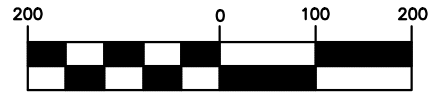


# 20.69± Acre Zoning Exhibit

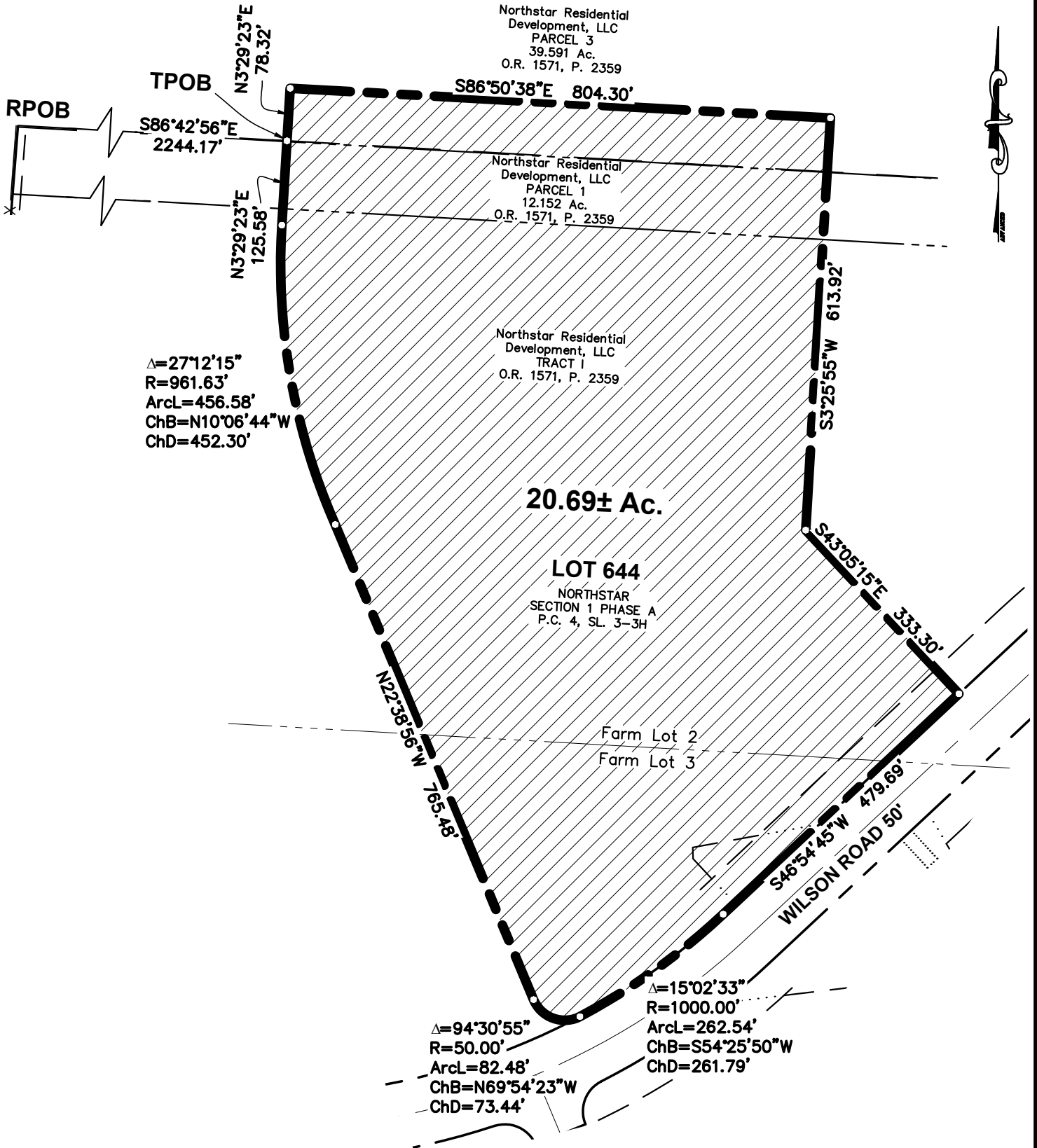
Township of Berkshire, Delaware County, Ohio  
 Being Part of Farm Lots 2 and 3  
 Quarter Township 2, Township 4, Range 17  
 United States Military District

## GRAPHIC SCALE



( IN FEET )

1 inch = 200 ft.



THIS EXHIBIT IS BASED ON INFORMATION OBTAINED FROM DELAWARE COUNTY AUDITOR'S OFFICE AND RECORDER'S OFFICE AND AN ACTUAL FIELD SURVEY COMPLETED BY ADVANCED CIVIL DESIGN IN DECEMBER, 2020, AND IS NOT TO BE USED FOR THE TRANSFER OF LAND.

DRAWN BY: *BCK*      JOB NO.: 20-0054-274  
 DATE: 6/8/2021      CHECKED BY: *DRB*



781 Science Boulevard, Suite 100  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

EXHIBIT B-2

TAB 3 – “C-1 through C-3” Development Plan, Net Developable Plan, and Illustrative Plan

VICINITY MAP



SITE DATA

TOTAL GROSS ACRES	± 20.69 ACRES
TOTAL NET ACRES	± 16.032 ACRES
TOTAL UNITS	240 UNITS
DENSITY	± 14.97 DU/AC
PARKING REQUIRED (1.9/UNIT)	456 SPACES
PARKING PROVIDED	463 SPACES
GARAGE PARKING	54 SPACES
SURFACE PARKING	409 SPACES
LOT COVERAGE	± 7.63 AC (36.9%)
OPEN SPACE	± 10.51 AC (50.8%)

UNIT KEY

- A-12-2 BED/2 BATH, 12-1 BED
- B-24-2 BED/2 BATH,
- C-24-2 BED/2 BATH, 12- 2 BED/1 BATH, 12-1 BED
  
- 72- 1 BED (30%)
- 24- 2 BED/ 1 BATH (10%)
- 144- 2 BED/2 BATH (60%)

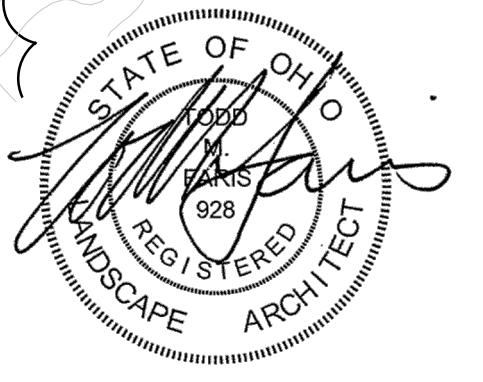


- MULCH PATH THROUGH WOODS
- COMMUNITY GARDEN
- COMPACTOR
- EXISTING TREES TO BE PRESERVED TO GREATEST EXTENT POSSIBLE
- EXISTING TREES TO BE REMOVED IN THIS AREA FOR PROPOSED PARKING LOT AND BUILDINGS

- 5' WIDTH SIDEWALK (TYP.)
- ENTRY SIGN - SEE SHEET D-8, DETAIL 1
- 5' WIDTH SIDEWALK (TYP.)
- CLUBHOUSE AND POOL

- 5' WIDTH SIDEWALK (TYP.)
- DOG PARK
- MAIL KIOSK
- ENTRY SIGN - SEE SHEET D-8, DETAIL 1
- 5' WIDTH SIDEWALK (TYP.)

\*FINAL LOCATION OF MULCH PATH TO BE DETERMINED IN FIELD

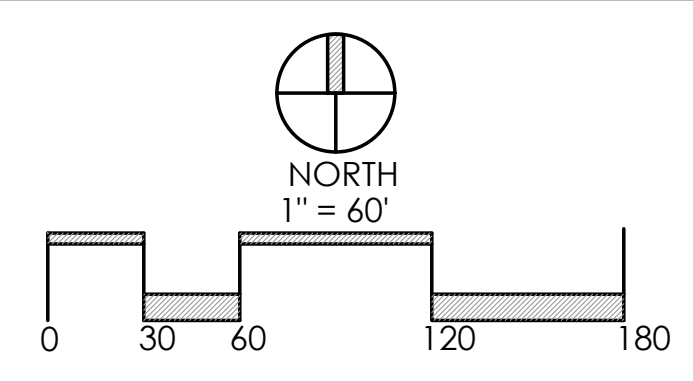


DEVELOPMENT PLAN

EXHIBIT C-1

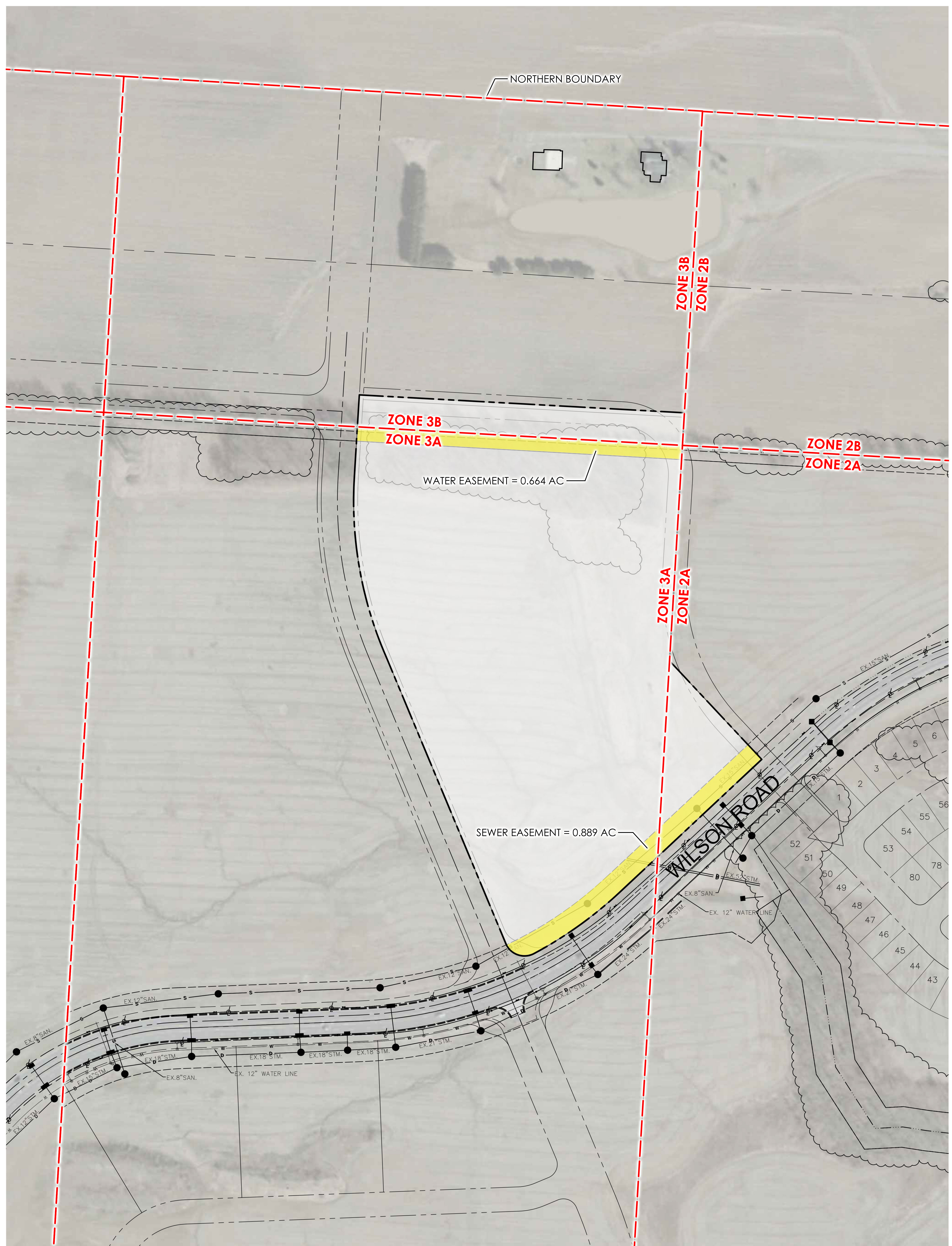
NORTHSTAR APARTMENTS

PREPARED FOR DC BUILDING COMPANY, LLC  
DATE: 6/10/21



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE  
4876 Cemetery Hilliard, OH 43026  
p (614) 487-1964 www.farisplanninganddesign.com



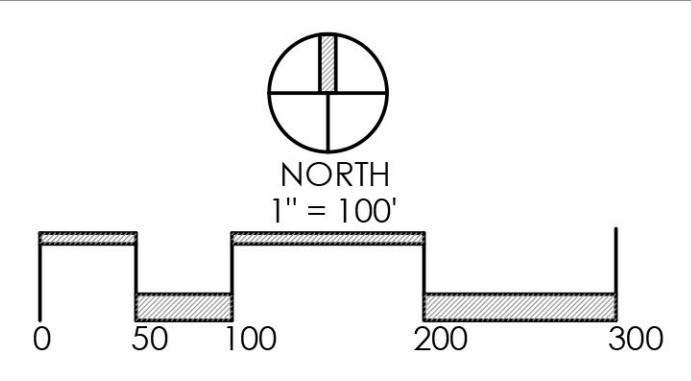
TOTAL ACRES = **20.688 AC**  
 NDA = 20.688 x 0.85 = 17.5848 - WATER EASEMENT (0.664 AC) - SEWER EASEMENT (0.889 AC) = **16.032 AC**  
 DENSITY = 240 UNITS ÷ 16.032 AC = **14.97 DU/AC**

**NET DEVELOPABLE PLAN**

**EXHIBIT C-2**

**NORTHSTAR APARTMENTS**

PREPARED FOR DC BUILDING COMPANY, LLC  
 DATE: 6/10/21



**Paris Planning & Design**

LAND PLANNING      LANDSCAPE ARCHITECTURE  
 243 N. 5th Street      Suite 401      Columbus, OH 43215  
 p (614) 487-1964      www.parisplanninganddesign.com



**SITE DATA**

TOTAL GROSS ACRES	± 20.69 ACRES
TOTAL NET ACRES	± 16.032 ACRES
TOTAL UNITS	240 UNITS
DENSITY	± 14.97 DU/AC
PARKING REQUIRED (1.9/UNIT)	456 SPACES
PARKING PROVIDED	463 SPACES
GARAGE PARKING	54 SPACES
SURFACE PARKING	409 SPACES
LOT COVERAGE	± 7.63 AC (36.9%)
OPEN SPACE	± 10.51 AC (50.8%)

**UNIT KEY**

A-12-2 BED/2 BATH, 12-1 BED  
 B-24-2 BED/2 BATH,  
 C-24-2 BED/2 BATH, 12- 2 BED/1 BATH, 12-1 BED

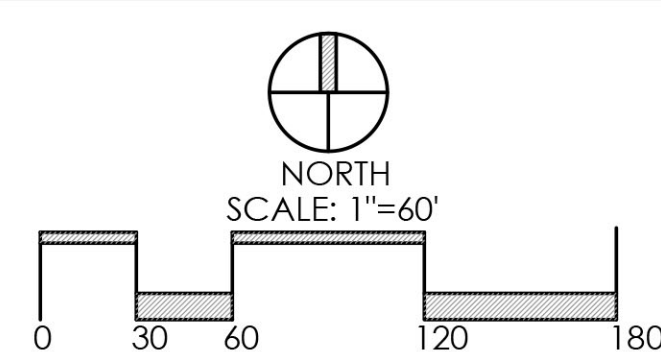
72- 1 BED (30%)  
 24- 2 BED/ 1 BATH (10%)  
 144- 2 BED/2 BATH (60%)

**ILLUSTRATIVE PLAN**

**EXHIBIT C-3**

**NORTHSTAR**

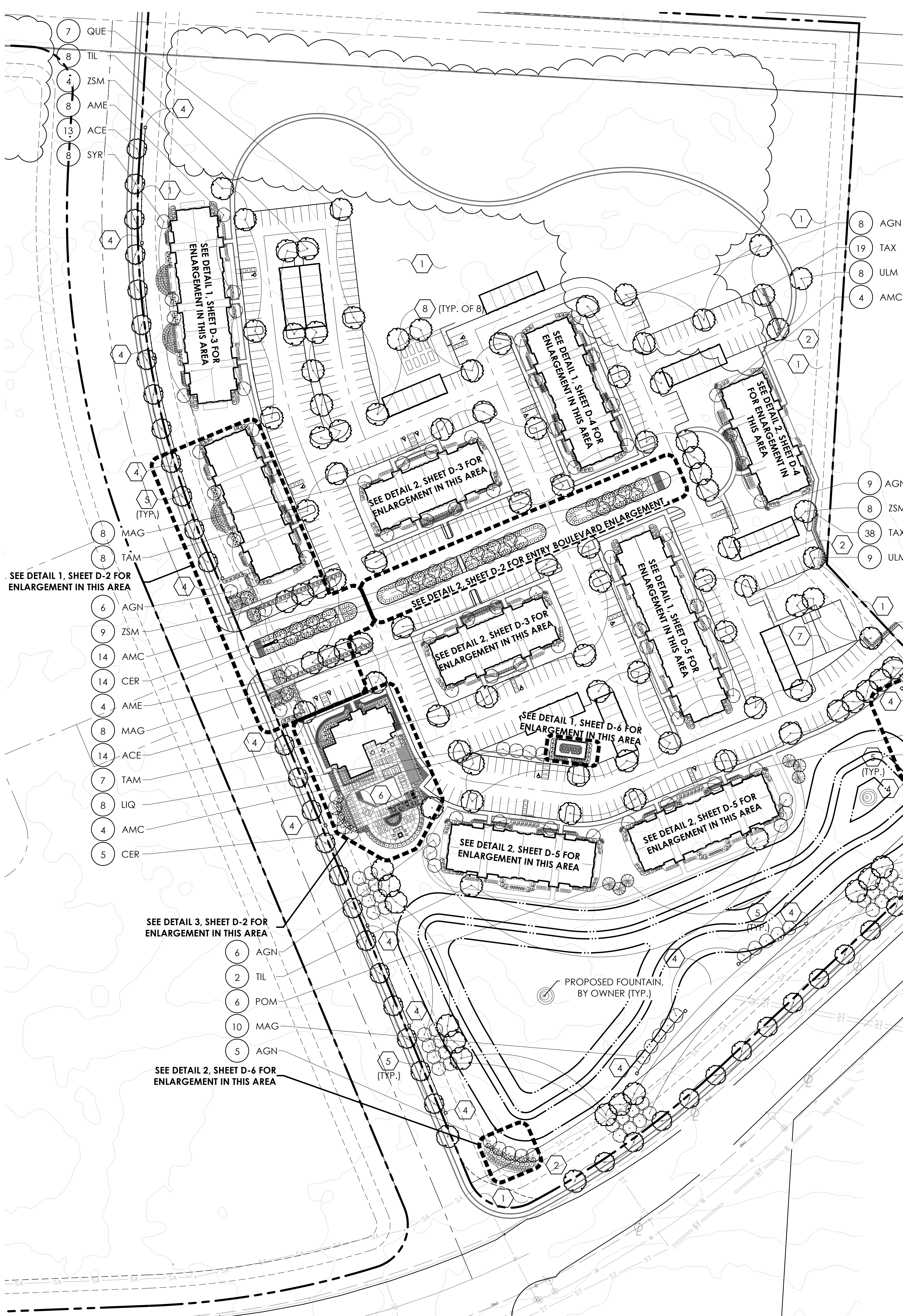
PREPARED FOR DC BUILDING COMPANY, LLC  
 DATE: 6/10/21



**Faris Planning & Design**

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 243 N. 5th Street      Suite 401      Columbus, OH 43215  
 p (614) 487-1964      www.farisplanninganddesign.com

TAB 4 – “D-1 through D-8” Landscape Plans & Open Space Plan



**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

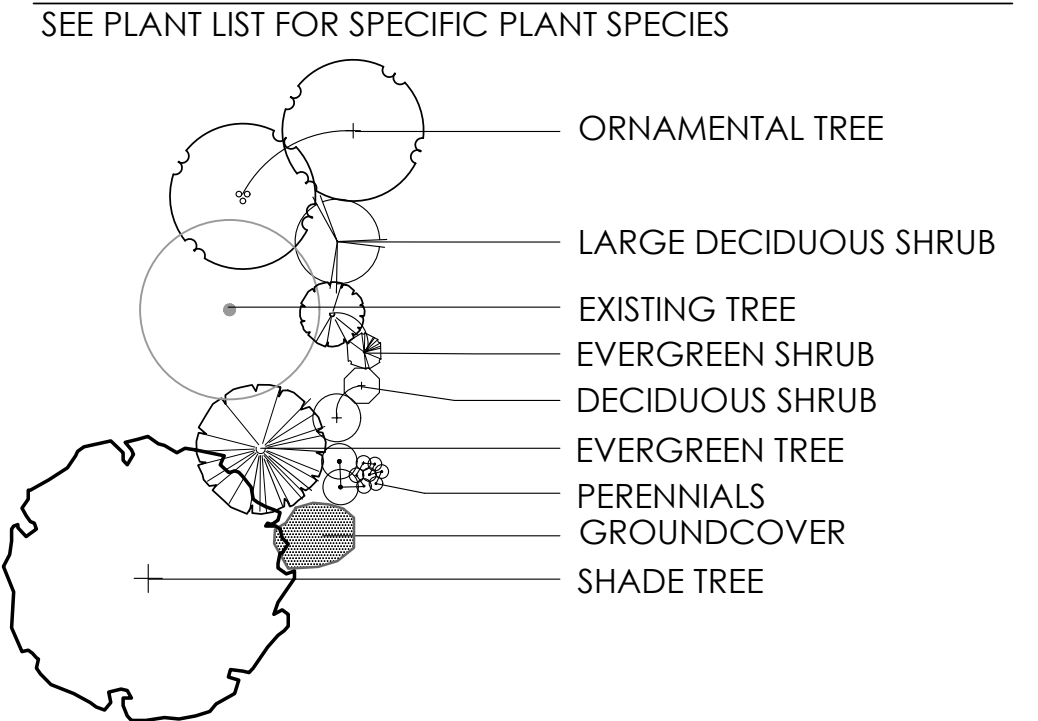
**CONSTRUCTION NOTES:**

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ④ LOW COLUMN, SEE DETAIL 1, SHEET D-7
- ⑤ 4-RAIL FENCE, SEE DETAIL 5, SHEET D-7
- ⑥ POOL FENCE, SEE DETAIL 7, SHEET D-7
- ⑦ BLACK VINYL CHAIN LINK FENCE, BY OWNER
- ⑧ COMMUNITY GARDEN RAISED BED, SEE DETAIL 8, SHEET D-7

**LANDSCAPE REQUIREMENTS**

LANDSCAPE CODE	REQUIRED	PROVIDED
17.08(1)(6) - STREET TREES TREES SHALL BE PLANTED AT A MINIMUM DISTANCE OF FORTY (40) FEET ALONG ALL INTERNAL PUBLIC STREETS	TREES 40' O.C. ALONG PUBLIC ROW	42 TREES ALONG PUBLIC ROW
17.08(1)(7) - TREE PRESERVATION REASONABLE EFFORTS SHALL BE MADE TO PRESERVE EXISTING TREES. CONSIDERATION SHALL BE GIVEN TO LAYING OUT SERVICE ROADS, LOTS, STRUCTURES, AND PARKING AREAS TO AVOID THE UNNECESSARY DESTRUCTION OF WOODED AREAS AND INDIVIDUAL TREES	EFFORTS SHALL BE MADE TO PRESERVE EXISTING TREES	ALL EXISTING TREES ON NORTH PORTION OF SITE TO BE PRESERVED
23.03(A)(2) - VUA PERIMETER REQUIREMENTS WHEN ANY VEHICULAR USE AREA ABUTS ANY ADJACENT PROPERTY, 1 TREE PER 40' LF OF VUA BOUNDARY AND A CONTINUOUS PLANTING ARE REQUIRED	174' LF = 5 TREES & CONTINUOUS PLANTING	5 TREES & CONTINUOUS SHRUBS
23.03(A)(2) - VUA PERIMETER REQUIREMENTS WHEN ANY VEHICULAR USE AREA ABUTS ANY PUBLIC ROW, 1 TREE PER 50' LF OF VUA BOUNDARY AND 1 SHRUB PER 10' LF OF VUA BOUNDARY ARE REQUIRED	40' LF = 1 TREE 40' LF = 4 SHRUBS	1 TREE & 7 SHRUBS
23.03(B)(1) - INTERIOR LANDSCAPING FOR VUA FOR EACH 100 SQ FT OR FRACTION THEREOF, OF VEHICULAR USE AREA, A MINIMUM TOTAL OF 5 SQ FT OF LANDSCAPED AREA SHALL BE PROVIDED	185,213 x 5% = 9,260 SQ FT	9,719.32 SQ FT (5.2%)
23.03(B)(2) - MINIMUM TREES IF THE TOTAL GROUND COVERAGE IS OVER 50,000 SQ FT A MINIMUM OF 1 TREE FOR EVERY 5,000 SQ FT IS REQUIRED.	332,523.70 ÷ 5,000 = 67 TREES	67 DECIDUOUS TREES

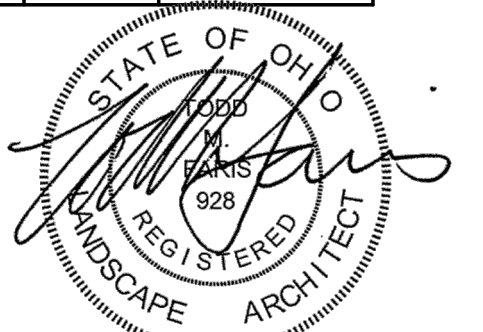
**PLANT KEY TYPICALS**



**PLANT LIST**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
12	BET	BETULA NIGRA	RIVER BIRCH	8'-10' HGT.	B&B	MULTI-STEM
43	ACE	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2" CAL.	B&B	COLUMNAR
11	LIQ	LIQUIDAMBAR S. 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2" CAL.	B&B	COLUMNAR
7	QUE	QUERCUS RUBRA	RED OAK	2" CAL.	B&B	
15	TAM	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	2" CAL.	B&B	
18	TIL	TILIA CORDATA	LITTLELEAF LINDEN	2" CAL.	B&B	
17	ULM	ULMUS 'MORTON'	ACCOLADE ELM	2" CAL.	B&B	
19	CER	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	
22	ZSM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2" CAL.	B&B	
37	AGN	ACER GINNALA	AMUR MAPLE	1.75" CAL.	B&B	
20	AME	AMELANCHIER X G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8" HGT.	B&B	
26	MAG	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.75" CAL.	B&B	
40	SYR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1.75" CAL.	B&B	
22	AMC	AMELANCHIER CANADENSIS 'RAINBOW PILLAR'	RAINBOW PILLAR SERVICEBERRY	7'-8" HGT.	B&B	
6	POM	PICEA OMORIKA	SERBIAN SPRUCE	6-7' HGT.	B&B	
<b>EVERGREEN SHRUBS</b>						
57	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	36" HGT.	B&B	

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)



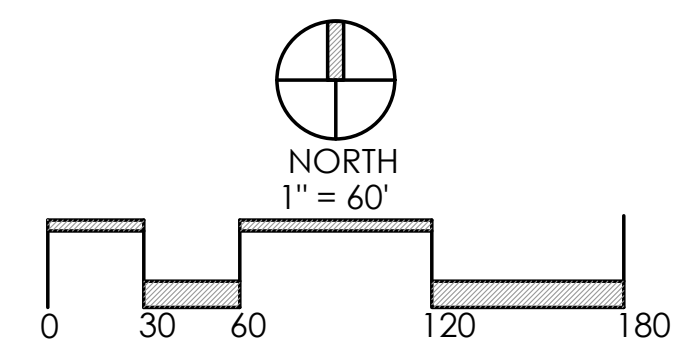
**OVERALL LANDSCAPE PLAN**

**EXHIBIT D-1**

**NORTHSTAR APARTMENTS**

PREPARED FOR DC BUILDING COMPANY, LLC

DATE: 6/10/21

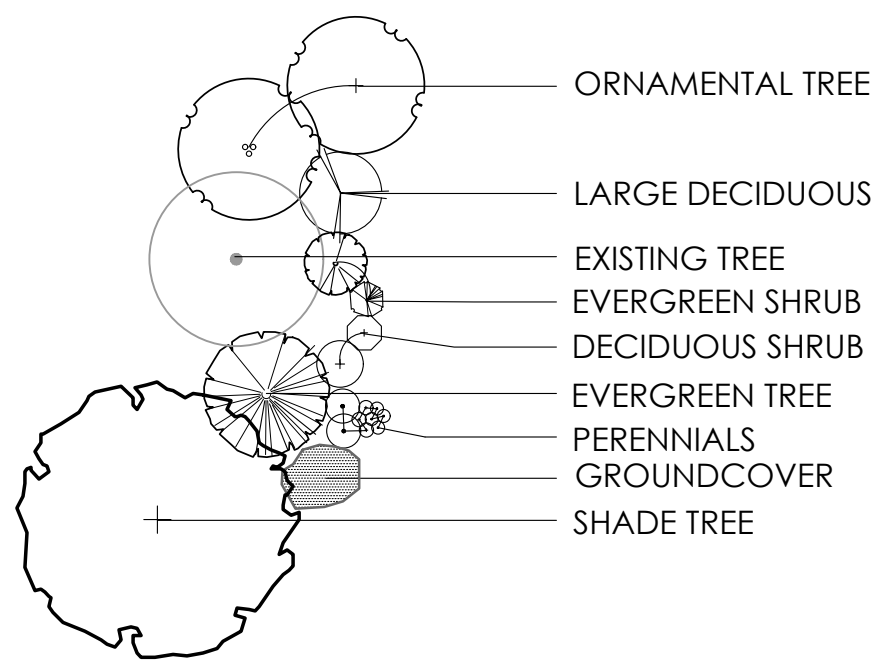


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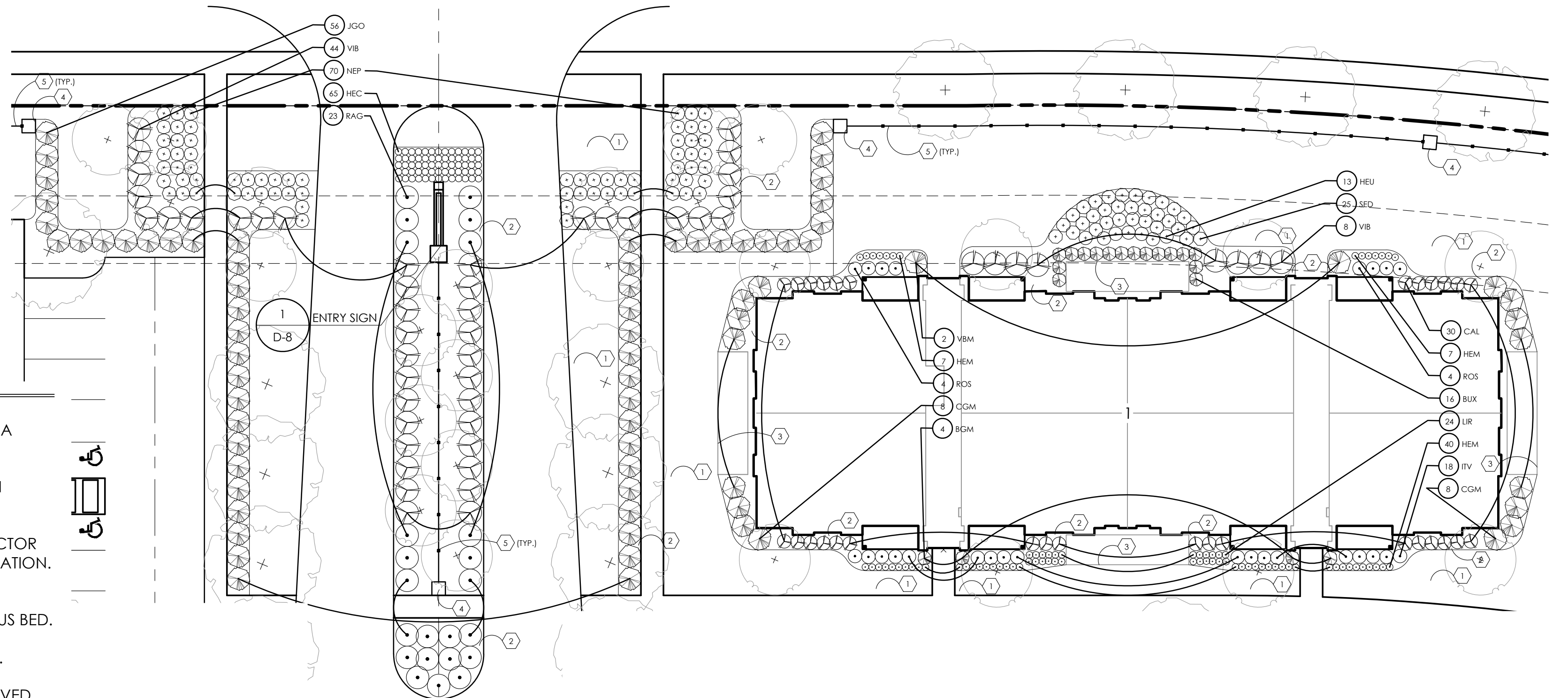
**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

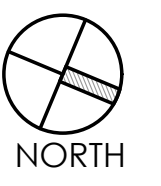


**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.



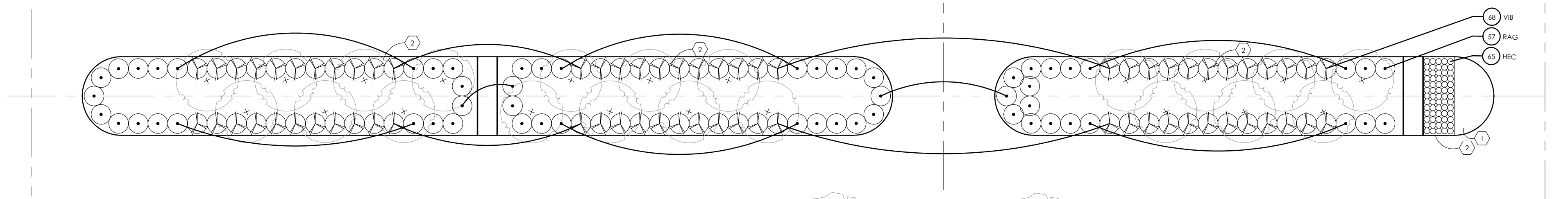
**1 PROPOSED ROAD ENTRY AND BUILDING '2' ENLARGEMENT PLAN**  
SCALE: 1" = 20'



**PROPOSED ROAD ENTRY AND BUILDING '2' PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
4	BGM	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HGT.	B&B	
16	BUX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
16	CGM	CHAMAECYPARIS P. 'GOLDEN MOP'	GOLDEN MOP FALSE CYPRESS	24" HGT.	B&B	
18	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HGT.	CONT.	
56	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" HGT.	B&B	
23	RAG	RHUS AROMATICA 'GRO-LOW'	GROW LOW AROMATIC SUMAC	24" SPRD.	CONT.	
8	ROS	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	24" HGT.	CONT.	
52	VIB	VIBURNUM CARLESII 'JUDDII'	KOREAN SPICE VIBURNUM	30" HGT.	B&B	
2	VBM	VIBURNUM DENTATUM 'CHRISTOM'	BLUEBERRY MUFFIN VIBURNUM	30" HGT.	B&B	
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>						
30	CAL	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
54	HEM	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	NO. 1	CONT.	
65	HEC	HEMEROCALLIS 'EARLY BIRD CARDINAL'	EARLY BIRD CARDINAL DAYLILY	NO. 1	CONT.	
13	HEU	HEUCHERA 'CAMEL'	CAMEL CORAL BELLS	NO. 1	CONT.	
24	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	NO. 1	CONT.	
70	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	
25	SED	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	



**2 ENTRY BOULEVARD ENLARGEMENT PLAN**  
SCALE: 1" = 20'

**CONSTRUCTION NOTES:**

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
4. SMALL COLUMN, SEE DETAIL 1, SHEET D-7
5. 4-RAIL FENCE. SEE DETAIL 5, SHEET D-7
6. GAS FIRE PIT, BY OWNER
7. WOOD ARBOR, BY OWNER
8. OUTDOOR KITCHEN, BY OWNER
9. POOL FENCE AND GATE, SEE DETAIL 7, SHEET D-7
10. OUTDOOR FURNITURE, BY OWNER
11. ARTIFICIAL TURF AREA FOR CORNHOLE OR LOUNGE CHAIRS, BY OWNER

**ENTRY BOULEVARD PLANT LIST**

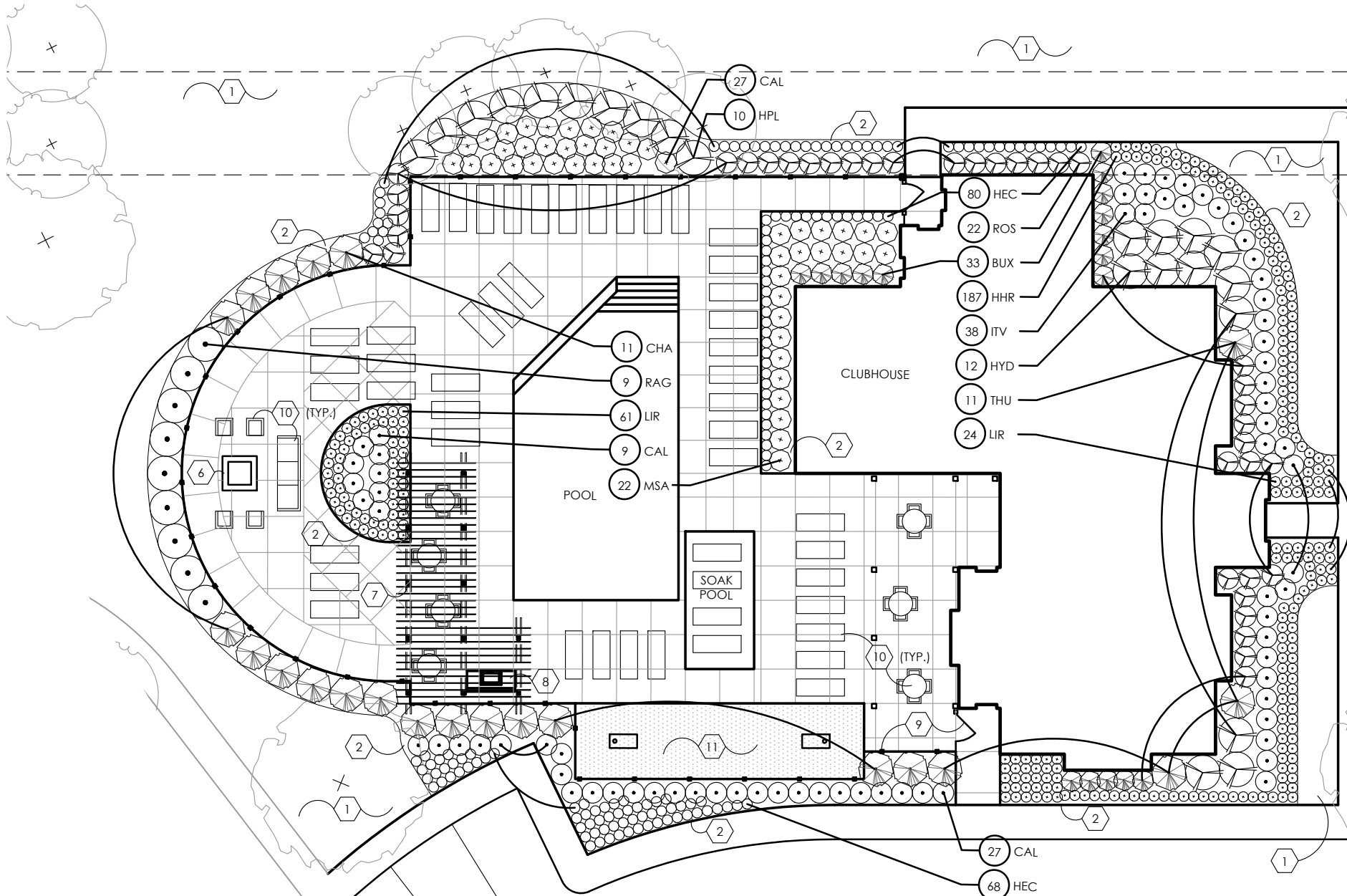
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>DECIDUOUS SHRUBS</b>						
68	VIB	VIBURNUM CARLESII 'JUDDII'	KOREAN SPICE VIBURNUM	30" HGT.	B&B	
57	RAG	RHUS AROMATICA 'GRO-LOW'	GROW LOW AROMATIC SUMAC	24" SPRD.	CONT.	
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>						
65	HEC	HEMEROCALLIS 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	NO. 1	CONT.	

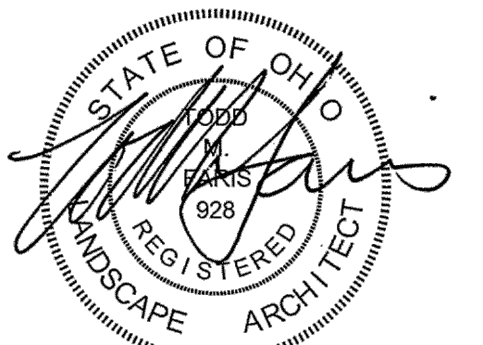
**CLUBHOUSE PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>DECIDUOUS SHRUBS</b>						
10	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30" HGT.	B&B	
12	HYD	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	30" HGT.	B&B	
38	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HGT.	CONT.	
22	ROS	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	24" HGT.	CONT.	
9	RAG	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	24" SPRD.	B&B	
<b>EVERGREEN SHRUBS</b>						
33	BUX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
11	CHA	CHAMAECYPARIS P. 'GOLDEN MOP'	GOLDEN MOP FALSE CYPRESS	24" HGT.	B&B	
11	THU	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	6' HGT.	B&B	
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>						
63	CAL	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
148	HEC	HEMEROCALLIS 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	NO. 1	CONT.	
187	HHR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
85	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	NO. 1	CONT.	
22	MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	NO. 2	CONT.	



**3 CLUBHOUSE ENLARGEMENT PLAN**  
SCALE: 1" = 20'



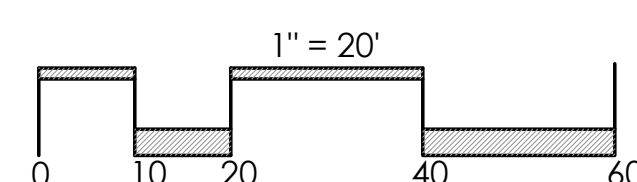
**LANDSCAPE ENLARGEMENT PLANS**

**EXHIBIT D-2**

**NORTHSTAR APARTMENTS**

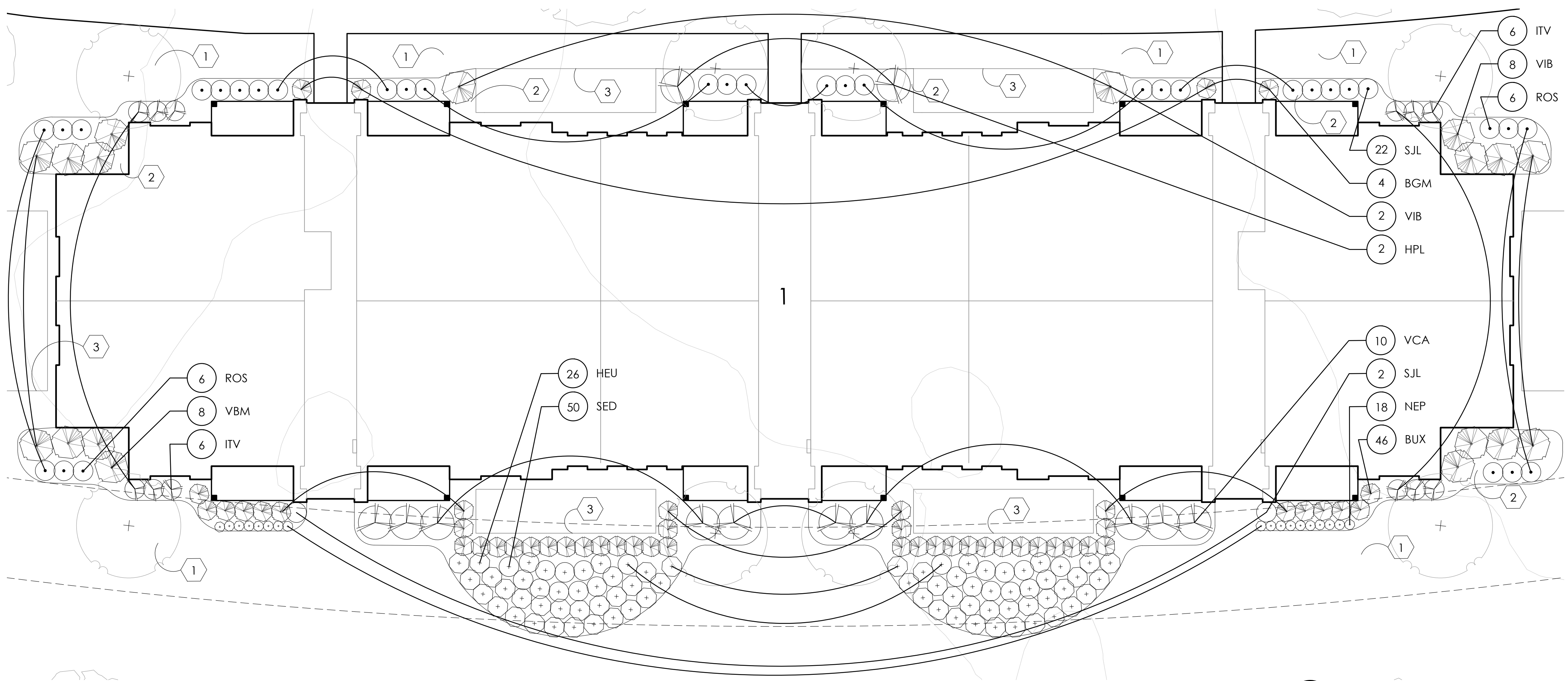
PREPARED FOR DC BUILDING COMPANY, LLC

DATE: 6/10/21

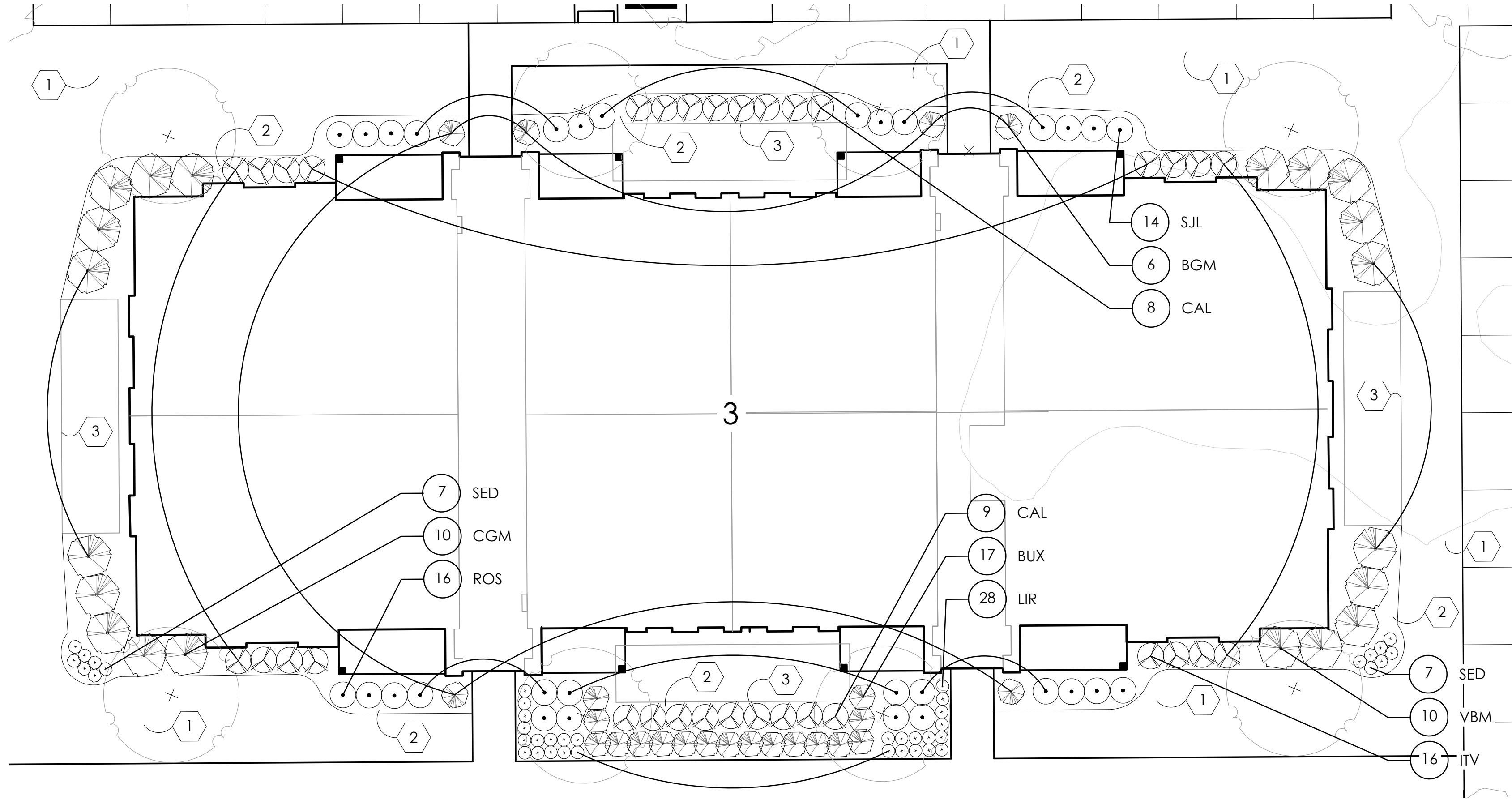


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p (614) 487-1964 www.farisplanninganddesign.com





**1 BUILDING '1' LANDSCAPE ENLARGEMENT PLAN**  
SCALE: 1" = 10'



**2 BUILDINGS '3' & '7' LANDSCAPE ENLARGEMENT PLAN (TYPICAL OF BOTH)**  
SCALE: 1" = 10'



**CONSTRUCTION NOTES**

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ AC CONDENSOR SCREEN FENCE

**PLANT KEY TYPICALS**

- SEE PLANT LIST FOR SPECIFIC PLANT SPECIES
- ORNAMENTAL TREE
  - LARGE DECIDUOUS SHRUB
  - EXISTING TREE
  - EVERGREEN SHRUB
  - DECIDUOUS SHRUB
  - EVERGREEN TREE
  - PERENNIALS
  - GROUNDCOVER
  - SHADE TREE

**BUILDING '1' PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
4	BGM	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HGT.	B&B	
46	BUX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
2	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30" HGT.	B&B	
12	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HGT.	CONT.	
12	ROS	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	24" HGT.	B&B	
24	SJL	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" HGT.	B&B	
20	VIB	VIBURNUM CARLESII 'JUDDII'	KOREAN SPICE VIBURNUM	30" HGT.	B&B	
8	VBM	VIBURNUM DENTATUM 'CHRISTOM'	BLUEBERRY MUFFIN VIBURNUM	30" HGT.	B&B	
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>						
26	HEU	HEUCHERA 'CAMEL'	CAMEL CORAL BELLS	NO. 1	CONT.	
18	NEP	NEPETA X FAASSENI 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	
50	SED	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	

**BUILDINGS '3' AND '7' PLANT LIST (TYPICAL OF BOTH)**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
6	BGM	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HGT.	B&B	
17	BUX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
10	CGM	CHAMAECYPARIS P. 'GOLDEN MOP'	GOLDEN MOP FALSE CYPRESS	24" HGT.	B&B	
16	ITV	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" HGT.	B&B	
16	ROS	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	24" HGT.	B&B	
14	SJL	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" HGT.	B&B	
10	VBM	VIBURNUM DENTATUM 'CHRISTOM'	BLUEBERRY MUFFIN VIBURNUM	30" HGT.	B&B	
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>						
17	CAL	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
28	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	NO. 1	CONT.	
14	SED	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	NO. 1	CONT.	



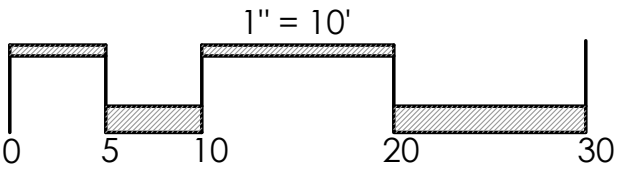
**BUILDINGS '1', '3', & '7' LANDSCAPE PLANS**

**EXHIBIT D-3**

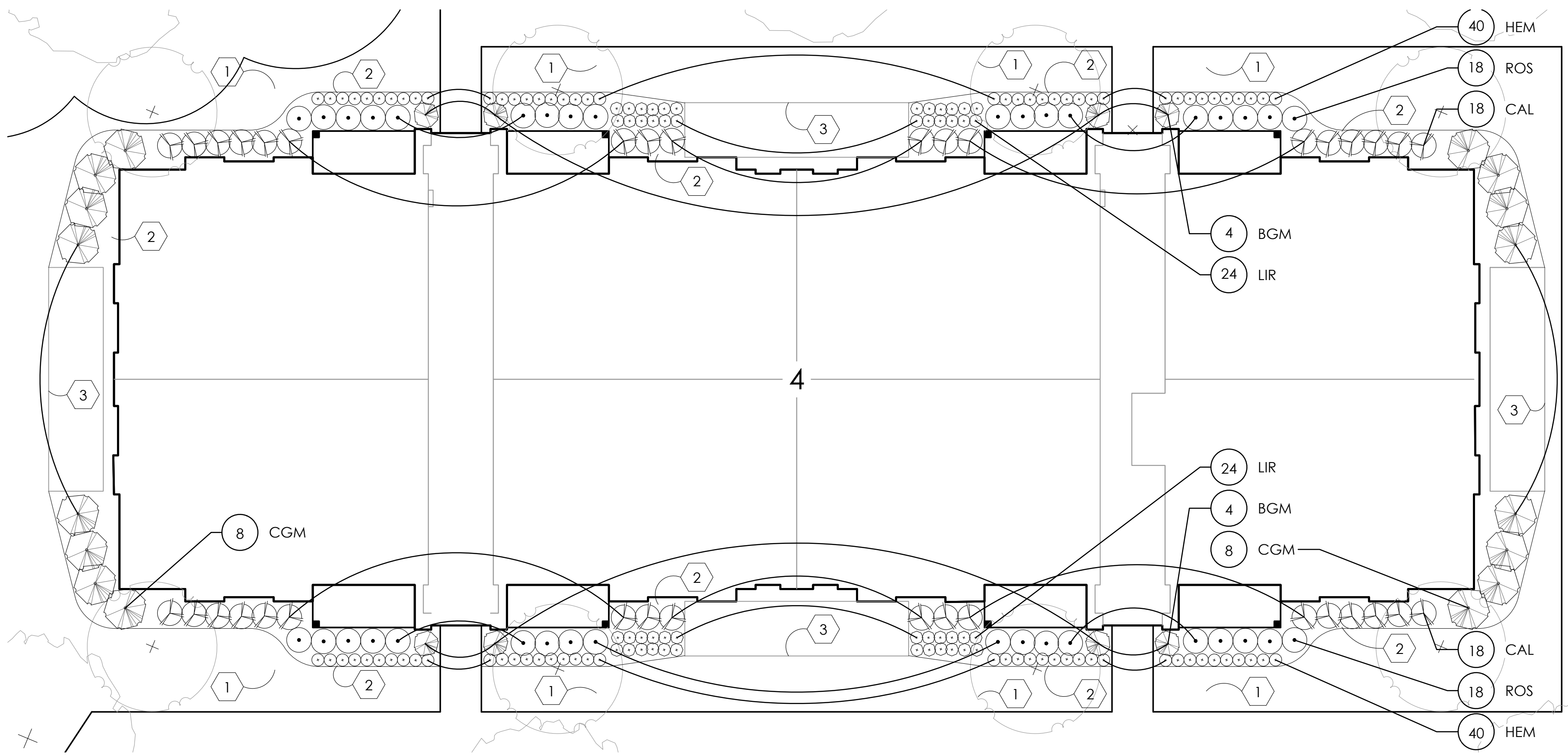
**NORTHSTAR APARTMENTS**

PREPARED FOR DC BUILDING COMPANY, LLC

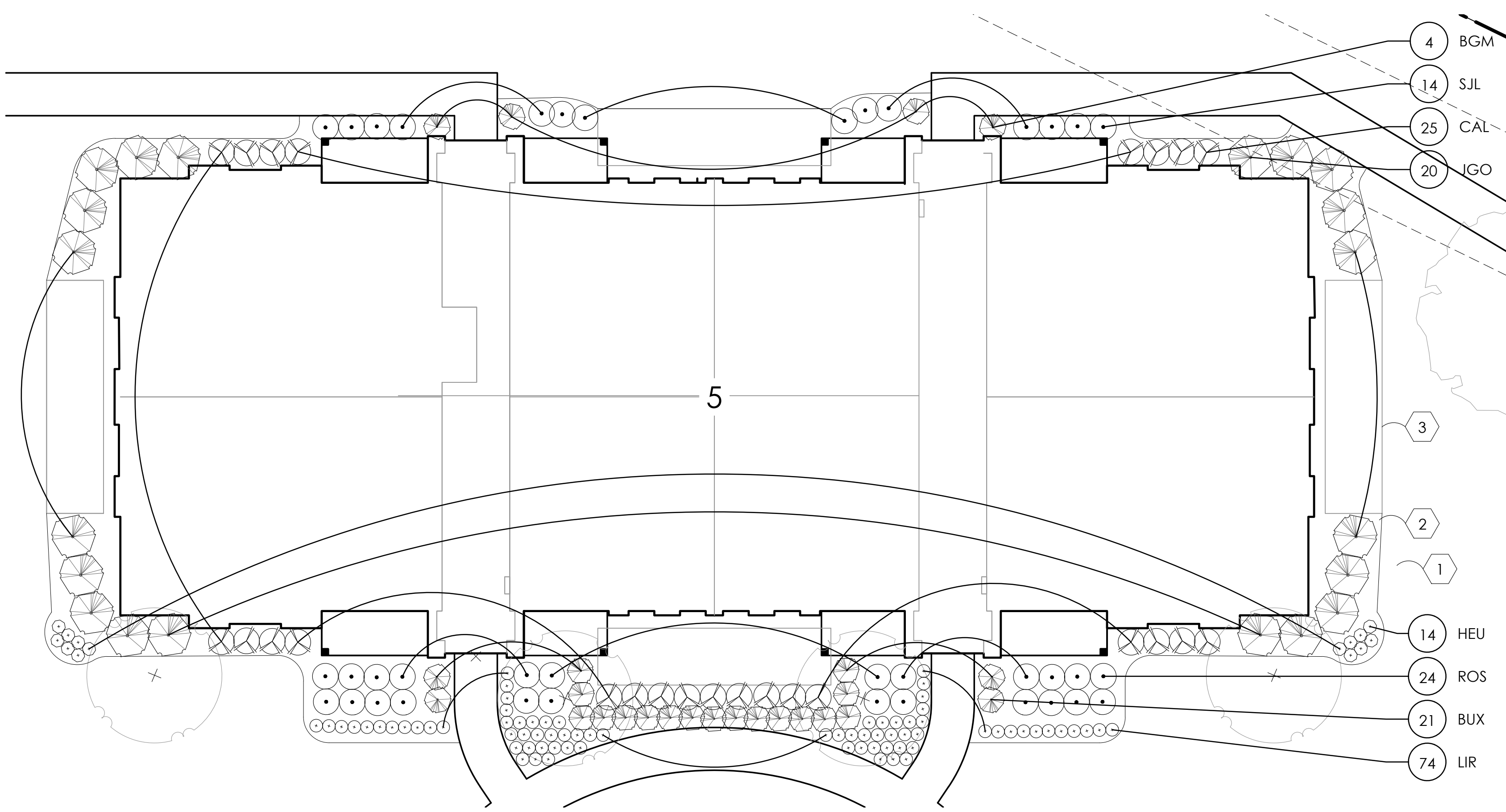
DATE: 6/10/21



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p (614) 487-1964 www.farisplanninganddesign.com



1 BUILDING '4' LANDSCAPE ENLARGEMENT PLAN  
SCALE: 1" = 10'



2 BUILDING '5' LANDSCAPE ENLARGEMENT PLAN  
SCALE: 1" = 10'

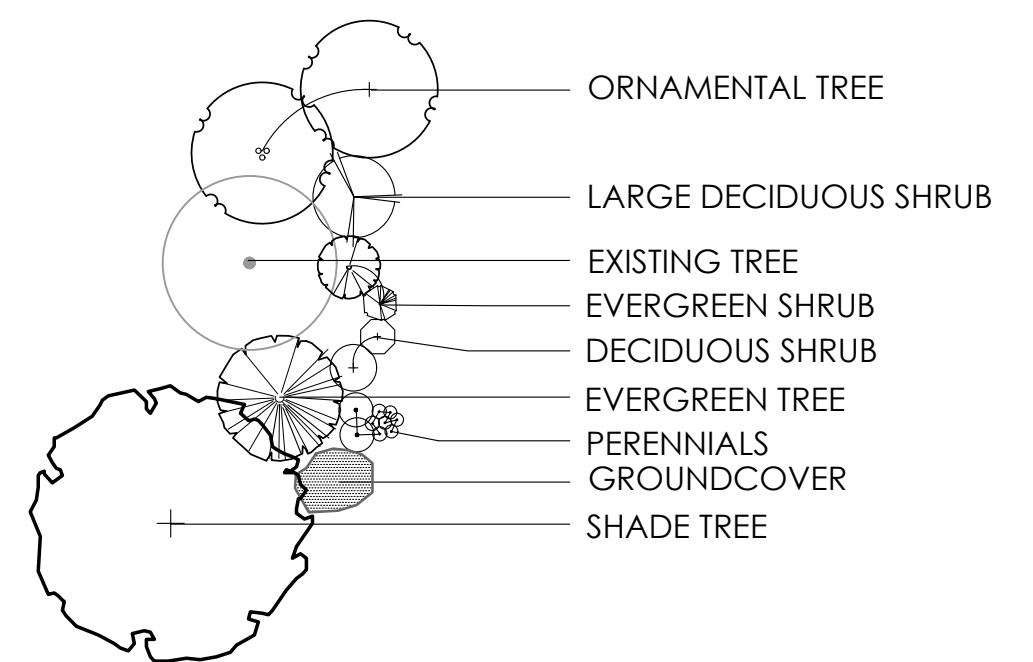


**CONSTRUCTION NOTES**

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 AC CONDENSOR SCREEN FENCE

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**BUILDING '4' PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
8	BGM	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HGT.	B&B	
16	CGM	CHAMAECYPARIS P. 'GOLDEN MOP'	GOLDEN MOP FALSE CYPRESS'	24" HGT.	B&B	
36	ROS	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	24" HGT.	B&B	
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>						
36	CAL	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
80	HEM	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	NO. 1	CONT.	
48	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	NO. 1	CONT.	

**BUILDING '5' PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
4	BGM	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	24" HGT.	B&B	
21	BUX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
20	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	LITTLE PRINCESS SPIREA	24" SPRD.	B&B	
24	ROS	ROSA 'RADTKO'	DOUBLE KNOCKOUT ROSE	24" HGT.	B&B	
14	SJL	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" HGT.	B&B	
<b>ORNAMENTAL GRASSES AND PERENNIALS</b>						
25	CAL	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
14	HEU	HEUCHERA 'CAMEL'	CAMEL CORAL BELLS	NO. 1	CONT.	
74	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	NO. 1	CONT.	



**BUILDINGS '4' & '5' LANDSCAPE PLANS**

**EXHIBIT D-4**

**NORTHSTAR APARTMENTS**

PREPARED FOR DC BUILDING COMPANY, LLC

DATE: 6/10/21

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p (614) 487-1964 www.farisplanninganddesign.com

