

September 2, 2003

Ms. Deborah Hoffman
Building Services Administrator
City of Columbus
757 Caroyln Avenue
Columbus, OH 43224

RE: Z03-035 / 8803 Olenbrook Drive

Dear Ms. Hoffman:

This letter constitutes commitments to the City of Columbus by the applicant of the above referenced zoning and the property owner of the property located at 8803 Olenbrook Drive, Columbus, Ohio. This letter shall be a part of the permanent record of rezoning application Z03-035, and the commitments contained herein, unless sooner satisfied, shall appear on the ~~final~~ **preliminary** plats of the subdivision comprising the property.

Very truly yours,

Jeffrey L. Brown

Restrictions and Covenants

Dominion Homes Inc. (the "Applicant") and Bishop of the Diocese of Columbus (the "Property Owner"), for themselves, their heirs, successors and assigns, represent covenant and agree to the following:

1. Minimum net living area for each dwelling; ranch 1100 sq. ft., 2 story 1200 sq. ft.
2. Each dwelling shall have at a minimum a two car garage.

Ms. Deborah Hoffman

3. The City's Recreation and Parks Department shall be given the areas shown on the attached Exhibit A along the east property line, the first lot on the east side of Olenbrook Drive, and the area north of the subject property as park ground. The exact shape of the park area north of the subject property shall be subject to the review and approval of the City's Recreation and Parks Department. The developer shall install markers (per the City's Recreation and Park's requirements) at the corners of the lots that back up to the proposed open space.
4. The access point to SR 23 shall be right-in / right-out unless the appropriate governmental transportation agency approves another type of access. The developer shall install a north bound right turn lane on U.S. 23, (a minimum of 225 feet in length) at the right-in / right-out access point.
5. The applicant shall coordinate traffic calming measures along the primary east / west street into the subdivision and the primary street leading to the proposed elementary school with the City of Columbus.

APPLICANT:

Dominion Homes Inc., an
Ohio corporation

By: Robert A. Meyer, Jr.
Its: Senior Vice President

By the execution hereof, Robert A. Meyer,
Jr. represents that he has the authority
to execute this document on behalf of
Dominion Homes Inc.

JLB/ncs

PROPERTY OWNER:

Bishop of the Diocese of Columbus

James A. Griffin, Bishop

