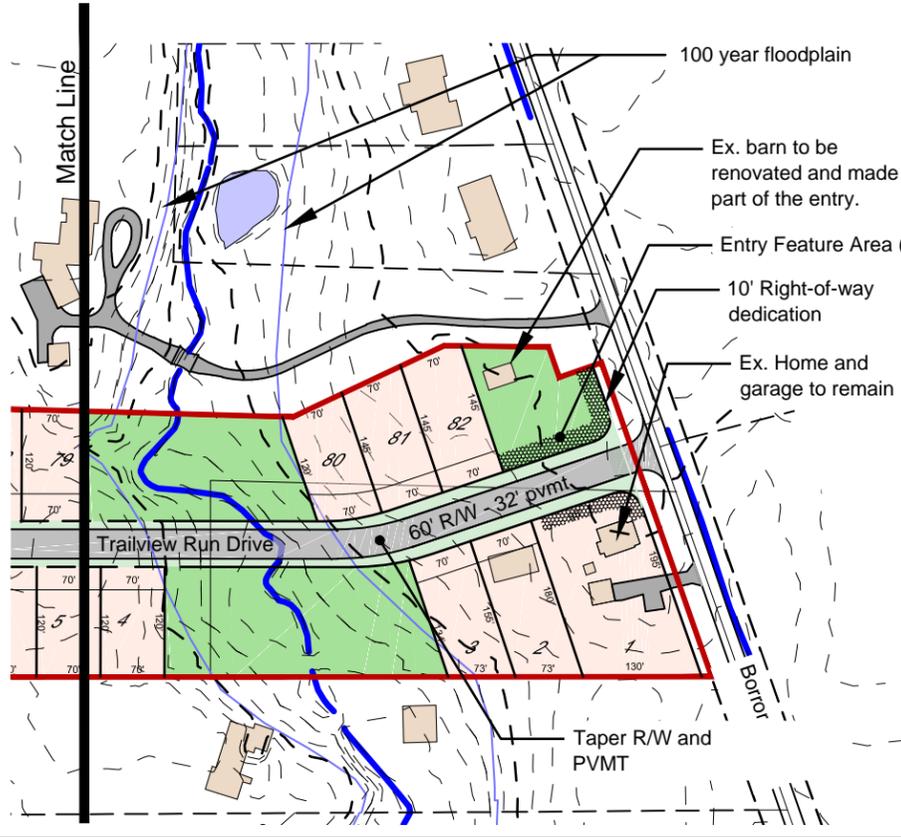


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### Development Data

TOTAL SITE AREA:	48.5 +/- ac
BORROR RD RW:	0.1 ac
<b>DEVELOPMENT AREA</b>	<b>48.4 +/- ac</b>
No Disturb Zone:	0.4 ac

Ex. Single Family Home (Lot #1)	1
70' wide Single-Family Lots	81
Single-Family Condominiums	53
<b>TOTAL UNITS:</b>	<b>135</b>
<b>Density:</b>	<b>2.79 du/ac</b>

### Setbacks

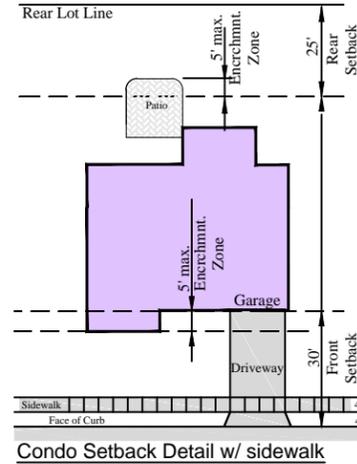
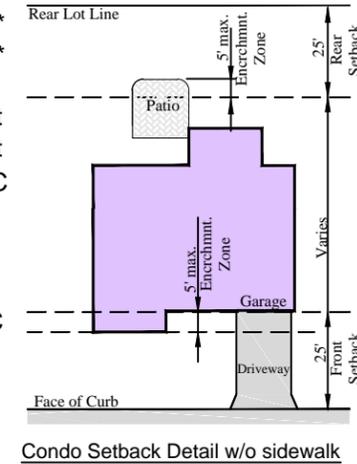
SF Homes	SF Condos.
Front: ..... 25 feet	Front with Sidewalk: ..... 30 feet*
Side: ..... 7.5 feet	Front without Sidewalk: ..... 25 feet*
Rear: ..... 25 feet	Side: ..... 5 feet
	Dist. B/W Bldgs: ..... 10 feet
	Rear: ..... 25 feet

<b>GROSS OPEN SPACE PROVIDED:</b>	<b>15.44 AC</b>
Storm Water Management (85%):	(0.61 ac)
Green Space in 100 yr floodplain:	(5.21 ac)
Green Space in floodway:	(2.64 ac)
Green space used for entry sign:	(0.13 ac)
<b>NET OPEN SPACE PROVIDED:</b>	<b>6.85 AC</b>

<b>PARKLAND DEDICATED TO CITY FOR PUBLIC PURPOSES:</b>	<b>10.25 AC</b>
<b>GREEN SPACE:</b>	<b>5.19 AC</b>
(owned/maintained by Condo and Homeowner's Assoc.)	

### NOTES:

- \* Setback measured from face of curb
- 1. The Developer shall deed 20' of land to property owners directly adjacent to the west project boundary if all property owners consent. If not, the 20' wide strip of land will be designated a 'No Disturb Zone' to be owned by Trailview residents in lots 52 - 70. The intent of the No Disturb Zone is to preserve existing trees that are 6" in caliper or larger. Specific restrictions of the No Disturb Zone will appear on the Final Plat.
- 2. Frontage dimensions shown represent the chord length at the building line
- 3. Sidewalks to be installed on both sides of public streets per City standards.
- 4. Sidewalk to be installed on one side of private streets.
- 5. Project to be developed in two phases. Phase one includes all single-family homes, Phase 2 includes all condominiums.
- 6. Condominium Lot #53 may be used to build a recreational / meeting room for the condominium owners in the Treetops at Trailview Run.
- 7. Project to be constructed in 3 phases. Phase 1 Lots 2-34, 76-82, Phase 2 Lots 35-75, Phase 3 Condos.



### Condo Setback Notes:

1. Allow rear non-conditioned rooms to encroach into the rear setback area up to five feet. These included decks, patios, gazebos, masonry columns, masonry fireplaces, and covered three season rooms.
2. Allow a non-garage portion of the home to encroach into the front setback area up to five feet.

### Developer:

Harmony Development Group  
3650 Olentangy River Road  
Columbus, Ohio 43214

### Owner:

Mildred A. Christian  
1421 Borror Rd.  
Grove City, Ohio 43213

# TRAILVIEW RUN & Treetops @ Trailview Run PRELIMINARY DEVELOPMENT PLAN

Developer:



Exhibit Prepared by



**Other Planting Requirements 1136.09**

(a) Planting Requirements for All New Developments. These requirements are in addition to the requirements for vehicular use areas.

(1) Residential and PUD Districts.

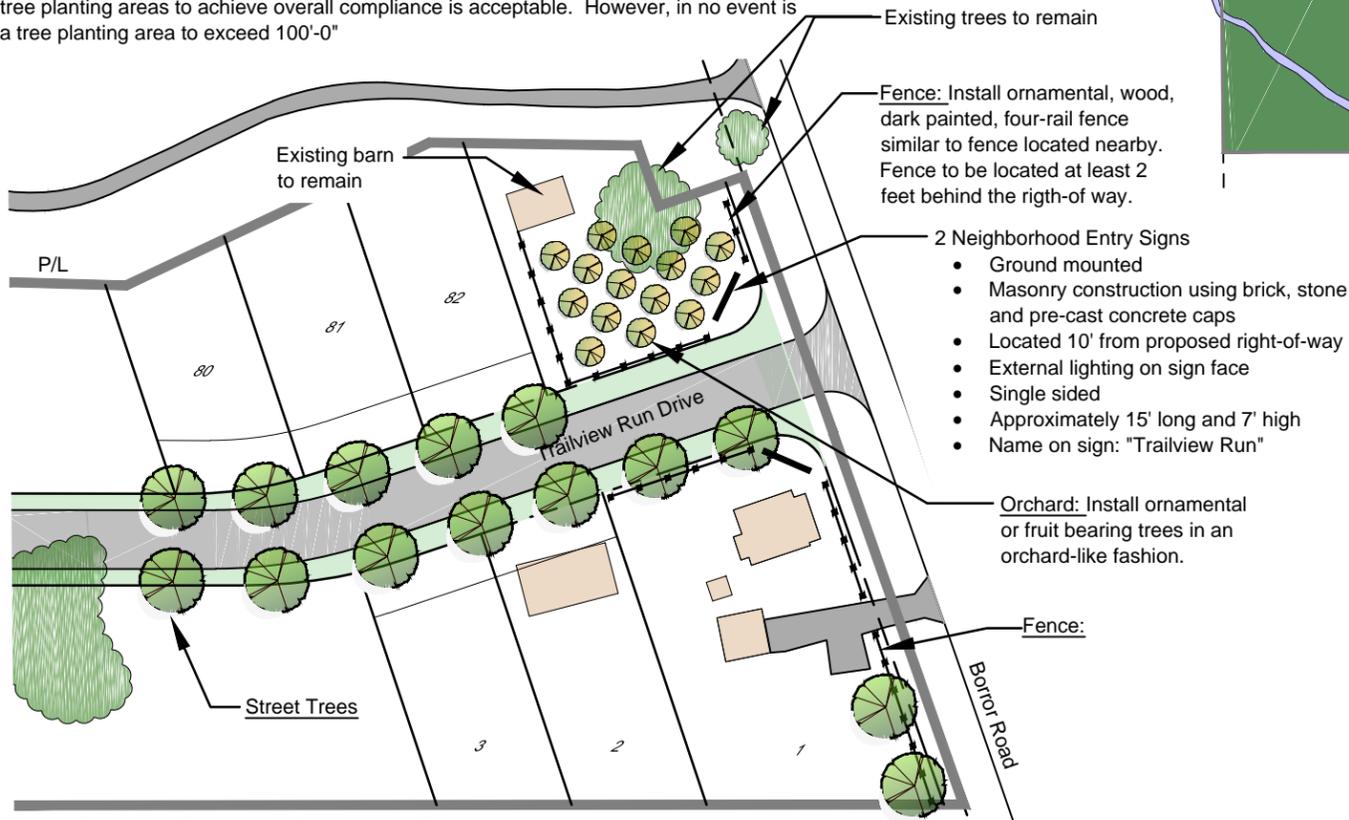
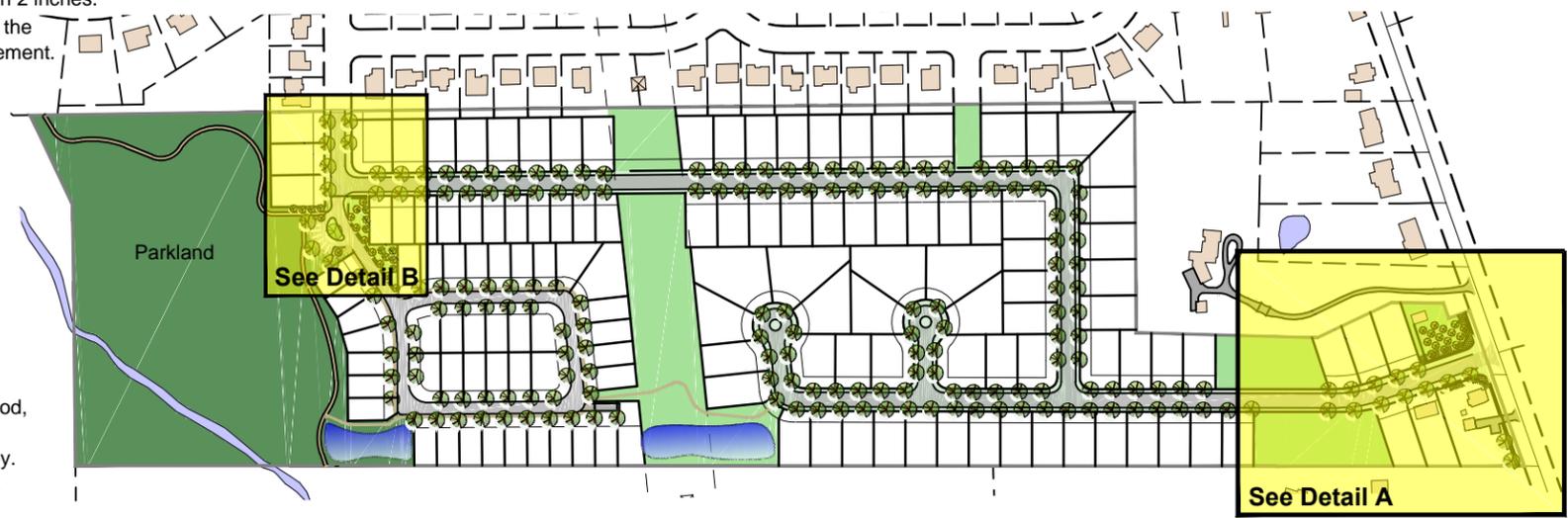
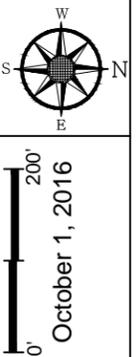
- a. There shall be a minimum of three trees planted per single family residence. Trees may be either small or medium species. Medium or small species trees shall be 2" minimum caliper and clear trunk. No clump or multi-stem form trees are permitted. Trees are to be arranged within the front, side or rear yard areas with emphasis on the front facades. In addition a minimum of one-third (1/3) of the facade (or facades in the case of corner lots) fronting the street or vehicular use area is to be landscaped adjacent to the foundation with a minimum of five (5) shrubs, ground cover or other ornamental plantings. The average initial height of these plantings is to be 24" minimum.
- b. All residential subdivisions containing at least fifty lots or five acres (whichever is less), shall construct prominent entry features of at least 500 square feet at all major points of ingress and egress to such subdivisions and complexes. Entry features shall consist of landscaping or a combination of landscaping and hardscape materials. Lighting and irrigation should be included.
- c. All residentially zoned developments with side or rear property lines adjacent to primary or secondary roadways shall construct a landscape buffer consisting of a 30'-0" setback with a continuous 4'-0" height minimum earthen mound. In addition to the mounding requirement a double staggered row of 6'-0" height minimum evergreen trees at 20'-0" maximum spacing and one 2" caliper minimum small class tree and two 18" height deciduous shrubs per each 40 lineal feet of property line are to be planted. Combining tree planting areas to achieve overall compliance is acceptable. However, in no event is a tree planting area to exceed 100'-0"

**Street Tree Requirements 1136.09 (4) (b)**

1. Prohibited Trees under Section 1136.15 are not to be used.
2. Maximum spacing for large trees is 50', medium trees 40', small trees 35'.
3. Locate trees at least 2.5' from back of curb, 2' if adjacent a sidewalk.
4. Locate trees at least 55' from intersections,
5. Use a small class tree if within 10 lateral feet of overhead wires, use a small or medium class tree if within 10 - 20 lateral feet of overhead wires.
6. Trees should be of the same genus and species match in form and size and planted continuously down each street.
7. The minimum trunk caliper measured at six inches above the rootball for all street trees shall be no less than 2 inches.
8. No trees shall be planted within the electric transmission tower easement.

**Retention Area Requirements 1136.09 (4) (c)**

1. One tree for every 50 linear feet of retention area perimeter.
  2. Trees shall be planted adjacent to retention area, but no closer than 20 feet from the bank.
  3. Medium or large class species, 2" caliper. Six feet height evergreen trees may be substituted for up to 50% of deciduous tree requirement.
- Calculation:  $1,195 \text{ linear feet of pond} / 50 = 23.9 = 24 \text{ trees required}$



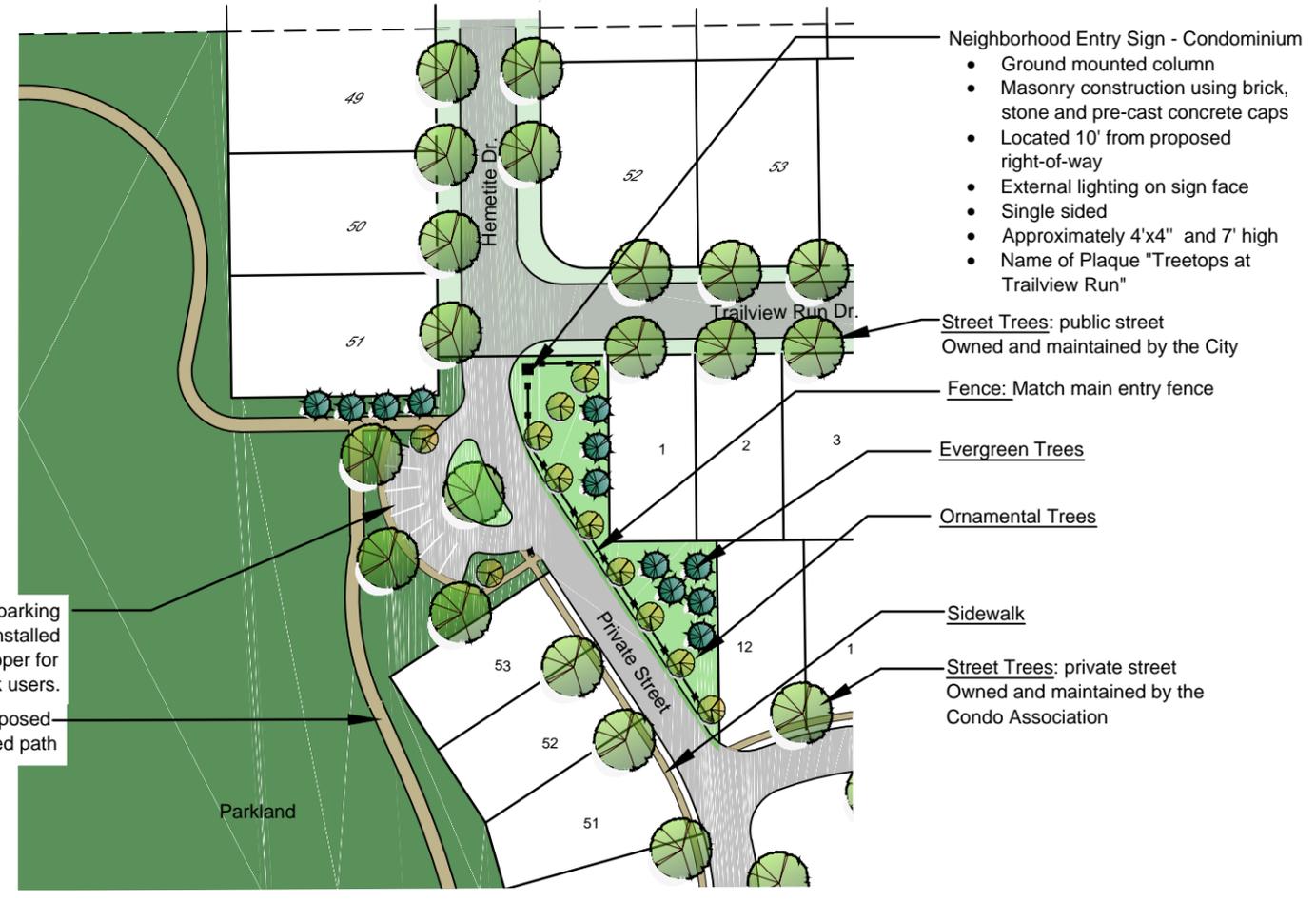
**A Main Entry - Borror Road**  
1" = 100'



Existing barn at entry to remain. Developer will add some aesthetic enhancements to create an attractive entry feature element. Barn is not intended to be used by the public.



Nearby fence



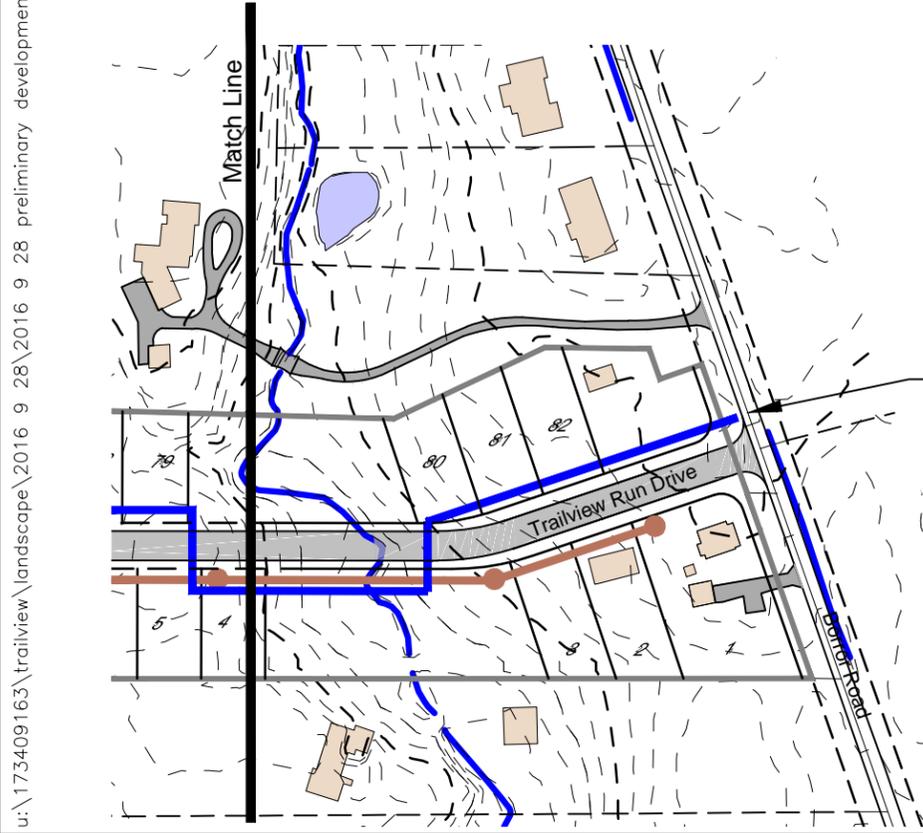
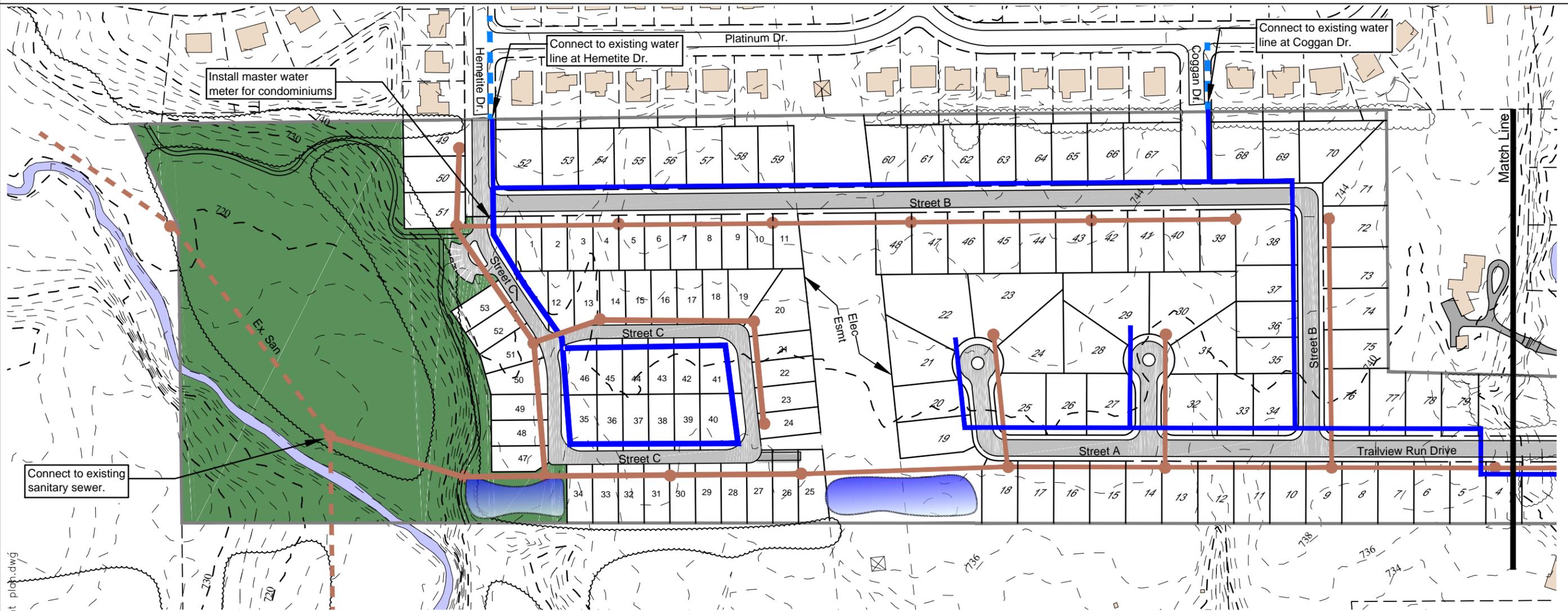
**B Condominium Entry**  
1" = 100'

**TRAILVIEW RUN & Treetops @ Trailview Run LANDSCAPE PLAN**

Exhibit Prepared for  
 Harmony  
Development Group, LLC

Exhibit Prepared by  
 Stantec

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North arrow pointing North (N), South (S), East (E), and West (W).

Scale bar: 0' to 200'

Date: October 1, 2016

**TRAILVIEW RUN & Treetops @ Trailview Run PRELIMINARY UTILITY PLAN**

**NOTES:**

-  **Sanitary:** Service to be provided through a connection to an existing sanitary sewer located at the south end of the property. Sewer lines will be extended to serve the single-family and condominium homes throughout the development at the approximate location shown on this plan.
-  **Water:** Service to be provided through connections to existing water lines at Hemetite Drive and Coggan Drive. A proposed water line will be extended to Borror Road for a future connection. Service to the condominiums will be metered. Lines will be extended throughout the development at the approximate locations shown on this plan. Hydrants and valves will be installed per City requirements.
-  **Storm:** Storm water runoff will be routed to the four detention ponds located on the site and released at a predetermined rate. The ponds will be designed to fulfill volume and water quality requirements.

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Exhibit Prepared for



Exhibit Prepared by

