

# 2200 E. Main Street

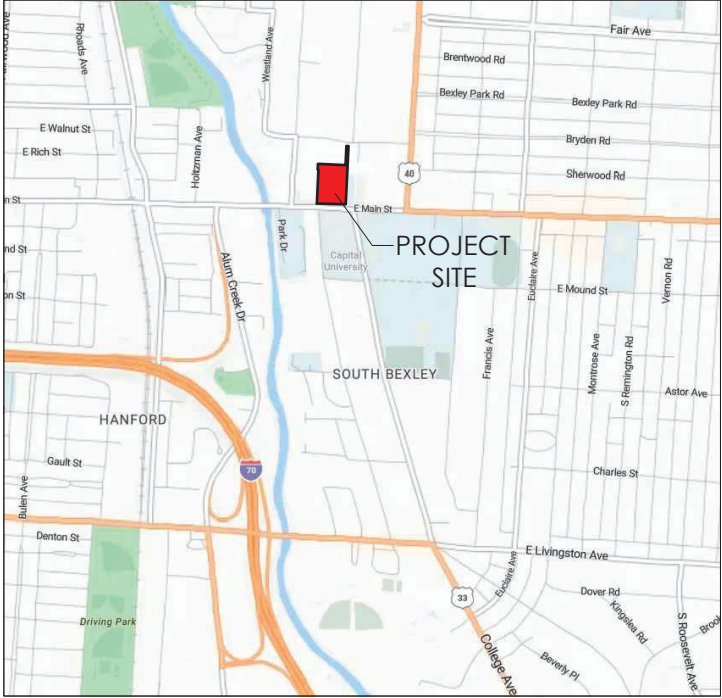
Bexley, OH 43209

## Mixed-Use

**PREPARED FOR:**  
Continental Real Estate Companies

150 E. Broad Street  
Columbus, OH 43215  
(614) 221-1800

Thursday, November 9, 2023



NORTH

VICINITY MAP

NOT TO SCALE

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**LANDSCAPE ARCHITECT / PLANNER**



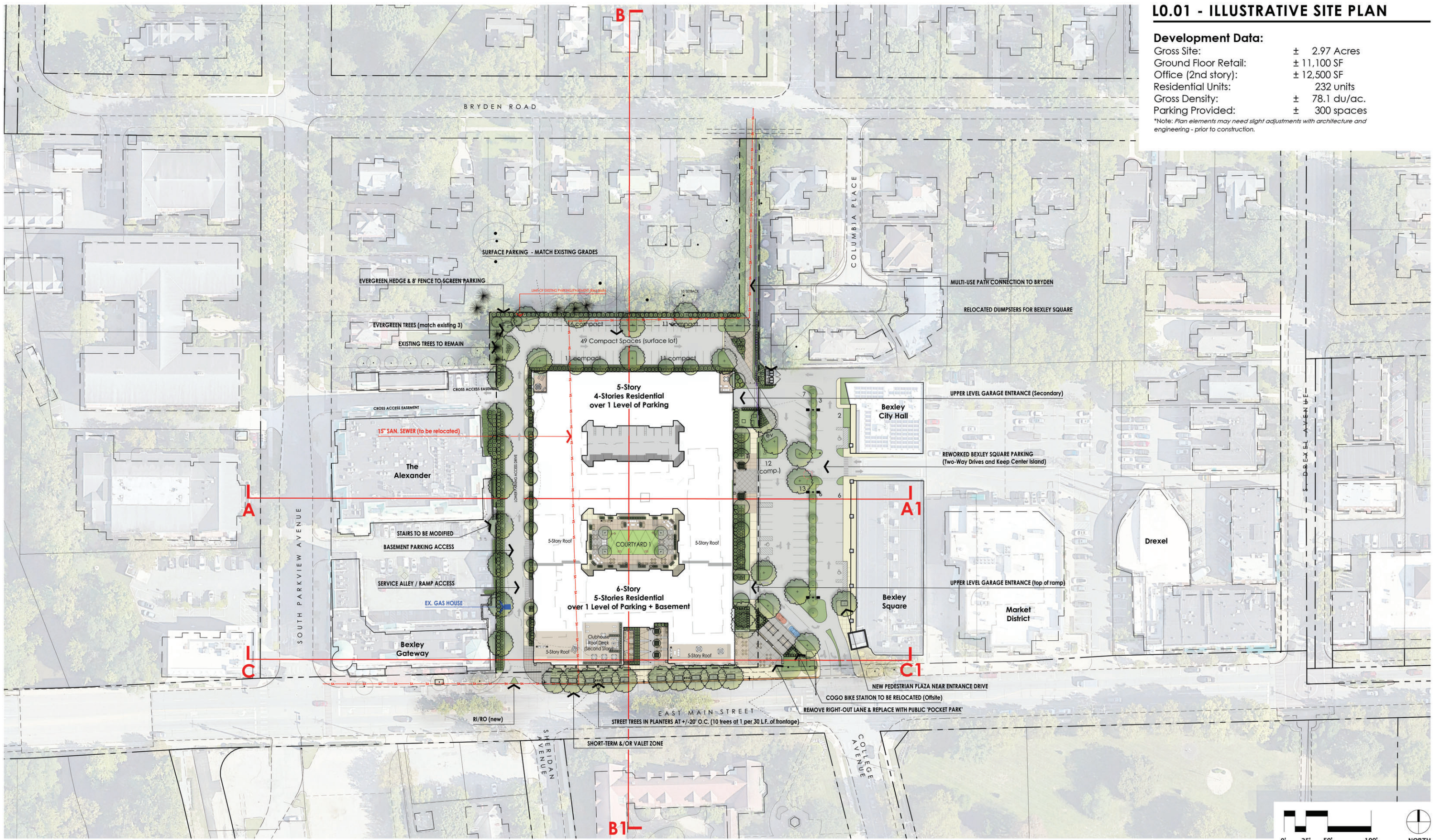
330 W. SPRING STREET, SUITE 350  
COLUMBUS, OH 43215  
614.486.3343  
www.edgela.com

# L0.01 - ILLUSTRATIVE SITE PLAN

## Development Data:

|                      |               |
|----------------------|---------------|
| Gross Site:          | ± 2.97 Acres  |
| Ground Floor Retail: | ± 11,100 SF   |
| Office (2nd story):  | ± 12,500 SF   |
| Residential Units:   | 232 units     |
| Gross Density:       | ± 78.1 du/ac. |
| Parking Provided:    | ± 300 spaces  |

*\*Note: Plan elements may need slight adjustments with architecture and engineering - prior to construction.*



NOTE: This plan is Conceptual in nature. All dimensions and site layout are approximate and may change with final architecture and engineering.

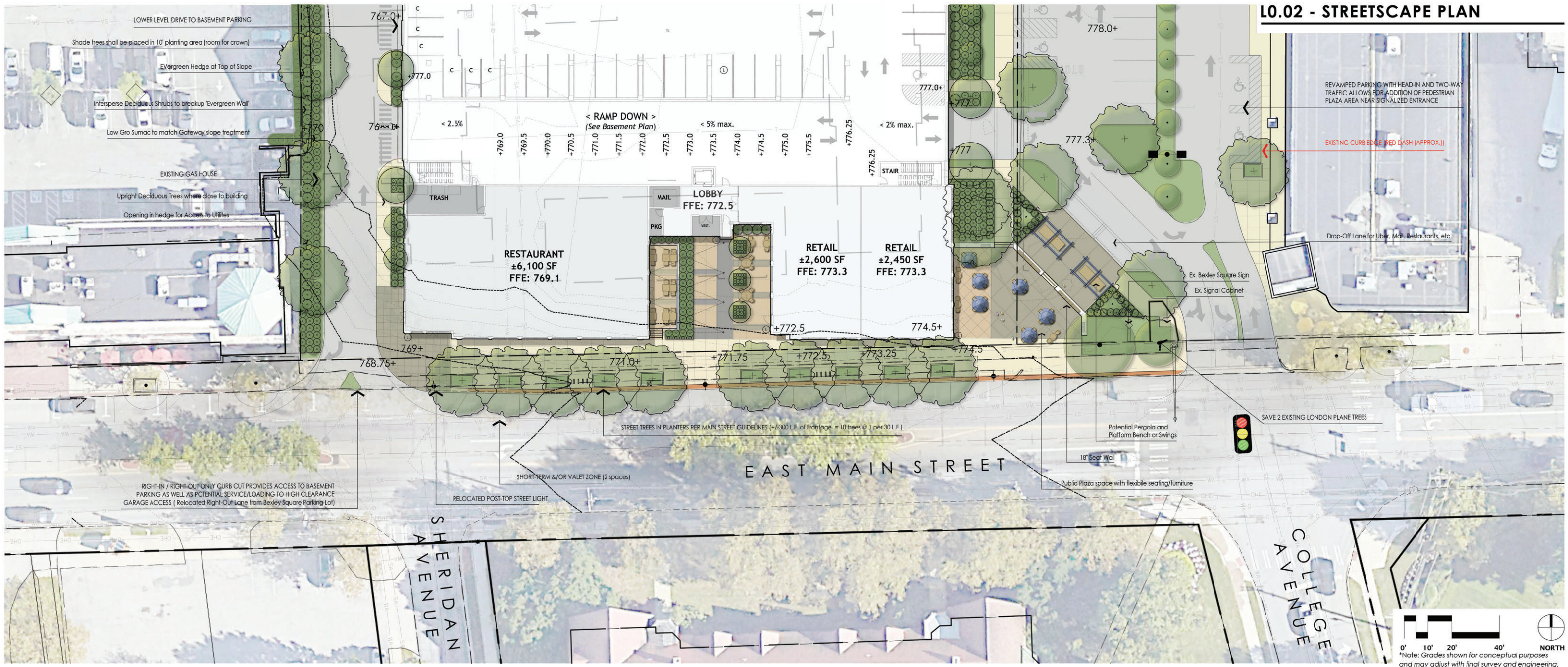


## SCHEMATIC DESIGN 2200 E. Main Street Bexley, OH

July 13, 2023 (rev.: 8.10.2023, 9.8.2023 - ARB, 11.9.2023)



**L0.02 - STREETScape PLAN**



NOTE: This plan is Conceptual in nature. All dimensions and site layout are approximate and may change with final architecture and engineering.

**SCHEMATIC DESIGN**  
**2200 E. Main Street**  
 Bexley, OH  
 July 13, 2023 (rev.: 8.10.2023, 9.8.2023 - ARB, 11.9.2023)





**1 MAIN STREET ELEVATION**  
1" = 30'-0"



**2 EAST ELEVATION**  
1" = 30'-0"

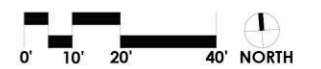


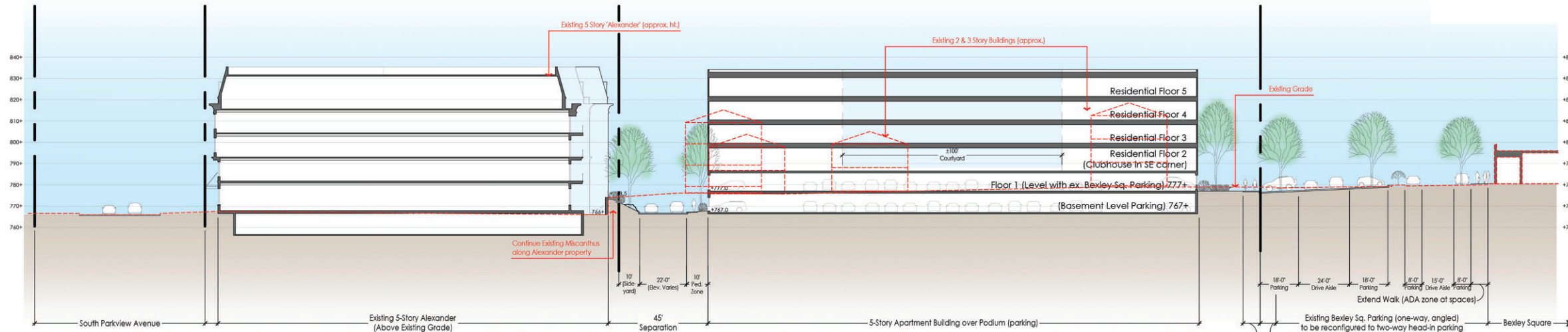


**1 WEST ELEVATION**  
1" = 30'-0"

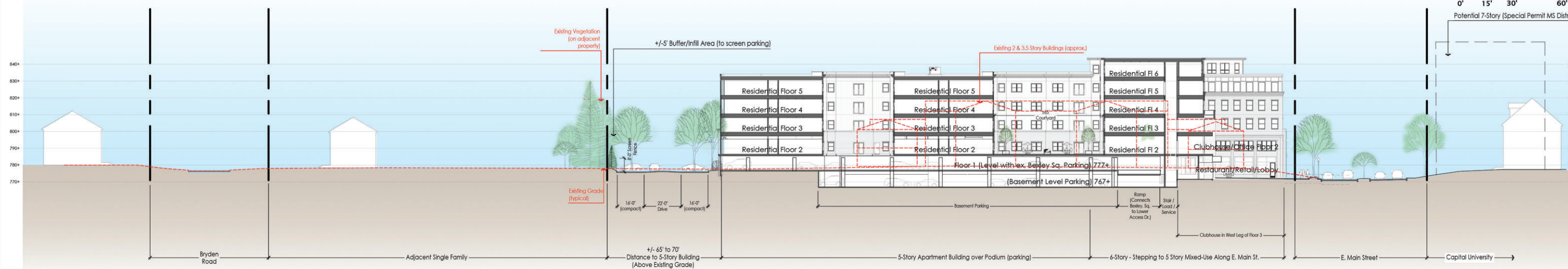


**2 NORTH ELEVATION**  
1" = 30'-0"

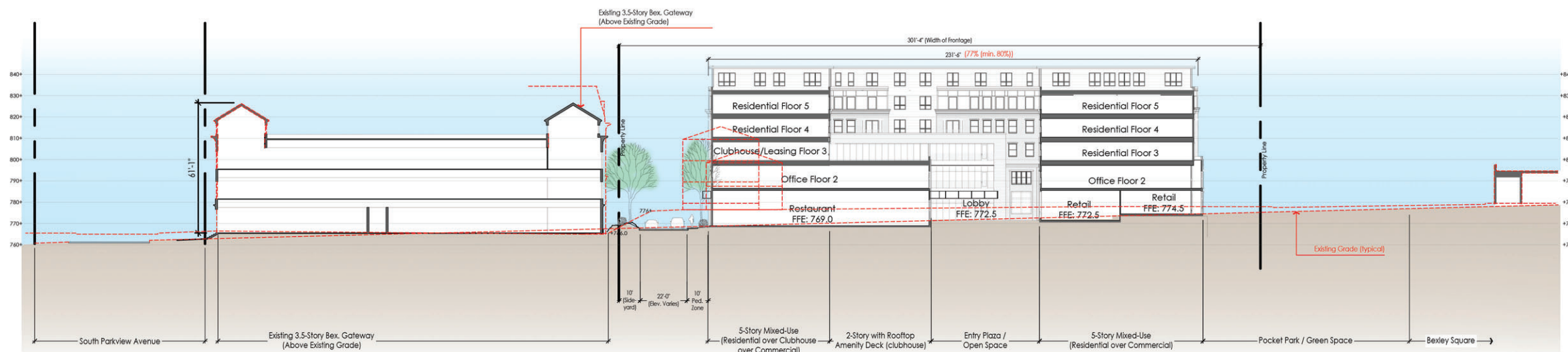




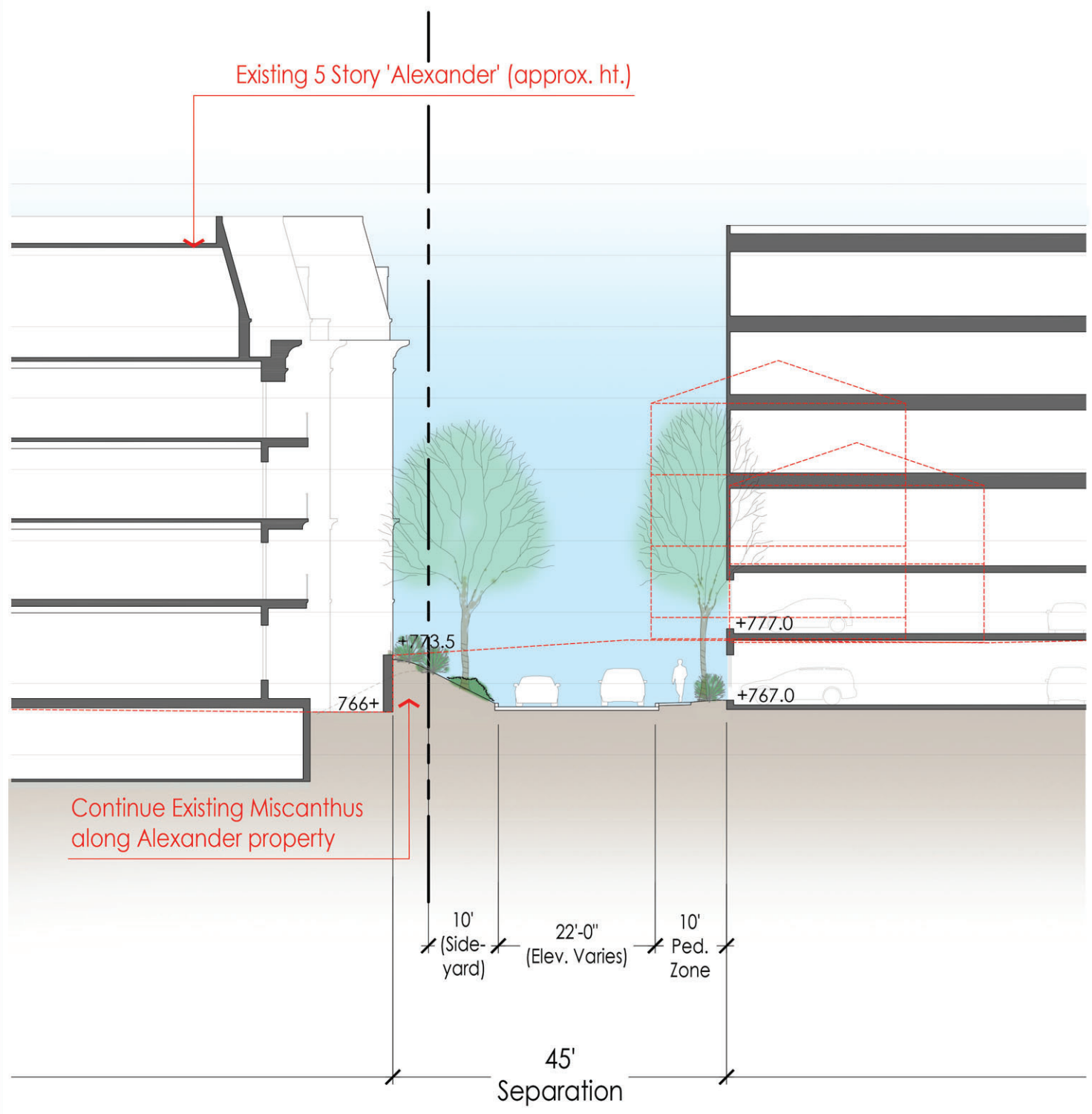
**TYPICAL CROSS-SECTION A-A1 (Looking North Through Middle of the Site)**



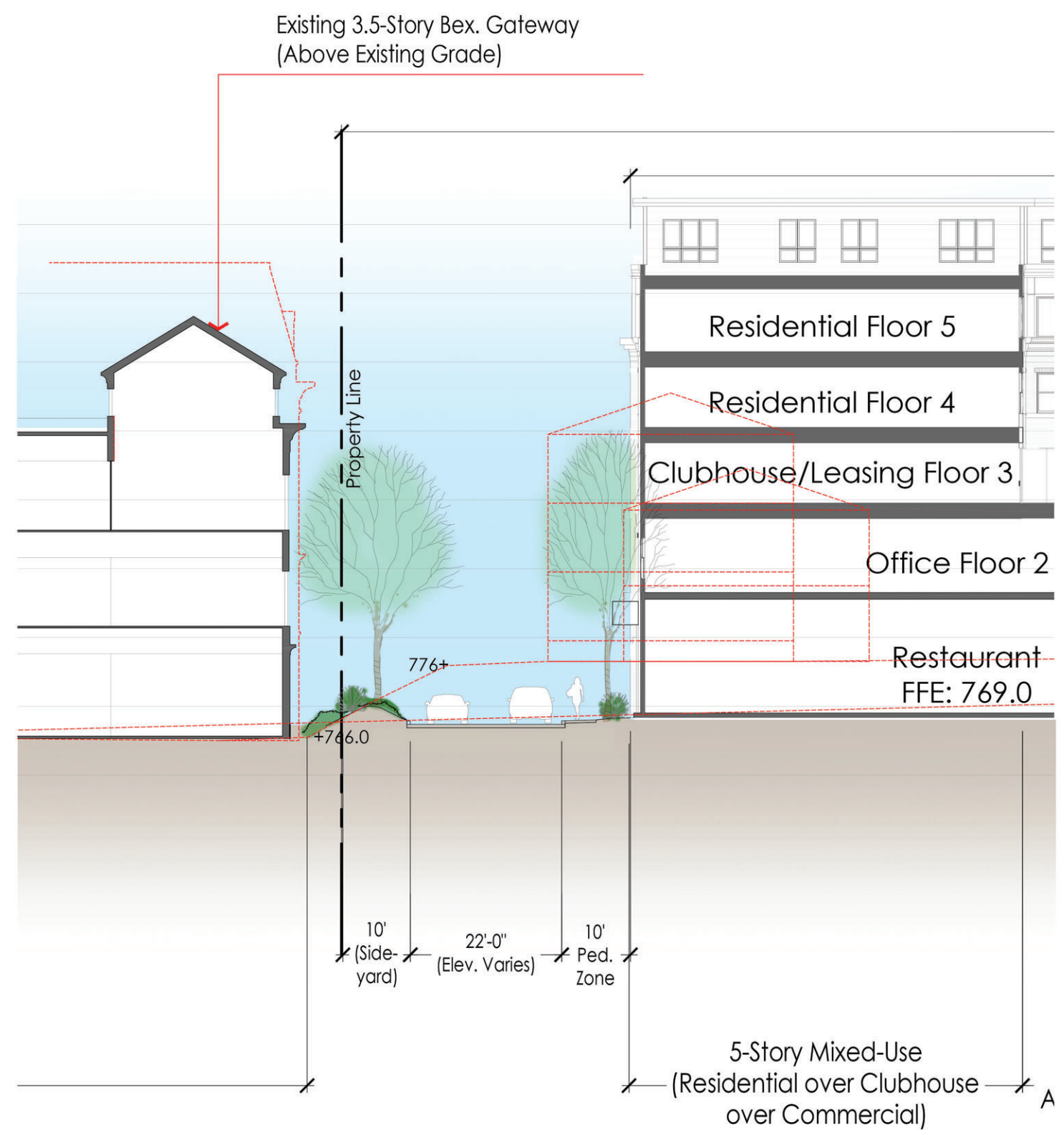
**TYPICAL CROSS-SECTION B-B1 (Looking East Through Middle of the Site)**



**TYPICAL CROSS-SECTION C-C1 (Looking North Through East Main Street Frontage)**



1 TYPICAL CROSS-SECTION A-A1 (Looking North Through Middle of the Site) Scale: 1" = 10'



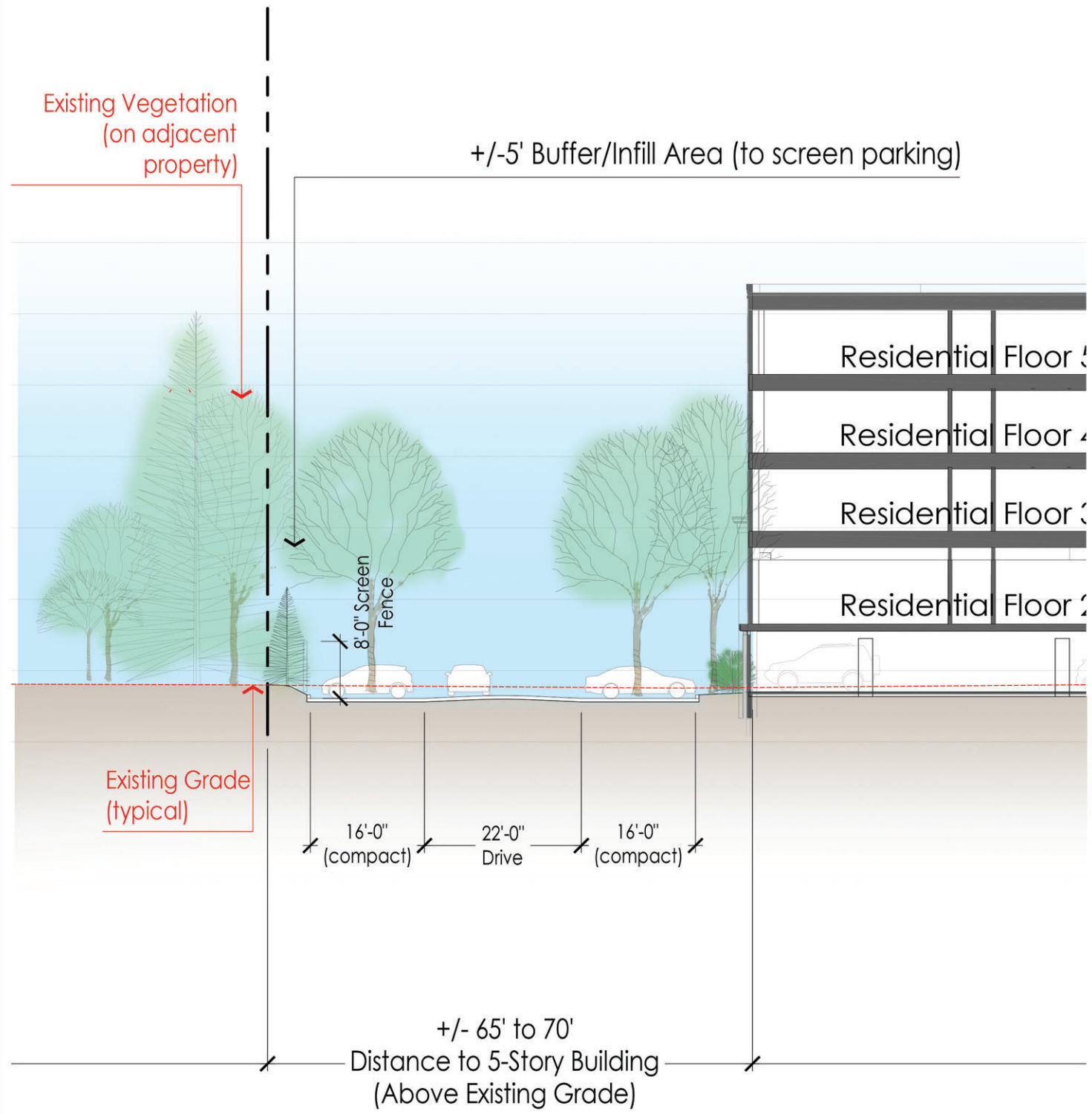
2 TYPICAL CROSS-SECTION C-C1 (Looking North Through East Main Street Frontage) Scale: 1" = 10'











1 TYPICAL CROSS-SECTION B-B1 (Looking East Through Middle of the Site)

Scale: 1" = 10'

0' 5' 10' 20'

APR 21



JUN 21



AUG 21



DEC 21



10 AM

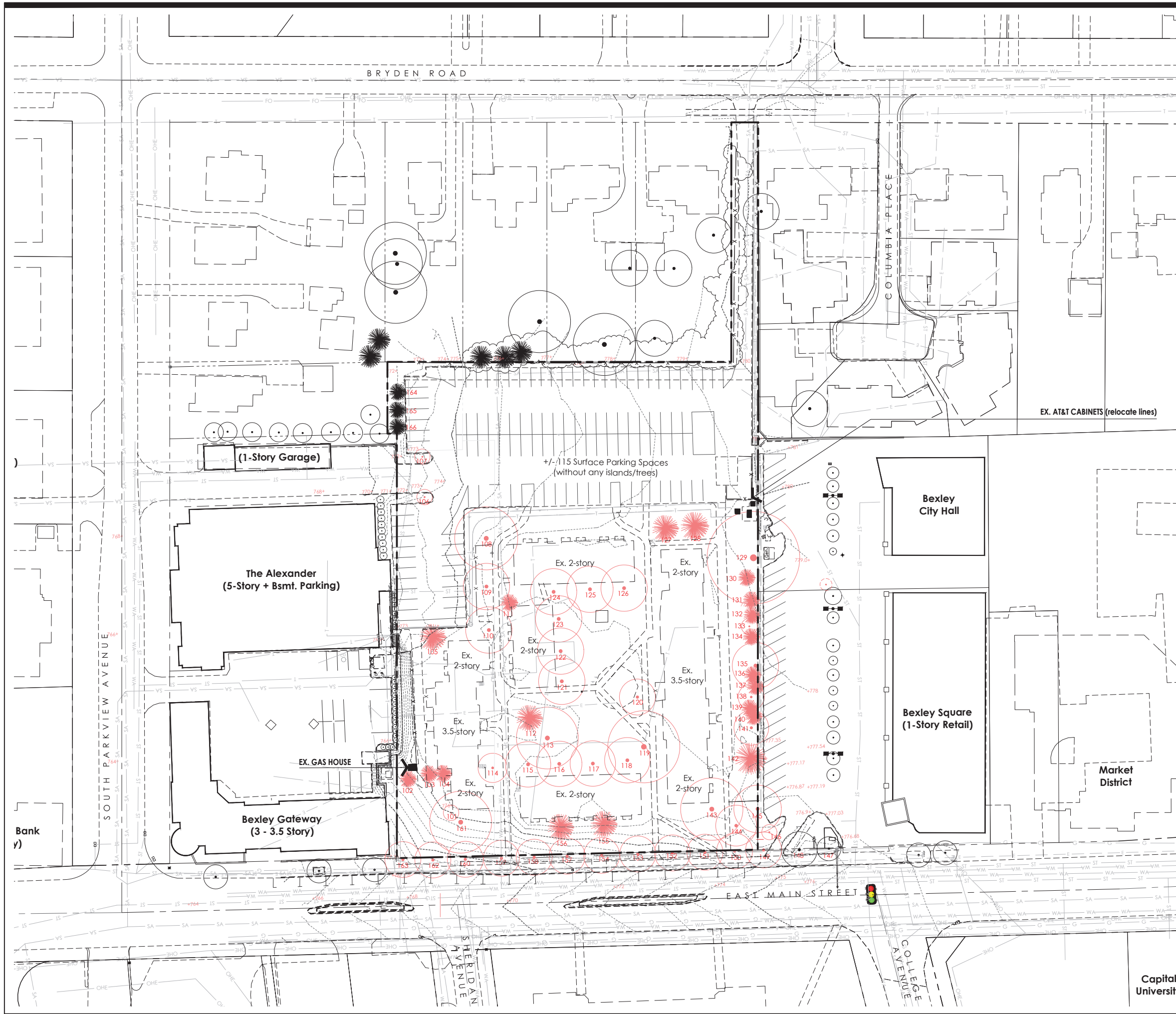
12 PM

2 PM

4 PM







| Tree | Type              | Size (dbh) (inches) | Condition                                  | Notes                                |
|------|-------------------|---------------------|--|--------------------------------------|
| 101  | Black Locust      | 2                   | poor                                       | multiple trunks +/- 2' from building |
| 102  | White Pine        | 8                   |  |                                      |
| 103  | White Pine        | 10                  |  |                                      |
| 104  | Canadian Hemlock  | 10                  |  | w/in 2' of building                  |
| 105  | Norway Spruce     | 17                  |  |                                      |
| 106  | Pear              | 2.5                 |  |                                      |
| 107  | Pear              | 2.5                 |  |                                      |
| 108  | Honey Locust      | 18                  |  |                                      |
| 109  | Honey Locust      | 16                  |  |                                      |
| 110  | Lacebark Elm      | 30                  |  |                                      |
| 111  | Canadian Hemlock  | 7                   |  |                                      |
| 112  | Norway Spruce     | 8                   |  |                                      |
| 113  | Lacebark Elm      | 24                  |  |                                      |
| 114  | Flowering Dogwood | 5                   |  |                                      |
| 115  | Honey Locust      | 18                  |  |                                      |
| 116  | Honey Locust      | 16                  |  |                                      |
| 117  | Honey Locust      | 24                  |  |                                      |
| 118  | Honey Locust      | 18                  |  |                                      |
| 119  | Lacebark Elm      | 30                  |  |                                      |
| 120  | Norway Maple      | 12                  |  |                                      |
| 121  | Honey Locust      | 17                  |  |                                      |
| 122  | Honey Locust      | 16                  |  |                                      |
| 123  | Honey Locust      | 16                  |  |                                      |
| 124  | Honey Locust      | 16                  |  |                                      |
| 125  | Honey Locust      | 15                  |  |                                      |
| 126  | Honey Locust      | 17                  |  |                                      |
| 127  | White Pine        | 12                  |  |                                      |
| 128  | White Pine        | 17                  |  |                                      |
| 129  | American? Elm     | 32                  |  |                                      |
| 130  | White Pine        | 9                   |  |                                      |
| 131  | White Pine        | 10                  |  |                                      |
| 132  | White Pine        | 9                   |  |                                      |
| 133  | Red Maple         | 4                   |  |                                      |
| 134  | White Pine        | 8                   |  |                                      |
| 135  | Norway Maple      | 22                  |  |                                      |
| 136  | White Pine        | 6                   |  |                                      |
| 137  | White Pine        | 9                   |  |                                      |
| 138  | Red Maple         | 6                   |  |                                      |
| 139  | White Pine        | 9                   |  |                                      |
| 140  | White Pine        | 7                   |  |                                      |
| 141  | Red Maple         | 10                  |  |                                      |
| 142  | White Pine        | 14                  |  |                                      |
| 143  | Honey Locust      | 20                  |  |                                      |
| 144  | Lacebark Elm      | 16                  |  |                                      |
| 145  | Norway Maple      | 22                  |  |                                      |
| 146  | Crabapple         | 4                   | Off Site                                   |                                      |
| 147  | London Planetree  | 6                   | Off Site - Potential to save with plaza de |                                      |
| 148  | London Planetree  | 12                  | Off Site - Potential to save with plaza de |                                      |
| 149  | London Planetree  | 16                  | Off Site                                   |                                      |
| 150  | London Planetree  | 8                   | Leaning                                    |                                      |
| 151  | London Planetree  | 12                  |  |                                      |
| 152  | London Planetree  | 16                  | Fork in leader                             |                                      |
| 153  | London Planetree  | 15                  |  |                                      |
| 154  | London Planetree  | 10                  |  |                                      |
| 155  | Norway Spruce     | 13                  |  |                                      |
| 156  | Norway Spruce     | 14                  |  |                                      |
| 157  | London Planetree  | 12                  |  |                                      |
| 158  | London Planetree  | 14                  | Leaning                                    |                                      |
| 159  | London Planetree  | 14                  |  |                                      |
| 160  | London Planetree  | 12                  |  |                                      |
| 161  | Lacebark Elm      | 24                  |  |                                      |
| 162  | London Planetree  | 9                   |  |                                      |
| 163  | London Planetree  | 12                  |  |                                      |
| 164  | White Spruce?     | 6                   | To be saved                                |                                      |
| 165  | White Spruce?     | 6                   | To be saved                                |                                      |
| 166  | White Spruce?     | 6                   | To be saved                                |                                      |

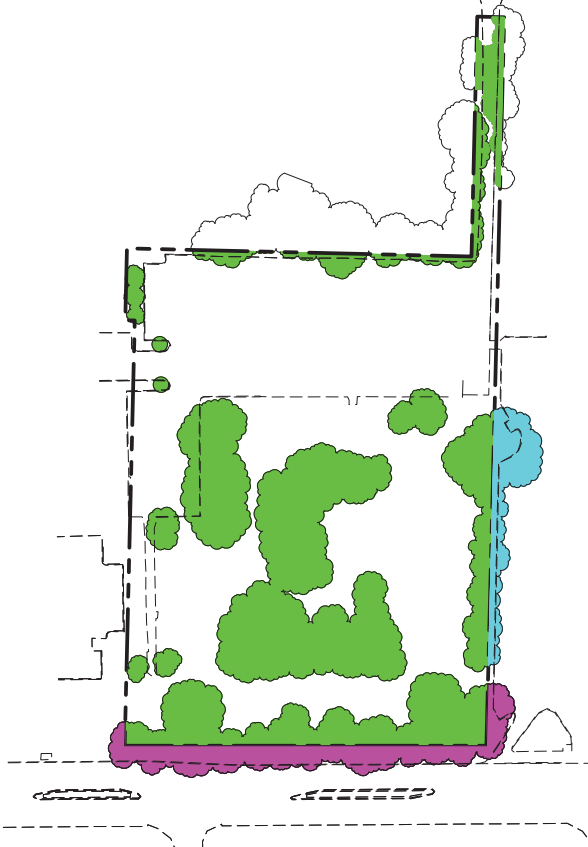
|  |            |
|--|------------|
| Subtotal inches surveyed:              | 858        |
| 4 Less off site:                       | 38         |
| 3 Less preserved:                      | 18         |
| 1 Less poor condition:                 | 2          |
| <b>58 Total Trees removed</b>          |            |
| <b>Total inches removed from site:</b> | <b>800</b> |
| 19 Less Evergreen (small canopy):      | 197        |
| <b>39 Deciduous Trees removed</b>      |            |
| <b>Total Inches of deciduous:</b>      | <b>603</b> |

Capital University



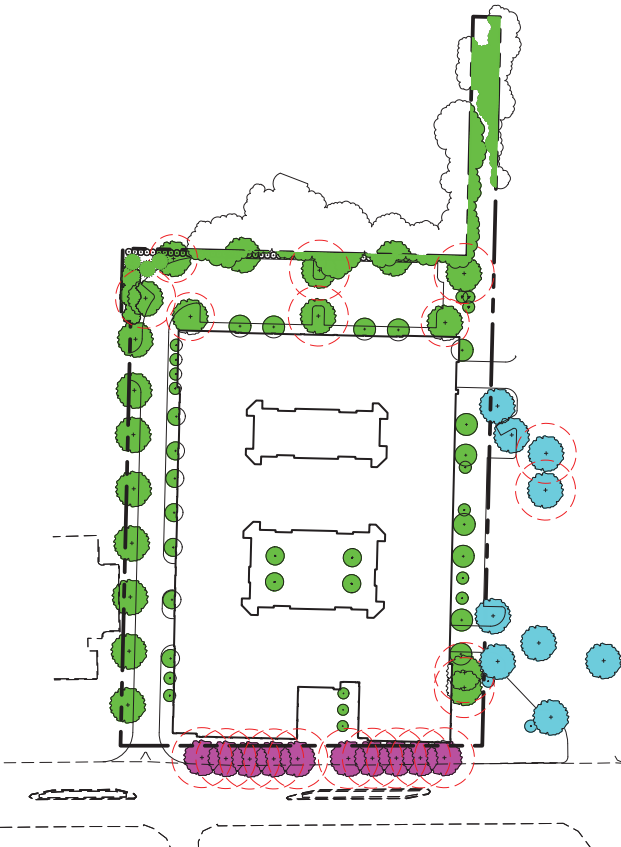
**EXISTING TREE CANOPY**

| TOTAL SITE AREA: ±128,805.43 SF                      |                         |                     |                      |
|--|-------------------------|---------------------|----------------------|
| KEY  | ITEM                    | AREA                | TOTAL COVERAGE       |
| ■  | ON-SITE CANOPY AREA     | ±47,223.20 SF (37%) | ±47,223.20 SF (37%)  |
| ■  | CITY PARCEL CANOPY AREA | ±3,784.60 SF        | ±51,007.80 SF        |
| ■  | E. MAIN ST. CANOPY AREA | ±6,981.06 SF        | ±57,988.86 SF        |
| <b>TOTAL EXISTING TREE COVERAGE PER PLANT SYMBOL</b> |                         |                     | <b>±57,988.86 SF</b> |



**PROPOSED TREE CANOPY**

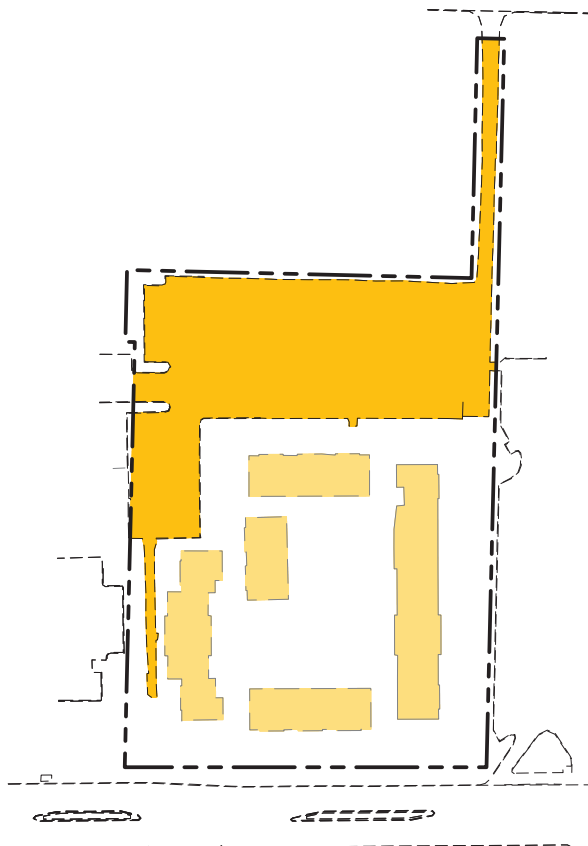
| TOTAL SITE AREA: ±128,805.43 SF                      |                         |                     |                            |  |                     |
|--|-------------------------|---------------------|----------------------------|--|---------------------|
| TOTAL PROPOSED TREE COVERAGE AREA PER PLANT SYMBOL   |                         |                     |                            |  |                     |
| KEY  | ITEM                    | AREA                | DIFFERENCE                 | REPLACEMENT                                | TOTAL COVERAGE      |
| ■  | ON-SITE CANOPY AREA     | ±23,798.93 SF (18%) | -23,424.27 SF              | 23,798.93 SF (50%)                         | ±23,798.93 SF (18%) |
| ■  | CITY PARCEL CANOPY AREA | ±6,023.89 SF (5%)   | 2,239.29 SF                | 26,038.22 SF (51%)                         | ±29,822.82 SF (23%) |
| ■  | E. MAIN ST. CANOPY AREA | ±5,510.68 SF (4%)   | -1,470.38 SF               | 24,567.84 SF (42.4%)                       | ±35,333.50 SF (27%) |
| <b>TOTAL PROPOSED TREE COVERAGE PER PLANT SYMBOL</b> |                         |                     | <b>±35,333.50 SF (27%)</b> | <b>- DIFFERENCE OF -22,655.36 SF (39%)</b> |                     |
| TOTAL PROPOSED MATURE TREE COVERAGE                  |                         |                     |                            |  |                     |
| KEY  | ITEM                    | AREA                | DIFFERENCE                 | REPLACEMENT                                | TOTAL COVERAGE      |
| ■  | ON-SITE CANOPY AREA     | ±31,001.41 SF (24%) | -16,221.79 SF              | 31,001.41 SF (65.6%)                       | ±31,001.41 SF (24%) |
| ■  | CITY PARCEL CANOPY AREA | ±8,092.18 SF (6%)   | 4,307.58 SF                | 35,308.99 SF (69%)                         | ±39,093.59 SF (30%) |
| ■  | E. MAIN ST. CANOPY AREA | ±10,125.93 SF (8%)  | 3,144.87 SF                | 38,453.86 SF (66%)                         | ±49,219.52 SF (38%) |
| <b>TOTAL PROPOSED MATURE TREE COVERAGE</b>           |                         |                     | <b>±49,219.52 SF (38%)</b> | <b>- DIFFERENCE OF -8,769.34 SF (85%)</b>  |                     |



- NOTES:**
- PROPOSED TREES (GREEN) ALONG WEST PROPERTY LINE RECEIVE FULL CREDIT FOR OFF-SITE CANOPY AS THE EXISTING CONDITION DOES NOT HAVE ANY TREES.
  - SYMBOL REPRESENTS MATURE TREE CANOPY IF LARGER THAN PLANT SYMBOL.

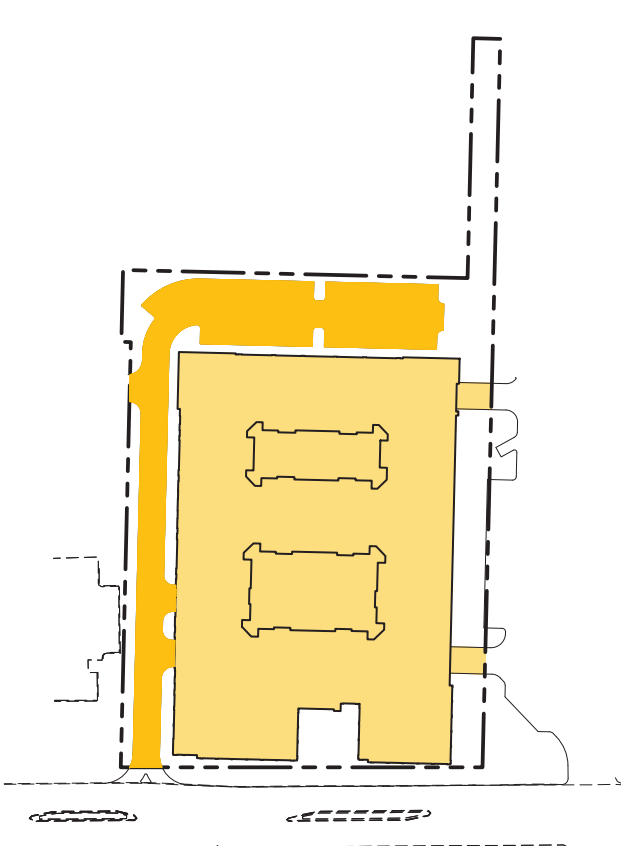
**EXISTING BUILDING AND PAVEMENT**

| TOTAL SITE AREA: ±128,805.43 SF                      |                             |                     |                            |
|--|-----------------------------|---------------------|----------------------------|
| KEY  | ITEM                        | AREA                | TOTAL AREA                 |
| ■  | BUILDING COVERAGE           | ±21,668.61 SF (17%) | ±21,668.61 SF (17%)        |
| ■  | VEHICULAR PAVEMENT COVERAGE | ±42,174.58 SF (33%) | ±63,843.19 SF (50%)        |
| <b>TOTAL EXISTING BUILDING AND PAVEMENT COVERAGE</b> |                             |                     | <b>±63,843.19 SF (50%)</b> |



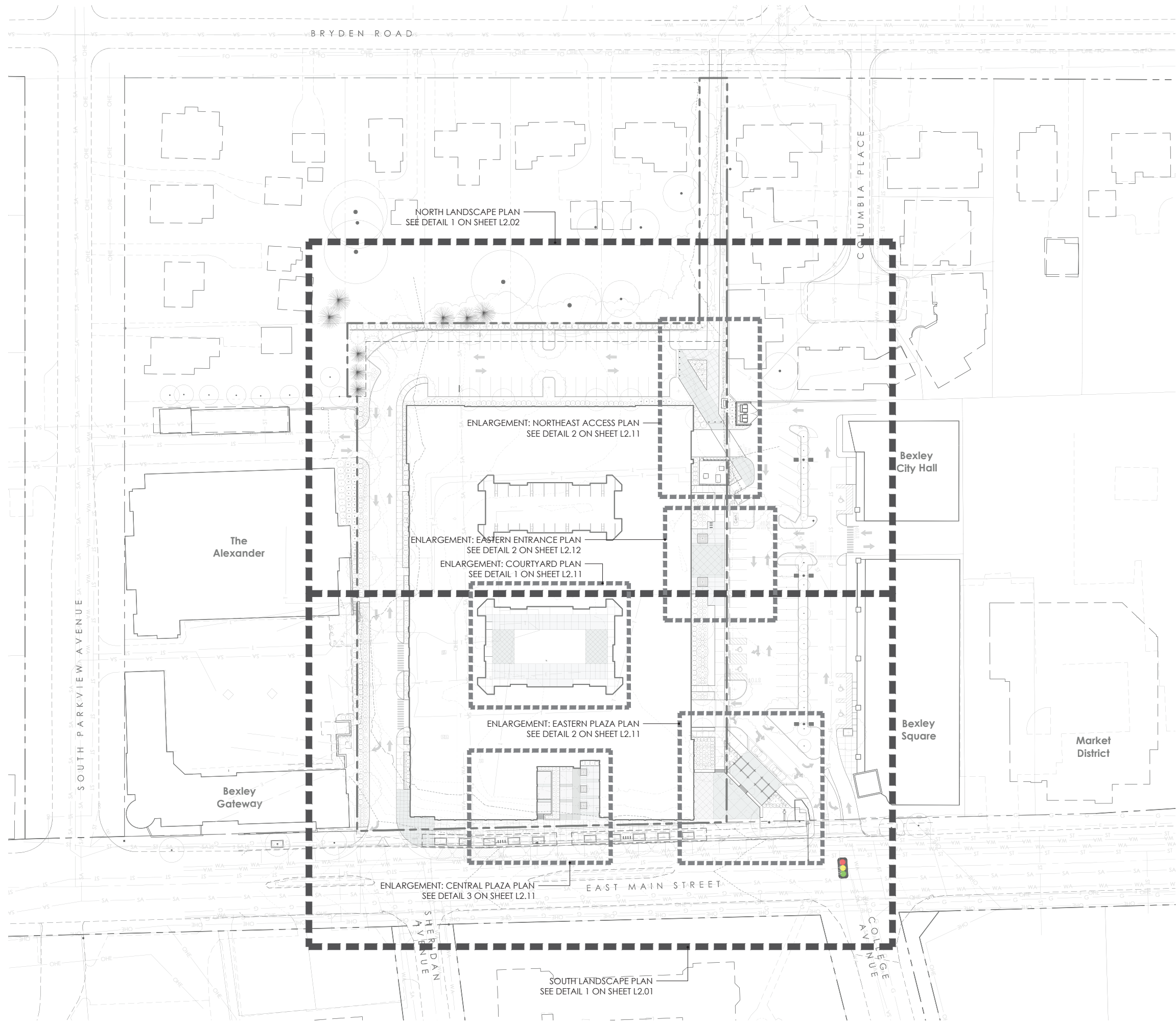
**PROPOSED BUILDING AND PAVEMENT**

| TOTAL SITE AREA: ±128,805.43 SF                      |                             |                     |                            |
|--|-----------------------------|---------------------|----------------------------|
| KEY  | ITEM                        | AREA                | TOTAL AREA                 |
| ■  | BUILDING COVERAGE           | ±63,757.52 SF (49%) | ±63,757.52 SF (49%)        |
| ■  | VEHICULAR PAVEMENT COVERAGE | ±22,197.75 SF (17%) | ±85,955.27 SF (66%)        |
| <b>TOTAL PROPOSED BUILDING AND PAVEMENT COVERAGE</b> |                             |                     | <b>±85,955.27 SF (66%)</b> |



- NOTES:**
- INCREASING GREEN AREA WITHIN CITY LOT.





NORTH LANDSCAPE PLAN  
SEE DETAIL 1 ON SHEET L2.02

ENLARGEMENT: NORTHEAST ACCESS PLAN  
SEE DETAIL 2 ON SHEET L2.11

ENLARGEMENT: EASTERN ENTRANCE PLAN  
SEE DETAIL 2 ON SHEET L2.12

ENLARGEMENT: COURTYARD PLAN  
SEE DETAIL 1 ON SHEET L2.11

ENLARGEMENT: EASTERN PLAZA PLAN  
SEE DETAIL 2 ON SHEET L2.11

ENLARGEMENT: CENTRAL PLAZA PLAN  
SEE DETAIL 3 ON SHEET L2.11

SOUTH LANDSCAPE PLAN  
SEE DETAIL 1 ON SHEET L2.01

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
12. PLANT LIST AND LANDSCAPE MAINTENANCE PLAN LOCATED ON SHEET L2.21.



BEXLEY, OHIO  
**2200 E. MAIN STREET**

LANDSCAPE KEY  
PLAN

OWNER:  
Continental Real Estate Companies  
150 E. Broad Street  
Columbus, OH 43215

LANDSCAPE ARCHITECT:  
**EDGE**  
The EDGE Group, Inc.  
330 W. Spring Street  
Suite 330  
Columbus, OH 43215  
614-486-3343

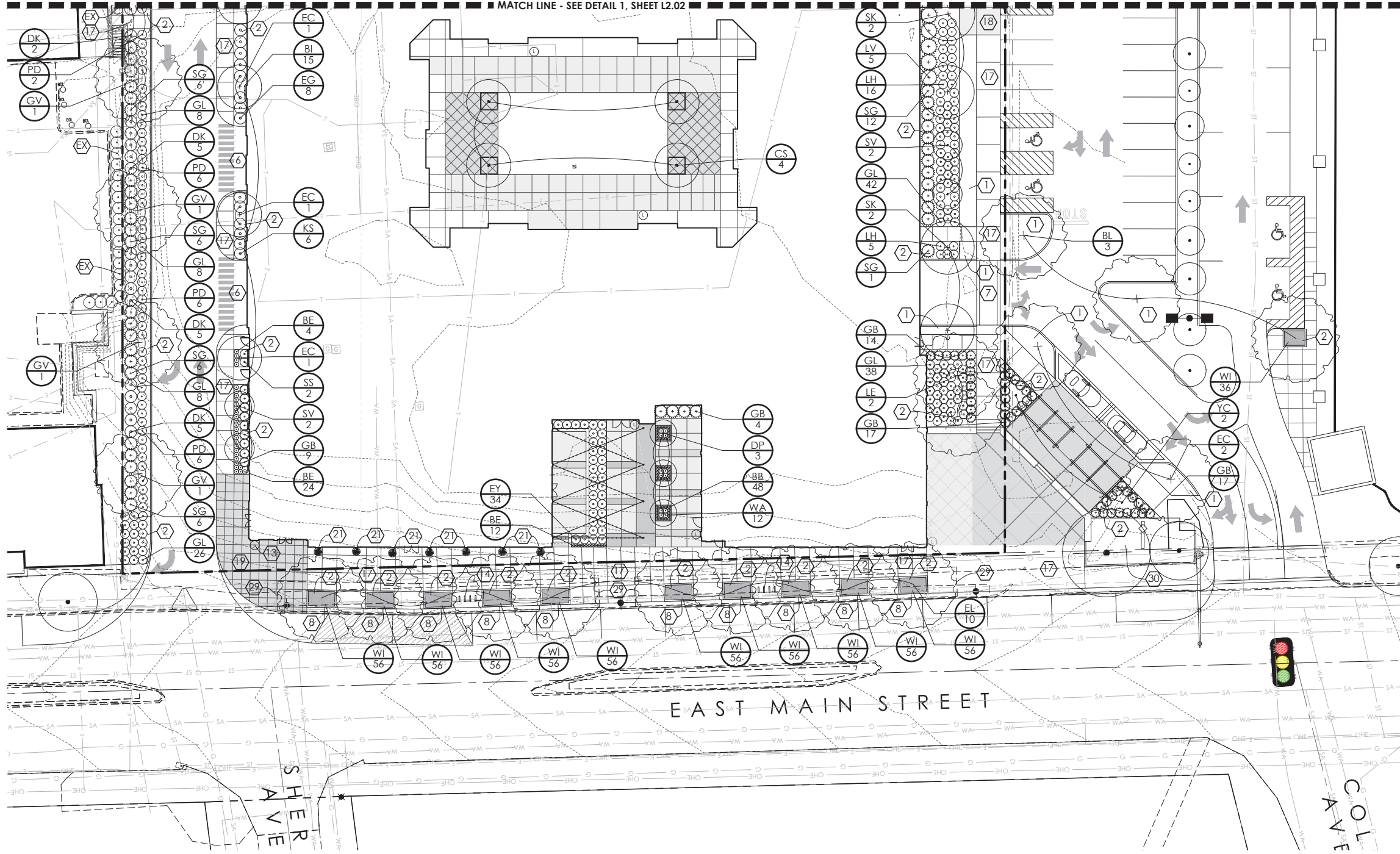
Issue Date:  
Nov. 9, 2023

Job #21159

SHEET  
**L2.00**

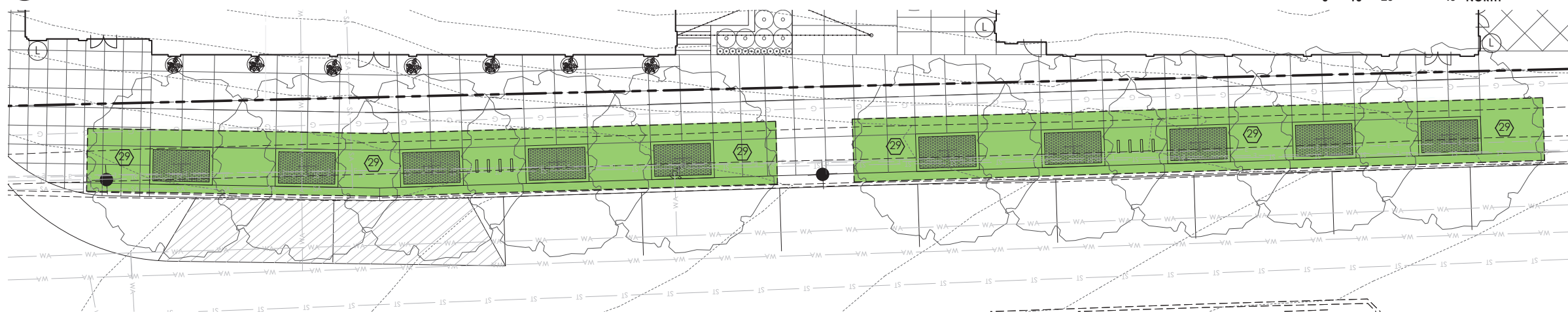


MATCH LINE - SEE DETAIL 1, SHEET L2.02



1 SOUTH LANDSCAPE PLAN

Scale: 1" = 20' 0' 10' 20' 40' NORTH



2 STRUCTURAL SOIL LOCATION PLAN

Scale: 1" = 10' 0' 5' 10' 20' NORTH

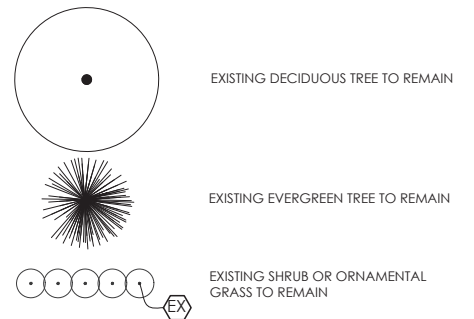
GENERAL NOTES

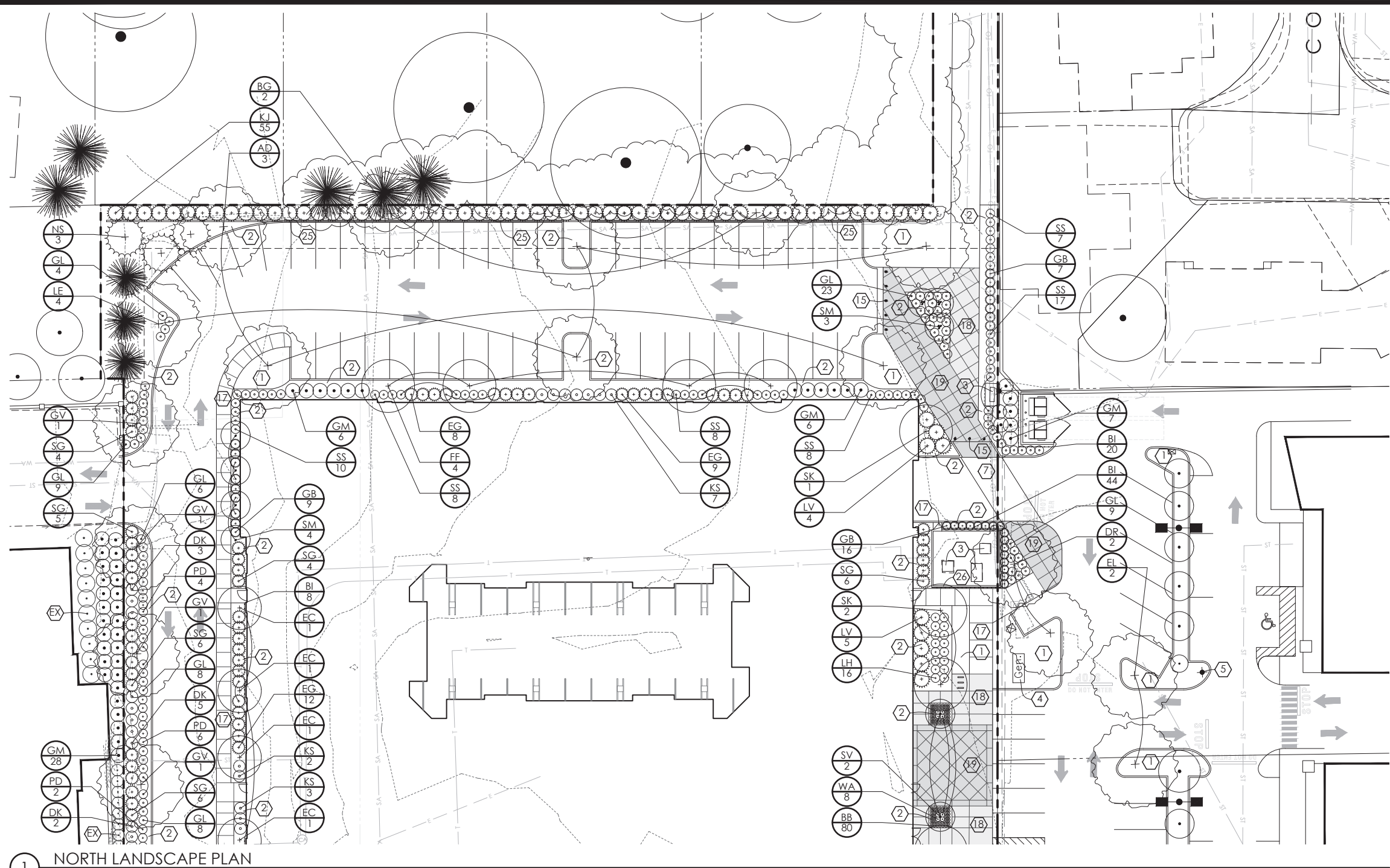
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- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
- WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
- PLANT LIST AND LANDSCAPE MAINTENANCE PLAN LOCATED ON SHEET L2.21.

CONSTRUCTION NOTES:

- 1 LAWN AREA, TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES.
- 2 LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH.
- 6 CROSSWALK - PAINTED
- 7 CROSSWALK - CONCRETE
- 8 TREE PLANTER/PIT SEE DETAILS 4-7 ON SHEET L3.01.
- 13 TRASH RECEPTAL, BY OWNER, TO MATCH CITY STANDARD
- 14 BIKE RACK, BY OWNER, TO MATCH CITY STANDARD
- 17 PAVEMENT - BROOM FINISH
- 18 PAVEMENT - BUFF WASH TAN
- 19 PAVEMENT - BUFF WASH CHARCOAL
- 21 PLANTER, BY OWNER OR TENANT, SHOWN FOR GRAPHIC PURPOSES
- 29 STRUCTURAL SOIL LIMIT, SEE DETAIL 7 ON SHEET L3.01.
- 30 EXISTING LANDSCAPE AREA, BLEND NEW LANDSCAPE WITH EXISTING. LANDSCAPE MATERIALS TO BE DETERMINED.

EXISTING LANDSCAPING LEGEND:





1 NORTH LANDSCAPE PLAN

Scale: 1" = 20'

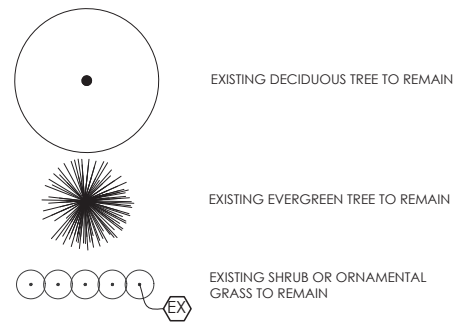
GENERAL NOTES

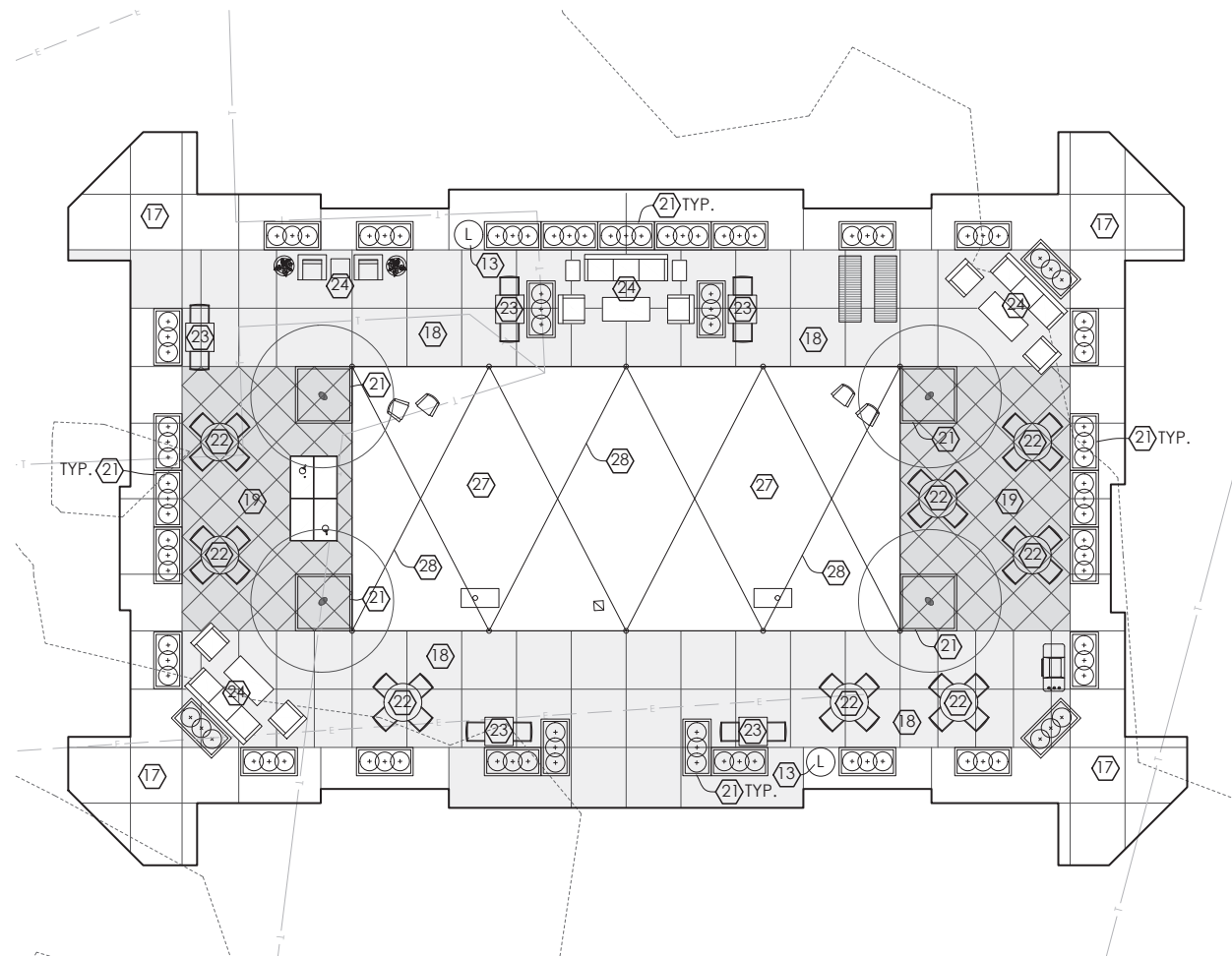
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5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
12. PLANT LIST AND LANDSCAPE MAINTENANCE PLAN LOCATED ON SHEET L2.21.

CONSTRUCTION NOTES:

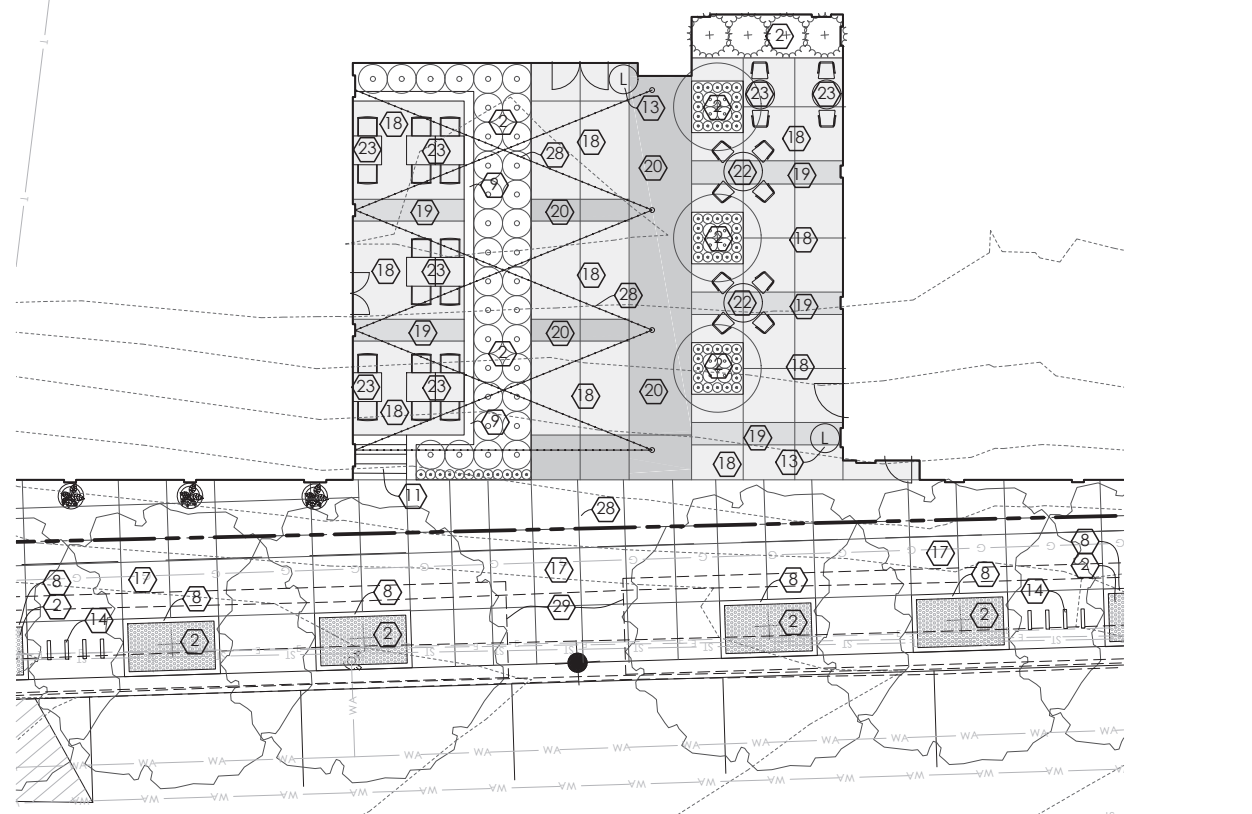
- 1 LAWN AREA, TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES.
- 2 LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH.
- 3 EXISTING UTILITY CABINET
- 4 EXISTING GENERATOR
- 5 EXISTING FLAG POLE
- 7 CROSSWALK - CONCRETE
- 15 BOLLARD (COLLAPSIBLE / BREAKAWAY), BY OWNER
- 17 PAVEMENT - BROOM FINISH
- 18 PAVEMENT - BUFF WASH TAN
- 19 PAVEMENT - BUFF WASH CHARCOAL
- 25 8' HEIGHT PRIVACY FENCE, SEE DETAIL 1 ON SHEET L3.01.
- 26 6' HEIGHT PRIVACY FENCE, SEE DETAIL 2 ON SHEET L3.01.

EXISTING LANDSCAPING LEGEND:

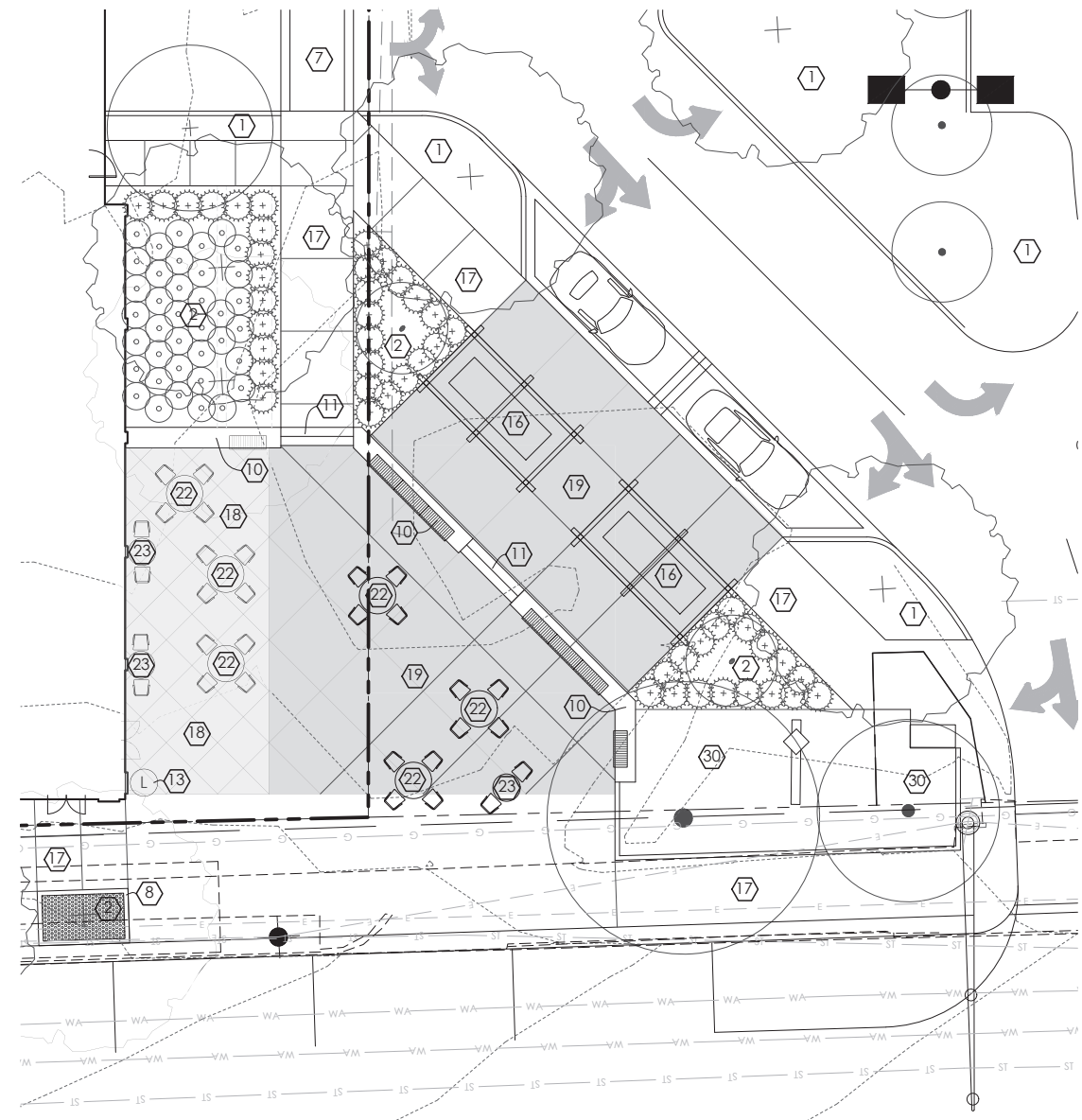




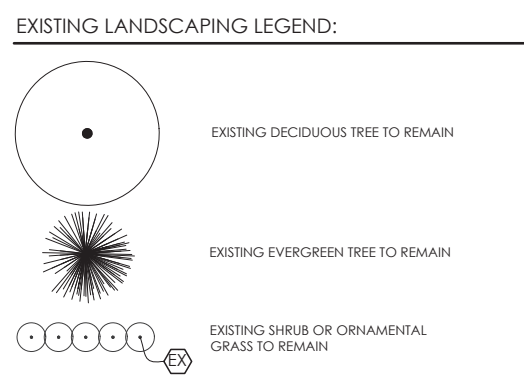
**1** ENLARGEMENT: COURTYARD PLAN  
Scale: 1" = 10'



**3** ENLARGEMENT: CENTRAL PLAZA PLAN  
Scale: 1" = 10'



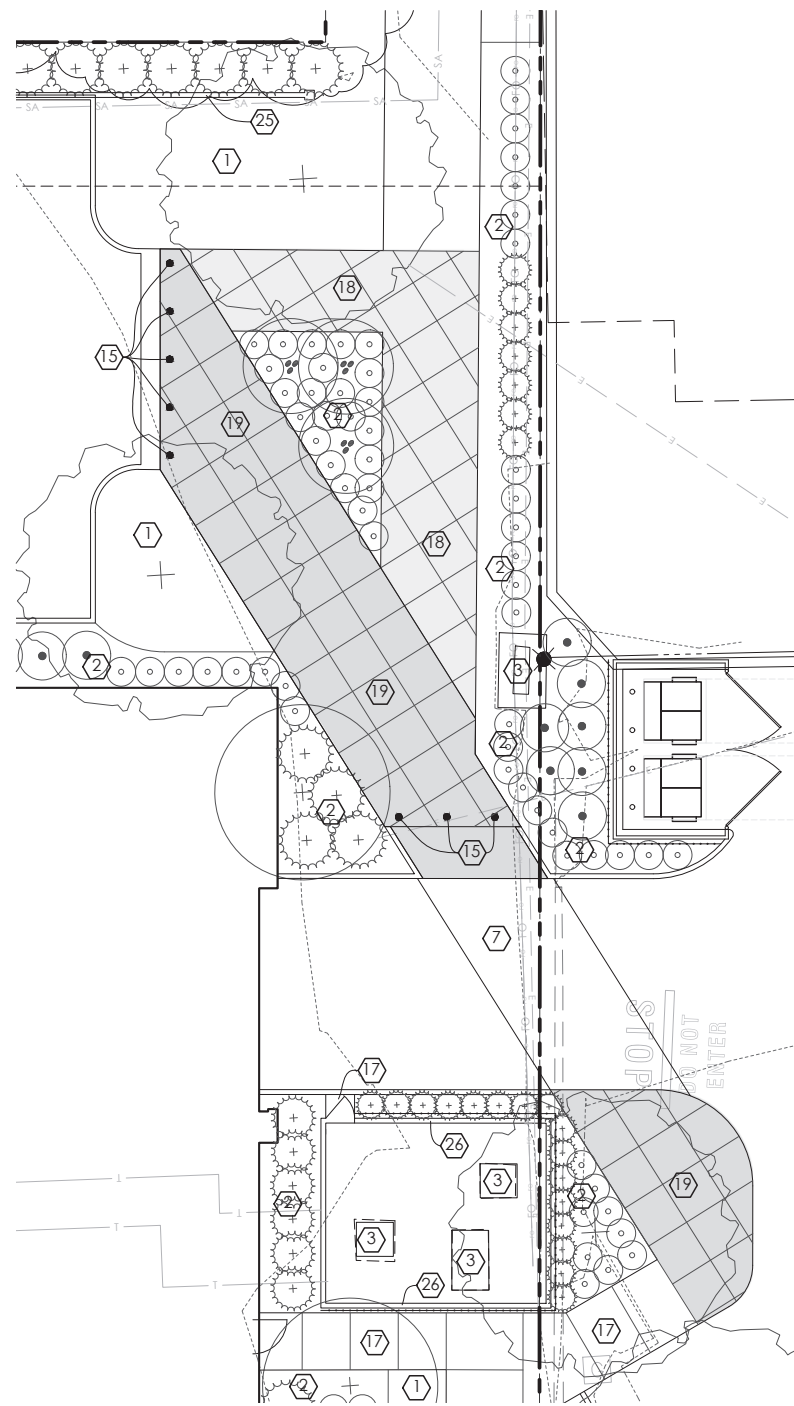
**2** ENLARGEMENT: EASTERN PLAZA PLAN  
Scale: 1" = 10'



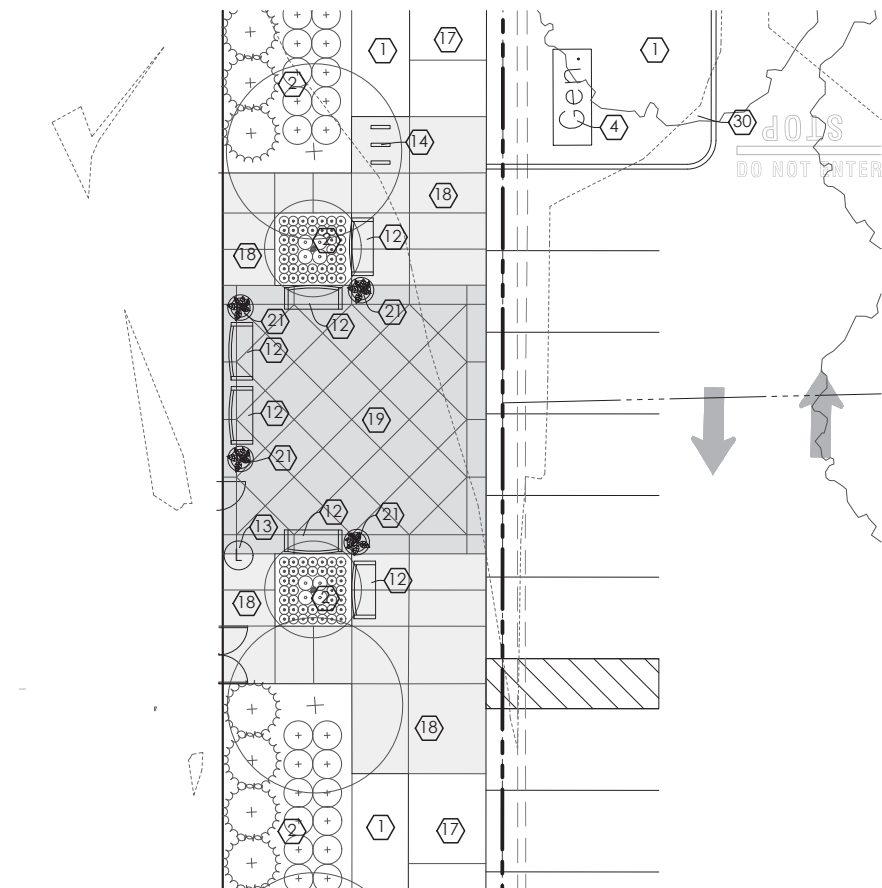
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  2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
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  12. PLANT LIST AND LANDSCAPE MAINTENANCE PLAN LOCATED ON SHEET L2.21.

- CONSTRUCTION NOTES:**
- (1) LAWN AREA, TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES.
  - (2) LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH.
  - (7) CROSSWALK - CONCRETE
  - (8) TREE PLANTER/PIT SEE DETAILS 4-7 ON SHEET L3.01.
  - (9) RETAINING WALL WITH FENCING
  - (10) CONCRETE SEAT WALL
  - (11) CONCRETE STEPS
  - (13) TRASH RECEPTAL, BY OWNER, TO MATCH CITY STANDARD
  - (14) BIKE RACK, BY OWNER, TO MATCH CITY STANDARD
  - (16) ARBOR WITH SWING, DESIGN TO BE COORDINATED WITH THE CITY OF BEXLEY.
  - (17) PAVEMENT - BROOM FINISH
  - (18) PAVEMENT - BUFF WASH TAN
  - (19) PAVEMENT - BUFF WASH CHARCOAL
  - (20) PAVEMENT - CHARCOAL PAVER
  - (21) PLANTER, BY OWNER OR TENANT, SHOWN FOR GRAPHIC PURPOSES
  - (22) PATIO TABLE, BY OWNER OR TENANT, SHOWN FOR GRAPHIC PURPOSES
  - (23) CAFE TABLE, BY OWNER OR TENANT, SHOWN FOR GRAPHIC PURPOSES
  - (24) LOUNGE FURNITURE, BY OWNER, SHOWN FOR GRAPHIC PURPOSES
  - (27) SYNTHETIC LAWN, BY OWNER
  - (28) OVERHEAD STRING LIGHTS, BY OWNER
  - (29) STRUCTURAL SOIL LIMIT, SEE DETAIL 7 ON SHEET L3.01.
  - (30) EXISTING LANDSCAPE AREA, BLEND NEW LANDSCAPE WITH EXISTING, LANDSCAPE MATERIALS TO BE DETERMINED.





1 ENLARGMENT: NORTHEAST ACCESS PLAN  
Scale: 1" = 10'



2 ENLARGMENT: EASTERN ENTRANCE PLAN  
Scale: 1" = 10'

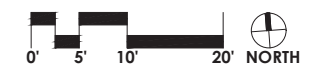
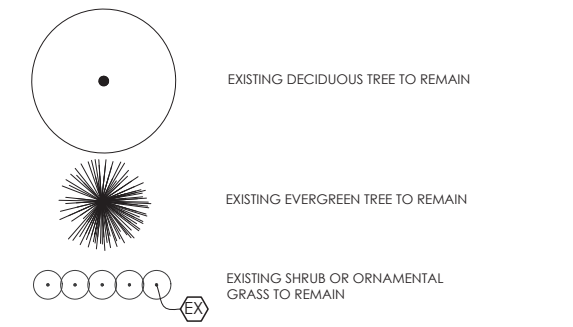
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CONSTRUCTION NOTES:

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- 3 EXISTING UTILITY CABINET
- 4 EXISTING GENERATOR
- 7 CROSSWALK - CONCRETE
- 12 BENCH - 6' LENGTH BENCH, BY OWNER, TO MATCH CITY STANDARD
- 13 TRASH RECEPTICAL, BY OWNER, TO MATCH CITY STANDARD
- 14 BIKE RACK, BY OWNER, TO MATCH CITY STANDARD
- 15 BOLLARD (COLLAPSIBLE / BREAKAWAY), BY OWNER
- 17 PAVEMENT - BROOM FINISH
- 18 PAVEMENT - BUFF WASH TAN
- 19 PAVEMENT - BUFF WASH CHARCOAL
- 25 8' HEIGHT PRIVACY FENCE, SEE DETAIL 1 ON SHEET L3.01.
- 26 6' HEIGHT PRIVACY FENCE, SEE DETAIL 2 ON SHEET L3.01.
- 30 EXISTING LANDSCAPE AREA, BLEND NEW LANDSCAPE WITH EXISTING. LANDSCAPE MATERIALS TO BE DETERMINED.

EXISTING LANDSCAPING LEGEND:



| QTY.                                 | KEY | COMMON NAME                    | BOTANICAL NAME                        | SIZE      | ROOT  | L2.01 | L2.02 | REMARKS  |
|--------------------------------------|-----|--------------------------------|---------------------------------------|-----------|-------|-------|-------|--|
| <b>DECIDUOUS SHADE TREES</b>         |     |                                |                                       |           |       |       |       |  |
| 3                                    | AD  | AMERICAN DREAM SWAMP WHITE OAK | Quercus bicolor 'JFS-KW12' PP 23632   | 2.5" Cal. | B&B   | --    | 3     |  |
| 2                                    | BG  | BLACK GUM                      | Nyssa sylvatica                       | 2.5" Cal. | B&B   | --    | 2     |  |
| 3                                    | BL  | BOULEVARD AMERICAN LINDEN      | Tilia americana 'Boulevard'           | 2.5" Cal. | B&B   | 3     | --    |  |
| 4                                    | CS  | CITY SPRITE ZELKOVA            | Zelkova serrata 'JFS-KW1' PP 20996    | 2.5" Cal. | B&B   | 4     | --    |  |
| 2                                    | DR  | DAWN REDWOOD                   | Metasequoia glyptostroboides          | 2.5" Cal. | B&B   | --    | 2     |  |
| 12                                   | EL  | EXCLAMATION LONDON PLANETREE   | Platanus x acerifolia 'Morton Circle' | 2.5" Cal. | B&B   | 10    | 2     |  |
| 8                                    | GV  | GREEN VASE ZELKOVA             | Zelkova serrata 'Green Vase'          | 2.5" Cal. | B&B   | 4     | 4     |  |
| 6                                    | LE  | LACEBARK ELM                   | Ulmus parvifolia                      | 2.5" Cal. | B&B   | 2     | 4     |  |
| <b>DECIDUOUS UPRIGHT SHADE TREES</b> |     |                                |                                       |           |       |       |       |  |
| 9                                    | EC  | EVERCLEAR LACEBARK ELM         | Ulmus parvifolia 'BSNUFF' PP 17,655   | 2.5" Cal. | B&B   | 5     | 4     |  |
| 3                                    | DP  | DAKOTA PINNACLE BIRCH TREE     | Betula platyphylla 'Fargo'            | 2.5" Cal. | B&B   | 3     | --    |  |
| 4                                    | FF  | FRANS FONTAINE HORNBEAM        | Carpinus betulus 'Frans Fontaine'     | 2.5" Cal. | B&B   | --    | 4     |  |
| 7                                    | SK  | STREET KEEPER HONEYLOCUST      | Gleditsia triacanthos 'Draves'        | 2.5" Cal. | B&B   | 4     | 3     |  |
| <b>DECIDUOUS ORNAMENTAL TREES</b>    |     |                                |                                       |           |       |       |       |  |
| 7                                    | SM  | STAR MAGNOLIA                  | Magnolia stellata                     | 2.5" Cal. | B&B   | --    | 7     |  |
| 6                                    | SV  | SEVEN-SON FLOWER               | Heptacodium miconioides               | 8' Hgt.   | B&B   | 4     | 2     | MULTI-STEM   |
| 2                                    | YC  | YOSHINO CHERRY                 | Prunus x yedoensis                    | 2.5" Cal. | B&B   | 2     | --    |  |
| <b>EVERGREEN TREES</b>               |     |                                |                                       |           |       |       |       |  |
| 55                                   | KJ  | KETLEERI JUNIPER               | Juniperus chinensis 'Keteleeri'       | 6' Hgt.   | B&B   | --    | 55    |  |
| 3                                    | NS  | NORWAY SPRUCE                  | Picea abies                           | 8' Hgt.   | B&B   | --    | 3     |  |
| <b>DECIDUOUS SHRUBS</b>              |     |                                |                                       |           |       |       |       |  |
| 27                                   | DK  | DWARF KOREAN LILAC             | Syringa meyeri 'Palibin'              | 36" Hgt.  | CONT. | 17    | 10    |  |
| 197                                  | GL  | GRO-LOW FRAGRANT SUMAC         | Rhus aromatica 'Gro-Low'              | 24" Sprd. | CONT. | 130   | 67    |  |
| 18                                   | KS  | KOREAN SPICE VIBURNUM          | Viburnum carlesii                     | 36" Hgt.  | CONT. | 6     | 12    |  |
| 14                                   | LV  | LEATHERLEAF VIBURNUM           | Viburnum rhytidophyllum               | 36" Hgt.  | CONT. | 5     | 9     |  |
| 37                                   | LH  | LITTLE HENRY SWEETSPIRE        | Itea virginica 'Sprich'               | 24" Hgt.  | CONT. | 21    | 16    |  |
| <b>EVERGREEN SHRUBS</b>              |     |                                |                                       |           |       |       |       |  |
| 128                                  | BB  | BIG BLUE LIRIOPE               | Liriope muscari 'Big Blue'            | No. 1     | CONT. | 48    | 80    |  |
| 37                                   | EG  | EMERALD GREEN ARBORVITAE       | Thuja occidentalis 'Emerald Green'    | 4' Hgt.   | CONT. | 8     | 29    |  |
| 34                                   | EY  | EVERLOW YEW                    | Taxus x media 'Everlow'               | 24" Sprd. | CONT. | 34    | --    |  |
| 93                                   | GB  | GREEN VELVET BOXWOOD           | Buxus x 'Green Velvet'                | 24" Hgt.  | CONT. | 61    | 32    |  |
| 68                                   | SG  | SEA GREEN JUNIPER              | Juniperus chinensis 'Sea Green'       | 36" Hgt.  | CONT. | 37    | 31    |  |
| <b>PERENNIALS</b>                    |     |                                |                                       |           |       |       |       |  |
| 40                                   | BE  | BLACK-EYED SUSAN               | Rudbeckia hirta                       | No. 1     | CONT. | 40    | --    |  |
| 87                                   | BI  | BOSTON IVY                     | Parthenocissus tricuspidata           | 1 QT.     | CONT. | 15    | 72    | PLANT SPACING AT 1'-6" O.C. SEE DETAIL 6 ON SHEET L3.00. |
| 20                                   | WA  | WALKER'S LOW CATMINT           | Nepeta x faassenii 'Walker's Low'     | No. 1     | CONT. | 12    | 8     |  |
| 596                                  | WI  | WINTERCREEPER                  | Euonymus fortunei                     | 1 QT.     | CONT. | 596   | --    | TRIANGLE SPACING AT 10" O.C.                             |
| <b>ORNAMENTAL GRASSES</b>            |     |                                |                                       |           |       |       |       |  |
| 47                                   | GM  | GRACILLIMUS MAIDEN GRASS       | Miscanthus sinensis 'Gracillimus'     | No. 2     | CONT. | --    | 47    |  |
| 32                                   | PD  | PRAIRIE DROPSEED               | Sporobolus heterolepis                | No. 2     | CONT. | 20    | 12    |  |
| 60                                   | SS  | SHENANDOAH SWITCH GRASS        | Panicum virgatum 'Shenandoah'         | No. 2     | CONT. | 2     | 58    |  |

**LANDSCAPE MAINTENANCE PLAN**

- LAWN CARE**
  - Turf shall be cut to a height of two to three inches as conditions dictate. Mowing shall be done frequently enough so that no more than one-third (1/3) of the grass blade is removed per cutting. Mowing equipment and patterns shall be employed to permit recycling of clippings where possible and present a neat appearance. Excess clippings shall be removed and blades on all equipment shall be sharp to prevent tearing of the grass blades.
  - Vertical surfaces such as buildings, posts and fences shall be trimmed when mowing is accomplished to ensure a neat appearance and consistent height.
  - Turf adjacent to walks shall be edged eight (8) times per season. Turf adjacent to curbs shall be edged eight (8) times per season.
  - A pre-emergent crabgrass control shall be applied to all turf areas in the spring to deter crabgrass seeds from germinating.
  - A quality turf fertilizer shall be applied to all turf areas three (3) times per season to promote green color and root growth. Timing, frequency, and rate of application shall be adjusted to meet horticultural conditions.
  - A broadleaf weed control post-emergent shall be applied to all turf areas three (3) times per season.
  - Fall clean-up operations will be performed in late fall to remove leaves from all turf. All debris shall be removed off-site.
  - Grub preventative to be applied to all turf areas one (1) time per season.
- LANDSCAPE BED CARE**
  - A pre-emergent weed control shall be applied to all beds once per season to inhibit weed seed germination.
  - A post-emergent weed control shall be applied to all beds six (6) times per season to inhibit weed growth.
  - A granular slow-release fertilizer shall be applied to all existing beds once per season.
  - Turf adjacent to beds shall be edged two (2) times per season.
  - All beds shall be kept in a neat and weed-free manner to include hand weeding and the use of herbicide on an as-needed basis.
  - All shrubs and evergreen beds shall be pruned five (5) times per season to remove dead or damaged branches and develop a manicured hedge or the natural form of the plant.
  - All ornamental grasses shall be pruned once per season in early spring, before new growth, to a height of minimum eight (8) inches above grade to encourage new growth of the plant.
  - Fall clean-up operations will be performed in the late fall to remove leaves from all bed areas. All perennials (except Hellabores) will be pruned and winterized in the fall. All debris shall be removed off-site.
- TREE CARE**
  - A cultivated and edged tree ring shall be maintained at the base of all lawn trees where applicable two (2) times per season.
  - All trees to a height of fifteen feet (15') shall be pruned once per season to remove dead, damaged, broken or diseased branches and develop the natural form of the plant.
  - A pre-emergent weed control shall be applied to all tree rings once per season to inhibit weed seed germination.
  - A post-emergent weed control shall be applied to all tree rings six (6) times per season to inhibit weed growth.
  - A granular slow-release fertilizer shall be applied to all ornamental and evergreen trees once per season.
- GENERAL MAINTENANCE**
  - Spring clean-up operations will be performed during the month of April to remove leaves and debris that have accumulated over the winter.
  - Policing of the property's grounds shall be done daily April - October; three times per week November - March; and on weekends April - October.
  - All paved paths shall be blown weekly May - November and twice in March and April.
- MANUAL WATERING GUIDELINES**
  - 3" of hardwood mulch should be maintained on all landscape beds. Mulch beds help to slow the rate of water evaporating from the soil, allowing extended time periods for the root systems to absorb water.
  - Watering should occur from May through early November.
  - If air temperature is below 40 degrees Fahrenheit, watering should not occur due to threat of rootball freezing. Preservation of the trees root system is imperative to overall plant health.
  - London Plane Trees on Main Street should be watered at a rate of 10 gallons per caliper inch per week.
  - Recommended method of watering all trees on site would be through the use of Treegator Slow-Release bags. Each bag contains approximately 15 gallons of water meaning that bags either should be filled twice weekly, or two bags should be tethered together on one tree, filled weekly.
  - Treegator Slow-Release bags should be utilized on all trees until root establishment. For 2.5" caliper trees on the site, this would be approximately 2.5 growing seasons (one season per caliper inch of tree). Bags should be removed during seasons where supplemental watering is not required.
  - All other shrub and perennial beds on site should be watered weekly for one full growing season.
  - Trees and plant beds do not need supplemental watering if more than 1" of rain fall has occurred within 7 days of the previous watering.
  - Post-establishment of all tree material, watering should occur on a monthly basis between June and October in the absence of adequate natural rainfall (i.e. less than 50% of average for more than a 4 week period).

**DEVELOPMENT GUIDELINES FOR TENANT IMPROVEMENTS**

- SITE FURNISHINGS & LIGHTING** - Along the public streets & corridors:
  - Planters, Patio Tables & Chairs, Benches shall be restricted to muted/earth tones and natural colors such as brick reds, slate blues, charcoal greys, and/or natural wood, metal (preferably titanium color range) or black. Alternative colors may be acceptable but would need City of Bexley approval prior to installation.
    - Planters and Flower Pots shall be appropriately scaled for the environment in which they are to be placed. Planters placed along the East Main Sidewalk shall be commercial grade in the 22" diameter min. and/or 22" square and/or 1x3" rectangular shapes. Depending on the plant material being provided in the planters, the minimum height of the planters shall be in the 130" to 36" range (if upright evergreens then lower planters may be used).
      - Planters shall not impede on the natural flow of traffic along E. Main Street's sidewalk and shall provide a minimum of 6' of clearance (preferably 8' clear) to the nearest vertical element (above the sidewalk grade).
      - Planters shall be planted to provide year-round seasonal interest. If annual flowers are to be used, they must include an early spring rotation (tulips/pansies/daffodils/etc.), a summer rotation (several options), a fall to winter rotation (pansies, kale, evergreen shrubs such as hollies, boxwood, small upright junipers, etc.).
      - Planters will need to be watered on a regular basis to maintain a lush and healthy appearance. The use of fertilizers should be considered to maximize the impact.
  - Umbrellas and other fabric materials provided along the public corridors provide an opportunity for accent colors and brand reinforcement. If umbrellas are to include logos and or brand specific trademarks, tenant shall secure approval from The City of Bexley prior to installation.
  - Seasonal lighting is encouraged but shall be a consistent color across all tenants and shall not include strobe lights and/or blinking lights that may be distracting to drivers.



BEXLEY, OHIO  
**2200 E. MAIN STREET**

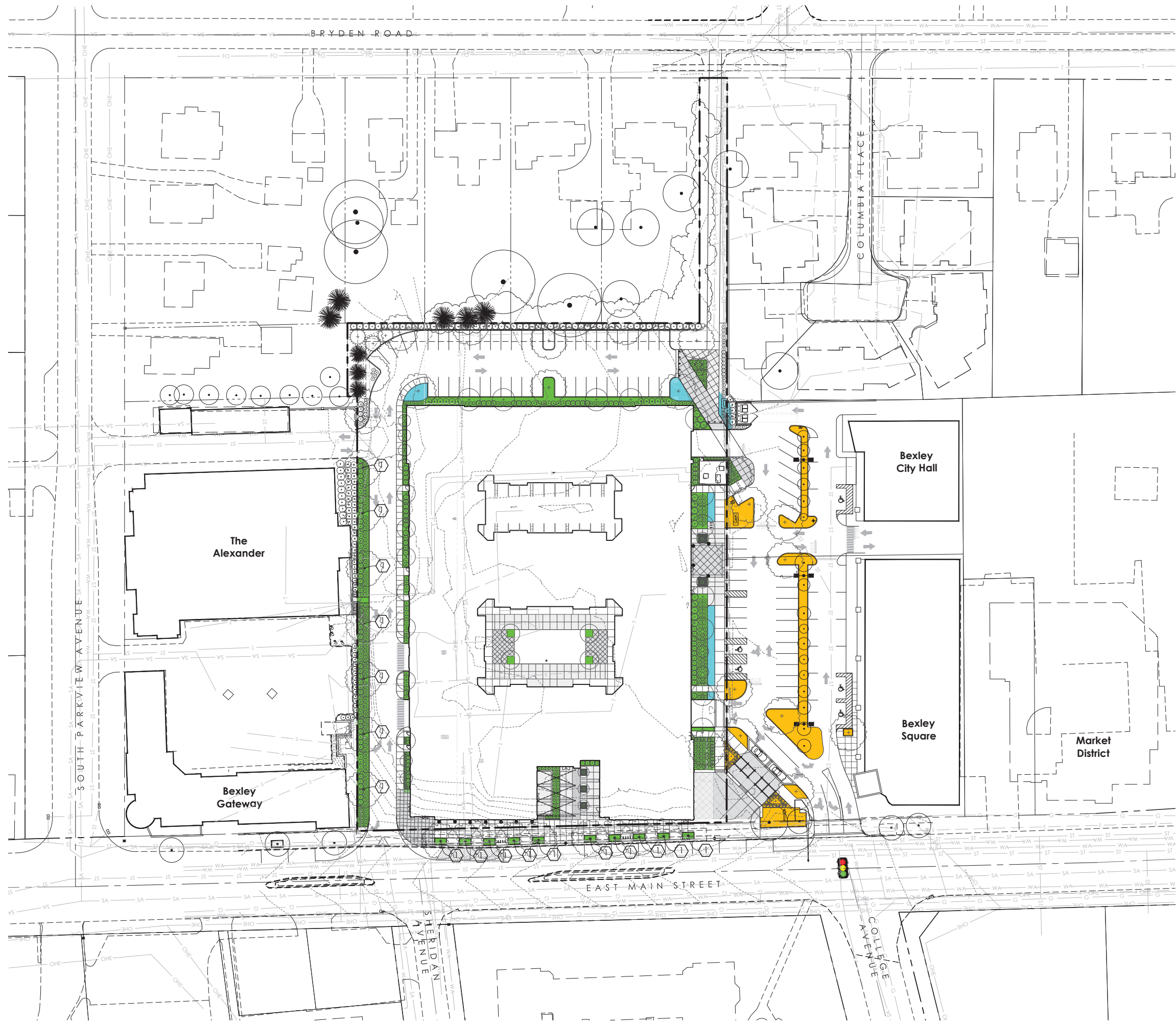
**PLANT LIST AND MAINTENANCE PLAN**



Issue Date:  
Nov. 9, 2023

Job #21159

SHEET  
**L2.21**



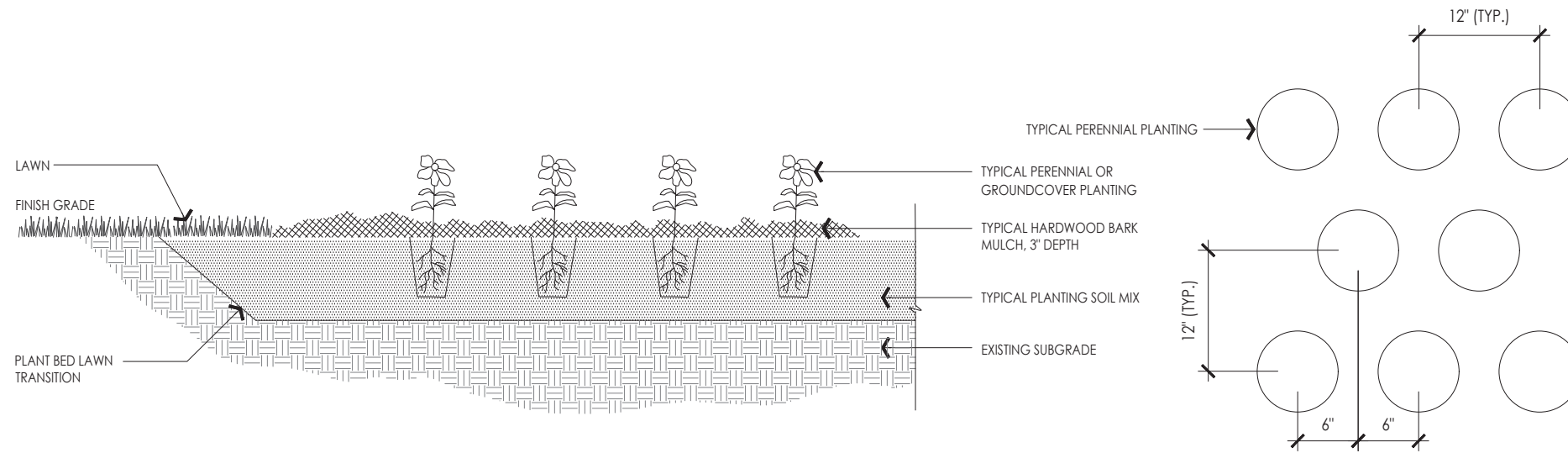
**GENERAL NOTES**

1. CONTRACTOR SHALL PROVIDE FULLY FUNCTIONAL DESIGN-BUILD SYSTEM MEETING ALL FEDERAL, STATE, AND LOCAL CODES FOR THE AREAS DELINEATED ON THE ASSOCIATED DIAGRAM. CONTRACTOR SHALL REVIEW PLANTING PLANS AND PROVIDE APPROPRIATE IRRIGATION TO MEET THE NEEDS OF EACH AREA TO BE IRRIGATED. CONTRACTOR SHALL PROVIDE RECOMMENDED ALTERNATE AREAS TO BE IRRIGATED OR POTENTIAL COST SAVINGS TO THE OWNER'S REPRESENTATIVE.
2. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL TEST WATER AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF DETRIMENTAL MINERALS ARE DETECTED AND/OR ANY ABNORMAL PRESSURES OR FIELD CONDITIONS THAT COULD IMPACT THE SYSTEM, PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
5. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
6. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS ACROSS ALL FINISH GRADED SURFACES.
7. ENSURE WATER IS NOT BROADCAST ONTO FACE OF BUILDINGS, SIGNS, OR OTHER STRUCTURES. CONTRACTOR SHALL DESIGN SYSTEM TO PREVENT WATER SPRAYING DIRECTLY ONTO AND/OR OVER SIDEWALKS AND PAVED AREAS.
8. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONDITIONS WHERE WATER WILL ROUTINELY BE SPRAYED ONTO OBJECTS SUCH AS LIGHT POSTS, SIDEWALKS, FENCING, ETC., AS THIS MAY IMPACT THE WATERING WINDOW AND HEAD ADJUSTMENTS.

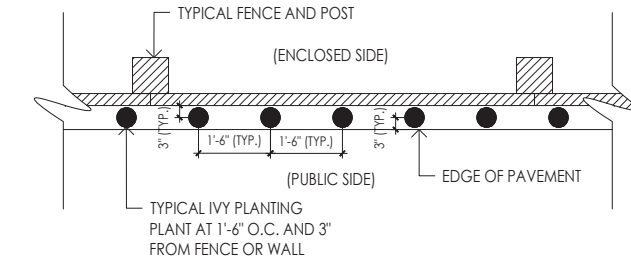
**CONSTRUCTION NOTES:**

- ① BUBBLER - 1 PER TREE
- DRIP IRRIGATION AREA
- SPRAY IRRIGATION AREA
- OFF-SITE IRRIGATION - TO BE COORDINATED WITH CITY





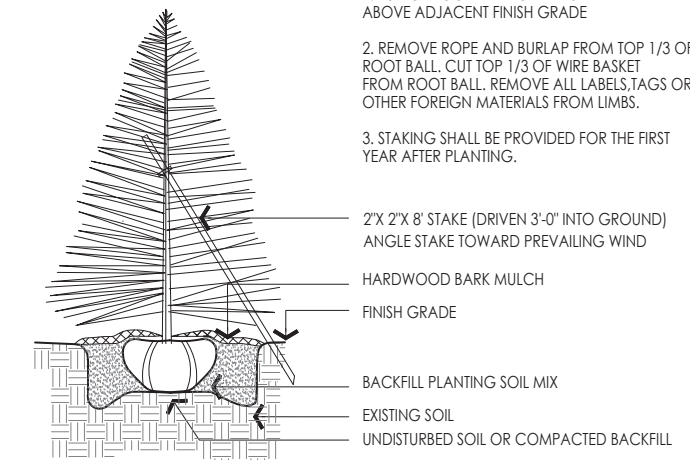
**1 PLAN, SECTION - PERENNIAL AND GROUND COVER PLANTING**  
N.T.S.



**6 IVY PLANTING - 18\"/>N.T.S.**

NOTES:

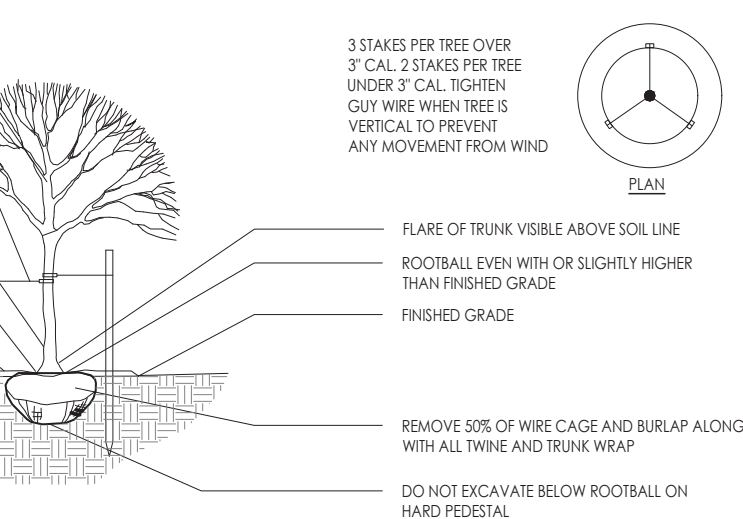
1. TOP OF ROOT BALL TO BE 2\"/>



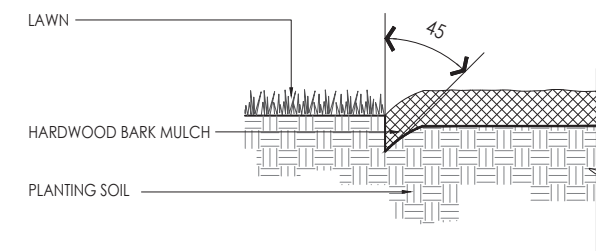
**7 EVERGREEN TREE PLANTING**  
N.T.S.

NOTES:

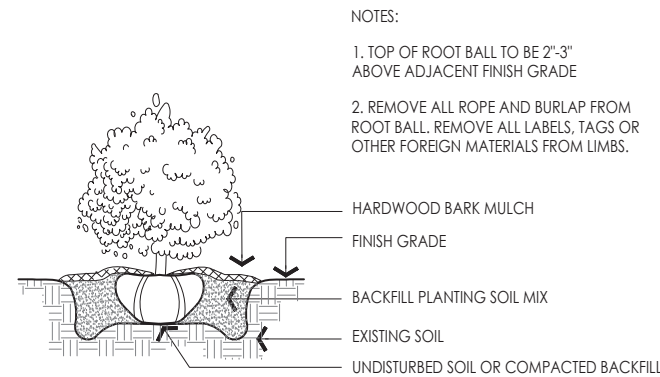
1. STAKING SHALL BE PROVIDED FOR THE FIRST YEAR AFTER PLANTING
2. MEASURE ROOTBALL AND SET 1\"/>



**8 DECIDUOUS TREE PLANTING**  
N.T.S.



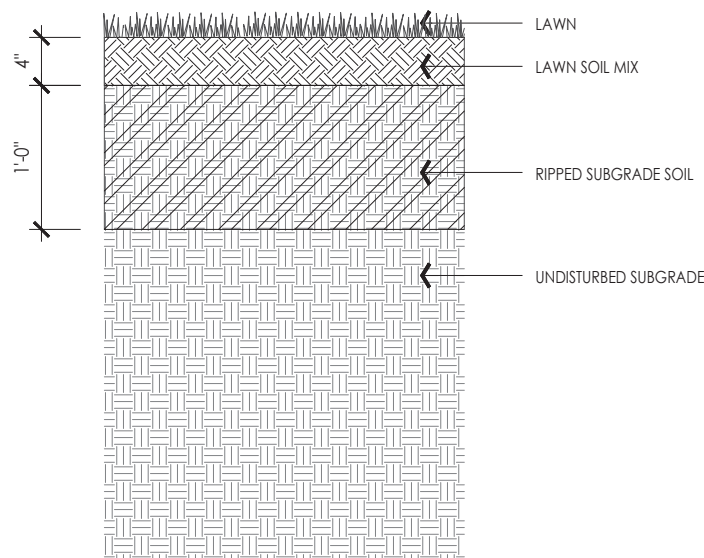
**2 PLANT BED EDGE**  
N.T.S.



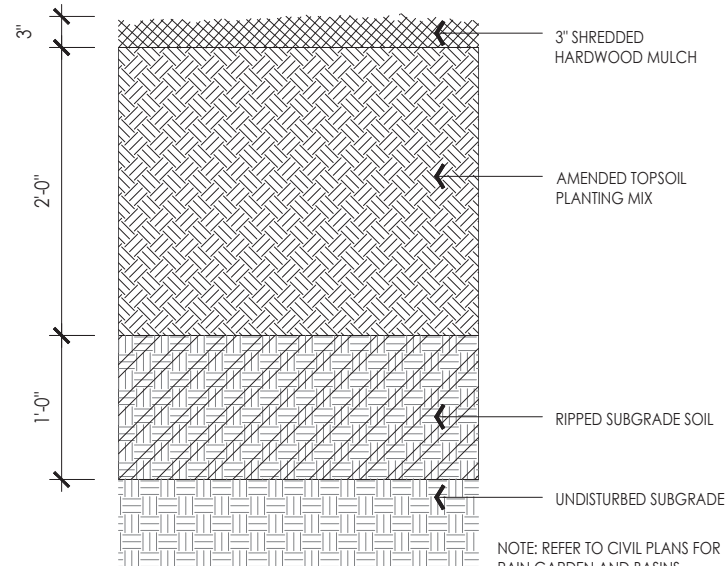
**4 SHRUB PLANTING**  
N.T.S.

NOTES:

1. TOP OF ROOT BALL TO BE 2\"/>



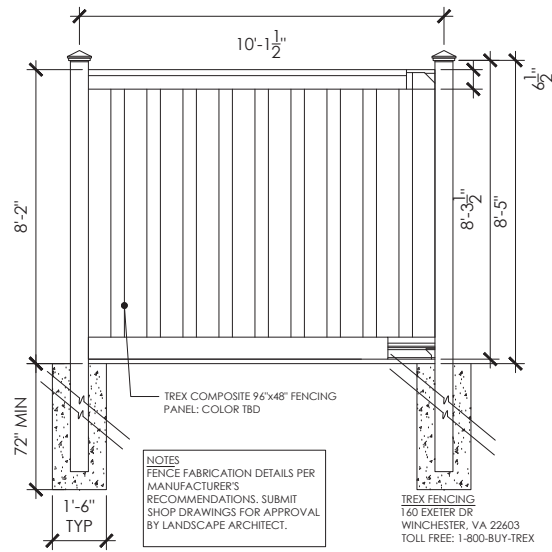
**3 SOIL PROFILE AT LAWN**  
N.T.S.



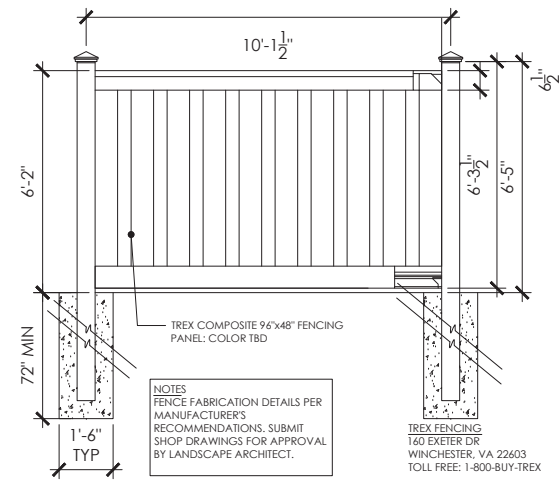
**5 SOIL PROFILE AT PLANT BED**  
N.T.S.

NOTE: REFER TO CIVIL PLANS FOR RAIN GARDEN AND BASINS.

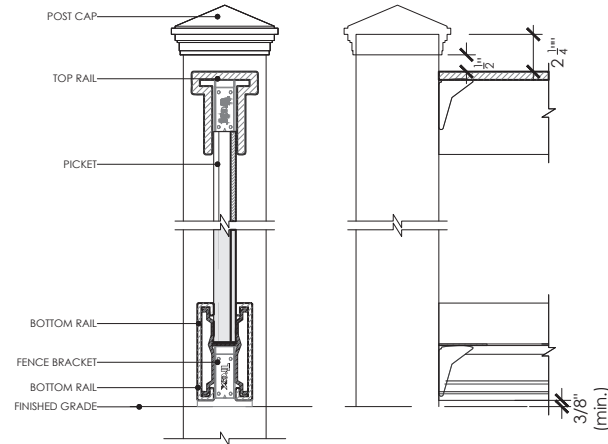
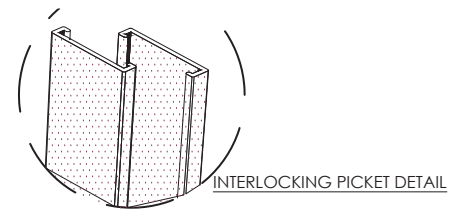




1 8' COMPOSITE FENCE

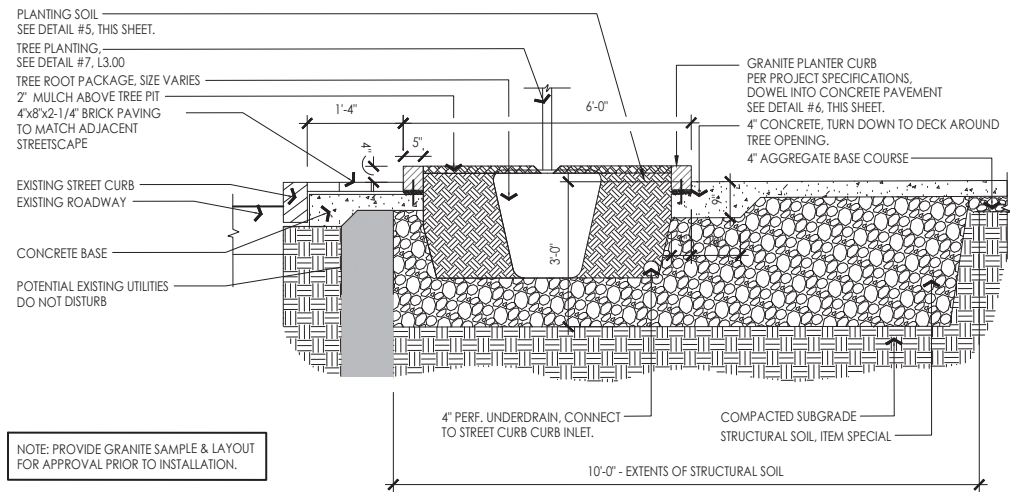


2 6' COMPOSITE FENCE



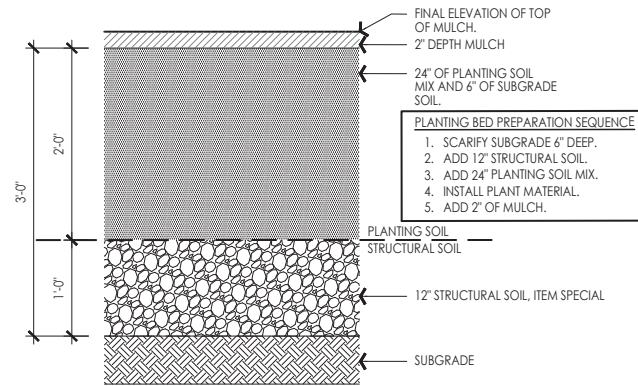
3 FENCE ENLARGEMENT

NOTE: THIS DETAIL IS MEANT TO DEPICT A 'TYPICAL' FOR CONSTRUCTION PURPOSES. IF UNDERGROUND UTILITIES ARE DETERMINED TO IMPACT THE ABILITY TO CONSTRUCT THIS AS SHOWN, CONTRACTOR SHALL ALERT OWNER AS SOON AS POSSIBLE TO EXPLORE ALTERNATIVE SOLUTIONS.

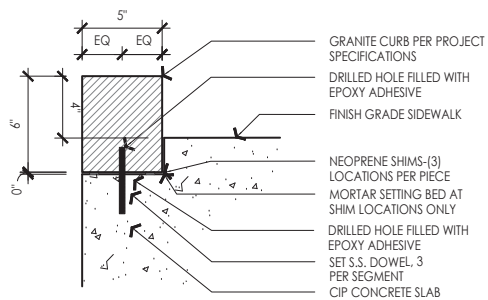


NOTE: PROVIDE GRANITE SAMPLE & LAYOUT FOR APPROVAL PRIOR TO INSTALLATION.

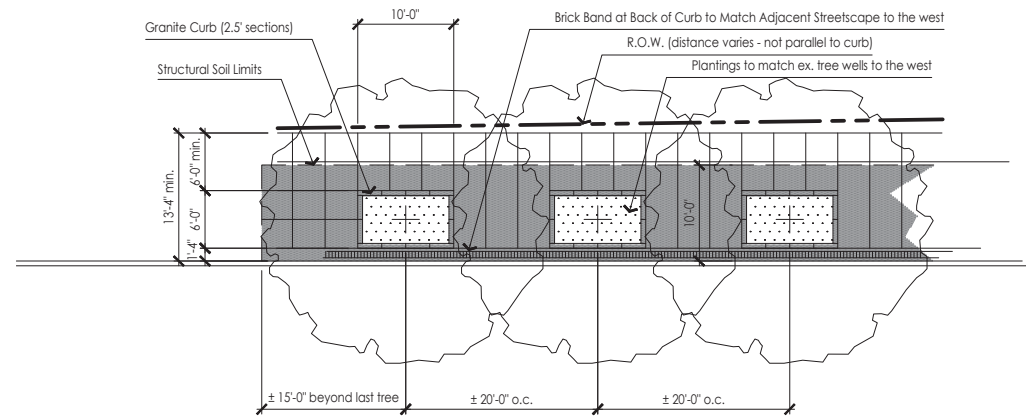
4 TREE PLANTER



5 PLANTING SOIL - 36" DEPTH



6 GRANITE PLANTER CURB



7 PLANTER CURB LAYOUT

