City of Huron
Agenda for the Planning Commission/DRB
Wednesday, June 17, 2026, 5:00pm.

I. Call to Order

II. Roll Call

III. **Adoption of the Minutes (3-25-26, 4-15-26, 4-29-26, 5-19-26)**

IV. Audience Comments (3-minute time limit) *Please step to the podium and state your name and address for the record.

V. New Business

Re-execution of Dedication Plat of Access Street- former ConAgra site.

812 Main Street (Huron Pizza House) PPN 42-00443.000
Site & DRB Addition

North Main Street Parking Lot PPN 42-01943.001
Commercial Signage

Cleveland Road E-Huron Harbor PPN 42-61270.001
Monument Entrance Signage & Updated Landscape Design

VI. Old Business

Sign Code Amendment – Consultant Overview

VII. Staff Report

VIII. Other Matters

Next Regular Meeting: July 15, 2026

IX. Adjournment

TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Christine Gibboney Planning & Zoning Manager
RE: ConAgra/ODNR Parcel- Re-Execution of the Dedication Plat of Access Street
DATE: June 17, 2026

PPN	**42-61270.000 (ODNR)**	**42-61270.001 (CITY OF HURON)**
ZONING:	**B-3 General Business**	**MU-GD- MIXED USE GRANARY DISTRICT**

Project Description- Re-Execution of Dedication Plat-Proposed Street
As you may recall, in March the Commission executed a previously approved, but not executed, Dedication Plat of Proposed Street for the existing roadway that provides access to both the ODNR facility and the city-owned parcel in order to provide permanent access and public ROW frontage to both parcels.

Following the execution from the City and ODNR; the Erie County Engineer advised of issues noted and revisions required to the legal description on the plat. Polaris was notified and revised the plat accordingly. The revised plat has been reviewed and executed by the Erie County Engineer and ODNR.

Staff Analysis/Recommendation:
The Dedication Plat of the Access Street is properly before the Commission to re-execute and will then move to the Council level for execution.

Attachments:
- Revised Dedication Plat of Access Street- Polaris Engineering & Surveying

Dedication Plat of Access Street

Situated in the City of Huron, County of Erie, and State of Ohio,
and further known as being part of Lot 31, Section 1, Original Huron Township,
Being Township Number 6 in the 22 Range of Townships in the Connecticut Western Reserve
April, 2026 Scale 1"=50'

Legal Description of Area to be Dedicated:

SITUATED IN THE CITY OF HURON, COUNTY OF ERIE, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 31, SECTION 1, ORIGINAL HURON TOWNSHIP, BEING TOWNSHIP NUMBER 6 IN THE 22 RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE.

BEGINNING AT A RAILROAD SPIKE FOUND IN THE CENTERLINE INTERSECTION OF RIVER ROAD AND CLEVELAND ROAD EAST (WIDTH VARIES);

THENCE **NORTH 15° 39'53" EAST, 88.84 FEET** TO A 3/4 INCH IRON PINCHED PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CLEVELAND ROAD EAST, ALSO BEING THE SOUTHWEST CORNER OF LAND CONVEYED TO THE NORFOLK & SOUTHERN RAILWAY COMPANY, BY DEED RECORDED IN VOLUME 547, PAGE 366 OF ERIE COUNTY RECORDS, PERMANENT PARCEL NUMBER 42-90077.000, ALSO BEING THE NORTHEAST CORNER OF LAND CONVEYED TO THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, AS RECORDED IN RN 2007-08570, PERMANENT PARCEL NUMBER 42-02081.000 AND THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1 THENCE **NORTH 82°33'48" WEST** ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND ROAD EAST, AND THE NORTHERLY LINE OF SAID STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES, 66.52 TO AN IRON PIN SET;

COURSE 2 THENCE **NORTH 14°34'24" EAST, 85.39 FEET** TO AN IRON PIN SET;

COURSE 3 THENCE **NORTH 28°04'08" EAST, 51.42 FEET** TO AN IRON PIN SET;

COURSE 4 THENCE **NORTH 14°34'23" EAST, 23.15 FEET** TO AN IRON PIN SET AT A POINT OF CURVATURE;

COURSE 5 THENCE **207.33 FEET** ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA OF 69°52'42", AND A CHORD OF 194.72 FEET BEARING NORTH 20°21'57" WEST TO AN IRON PIN SET AT A POINT OF TANGENCY;

COURSE 6 THENCE **NORTH 55°18'18" WEST, 86.46 FEET** TO AN IRON PIN SET AT A POINT OF CURVATURE;

COURSE 7 THENCE **162.68 FEET** ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, A DELTA OF 25°11'30", AND A CHORD OF 161.37 FEET BEARING NORTH 67°54'03" WEST TO AN IRON PIN SET AT A POINT OF TANGENCY;

COURSE 8 THENCE **NORTH 80°29'43" WEST,** PASSING THROUGH AN IRON PIN SET AT 233.16 FEET, A TOTAL DISTANCE OF **302.55 FEET** TO AN IRON PIN SET AT A POINT OF CURVATURE;

COURSE 9 THENCE **143.45 FEET** ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A DELTA OF 35°44'10", AND A CHORD OF 141.14 FEET BEARING NORTH 62°37'43" WEST TO AN IRON PIN SET AT A POINT OF TANGENCY;

COURSE 10 THENCE **NORTH 44°45'38" WEST, 50.59 FEET** TO AN IRON PIN SET;

COURSE 11 THENCE **NORTH 85°22'44" EAST, 78.48 FEET** TO AN 5/8 INCH IRON PIN FOUND I.D. CAP "POGGEMEYER" AT A POINT OF CURVATURE;

COURSE 12 THENCE **106.02 FEET** ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A DELTA OF 35°44'02", AND A CHORD OF 104.31 FEET BEARING SOUTH 62°37'47" EAST TO AN 5/8 INCH IRON PIN FOUND I.D. CAP "POLARIS" AT A POINT OF TANGENCY;

COURSE 13 THENCE **SOUTH 80°29'43" EAST, 302.55 FEET** TO AN 5/8 INCH IRON PIN FOUND I.D. CAP "POLARIS" AT A POINT OF CURVATURE;

COURSE 14 THENCE **189.04 FEET,** ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A DELTA OF 25°11'19", AND A CHORD OF 187.54 FEET BEARING SOUTH 67°54'03" EAST TO AN 5/8 INCH IRON PIN FOUND I.D. CAP "POLARIS" AT A POINT OF TANGENCY;

COURSE 15 THENCE **SOUTH 55°18'18" EAST, 22.03 FEET** TO AN 5/8 INCH IRON PIN FOUND I.D. CAP "POLARIS" IN A SOUTHWESTERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY;

COURSE 16 THENCE **SOUTH 21°16'18" EAST** ALONG SAID SOUTHWESTERLY LINE OF NORFOLK & SOUTHERN RAILWAY COMPANY, **10.41 FEET** TO AN 5/8 INCH IRON PIN FOUND I.D. CAP "POGGEMEYER" FOUND AT AN ANGLEPOINT THEREOF;

COURSE 17 THENCE **SOUTH 55°17'48" EAST** ALONG SAID SOUTHWESTERLY LINE OF NORFOLK & SOUTHERN RAILWAY COMPANY, **212.41 FEET** TO A 1/2 INCH IRON PIN I.D. CAP "HARTUNG" FOUND AT AN ANGLEPOINT THEREOF;

COURSE 18 THENCE **SOUTH 14°36'12" WEST** ALONG A WESTERLY LINE OF SAID NORFOLK & SOUTHERN RAILWAY COMPANY, PASSING THROUGH AN 5/8 INCH IRON PIN FOUND AT 262.29 FEET, A TOTAL DISTANCE OF **306.85 FEET** TO THE PRINCIPAL PLACE OF BEGINNING. SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AND CONTAINING 1.5987 ACRES OF LAND AS CALCULATED AND DESCRIBED BASED ON A FIELD SURVEY PERFORMED IN APRIL 2026 BY RICHARD A. THOMPSON JR., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 - NORTH ZONE -1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAPS STAMPED "POLARIS S-7388".

THE INTENT OF THIS LEGAL DESCRIPTION IS TO DESCRIBE 1.5987 ACRES TO BE DEDICATED AS "ACCESS STREET" (WIDTH VARIES), BEING 0.4795 ACRES OUT OF LAND CONVEYED TO THE CITY OF HURON (P.P.N. 42-61270.001) AND 1.1192 ACRES OUT OF LAND CONVEYED TO STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES (P.P.N. 42-61270.000).

Dedication and Acceptance:

I/WE THE UNDERSIGNED, OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION, DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY/OUR FREE ACT AND DEED, AND DEDICATE THE STREETS, CROSSWALKWAYS AND ALLEYS HEREIN SHOWN TO PUBLIC USE FOREVER."

_____ _____
THE CITY OF HURON DATE

NOTARY:

STATE OF OHIO
COUNTY OF ERIE} S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAT AT _____, OHIO THIS ____ DAY OF 20____.

_____
NOTARY PUBLIC
_____
MY COMMISSION EXPIRES

I/WE THE UNDERSIGNED, OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION, DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY/OUR FREE ACT AND DEED, AND DEDICATE THE STREETS, CROSSWALKWAYS AND ALLEYS HEREIN SHOWN TO PUBLIC USE FOREVER."

Kendra S. Wecker 5/19/26
STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES DATE

NOTARY:
STATE OF OHIO
COUNTY OF ERIE} S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAT AT Franklin County, OHIO THIS 19th DAY OF 2026.

Ricardo Granados
NOTARY PUBLIC
8/22/2029
MY COMMISSION EXPIRES

Ricardo Granados
Notary Public, State of Ohio
My Commission Expires 08-22-29

Approvals:

THIS DEDICATION PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HURON, OHIO THIS _____ DAY OF _____, 202__.

_____
CHAIRMAN OF PLANNING COMMISSION

THE STREET HEREIN PROPOSED TO BE DEDICATED IS SUFFICIENTLY DEFINED BY MONUMENTS AND IS HEREBY APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF HURON, OHIO THIS _____ DAY OF _____, 202__.

_____
ZONING ADMINISTRATOR

THIS DEDICATION PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF HURON, OHIO THIS _____ DAY OF _____, 202__.

_____
CLERK OF COUNCIL

THIS DEDICATION PLAT IS APPROVED BY THE ERIE COUNTY ENGINEER THIS 8th DAY OF MAY, 2026

Eric B. Bedrill
ERIE COUNTY ENGINEER

TRANSFERRED THIS _____ DAY OF _____, 202__.

_____
ERIE COUNTY AUDITOR

RECORDED THIS _____ DAY OF _____, 202__.

IN PLAT BOOK ____, PAGE NO. ____.

Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS" AS SHOWN HEREON (●).

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 04/29/26

STATE OF OHIO
RICHARD A. THOMPSON, JR. 7388 REGISTERED
PROFESSIONAL SURVEYOR

DATE: 04/29/26
SCALE: HOR. N/A
VERT. N/A
FOLDER: Survey
FILENAME: Plat of Lot Split
TAB: 01 - Dedication Plat

POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONTRACT No.	
17228	
SHEET	OF
01	02

Dedication Plat of Access Street

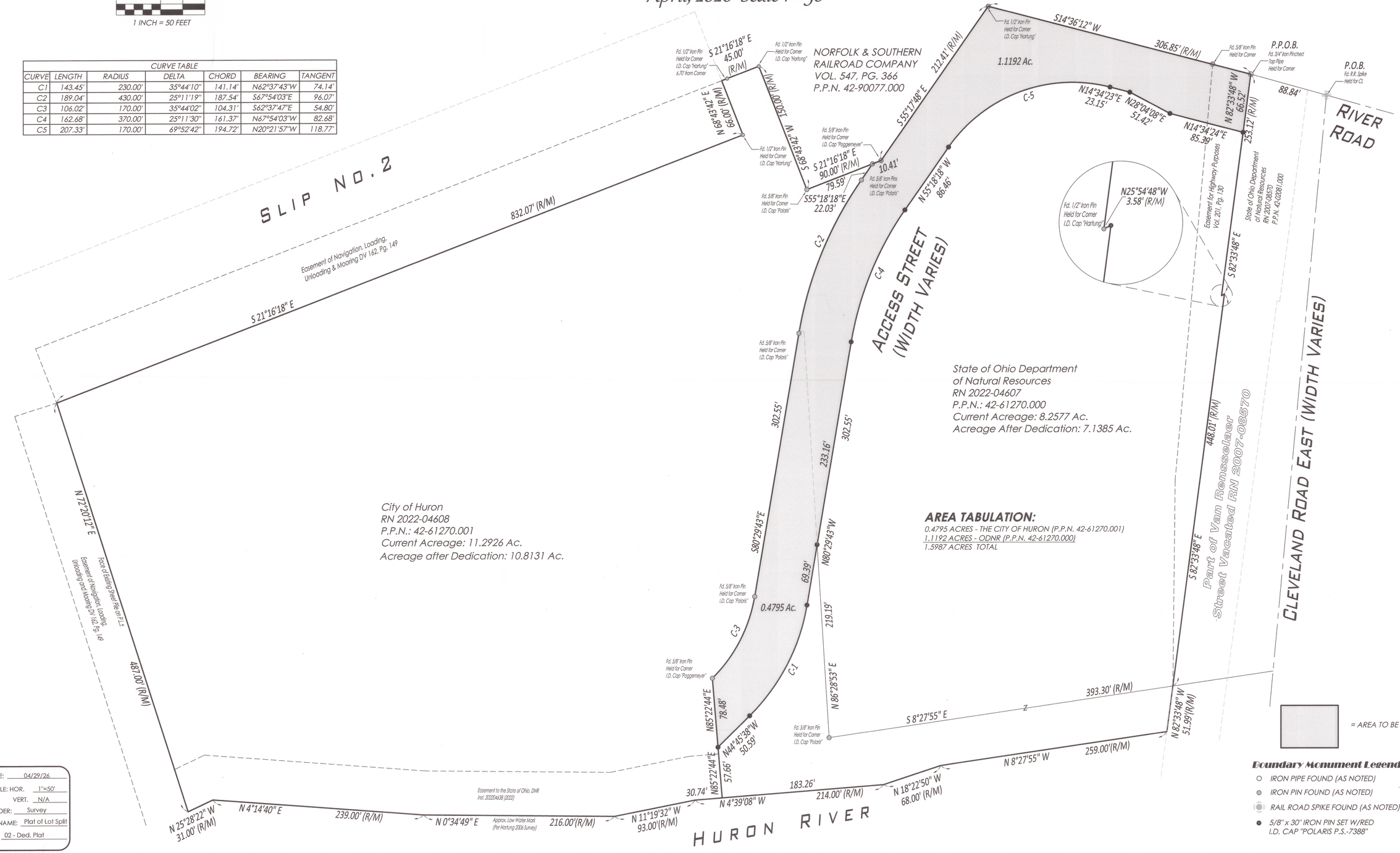
Situated in the City of Huron, County of Erie, and State of Ohio,
and further known as being part of Lot 31, Section 1, Original Huron Township,
Being Township Number 6 in the 22 Range of Townships in the Connecticut Western Reserve
April, 2026 Scale 1"=50'

POLARIS ENGINEERING and SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE (1986 ADJUSTMENT)

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	143.45'	230.00'	35°44'10"	141.14'	N62°37'43"W	74.14'
C2	189.04'	430.00'	25°11'19"	187.54'	S67°54'03"E	96.07'
C3	106.02'	170.00'	35°44'02"	104.31'	S62°37'47"E	54.80'
C4	162.68'	370.00'	25°11'30"	161.37'	N67°54'03"W	82.68'
C5	207.33'	170.00'	69°52'42"	194.72'	N20°21'57"W	118.77'



AREA TABULATION:
0.4795 ACRES - THE CITY OF HURON (P.P.N. 42-61270.001)
1.1192 ACRES - ODNR (P.P.N. 42-61270.000)
1.5987 ACRES TOTAL

= AREA TO BE DEDICATED

Boundary Monument Legend:
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- RAIL ROAD SPIKE FOUND (AS NOTED)
- 5/8" x 30" IRON PIN SET W/RED I.D. CAP "POLARIS P.S.-7388"

DATE: 04/29/26
SCALE: HOR. 1"=50'
VERT. N/A
FOLDER: Survey
FILENAME: Plat of Lot Split
TAB: 02 - Ded. Plat

CONTRACT No.	
17228	
SHEET	OF
02	02

TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Christine Gibboney Planning & Zoning Manager
RE: Huron Pizza House- Addition- Site & Design Plan Review
DATE: June 17, 2026

Current Zoning District:	**B-3**	**Parcel No.: 42-00443.000**
Existing Land Use:	**Commercial**	**Property Size:**
Traffic Considerations:	**North Main Street**	
Owner:	**TMC Huron LLC** **Timothy (Matt) Cummings** **84 Jefferson Street** **Huron OH 44839**	
Applicant:	**Same**	

Project Description- Addition to the rear of the restaurant to house a walk-in cooler/freezer.

<u>APPLICABLE CODE SECTIONS</u>
1125.03 B-3 GENERAL BUSINESS DISTRICT
a) Principal Permitted Uses. Any use permitted and as regulated in the B-2 District.:
1125.02 B-2
(4) Bars, restaurants, cocktail lounges.

(c) Accessory Uses. Accessory uses and structures as permitted and as regulated in the R-3 District as related only to permitted residential developments, if any, in this district, plus those uses and structures as permitted and regulated in the B-2 District, plus any other accessory uses and structures customarily accessory and incidental to any of the foregoing permitted B-3 uses, and not otherwise prohibited

(e) Height Regulations. No principal or accessory structures shall exceed three stories or forty feet in height, except as provided in Section 1137.02 and subject further to review and authorization by the Board. (Ord. 1990-20. Passed 11-26-90.)

(f) Lot Area, Frontage and Yard Requirements.
Commercial uses: Minimum frontage of thirty feet; otherwise, none except for the provision of loading and unloading. (Ord. 1998-39. Passed 12-7-98.)

1133.03 REQUIRED OFF-STREET PARKING
(3) Restaurants; bars; taverns; night clubs - one (1) space for each 150sq.ft. floor area (25% of any outdoor unenclosed dining areas shall be included in the calculation.

1133.02 DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES.
(a) Off-street parking shall be provided as a condition precedent to the occupancy or use of any building, structure or land, and at any time a commercial or business-related building or structure, or commercial or business-related use of land, is enlarged, expanded, increased in capacity or use, in conformance with the following provisions.

In computing the number of parking spaces required by this Ordinance, the following shall apply:

(a) Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the net area of all the floors measured from the exterior faces of the building. Mechanical rooms, stairs, restrooms, cellars, unenclosed porches, attics not used for human occupancy are excluded from the count of total floor area.

(b) Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated. When fixed seats are not indicated, the capacity shall be determined as being one (1) seat for each twenty (20) square feet of floor area of the assembly room.

(c) Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two (2) successive shifts.

(d) Fractional numbers shall be increased to the next whole number.

(e) The parking spaces required for multiple uses shall be the sum of the parking required for each use considered separately.

(Ord. 2025-30. Passed 11-25-25.)

<u>STAFF ANALYSIS/RECOMMENDATION:</u>
The applicant/owner is proposing to add a 17' x 17' addition to the rear of the restaurant to house a walk-in cooler/freezer. Currently the cooler/freezer is in the kitchen of restaurant, the relocation will free up space in the kitchen area. An existing shed in the proposed location will be removed.

The proposed location of the addition does not affect any existing parking spaces and would not require the addition of any spaces. Proposed siding and windows will match the existing building; the roofing will be metal in a charcoal color.

As proposed, the addition complies with B-3 regulations; staff recommends approval as proposed.

Attachments:

- Application, Site and Design Plans, Elevations

Planning Commission (PC)

Commercial Site Plan Application/Design Approval-
Exterior/Design-Signage Only

DATE: 5/18/26

Property Owner

Name: ~~Timothy Cummings (MATT)~~ TMC HURON LLC

Address: 84 Jefferson St Huron OH 44839

Phone: [redacted]

Email: [redacted]

Applicant

Name: Timothy Cummings (MATT)

Company/Business Name: HPH PIZZA LLC DBA Huron Pizza House

Mailing Address: 812 MAIN ST Huron, OH 44839

Phone: [redacted]

Email: [redacted]

Location and Description of Project

Address: 812 MAIN ST Huron, OH 44839 County Parcel #: 42-00443.00

Existing Use: Full Service Restaurant Acreage/Area of Site:

Proposed Use: Walk in cooler / Freezer enclosure + Hallway Lot # (if applicable):

Estimated Value of Project: $15,000 Total SF: 289 SF Addition

- [ ] New Construction
- [x] Addition to Existing Structure
- [ ] Signage
- [ ] Demolition
- [ ] Other:

ZONING & FLOOD ZONE DISTRICTS

Zoning District: B-3 (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)

Flood Zone: X (A AE AO AH X-SHADED X)

Description of Project:

Adding 17'x17' structure to house walk in cooler / Freezer, with hallway for access. Existing walk in being moved from current location in kitchen

SECTION 1. SITE DEVELOPMENT PLAN APPROVAL (SECTION 1139.01) *The application fee of $150.00 and a complete site development plan with the following information included:

A.SITE PLAN & SCALED DRAWINGS

•Legal Survey or Plat Map
•Dimensions of the Lot & Property Lines
•Size and Location of the Existing Structure (if applicable)
•Size and Location of the Proposed Structure
•Front, Rear, and Side Setbacks of Existing Structure (if applicable)
•Front, Rear, and Side Setbacks of Proposed Structure
•Height of the Proposed Structure•Existing and proposed land uses and the location of existing & proposed buildings and other accessory structures on the site.
•Location of vehicular ingress& egress, parking spaces (both existing & proposed) and thedimensions of same. *Refer to code for parking requirements.
•Extent and type of parking lot and driveway paving.
•Location and dimensions of all pedestrian ways and/or sidewalks.
•Location and size of all existing and proposed utilities
•Complete building elevations and signage including color renderings of same
•Lighting plan for the site including style and intensity of all parking lot and building mounted lighting. (Design Review)
•Landscape Plan. *Refer to code for requirements. (Design Review)
•The plan and method of disposing of all surface water from the development area; drainage plan shall be in accordance with Section 1115.03.

B.WRITTEN STATEMENT

•A legal description of the site and state of the present ownership of all the land included within the site development area.
•A statement of ownership (names & addresses) and the present use of all properties within150' of the exterior boundaries of the subject development site.
•A general indication of the expected schedules and/or phases of development.

SECTION 2. STORMWATER/DRAINAGE/GRADING PLANS/SWPPP

DEVELOPEMENT PROJECTS DISTURBING LESS THAN 1 ACRE

Development Sites Under One (1) Acre in Size: Individual development sites that are larger than 8,000 square feet and smaller than one (1) acre (43,560 square feet) in total size of disturbed area, can submit abbreviated soil erosion and sediment control plans with the topography plan for the requested permit(s). Refer to Chapters 1315, 1317 of City Ordinances for complete plan information required.

DEVELOPMENT PROJECTS DISTURBING 1 OR MORE ACRES

The City Engineer and Erie Conservation will determine the deposit amount required for applicable plan reviews. Approval of the plans from the City Engineer and Erie Conservation are required before Zoning and/or Building Permits can be issued. Refer to Chapters 1115, 1117, 1313, 1315 for required plan details.

SECTION 3. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of $150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___ Photographs of Existing Conditions

___ Elevations of Proposed Modifications

___ Paint or Color Samples

___ Exterior Building Material Samples

___ Landscape Plan

___ Exterior Lighting Plan

___ Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

	Sign Type			Dimensions							
Sign #1:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type			**Dimensions**							
Sign #2:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #3:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #4:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.

SECTION 4. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of $50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

N/A

___Signage Site Plan with all setback dimensions
___Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

	Sign Type (circle)			Dimensions							
Sign #1:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #2:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #3:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #4:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302 OR 1303.

APPROVAL FROM THIS BOARD WILL EXPIRE 1 YEAR FROM THE DATE OF ISSUANCE.

TMC

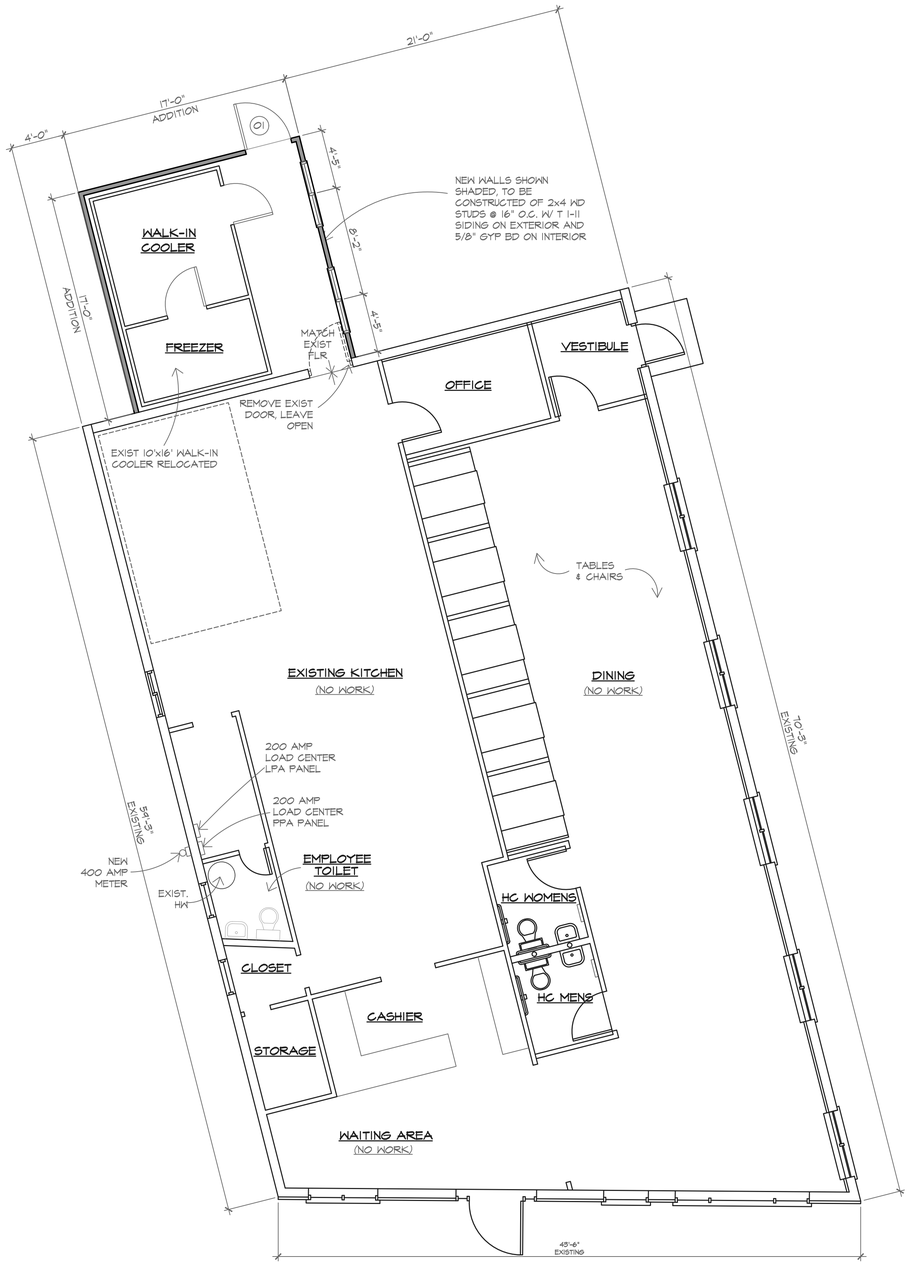
I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: Timothy Conrad Date: 5/18/26

Owner Signature: Timothy Conrad Date: 5/18/26

For Departmental Use Only:

Date of Submission: 5/21/26 Application Fee: ✓ PC Meeting Date: 6/17/26



FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH

CODE REVIEW

USE GROUP : A-2 (EXIST/NO CHANGE)

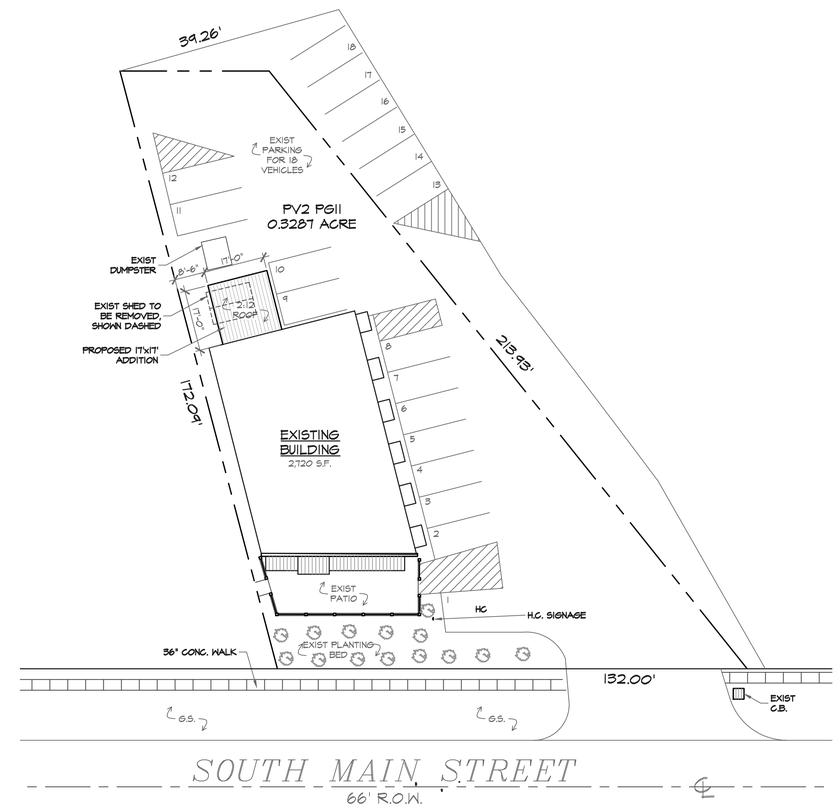
CONSTRUCTION TYPE : VB (EXIST/ NO CHANGE)

BUILDING AREA : 2,720 S.F. (EXIST)
+ 289 S.F. (ADDITION)
3,009 S.F. (TOTAL)

OCCUPANCY : EXIST/NO CHANGE

DRAWING INDEX

A-1	SITE PLAN, FLOOR PLAN, CODE REVIEW, DRAWING INDEX
A-2	BUILDING ELEVATIONS



SITE PLAN
SCALE: 1"=20'-0"

NORTH

STATE OF OHIO
MARK W. RUBY
9199
REGISTERED ARCHITECT

MARK W. RUBY #9199
LICENSE EXPIRES 12/31/27

REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 NORTH LEAVITT ROAD, SUITE 201
AMHERST, OH. 44001
(440) 986-2091

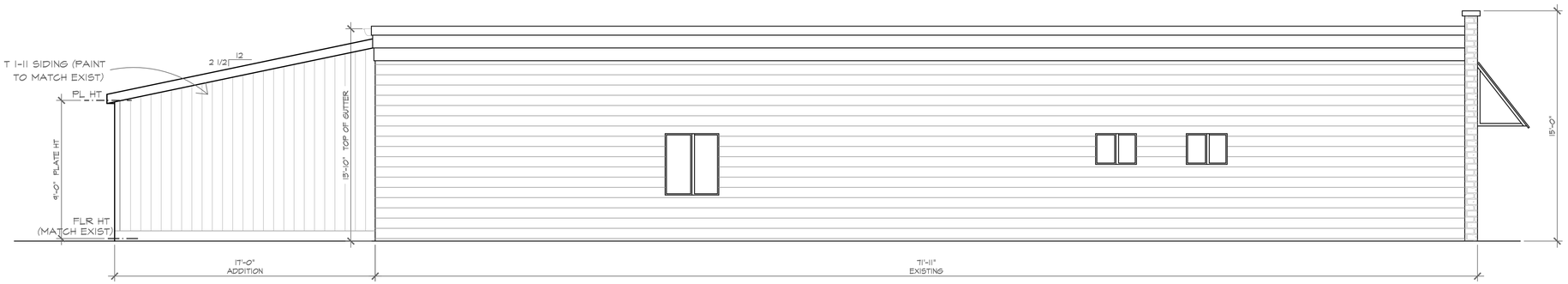
TITLE
ADDITION TO
HURON PIZZA HOUSE
812 MAIN ST.
HURON, OH

STATE OF OHIO
MARK W. RUBY
9199
REGISTERED ARCHITECT

DATE 5/19/26
PROJ. 2608
SHEET
A-1

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 NORTH LEAVITT ROAD, SUITE 201
AMHERST, OH. 44001
(440) 986-2091

TITLE

ADDITION TO
HURON PIZZA HOUSE
812 MAIN ST.
HURON, OH

STATE OF OHIO
MARK W. RUBY
9199
REGISTERED ARCHITECT

DATE 5/19/26

PROJ. 2608

SHEET

A-2

TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Christine Gibboney Planning & Zoning Manager
RE: Main Street Parking Lot- Commercial Signage- Design Plan Review
DATE: June 17, 2026

Current Zoning District: **B-3** **Parcel No.: 42-01943.001**

Existing Land Use: **vacant lot** **Property Size: 0.4277 acres**

Traffic Considerations: **North Main Street**

Owner: **Old North Main LLC**
6950 Hill Road
Berlin Heights, OH 44814

Applicant: **Leimeister Crane**
6950 Hill Road
Berlin Heights, OH 44814

Project Description- Commercial Signage for a new Parking Lot

APPLICABLE CODE SECTIONS

1125.03 B-3 GENERAL BUSINESS DISTRICT

a) Principal Permitted Uses. Any use permitted and as regulated in the B-2 District.:
B-2 refers back to B-1.
A parking lot in a B3 district appears to be allowed. B3 has all the permitted uses from B2 and B1, and under 1125.01(a4), parking lots are a principal permitted use in B1. Therefore, parking lots are also allowed in B3.

1129 SIGN REGULATIONS

1129.01 Purpose
(10) "Directional or Instructional Signs" means signs directing traffic (vehicular, marine, pedestrian, bicycle, etc.) to a given site, premises or facility.
(30) "Temporary Signs" means signs fabricated of paper, cardboard, plywood, fabric or other light, impermanent material intended to be displayed unchanged. Such signs are limited to special event purposes and for a period not to exceed thirty days in advance or eight days after the campaign or activity for which they were erected. Temporary signs of a political nature as previously defined shall not be subject to the time regulations herein.

(1) Maximum Number, Area and Height, Minimum Setback of Permanent Freestanding signs. Permanent freestanding signs shall comply with the maximum number, area, and height limitations and minimum setback from the street right-of-way set forth in Schedule 1129.05(d).

SCHEDULE 1129.05(d) PERMANENT GROUND SIGNS					
DISTRICT	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft
R-1	1 per subdivision	8	6	7	5
R-1A	1 per subdivision	8	6	7	5
R-2	1 per subdivision	8	6	7	5
R-3	1	12	8	7	5
MU-RFD					
MU-COD	1	12	8	7	5
MU-GD					
B-1	1 per lot	24	8	7	5
B-2	1 per lot	24	8	7	5
B-3	1 per lot	40	12	7	10
Green/ Recreation	1 per entrance from public street	40	6	7	10
I-1	1 per lot	100	8	7	30
I-2	1 per lot	100	8	7	30
P-I	1 per lot	30	6	7	30
Entrance/Exit Signs	2 per driveway	6	3	0	0

STAFF ANALYSIS/RECOMMENDATION:

This parcel has always been in private ownership and had been used for parking for quite some time. The parcel was sold recently; the new owner/applicant of this property has cleared the overgrown vegetation and re-graveled the lot which had become mostly a dirt parking lot over the years. The new owners propose a total of four (4) signs; two at the entrance and two at the exit of this lot which will charge parking fees.

This private for-profit parking lot is an allowable Use for the B-3 District as confirmed by Legal in review of the B-3, B-2, and B-1 code sections. Additionally, code sections for Off-Street Parking and parking lot construction standards were found not applicable as the codes speak to only "required" off-street parking relative to a structure/business requiring a specified number of parking spaces

for the respective business. In this case, there is no structure/business that the parking lot is serving.

The owner intends for the erected signage to be permanent; it is the only proposed signage to be on the site. Staff believes the signs fall into the category of entrance/exit signs which allow for a max of 2 signs per driveway, size of 6 sf, and have no min. setback requirements (but cannot be located within the city right-of-way)

If the Planning Commission desires the signs to be constructed of materials of a more permanent nature, a time limit would need to be specified as to how long the current signs can be used until they need to be replaced by a more permanent type of sign. The proposed signage is acceptable to the city and would be regulated as any other if/when the signs would show deteriorating conditions – they would be required to replace the signs.

As proposed, the four (4) entrance/exit signage are in compliance with Chapter 1129 for size, number of signs allowed and location.

Attachments:

- Application, Site and Design Plans, Elevations

Planning Commission (PC)

Commercial Site Plan Application/Design Approval-Exterior/Design-Signage Only

DATE: 6/4/26

Property Owner

Name: Old North Main LLC

Address: 6950 Hill Road, Berlin Hts, OH 44814

Phone: [redacted]

Email: [redacted]

Applicant

Name: Leimeister Crane

Company/Business Name: Leimeister Crane

Mailing Address: 6950 Hill Road, Berlin Hts, OH 44814

Phone: [redacted]

Email: [redacted]

Location and Description of Project

Address: MAIN

County Parcel #: 42-01943.001

Existing Use: VACANT LOT

Acreage/Area of Site: .4277

Proposed Use: PARKING LOT

Lot # (if applicable): unknown

Estimated Value of Project: $25,000

Total SF: unknown

- [ ] New Construction
- [ ] Addition to Existing Structure
- [x] Signage
- [ ] Demolition
- [ ] Other: _____

ZONING & FLOOD ZONE DISTRICTS

Zoning District: B-3 (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)

Flood Zone: X,AE (A AE AO AH X-SHADED X)

Description of Project:

COMMERCIAL SIGNAGE

SECTION 1. SITE DEVELOPMENT PLAN APPROVAL (SECTION 1139.01) *The application fee of $150.00 and a complete site development plan with the following information included:

A.SITE PLAN & SCALED DRAWINGS

•Legal Survey or Plat Map
•Dimensions of the Lot & Property Lines
•Size and Location of the Existing Structure (if applicable)
•Size and Location of the Proposed Structure
•Front, Rear, and Side Setbacks of Existing Structure (if applicable)
•Front, Rear, and Side Setbacks of Proposed Structure
•Height of the Proposed Structure•Existing and proposed land uses and the location of existing & proposed buildings and other accessory structures on the site.
•Location of vehicular ingress& egress, parking spaces (both existing & proposed) and thedimensions of same. *Refer to code for parking requirements.
•Extent and type of parking lot and driveway paving.
•Location and dimensions of all pedestrian ways and/or sidewalks.
•Location and size of all existing and proposed utilities
•Complete building elevations and signage including color renderings of same
•Lighting plan for the site including style and intensity of all parking lot and building mounted lighting. (Design Review)
•Landscape Plan. *Refer to code for requirements. (Design Review)
•The plan and method of disposing of all surface water from the development area; drainage plan shall be in accordance with Section 1115.03.

B.WRITTEN STATEMENT

•A legal description of the site and state of the present ownership of all the land included within the site development area.
•A statement of ownership (names & addresses) and the present use of all properties within150' of the exterior boundaries of the subject development site.
•A general indication of the expected schedules and/or phases of development.

SECTION 2. STORMWATER/DRAINAGE/GRADING PLANS/SWPPP

DEVELOPEMENT PROJECTS DISTURBING LESS THAN 1 ACRE

Development Sites Under One (1) Acre in Size: Individual development sites that are larger than 8,000 square feet and smaller than one (1) acre (43,560 square feet) in total size of disturbed area, can submit abbreviated soil erosion and sediment control plans with the topography plan for the requested permit(s). Refer to Chapters 1315, 1317 of City Ordinances for complete plan information required.

DEVELOPMENT PROJECTS DISTURBING 1 OR MORE ACRES

The City Engineer and Erie Conservation will determine the deposit amount required for applicable plan reviews. Approval of the plans from the City Engineer and Erie Conservation are required before Zoning and/or Building Permits can be issued. Refer to Chapters 1115, 1117, 1313, 1315 for required plan details.

SECTION 3. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of $150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___ Photographs of Existing Conditions

___ Elevations of Proposed Modifications

___ Paint or Color Samples

___ Exterior Building Material Samples

___ Landscape Plan

___ Exterior Lighting Plan

___ Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

	Sign Type			Dimensions							
Sign #1:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type			**Dimensions**							
Sign #2:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #3:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #4:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☐ Ground	☐ Changeable Copy			X		=		sq. ft.		ft.

SECTION 4. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of $50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

✓ Signage Site Plan with all setback dimensions
✓ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

	Sign Type (circle)			Dimensions							
Sign #1:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☑ Ground	☐ Changeable Copy		2'	X	3'	=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #2:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☑ Ground	☐ Changeable Copy		2'	X	3'	=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #3:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☑ Ground	☐ Changeable Copy		2'	X	3'	=		sq. ft.		ft.
	Sign Type (circle)			**Dimensions**							
Sign #4:	☐ Wall	☐ Window	Other:	Height		Width		Display Area		Height (if ground)	
	☑ Ground	☐ Changeable Copy		2'	X	3'	=		sq. ft.		ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302 OR 1303.

APPROVAL FROM THIS BOARD WILL EXPIRE 1 YEAR FROM THE DATE OF ISSUANCE.

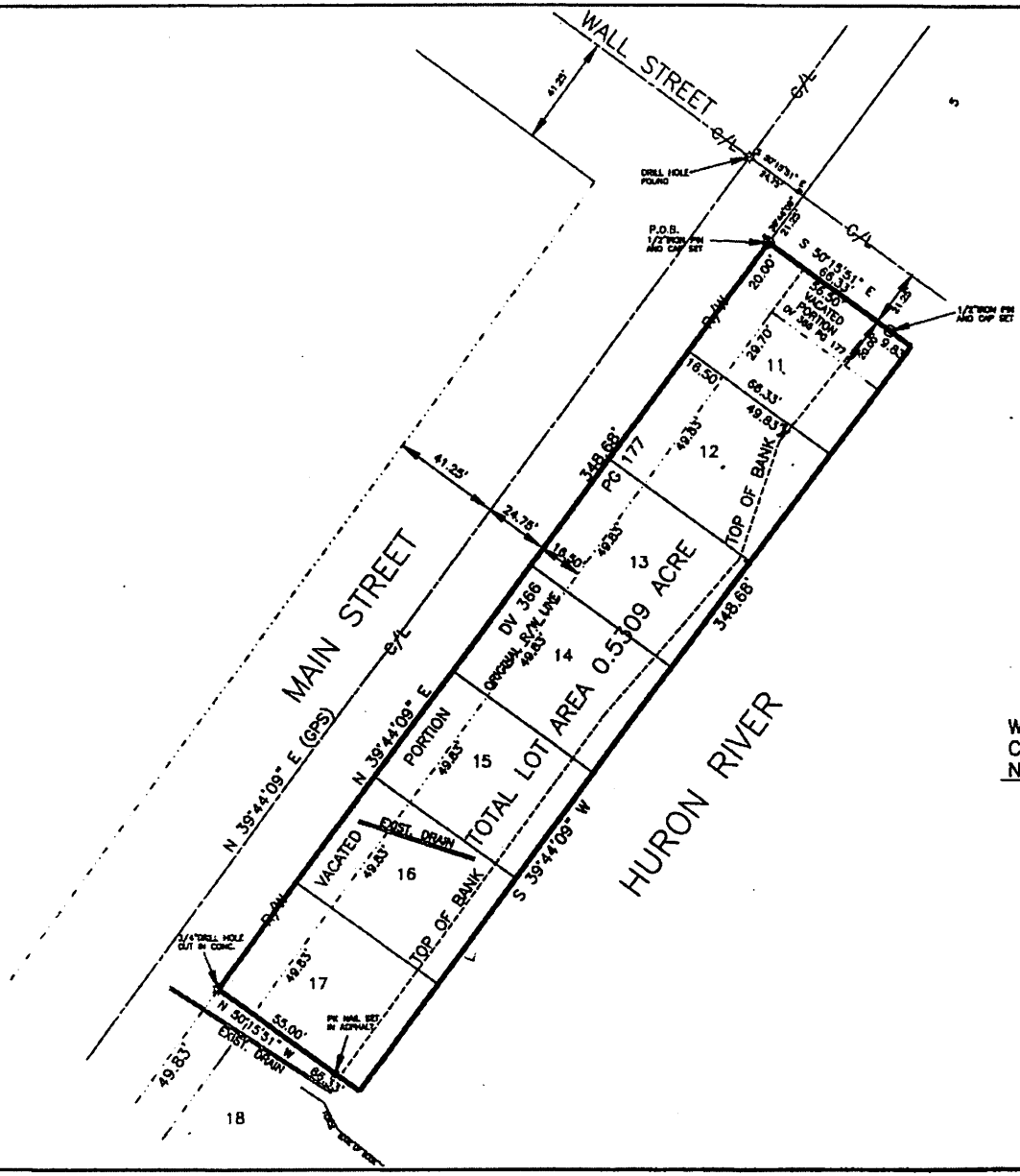
_____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: _____ Date: 6/4/26

Owner Signature: _____ Date: 6/4/26

For Departmental Use Only:

Date of Submission: 6/8/26 Application Fee: 50.00 PC Meeting Date: 6/17/26



MAP OF SURVEY
FOR
SHIRLEY MURRAY TRUSTEE

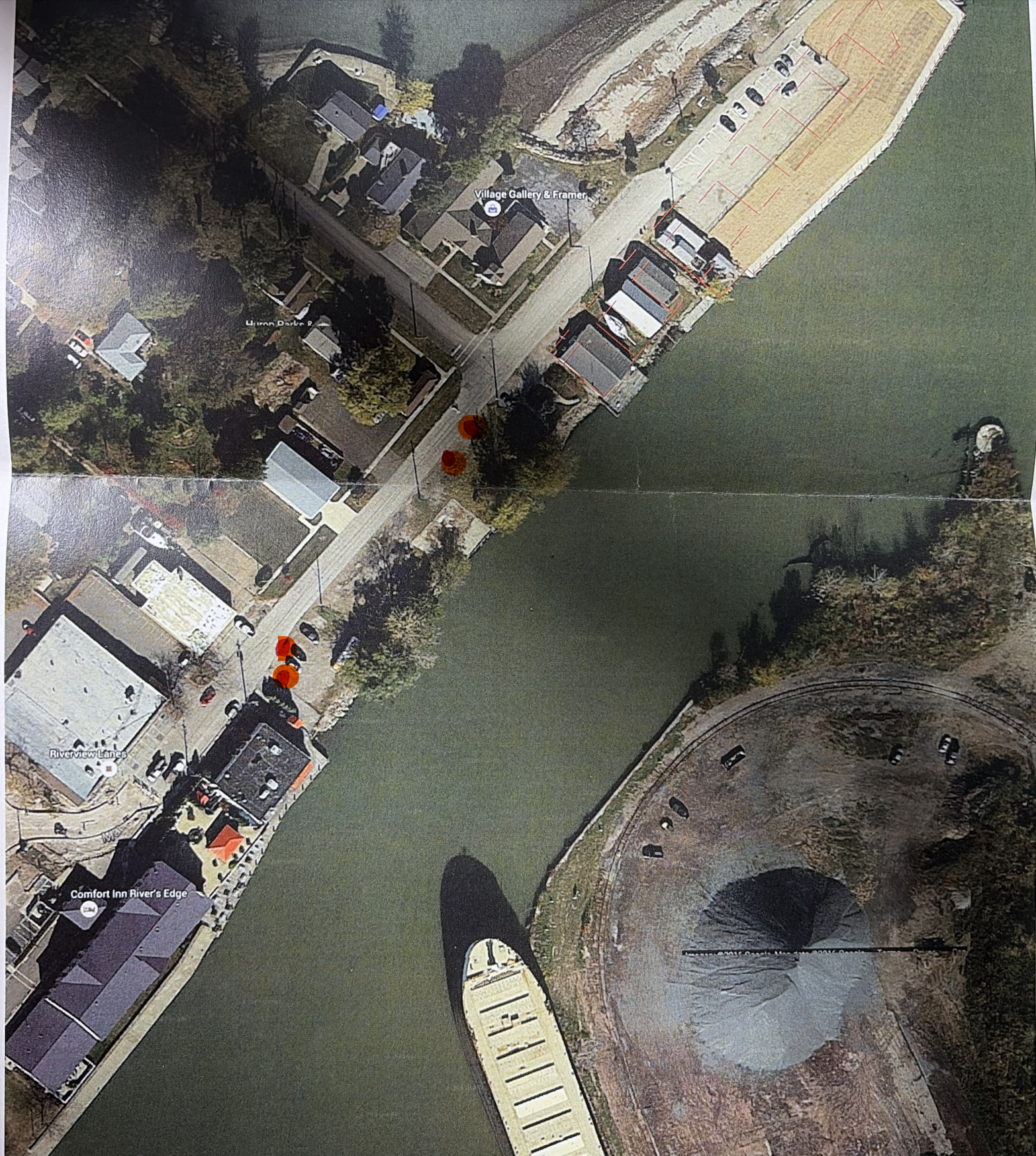
WATER LOTS 11–17 OLD TOWN PLAT OF HURON
CITY OF HURON ERIE COUNTY, OHIO
NOVEMBER 2019 SCALE 1"=20'

I HEREBY CERTIFY THE WITHIN TO BE A TRUE REPRESENTATION OF A SURVEY MADE BY ME.

DANIEL E. HARTUNG,JR,PE,PS

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS

132
21
90
42-00824
113
42-01695
112
Vac
120
331.17
MAIN ST.
MAIN
119
82
42-01943.001
Huron
2-59
Huron River
OPEN TABLE


Village Gallery & Framer
Riverview Lanes
Comfort Inn River's Edge

UNAUTHORIZED OR IMPROPERLY PARKED VEHICLES
WILL BE TOWED AT OWNER'S EXPENSE.
UNPAID PARKED VEHICLES
WILL BE TOWED
AT OWNER'S EXPENSE
24/7 TOWING SERVICE
PERKINS
TOWING
419-627-2992
2608 OLD RAILROAD
SANDUSKY, OHIO
EXIT ONLY

UNPAID PARKED VEHICLES
WILL BE TOWED
AT OWNER'S EXPENSE
24/7 TOWING SERVICE
419-627-2992
PERKINS
TOWING
2468 OLD RAILROAD
SANDUSKY, OHIO
EXIT ONLY

PAID PARKING
ZONE
54901
SCAN ME
HONK
ENTRANCE
PAID PARKING
ZONE
54901
SCAN ME
HONK
ENTRANCE

TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Christine Gibboney Planning & Zoning Manager
RE: Huron Harbor- Entrance Signage- Landscape Plan
DATE: June 17, 2026

Zoning District: MU-GD **Parcel No.:** 42-61270.001 **Lot Size:** 11.29 acres

Owner: **City of Huron**

Applicant: **Triban Investment LLC/Knez Homes**
Rick Lundstrom Jr.

Project Description- Ground/monument signage, enhanced details of landscape plan, inclusion of fencing at pool area and in the rear yard of the multi-unit structure at the southwest corner abutting the main roadway.

APPLICABLE CODE SECTIONS

Chapter 1127- Mixed Use Districts
1127.05 Development Standards & Criteria

(6) Signs. At the time of development plan review, the applicant shall submit a sign plan in conformance with the following:

A. Each Mixed-Use District is subject to specific signage regulations to fulfill the practical and aesthetic intent of each district.

B. All signs and graphics within the Mixed-Use Development shall be compatible in size, location, height, material, shape, color, and illumination.

C. A sign plan for the entire project proposed under the General Development Concept shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout, and dimensions of all ground, window and wall signs as well as distances from rights-of-way and the type and intensity of illumination.

D. The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the buildings.

E. Signs should contribute to an overall cohesive design, reflect simplicity, and avoid visual clutter.

F. Ground signs should be designed to relate to and share common design elements, including the scale, materials, and colors, with the building(s) they are in close proximity to.

1127.09 MU-GD

(1) Pole signs are prohibited.
(2) Wall and projecting signs are encouraged.

Chapter 1129- Sign Regulations

Monument Sign" means a ground sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance. The base of these signs are typically landscaped.

Staff Analysis/Recommendation:

As you may recall, a conceptual monument sign was included for informational purposes only in the previous landscape plan, however, the final rendering is now before the Commission. The proposed signage is to be located in the southeast corner at the main entrance to the development it is 19' in length and 4' in height. It's a precast exposed aggregate/decorative stone veneer monument sign with 1' Aluminum lettering in a complimentary color. The base of the monument sign is extensively landscaped and has a setback of 16'-2" from the right-of-way. The MU-GD code itself doesn't speak to monument signage; it only references the prohibition of pole signs and the encouragement of wall and projecting signs. Pursuant to 1127.05, the Commission will take the overall design into consideration and should any additional signs be proposed in the future, they should be complimentary.

Also included with the proposed signage is an enhanced landscape plan. You may recall the approved plan was much more a broad-stroke view with a pond in the center and included the plant list. The Commission's approval of the General Development Concept Plan specified an alternate landscape plan to replace the pond with greenspace would be acceptable/preferred. The revised landscape plan reflects the removal of the pond, replaced with green space. The plant list has also been expanded and reflects finer detail along with renderings.

The plan also includes fencing in two areas 1) 4' metal fencing surrounding the pool area 2) 6' white privacy fencing in the rear yard of multi-unit building in the southwest corner which abuts the main roadway into the development as a buffer.

The city is in support of the plans and recommends Planning Commission/DRB approval of the monument sign, enhanced landscape plan and the fencing as proposed.

Attachments:

- Enhanced Landscape Plan
- Monument Signage

Huron Harbor - Exhibit A1 Site Landscape Key

Huron, Erie County, Ohio

K Hovnanian

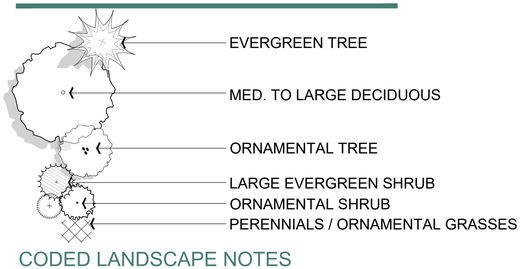
0 40 80 120

G2 PLANNING + DESIGN

CONCEPTUAL PLANT LIST

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES / STREET TREES						
	AC WB	Acer saccharum 'Wright Brothers' Wright Brothers Maple	2.5" CAL.	B&B	AS SHOWN	Match Form
	AE AS	Aesculus x arnoldiana 'Autumn Splendor' Autumn Splendor Buckeye	2.5" CAL.	B&B	AS SHOWN	Match Form
	CA NF	Carpinus caroliniana 'Native Flame' Native Flame American Hornbeam	2.5" CAL.	B&B	AS SHOWN	Match Form
	CL KE	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
	GI BI	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL.	B&B	AS SHOWN	Match Form
	GY DI	Gymnocladus dioicus 'Espresso' Espresso Kentucky Coffeetree	2.5" CAL.	B&B	AS SHOWN	Match Form
	LI MO	Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2.5" CAL.	B&B	AS SHOWN	Match Form
	LI TU	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2.5" CAL.	B&B	AS SHOWN	Match Form
	OS VI	Ostrya virginiana 'Autumn Treasure' Autumn Treasure Hophornbeam	2.5" CAL.	B&B	AS SHOWN	Match Form
	NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	Match Form
	PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Plantree	2.5" CAL.	B&B	AS SHOWN	Match Form
	QU RU	Quercus rubra Red Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
	QU BI	Quercus rubra Red Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES						
	AM GR	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2.5" CAL.	B&B	AS SHOWN	Match Form
	CE CA	Cercis canadensis Eastern Redbud	2.5" CAL.	B&B	AS SHOWN	Match Form
	CO KO	Cornus kousa Kousa Dogwood	2.5" CAL.	B&B	AS SHOWN	Match Form
	CR WK	Crataegus viridus 'Winter King' Winter King Hawthorn	2.5" CAL.	B&B	AS SHOWN	Match Form
	MA AM	Maackia amurensis 'Starburst' Starburst Amur Maackia	2.5" CAL.	B&B	AS SHOWN	Match Form
	MA VI	Magnolia virginiana Sweetbay Magnolia	10' HT.	B&B	AS SHOWN	Match Form
EVERGREEN TREES						
	AB CO	Abies Concolor White Fir	6' HT.	B&B	AS SHOWN	
	JU CA	Juniperus virginiana 'Canaertii' Canaertii Eastern Red Cedar	6' HT.	B&B	AS SHOWN	
	PI FX	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	6' HT.	B&B	AS SHOWN	
	PI ST	Pinus strobus White Pine	6' HT.	B&B	AS SHOWN	
	TH PL	Thuja plicata 'Green Giant' Green Giant Arborvitae	6' HT.	B&B	AS SHOWN	

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE
1	TURF	SEED OR SOD PER OWNER DIRECTION
2	LANDSCAPE BED	PROVIDE 3" DEPTH HARDWOOD MULCH
3	VINYL PRIVACY FENCE	SEE DETAIL C, EXHIBIT D1 FOR MORE INFORMATION

CODED NOTES

KEY	ITEM	REFERENCE
A	TOWNHOME TYPICAL A	SEE EXHIBIT C10 ENLARGEMENT A FOR MORE INFORMATION
B	TOWNHOME TYPICAL B	SEE EXHIBIT C10 ENLARGEMENT B FOR MORE INFORMATION
C	TOWNHOME TYPICAL C	SEE EXHIBIT C10 ENLARGEMENT C FOR MORE INFORMATION
D	TOWNHOME TYPICAL D	SEE EXHIBIT C11 ENLARGEMENT A FOR MORE INFORMATION
E	TOWNHOME TYPICAL E	SEE EXHIBIT C11 ENLARGEMENT B FOR MORE INFORMATION
F	TOWNHOME TYPICAL F	SEE EXHIBIT C11 ENLARGEMENT C FOR MORE INFORMATION
G	TOWNHOME TYPICAL G	SEE EXHIBIT C12 ENLARGEMENT A FOR MORE INFORMATION
H	TOWNHOME TYPICAL H	SEE EXHIBIT C12 ENLARGEMENT B FOR MORE INFORMATION

Huron Harbor - Exhibit B1 Landscape Enlargement I

Huron, Erie County, Ohio

K Hovnanian

0 30 60 90

G2 PLANNING + DESIGN

CONCEPTUAL PLANT LIST

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES / STREET TREES						
	AC WB	Acer saccharum 'Wright Brothers' Wright Brothers Maple	2.5" CAL.	B&B	AS SHOWN	Match Form
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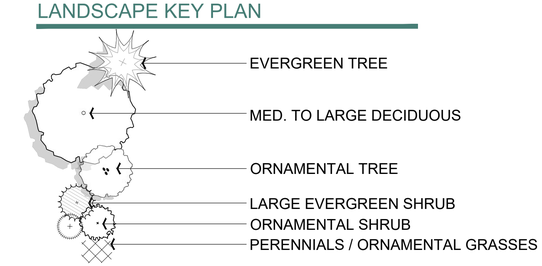
	CA NF	Carpinus caroliniana 'Native Flame' Native Flame American Hornbeam	2.5" CAL.	B&B	AS SHOWN	Match Form
	CL KE	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
	GI BI	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL.	B&B	AS SHOWN	Match Form
	GY DI	Gymnocladus dioicus 'Espresso' Espresso Kentucky Coffeetree	2.5" CAL.	B&B	AS SHOWN	Match Form
	LI MO	Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2.5" CAL.	B&B	AS SHOWN	Match Form
	LI TU	Liriodendron tulipifera 'JFS-Oz' Emerald City Tulip Tree	2.5" CAL.	B&B	AS SHOWN	Match Form
	OS VI	Ostrya virginiana 'Autumn Treasure' Autumn Treasure Hophornbeam	2.5" CAL.	B&B	AS SHOWN	Match Form
	NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	Match Form
	PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Plantree	2.5" CAL.	B&B	AS SHOWN	Match Form
	QU RU	Quercus rubra Red Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
8	QU BI	Quercus rubra Red Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES						
	AM GR	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2.5" CAL.	B&B	AS SHOWN	Match Form
	CE CA	Cercis canadensis Eastern Redbud	2.5" CAL.	B&B	AS SHOWN	Match Form
	CO KO	Cornus kousa Kousa Dogwood	2.5" CAL.	B&B	AS SHOWN	Match Form
	CR WK	Crataegus viridus 'Winter King' Winter King Hawthorn	2.5" CAL.	B&B	AS SHOWN	Match Form
	MA AM	Maackia amurensis 'Starburst' Starburst Amur Maackia	2.5" CAL.	B&B	AS SHOWN	Match Form
	MA VI	Magnolia virginiana Sweetbay Magnolia	10' HT.	B&B	AS SHOWN	Match Form
EVERGREEN TREES						
	AB CO	Abies Concolor White Fir	6' HT.	15' O.C.	AS SHOWN	Match Form
	JU CA	Juniperus virginiana 'Canaertii' Canaertii Eastern Red Cedar	6' HT.	15' O.C.	AS SHOWN	Match Form
	PI FX	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	6' HT.	15' O.C.	AS SHOWN	Match Form
	PI ST	Pinus strobus White Pine	6' HT.	15' O.C.	AS SHOWN	Match Form
	TH PL	Thuja plicata 'Green Giant' Green Giant Arborvitae	6' HT.	12' O.C.	AS SHOWN	Match Form

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE
1	TURF	SEED OR SOD PER OWNER DIRECTION
2	LANDSCAPE BED	PROVIDE 3" DEPTH HARDWOOD MULCH
4	GAZEBO	SEE DETAIL B, EXHIBIT D1 FOR MORE INFORMATION

CODED NOTES

KEY	ITEM	REFERENCE
A	TOWNHOME TYPICAL A	SEE EXHIBIT C10 ENLARGEMENT A FOR MORE INFORMATION
B	TOWNHOME TYPICAL B	SEE EXHIBIT C10 ENLARGEMENT B FOR MORE INFORMATION
C	TOWNHOME TYPICAL C	SEE EXHIBIT C10 ENLARGEMENT C FOR MORE INFORMATION
D	TOWNHOME TYPICAL D	SEE EXHIBIT C11 ENLARGEMENT A FOR MORE INFORMATION
E	TOWNHOME TYPICAL E	SEE EXHIBIT C11 ENLARGEMENT B FOR MORE INFORMATION
F	TOWNHOME TYPICAL F	SEE EXHIBIT C11 ENLARGEMENT C FOR MORE INFORMATION
G	TOWNHOME TYPICAL G	SEE EXHIBIT C12 ENLARGEMENT A FOR MORE INFORMATION
H	TOWNHOME TYPICAL H	SEE EXHIBIT C12 ENLARGEMENT B FOR MORE INFORMATION

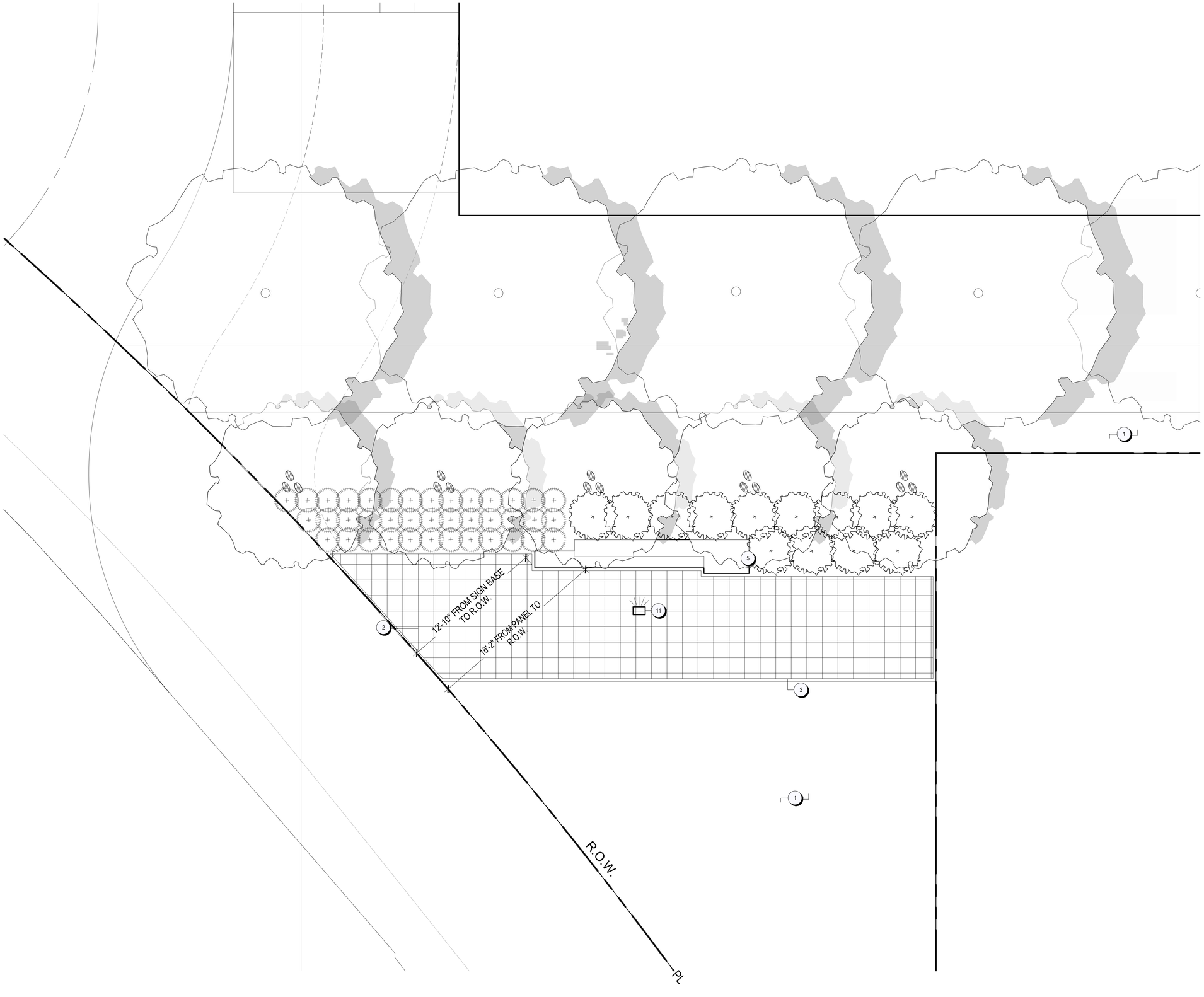
Huron Harbor - Exhibit B2 Landscape Enlargement II

Huron, Erie County, Ohio

K Hovnanian

0 30 60 90

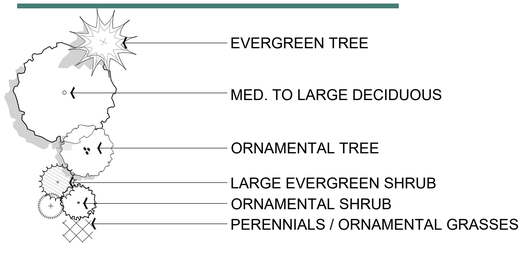
G2 PLANNING + DESIGN



CONCEPTUAL PLANT LIST

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES / STREET TREES						
	BE NI	Betula nigra River Birch	2.5" CAL.	B&B	AS SHOWN	Match Form
	UL PA	Ulmus parviflora Allee Elm	2.5" CAL.	B&B	AS SHOWN	Match Form
	CL KE	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES						
	CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	Match Form
	CO KO	Cornus kousa Kousa Dogwood	1.75" CAL.	B&B	AS SHOWN	Match Form
LARGE DECIDUOUS SHRUBS						
	HE TI	Heptacodium miconioides 'Tianshin' Tianshin Seven Son Flower	36" HT.	#7 CONT.	AS SHOWN	Match Form
	HY LL	Hydrangea paniculata 'Limelight' Limelight Hydrangea	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
	HY SQ	Hydrangea quercifolia 'Flemygea' Snowqueen Oakleaf Hydrangea	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
	VI CA	Viburnum carlesii Koreanspice Viburnum	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
EVERGREEN SHRUBS						
	BG MO	Buxus 'Green Mountain' Green Mountain Boxwood	18-24" HT.	#5 CONT.	AS SHOWN	Pyramidal
	BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	12-18" HT.	#3 CONT.	AS SHOWN	
	IL ST	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	12-16" HT.	#3 CONT.	AS SHOWN	
	JU LG	Juniperus horizontalis 'Limeglow' Lime Glow Juniper	12-16" HT.	#3 CONT.	AS SHOWN	
ORNAMENTAL DECIDUOUS SHRUBS						
	HY BO	Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	HY PW	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	IT VI	Itea virginica 'Sprich' Little Henry Sweetspire	12-16" HT.	#3 CONT.	AS SHOWN	
PERENNIALS, GROUNDCOVERS, & ORNAMENTAL GRASSES						
	LI SS	Liriope muscari 'Silvery Sunproof' Silvery Sunproof Liriope	-	#1 CONT.	Plant @ 1' O.C.	
	MA ST	Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	PER PLAN	
	PE BJ	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	-	#1 CONT.	AS SHOWN	
	RU HI	Rudebeckia hirta 'Indian Summer' Indian Summer Black Eyed Susan	-	#1 CONT.	AS SHOWN	
	VI MI	Vinca minor Creeping Myrtle	-	PLUG	Plant @ 1' O.C.	

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE
1	TURF	SEED OR SOD PER OWNER DIRECTION
2	LANDSCAPE BED	PROVIDE 3" DEPTH HARDWOOD MULCH
5	ENTRY SIGN	SEE DETAIL E, EXHIBIT D3 FOR MORE INFORMATION
11	LANDSCAPE UPLIGHT	SEE DETAIL C, EXHIBIT D2 FOR MORE INFORMATION

Huron Harbor - Exhibit C1 Entry Enlargement

Huron, Erie County, Ohio

K Hovnanian

0 4 8 12

G2 PLANNING + DESIGN

A SIGN ELEVATION

B AMENITY AREA VIEW EAST

Huron Harbor - Exhibit C2 Entry Graphic Display

Huron, Erie County, Ohio

K Hovnanian

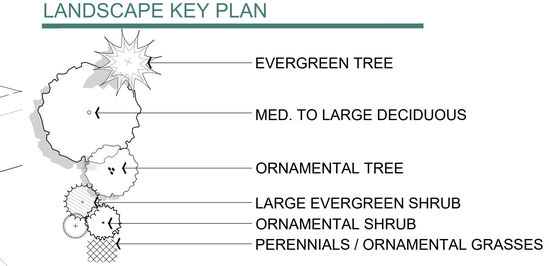
0 5 10 15

G2 PLANNING + DESIGN

CONCEPTUAL PLANT LIST

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES / STREET TREES						
	BE NI	Betula nigra River Birch	2.5" CAL.	B&B	AS SHOWN	Match Form
	UL PA	Ulmus parviflora Allee Elm	2.5" CAL.	B&B	AS SHOWN	Match Form
	CL KE	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES						
	CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	Match Form
	CO KO	Cornus kousa Kousa Dogwood	1.75" CAL.	B&B	AS SHOWN	Match Form
LARGE DECIDUOUS SHRUBS						
	HE TI	Heptacodium miconioides 'Tianshin' Tianshin Seven Son Flower	36" HT.	#7 CONT.	AS SHOWN	Match Form
	HY LL	Hydrangea paniculata 'Limelight' Limelight Hydrangea	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
	HY SQ	Hydrangea quercifolia 'Flemygea' Snowqueen Oakleaf Hydrangea	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
	VI CA	Viburnum carlesii Koreanspice Viburnum	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
EVERGREEN SHRUBS						
	BG MO	Buxus 'Green Mountain' Green Mountain Boxwood	18-24" HT.	#5 CONT.	AS SHOWN	Pyramidal
	BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	12-18" HT.	#3 CONT.	AS SHOWN	
	IL ST	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	12-16" HT.	#3 CONT.	AS SHOWN	
	JU LG	Juniperus horizontalis 'Limeglow' Lime Glow Juniper	12-16" HT.	#3 CONT.	AS SHOWN	
ORNAMENTAL DECIDUOUS SHRUBS						
	HY BO	Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	HY PW	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	IT VI	Itea virginica 'Sprich' Little Henry Sweetspire	12-16" HT.	#3 CONT.	AS SHOWN	
PERENNIALS, GROUNDCOVERS, & ORNAMENTAL GRASSES						
	LI SS	Liriope muscari 'Silvery Sunproof' Silvery Sunproof Liriope	-	#1 CONT.	Plant @ 1' O.C.	
	MA ST	Matteuccia struthiopteris Ostrich Fern	-	#1 CONT.	PER PLAN	
	PE BJ	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	-	#1 CONT.	AS SHOWN	
	RU HI	Rudebeckia hirta 'Indian Summer' Indian Summer Black Eyed Susan	-	#1 CONT.	AS SHOWN	
	VI MI	Vinca minor Creeping Myrtle	-	PLUG	Plant @ 1' O.C.	

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE
1	TURF	SEED OR SOD PER OWNER DIRECTION
2	LANDSCAPE BED	PROVIDE 3" DEPTH HARDWOOD MULCH
6	POOL	BY OWNER
7	LOUNGE CHAIRS	SEE DETAIL A, EXHIBIT D2 FOR MORE INFORMATION
8	AMERISTAR POOL FENCE	SEE DETAIL A, EXHIBIT D1 FOR MORE INFORMATION
9	POOL BUILDING	SEE DETAIL A, EXHIBIT D3 FOR MORE INFORMATION
10	BIKE RACK	SEE DETAIL D, EXHIBIT D2 FOR MORE INFORMATION
11	LANDSCAPE UPLIGHT	SEE DETAIL C, EXHIBIT D2 FOR MORE INFORMATION
12	MANHATTAN XL PAVER BY OBERFIELDS WITH PAVER BORDER	SEE DETAIL B, EXHIBIT D2 FOR MORE INFORMATION

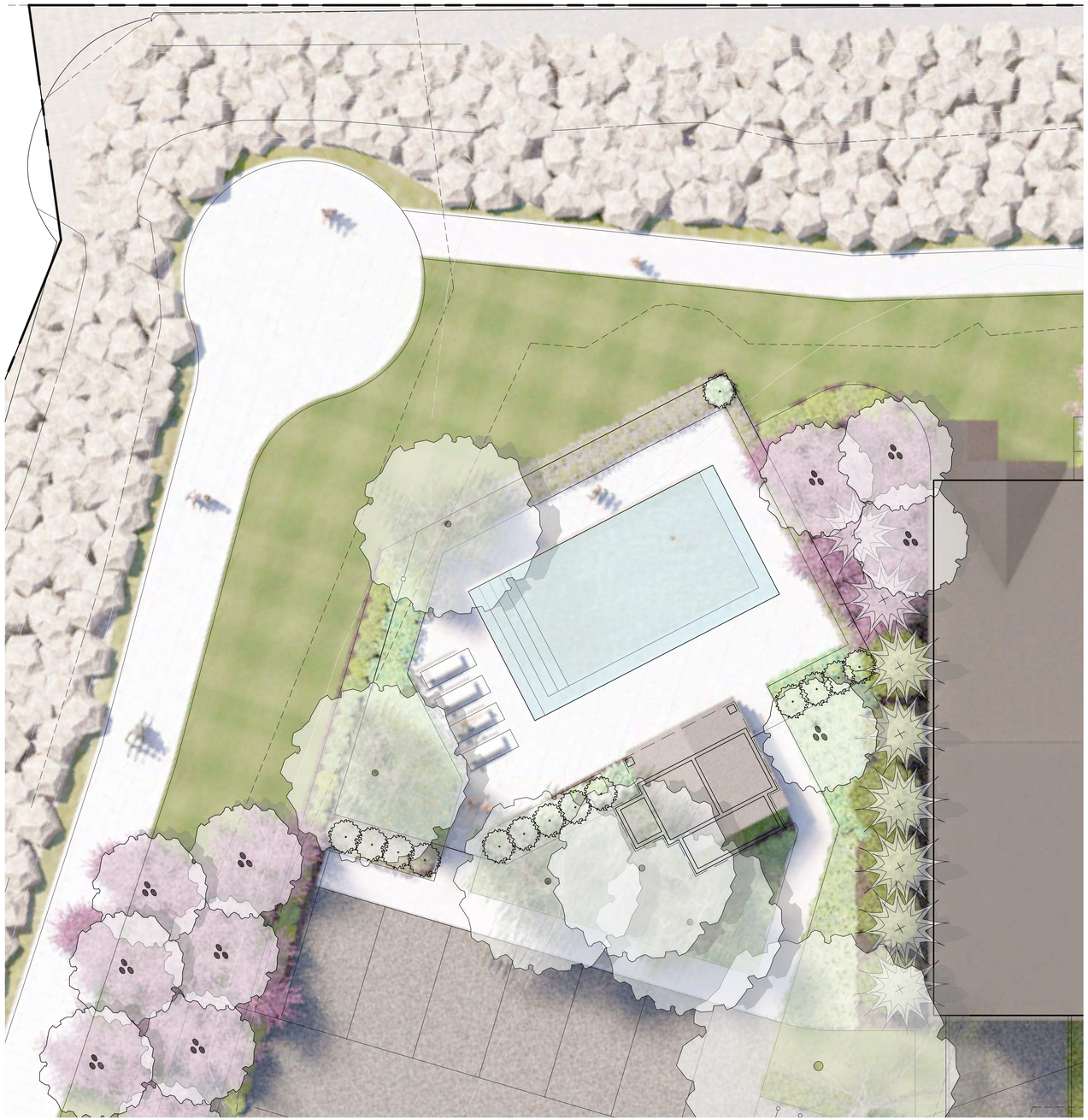
Huron Harbor - Exhibit C3 Amenity Area Enlargement

Huron, Erie County, Ohio

K Hovnanian

0 4 8 12

G2 PLANNING + DESIGN



A AMENITY AREA VIEW EAST

B AMENITY AREA VIEW NORTH

C AMENITY AREA VIEW WEST

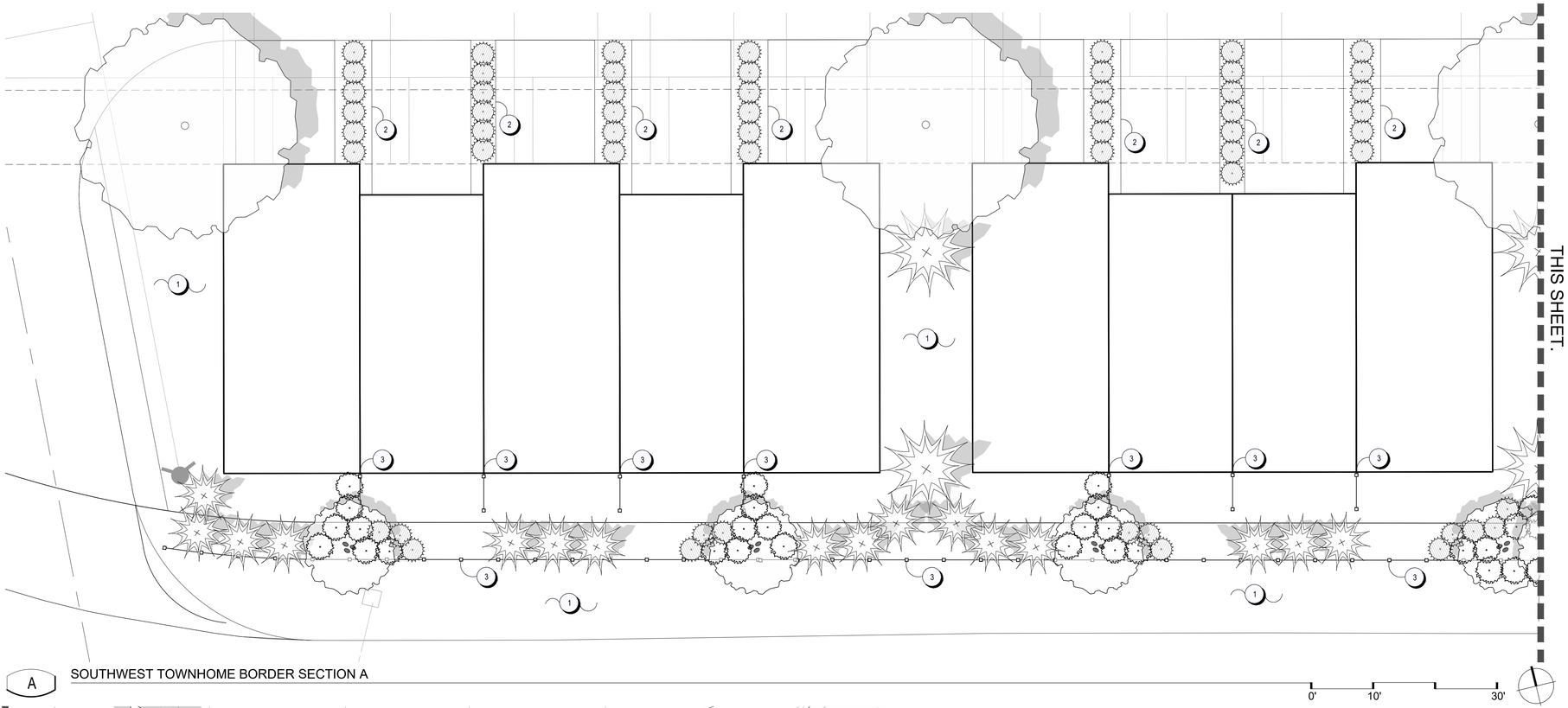
Huron Harbor - Exhibit C4 Amenity Area Enlargement

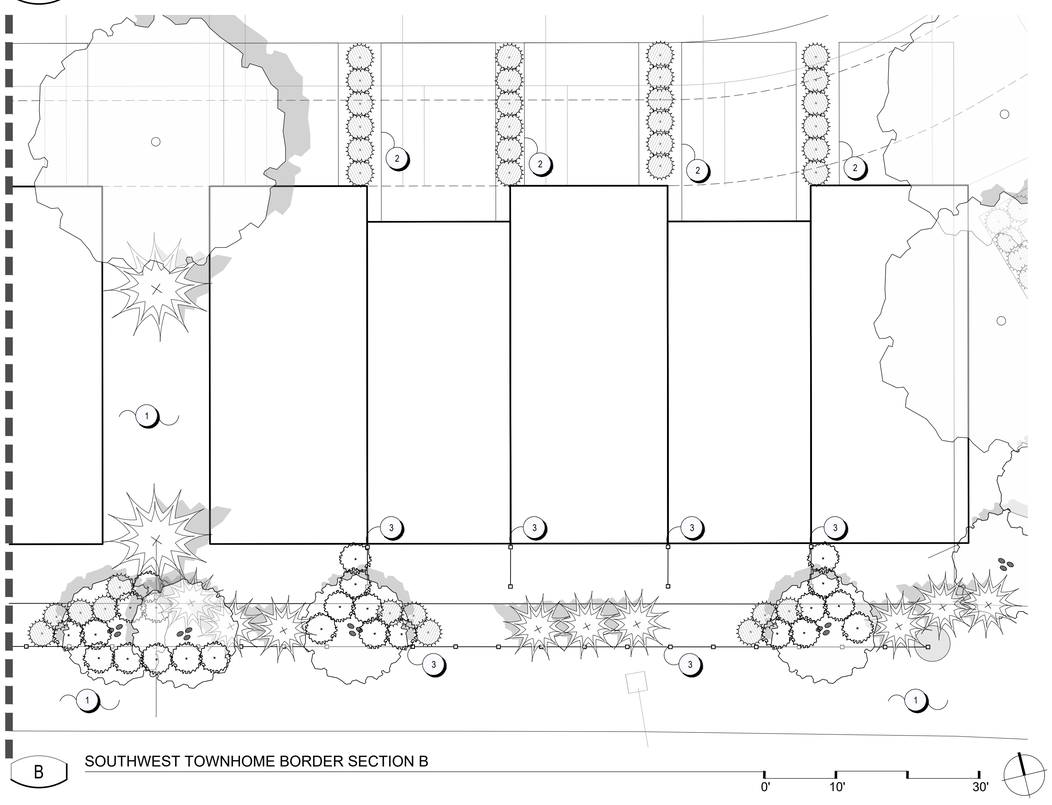
Huron, Erie County, Ohio

K Hovnanian

0 8 16 24

G2 PLANNING + DESIGN

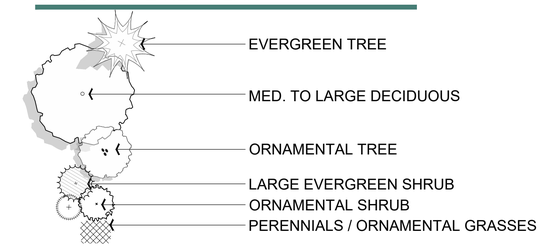




CONCEPTUAL PLANT LIST

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES / STREET TREES						
	UL PA	Ulmus parviflora Allee Elm	2.5" CAL.	B&B	AS SHOWN	Match Form
	CL KE	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES						
	TH PL	Thuja plicata 'Green Giant' Green Giant Arborvitae	6' HT.	12" O.C.	AS SHOWN	
	AB BA	Abies balsamea var phanerolepis Canaan Fir	6' HT.	B&B	AS SHOWN	Match Form
	PI ST	Pinus strobus Eastern White Pine	6' HT.	B&B	AS SHOWN	Match Form
EVERGREEN SHRUBS						
	BG MO	Buxus 'Green Mountain' Green Mountain Boxwood	18-24" HT.	#5 CONT.	AS SHOWN	Pyramidal
	BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	12-18" HT.	#3 CONT.	AS SHOWN	
	IL ST	Ilex crenata 'Soft Touch' Soft Touch Japanese Holly	12-16" HT.	#3 CONT.	AS SHOWN	
	JU LG	Juniperus horizontalis 'Limeglow' Lime Glow Juniper	12-16" HT.	#3 CONT.	AS SHOWN	
ORNAMENTAL DECIDUOUS SHRUBS						
	HY BO	Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	HY PW	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	IT VI	Itea virginica 'Sprich' Little Henry Sweetspire	12-16" HT.	#3 CONT.	AS SHOWN	

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE
1	TURF	SEED OR SOD PER OWNER DIRECTION
2	LANDSCAPE BED	PROVIDE 3" DEPTH HARDWOOD MULCH
3	VINYL FENCE	SEE EXHIBIT D1 DETAIL C FOR MORE INFORMATION

Huron Harbor - Exhibit C5 Southwest Boundary Enlargement

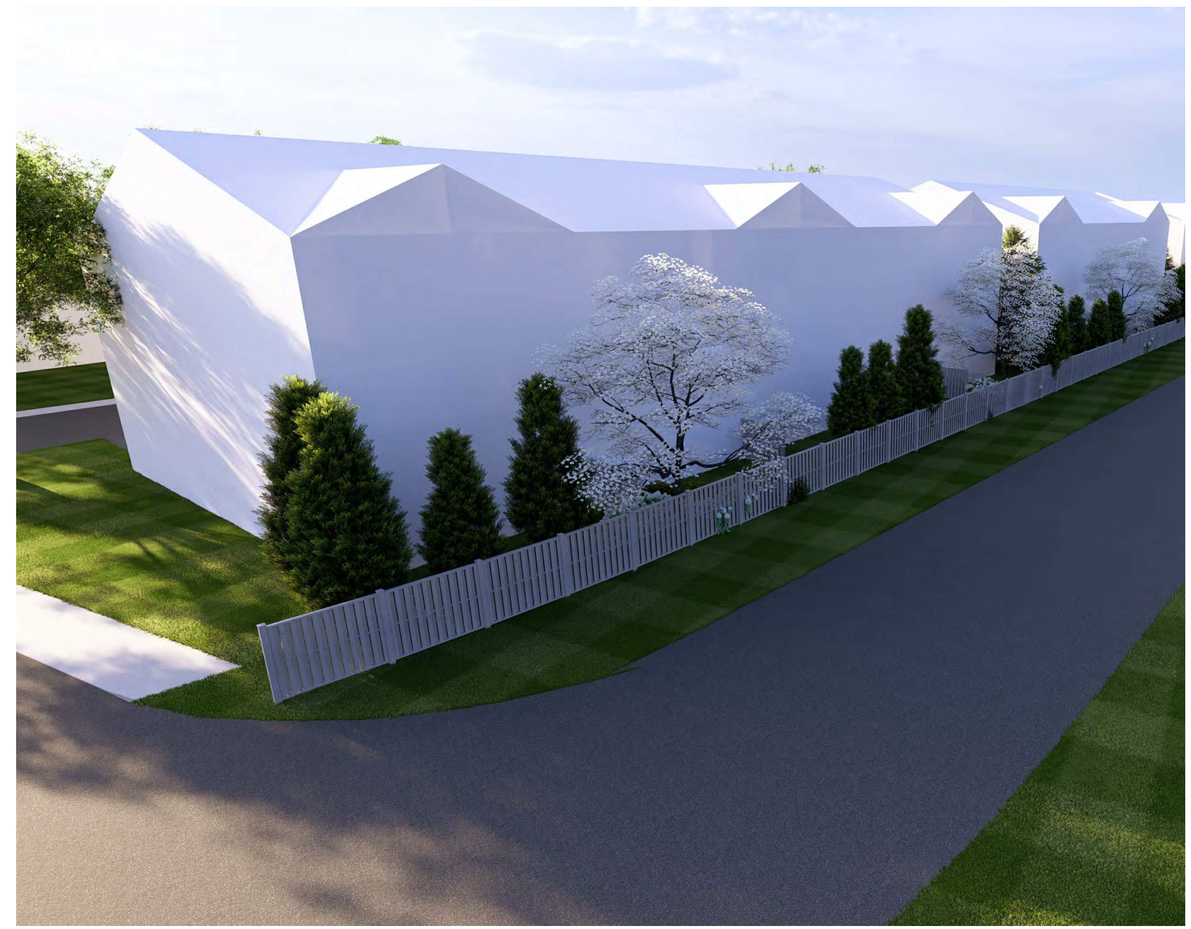
Huron, Erie County, Ohio

K Hovnanian

G2 PLANNING + DESIGN

A SOUTHWESTERN PENINSULA FRONT ELEVATION

B SOUTHWESTERN PENINSULA LOOKING WEST



C SOUTHWESTERN PENINSULA LOOKING EAST

Huron Harbor - Exhibit C6 Southwest Peninsula Graphic Display

Huron, Erie County, Ohio

K Hovnanian

G2 PLANNING + DESIGN

A FLOODWAY ELEVATION

B FLOODWAY LOOKING NORTH

C FLOODWAY LOOKING SOUTH

Huron Harbor - Exhibit C7 Floodway Graphic Display

Huron, Erie County, Ohio

K Hovnanian

G2 PLANNING + DESIGN

A END OF PENINSULA ELEVATION

B END OF PENINSULA LOOKING WEST

C END OF PENINSULA LOOKING EAST

Huron Harbor - Exhibit C8 End of Peninsula Graphic Display

Huron, Erie County, Ohio

K Hovnanian

G2 PLANNING + DESIGN

A HURON RIVER ELEVATION

B HURON RIVER LOOKING NORTH

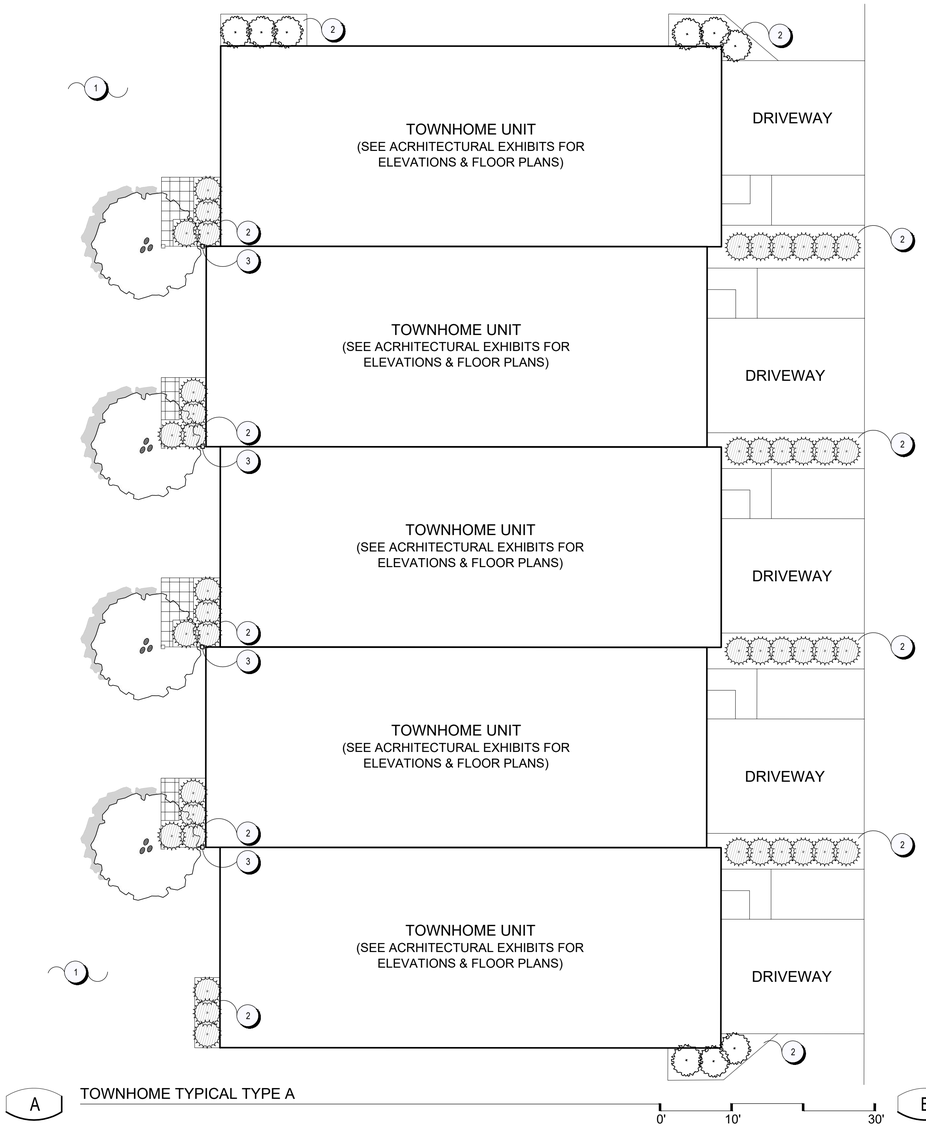
C HURON RIVER LOOKING SOUTH

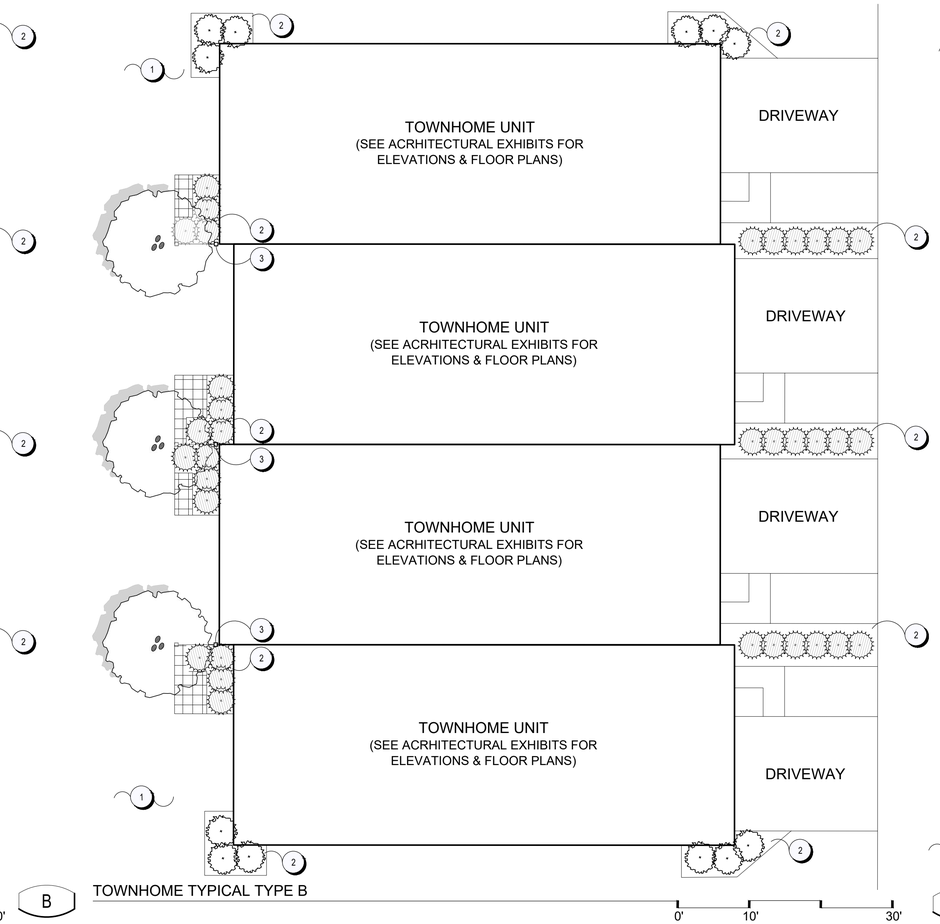
Huron Harbor - Exhibit C9 Huron River Graphic Display

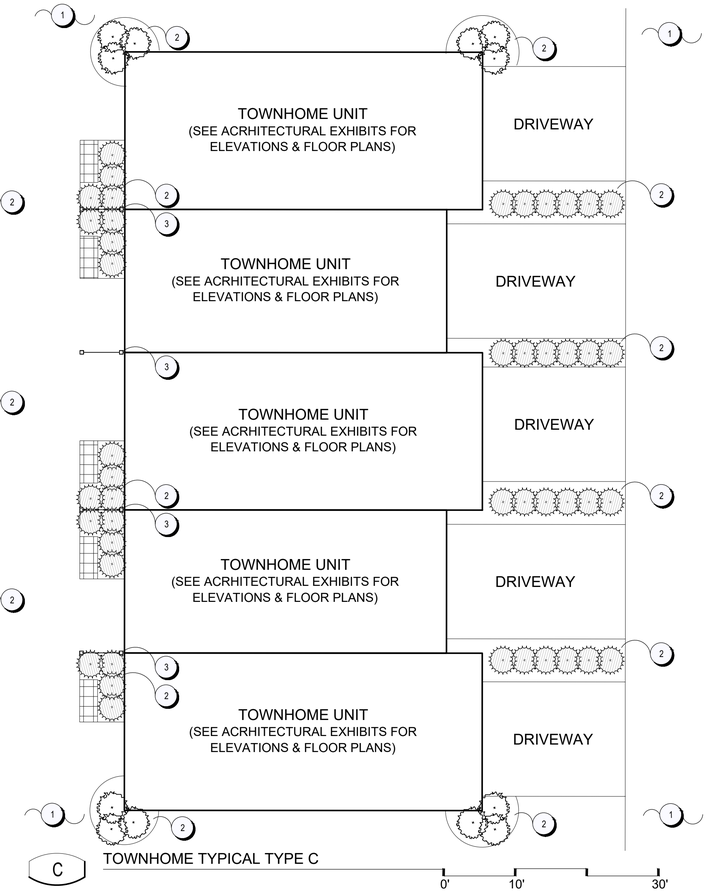
Huron, Erie County, Ohio

K Hovnanian

G2 PLANNING + DESIGN



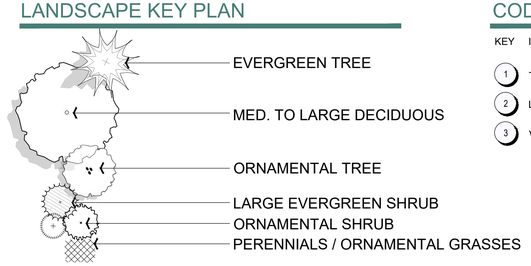




CONCEPTUAL PLANT LIST

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES						
	CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	Match Form
	CO KO	Cornus kousa Kousa Dogwood	1.75" CAL.	B&B	AS SHOWN	Match Form
DECIDUOUS SHRUBS						
	HY BO	Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	HY PW	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	IT VI	Itea virginica 'Sprich' Little Henry Sweetspire	12-16" HT.	#3 CONT.	AS SHOWN	
EVERGREEN SHRUBS						
	TH FC	Thuja occidentalis 'Congabe' Fire Chief Arborvitae	18-24" HT.	#5 CONT.	AS SHOWN	
	BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	12-18" HT.	#3 CONT.	AS SHOWN	
PERENNIALS GROUNDCOVERS & GROUNDCOVERS						
	NE FA	Nepeta faassenii 'Purrsian Blue' Purrsian Blue Catmint	-	#1 CONT.	18" O.C.	
	HE ST	Hemorcallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	

LANDSCAPE KEY PLAN



CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE
1	TURF	SEED OR SOD PER OWNER DIRECTION
2	LANDSCAPE BED	PROVIDE 3" DEPTH HARDWOOD MULCH
3	VINYL FENCE	SEE EXHIBIT D1 DETAIL C FOR MORE INFORMATION

Huron Harbor - Exhibit C10 Landscape Typicals I

Huron, Erie County, Ohio

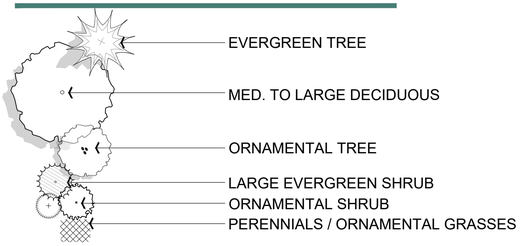
K Hovnanian

G2 PLANNING + DESIGN

CONCEPTUAL PLANT LIST

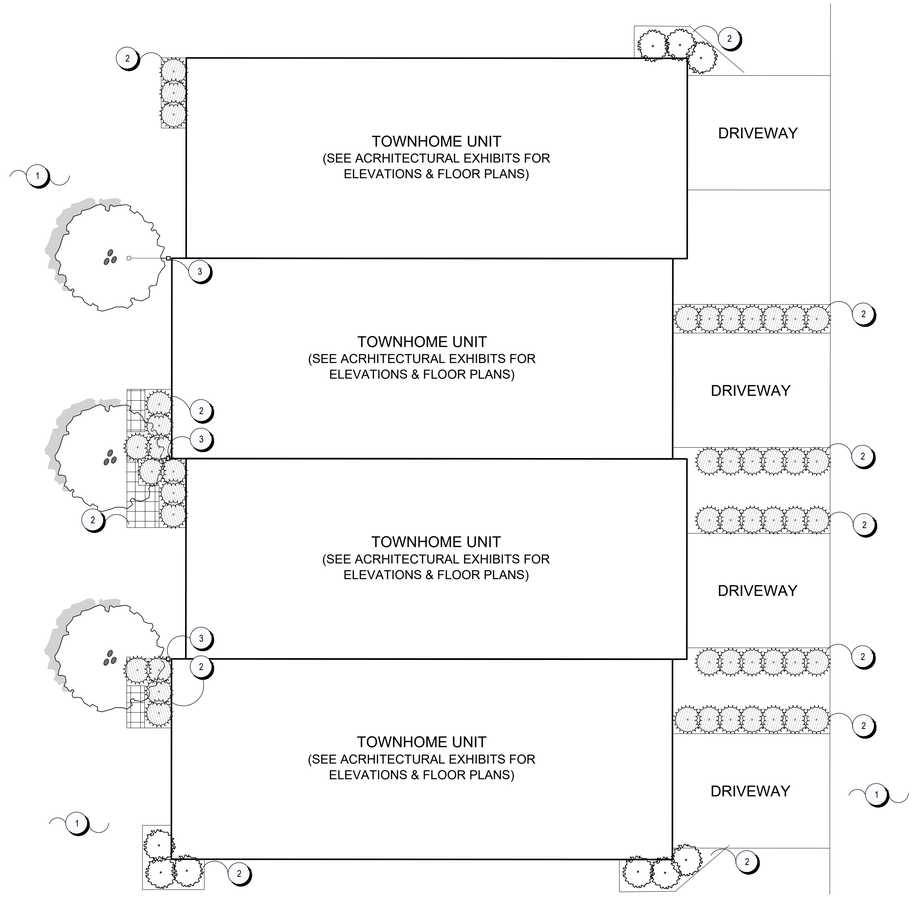
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES						
	CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	Match Form
	CO KO	Cornus kousa Kousa Dogwood	1.75" CAL.	B&B	AS SHOWN	Match Form
DECIDUOUS SHRUBS						
	HY BO	Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	HY PW	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	IT VI	Itea virginica 'Sprich' Little Henry Sweetspire	12-16" HT.	#3 CONT.	AS SHOWN	
EVERGREEN SHRUBS						
	TH FC	Thuja occidentalis 'Congabe' Fire Chief Arborvitae	18-24" HT.	#5 CONT.	AS SHOWN	
	BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	12-18" HT.	#3 CONT.	AS SHOWN	
PERENNIALS GROUNDCOVERS & GROUNDCOVERS						
	NE FA	Nepeta faassenii 'Purrsian Blue' Purrsian Blue Catmint	-	#1 CONT.	18" O.C.	
	HE ST	Hemorcallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	

LANDSCAPE KEY PLAN



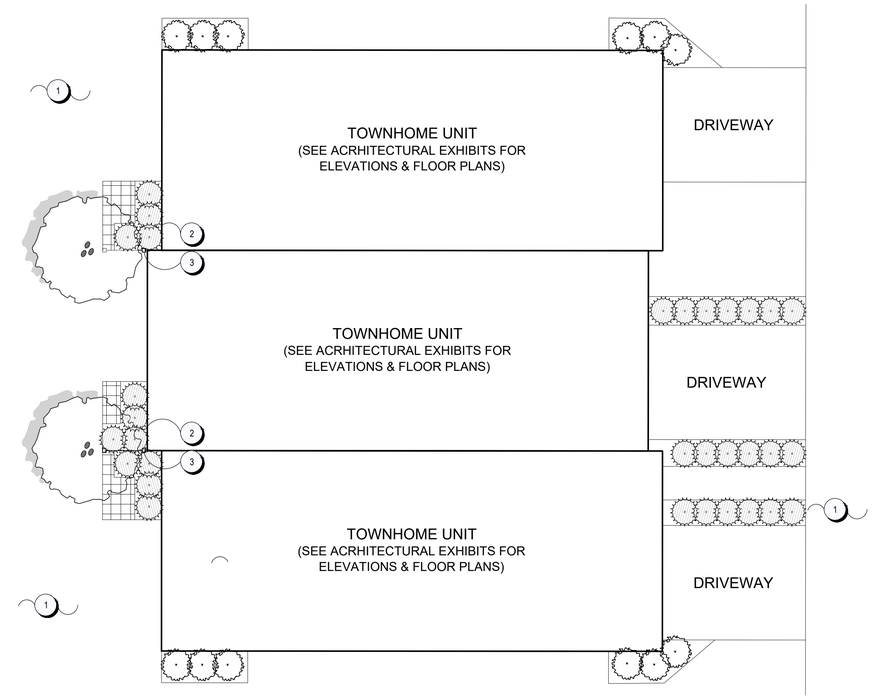
CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE
1	TURF	SEED OR SOD PER OWNER DIRECTION
2	LANDSCAPE BED	PROVIDE 3" DEPTH HARDWOOD MULCH
3	VINYL FENCE	SEE EXHIBIT D1 DETAIL C FOR MORE INFORMATION



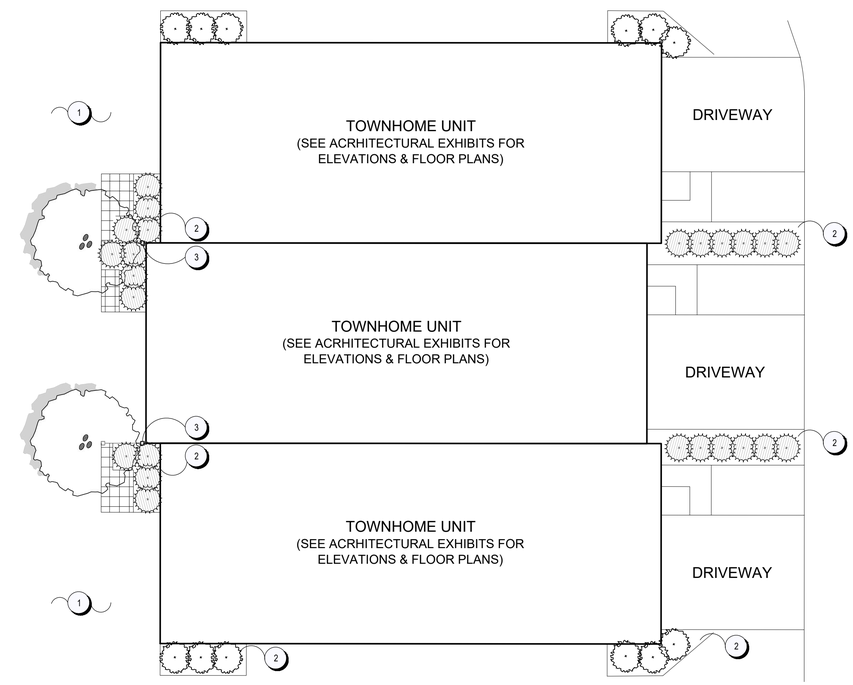
A TOWNHOME TYPICAL TYPE D

0' 10' 30'



B TOWNHOME TYPICAL TYPE E

0' 10' 30'



C TOWNHOME TYPICAL TYPE F

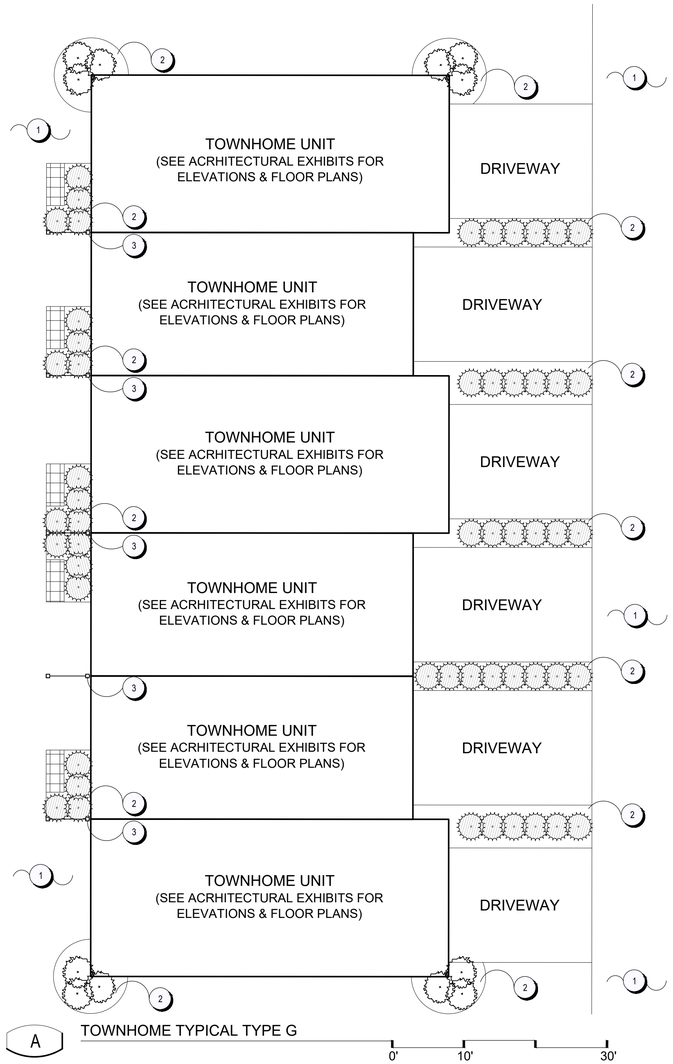
0' 10' 30'

Huron Harbor - Exhibit C11 Landscape Typicals II

Huron, Erie County, Ohio

K Hovnanian

G2 PLANNING + DESIGN



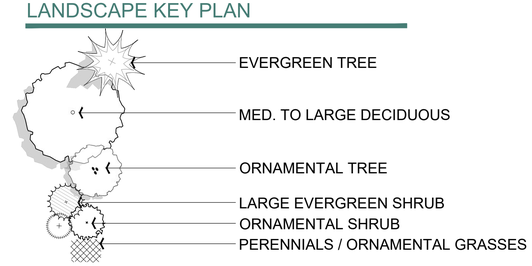
CONCEPTUAL PLANT LIST

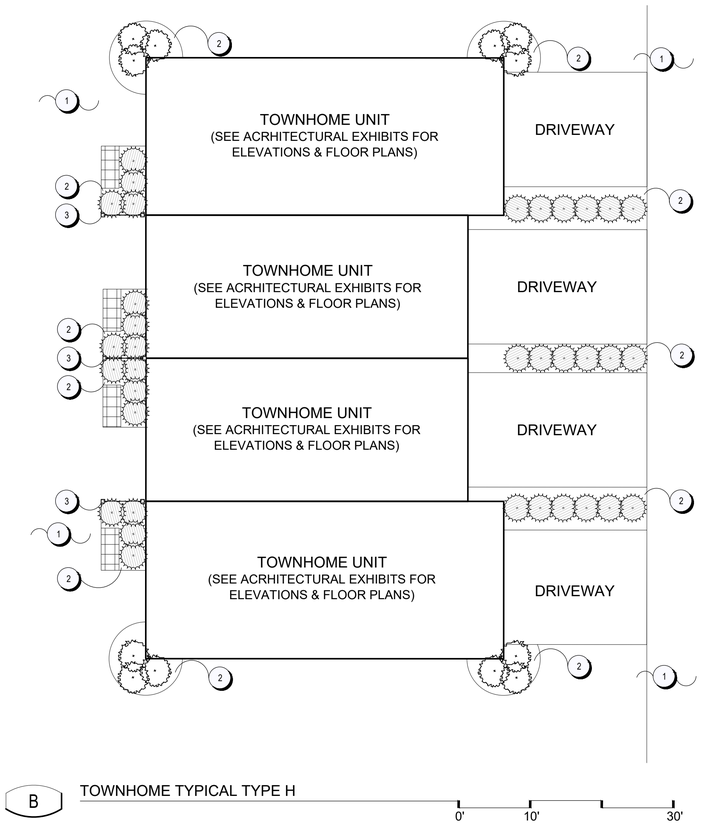
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES						
	CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	Match Form
	CO KO	Cornus kousa Kousa Dogwood	1.75" CAL.	B&B	AS SHOWN	Match Form
DECIDUOUS SHRUBS						
	HY BO	Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	HY PW	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	12-16" HT.	#3 CONT.	AS SHOWN	
	IT VI	Itea virginica 'Sprich' Little Henry Sweetspire	12-16" HT.	#3 CONT.	AS SHOWN	
EVERGREEN SHRUBS						
	TH FC	Thuja occidentalis 'Congabe' Fire Chief Arborvitae	18-24" HT.	#5 CONT.	AS SHOWN	
	BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	12-18" HT.	#3 CONT.	AS SHOWN	
PERENNIALS GROUNDCOVERS & GROUNDCOVERS						
	NE FA	Nepeta faassenii 'Purrsian Blue' Purrsian Blue Catmint	-	#1 CONT.	18" O.C.	
	HE ST	Hemorcallis 'Stella de Oro' Stella de Oro Daylily	-	#1 CONT.	12" O.C.	

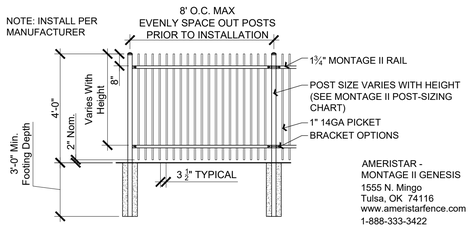
CODED LANDSCAPE NOTES

KEY	ITEM	REFERENCE
1	TURF	SEED OR SOD PER OWNER DIRECTION
2	LANDSCAPE BED	PROVIDE 3" DEPTH HARDWOOD MULCH
3	VINYL FENCE	SEE EXHIBIT D1 DETAIL C FOR MORE INFORMATION

LANDSCAPE KEY PLAN





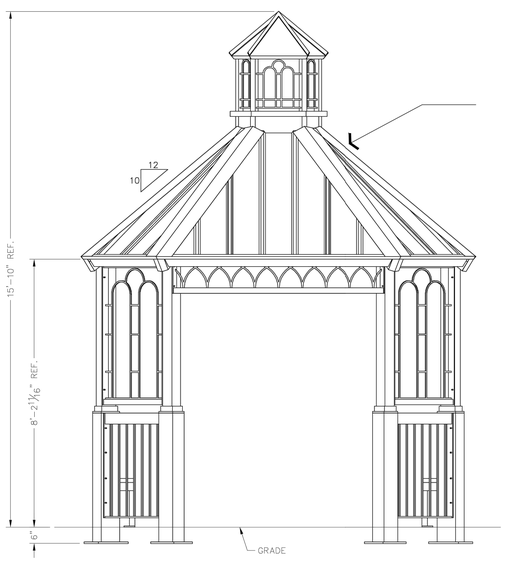


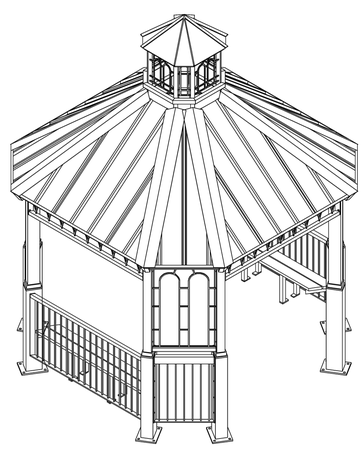
NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS SEE MONTAGE II SPECIFICATIONS FOR POST SIZING CHART AND SETTING DIMENSIONS.
2. THIS DETAIL IS FOR REFERENCE ONLY. REFER TO POOL CONTRACTOR FOR ALL POOL DETAILS.

A POOL FENCE
SCALE: 1/4" = 1'-0"

6' HEIGHT VINYL PRIVACY FENCE "WHITE HAMILTON", OR OWNER APPROVED EQUAL. AVAILABLE THROUGH
www.superiorfenceandrail.com/columbus/
INSTALL PER MANUFACTURER

C 6' WHITE VINYL PRIVACY FENCE
SCALE: 1/2" = 1'-0"





NOTE: FINAL MATERIAL AND COLOR SELECTION BY OWNER

B AMENITY AREA VIEW EAST

PRELIMINARY: NOT FOR CONSTRUCTION

ICON Shelter Systems Inc
DISTINCTIVE STEEL SHELTERS
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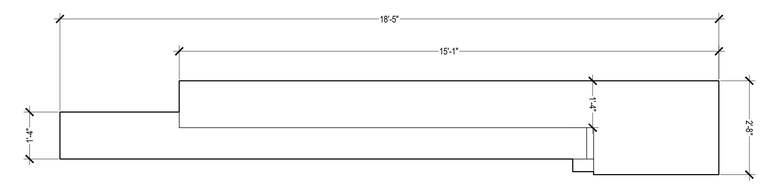
HOLLAND MI, 49423
616.396.0919
800.748.0985
616.396.0944 FX

Elevation

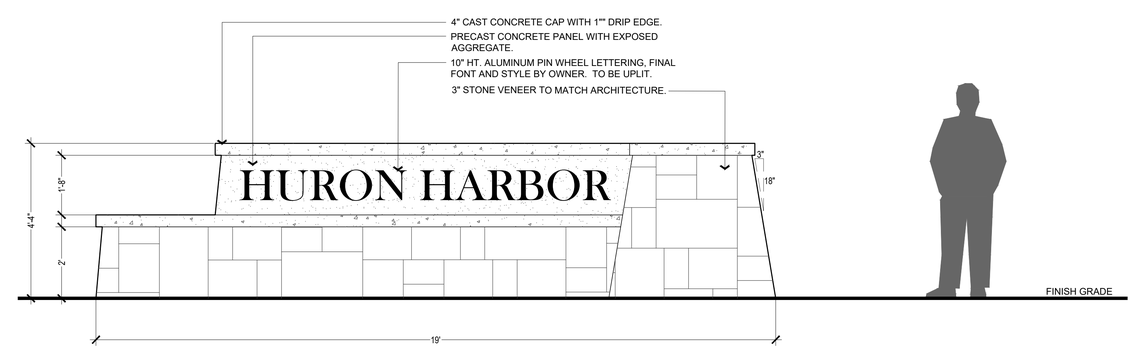
DRAWN BY:	LB
DATE:	9/28/11
JOB NO.:	STANDARD
REVISION:	
BUILDING TYPE:	NP12M-P10
PROJECT NAME:	70-150-150 BENCH

SHEET 1.0

DWG: \\Icon01\Company\Engineering\Standards\Shelters\NP\12M-P10-70-150-150\Drawings\Preliminary\NP12M-P10-70-150-150-20195.DWG



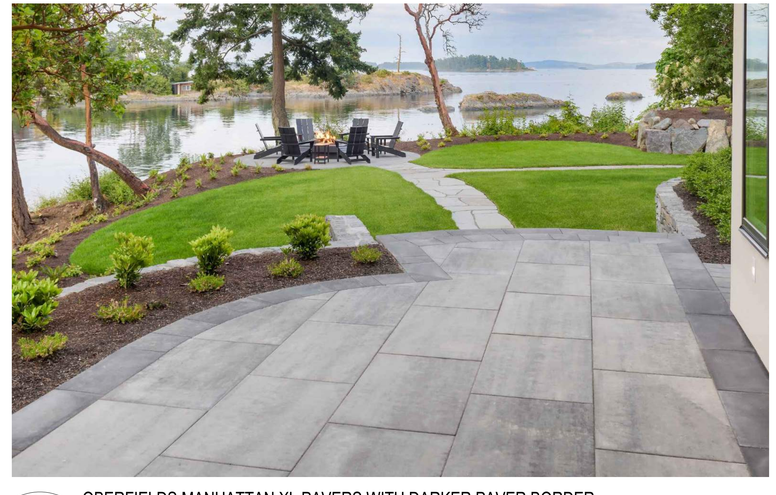
PLAN VIEW



FRONT ELEVATION

D HURON HARBOR ENTRY SIGN
SCALE: 1/2" = 1'-0"

A POLYWOOD LOUNGE CHAIR (OR OWNER APPROVED EQUAL)
SCALE: 1/2" = 1'-0"



B OBERFIELDS MANHATTAN XL PAVERS WITH DARKER PAVER BORDER
SCALE: 1/2" = 1'-0"

FXLuminaire.

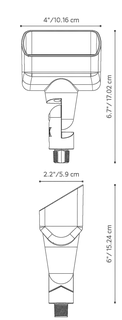
Accent Lights

The PB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

PB: Up Light

NUMBER OF LEDS:	1	3	ZDC
HALOGEN LUMEN EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V
VA TOTAL*:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY):	34	39	37
TOTAL LUMENS:	67	160	122
CRI (Ra):	83	82	83
CBCP (CENTER BEAM CANDLE POWER):	37	93	122
CCT			
AMBER FILTER	2700K	2700K	N/A
FROSTED FILTER	3900K	3900K	N/A
GREEN FILTER	4500K	4500K	N/A
BLUE FILTER	5200K	5200K	N/A

* (Use this number to size the transformer)



LANDSCAPE LIGHTING

A Hunter Industries Company

C LANDSCAPE UPLIGHT (OR OWNER APPROVED EQUAL)
SCALE: 1/2" = 1'-0"

VICTOR STANLEY®

Create a timeless moment.®

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TOLL FREE: (800) 368-2573 (USA & CANADA)
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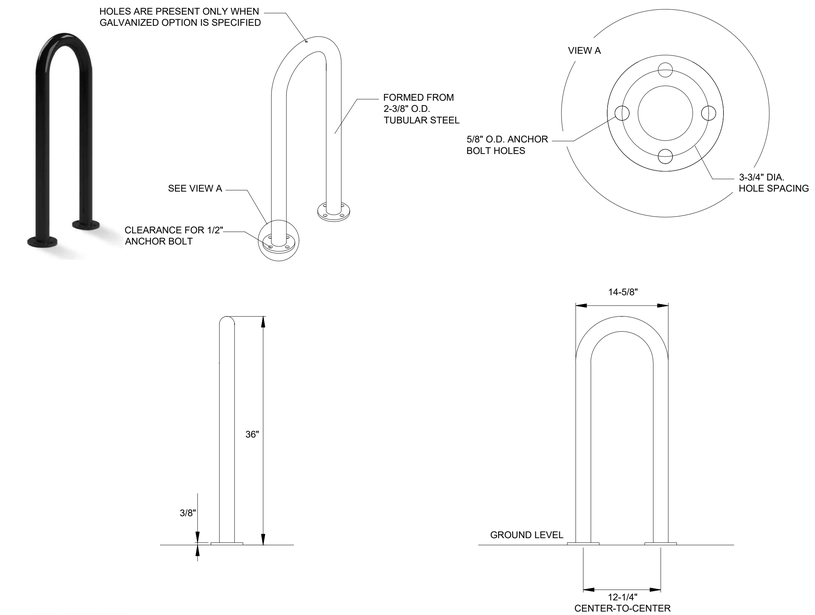
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)

MOUNTING
STANDARD IN-GROUND AND SURFACE (AS SHOWN)

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BIKE RACK IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BRCS-101
CYCLE SENTRY™
BIKE RACK
SHOWN: STANDARD SURFACE MOUNT

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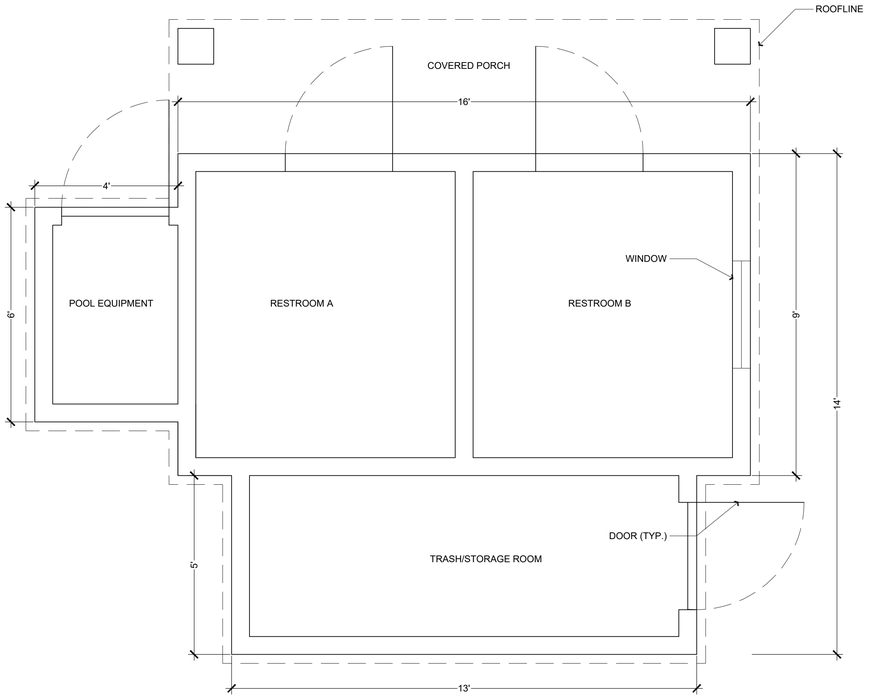
REV. 3/14/22 DRAWN V.F.T. 2022-199

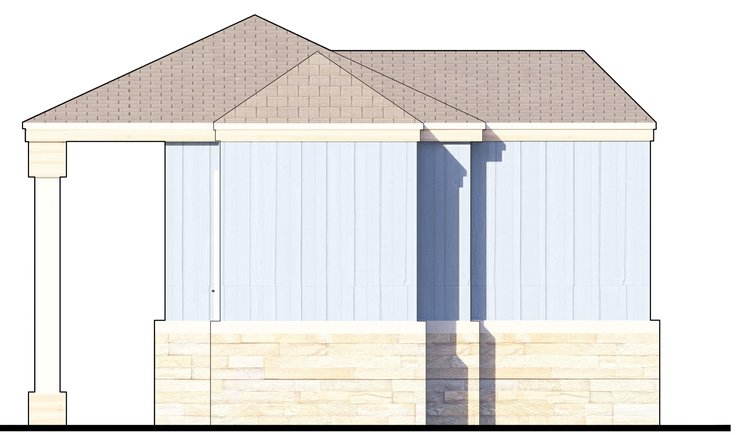
D BIKE RACKS
SCALE: N.T.S.



PLAN VIEW

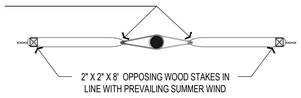
FRONT ELEVATION

SIDE ELEVATION A

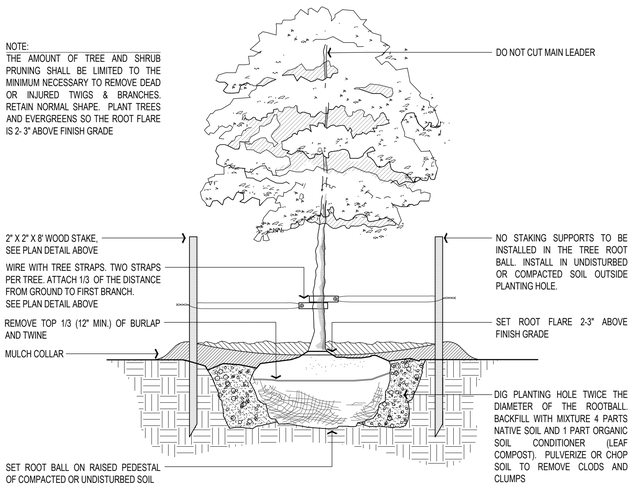


SIDE ELEVATION B

A POOL BUILDING DETAIL
SCALE: 1/2" = 1'-0"



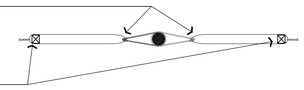
STAKING PLAN DETAIL



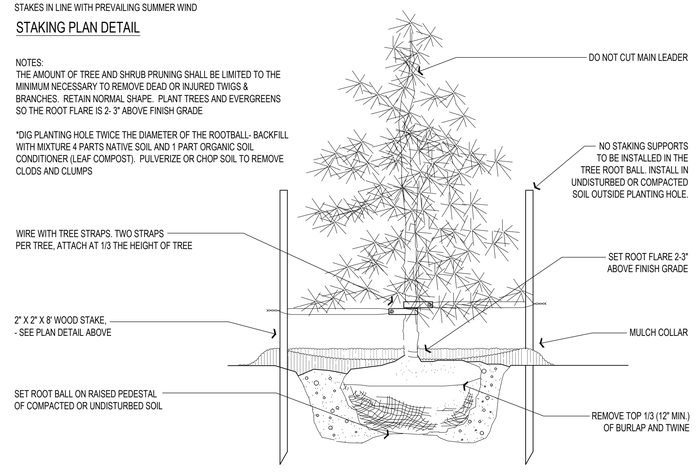
A

DECIDUOUS TREE

SCALE: 1" = 1'-0"



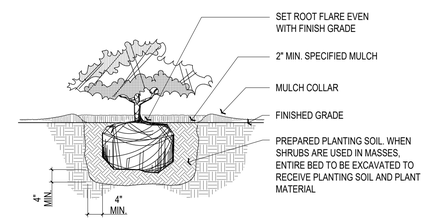
STAKING PLAN DETAIL



B

EVERGREEN TREE

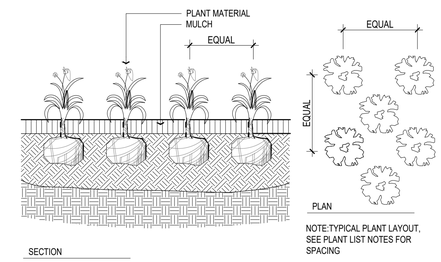
SCALE: 1" = 1'-0"



C

SHRUB

SCALE: 1/2" = 1'-0"



D

PERENNIALS & GROUNDCOVER

SCALE: 1" = 1'-0"