

Faris Planning & Design, LLC

Landscape Architecture
4876 Cemetery Road
p(614)487-1964

Land Planning
Hilliard, OH 43026

www.farisplanninganddesign.com

January 30, 2023

Attn: Terry Barr, Grove City Development Planner

From: Todd Faris, Faris Planning & Design

Re: Courtyards at Mulberry Run – Final Development Plan, Application #202301040002

Cc: Joel Rhoades, EC New Vision Ohio, LLC

The following are the responses to the staff report comments issued by Grove City concerning the Courtyards at Mulberry Run sent out on January 10th, 2023.

Staff Comments:

General

1. Please be advised that staff has concerns with the proposed stormwater features within the open space north of White Road in terms of aesthetics, functionality, and ongoing maintenance (more specific comments on the design / functionality of the stormwater feature can be found later in the letter). Staff requests a meeting to discuss and determine the most effective way to address these concerns.
The applicant met with staff on 1/25/23. Per meeting & discussion with staff, there is a better understanding of the stormwater features within the open space north of White Road. The naturalized stream will convey the water to a hydrodynamic separator which will provide the water quality prior to the water discharging from the site.
2. In place of the proposed pedestrian crossing and median on White Road, staff recommends directing pedestrians to cross at the signalized intersection at White Road and McDowell Road. The sidewalk should be extended on the south side of White Road to the property, and a trail installed through Reserve D across Mulberry Run and behind lots 51-53, connecting to the sidewalk on Presley Drive.
Per meeting & discussion with staff, the pedestrian crossing has been removed and a sidewalk will be extended along the south side of White Road to the existing sidewalk directing pedestrians to the light at McDowell Road and White Road. See Exhibit E-1 for more information
3. Plans appear to show multiple instances of disruptions to the sidewalk along McDowell Road including mounding and landscaping at the corner of McDowell Road and White Road. Please adjust and address how the existing retaining wall on McDowell will interact with the proposed grading and sidewalk.

Plans have been revised to remove the proposed mounding and plantings from the existing sidewalk. See Exhibits C-2 and E-1 for more information

4. The open space at the southeast corner of the northern parcel should be labeled as a Reserve.
The space has been labeled as Reserve Area 'A', see Exhibits B-1 and C-3 for more information
5. Based on contours and elevation change, some level of pedestrian fall protection (fence or similar) will be needed at the intersection of the path and stream channel in the open space north of White Road (see sheet 8 for specific location).
Pedestrian timber fence proposed per the Grove City standard drawing for fall protection has been added on both sides of the pathway when it crosses over the naturalized stream, see Exhibit E-1 for more information
6. A note should be added to plans that all reserves within the proposed development will be owned and maintained by the Homeowner's Association.
A note has been added to all relevant plans, see Exhibit B-1 for more information
7. Provide details (images) of proposed CBUs and mark their locations on plans. All CBUs should be decorative in character with color and finishes similar to other site fixtures (lighting, benches, etc.).
Locations and details of CBU's have been provided. See Exhibits B-1, C-2, & C-4 for locations, and Exhibit C-10 for the details
8. Page C-11 identifies details for "Pool and Dog Park Fence". Please Identify if a dog park is proposed and mark the location on the site plan.
There is no proposed dog park in the development, the detail label has been updated to reflect this. See Exhibit C-11 for more information
9. Provide notes for emergency access bollards per C-GC-81 and C-GC-82. Show bollards on site plans on emergency access drives.
Standard drawings C-GC-81 and C-GC-82 have been referenced and will be implanted for the emergency access drives, see Exhibit E-1 for more information
10. Stop bar and stop sign locations should be shown at the McDowell Road and White Road access points.
Stop signs have been specified and stop bars shown.
11. Please clarify if additional lighting will be provided for amenities and walkways in Reserve B, and around the clubhouse and associated parking spaces. Plans currently show multiple areas with a zero footcandle lighting level. See Development Plan pg. 10 & 11 for details.
Additional lighting added to amenity areas, near the clubhouse, and near mailbox CBUs.
12. Add finish floor elevation of the club house.

Preliminary finished ground elevation has been provided. Finish floor elevation will be provided during final engineering.

13. An easement will be needed over the pathway on lots 66 & 67.
An easement has been proposed for the pathway between lots 66 & 67, see Exhibit E-1, page 5 of 15 for more information
14. Provide documentation permitting fill in wetlands in northern parcel.
Jurisdictional determination has been provided. Wetland permitting will be completed and provided during final engineering.

Landscaping

15. Landscape screening is required along the north and east property lines for the northern parcel in place of the 6' privacy fence per Ordinance C-72-22. Plans need updated to show species of plantings, spacing and quantities.
Optional screening has been offered at the neighbor's behest, as shown on Exhibit C-1, the neighbor's shall have the option to choose between the 6' privacy fencing or the staggered row of evergreen trees. See Exhibit C-1 for more information
16. The structure south of Lot 53 and on the southside of the McDowell Road entrance feature need to be labeled and are required to be screened with landscaping tall enough to cover the structure at the time of planting.
The utility boxes at the McDowell Road entry and south of lot 53 will be approximately 4' in height and the landscaping proposed will be installed at 5-6' height. See Exhibits C-2 and C-5 for more information
17. Plant list on page C-2 needs updated to reflect that all trees (deciduous and ornamental) are to be a minimum 2" caliper at time of installation. Evergreen trees are to be a minimum 6' in height at installation.
The plant list has been updated to show that all deciduous trees shall be a minimum of 2" caliper at installation, and evergreen trees shall be a minimum of 6' in height at installation. See Exhibit C-1 for more information
18. Evergreens are not permitted to be planted as street trees in the northern section. Alternative species required to meet standards.
The evergreens are there to fulfill the screening requirements for the rear yard of the lots, deciduous trees have been added for street trees in that area. See Exhibit C-1 for more information
19. Arborvitae cannot be used in place of evergreen trees along White Road, the stormwater retention areas, or along I-71. Evergreens will need to be planted instead. Please see attached plan sheets for specific locations.
Green Giant Arborvitae grow to be about 50-60' height and 12-20' width at maturity, they were chosen because they get just as tall as a regular evergreen tree with less width. They also grow much faster than a spruce or pine, so the screening will be much more effective in less time.

20. Entry sign plants need to be 24" in height at time of installation.
The shrubs around the entry sign will all be 24" at time of installation, see Exhibit C-2 and C-4 for more information
21. Please be aware that plants in the right of way cannot block line of sight when exiting the subdivision. Staff recommends considering an alternate grass for the plantings in the crosswalk island.
The crosswalk island has been removed from the plans, because the intersection between White Road and McDowell Road is being utilized for the pedestrian crossing, no plantings will be occurring in a median on White Road.
22. Due to the prominent location of the bio-swale on the southern parcel, signage will be needed that identifies the type of retention area and a landscaper with experience maintaining bio-swale will be necessary to ensure the area is maintained properly.
Applicant will add appropriate signage to identify retention area and will coordinate with the city to find a landscaper that will ensure the area is maintained
23. Please update the planting list on C-4 to reflect that all shrubs planted around the community building and pool are required to be 24" at time of installation.
All shrubs around the pool and clubhouse have been revised to be 24" height at installation, see Exhibit C-4 for more information
24. For each dwelling unit there needs to be five shrubs that are 24" in height at installation and two 2" minimum caliper tree. If wanting to use multi-stem trees, you can use ONE for the two required trees and they need to be a minimum of 6' in height and at least 1" caliper stems/trunks. Please update plans to show height of shrubs not gallon size and add an additional tree to each.
Dwelling unit plans have been updated to show installation heights for shrubs, and the plans have been updated to have 2 trees at 2" caliper instead of 1. See Exhibit C-6 for more information
25. Sod is to be installed in all front, side and at least 10' off the back of units. As well as along any roadways (for entry features and perimeter screening areas).
Note has been added to Exhibit C-6 to denote the sod requirements for the units. See Exhibit C-6 for more information
26. A note needs added on landscape plans stating that all service structures shall be screened per landscape code 1136.08.
A note has been added on the overall landscape plan to state that all service structures shall be screened per code section 1136.08. See Exhibit C-1 for more information
27. Tree Preservation Plan is needed to show how trees that are to be preserved during the construction will be protected in the open space on the north side of White Road.

Tree preservation fencing has been added to the plan to denote the area to be saved tree preservation for the Reserve Area 'A'. Additionally a detail has been added to show the tree preservation process for construction. See Exhibit C-8 for more information

28. Please update page C-9 and add "REMOVE" for any tree marked "DEAD" or "POOR". These trees can be left in the wooded area to decompose but cannot remain standing if in dead or poor condition.

All trees marked as "Dead" or "Poor" condition on the tree survey chart have been changed to be removed instead of preserved. See Exhibits C-8 and C-9 for more information

29. Plan sheets will need updated to show supplemental landscaping for each CBU.

Landscape plans have been updated to show landscaping around the CBU locations, see Exhibits C-2 and C-4 for more information

Building Elevations

30. Provide details on proposed fencing around private courtyard areas. While the zoning text allows decorative fencing for the purpose of providing privacy, not exceeding 6' in height, staff's expectation is that fencing match the character of that permitted in the Courtyards at Beulah, with four to five feet of solid fencing with a decorative / lattice top.

Fencing samples have been provided, please see Exhibit F-4 for more information

31. The 6' wood privacy fence detail should be removed from Sheet C-10. Staff does not support this type of fencing to enclose private patio areas (see comment above) and the stipulation included with the rezoning approval requires this fencing be replaced with landscaping where previously shown for perimeter screening.

The 6' wood privacy fence would only be used for screening along the north boundary of the northern parcel, all private courtyards for the units would have the fencing shown on Exhibit F-4

32. Provide square footage total for each proposed housing option.

Square footage totals have been added, see Exhibit F-1 for more information

Stormwater

33. Additional information required addressing the water quality and quantity controls for Watershed A on the northern parcel. See plans sheet page 3 of Stormwater Document.

These issues have been discussed with staff and revised accordingly. Water quality will be provided with the entry feature, basin A, and a hydrodynamic separator. Water quantity will be provided by the entry feature, basin A, and pipe storage.

34. Staff has concerns with the proposed pools within the open space north of White Road and the bottom of them remaining wet for a period of time after a rain event. Please consider an underdrain system that will help dewater these pools and keep them drier.

Per discussion with staff, underdrain will eliminate the proposed intent of a naturalized stream. The stream design with the hydrodynamic separator will be more heavily detailed and discussed during final engineering.

35. A SWPPP and O&M will be required for the project and can be provided during the construction plan review.
Noted.
36. TC line does not seem to match existing topography. Ensure flow path is perpendicular to contours. See plan sheet page 1 of Stormwater Document.
Revised accordingly.
37. There is some offsite drainage from the west that needs accounted for. See plan sheet page 2 of Stormwater Document.
Revised accordingly.
38. Please see the marked-up Stormwater Document for additional revisions and updates to the charts, calculations, and narratives.
Revised accordingly.
39. Address mitigation for SCPZ on north parcel in along eastern property line and along the rear property lines of lots 47, 48, 49. See plan sheet page 3 & 4 or Stormwater Document.
Mitigation will be provided for any SCPZ disturbance per the Grove City Stormwater Management Manual.
40. Report will require a PE stamp and signature.
Stamped report will be provided with final engineering.
41. The stream/pool area will need to have more detail with construction plans to demonstrate that water will remain in "the system" and not overtop out to White Rd.
Noted.
42. Address the flood route for the cul-de-sac on the northern parcel to ensure it routes safely and doesn't affect the adjacent houses.
A berm will be created to ensure flood routing stays on the property. Flood routing will be provided with final engineering. Adjacent houses will be protected in final engineering design of flood routing.
43. Provided additional detail on the pipe sizes and if storage is being provided within pipes. See Development Plan pg. 6 for details.
Pipe storage will be provided on the north parcel. Storm sewer design will be provided in final engineering.
44. Show flood route area on both parcels.
Flood routing will be provided on final engineering.
45. Review flood routing in the southern parcel near the cul-de-sac. Appears unit 61 might have water close or verify elevations. Appears some spot grades are about 3' higher than contours. See Development Plan pg. 9 for details.

Flood routing calculations will be provided during final engineering. There will be 1' of free board provided from all flood route elevations to the adjacent homes finished floor.

46. Basin on the southern parcel should be designed to meet Tier 2 standards of the Grove City Stormwater Design Manual.

Basin A on the south parcel shall be designed to meet Tier 2 standards.

47. Update southern basin to show spillway and basin slope.

Spillway and basin food routing design to be provided in final engineering. 1' of free board to all buildings will be provided. Basin spillway will utilize the proposed path on the northwest corner of the basin and will floodroute to the site outfall point on the northwest corner of the site

48. Stream channel is not connected when crossing the path on the northern parcel. Please update.

The stream channel is conveyed via storm pipe under the path

Engineering

49. An MOT plan for the crosswalk and island installation will be required with construction plans.

Pedestrian crossing has been removed

50. More details/contouring will be needed with construction plan to show how elevations along southern property line coincide with proposed rear yards on the southside of the southern parcel.

Final grading design will be completed and reviewed with final engineering

51. Clarify the intent for the water tap installation under McDowell Road. While this issue does not need to be resolved until WSP review, staff recommends Jack and Boring over open cutting at this location.

Intent will be determined during final engineering. Jack and bore will most likely be the preferred method to not interrupt traffic on McDowell Road

52. A water service plan will need to be submitted to and approved by City of Columbus Division of Water. Verify with DOW if two separate WSP's will be needed. Provide WSP(s) to Grove City with construction plans for cursory review.

Two water service plans will be required