



High St & Mound St, Columbus



020-002091

New aggregate driveway

Natural cobblestone

Existing approach and sidewalk to remain

241.24

12'

9'

9'

6'

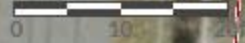
54'

020-000578

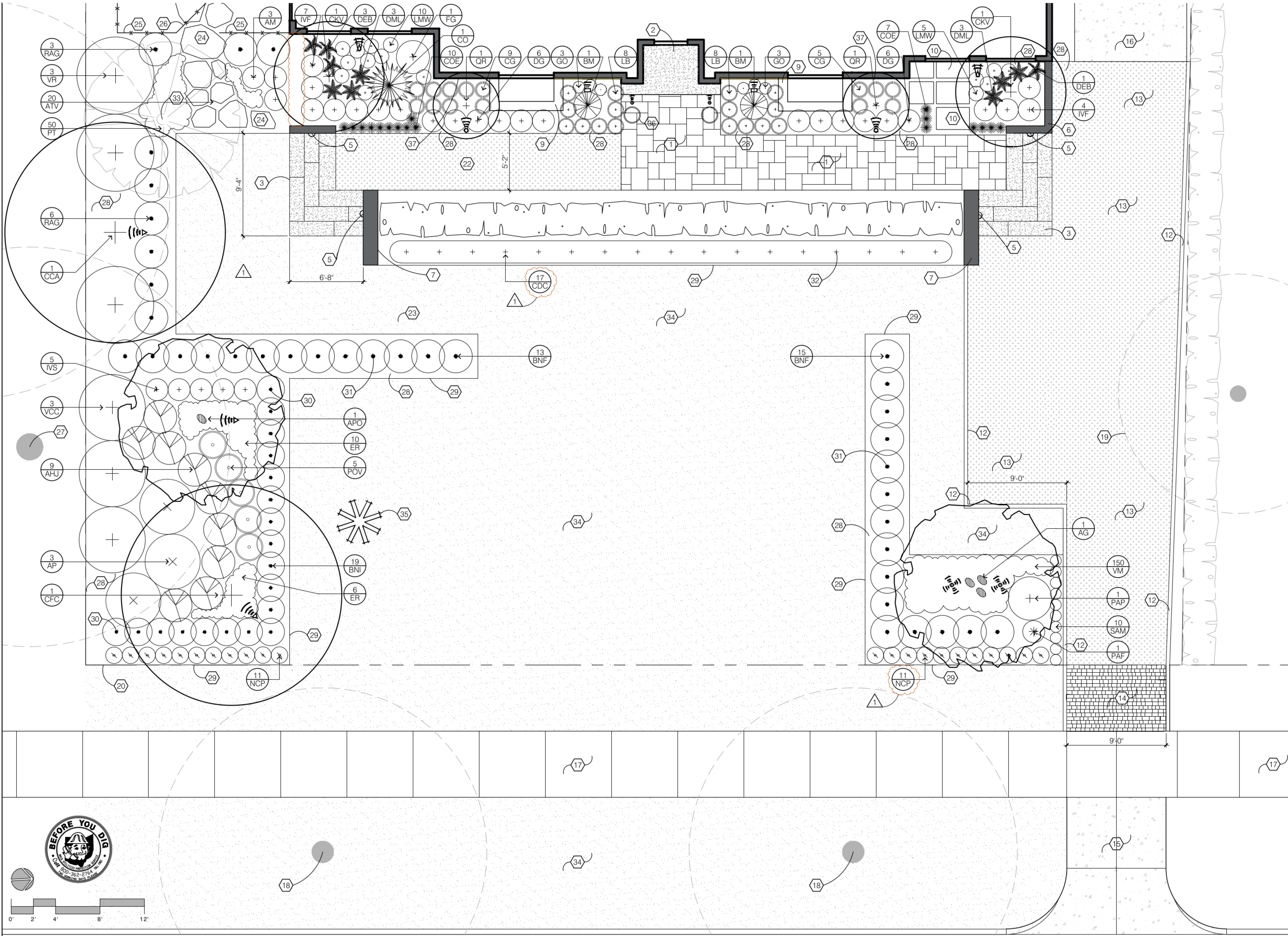
241.54

100'

020-001874



01/17/25 - 09:30am TAB: L1 MASTER PLAN UNDERTHETREEDSIGN.COM UTTD PROJECTS\UTTD 2024\240821_KAMP\CAD\UTTD-KAMP_250117.DWG



UNDER
THE
TREE
DESIGN

www.underthetreedesign.com
info@underthetreedesign.com
2314 Cranford Road
Columbus, Ohio 43221
614.653.6333



Disclaimer
All plans, ideas, and design concepts generated during the design process are the sole property of Under the Tree Design LLC. Any use or implementation prior to written authorization is a violation of copyright laws and subject to prosecution. This document may not be reproduced, distributed, or copied in whole or part. Under the Tree Design LLC is released from any responsibility or obligation as to its accuracy or completeness.

Client
KAMP
ANNA & RYAN KAMP
49 SOUTH PARKVIEW AVE
BEXLEY, OHIO 43209

Dates
NOVEMBER 1, 2024
NOVEMBER 15, 2024

Revisions
JANUARY 17, 2025
FEBRUARY 20, 2025 - R.I.P.E.

Drawn By
Steven R. Maravich RLA

Project Number
UTTD 240821

Sheet Title
MASTER PLAN

Sheet
L-1.0

GENERAL NOTES

1. PROTECT EXISTING UTILITIES FROM DAMAGE. REQUEST THE LOCATION AND MARKING OF UNDERGROUND UTILITIES BEFORE COMMENCING PROJECT. BY LAW, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT THE NOTIFICATION. FOR MORE INFORMATION, PLEASE REFER TO OHIO REVISED CODE 3781.25 (K) IF YOU HAVE ANY QUESTIONS OR NEED CLARIFICATION.
2. DRAWINGS ARE BASED ON A PLOT SURVEY AND MEASUREMENTS TAKEN BY LANDSCAPE ARCHITECT. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF EXISTING GRADES ARE ESTIMATED: ALERT LANDSCAPE ARCHITECT TO ANY GRADE INACCURACIES THAT CONSTRUCTION. WILL REQUIRE ADJUSTMENTS TO THE DESIGN.
3. DRAWINGS ARE NOT TO BE SCALED AS THE PRINTING PROCESS CAN AFFECT THE ACCURACY OF THE SCALE
4. MUNICIPAL PERMITS AND HOMEOWNER'S ASSOCIATION APPROVAL ARE THE RESPONSIBILITY OF THE CONTRACTOR / OWNER.
5. TREES AND SHRUBS ARE TO BE APPROVED BY LA OR OWNER PRIOR TO INSTALLATION. VERIFY SUBSTITUTIONS WITH LA.
6. DRAINAGE SHOWN IS CONCEPTUAL & SHOWN FOR DESIGN INTENT ONLY.
7. SLEEVES SHALL BE ADDED BELOW PAVING. HOMEOWNER SHALL BE PROVIDED WITH AS-BUILT PLANS WITH ALL SLEEVE LOCATIONS. SLEEVE LOCATIONS TO BE FLAGGED. SLEEVES SHALL BE PROVIDED FOR THE FOLLOWING: LOW VOLTAGE LIGHTING, IRRIGATION, & ELECTRICAL.
8. LOW VOLTAGE LIGHTING: SHALL BE CONTROLLED BY A DIMMABLE TRANSFORMER CONTROLLER SYSTEM. TRANSFORMER SIZE AND LOCATION SHALL ACCOMMODATE FUTURE FRONT YARD LIGHTS. PROVIDE OWNER AND UNDER THE TREE DESIGN WITH CUT SHEETS OF LIGHTS FOR APPROVAL PRIOR TO ORDERING.
9. EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED FROM DAMAGE.
10. DISTURBED LAWN AREAS SHALL BE REPAIRED WITH SEED AND STRAW (SEED MIX SHALL HAVE APPROVAL OF OWNER PRIOR TO PURCHASING), PULVERIZED TOPSOIL SHALL BE PLACED TO SMOOTHEN LAWN AND LANDSCAPE BEDS AS REQUIRED.
11. PROTECT EXISTING TREES FROM COMPACTION, NO EQUIPMENT SHALL OPERATE UNDER THE DRIP LINE OF EXISTING TREES.
12. AVOID PLANTING UNDER OVERHANGS OR AREAS SHIELDED FROM NATURAL RAINFALL
13. ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK. ALL WORK TO BE SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND APPROVED CONSTRUCTION PRACTICES FOR ALL ITEMS NOT DETAILED OR OTHERWISE INDICATED

KEYED NOTES

- 1

ALL NEW THERMAL FULL RANGE BLUESTONE LAID IN RANDOM PATTERN. THE PATTERN SHOWN ON PLAN DOES NOT REPRESENT FINAL LAYOUT.
-SLOPE OF WALKWAY TO DRAIN AWAY FROM HOUSE (EAST), EDGE OF WALKWAY SHALL BE FLUSH WITH THE ADJACENT ELEVATION OF THE BOXWOOD HEDGE PLANTING BED
- 2

EXISTING LIMESTONE STOOP
- 3

LIMESTONE SPLIT FACED SOLID STEPS: SET ON CONCRETE
SLAB FOOTER WITH BLOCK PIER SUPPORTS AT ALL JOINTS
- 4

NOT USED
- 5

SINGLE LED LIGHT FIXTURE ON WALL CENTERED ON MIDDLE STEP - AMP INFUSEPRO THIN LED STEP LIGHT (HOODED)
- 6

RETAINING WALL: EDEN/OTTAWA SMOOTH PRE SPLIT 3-5 IN WALLSTONE (8 IN WIDE). FOOTER TO BE 6 IN CONCRETE GRADE BEAM WITH 12 IN PIERS TO FROST DFEPTH AT 48 IN OC MAX SPACING. INCLUDE BI-DIRECTIONAL #4 REBAR. INCLUDE 4 IN DRAIN BEHIND WALL. WALL TO BE BLIND MORTARED. FULL GROUT/MORTAR TOP 2 COURSES. WALL TO BE 6 IN ABOVE FINAL GRADE.
- 7

CHEEK WALL: EDEN/OTTAWA SMOOTH PRE SPLIT 3-4 IN WALLSTONE (12 IN WIDE). FOOTER TO BE 6 IN CONCRETE GRADE BEAM WITH 12 IN PIERS TO FROST DEPTH AT 48 IN OC MAX SPACING. INCLUDE BI-DIRECTIONAL #4 REBAR. WALL TO BE BLIND MORTARED. FULL GROUT/MORTAR TOP 2 COURSES. WALL TO BE 6 IN ABOVE FINAL GRADE.
- 8

NOT USED
- 9

EXISTING WINDOW WELL: POWER WASH EXISTING CAPS AND REPAIR MORTAR JOINTS AS NEEDED
- 10

EXISTING BLUESTONE PATHWAY SET ON CONCRETE WITH EQUALLY SPACED JOINTS FOR PLANTING AJUGA; PROVIDE AS MUCH SOIL VOLUME AS POSSIBLE BETWEEN JOINTS
- 11

NOT USED
- 12

COBBLE DRIVEWAY EDGE: PROVIDE SPREAD CONCRETE FOOTING ON COMPACTED #57 TO ACCEPT COBBLES FLUSH WITH ADJACENT GRADES. COBBLES SHALL BE EDEN TUMBLED 4" THICK EDGING. ADHERE EDGING TO CONCRETE WITH MORTAR AND PROVIDE A CONCRETE EDGE.
- 13

AGGREGATE DRIVEWAY – REGRADE EXISTING BASE, ADD UP TO 10 TONS OF NEW BASE MATERIAL. INSTALL 2 IN. TOPPING LAYER OF BRASSFIELD FINES
- 14

EDEN TUMBLED 4" RANDOM LENGTH NATURAL STONE SET IN RUNNING BOND PATTERN ON GRAVEL BASE. INSTALL POLYMERIC SAND OR JOINTING COMPOUND IN GRAY COLOR.
- 15

CONCRETE APRON: PROTECT FROM DAMAGE
- 16

CONCRETE DRIVEWAY BEYOND TO GARAGE: LIGHT BRUSH FINISH (NORTH TO SOUTH), NO EDGE/TOOL MARKS, MINIMUM RADIUS EDGE, SAW CUT JOINTS (NO TOOL OR TROWELL MARKS), 4000 PSI CONCRETE, 10 GAUGE WIRE MESH, 4" SLUMP
- 17

EXISTING SIDEWALK: PROTECT FROM DAMAGE
- 18

EXISTING STREET TREES: PROTECT FROM DAMAGE; PREVENT COMPACTION OF THE ROOT ZONE BENEATH CANOPY
- 19

EXISTING TREE CANOPY OF NEIGHBORS TREE: PROTECT FROM DAMAGE
- 20

NOT USED
- 21

NOT USED
- 22

AGGREGATE PATH – 4 IN COMPACTED AGGREGATE BASE WITH GEOTEXTILE, STEEL EDGE, 2 IN. TOPPING LAYER OF BRASSFIELD FINES
- 23

NOT USED
- 24

SALVAGE EXISTING FLAGSTONE TO INSTALL ON GRAVEL BASE WITH SOIL TO PLANT AJUGA
- 25

EXISTING ALUMINUM FENCE
- 26

EXISTING ALUMINUM FENCE GATE
- 27

EXISTING WALNUT TREE
- 28

PLANTING BEDS: DO NOT MOUND OR ELEVATED MORE THAN 3" ABOVE ADJACENT LAWN AREAS. TILL BLENDED PULVERIZED TOPSOIL, 20% SAND, 20% COMPOST INTO ENTIRE BED. ("SOIL" FROM OHIO MULCH UNACCEPTABLE) INCORPORATE BALANCED SLOW-RELEASE FERTILIZER. APPLY PRE-EMERGENT HERBICIDE. THEN INSTALL TRIPLE PROCESSED, DYED BLACK HARDWOOD MULCH AT 2-1/2 DEPTH
- 29

PLANTING BED EDGE: EDGE LANDSCAPE BED WITH SPADE, ALIGN AS DRAWN. USE STRING LINE TO ACHIEVE CRISP STRAIGHT LINES
- 30

MAINTAIN HEIGHT AND WIDTH OF INDEPENDENCE BOXWOOD AT 2'-6" MAX; PRUNE SQUARE WITH TAPERED SIDES, WIDENING SLIGHTLY AT THE BASE
- 31

MAINTAIN HEIGHT AT 4'-0" MAX AND WIDTH AT 3'-0" MAX FOR FREEDOM BOXWOOD; PRUNE SQUARE WITH TAPERED SIDES, WIDENING SLIGHTLY AT THE BASE
- 32

MAINTAIN HEIGHT TO 18" MAX; PRUNE SQUARE WITH TAPERED SIDES, WIDENING SLIGHTLY AT THE BASE; PROVIDE DISTANCE TO EXISTING HEDGE
- 33

EXISTING HEMLOCK: PROTECT ROOTS FROM DAMAGE DURING EXCAVATION.
- 34

APPLY GLYPHOSATE HERBICIDE, ALLOW TURF TO DIE, REMOVE & DISPOSE OF EXISTING SOD. INSTALL PULVERIZED TOPSOIL (2-3" DEPTH) INSTALL TALL TYPE FESCUE SEED MIX, APPLY STARTER FERTILIZER, STRAW OR HYDROSEED
- 35

FUTURE FOCAL POINT OR WATER FEATURE; FUTURE LOW VOLTAGE LIGHTING
- 36

SEASONAL POTS
- 37

REPAIR EXISTING DOWNSPOUTS AS REQUIRED: INSTALL A CLEAN-OUT AND INSTALL NEW TRIPLE BONDED HDPE DRAIN PIPE; CONNECT TO EXISTING TILE THAT DRAINS TO THE STREET

DEVELOPMENT INFORMATION

ZONING DESIGNATION=R-3


TOTAL FRONT YARD AREA=5,475 SF

FRONT YARD DRIVEWAY COVERAGE LIMIT(15%)=821 SF


FRONT YARD DRIVEWAY COVERAGE TOTAL=752 SF

KEY


- (2)

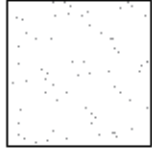


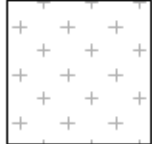
PINNACLEPRO™ MR16 SPOTLIGHT (SET LAMP TO 20 DEG SPREAD)
- (2)




DIFFUSEPRO™ MR16 FLOOD LIGHT
- (3)




PINNACLEPRO™ MR16 SPOTLIGHT (SET LAMP TO 60 DEG SPREAD)
- 

LAWN
- 


AGGREGATE DRIVEWAY
- (2)




PINNACLEPRO™ MR16 SPOTLIGHT (SET LAMP TO 40 DEG SPREAD)
- (2)



HYDRAPRO™ MR16 IN-GRADE LIGHT (NO GUARD)
- (2)



HYDRAPRO™ MR16 IN-GRADE LIGHT (WITH SHIELDED BRASS GLARE GUARD)
- (4)



INFUSEPRO™ THIN LED STEP LIGHT (HOODED)

PLANTING SCHEDULE

DECIDUOUS TREES					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	NOTES
AG	1	ACER GRISEUM	PAPERBARK MAPLE	10-12" MULTISTEM	
APO	1	ACER PALMATUM 'OSHIO BENI'	OSHIO BENI JAPANESE MAPLE	2" CALIPER	
CCA	1	CERCIS CANADENSIS 'APPALACHIAN RED'	APPALACHIAN RED REDBUD	2" CALIPER	
CFC	1	CORNUS FLORIDA 'CLOUD NINE'	CLOUD NINE DOGWOOD	2" CALIPER	
CKV	2	CORNUS KOUSA 'VENUS'	VENUS CHINESE DOGWOOD	2" CALIPER	MATCHING
QKS	2	QUERCUS ROBUR WAREI 'NADLER'	KINDRED SPIRIT HYBRID OAK	2.5" CALIPER	MATCHING

SHRUBS					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	NOTES
AP	3	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	5 GALLON	
AML	3	ARONIA MELANOCARPA 'LOWSCAPE MOUND'	LOW SCAPE MOUND CHOKEBERRY	3 GALLON	
BM	2	BUXUS x 'GREEN MOUNTAIN-PYRAMIDAL	GREEN MOUNTAIN BOXWOOD	30-36"	MATCHING
BNF	28	BUXUS x 'NEWGEN FREEDOM'	FREEDOM BOXWOOD	5 GALLON SQUARE	
BN1	19	BUXUS x 'NEWGEN INDEPENDENCE'	INDEPENDENCE BOXWOOD	5 GALLON 15"	
CO	1	CHAMAECYPARIS OBTUSA 'NANA GRACILI'	NANA GRACILIUS HINOKI FALSECYPRESS	18-24" HEIGHT BOX	SPECIMEN
CDC	17	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	3 GALLON	
DG	12	DEUTZIA GRACIUS 'NIKKO'	NIKKO DEUTZIA	3 GALLON	
FG	1	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GALLON	
IVF	11	ITEA VIRGINICA 'FIZZY MIZZY'	FIZZY MIZZY SWEETSPIRE	3 GALLON	
IVS	5	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	3 GALLON	
PAP	1	PICEA ABIES 'PUMILA NIGRA'	DWARF BLACK NORWAY SPRUCE	3 GALLON	
RAG	9	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	3 GALLON	
VCC	3	VIBURNUM CARLESII 'CAYUGA'	CAYUGA KOREANSPICE VIBURNUM	30-36" 8&B	
VR	3	VIBURNUM x RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	30"	

PERENNIALS					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	NOTES
AHJ	9	ANEMONE x HYBRIDA 'HONORINE JOBERT'	HONORINE JOBERT WINDFLOWER	1 GALLON	
NCP	22	NEPETA HYBRID 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	1 GALLON	
PAF	1	PEROVSKIA ATRIPLICIFOLIA 'FILUGRAN'	FILUGRAN RUSSIAN SAGE	1 GALLON	
POV	5	POLYGONATUM ODORATUM 'VARIEGATUM'	VARIEGATED SOLOMONS SEAL	1 GALLON	

GROUNDCOVER					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	NOTES
ATV	20	AJUGA TENORII 'VALFRDDA'	CHOCOLATE CHIP BUGLEWEED	1 QUART	
ER	16	EPIMEDIUM RUBRUM	CRIMSON BISHOPS HAT	1 GALLON	
GO	6	GALIUM ODORATUM	SWEET WOODRUFF	1 GALLON	
LMW	15	LAMIUM MACULATUM 'WHITE NANCY'	WHITE NANCY DEADNETTLE	1 GALLON	
PT	50	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	2-1/4" PEAT POT	6" OC MAX
SAM	10	SEDUM ALBUM 'MURALE'	BRASS BUTTONS	6" OC MAX	
VM	150	VINCA MINOR 'BOWLES'	MYRTLE / PERIWINKLE	2-1/4" PEAT POT	6" OC MAX

FERNS					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	NOTES
DEB	4	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	1 GALLON	
DML	6	DRYOPTERIS MARGINALIS 'LEATHERWOOD'	LEATHERWOOD FERN	1 GALLON	

BULBS					
*PLANT NEAR SCULPTURE IN VINCA					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	NOTES
AGO	BY OWNER	ALLIUM 'GLADIATOR'	GLADIATOR ORNAMENTAL ONION	BULB/POT	6-8" FLOWER
AGM	BY OWNER	ALLIUM 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION	BULB/POT	10" FLOWER
AMO	BY OWNER	ALLIUM 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	BULB/POT	2" FLOWER

ORNAMENTAL GRASSES					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	NOTES
CG	14	CAREX GLAUCA 'BLUE ZINGER'	BLUE ZINGER SEDGE GRASS	1 GALLON	
COE	17	CAREX OSHIMENSIS 'EVEREST'	EVERCOLOR EVEREST SEDGE	TRADE 1	
LB	16	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	TRADE 1	16" OC MAX

NOTE:
PLANT MATERIAL SHOWN IN GRAY IS NOT TO BE INSTALLED AT THIS TIME. ONLY COMPLETE BED PREPARATION IN THESE AREAS.



UNDER
THE
TREE
DESIGN

www.underthetreedesign.com
info@underthetreedesign.com
2314 Cranford Road
Columbus, Ohio 43221
614.653.6333



Disclaimer

All plans, ideas, and design concepts generated during the design process are the sole property of Under the Tree Design LLC. Any use or implementation prior to written authorization is a violation of copyright laws and subject to prosecution. This document may not be reproduced, distributed, or copied in whole or part. Under the Tree Design LLC is released from any responsibility or obligation as to its accuracy or completeness.

Client

KAMP
ANNA & RYAN KAMP
49 SOUTH PARKVIEW AVE
BEXLEY, OHIO 43209

Dates

NOVEMBER 1, 2024
NOVEMBER 15, 2024

Revisions

- 1

JANUARY 17, 2025
- 2

FEBRUARY 20, 2025 - RINE

Drawn By

Steven R. Maravich RLA

Project Number

UTTD 240821

Sheet Title

NOTES &
PLANT SCHEDULE

Sheet

L-2.0





Darren Ramler

Rine Landscape Group
655 Harrison Drive
Columbus, OH 43204

Ryan and Anna Kamp

49 South Parkview Avenue
Columbus, OH 43209

March 14, 2025

Board of Zoning and Planning (BZAP)

City of Bexley
2242 E. Main Street
Bexley, OH 43209

Dear Members of the Board of Zoning and Planning,

We are writing to notify you that neither the applicant, Darren Ramler, representing Rine Landscape Group, nor the homeowners, Ryan and Anna Kamp, will be able to attend the BZAP meeting scheduled for Thursday, March 27, at 6:00 PM.

Through this letter, the applicant and homeowners authorize Steven Maravich, the landscape architect for the proposed design, to represent them and speak on their behalf regarding the variance request for off-street parking locations within a residential zoning district.

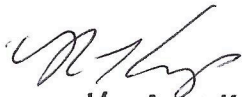
Thank you for your time and consideration. Please feel free to contact me with any questions or if you need additional information.

Sincerely,



Darren Ramler

Rine Landscape Group



Ryan and/or Anna Kamp

Homeowners