

SUB-AREA PLAN

PRESERVE AT ALBANY WOODS

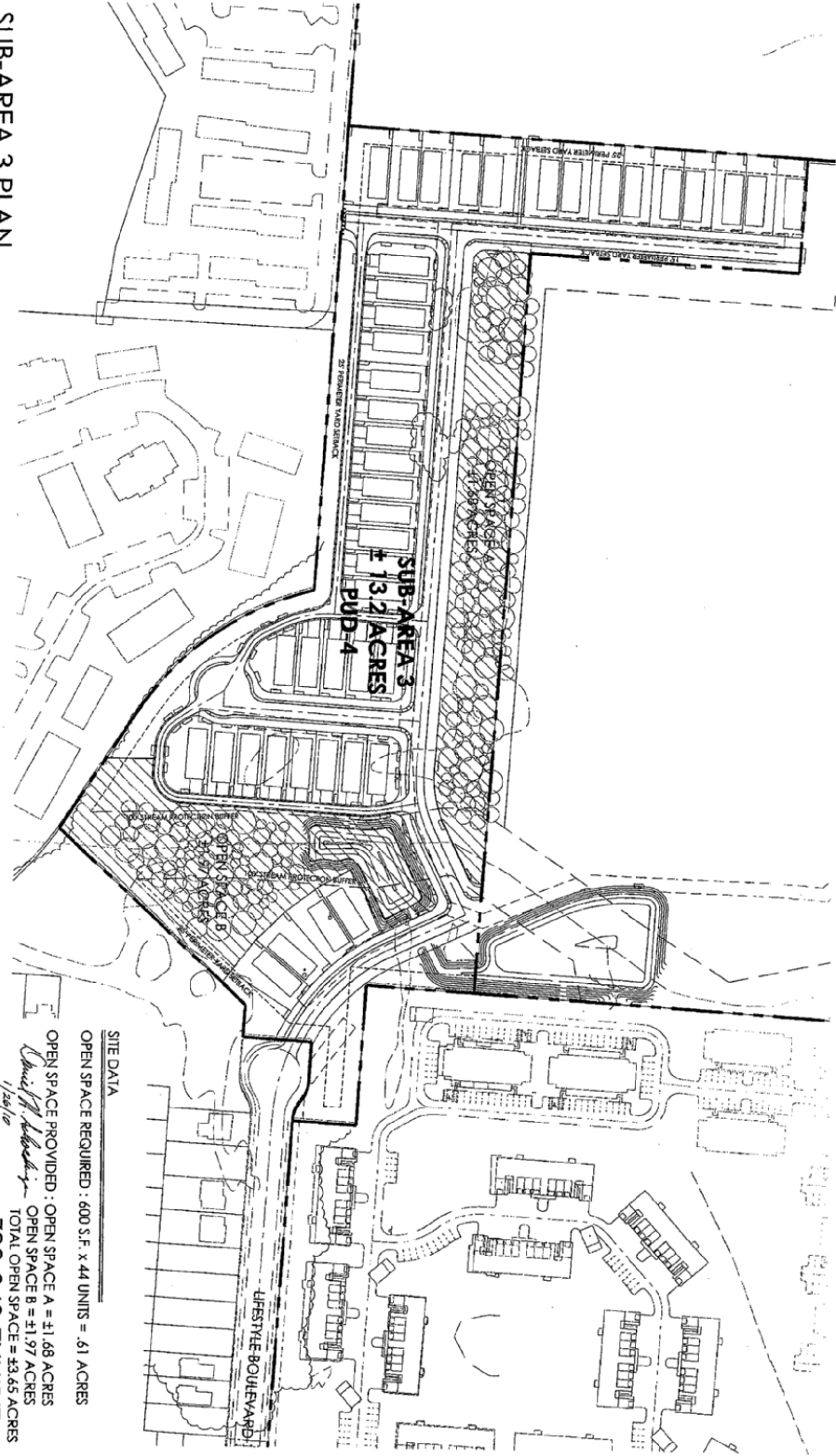
PREPARED FOR VILLAGE COMMUNITIES

DATE: DECEMBER 18, 2008

Z08-043 EXHIBIT A

*David J. H. H. H.*  
1/24/10

**Paris Planning & Design**  
ARCHITECTURAL FIRM  
1000 W. 10th Street, Suite 100  
Chicago, IL 60607  
Tel: (773) 462-1111  
Fax: (773) 462-1112



**SUB-AREA 3 PLAN**  
**PRESERVE AT ALBANY WOODS**

PREPARED FOR VILLAGE COMMUNITIES  
 DATE: DECEMBER 16, 2008

**SITE DATA**

OPEN SPACE REQUIRED : 600 S.F. X 44 UNITS = .61 ACRES

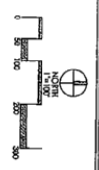
OPEN SPACE PROVIDED : OPEN SPACE A = ± 1.68 ACRES

OPEN SPACE B = ± 1.97 ACRES

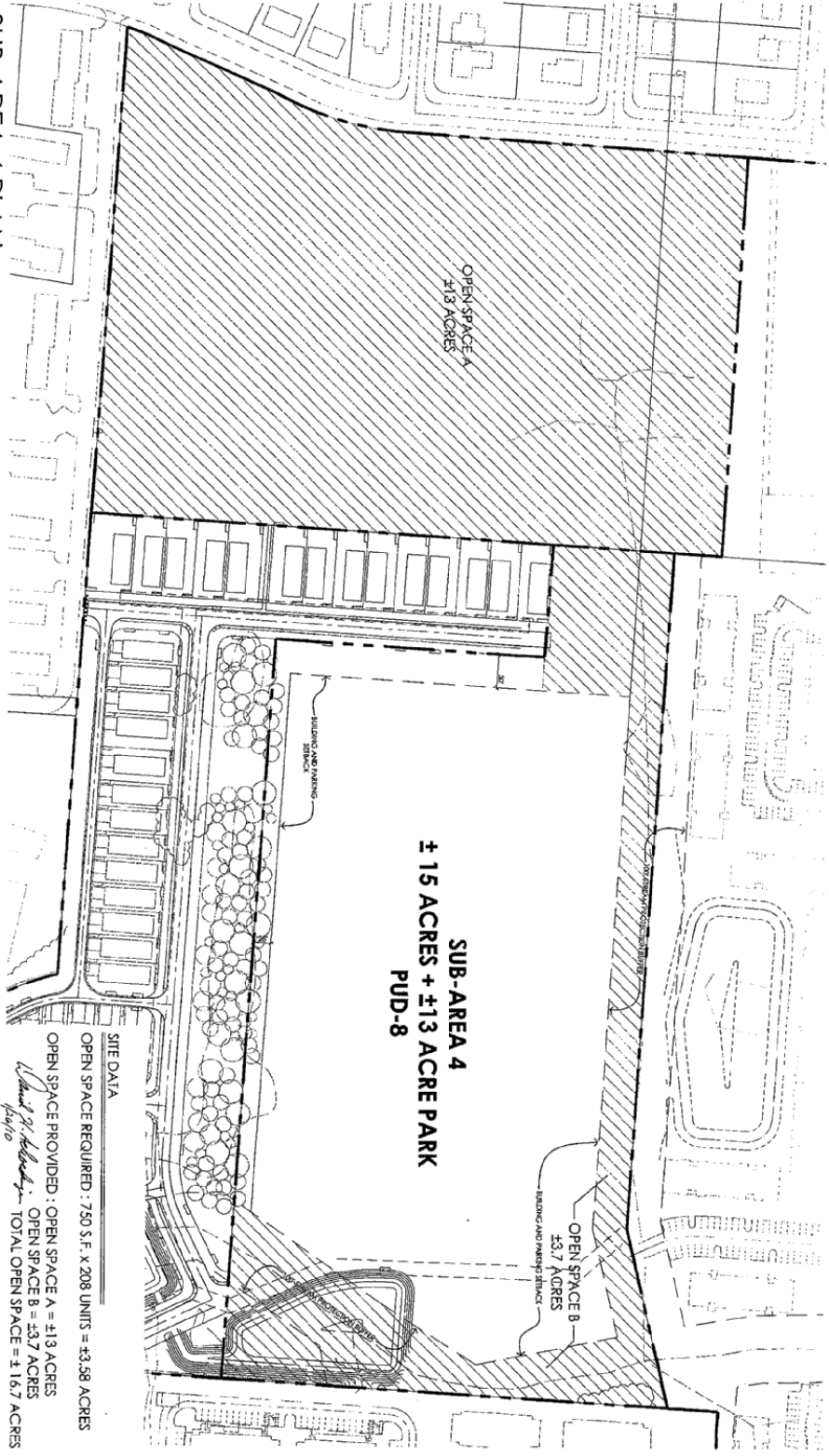
TOTAL OPEN SPACE = ± 3.65 ACRES

**Z08-043 EXHIBIT B**

*Charles H. Wood*  
 1/26/10



**Paris Planning & Design**  
 4650 Glenview Avenue, Suite 200  
 Chicago, IL 60631  
 Phone: (773) 477-1100  
 Fax: (773) 477-1101  
 www.parisplanning.com



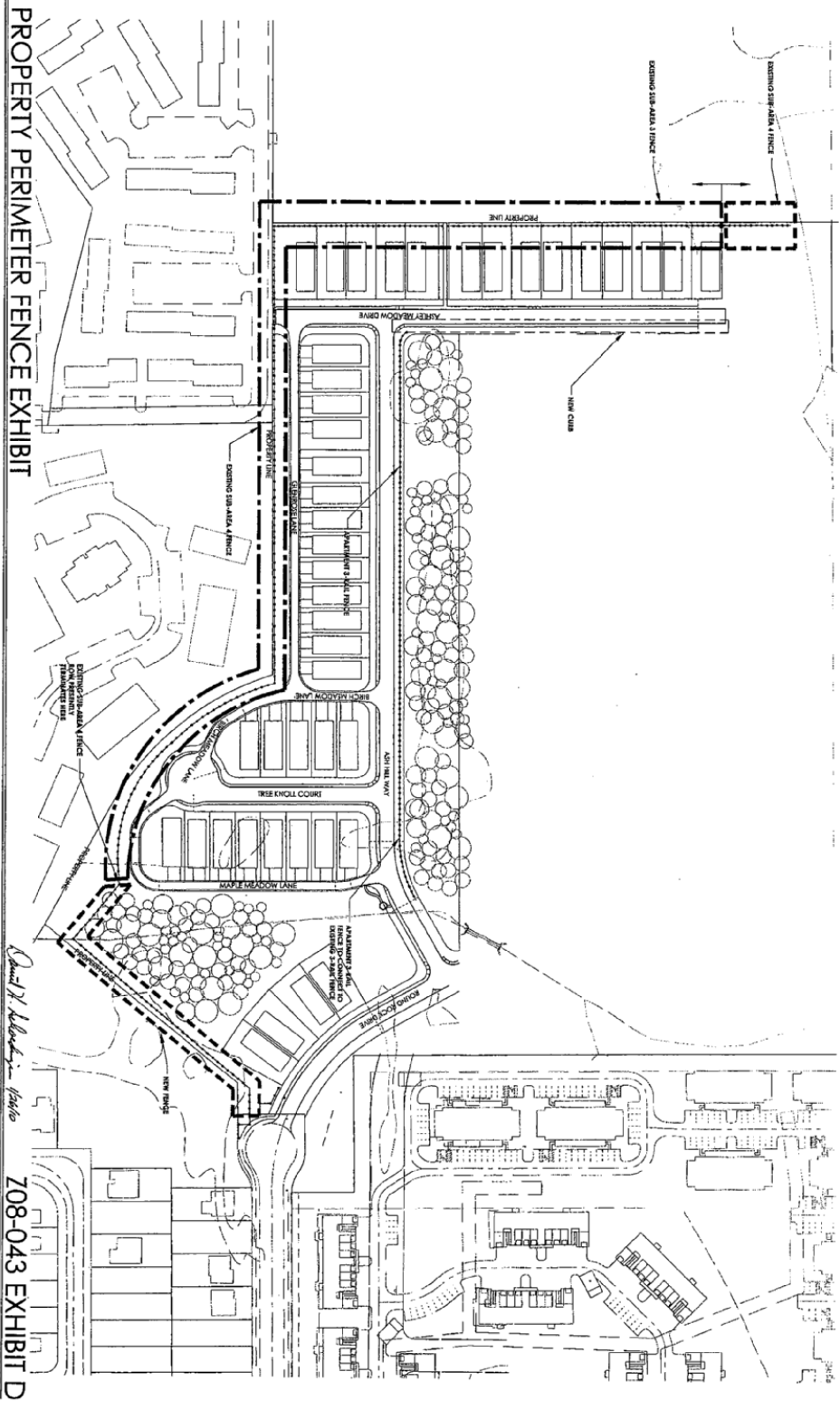
**SUB-AREA 4 PLAN**  
**PRESERVE AT ALBANY WOODS**  
 PREPARED FOR VILLAGE COMMUNITIES  
 DATE: 08/20/10

**SITE DATA**  
 OPEN SPACE REQUIRED : 750 S.F. X 208 UNITS = ±3.98 ACRES  
 OPEN SPACE PROVIDED : OPEN SPACE A = ±13 ACRES  
 OPEN SPACE B = ±3.7 ACRES  
 TOTAL OPEN SPACE = ±16.7 ACRES  
*David G. Hildner*  
 10/10

**Z08-043 EXHIBIT C**

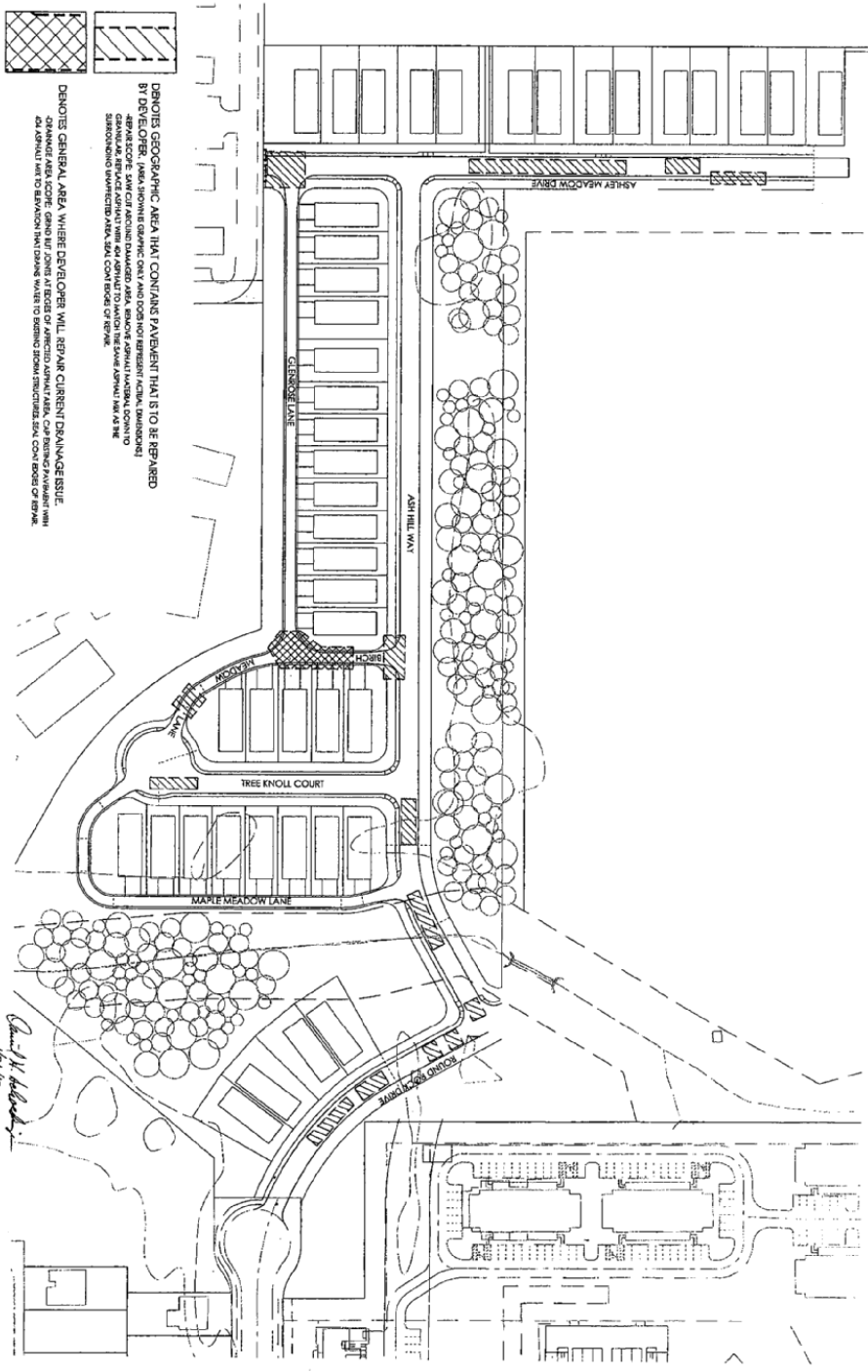
**Paris Planning & Design**  
 LANDSCAPE ARCHITECTURE  
 1000 W. 10TH STREET  
 SUITE 200  
 CHICAGO, ILL. 60607  
 TEL: 312.467.1100  
 FAX: 312.467.1101  
 WWW.PARISPLANNING.COM

**PROPERTY PERIMETER FENCE EXHIBIT**  
**PRESERVE AT ALBANY WOODS**  
 PREPARED FOR VILLAGE COMMUNITIES  
 DATE: AUGUST 20, 2009



*David J. Blawie, P.E.*  
**Z08-043 EXHIBIT D**  
**Harris Planning & Design**  
 LAND MARKING  
 1/2" = 100' (1" = 200')  
 1/4" = 50' (1" = 125')  
 1/8" = 25' (1" = 62.5')  
 1/16" = 12.5' (1" = 31.25')  
 1/32" = 6.25' (1" = 15.625')  
 1/64" = 3.125' (1" = 7.8125')  
 1/128" = 1.5625' (1" = 3.90625')  
 1/256" = 0.78125' (1" = 1.953125')  
 1/512" = 0.390625' (1" = 0.9765625')

**PAVEMENT REPAIR EXHIBIT**  
**PRESERVE AT ALBANY WOODS**  
 PREPARED FOR VILLAGE COMMUNITIES  
 DATE: 01/11/2010



DENOTES GEOGRAPHIC AREA THAT CONTAINS PAVEMENT THAT IS TO BE REPAIRED BY DEVELOPER. (AREA SHOWING EXISTING ONLY AND DOES NOT REPRESENT ACTUAL DIMENSIONS)

APPROXIMATE SCALE: 1" = 40' (NOT TO SCALE)

SEASONING INVESTMENT AREA, SEAL COAT BODIES OF REPAIR.

DENOTES GENERAL AREA WHERE DEVELOPER WILL REPAIR CURRENT DRAINAGE ISSUE.

2" W/ 1" ASPHALT (SEE NOTES AT BOTTOM OF DRAWING) ASPHALT PAVEMENT, CAR PARKING PAVEMENT WITH 2" ASPHALT (SEE NOTES AT BOTTOM OF DRAWING) TO BE REPAIRED FROM STRUCTURE, SEAL COAT BODIES OF REPAIR.

*David W. Kelly*  
1/26/10

**Paris Planning & Design**

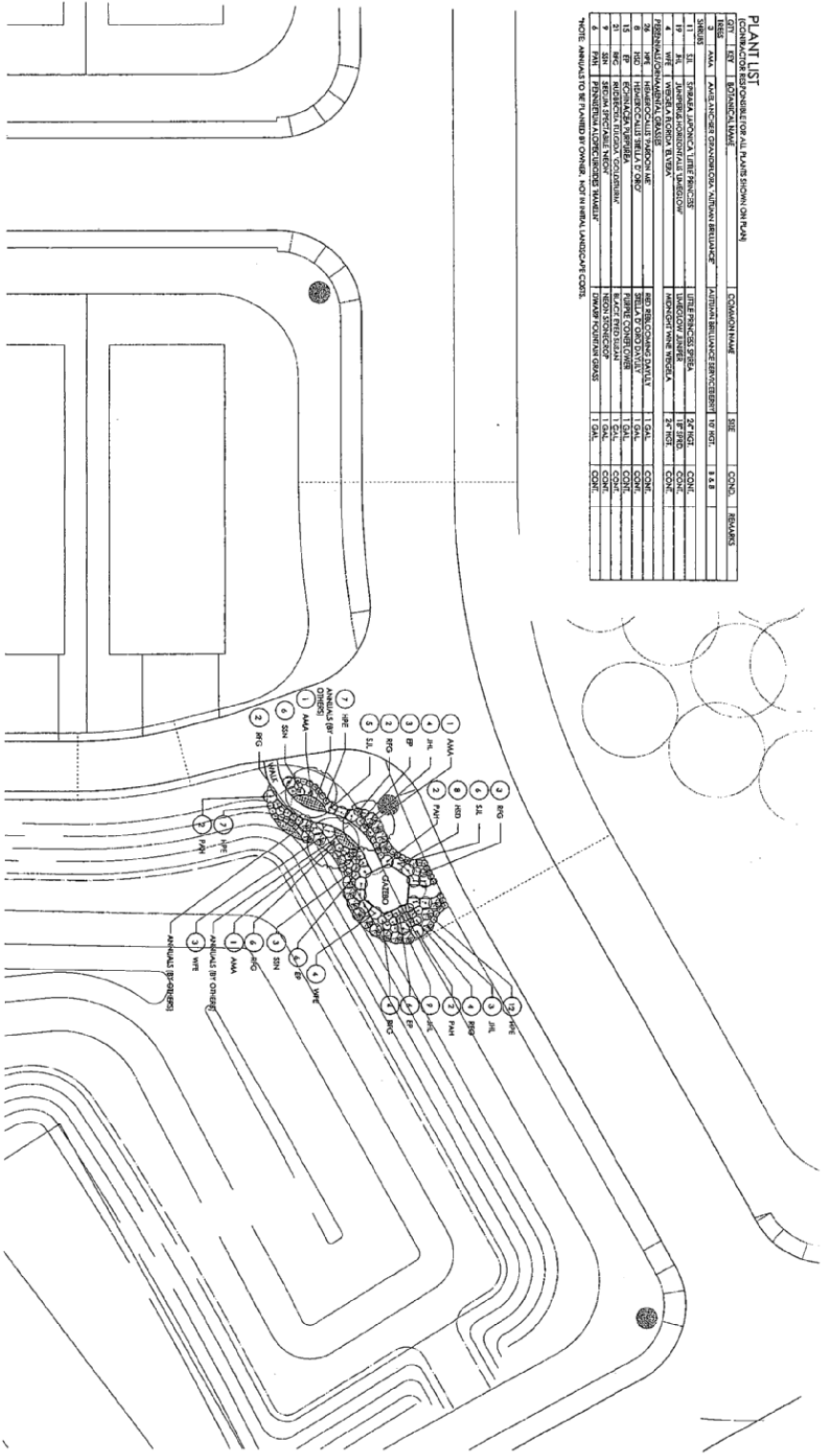
1000 PARKWAY  
 SUITE 200  
 WESTPORT, NY 10988  
 TEL: 845.366.1234  
 FAX: 845.366.1235  
 WWW.PARISPLANNING.COM

Z08-043 EXHIBIT E

**PLANT LIST**  
 COMPILER FOR ALL PLANTING ON PLAN

SYM	EST	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
1	1	MAZUNGER GARDENIA	MAZUNGER GARDENIA	10' HIG.	1 X 1 X 1	
2	1	SPYEA JAPONICA	SPYEA	24" HIG.	COND.	
3	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
4	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
5	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
6	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
7	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
8	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
9	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
10	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
11	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
12	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
13	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
14	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
15	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
16	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
17	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
18	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
19	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
20	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
21	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
22	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
23	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
24	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
25	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
26	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
27	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
28	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
29	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
30	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
31	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
32	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
33	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
34	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
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37	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
38	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
39	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
40	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
41	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
42	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
43	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
44	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
45	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
46	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
47	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
48	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
49	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	
50	1	WINDY BLOOMER	WINDY BLOOMER	36" HIG.	COND.	

NOTE: ANNUALS TO BE PLANTED BY OWNER, NOT IN HEDAL LANDSCAPE CONT.



**LANDSCAPE PLAN FOR COMMUNITY GARDEN**  
**PRESERVE AT ALBANY WOODS**  
 PREPARED FOR VILLAGE COMMUNITIES  
 DATE: 10/20/2010

*Baris Planning & Design*  
 Z08-043 EXHIBIT F

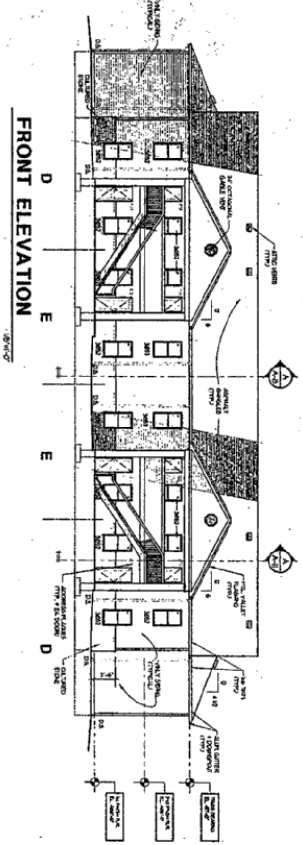
Baris Planning & Design  
 1000 University Ave.  
 Cambridge, MA 02142  
 617-452-1234  
 www.barisplanning.com

DATE: 10/20/2010

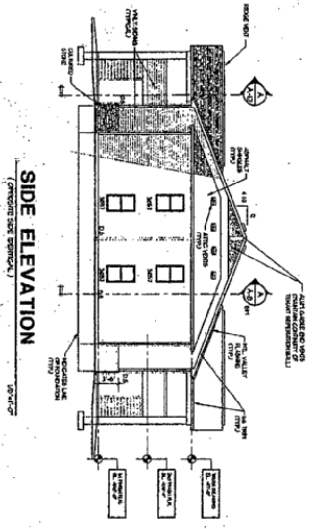
SCALE: 1" = 10'

PROJECT: Z08-043 EXHIBIT F

DESIGNER: [Signature]



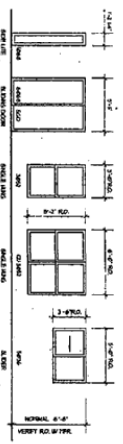
FRONT ELEVATION



SIDE ELEVATION

EXTERIOR ELEVATIONS

WINDOW TYPES



GENERAL NOTES:  
 1. WINDOW TYPES SHOWN TO BE USED IN THIS PROJECT.  
 2. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL BUILDING DEPARTMENT.  
 3. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL PLANNING DEPARTMENT.  
 4. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL HEALTH DEPARTMENT.  
 5. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL FIRE DEPARTMENT.  
 6. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL POLICE DEPARTMENT.  
 7. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL WATER DEPARTMENT.  
 8. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL SEWER DEPARTMENT.  
 9. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL GAS DEPARTMENT.  
 10. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL ELECTRIC DEPARTMENT.  
 11. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL TELEPHONE DEPARTMENT.  
 12. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL CABLE DEPARTMENT.  
 13. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL POSTAL DEPARTMENT.  
 14. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL AIR FORCE DEPARTMENT.  
 15. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL NAVY DEPARTMENT.  
 16. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL MARINE CORPS DEPARTMENT.  
 17. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL ARMY DEPARTMENT.  
 18. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL AIR FORCE DEPARTMENT.  
 19. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL NAVY DEPARTMENT.  
 20. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL MARINE CORPS DEPARTMENT.  
 21. THE CONTRACTOR SHALL VERIFY THAT ALL WINDOW TYPES SHOWN ARE APPROVED BY THE LOCAL ARMY DEPARTMENT.

*David M. Walker*  
 1/24/10

PAGE 1 OF 3  
 Z08-043 EXHIBIT C

A-7

**LINSK & HICKIN**  
 ARCHITECTS  
 1111 S. W. 10th Ave., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 561-1111  
 Fax: (954) 561-1112  
 Website: www.linskhickin.com

**PROJECT:**  
 3085 Westridge Road  
 Ft. Lauderdale, FL 33309  
 TEL: 954-562-2800

**DATE:**  
 1/24/10

**SCALE:**  
 AS SHOWN

**PROJECT NO.:**  
 108-043

**DATE:**  
 1/24/10

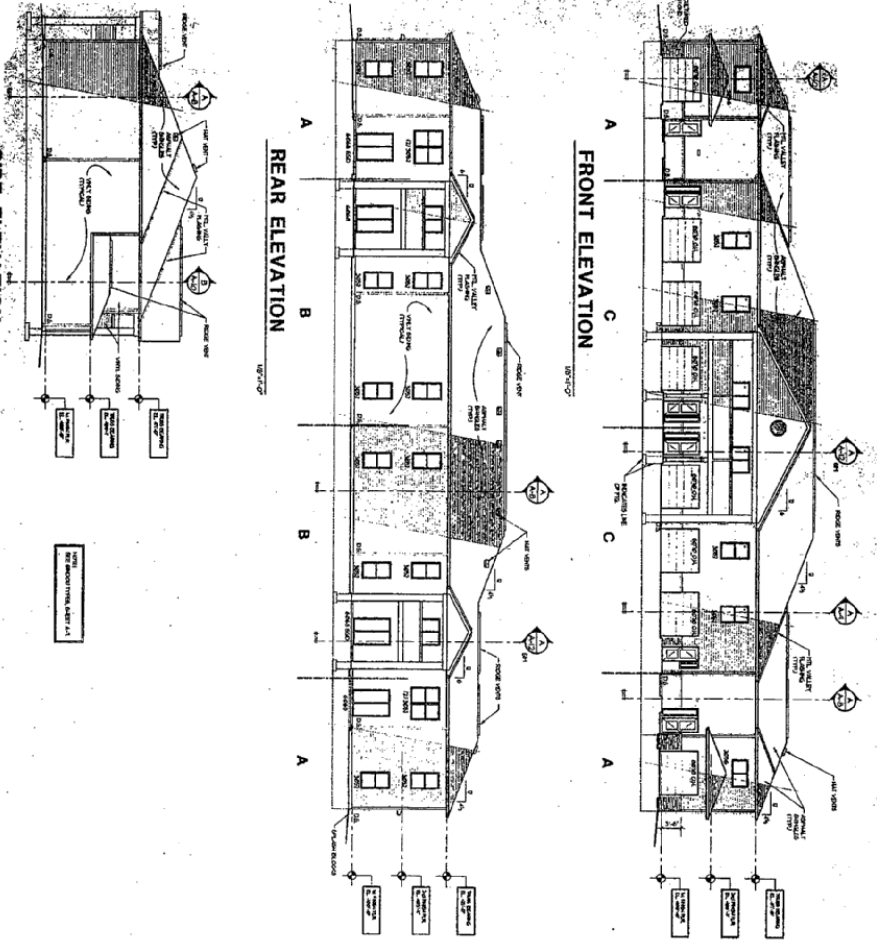
**PROJECT:**  
 3085 Westridge Road  
 Ft. Lauderdale, FL 33309  
 TEL: 954-562-2800

**CLIENT:**  
 Lifestyle Communities  
 3085 Westridge Road  
 Ft. Lauderdale, FL 33309  
 TEL: 954-562-2800

**DESIGNER:**  
 LINSK & HICKIN  
 ARCHITECTS

**PROJECT:**  
 Seaton Ridge  
 Subarea 3E

PROJECT NUMBER:	108-043
PROJECT NAME:	Seaton Ridge Subarea 3E
DATE:	1/24/10
SCALE:	AS SHOWN
PROJECT NO.:	108-043
DATE:	1/24/10



**EXTERIOR ELEVATIONS**

David P. H. H. H.
   
 ARCHITECT
   
 PAGE 3 OF 3
   
 Z08-043 EXHIBIT C

**LISK E. PORTER**  
 ARCHITECT

1000 W. 10th Street  
 Oklahoma City, Oklahoma 73101  
 Phone: (405) 231-1111  
 Fax: (405) 231-1112  
 Email: lisk@lisk.com

PROJECT: Z08-043 EXHIBIT C  
 SHEET: 3E

DATE: 11/11/11  
 DRAWN BY: J. H. H.  
 CHECKED BY: J. H. H.  
 REVISIONS:

SHEET NO. 3E  
 PROJECT NO. Z08-043 EXHIBIT C

**SEAL**  
 STATE OF OKLAHOMA  
 ARCHITECTS  
 LISK E. PORTER  
 No. 11111

I hereby certify that the above-named architect is duly licensed and qualified to practice architecture in the State of Oklahoma.

REGISTERED ARCHITECT  
 STATE OF OKLAHOMA  
 No. 11111

**OWNER**  
 Hilda's Community  
 500 Westville Road  
 Westville, Oklahoma 74787  
 Tel: 405-231-1111

**SHEET TITLE**  
 BUILDING TYPE I  
 ELEVATIONS

**PROJECT NAME**  
 Seaton Ridge  
 Subarea 3E

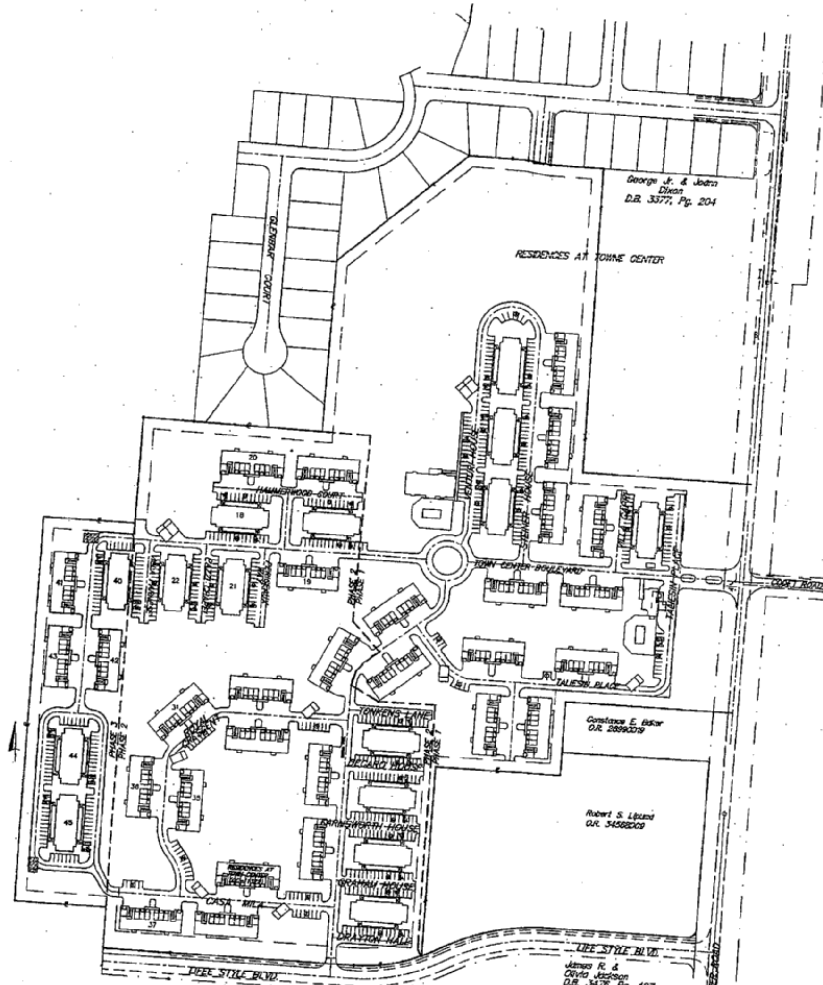
**PROJECT NUMBER** 3E  
**DATE** 11/11/11  
**DESIGNED BY** J. H. H.  
**DRAWN BY** J. H. H.  
**CHECKED BY** J. H. H.  
**REVISIONS**

**SHEET NUMBER**  
 3E  
**PROJECT NUMBER**  
 Z08-043 EXHIBIT C

**A-6**



RESIDENCES AT TOWNE CENTER  
LIFESTYLES COMMUNITIES  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



**SITE DATA**

RESIDENCES AT TOWNE CENTER  
AREA: 26,415 SQ. FT. (Area No. 297-127)  
ZONING: R-10 (Residential Medium Density)  
PARCEL: 010-24293

1. Dwelling Units  
EXISTING: 400 D.U.  
PROPOSED: 92 D.U.  
TOTAL: 492 D.U.

2. Parking  
Site Density: 11.38 D.U./Acre

**EXISTING:**  
Garage Spaces: 208  
Handicap Spaces: 22  
(Including 3 Van Accessible Spaces)  
Surface Spaces: 443  
Storage Spaces: 208

**PROPOSED:**  
Garage Spaces: 24  
Handicap Spaces: 6  
(Including 3 Van Accessible Spaces)  
Surface Spaces: 54

Total Parking Provided: 1038  
Site Parking Density: 2.17 Spaces/D.U.  
Typical surface & handicap spaces are 9' x 18' & 12'

2. 44 Total Buildings as Follows:  
29 - 6 Unit Apartment Buildings - 17' Hgt. (Max.)  
15 - 16 Unit Apartment Buildings - 27' Hgt. (Max.)

3. 472 Total Apartment Units as Follows:  
16 Unit Apartment Bldg. (1)  
6 Units - 3 Bedroom  
9 Unit Apartment (Commuter)  
5 Units - 3 Bedroom

4. For Exact Building Dimensions, See Architectural Plans.  
Architect: Link & North Architects

5. Area Reserved for 6 Unit Apartment  
1600 S.W. Ave. Sq. Ft. - 12,500

6. Area Reserved for 12 Unit Apartment  
1600 S.W. Ave. Sq. Ft. - 12,500

7. Typical Pavement Widths

**EXISTING:**  
Parking Drive Way - 22' - 0"  
Rearway Width - 27' - 0"

**PROPOSED:**  
Parking Drive Way - 20' - 0"  
Rearway Width - 27' - 0"

8. Setback Breakdown as Follows:  
15' Storage Setback  
25' Concrete & Parking Setback  
25' Parking Setback  
25' Perimeter Setback  
25' Setback for All Buildings and Vehicular Pavement

10. Pad  
- Total Gross Area - 12,000 Sq. Ft.

George J. & Judith  
Estate  
D.R. 3377, Pg. 204

Guillermo E. Garza  
D.R. 2899209

Robert S. Lewis  
D.R. 3458200

Almon R. &  
Conrad Johnson  
D.R. J476, Pg. 427

Northside Church of  
God Inc.  
D.R. 3782, Pg. 739  
0.97 Ac.

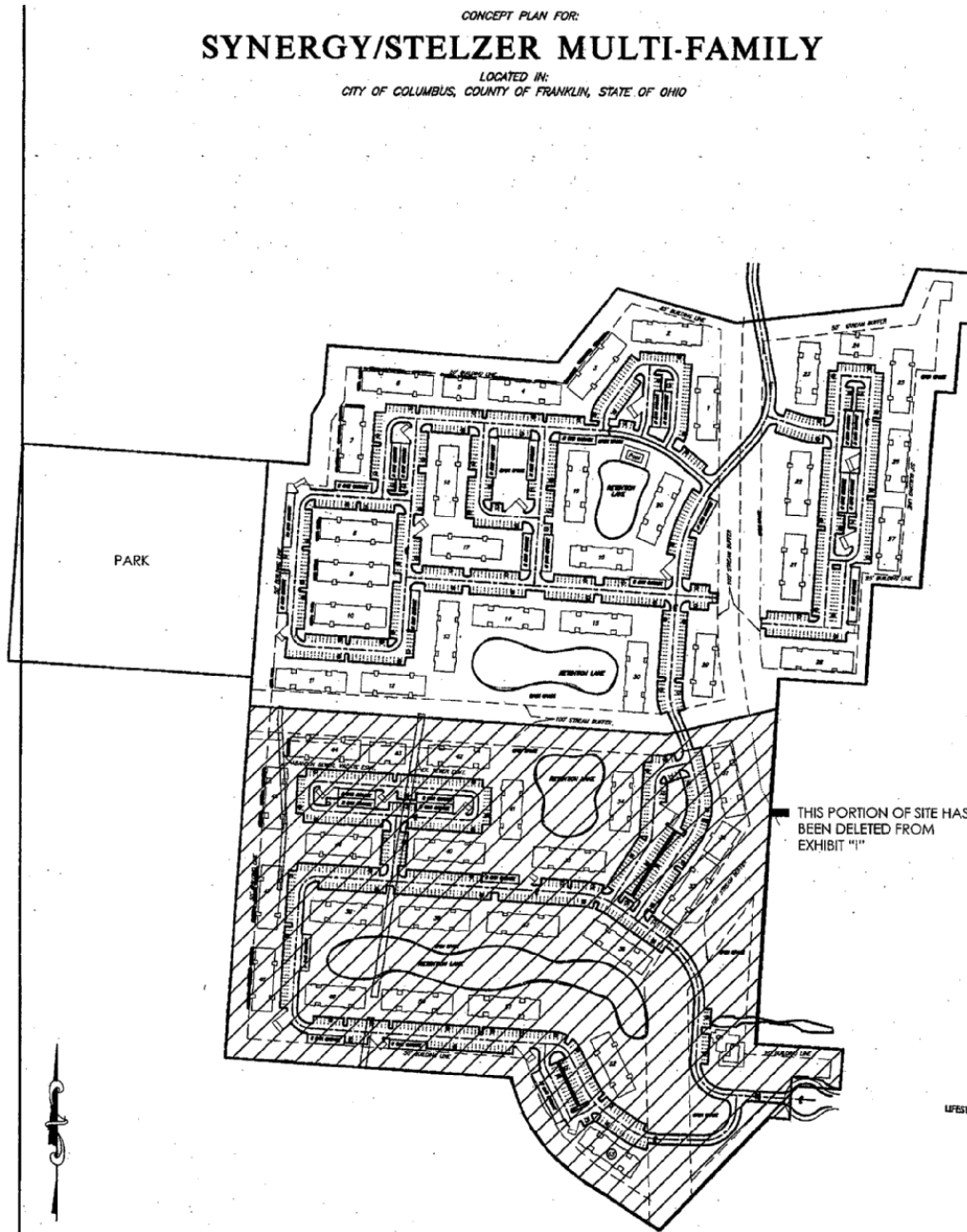
William R. White  
D.R. 2229205

1/24/10  
 Z08-043 EXHIBIT H  
 GRAPHIC SCALE  
 (IN FEET)

SURVEYED & PREPARED BY  
**EMT**  
 GEORGE AND CONRAD JOHNSON & SURVEYORS  
 120 1/2 MI. SW. CORNER  
 COLUMBUS, OHIO 43230  
 (614) 471-1300

CONCEPT PLAN FOR:  
**SYNERGY/STELZER MULTI-FAMILY**

LOCATED IN:  
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



Z08-043 EXHIBIT 1  
 1/24/10  
*David H. Hildebrand*

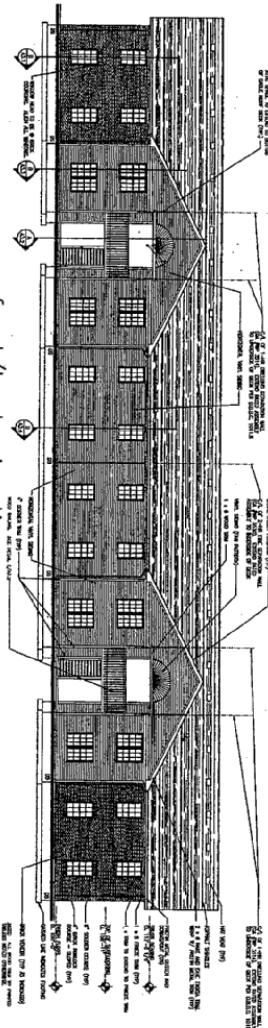
**SITE STATISTICS:**  
 SUBAREA 2:  
 ACRES: +/- 39.85  
 DWELLING UNITS: 464  
 OPEN SPACE: +/- 7 AC.

--- Affected building elevations

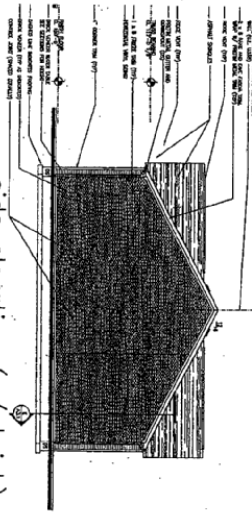
PREPARED FOR:  
**TRIANGLE REAL ESTATE SERVICES, INC.**  
 400 OLIVE WASHINGTON ROAD, SUITE 700  
 WESTERVILLE, OHIO 43081

**BMT**  
 CONSULTING ENGINEERS  
 1000 W. BROAD ST., SUITE 100  
 COLUMBUS, OHIO 43260  
 PHONE: 614.261.1111  
 FAX: 614.261.1112  
 WWW.BMT-INC.COM

front/back elevation  
standard building type 2



side elevation (w/ brick)  
standard building types

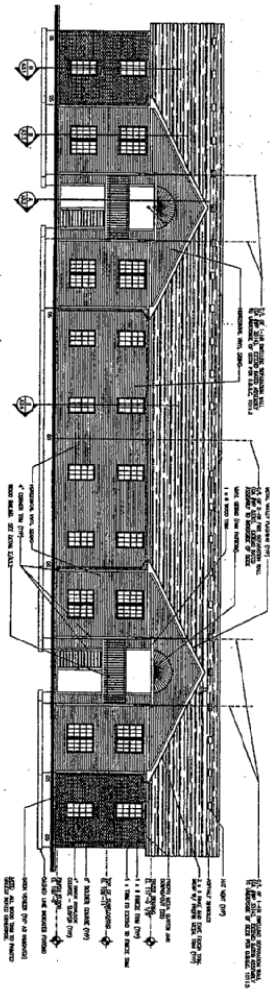


MEACHAM & APPEL ARCHITECTS INC.  
6161 RIVERSIDE DRIVE DUBLIN OHIO 43017  
614 764 0407

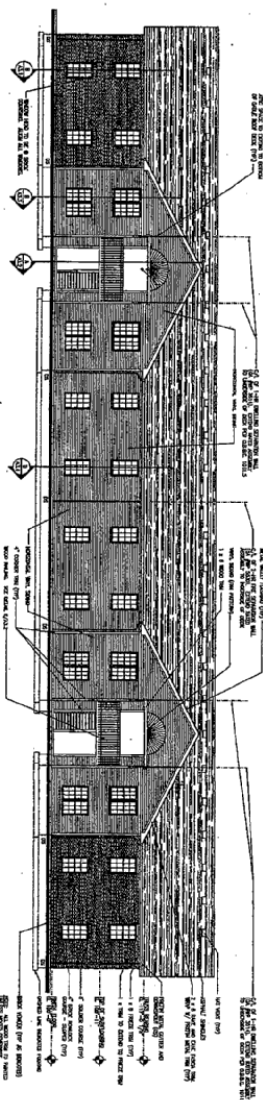
  
 1/24/10  
 PAGE 1 OF 6  
 Z08-043 EXHIBIT J

A2.1

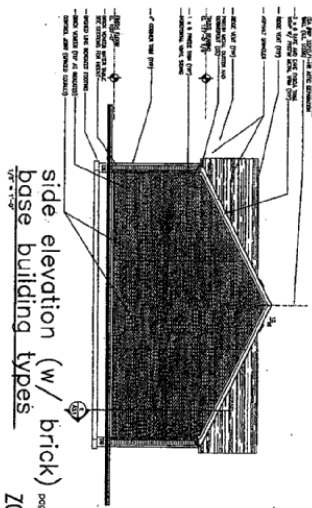
TWO STORY OPEN BREEZEWAY APARTMENTS  
TRIANGLE REAL ESTATE



front/back elevation  
base building type 1b



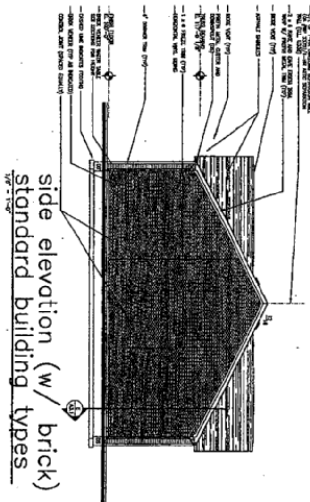
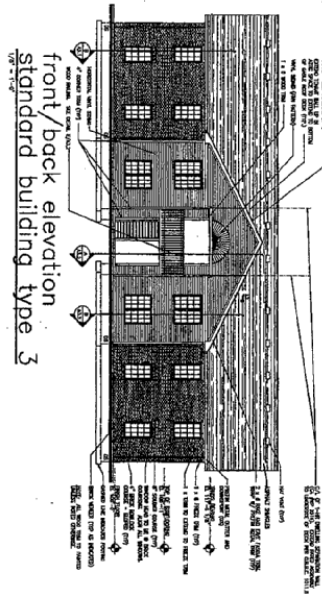
front/back elevation  
base building type 2b



side elevation (w/ brick)  
base building types

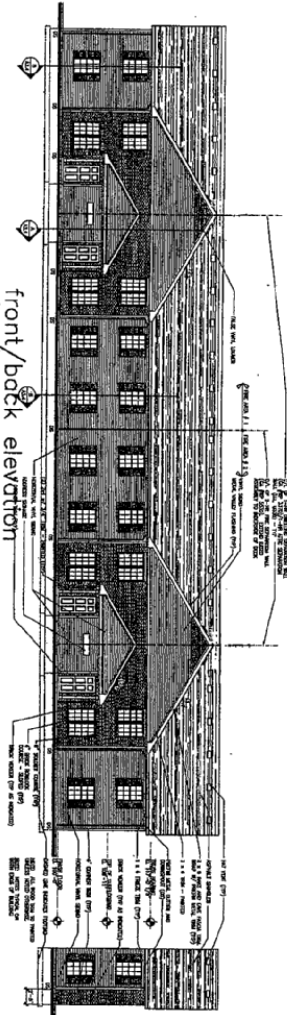
MECHAM & APPEL ARCHITECTS INC.  
6161 RIVERSIDE DRIVE DUBLIN OHIO 43017  
614 766 407  
PAGE 2 OF 5  
1/24/10

	<b>TWO STORY OPEN BREEZEWAY APARTMENTS</b>	
	<b>TRIANGLE REAL ESTATE</b>	

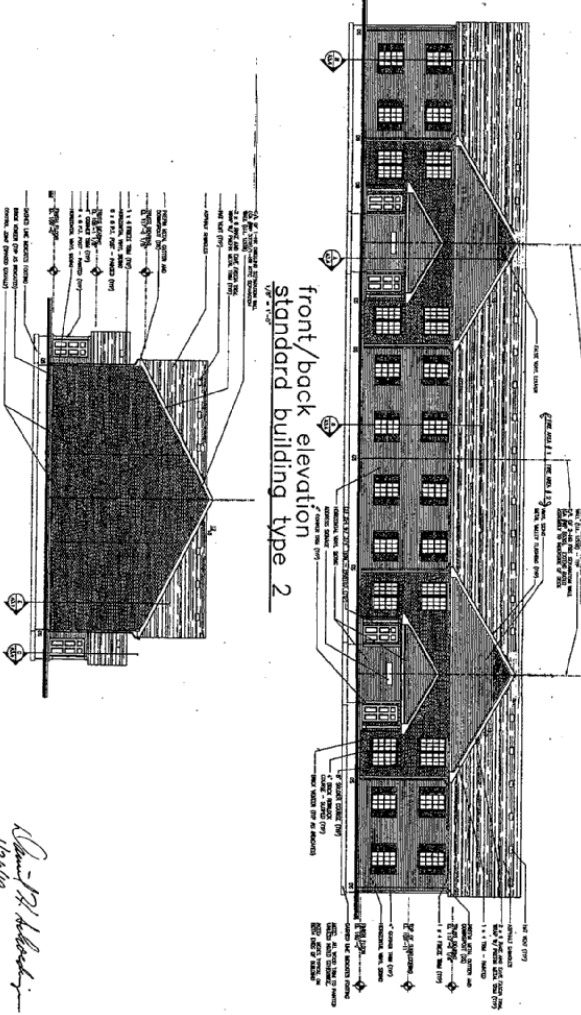


*Robert M. Healy*  
 7/24/10  
 PAGES 4  
 Z08-043 EXHIBIT J

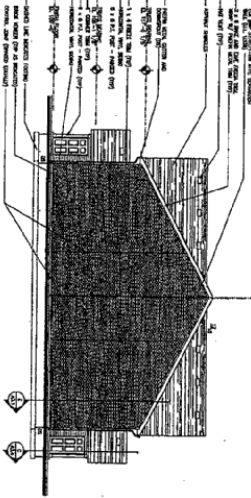
front/back elevation  
standard building type 1



front/back elevation  
standard building type 2



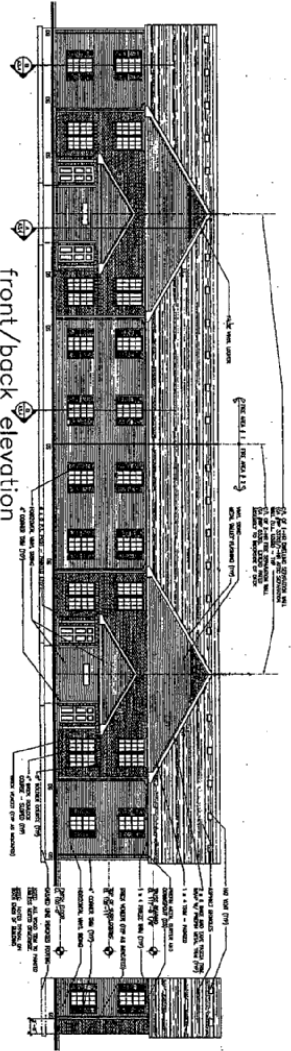
side elevation (w/ brick)  
standard building types



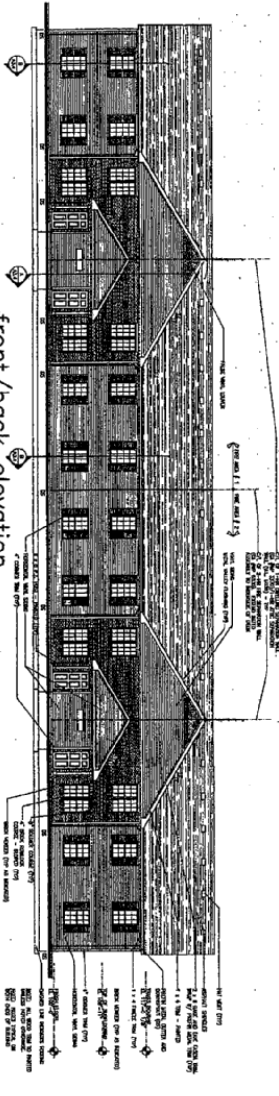
*Robert H. ...*  
1/24/10

PAGE 6 of 6  
Z08-043 EXHIBIT J

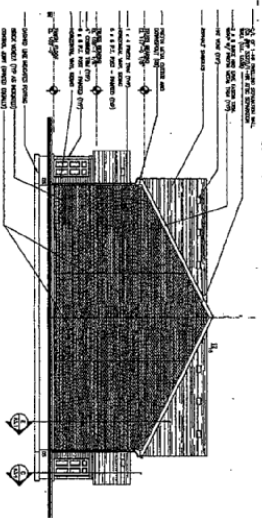
front/back elevation  
standard building type 1b



front/back elevation  
standard building type 2b

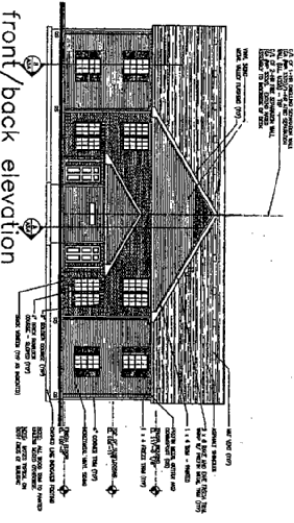


side elevation (w/ brick)  
standard building types

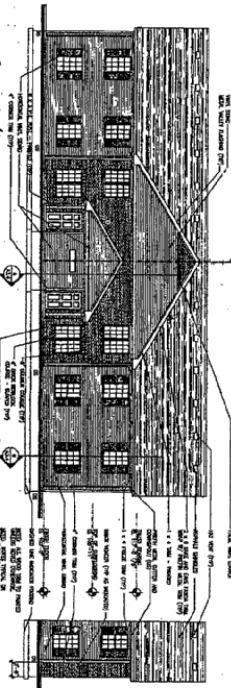


*David J. Albrecht*  
1/25/10  
FACED 8/6  
Z08-043 EXHIBIT J

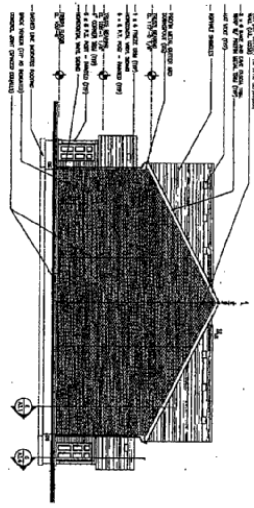
front/back elevation  
standard building type 3



front/back elevation  
standard building type 3b



side elevation (w/ brick)  
standard building types



PAGE 6444  
 12/24/10  
 [Signature]



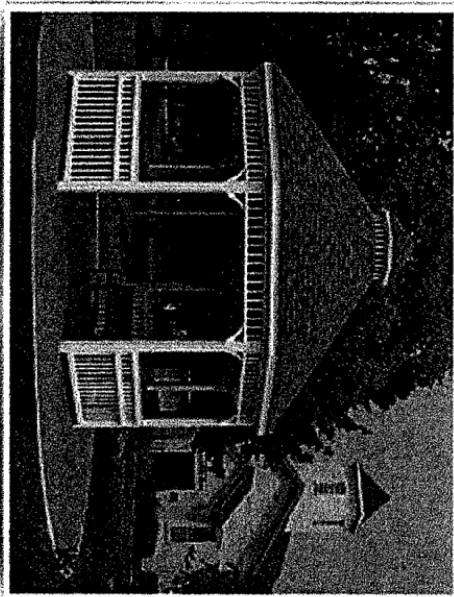


IMAGE SHOWS 3/8RD VERSION OF GAZEBO. SPECIFIED GAZEBO FOR PRESERVE AT ALBANY WOODS WILL BE 5/8RD

**SPECIFICATIONS:**

TYPE: CUSTOM COLONIAL GAZEBO  
 MANUFACTURER: LITCHFIELD INDUSTRIES  
 SIZE: 12' WIDTH, 6 SIDED, 4 SIDES WITH RAILING & 2 SIDES OPEN FOR ACCESS  
 OTHER DETAILS: ASPHALT SHINGLES, FUNCTIONING CUPOLA  
 FINISH: OPAQUE STAIN WHITE

**GAZEBO**

**PRESERVE AT ALBANY WOODS**  
 PREPARED FOR VILLAGE COMMUNITIES  
 DATE: AUGUST 21, 2009

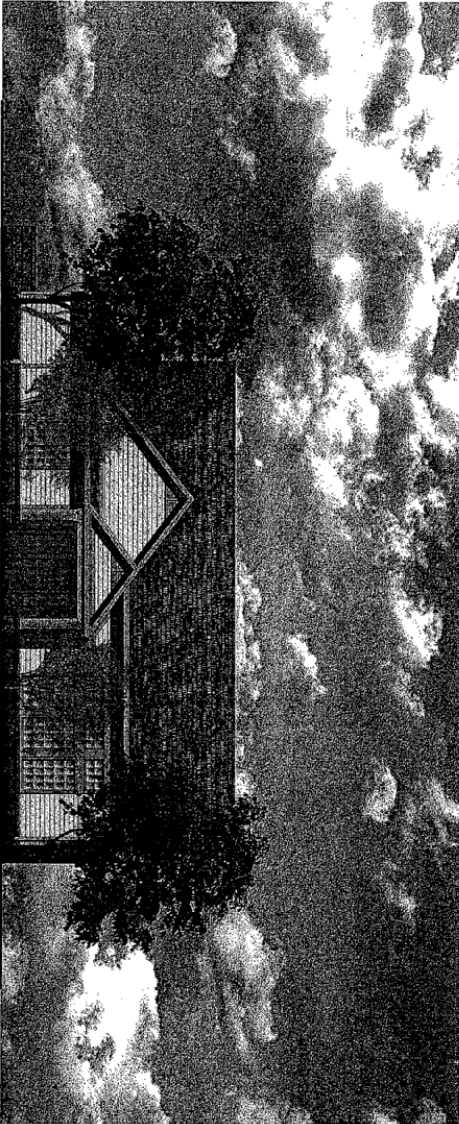


**Paris Planning & Design**

UNLICENSED ARCHITECT  
 1000 WEST 10TH AVENUE  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.PARISPLANNING.COM

**Z08-043 EXHIBIT K**

*David H. Blodgett*  
 1/26/10

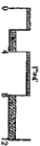


*David M. Woodson*  
1/24/10

PAGE 1 of 4

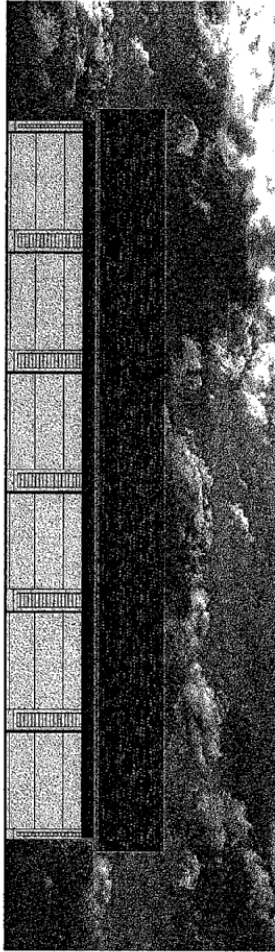
Z08-043 EXHIBIT L

CONCEPTUAL ELEVATIONS - COMMUNITY CLUBHOUSE  
**THE PRESERVE AT ALBANY WOODS**  
PREPARED FOR VILLAGE COMMUNITIES  
DATE: FEBRUARY 17, 2009



**Harris Planning & Design**  
LAND PLANNING  
ARCHITECTURE  
INTERIOR DESIGN  
COMMUNITY DEVELOPMENT  
1000 W. 10th Street, Suite 200  
Albany, NY 12206  
518.486.1111





CONCEPTUAL ELEVATIONS - GARAGE

THE PRESERVE AT ALBANY WOODS  
PREPARED FOR VILLAGE COMMUNITIES  
DATE: JAN 11, 2009

*Robert M. Hildebrand*  
1/26/10

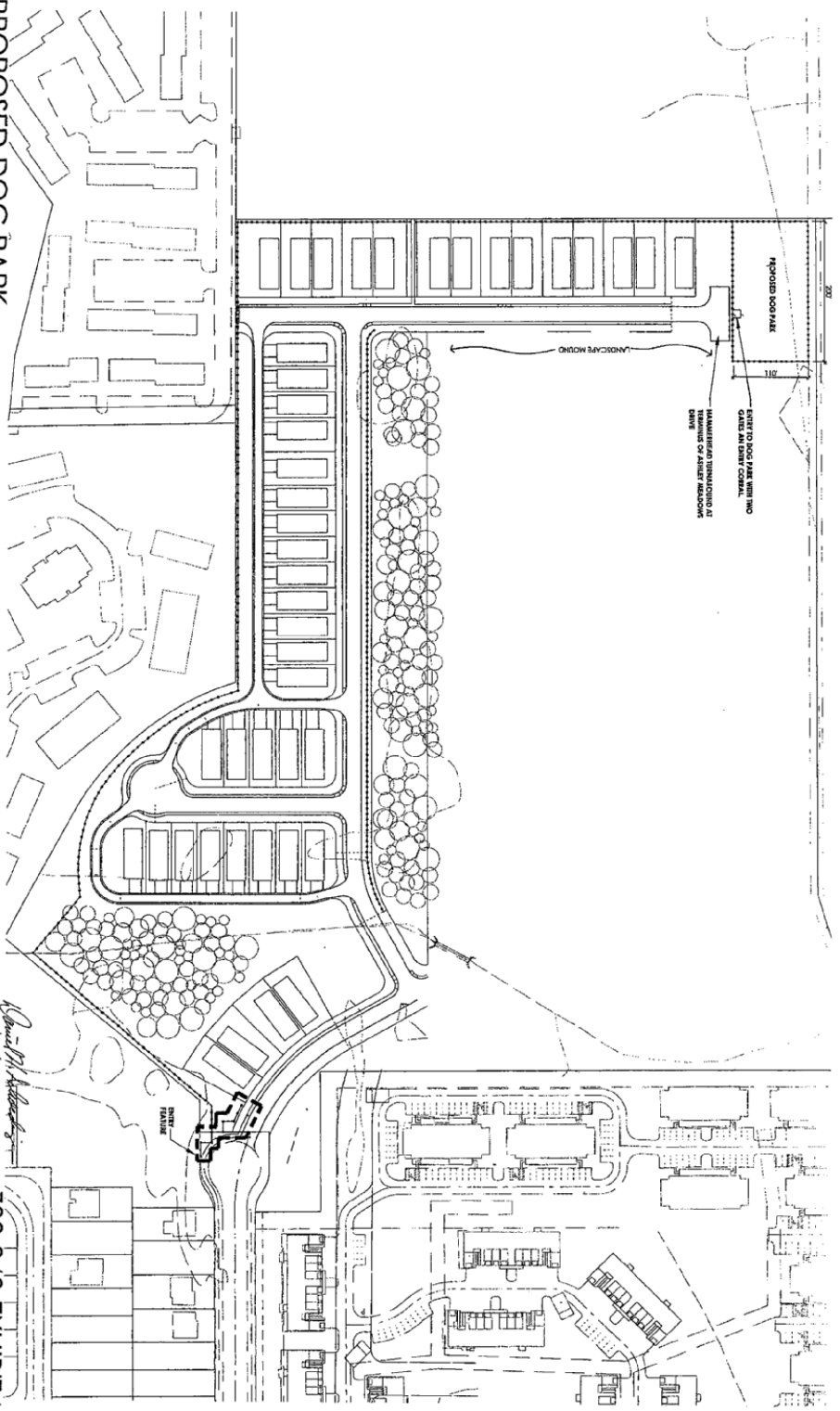
PAGE 4 of 4

Z08-043 EXHIBIT L



**Paris Planning & Design**  
LAND PLANNING  
ARCHITECTURE  
INTERIOR DESIGN  
CAMPUS DESIGN  
12111 W. 12th Ave.  
DENVER, CO 80202  
303.755.1211

**PROPOSED DOG PARK**  
**RESERVE AT ALBANY WOODS**  
 PREPARED FOR VILLAGE COMMUNITIES  
 DATE: 10/20/2010



*David M. Williams*  
 10/20/10

**Z08-043 EXHIBIT M**

**Bois Planning & Design**  
 1000 POND HOLLOW RD. SUITE 200  
 WEST HAVEN, CT 06490  
 TEL: 203-399-1234  
 FAX: 203-399-1235  
 WWW.BOISPLANNING.COM

# PRESERVE AT ALBANY WOODS

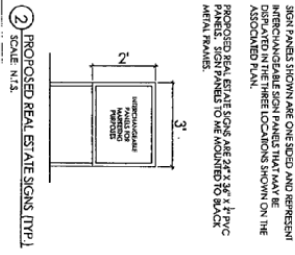
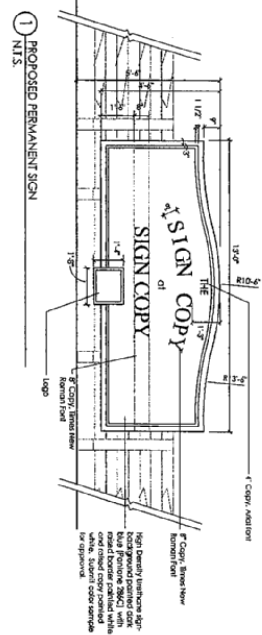
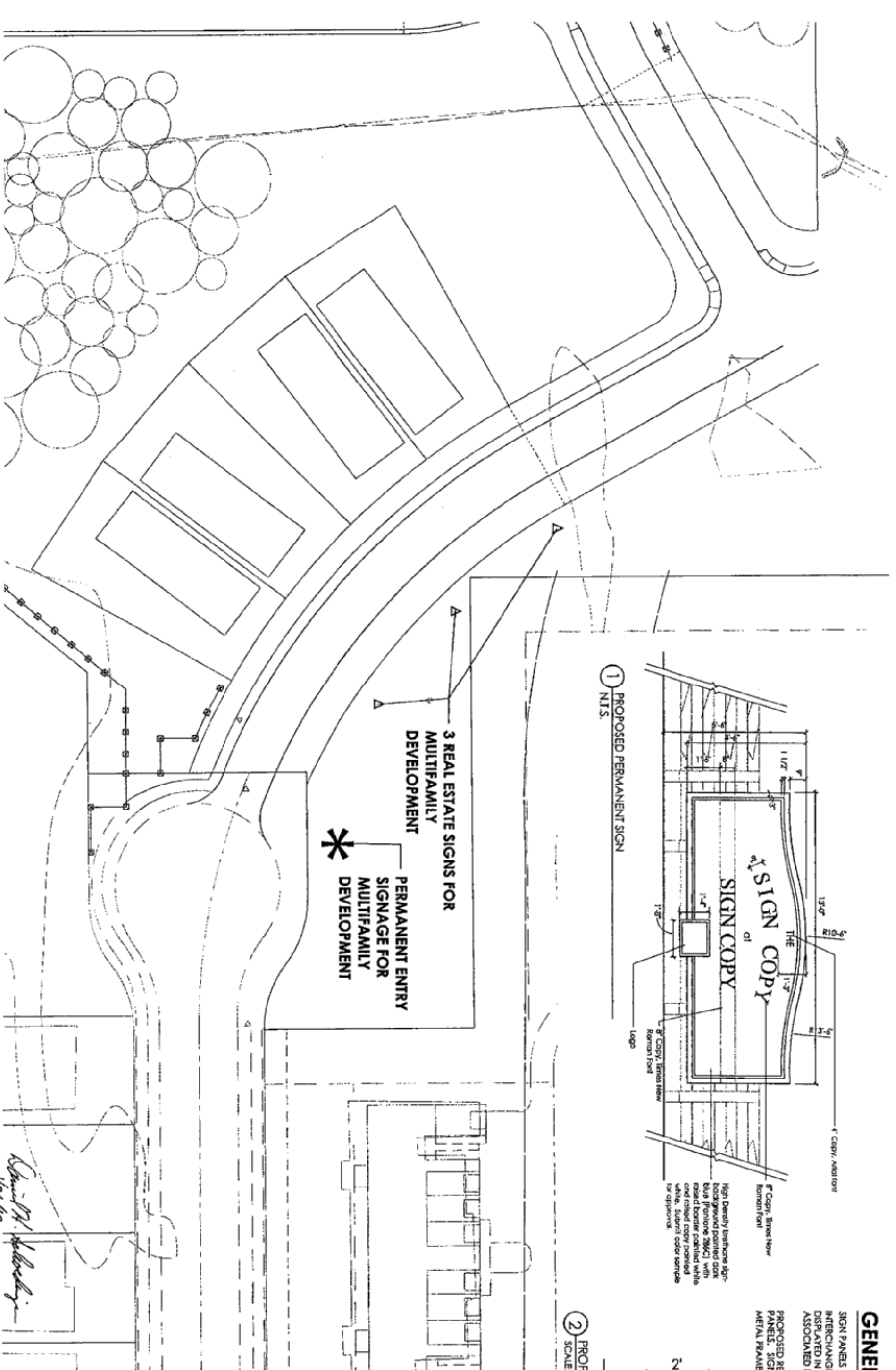
PREPARED FOR VILLAGE COMMUNITIES

**SIGNAGE**

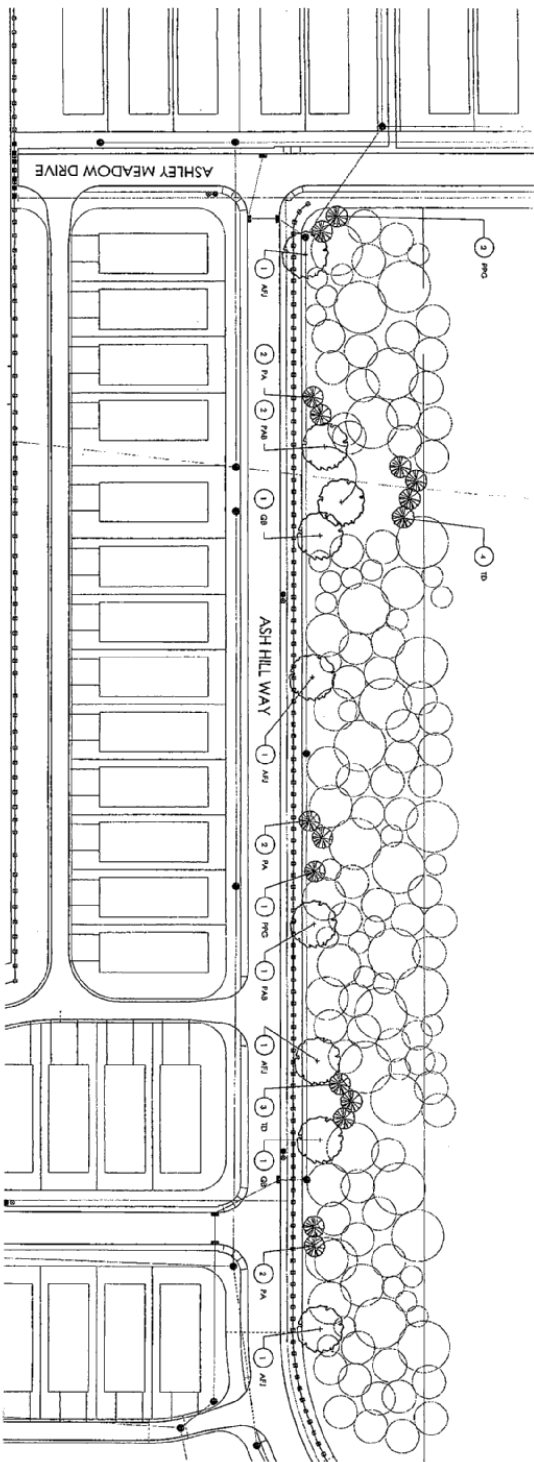
**Z08-043 EXHIBIT N**

*Robert M. Woodley*  
Village

**Parris Planning & Design**  
1400 Parkside Avenue • Suite 202 • Columbus, OH 43221  
614.444.2744 • Fax 614.444.2752



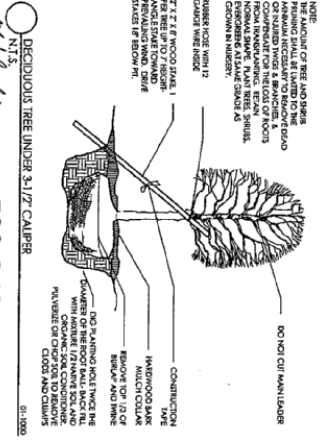
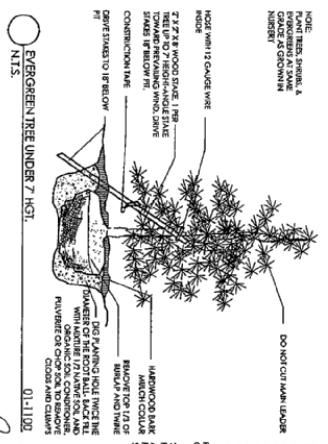
**GENERAL NOTES:**  
SIGN PANELS SHOWN ARE ONE-SIDED AND REPRESENT INTERCHANGEABLE SIGN PANELS THAT MAY BE DISPLAYED IN THE THREE LOCATIONS SHOWN ON THE ASSOCIATED PLAN.  
PROPOSED REAL ESTATE SIGNS ARE 2' X 3' X 1/2" PANELS. SIGN PANELS TO BE MOUNTED TO BLACK 1/2" X 3" X 1/2" ALUMINUM POSTS.



**PLANT LIST**  
 CONTRACTOR TO PROVIDE FOR ALL PLANTING ON PLAN

NO.	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
1	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
2	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
3	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
4	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
5	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
6	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
7	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
8	PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS

NOTE:  
 1. TREES SHOWN AS 1/2" DIA OR SMALLER PER SITE WITH RESOURCES REPRESENTATIVE AND DEVELOPER ON 11/20/08.  
 2. TREES TO BE REPLANTED BY THE DEVELOPER AS SHOWN IN PLAN AND NOTES ARE WITH RESOURCES REPRESENTATIVE AND DEVELOPER.



**CENTRAL RESERVE TREE REPLACEMENT PLAN**  
**PRESERVE AT ALBANY WOODS**  
 PREPARED FOR VILLAGE COMMUNITIES

01-1100  
 01-1000  
 DATE: 11/20/08  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 PROJECT NO: 08-043  
 SHEET NO: 1 OF 2  
 Harts Planning & Design  
 1000 West 10th Street, Suite 200  
 Albany, NY 12206  
 Phone: 518.863.8888  
 Fax: 518.863.8889  
 Email: info@hartsplanning.com

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 14, 2010**

- 8. APPLICATION: Z08-043 (ACCELA # 08335-00000-00356)**  
**Location:** 3614 LIFESTYLE BOULEVARD (43219), being 122.67± acres located on the north side of Lifestyle Boulevard, 650± feet west of Stelzer Road (010-258994; Northeast Area Commission).  
**Existing Zoning:** PUD-8, Planned Unit Development District.  
**Request:** L-AR-12, Limited Apartment Residential, and PUD-4 and PUD-8, Planned Unit Development Districts.  
**Proposed Use:** Residential development.  
**Applicant(s):** The Preserve at Albany Woods LLC; c/o Daniel H. Schoedinger and Jill S. Tangeman, Attys.; 52 East Gay Street; Columbus, Ohio 43215.  
**Property Owner(s):** The Preserve at Albany Woods LLC; 470 Olde Worthington Road; Westerville, Ohio 43082.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

- The 122.67± acre was originally zoned in the PUD-8, Planned Unit Development District as Sub-Area 3E of a 290± acre rezoning in 1997 (Z97-127). In 2003, a portion of the site was zoned to PUD-8, Planned Unit Development District for single-family residential development (Z03-021). The site is currently developed with two multi-family residential developments with 472 and 464 units each, a single-family development that allows 130 units, and a City park which collectively have exceeded the permitted density under the current PUD-8 District. The applicant is requesting the L-AR-12, Limited Apartment Residential, and PUD-4, and PUD-8, Planned Unit Development Districts. The intent of the rezoning is to allow a 15.29± acre portion of the site, which is undeveloped and currently zoned for single-family dwellings, to be developed with 208 multi-family dwellings, an increase of 100 units over the entire 122.67± acre site, while correcting the density issue to reflect the development that is already in place.
- Single-family dwellings zoned in the SR, Residential District and multi-family dwellings zoned in the PUD-8, Planned Unit Development District are located to the north. Single-family dwellings zoned in the SR, Suburban Residential District and commercial uses zoned in the L-C-4, Limited Commercial District are located to the immediate east, and single-family dwellings zoned in the R, Rural District are located to the east across Stelzer Road. Single-family dwellings zoned in the PUD-8, Planned Unit Development District, and multi-family dwellings zoned in the AR-1, Apartment Residential District are located to the south. Single-family dwellings zoned in the SR, Suburban Residential District are located to the west.
- The site lies within the boundaries of North East Area Commission, whose recommendation had not been received at the time this report was written.

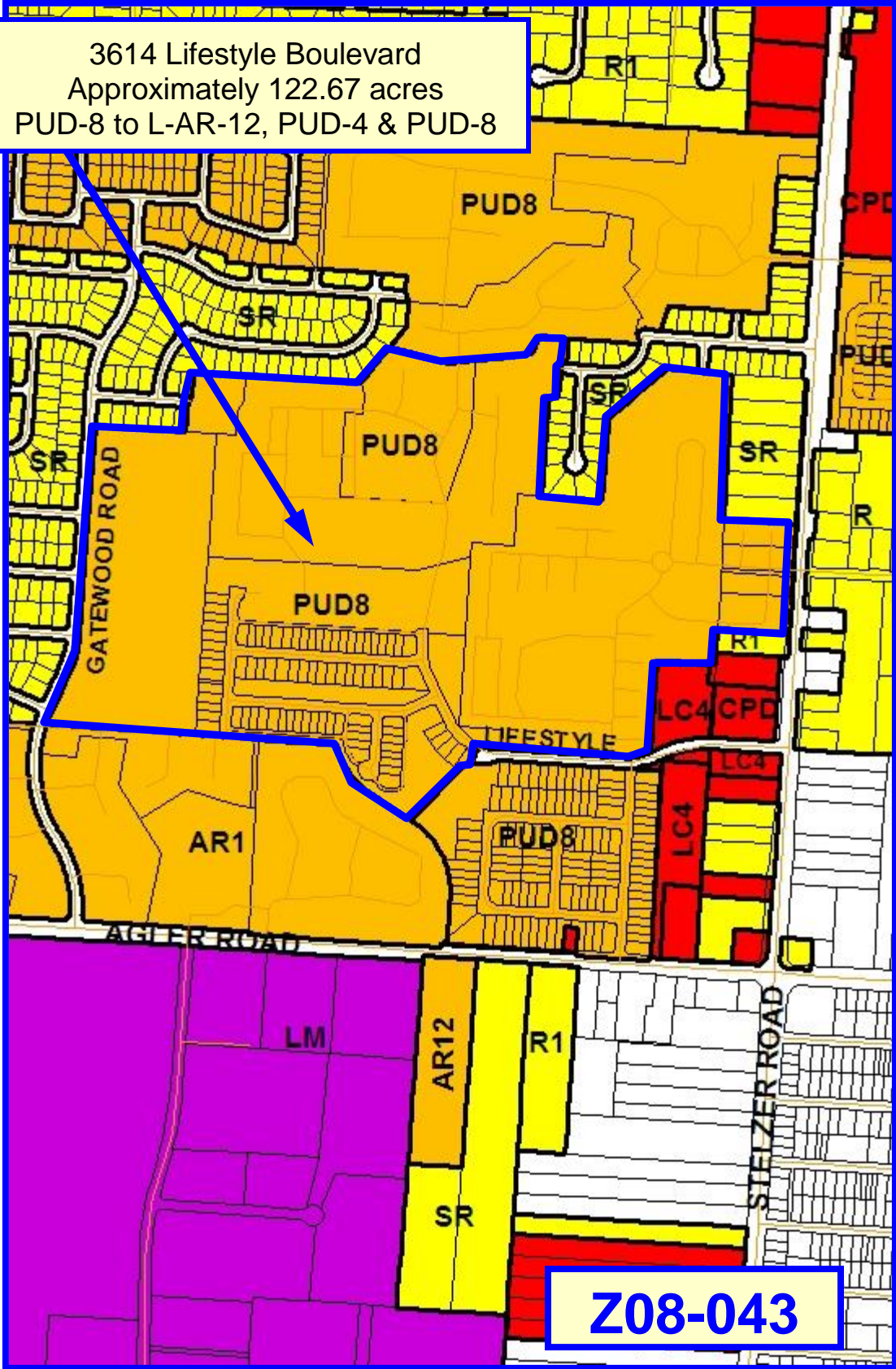


- The development plans depict the layout of the existing streets and buildings, open space areas, landscaping, and elevation drawings for existing and proposed multi-family residential buildings. The PUD notes and limitation text provide customary development standards for a maximum of 1,188 units, building setbacks, street trees, sidewalks, landscaping, buffering, and lighting and graphics controls. The proposal includes the addition of a community garden and gazebo in Sub-Area 3, extensive landscaping between Sub-Areas 3 and 4, and a 0.5 acre dog park in Subarea 4. The applicant has also committed to providing bike racks at the clubhouse in Sub-Area 4 and the development contains a sidewalk/path system to address Columbus Healthy Places comments.
- The site is located within the boundaries of *The Northeast Area Plan (2007)*, which recommends high and low density residential and park uses for the site. Since this rezoning is for an overall increase of 100 units for a total of 1,188 dwelling units on land that was originally zoned for 1,310 dwelling units by Z97-127, Staff believes that the increase is negligible and the request meets the intent of the Plan recommendations.
- Stelzer Road is identified on the Columbus Thoroughfare Plan as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

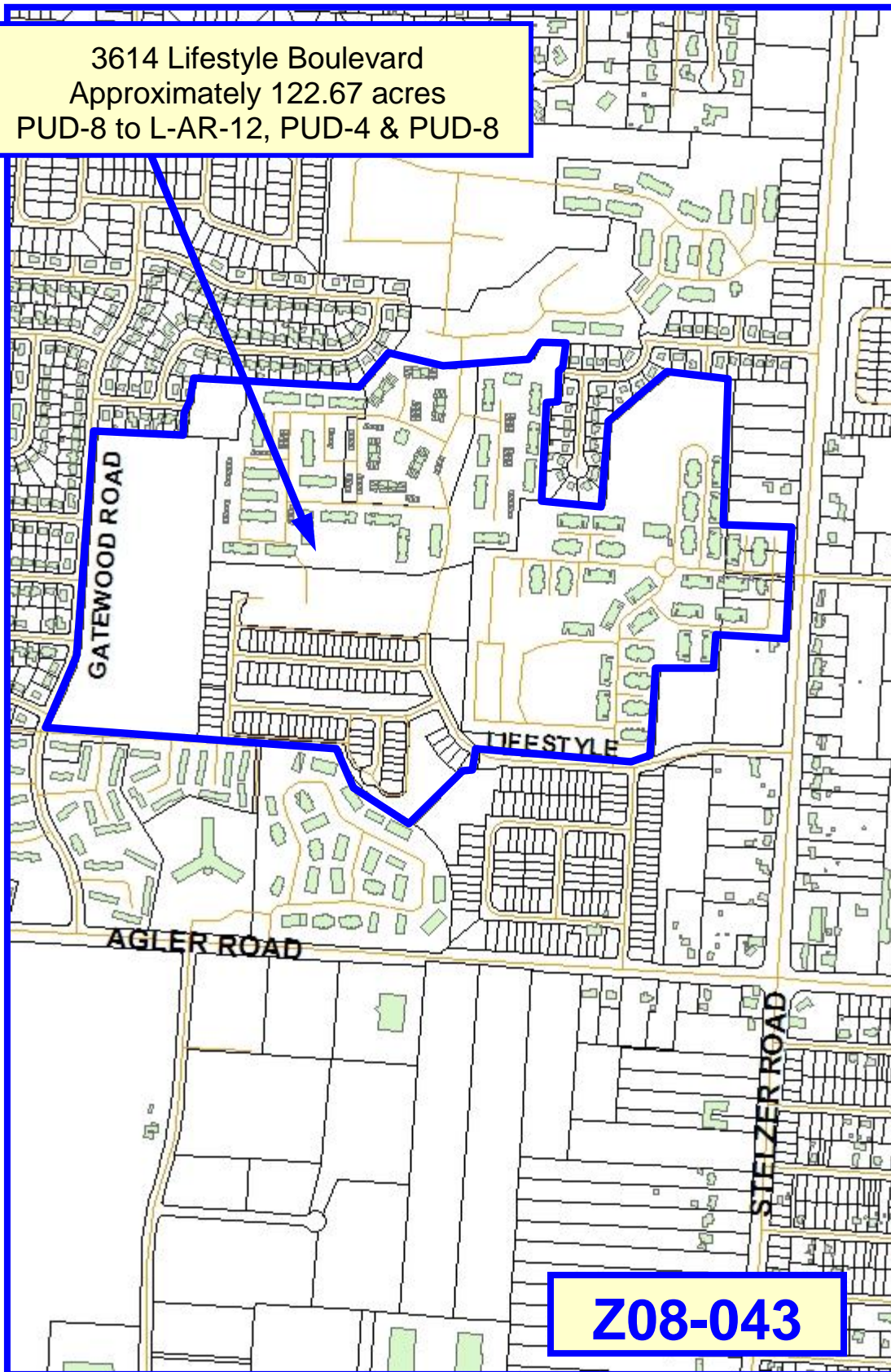
The requested L-AR-12, Limited Apartment Residential, and PUD-4 and PUD-8, Planned Unit Development Districts would permit 1,188 single and multi-family dwelling units on 122.67± acres with 20± acres of open space and a total gross density of 9.85± units per acre. The PUD notes and limitation text provide customary development standards that are compatible with the surrounding residential development. The requested increase in density over what the current PUD-8 District allows can be supported with the proposed landscaping and screening between the single-family and new multi-family Sub-Areas, and the increase in amenities for a dog park and community garden with a gazebo. The requested rezoning is consistent with the zoning and development patterns of the area.

3614 Lifestyle Boulevard  
Approximately 122.67 acres  
PUD-8 to L-AR-12, PUD-4 & PUD-8



**Z08-043**

3614 Lifestyle Boulevard  
Approximately 122.67 acres  
PUD-8 to L-AR-12, PUD-4 & PUD-8



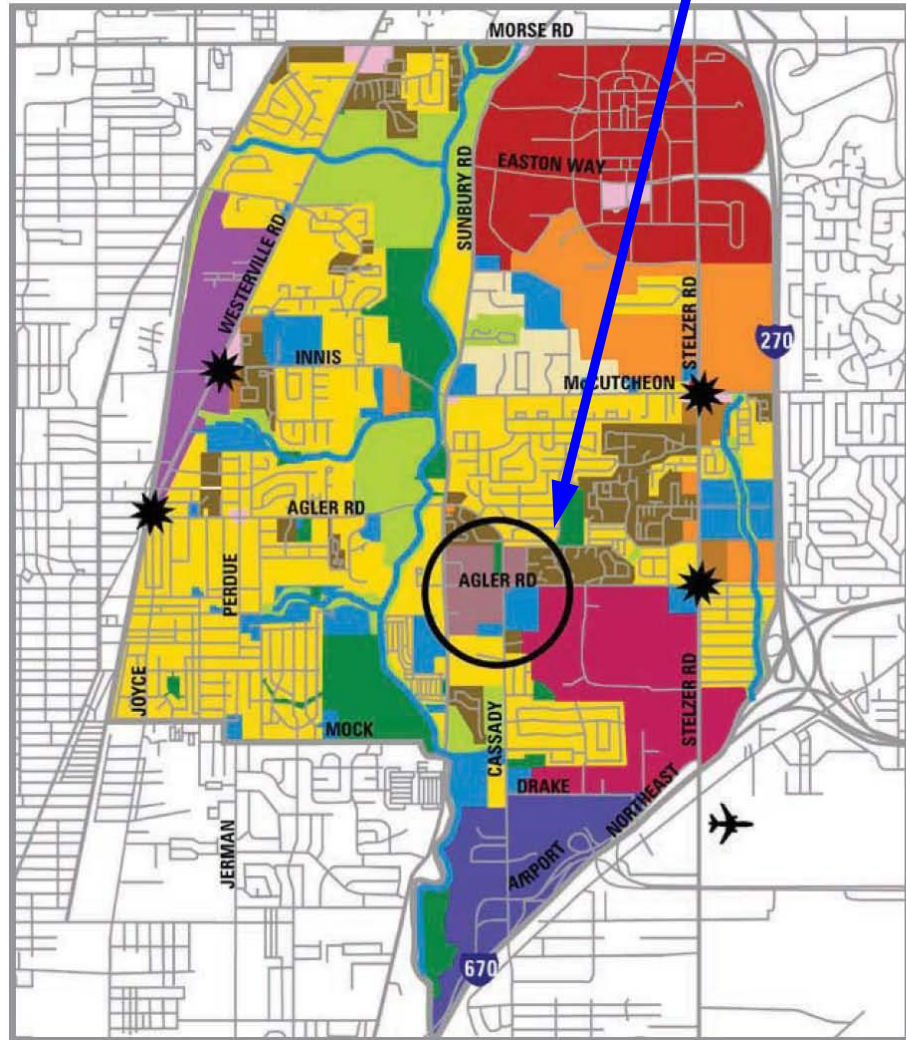
**Z08-043**



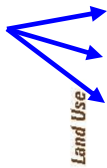
3614 Lifestyle Boulevard  
 Approximately 122.67 acres  
 PUD-8 to L-AR-12, PUD-4 & PUD-8

The Northeast Area Plan

Figure 5. Land Use Plan



26



- |                              |   |                                |
|------------------------------|---|--------------------------------|
| Open Space                   | Institutional                                     | Office-Light Industrial        |
| Parks                        | Neighborhood Commercial                           | Airport Related                |
| Very Low Density Residential | Mixed Use Neighborhood Center                     | Sub-Neighborhood Centers       |
| Low Density Residential      | Mixed Use-Regional Retail/Office/Light Industrial | Agler Cassady Mixed-Use Center |
| Medium Density Residential   | Office  |                                |
| High Density Residential     | Office-Commercial-Light Industrial                |                                |



*"Together We Can Make a World of Difference"*

## North East Area Commission

January 12, 2010

Shannon Pine  
Department of Development  
Building & Development Service  
757 Carolyn Ave  
Columbus, OH 43224

Ms. Pine:

Subject: 08335-00000-00356, Z08-043, property known as 3614 Lifestyle Blvd., Columbus, OH 43219. The North East Area Commission at a public meeting on January 7, 2010 voted to approve the above application.

The North East Area Commission is in full agreement of an eight (8) foot fence in Sub Area 3 and Sub Area 4 as identified in the text. Also, the commission wants management of the above project to maintain and keep their certification current at all times.

Sincerely,

Alice Porter  
3130 McCutcheon Place  
Columbus, OH 43219

Cc: Elwood Rayford – NEAC Chair  
Dan Schoedinger - Agent



**COLUMBUS DEVELOPMENT COMMISSION**  
Basis for Recommendation

Date: January 14, 2010

Application #: Z08-043	Requested: L-AR-12	Address: 3614 LIFESTYLE BLVD. (43219)				
# Hearings:	Length of Testimony: 6:52 → 7:37 (45)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval				
# Speakers Support: (1) (2) Letters + (3) Opposition:	Development Commission Vote: (6) Yes (0) No (0) Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input checked="" type="checkbox"/> Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe
+ = Positive or Proper - = Negative or Improper						
Land Use	+	+	+	+	+	
Use Controls	+	+		+	+	
Density or Number of Units	+	+		+		
Lot Size						
Scale						
Environmental Considerations						
Emissions						
Landscaping or Site Plans	+	+	+	+	+	
Buffering or Setbacks	+	+	+	+	+	
Traffic Related Commitments						
Other Infrastructure Commitments (SECURITY FEATURES)	+	+		+		
Compliance with City Plans						
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation	+	+	+	+	+	
Governmental or Public Input		-				
<b>MEMBER COMMENTS:</b>						
FITZPATRICK: APPROPRIATE LAND USE; OVERALL LESS DENSITY THAN ORIGINALLY APPROVED. "NEAR" APPROVAL AND TESTIMONY OF (2) ADJACENT SINGLE FAMILY HOMEOWNERS IN FAVOR OF THIS ZONING AND DEVELOPMENT ARE SIGNIFICANT FACTORS.						
INGWERSEN: DATED CHAIN. FITZPATRICK COMMENTS - UNREMOVING QUESTION OF 'OVERBUILDING' OF RENTAL UNITS & WHETHER QUALITY OF LIFE IN EXISTING ADJACENT APARTMENT DEVELOPMENT (WHICH WAS ONCE A PART OF THIS DEVELOPMENT) WILL BE COMPROMISED.						
ANDERSON: investor owners' concerns should be considered & addressed by Applicant where possible						
COOLEY: APPROPRIATE LAND USE; HIGH SENSITIVITY TO CLIMATE ISSUES; ENGAGEMENT WITH COPD IN CLIMATE; ALSO RELATIONSHIP WITH RESIDENTS						
CONROY: Land use decision is appropriate. Applicant is making business decision + has made extended efforts to make the investment a good one.						
ONWUKWE: The lapse is appropriate. But concerns raised by the Albany Club investors should be put into consideration.						

**PROJECT DISCLOSURE STATEMENT**



Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
 COUNTY OF FRANKLIN

APPLICATION #           Z08-043          

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq. of 52 E. Gay St., Columbus, Ohio 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR APPLICANT and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. The Preserve at Albany Woods LLC 470 Olde Worthington Rd. Columbus, Ohio 43082 Contact: Joe Thomas Phone: 614-540-2400  The applicant has no employees.	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jill Tangeman*

Subscribed to me in my presence and before me this 20<sup>th</sup> day of October, in the year 2009

SIGNATURE OF NOTARY PUBLIC

*Michelle L. Parmenter*

My Commission Expires: \_\_\_\_\_

*This Project Disclosure Statement expires six months after date of notarization.*



**MICHELLE L. PARMENTER**  
 Notary Public, State of Ohio  
 My Commission Expires  
 October 16, 2012