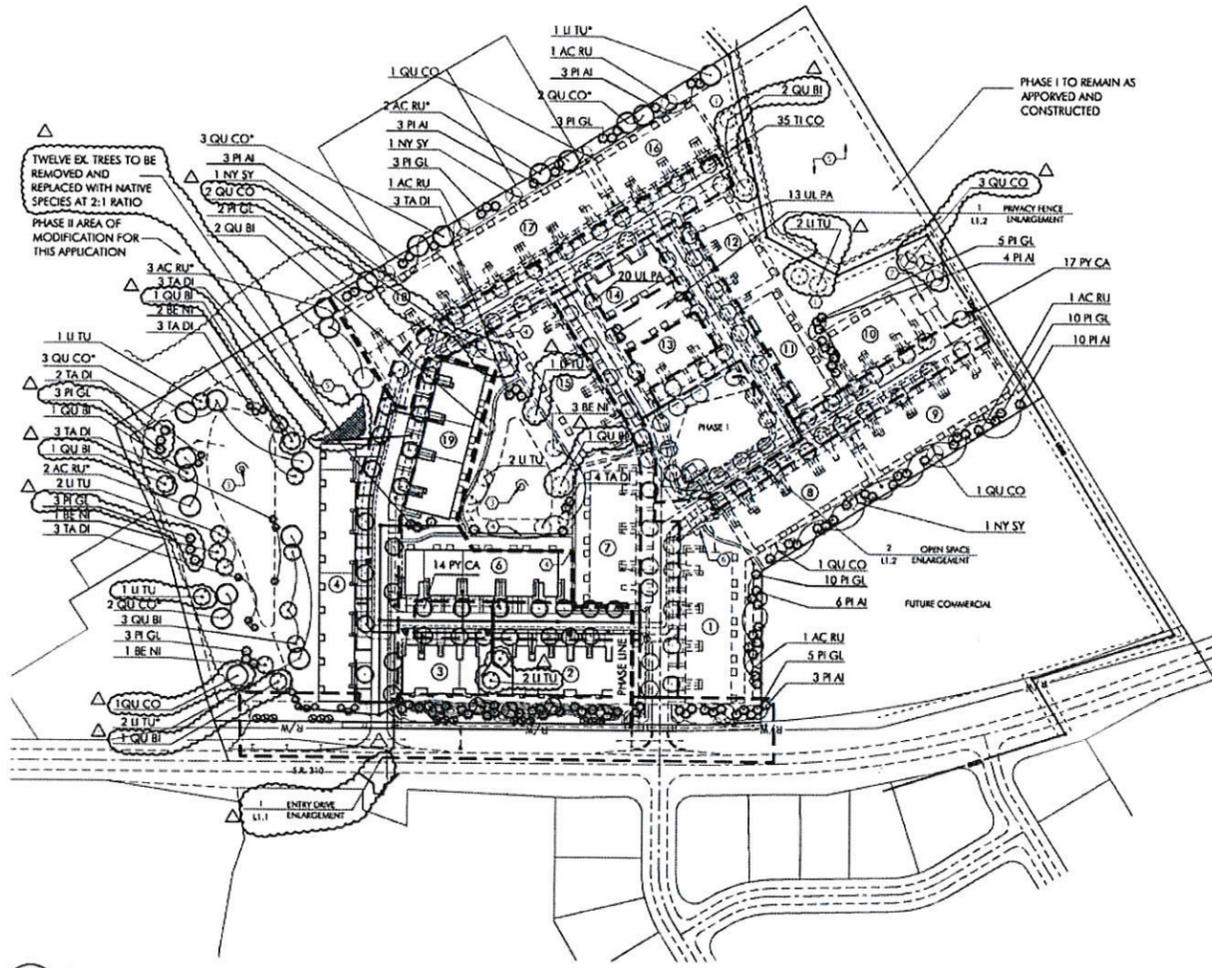


Project Info
 Project # 16071
 Date 01/06/17
 By TF, AC
 Scale

Revisions

Sheet Title
Site Plan Rendering

Sheet #
SR1.0



CODED NOTES

1. LAWN AREA MAINTAIN POSITIVE DRAINAGE ACROSS ALL AREAS
2. NOT USED THIS SHEET
3. FOUNTAIN
4. ASPHALT PATH
5. EXISTING TREES
6. MAILBOXES
7. MAINTENANCE BUILDING

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
TI CO	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	7.5' cal.	B&B	Match Form
UL PA	<i>Ulmus parviflorus</i>	lacebark Elm	2.5' cal.	B&B	Match Form
PY CA	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Pear	2.5' cal.	B&B	Match Form
AC RU	<i>Acer rubrum</i> 'Red Select'	Red Select Maple	2.5' cal.	B&B	
LI TU	<i>Liriodendron tulipifera</i>	Tulipine	2.5' cal.	B&B	
NY SY	<i>Nyssa sylvatica</i>	Black Gum	2.5' cal.	B&B	
QU CO	<i>Quercus coccinea</i>	Scarlet Oak	2.5' cal.	B&B	
QU BI	<i>Quercus bicolor</i>	Swamp White Oak	2.5' cal.	B&B	
BE NI	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	10' ht.	B&B	Clump Form
EVERGREEN TREES					
PI AI	<i>Picea abies</i>	Norway Spruce	6' ht.	B&B	
PI GL	<i>Picea glauca</i>	White Spruce	6' ht.	B&B	
TA DI	<i>Taxodium distichum</i>	Bald Cypress	6' ht.	B&B	

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

PLANT INSTALLATION NOTES

1. CONTRACTOR TO VERIFY WITH THE OWNERS REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT 800262-2744. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNERS REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNERS REPRESENTATIVE APPROVAL.
4. BASE INFORMATION PROVIDED BY AMERICAN STRUCTUREPOINT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED AND PLANTING BED.
6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT: COM-M-T-E ORGANIC COMPOST (OR EGULM)
7000 STATE ROUTE 104
SOUTH LOCKBOURNE, OHIO 43137
(614) 645-3152
TURF & SHRUB BED AREAS: SPREAD 3" OF COM-M-T-E OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.
TREES AND SHRUBS: MIX 30% COM-M-T-E TO 70% DISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
7. ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNERS REPRESENTATIVE. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
9. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT

- ANY DAMAGE OR BREAKAGE OF THE ROOT BALL BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
10. WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY OWNERS REPRESENTATIVE.
11. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
12. RED LINE TO BE 1" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
14. ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS SHOWN ON THE PLANS AND NOTED IN THE TECHNICAL SPECIFICATIONS.
15. FINISHED TURF (SOD OR SEED) TO BE FLUSH WITH TOP OF ADJACENT CURBS OR WALK. COORDINATE WITH OWNERS REPRESENTATIVE IN FIELD AS REQUIRED.
16. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GRASSLAND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNERS REPRESENTATIVE.
17. PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOE DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNERS REPRESENTATIVE AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
18. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
A. MOWING - MINIMUM ONCE PER WEEK, EXCEPT IN FUTURE EXPANSION AREAS WHICH WILL REQUIRE A MINIMUM OF ONCE PER THREE WEEKS.
B. TRIMMING - SHRUBS, TREES, GRASSLAND COVERS, PERENNIALS, AND ANNUALS, MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS EXCEPT IN FUTURE EXPANSION TURF AREAS (WHERE APPLICABLE).
D. BED EDGING - EDGE ALL BEDS BY HAND, SPACE AT LEAST TWO TIMES PER YEAR AND TOP MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

Project Name

Carrington Ridge
Pataskala, Ohio

Prepared For

7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 16071
Date 03/26/19
By TF, AC
Scale AS NOTED

Revisions

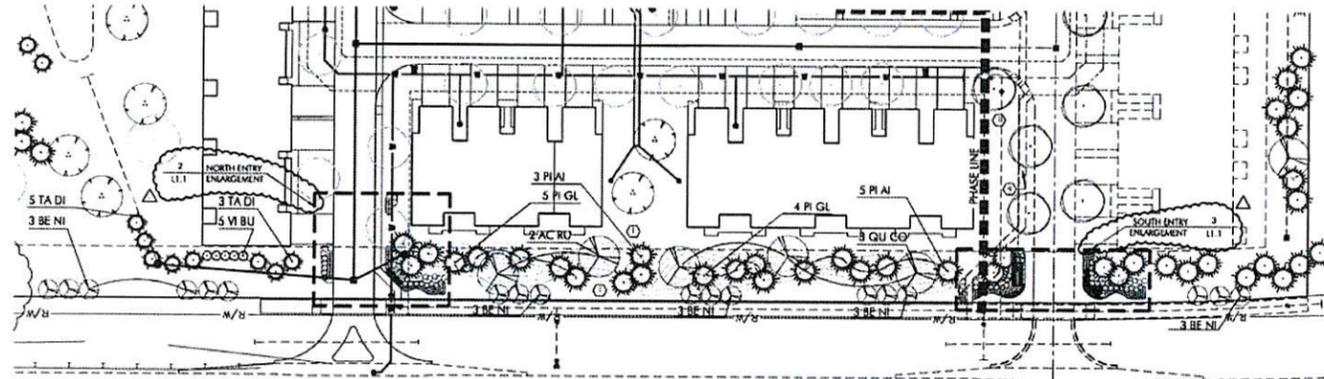
- △ Tree Replacement 11/01/17
- △ Signage Update 03/26/19

Sheet Title

Overall Landscape Plan

Sheet #

L1.0



1 Entry Drive Enlargement
1"=40'

PLANT INSTALLATION NOTES

- CONTRACTOR TO VERIFY WITH THE OWNERS REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT 800.362.2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL Dictate.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNERS REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNERS REPRESENTATIVE APPROVAL.
- BASE INFORMATION PROVIDED BY AMERICAN STRUCTUREPOINT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT:
COM-TL: ORGANIC COMPOST (OR EQUIV)
7000 STATE ROUTE 104
SOUTH LOCKBOURNE, OHIO 43137
(614) 645-3152
- TURF & SHRUB BED AREAS: SPREAD 2" OF COM-TL OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.
- TREES AND SHRUBS: MIX 30% COM-TL TO 70% EXISTING SOIL. FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNERS REPRESENTATIVE. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY OWNERS REPRESENTATIVE.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
- BED LINE TO BE 16" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS SHOWN ON THE PLANS AND NOTED IN THE TECHNICAL SPECIFICATIONS.
- FINISHED TURF SOOD OR SEED TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK COORDINATE WITH OWNERS REPRESENTATIVE IN FIELD AS REQUIRED.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNERS REPRESENTATIVE.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP

AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNERS REPRESENTATIVE AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.

18. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.

A. MOWING - MINIMUM ONCE PER WEEK, EXCEPT IN FUTURE EXPANSION AREAS WHICH WILL REQUIRE A MINIMUM OF ONCE PER THREE WEEKS.

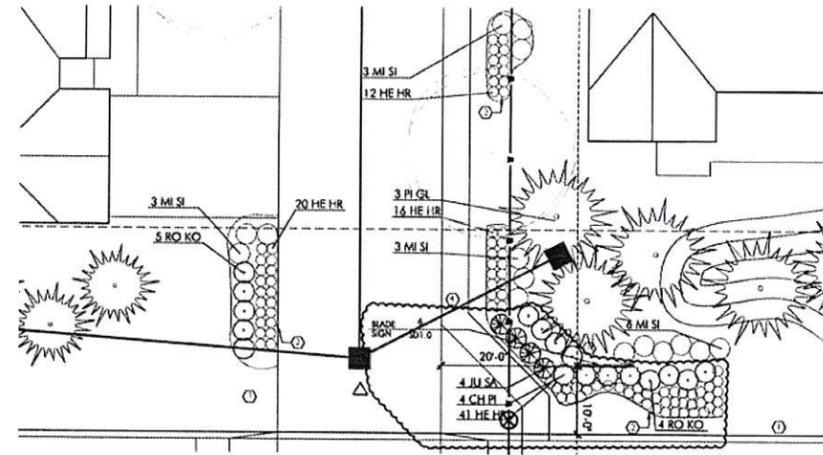
B. TRIMMING - SHRUBS, TREES, GROUND COVERS, PERENNIALS, AND ANNUALS, MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.

C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS EXCEPT IN FUTURE EXPANSION TURF AREAS (WHERE APPLICABLE).

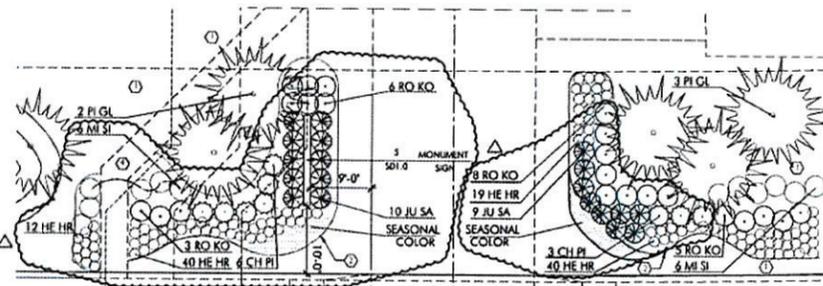
D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

CODED NOTES

- LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL AREAS.
- LANDSCAPE BED. PROVIDE POSITIVE DRAINAGE ACROSS ALL AREAS.
- LOW VOLTAGE LIGHTING. MODEL 15753 BKT AVAILABLE FROM FICHER LIGHTING, WWW.FICHER.COM. QUANTITY OF 2.
- SIDEWALK



2 North Entry Drive Enlargement
1"=10'



3 South Entry Drive Enlargement
1"=10'

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC RU	Acer rubrum 'Red Select'	Red Select Maple	2.5' cal.	B&B	
QU CO	Quercus coccinea	Scarlet Oak	2.5' cal.	B&B	
BE NI	Betula nigra 'Harlowe'	Harlowe River Birch	10' hgt.	B&B	Clump Form
EVERGREEN TREES					
PI NI	Picea abies	Norway Spruce	6' ht.	B&B	
PI GL	Picea glauca	White Spruce	6' ht.	B&B	
TA DI	Taxodium distichum	Bald Cypress			
SHRUBS					
VI BU	Viburnum x burkwoodii	Burkwood Viburnum	24" hgt.	Cont.	
JU SA	Juniperus salina 'Buffalo'	Buffalo Juniper	18" spd.	Cont.	
CH PI	Chamaecyparis palmeta 'Tidwell'	Green Thread Falcatifolius	24" hgt.	Cont.	
KO KO	Rosa 'Knock Out'	Knock Out Rose	24" hgt.	Cont.	
PERENNIALS & ORNAMENTAL GRASSES					
MI SI	Miscanthus sinensis	Maiden Grass	2 gal.	Cont.	
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY



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100 Northwoods Blvd, Ste A
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Cincinnati
10816 Millington Court, Ste 118
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PODdesign.net

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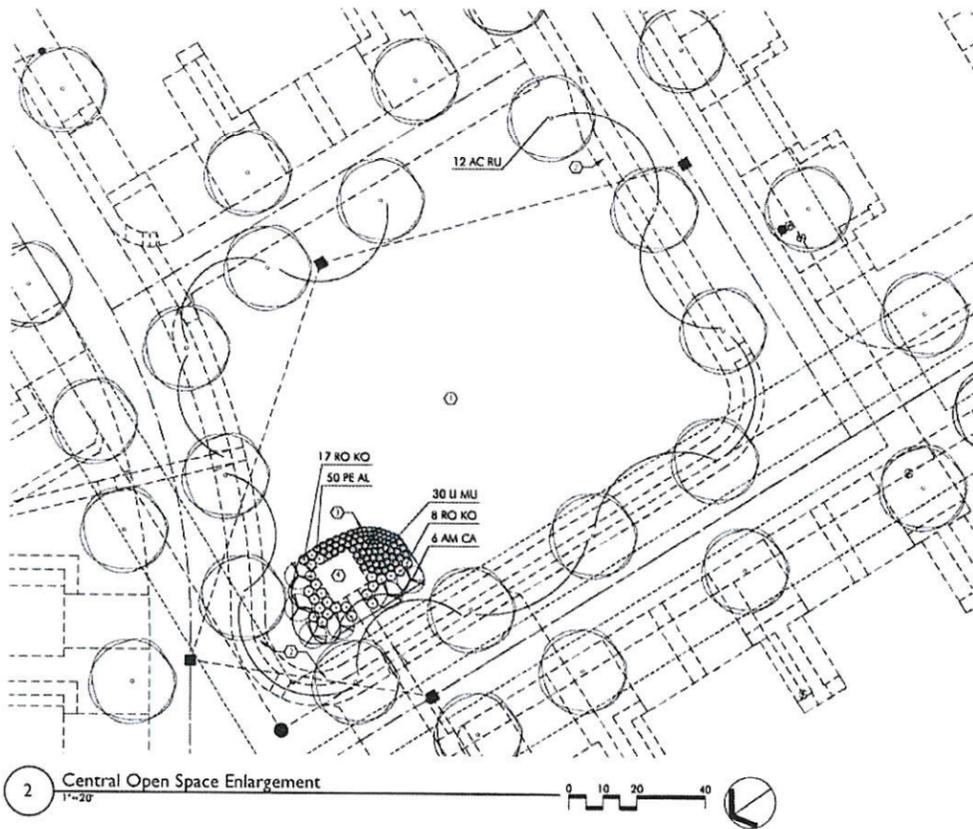
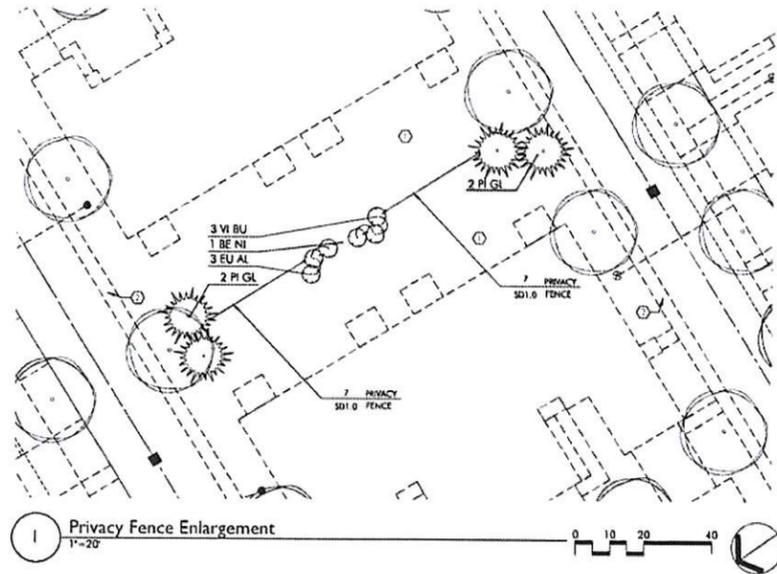
- △ Tree Replacement 11/01/17
- △ Signage Update 03/26/19

Sheet Title

Entry Enlargements

Sheet #

L1.1



PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC RU	<i>Acer rubrum 'Red Select'</i>	Red Select Maple	2.5' cal.	B&B	
BE NI	<i>Betula nigra 'Heritage'</i>	Heritage River Birch	10' hgt.	B&B	Clump Form
EVERGREEN TREES					
PI GL	<i>Picea glauca</i>	White Spruce	8' h.	B&B	
SHRUBS					
VI BU	<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	24' hgt.	Cont.	
EU AL	<i>Euonymus alata 'Compacta'</i>	Dwarf Burning Bush	24' hgt.	Cont.	
AM CA	<i>Ampelocera canadensis 'Clariflor'</i>	Clariflor Rainbow Pillar Sansiberry	24' hgt.	Cont.	
RO KO	Rose Knock Out	Knock Out Rose	24' hgt.	Cont.	
PERENNIALS & ORNAMENTAL GRASSES					
LI MU	<i>Lilium muscari 'Big Blue'</i>	Big Blue Liliput	2 gal.	Cont.	
PE AL	<i>Pennisetum alopecuroides</i>	Dwarf Fountain Grass	2 gal.	Cont.	

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- BASE INFORMATION PROVIDED BY AMERICAN STRUCTUREPOINT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT:
COM: 1% ORGANIC COMPOST (OR EQUAL)
7000 STATE ROUTE 104
SOUTH LOOKSBOURNE, OHIO 43137
(614) 645-3122
TURF & SHRUB BED AREAS: SPREAD 3" OF COM: 1% OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.
- TREES AND SHRUBS: MIX 50% COM: 1% TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1984 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
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- ANY DAMAGE OR BREAKAGE OF THE ROOT BALL, BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY OWNERS REPRESENTATIVE.
 - PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
 - BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
 - ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SOOLED AS SHOWN ON THE PLANS AND NOTED IN THE TECHNICAL SPECIFICATIONS.
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 - TRIMMING - SHRUBS, TREES, GROUND COVERS, PERENNIALS, AND ANNUALS, MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
 - FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS EXCEPT IN FUTURE EXPANSION TURF AREAS (WHERE APPLICABLE).
 - BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

CODED NOTES

- LAWN AREA, MAINTAIN POSITIVE DRAINAGE ACROSS ALL AREAS
- SIDEWALK
- LANDSCAPE BED, PROVIDE POSITIVE DRAINAGE ACROSS ALL AREAS
- GAZEBO



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
10816 Millington Court, Ste 118
Cincinnati, Ohio 45242
p 614.360.3066

PODdesign.net

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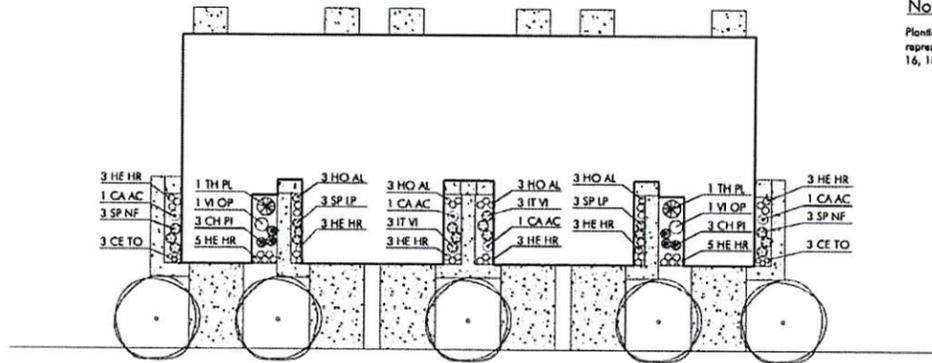
- △ Tree Replacement 11/01/17
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Sheet Title

Central Open Space Enlargement

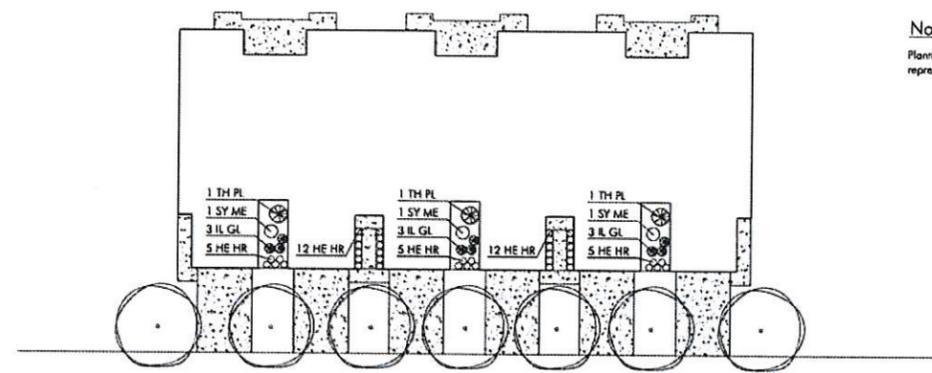
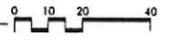
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L1.2



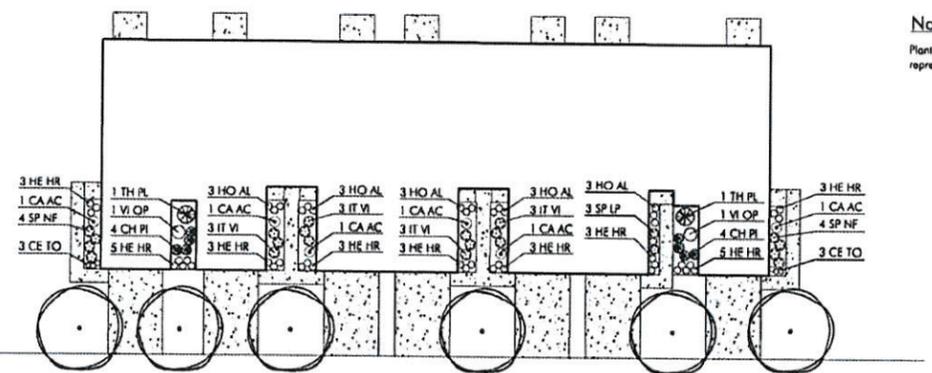
Note:
Planting treatment shown is representative of buildings #11, 16, 18

Typical 6 Unit Planting Enlargement
1"=20'



Note:
Planting treatment shown is representative of buildings #2

Typical 6 Unit Planting Enlargement
1"=20'



Note:
Planting treatment shown is representative of buildings #7, 8

Typical 7 Unit Planting Enlargement
1"=20'



PLANT LIST (6 Unit):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
See Sheet L.1.0 for specific Shade Tree Species					
SHRUBS					
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spiraea	18" hgt.	Cont.	As Shown
CH PI	Chamaecyparis plicata 'Fidura'	Green Thread Falsecypress	18" hgt.	Cont.	As Shown
VI OP	Viburnum Opulus 'Compactum'	Compact European Viburnum	30" hgt.	Cont.	As Shown
SP IP	Spiraea japonica 'Little Princess'	Little Princess Spiraea	18" hgt.	Cont.	As Shown
IT VI	Ilex virginica	Sweetgum	18" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Goldford'	Goldford Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	
CA AC	Calamagrostis x occidiana 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	
CE TO	Centaurea jacobina	Snow in the Summer	1 gal.	Cont.	12" o.c.
HO AL	Hosta 'Albo-marginata'	Variagated Hosta	1 gal.	Cont.	12" o.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

PLANT LIST (6 Unit):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
See Sheet L.1.0 for specific Shade Tree Species					
SHRUBS					
IL GL	Ilex glabra 'Dorset'	Dorset Compact Holly	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Pedicular Lilac	30" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Goldford'	Goldford Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

PLANT LIST (7 Unit):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
See Sheet L.1.0 for specific Shade Tree Species					
SHRUBS					
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spiraea	18" hgt.	Cont.	As Shown
CH PI	Chamaecyparis plicata 'Fidura'	Green Thread Falsecypress	18" hgt.	Cont.	As Shown
VI OP	Viburnum Opulus 'Compactum'	Compact European Viburnum	30" hgt.	Cont.	As Shown
SP IP	Spiraea japonica 'Little Princess'	Little Princess Spiraea	18" hgt.	Cont.	As Shown
IT VI	Ilex virginica	Sweetgum	18" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Goldford'	Goldford Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	
CA AC	Calamagrostis x occidiana 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	
CE TO	Centaurea jacobina	Snow in the Summer	1 gal.	Cont.	12" o.c.
HO AL	Hosta 'Albo-marginata'	Variagated Hosta	1 gal.	Cont.	12" o.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY



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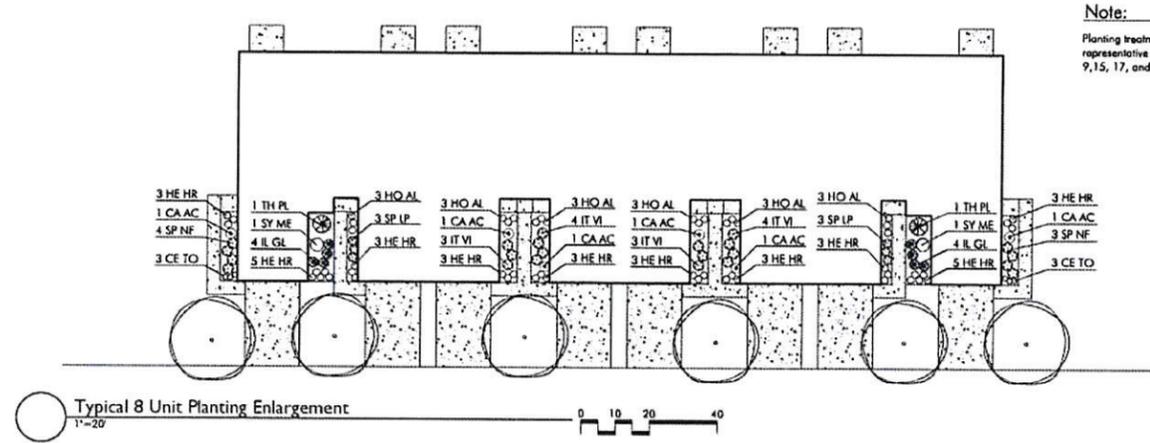


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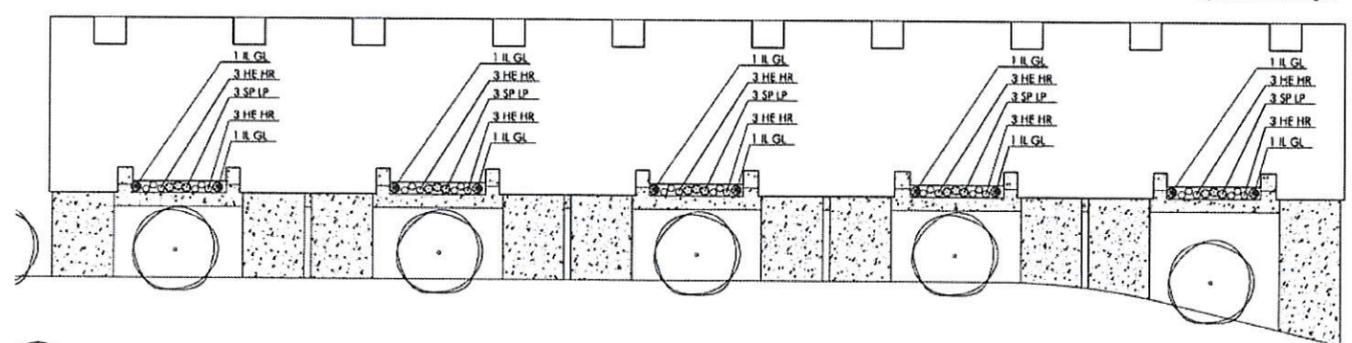
Sheet Title
Unit Planting Enlargements

Sheet #
L1.4



Note:
Planting treatment shown is representative of buildings #1, 6, 9, 15, 17, and 19

Typical 8 Unit Planting Enlargement
1"=20'



Note:
Planting treatment shown is representative of building #4

Typical 10 Unit Planting Enlargement
1"=20'

PLANT LIST (8 Unit):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
	See Sheet L1.0 for specific Shade Tree Species				
SHRUBS					
SP NF	Spiraea x 'Neon Flash'	Neon Flash Spiraea	18" hgt.	Cont.	As Shown
IL GL	Rosa glabra 'Doris'	Dense Compact Inhberry	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Paladin Lilac	30" hgt.	Cont.	As Shown
SP IP	Spiraea japonica 'Little Princess'	Little Princess Spiraea	18" hgt.	Cont.	As Shown
IT VI	Rosa virginica	Sweetspine	18" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Goldlander'	Goldlander Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	
CA AC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	Cont.	
FE OR	Fernanetum orientale 'Kelsey Rose'	Kelsey Rose Fountain Grass	2 gal.	Cont.	
CE TO	Ceratium tomentosum	Snow in the Summer	1 gal.	Cont.	12" e.c.
HO AL	Hebe 'Albo-marginata'	Vargined Hebe	1 gal.	Cont.	12" e.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

PLANT LIST (10 Unit):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
	See Sheet L1.0 for specific Shade Tree Species				
SHRUBS					
IL GL	Rosa glabra 'Doris'	Dense Compact Inhberry	18" hgt.	Cont.	As Shown
SP IP	Spiraea japonica 'Little Princess'	Little Princess Spiraea	18" hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	

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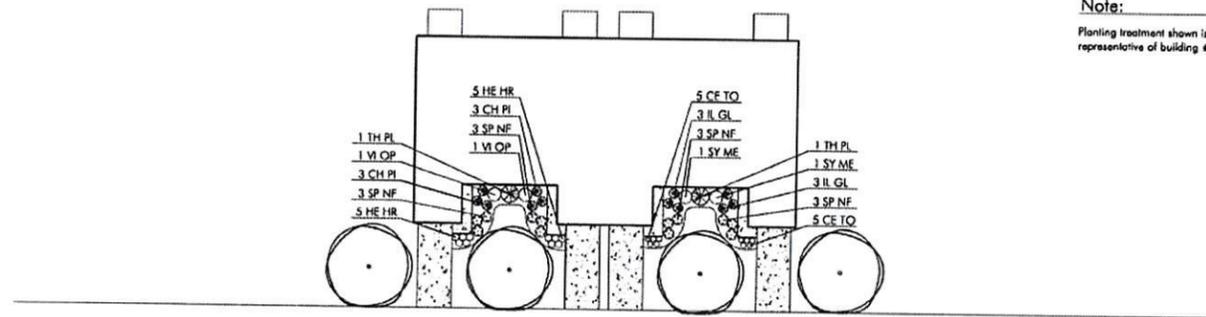


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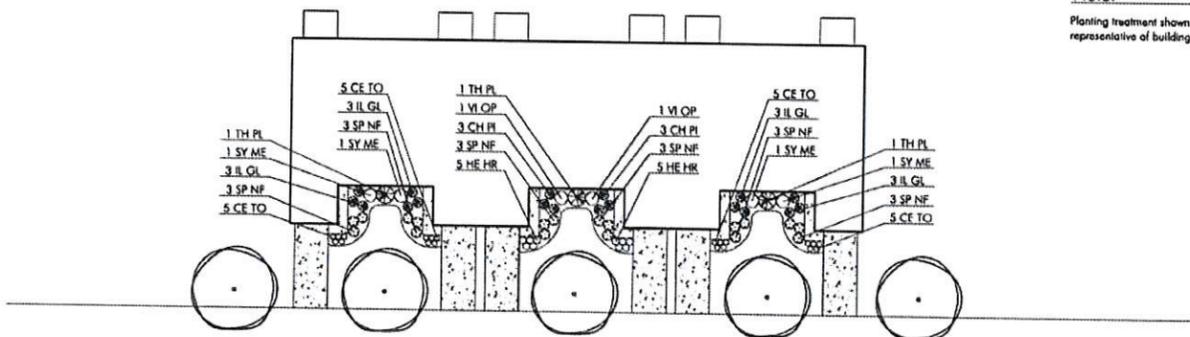
Sheet Title
Unit Planting Enlargements

Sheet #
L1.5



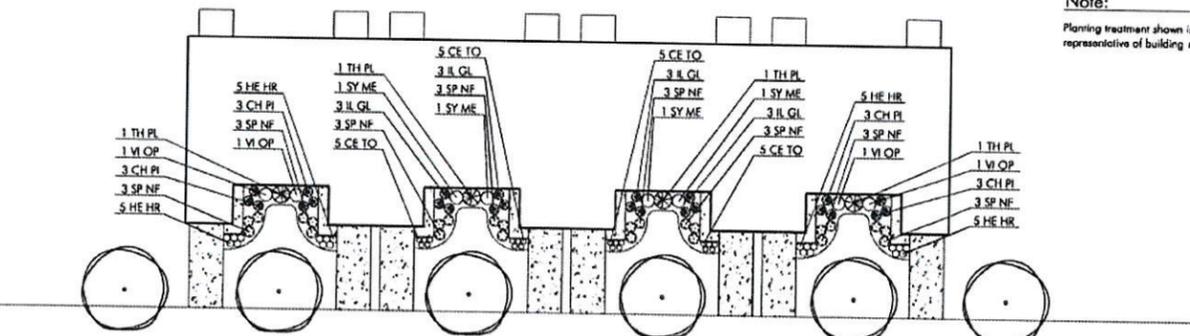
Note:
Planting treatment shown is representative of building #14

Typical 4 Unit One Car Garage Planting Enlargement
1"=20'



Note:
Planting treatment shown is representative of buildings #4, 11

Typical 6 Unit One Car Garage Planting Enlargement
1"=20'



Note:
Planting treatment shown is representative of building #6

Typical 8 Unit One Car Garage Planting Enlargement
1"=20'

PLANT LIST (4 Unit One Car Garage):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
	See Sheet L1.0 for specific Shade Tree Species				
SHRUBS					
SP NF	Spiraea x Neon Flash	Neon Flash Spiraea	18" hgt.	Cont.	As Shown
CH PI	Chamaecyparis pfeifferi 'Foliare'	Green Thread Falsecypress	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Pinkish Lilac	30" hgt.	Cont.	As Shown
VI OP	Viburnum Opulus 'Compactum'	Compact European Viburnum	30" hgt.	Cont.	As Shown
IL GL	Ilex glabra 'Dense'	Dense Compact Hollyherry	18" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Goldlander'	Goldlander Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	
CE TO	Carex flaccidula	Snow in the Summer	1 gal.	Cont.	12" o.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

PLANT LIST (6 Unit One Car Garage):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
	See Sheet L1.0 for specific Shade Tree Species				
SHRUBS					
SP NF	Spiraea x Neon Flash	Neon Flash Spiraea	18" hgt.	Cont.	As Shown
CH PI	Chamaecyparis pfeifferi 'Foliare'	Green Thread Falsecypress	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Pinkish Lilac	30" hgt.	Cont.	As Shown
VI OP	Viburnum Opulus 'Compactum'	Compact European Viburnum	30" hgt.	Cont.	As Shown
IL GL	Ilex glabra 'Dense'	Dense Compact Hollyherry	18" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Goldlander'	Goldlander Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	
CE TO	Carex flaccidula	Snow in the Summer	1 gal.	Cont.	12" o.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY

PLANT LIST (8 Unit One Car Garage):

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
DECIDUOUS TREES					
	See Sheet L1.0 for specific Shade Tree Species				
SHRUBS					
SP NF	Spiraea x Neon Flash	Neon Flash Spiraea	18" hgt.	Cont.	As Shown
CH PI	Chamaecyparis pfeifferi 'Foliare'	Green Thread Falsecypress	18" hgt.	Cont.	As Shown
SY ME	Syringa meyeri	Pinkish Lilac	30" hgt.	Cont.	As Shown
VI OP	Viburnum Opulus 'Compactum'	Compact European Viburnum	30" hgt.	Cont.	As Shown
IL GL	Ilex glabra 'Dense'	Dense Compact Hollyherry	18" hgt.	Cont.	As Shown
TH PL	Thuja plicata 'Goldlander'	Goldlander Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	Cont.	
CE TO	Carex flaccidula	Snow in the Summer	1 gal.	Cont.	12" o.c.

NOTE: DEVELOPER MAY SUBSTITUTE PLANT SPECIES BASED UPON AVAILABILITY



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Cincinnati
10816 Millington Court, Ste 118
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p 614.360.3066

PODdesign.net

Project Name

Carrington Ridge

Pataskala, Ohio

Prepared For

7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 16071
Date 03/26/19
By TF, AC
Scale AS NOTED

Revisions

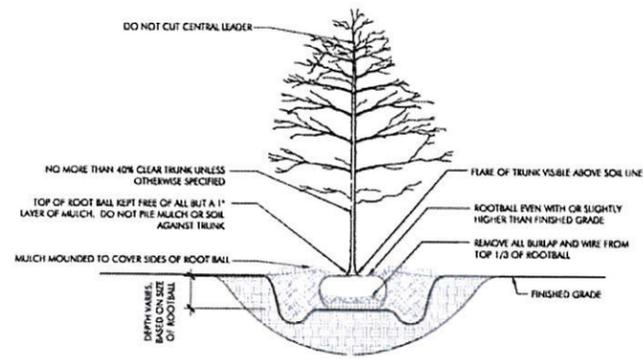
- △ Tree Replacement 11/01/17
- △ Signage Update 03/26/19

Sheet Title

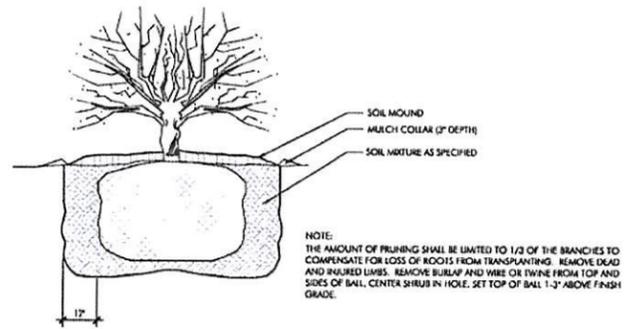
Unit Planting Enlargements

Sheet #

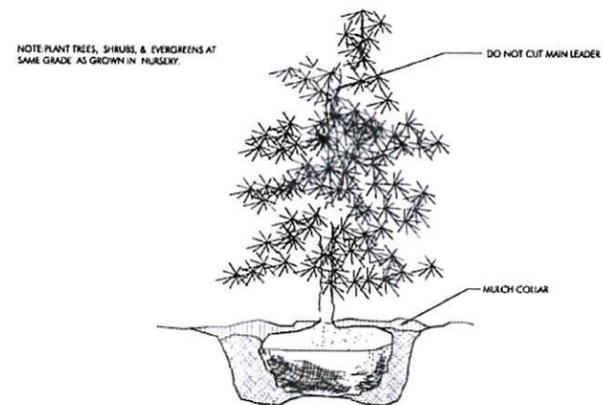
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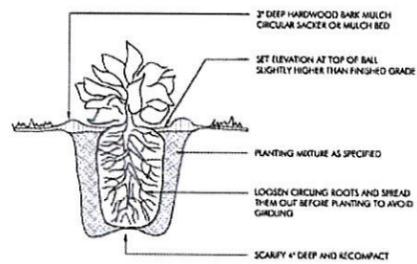
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N.T.S.



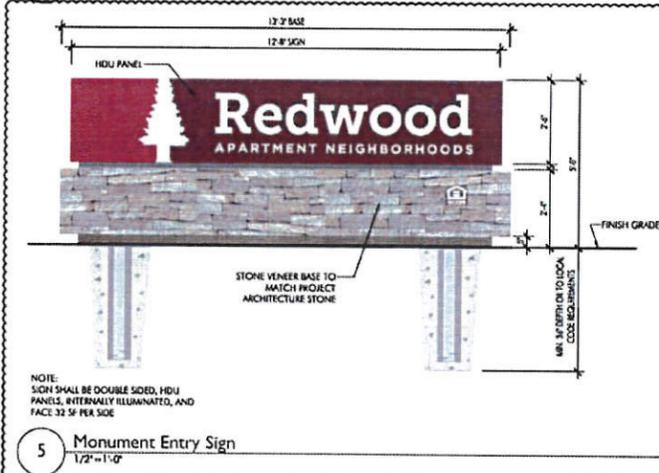
2 Shrub Planting
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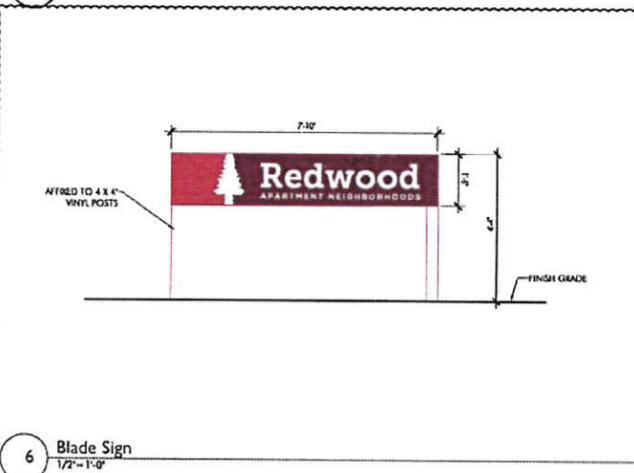
3 Evergreen Planting
N.T.S.



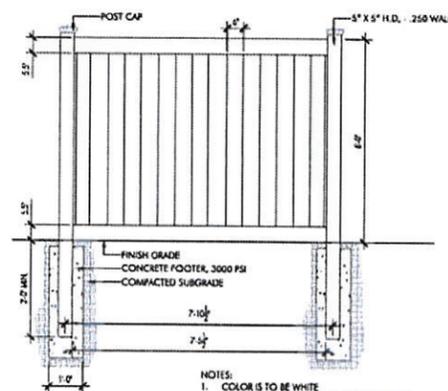
4 Perennial Planting
N.T.S.



5 Monument Entry Sign
1/2\"/>



6 Blade Sign
1/2\"/>



7 Vinyl Privacy Fence
1/2\"/>

NOTES:
1. COLOR IS TO BE WHITE
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO SCALE FOR OWNER REVIEW AND APPROVAL



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Project Name
Carrington Ridge
Pataskala, Ohio

Prepared For
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info
Project # 16071
Date 03/26/19
By TF, AC
Scale AS NOTED

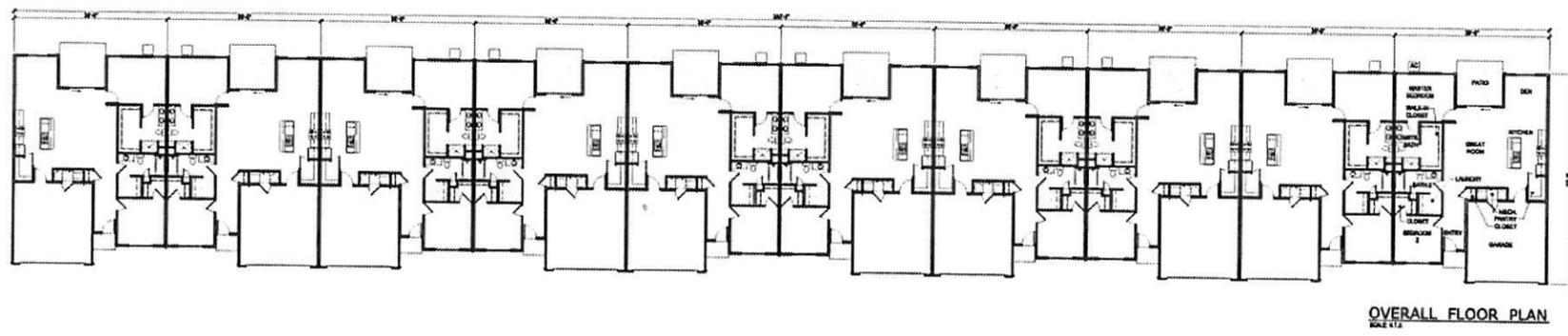
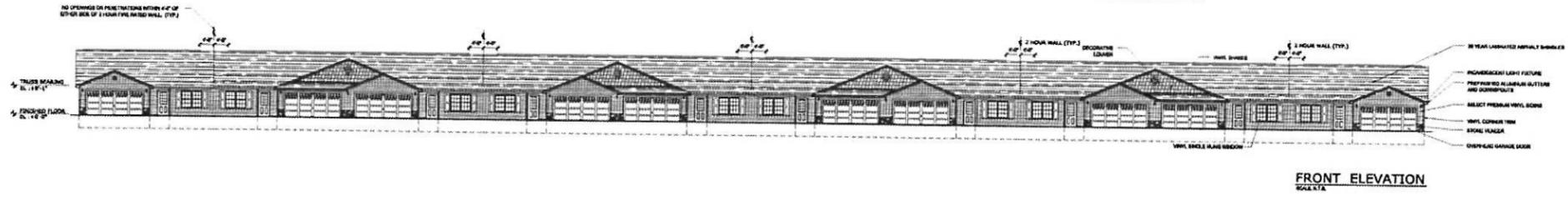
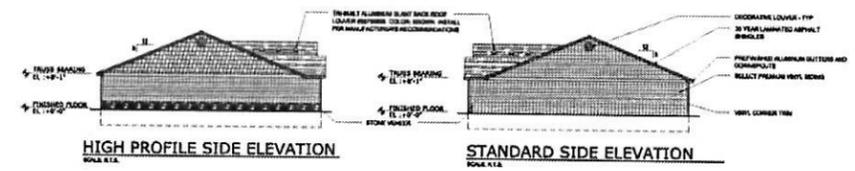
Revisions
△ Tree Replacement 11/01/17
△ Signage Update 03/26/19

Sheet Title
Site Details

Sheet #
SD1.0

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM	MATERIAL/BTYPE	COLOR
DECORATIVE LINEN	VINYL	WHITE
APPLY FINISHES	CONCRETE OR TERRAZZO	WEATHERED WOOD
CLUTTER AND DOWNPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VANILLA
SHOWER	VINYL	SWITCH ROOMS BELOW
CORNER TRIM	VINYL	WHITE
STONE FINISHES	PRESSED STONE LARGE/STONE	CHOCOLATE TAN
OVERHEAD GARAGE DOOR	PAINTED STEEL FIN STEEL	WHITE
SHIELD HEAD WINDOW	VINYL	WHITE WITH COLORED PATTERN FLAT GLASS
8' x 8' IF SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR LIGHTING TO BE PLACED IN EACH POSITION TO BE PLAINLY VISIBLE
AND LEGIBLE FROM THE STREET OR SIDE.



PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

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10 UNIT TYPE 7' BUILDING - STANDARD ELEV
PROJECT #: 9213
DATE: DECEMBER 7, 2016

CARRINGTON RIDGE
STATE ROUTE 310
PATASKALA, OH

A1.1



STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"



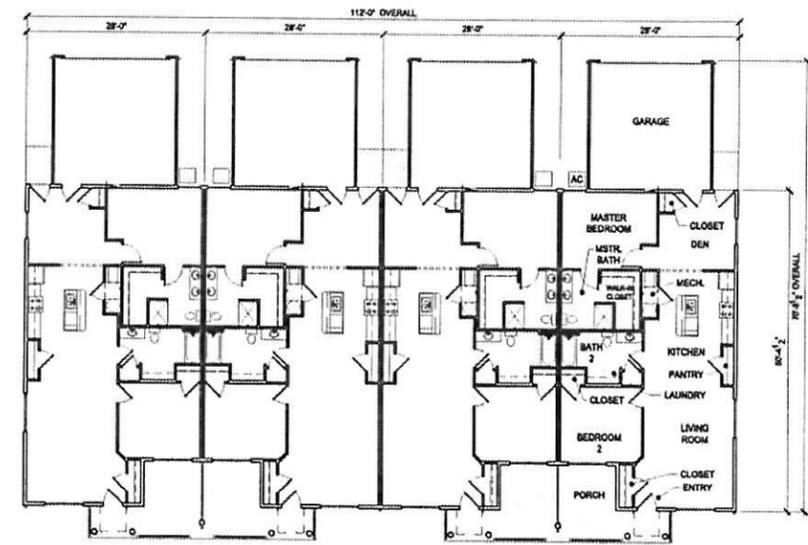
HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	MATCH SIDING BELOW
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE STONE LNESTONE	OHIO WHITE VEIN
OVER-HEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG WINDOW	VINYL	WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 8'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

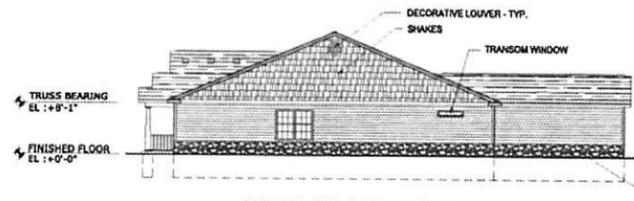
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NOTE!!!
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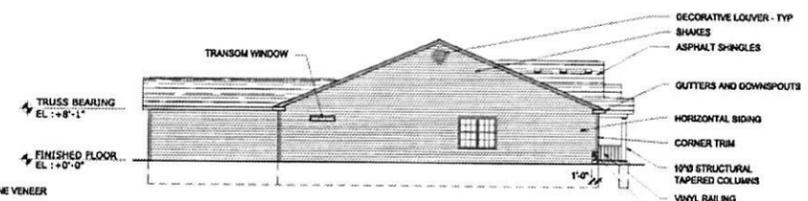
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4 UNIT HAYDENWOOD BUILDING - STANDARD ELEV
PROJECT #: 8213
DATE: DECEMBER 7, 2016
CARRINGTON RIDGE
STATE ROUTE 310
PATASKALA, OH

A1.2



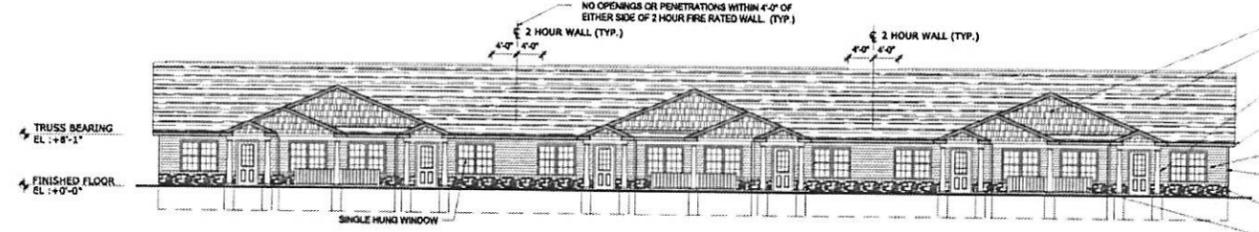
HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"



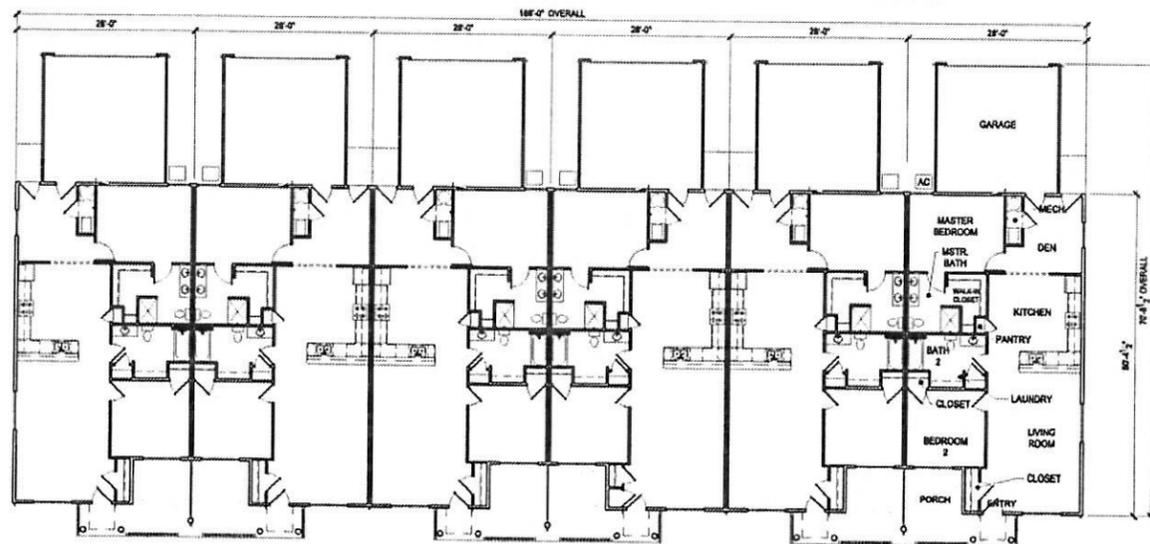
STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	MATCH SIDING BELOW
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE STONE LIMESTONE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAW STEEL	WHITE
SINGLE HUNG WINDOW	VINYL	WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-0" X 6'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

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NOTE!!!
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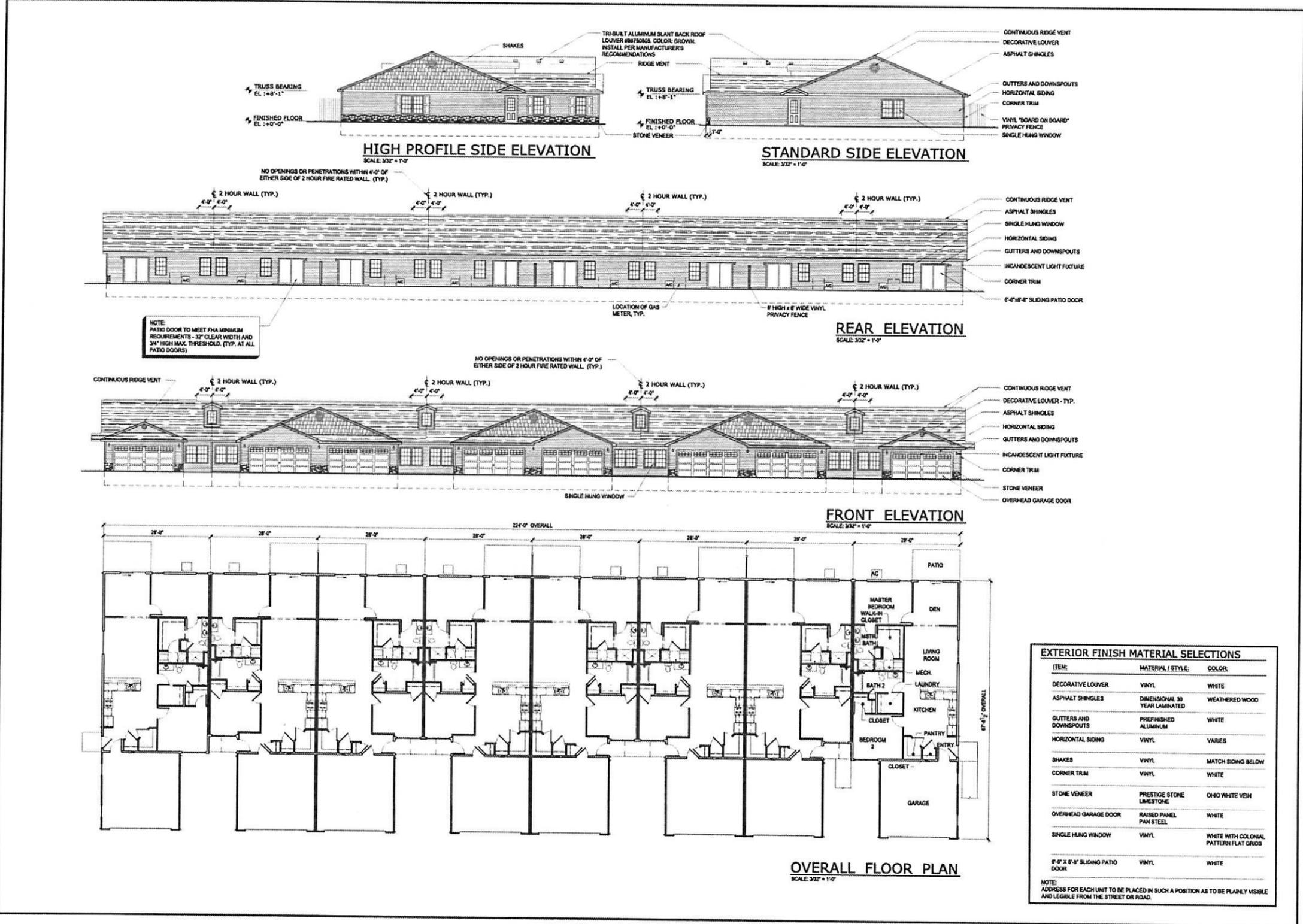
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6 UNIT HAYDENWOOD BUILDING - STANDARD ELEV
PROJECT #: 9213
DATE: DECEMBER 7, 2016

CARRINGTON RIDGE
STATE ROUTE 310
PATASKALA, OH

A1.3



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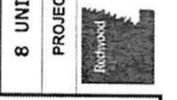
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 mpp-architects.com

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8 UNIT TYPE 2 BUILDING - STANDARD ELEV
 PROJECT #: 9213
 DATE: DECEMBER 7, 2016

CARRINGTON RIDGE
 STATE ROUTE 310
 PATASKALA, OH



A1.4

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	MATCH SIDING BELOW
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE STONE LIMESTONE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG WINDOW	VINYL	WHITE WITH COLONIAL PATTERN FLAT GRIDS
8'-0" X 8'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
 ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.