

	206-045 First Received 10/26/06 by Mannon & Punp	6-045 Final Received	- Configuration SHEET 4 2LO
DATE IS	2	KONIKOO	PUD NOTES
at the least of the state of th	A (M. Chros) (right and Chemic Commission). (The common nature of selecting and in Subset 3 And in 147 (The Common nature of selecting are in Subset 3 And in 147 (Andreany may did not a proposal or produced Section 31914, 3784 155 and 3191 (A respection) shall be previously a distribution of the promotes of Section 1999.	The property of the property o	SEAMAN AND CONTROL OF AN ARCHING SEAMAN AND AND AND AND AND AND AND AND AND A
(A bidoing) fail the visibilitation of the little debelorations buy any tree of a restorate of 21. Sub ployde, for private for the little of the little o	SUBANIEA JA (O.S. 4). ACRES) Subanie JA is 155 - Acres de forand de combine d'Sonn XI-Square la sol constituej mest d'Salves I. Salves IA is Marso IA is 155 - Acres de forand de la combine d'Sonn XI-Square la sol constituej mest d'Salves IA is acres de la forancie de destre describe de la combine de la forancie de la f	fecting from Each borns shall been a force door opening being the seriest on which dis borns forces. If All borns that housest paging of does pass are to a contemoders at least two cars told by object with a minimum area of four five by eightnood topy our Gauges doern being a public areas and represent no more than forcy (nd) persons of the which of the bosse larges.	подос. Алейской, съденавата дават натигивани въедена надъб, доста комперен надъл по совенавале возната соведен да подоста пред пред пред пред пред пред пред пред
A server of the first instance of the section of the server of the section of the	of the Constanta Street giving Plasar Fin. 2.1 The cold but as an (1) force to team condition by jude sing the boundary Streeten Schauer Sc. and do shringle but Tail. Unless that is an (1) force to team school which we not jude so the second of the seco	• The maximum register of buildings in Maximum 24 Abil 19 3 Meet resourced as provided from 19 Section 1990 36 of the Code. • The placement of borness of similarity from 15 deep field by evolutionate to orderedy provided enter the transport and entered transport of a similarity from 15 deep field by Square Res. • All bothess and these in the propriet of a minimum state of 8 square field. • The primary from the death of a possible or may be required to the charge of the death of the charge of the death of the charge of	The deplace means to tight to place commany identification appeal and other consequences constantly executed function for the configuration of the configura
tendro y de Same. Antoneura proposioni (relading fratach by melon, etc., of up a fami abit to previse to tendro y de Same.) Antoneura production de service per el 1. Su fami administration per el 1.	If the exist of a control delign a closure or de Construent Buy about the present or for which the fallowing is able for all construent by the Construent and of an extension or to control the fall of the control that the control the control that the control tha	 The manufacture of unknown of ordering wich in factors 28 data in 23. All organic shall be profess cores. The relations habiting artists from paties covered that he overly-free (15) bet, except in as former. A cut "2" the manufactors habiting artists had been (10) free. 	The Applicant lab have a comproved to the replace Control Engineer and a writing on about the requiring of above in longuity. To comprove an extension as the second of the Arthan County (general cases) presentation project. Other plans a comproved comment was the second of the Arthan County (general cases) presentation project. Other plans are design of the Arthan County (general cases) and a control of the Arthan County (general) and the Arthan County (general) as the arthan of the Arthan County (general) and the Arthan County (general) and the Arthan County (general) and the Arthan County (general cases) and the Arthan County (ge
All treat and indiscipant gliad be well restrained. Design the shall be regulared which is function at the highway of the restrained geasars, wholever cours first. A previously refer so at it management (as the bit is examined provided and the design about the course of the state about to refer our actuarity of the course of the c	It Away il tream, he develope that houd it was the exchence sizes are size for (10) that less of most brough to both less of the cryst traggers from the first transfer from the first from the	Shares 26 a.3 A.3. H. sen dat adjusts to hel well of Shares 25. It is intended as I tourn' proposed plates' under Socion 25(4.5) of the Code, and is intended for development of large family homes on platest has freeing on patie towns. I Early it is at the first halow, development of Shares 25 And In velopit to the permitted sea and development standards under Composit 131 of the Code 151 Adjusted Stares.	a part of the transis of come of perform the property of the transistence of the Alexander
by the Carp of Colombia retermine at time all exhabitions. 2. A memory doe, (2) on Colombia participate and its annihilated social plane "A". Widels the indicates before that its Colombia participate and constructing the colombia and in manimum of dome (7) brands the (3) propose and one (7) proceedings of the colombia participate and its manimum of dome (7) brands the (3) brands in deep and interesting the (3) brands in deep and (3) b	(f. Charting units only travel in sodie bress for the prepare of milesting and that. A manifection of or makes being or a nodel borson rep to easily a sale and or a for the order to be foreign and of the first or more context. They extra printing your will be prevented believe to a development of the first printing compare of the prevented believe to a development of the printing compared of the printing compared of the rep or the printing compared of the printing compared of the rest ordered printing compared.	no Developer of Debris 33, etc. to the size for profession said on distancian with Heory Parts, be constant and forces or bothern acrops to be constant process. Gazer 3D and the Heory Fard Parts Parts propers. ### Parts P	HEMBER (1973 A-A-CRESS) Hardware I a common and de the time dong on Company Board to require on a reversed in a common deposition by the source course that becomes a fit shape in the neutral bands of the manufacture of the common and the shape of the source course that becomes a fit shape in an entertal bands of manufacture counts.
1. Additive Underlayer (an incidence of the control prints of the condept that and as the quantities of one stored one per diving (20) hand the controls are through a final and the condept that all the control prints of the control prints of the control of t	A the property of the proper	2). A proces of the southern booking of Salama Joh Alasa the therapiler, it is fiven that. As part of the standard processing the southern booking and the parametal processing content (0) fiven to be standard by the parametal processing content (0) fiven to be standard by the content of the parametal processing and the standard by parametal processing and the standard by the content of the southern the so	7. A part from a Direct off is comment to the global data Propaga and design, result and contains require important programmes. 7. A part from a Direct off is comment to the global data Direct off is the contained of an important of the contained of t
 Streetigen that he number and shall be constituted with the describes streetight standards of Street Light No. 1, 2, 1, 4 and/or 5 of the Columbos Street Lighting Human Flux. 	12. All homes in Salares XI. Shall, if applied honding natured is used, other dementional matter than the shallest. Wood shall are shalled, fairer (should previously inspected upon the mean same room that allow the promission.) 17. All homes shall incorporate either a front proclassicated dements (such as a wall segment) or in inchinesses is soon feature (such as 17. All homes shall incorporate either a front proclassicated dements (such as a wall segment) or in inchinesses is soon feature (such as	22. A ryspeed COTA bas say is shown on the Development Plan alphaeur to the reunalshows on Street 'A' in the unsure part of Sub-Art V than the surprise of the Cott V than the Sub-Art V than the Sub-Ar	8. Develope that insult one pip remains which can of do public pair each a houses spreamed by the Director of Remarkon and Period or her orie designers, should be overcome what the companion is not and control pip premains residued by developion in other companishs developments.
accident species or an least suppose, propose de susceptiones of publiq encodes a colle se autor de citation and or rement of which is public in which and found having cross come public are ment as a subject on the 5. Submach with an ematted supply that discut all public and provide company (every, where a destruction or and a conduction in an afficial support, and an afficial support of the contract of the	without civide, all the services. 11 Schendis will be provided dony both state of all public traves, socialy fails to even before a C. Roberts and present a defined in factors 120 GH at Goods, solvenide with making of all public traves, socialy fails to the event before a C. Roberts any greens to defined in factors 120 GH at the Code), solvenide with most be provided within not green.	Homeowin and sall be seen uses when any brokes inconvene being set pool for makens of blazm 30 not possibly makens or down Salams in the description. In consomery being may be used as a since the other bar when in James 30 and of the Salams in the description which showers in they command. Of some paint gold be provided as makens in James or see passific such an in-barried fig. (30) gaster for distorted for the off the commands finally. He are may be made for commands examined makens or suggested pools and the state of commands of the commands finally. He are may be made of commands making makens and the state of the commands of the commands finally. He are may be made of commands on suggested pools and the state of commands of the commands finally.	The following of the control flow and control for the dark man "factors in Livery papers in gard, and present a control for the control for th
company(), for any invest length, some, so it, and a seculation determines, to long as it may not such agreement and along a solid direct to the force for the proposed and development of the solid direct. The registeration and the first anisothy which the Chayl Colombia Director of this, first frequences in them, and upon execution of such agreements; The convent director of the Chayl Colombia Director of this, first frequencies therein, and upon execution of such agreements; The convent director of the Chaylor of Colombia as the convention of the Chaylor of Colombia as to the convention of the Chaylor of Colombia as the Chaylor of Cha	way be communated with grapage propertiesty developed due from tapole of a home provised until projection shall not consuct sight that, and bits after projected gain from with lacks projected gain to the consultation of the co	20 foreights shall be installed, and shall be cominent with the decreation to redight standards of forest Light No. 1, 2, 3 families 5 of the Colombia Storest Lighting Wilson Plan. 1) The approximated Plan First in the destination of Subman 3.4 hall be destined as a research shall be moved for an Association of 1.1 The approximated Plan First Test Colombia.	6. Sent "A' You's Cuppy years to instanced on the Sent "E' and Sent "E' fine is instructed with Some "A' much to it instruction with Fig. 1 and "all led diagnet to incorporate untable staffs closing feature as approved by the Chicago of Public Service or his or her designes.
poids per implement for power times a children for the bull provide the straight of the children and of the control of the control of the children for the children for the children and the children for the children for provide and in private provide the promotion of the children for registrate all the counted on the ord of the time where to private provides a force of the promotion of the children for registrate all the counted on the ord of the time where to private promotion for the counter of the counter of the children of the children for the children of the c	Frontige Trans. (But hence that there i bears show prisming that upons as which that bears from: 4. All howers had include groups of the department as a successful continue to some care took by play, and by the relation for the obligation of the continue to the continu	bory (3) the "The foreign questionates of the specials of a number of place me thanks as a condition, and and notice that the latter a proposal anches employed anches and the 30 force prompt an despite to reproduce Contract Cont	In prior il instituti indicatali by invisor de Christophere Fine, Viscolar conscious pol bit by partie reservacionate pol de me the prior of the pri
A minimum and graphs or promote the state planes, assumenting area to street, recovering the process. A minimum and to distance prefers per develop and shall be produced to the process. It is the assume and to distance prefers per develop and shall be contained in the contained to the process of the proce	All homes shall have a broat poots of a maintain size of sharp (2) square feet. The private feet feets by the search is experted former to prove of search or sharp of a harder of sharper or through the search of search or sharper or sharpe	7) Using otherwise required by a unity company, all new or relocated only these will be installed underground. 16. Along Street, "A and stong it common the ended per white least it must the againsteen of one green row as per shirty (D). I should be one of the unity of the state of the againsteen of the common personal passent (cross arrange) of these fixed of order formings, for both made of the united. The againsteen shirty (arrange) is the common passent (cross arrange) of these fixed of the end of the united of the	c. As apiet have also pink of their shall be installed by the developer in locations as shown on the Development, then The Hanted to present the little shall be a located as a pink of the state of the destroyment that the shall be also and the shown on the Development than the shall be also as the shall be a located as a pink of the development than the shall be a located as t
set in either case att inner the personne with replacement for laws "Lyke" (17" wader Scasson 1990) is der Gode, innersonne design, coulding minning refer und reper, will comply with the City of Colemans mandred for 20 dece wide sowers and 20 december to the college minning refer und reper, will consider the college of the college college of the college college college of the college c	 All seres shift to polic cores. The minimum backing entack from polic cores; their in reverse for (2) feet. The maximum back backings is follows 1.7 back in \$1 feet. In provided by in factors 10010 and the Code. The determined from the backing backing back and back for the control of the follows 1.7 backing the follows 1.7 back in the control of the contr	16. Demáis parti may be sed a medel beam fe els Suppisso d'institute pel altre. A mondazarent er mediat habiteque a medel beam que ma constitució en la media de la media per a mediat beam que constitució. Temporar justifiquen una el se permised alpeans que c'entida que con modato babilet per quant de la permised alpeans que c'entida que con modato babilet per quant de la permised alpeans que c'entida que con modato babilet per quant de la permised alpeans.	 Commo open stat skill by provided to compliance with Sense bildfull of the Code. The development skill closely with the Privated Distriction Confessor (Price) of the Code of Codeshau, as wife on its districts 31% of the Code. The Dozsbows of common open space and perfects are despond on the Donalogement Res.
 Liceus and Publish Commission In Street may be paled on premail. If public unseen solal meet the constitute set force in Streets and the paled on premail. If public unseen solal meet the constitute set force in Streets. 1200:15 for the ST-84-22". 	Code 21 the from Persis, development of Solvent as, a badil is subject to the printend onto and development standard under Chapter 231.1 of the Celebra 13.8 Address of particular parties. The maximum cost number of develop under to Selevan 2C badil is 144.	14. At roof pictors on troot facing golded elemations shad be a minimum of 7:12. All other roof pictors shad be a minimum of 5:12. 1s. Accessory uses, shiddled years and home accessations as the "Sections 1344 IX, 1345 155 and 1345 IX, respectively, shall be permitted a secretarist with the previous of those sections."	1. The denset (newlige heavier) for all of the PLO District which is markinson of the one by ruch, and should defined services. In proceeding for confer special (SUR) of the Confer and accordancy to District "PLOA". If The out a market of exhibition sum on the principal and concern (SUR) and the conference of the
 Consequence or autimate to that include interments beautiful details from latest X- on the Liverippines file of these (ED) is the Consequence of the Consequence of the Boston Annal, building separation requirements multihold by applicable building codes fall for many of the provisions of the Boston Annal, building separation requirements multihold by applicable building codes fall for many of the provisions of the Boston Annal Section (ED). 	Commence An Chair Emmany. Salara XC e. 19. There is in the fir watern true of the several development. It is intended as invest increased plane under Section 196. It is the Code, and is intended for development of single family horizon or planed for froming on public travers.	theign, has (naturing protoss; dead) and read some rock shall also be permaned. 1. All houses, below his experient other a front perhaserable desagned, but will suppose on a methodizarial access former (such as a some stable) of natural memorial perhasely nocks, but now, no consolitones adopt a some sales of natural memorial perhasely nocks, but now, no consolitones adopt a some sales of natural memorial perhasely nocks, but now, no consolitones adopt a some sales of natural memorial perhasely nocks, but now, no consolitones adopt a some sales of natural memorial perhasely nocks, but no not not not not not not not not not	1. An explored by Schools 1950 of the Code, this 11 sit-is care that a mode common ensemble or counts. Or between blomast lac, the shape common all points to provide the memory (594-) come. It is the hydrocitic chair the common of the man point and provide provides and provides (594-) come. It is the hydrocitic chair the common common provides chair the common common common common provides and common c
Architectural projection (including freguleza, lap windown, etc.) of up to 2 feet that he permitted to excrease into the above software and expensions, and dodes shall be permitted to excrease up to ten (16) feet two any new refusacion suparazion.	2). See engelight that the installed, and shall be consistent with the decerates trouslight translated of Servet Light No. 1, 2, 3, 4 and/or 5 of the Colombia Street Lighting Patrier Plan.	 Secretar on the provided being leads incore of a passer process, except (a) for themsel can pass being \$\frac{\text{core}}{\text{core}}\$. And \$\text{k} \text{c} is \$\text{c}\$ to the second of \$\text{s}\$ processes, but the second of \$\text{c}\$ processes, but \$\text{c}\$ is \$\text{c}\$ to the second of \$\text{c}\$ processes. The second of \$\text{c}\$ processes are second of \$\text{c}\$ processes. The second of \$\text{c}\$ processes are second of \$\text{c}\$ processes. It is because in \$\text{c}\$ and \$\text{c}\$ processes are second of \$\text{c}\$ processes. It is because in \$\text{c}\$ processes are second of \$\text{c}\$ processes. It is because in \$\text{c}\$ processes. 	FUR NOTES APPLICABLE TO ALL PARTS OF THE DEVELOPMENT.
c. The minimum supervisor becomes haidings that the c. The minimum supervisor becomes i. 10 that man to their. i. 10 that man to the ii. 10 that man to the iii. 10 that man t	19 force of a control design at shows are the Development that shall be permissed on but under the Materia, as shall become another by the control of the	from may be constructed up graph projecting for world after from the All to be produced as the construction of the Best Conference of the	solisand transfer ingress of an The control to the debut size in Colombia, and of which will be an intelligent (Salaren SA), and the remarker of which are to be developed to Deplaced water in promoted Salaren 154 (DP) and 154 (D. De Sequence Salaren Seker) from the upply developed to Deplaced water in promoted Salaren 154 (DP) and 154 (D. De Sequence Salaren Seker) from the upply
7. Il anabasi, de veris call se developad a a colonizata, and next de following tradition: 2. Front utablock from negeral present abult is a printinson of 20 feet. 5. The necessing ride or one redact abult is a facilitation of 20 feet. 6. The necessing ride or one redact abult is a facilitation printing pol 1. Next from any intent.	or Andig States X and States of the state of terms all states and develope and it state is that the specialises of our state of the sta	7. All revent shall technic propriet distingues into to contensable at less the min set with by this, whit is minimum term of since the applicant hear per or Garage down force; a pale to the count more data from (46) person of the velocity of the count to the co	yen. The PLOP that and Votas are reconcide to incorporate the "feedeling of lend and lead design" is a safety demolgrance of the count
Anthonous il proposione (inclusing freglane, leg mentione, etc.) et gra 2 feet dust les premient ou accepté less des des actions au et apperence, aut duché selle apprenciation de recomption de les (in) féet nice any cau sellands or signations, but an ouver coules de plant le une proposage des.	model how may be used as a user office, and not be formed in they derived out of certify a term commonst. Temporary privacy area, will be permitted departures to sharing an em conduct briding length of its nonething term. 17. Unless otherwise required by a stilly company, all new or relocated stilly bits will be resided outsignment.	7. All homes shall have a beed people of a reinman stan of duty. (20) square bee: 8. The privary host shoots that is provide as energit recogn (times right of any) and people on about of correct of bosons found; that is provided as energit recogn (times right of any) and people of an observed of correct of bosons found.	when the property of the company of
b if described homes are devoloped as a condensation, the Galawing minimum standards apply: from scalable from the consorting of county streets.) I first, superation increases healthings of feet add as sold, 20 men and no rear and 20 men consorting of county streets.) I first, superation increases healthings of feet add as sold, 20 men and no rear and 20 men.	15. Accessory use, del day care and home exceptions under Sections 3195.15, 395.155 and 3194.16, respectively, shall be premised in acceptance with the provisions of delica sections. 16. Design units are believed to an observation of the provisions of the contract of t	5. The maximum height of buildings in Salarine 2A shall be 35 leve, measured at provided for in Section 393,086 of the Coda. 6. The placement of forms of salaringship under design shall be providinged here to or directly across the street from one another.	Introduction: This application is to stabilita a Passed Unit Development PUD-4 District on a 311 5% lots at the site on the water site of Coupty Road in
6 If detailed, beeings may be developed on pleased lost or an condension. 5. If four any pleased, the biboureal previous measures and all paging lost contrib. Lik qui au press, 2,700 qui qui, in your hysiology pleased. The dam from those present your lost of the Contribution of the Contribution hybridgy pleased. The dam from those present your lost of the Contribution of th	17. All from sell incorporate order a few per contention description in a valur algoritud or as problement access feature (such sit a value robot) of instrum allered insurates (such see contention order). 1.4. All rod placine on travel before gables despition that ha a minimum of 7.12. All other rod publics shall be a minimum of 9.12.	fred explanation and plating. All versus that the policy content the entire plating periods to receive a second period of the entire policy content that entire man hadding behave from public versus that the policy content that entire man hadding behave from public versus deal to control from (25) for a copy to to force of the policy content that the policy (25) for a copy to to the policy (25) for a copy to the p	DATE OF TOP: Conder & 2006 APPLICATION NAMES: ZSS-68 TOTAL FEMPLITED UNITS. 1554
4. Distabuted timple thanky denotings are manufact enoughpy in furtings configurations up to and including four units are parameted. 5. The meaninum height of heideligh in that he 35 host, measured as provided for in Section 3303.38 of the Code.	12. Al home; in Salveru 28 shall, if aspials routing material it used, utilize dimensional mither than tab shapfar. Wood thate or shape take including symbols casts just need uses noted that sho be premained.	I lies and streets that its configuration as derive to the PO pan. All private that I happable. Grown (as defined in Section 3130); I lies and streets that its configuration as the PO Pan, and soft in unreasted by the Association of Poissonness which is always 3.6. Section in the control of the Department of the Section 3.5. Section 3.6. Se	MICHORITO DISTRICT: PLDGA MICHORITY AND ASSESS SELECTION Of THE ASSESS ASSESSED ASSE
 A commany building, which may notice a pool pricinc entire associated recreasional features, for the brends of and permed and insuranced by a securities of entering the destings within Scheen 3.1 may the bits community building may the bits and of varies of destings of Scheen 1.0 shough the trade communities on prici. 	11. Schemble will be provided storag both vides of all paids grown, receipt (a) the shared not pain tong Science Y. and Science TB and both into of any internals for the foreign where the abstract car pain a provident part (b) in the enternal Schemble 2 in the foreign provident part (b) in the enternal Schemble 2 in the foreign provident part (b).	C. Except as an Kirch below, permated uses and developance searchest as set furth in Chapter 3320 of the Code (R-L. Resignant District dual apply in Statum 21. The resid and apply in Statum 21. The resid and apply in Statum 21. The resid and apply in Statum 21.	PLANNED UNIT DUPLI-DIPLIANT PLAN TEXT PLANNED UNIT DUPLI-DIPLIANT (PLO) DEVELOMILIST PLAN TEXT 1114N (PLO) DEVELOMILIST PLAN TEXT OFFICER VI. 184 OFFICER VI. 184

COMPANIENT SHEET S 204	PUD NOTES	J	C Bullings Lifebought and Commonwest.	Secretarial le martiel des juves dets de juves des plais de juves mans français (conju vienes a dans) coldinars qui a martiel le sud confusion de la confusion de la confusion de la compressa desde confusion de la confusion	It if listed he history for the purposes of enforcement immedit immight an expected above. To copy agreement said he had arreadly such as CCC CCC and CCCC and CCCCC and CCCC and CCCC and CCCC and CCCC and CCCC and CCCC and CCCCC and CCCC	Leading or another than one of the state of	4.1 the ever prime street or along we provided, parling meastclose shall be controlled by signing constant with Cay point and provinced by the part mout and allegations. They had provide data garling shall be interest and and other parts. They had provide data garling shall be interest as one due of the parts and prime and the parts are provided as the parts which is the of the product of parts constructed.	 in the event garges are provided with after access, a manaments arms of 20 feet, including alley, shall be provided. A movement of 2 of street parking spaces per desting unit shall be provided. 	Since only by pick or private. If public create that invest the searching set (pin in Section 133:15 for to 157; 44:27 for the searching set (pin in Section 133:15 for the set (pin in Section 133:15 for the searching set (pin in Section 133:15 for the section 133:15 for t	B. Access with Parking Commitments	The electron of the second of	Archineus i projection (include freplaces, bay windows, etc.) of up to 2 feet shall be permitted to encrycle into the above sombots and department, and decid will be permitted as no contacts up to only (in feet in our great methods or supervision.) 6 The definition of Committee States in the Committee States of Committee States in the Comm	d. Difference to make it.	b. The minimum color or near websits shall be 8 leet from any allry and 14 feet from any street. c. The minimum accumulation buildings shall be: c. If the visit on a lock between buildings shall be:	 Il statches d'ev viss shall he déveloped as a condomissam, aux most de following anxieurés: If cont sobseits frois inzama torses aball le a minimum of 20 lees; 	Architectural prodectors (encluding frequents, topy sendorm, etc.) of top to 3 fleet shall be permisted to secretach into the shorter seclectural supersource, and deside with be permisted to operated up to ten (10) feet into any near section or experience, but in no event closer than 3 feet to a near property less.	N. I deschool however an developed as a condensation, the defauving minimum standards quity? Your sealed from the constraint of statement streets of statement streets of statement streets of statement streets of statement streets. So feet side to state, 20 feet state to man and 30 feet man so rear.	 If bot are plasted, the following minimum standards shall apply for widors. If first, but one p-200 sq. it, trost studing, whether: If feet from from property line, side pref-2 fixet soal side pref-4 feet, may pref 2 feet, maximum building coverage (DN). 	5. The maximum height of heidings double 25 feet, reasoned as provided for in Section 200208 of the Code. 6. If destabled, dwellings may be dendisped on plassed loss or as a condomination.	nery also he was for cute of dwellings in Solene 38 during the shiell construction period. 4. Described anglo family dwellings or stasted dwellings in building configurations up to and including four units are parameted.	3. A community hatching which may include a pool analise other associated recreational features, for the breastic of and owned and maintained by an association of owners of dwellings within Salaria 38, may have be consequed. Such community helding.	1. The recommended of enemity using Scharce 18 data by 142 1. The recommended of enemity using Scharce 18 data by 142 1. According to the United Street and Street, acceptation under Sentions 3345.15, 3345.155 and 334.16, respectively, shall be permitted by the Complete System Senting	a viewfed is a fazir "proposed plasa" work Scient (1)6,112 d/d Code, it is transfed for denisyment of ellow bounded single fairly dwellings or statistic condemnium dwellings in either gase as an approximate maximum grout density of a unit per acts. A Urs, Dwellig Hayde of Schaul Commitment.	SUBJUSTED JUL (24.5 4-ACQUES) States 3 11 1, 2 15.5 4-acques contact on the north tide of Street "A" subjected to and commissionly state of Subjects 12: Subjects 13	E (propries. 1. Caraphica for the Statura will make applicable requirements of the Code.	compare water it souther from the July Deplays at entails. It also water it not south to a create or a request expresses will be provided it as incombate and impossible Cuty Code requirements. If therefore with souther is and, despetial Code contains noting Code requirement and be intended and if possible, that he first purement from the intended and if possible, that he first purement from the intended and if possible, that he first purement from the south the part is not existent.	informationarity, informationary or buildings shall not have direct connection to Street "A". Not must consect to incomal to revent. July or of circus. In this mean that Schema 3A is developed with statistical benefitigs, refuse collection shall be by private collection, providing a	3 Home and or belifting shall be evented to at mot or back to asserted or internal present including Street AV, or to Subarra. I where Salence is both and start a common boundary. If extended beliefing the commonstant or other than a large arrangement, or statistics of the extension all start performances. At each of the feath such and start and position starts or commonstance or starts. At each page of the ents such all restricts another the common of common or specific page. The foreigning arrangement, as tended on the ents such as the content algorithm of the content of the common or	1. The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.	J. A manufactured or modular building or a model home may be used as a said office while the Solveria in being directoped and dwelfing non-communitie. Temporary parling areas will be permitted adjacent to a dwelling use or modular building being used for a modular building being.	eres a troop of the specifier, the purple for such studies has the household as to to movimes which from the most co which the entirely from Congress arrange about to beaut programme that the accessed by a size on the new of the building.
206-045 Fire Received 10/26/06 by Thannon of Pinio	DOMINON		The second section of the provision of the down scale, building explanation requirement established by applicable building to be constant for each section of The second section of the section of	2 feet shall be permitted on (10) feet into any rea on Screet "A" and Screet	C The relationary approximate between buildings shall be (1) (They class upon price) (3) (They class upon price) (4) (They class upon price)		Archinosarrá projectora (orioloig fireplaca, lay windows, etc.) of up to 2 fees that he permitted to recreate two the above sedebulo and separation, and dood shall be permitted to recreach up to ten (10) fees into any reas redució or separation, but to no event clayer and shall be use a real projectry has.	b. If described horses are developed in a condominant the following minimum standards upply: from unduct from the committee of neutral streets. If test, importation between holdings -6 here pide to wide, 35 here side to your and 36 her near to near.	6. I destruct, desting may be destayed or planed for or a concensional. • Vice are planed, the following element makes that all play for which the first read with 2.700 pt. In the building monoton-12 feet from from property less that prof.—3 less not prof.—4 less may part 3 feet, monoton building common studies of common studies of the prof.—3 less not part.—4 less may part 3 feet, monoton building common studies.	4. Desched ingle thelip dwilling or attached itwellings in halding configurations up to and including four writs are permitted. 5. The maximum halght of haldings shall be 35 feet, measured as provided for in Section 330108 of the Code.	1. A comment passing which may obtain pool safety other associated recreational feature, for the handled of but owned and missessing the association of comment of easing which they be the coverviced. Such community passing may also but used for other oil energing in Seature 3III every the lastic construction period.	 Accessory was, chief day care and home ecceptations under Sociotes 1945. IX. 3346. US and 3346. Ik, respectivity, shall be permissed in accordance with the provision of drawn sections. 	A LOSS (printing, meigre and paperses) comparations. 1. The maximum number of develop units in Subures 38 dual by 147.	interpled to a force "proposed plane" under Section 1945. For the Code, in Inspect for the interplet made and the code of the Code, in Inspect for the interplet of their decided registering of the code of the c	SUBANEA 20 (24.5 st. ACCRES) Shows 35 to 24.5 st. come for bounds the st Sour XX shows a set installable burst 5 shows 36	E. Craptics 1. Craptics for the Solvens will most applicable requirements of the Code.	provided in scorebina with applicable Cory Code requirements. If infrancinged with associated was a fungate inclusion making Code requirements and the schederficked in provided, and the light promoted from date show his public will be found of bottom. If In height, with a gate on one side consoruted on the gate is not valided from Street Vs.	streets. May so drives. A in the word that Sharks IA is developed with machine destings; refer collections that he private collection, personny a destinant washes IA in the word that Sharks IA is developed with machine destinate collections which he is the private collection, personny a destinate of some collection.	3. Home and or habiting that its ownership to a next to habit to entered or stream terms it entirely forms; You was a best to habit to entered to be the property of the pr	 The placement of described hornes of submanishly similar design shall be prohibited here to or directly across the moved from one another. 	 A mandement or modular building or a model hone rasy be used as a takes differ while the Solarea, it being developed and directing units constructed. Temporary partiest areas will be permitted adjacent to a dwelling unit or modular building being used for a model tones. 	It is bettered the shoulding below may be streamly also an algorithm deading. In the sense is decoded cheeling is worsely, to some other streamly as worsely in worsely to come of the shoulding large for the of the streamly said to dead below to an entirect additional prime to consider the other streamly and the deadlers and as an entirect additional prime to consider the other streamly and deadlers and the belowing the other streamly and deadlers and the belowing the other streamly an allow to the consideration of the streamly an allow to the consideration of the streamly an allow to the consideration of the streamly and allow to the streamly an allow to the streamly an allow to the streamly an allow to the streamly and the str		Debuting (chemy, and the and Commentgement, Vall Subdings that the code protein on front fooling pashed deventions formly any street of a relation of 71.2. Tool public for Vall Subdings that there code proteins on front fooling pashed deventions formly any street of a relation of 71.2. Tool public for Part Case and Subdings Yang of Subdings Yang of Subdings Yang of Subdings Yang of Subdings	ovez in developing de Salatea, replacioneas rees of in equinion; coliper coal shall be senanc treat shall be in addition to treat orderwise required, and shall be of a minimum rig.		A la primater prista nei si i i inter invenja fine (2)) just sali ine stabilistati sing bonderina of në Sakona nati ut do oor force, on to marrati palisti time i. Therene a tale ha perimate nicha na perimater prist ont discert de nom (1)) force sa ho bondhy of the Sakona. Anchibaccosi i prospisore (including finglatica, lay nichopa, ng 1) of 100 to 100 the Day perimate so bondhy of the Sakona. Anchibaccosi i prospisore (including finglatica, lay nichopa, ng 1) of 100 to 100 the Day be perimate so bondhy of the Sakona. Anchibaccosi i prospisore (including finglatica, lay nichopa, ng 1) of 100 to 100 the Day perimate so bondhy of 100 to 100 the Day perimate so bondhy of 100 to 100 the Day perimate so bondhy of 100 to 100 the Day perimate so bondhy of 100 the 100 the Day perimate so la temperate prist, de day data alla lay perimate de mornale perimate so no (10) the time to a perimate prist.		monthing and a risk of energians and ornamental resumptions of a water measurement of seels (7) treats (this (5) energians and not (1) ornamental) per cess hashed of (50) beet. As three of planting, energians treet to that a notionism of the (5) beet in highly and onlineated trees that have been outliers a measurement of part of the (5) december of the only beet contracted in propio.	ordistors, and may redistribute the billiague as proposed electricar within the participat Schares. Soven ornes shall be approved by the City of Columbia foremer at some of immissions.	I Avan Sere VI and dang at timenal meng da developer dadi samili at basa aka pandalan di ser menu teru per deng (1) Avan Sere VI and dang at timenal meng da developer dadi samili at basa aka pandalan di ser menu teru per deng (2) Avan dang dang dang dang dang dang dang da
rolacion of thoman			6. If declared, sharing may be developed on planted lost or is a conformium. 1. If our supplies the Manney previous resolution that plays for which 15 test, but non-2200 option that hading sealers. The test from the property lost, before cost and profit for our yord 3 feet maximum hading contrage \$50.	and examinated as a managinal of mental of develope within 1 dears. If care past to convenze is destinations with large, many the total medium developed managinary in developed managinary that developed managinary in the 1 Chardwall single frames of managinary in the second managinary in the sec	2. Accessory uses, solid day are and himsen operations not seen and 1916. It, 1961. It's and 1916 it, respectively, shall be permissed in accordance with the provisions of does sections. 1. A community is believed.	i turndet a i laim in "proposal pour l'inne fescion (1951); il de Cocie. In l'innendat le rinnéapeurs d'inner é authoré impli- timit cheffing or ambiet conferniture méthigs in other case à a approximate maximum grous destry d'é vers per une. A Lius, Exemp, Meight and érback Committeurs. 1 l'inneatures contrad d'inheils (sin Sighera)C judi les (4).	SUPANEA DC (23.5 +1, ACCRES) Salven DC is a 23.5 +1, ACCRES)	Copples. Graphes for the Subarva will meet applicable requirements of the Code.	despire values is access them as CoC (C) Colores of Makas, if such values is an access of invested, despirent will be presented in accession and appearance and because of the colores was accessed and accessed and appearance and accessed of interest accessed, and appearance and accessed accessed and accessed accessed and accessed and accessed accessed and accessed accessed accessed and accessed accessed accessed accessed accessed accessed and accessed a	urses of common open space. The for speet a constitutioning individual borners or healthy that not have direct committees to forest. "A or forest "T, to the notice content of the model are set, alloy, or direct.	one snoother; S. Honore with elementary to the control of the con	awding and communes. Temporary parking smax will be permitted adjacent to a dwelling tast or modular building being used for a mode from the second and the second	the building shall not be binnate of that front liquide of the building more than own (1) feet. 3. A manufactured or modular building or a modal home may be used as a sakes office while the Subarron is being developed and	The companies and determinations with the department of the companies of t		ay other and segment with an entermore of 1.1.2. All publings that it sughts noting natural is used, other demonstrate make also taken Moved taken or stangle, then developing notice despit an ensati states noted that is no temperatural. Develop units may be used as model between the first propose of enterlang and states.	A common man man respect to young tempera, at more a manager anny men man or manager temperature. D. Malford Displays and Stranger and Assessment Stranger and Assessment and Stranger and Assessment Stranger and S	bunday of the date. An over-the man make of promoting the plant for the control of the date of the control of t	 A rece or a survively mark or yet management can be not replace where a model or a management or as next planning states, with other occurs that a management of the management of the Salary and do not from a A permission yet that of a fact revery that (2) yet and the analysis of the Salary and do not from an a promoted yet that of a fact revery that (2) yet and the analysis of the Salary and do not from an a promoted yet that of a fact revery that (2) yet and the analysis of the Salary and the Salary and the reverse of the contraction of the Salary and the	owignes and two (i) conserved) per onle served (100 feet. At time of placing, everywee need shift be indexinued the (5) feet in height and ornamental treat shift feet a relations caliper of ear (1) inches. The treat may be challened in groups as	upieved by the Chy of columbia forease is not not obstallators. 2. A covery-fore (15) foot transcript buffer that be established should smore "A" too's Street "B". Within the havingape buffer doors shall be improved, and in the contraction buffer that the covery-fore (15) foot transcript buffer doors shall be improved, and in the down property of the covery of th	I hang kimat A', not kimat 'M' pel along it manuf at manuf at densigne shill trail at least the appealment of an extensive over per relevant (in the contract of the contract	unide V of the County in the County Indian Plans. C <u>Berlin'ng</u> , <u>Uniderplay and Servering County institut</u> C. <u>Berlin'ng</u> , <u>Uniderplay and Servering County institut</u>	installed in load the absende, and further absended and in the required within any great in address in Section 133000 of the Cough). Schemidt what he required to as so provide for a run formers the absended and cover generated and state for (3) feet.	Sternakt will be installed door good took of the fact or representative the resurred of contents and or removed of without profession in visuation of posted publicary contents on community or great publicary contents on community or profession on provide intents or contents or the publicary of the contents of the	companyly, for any small dragin, series, dec., at the association followings, so forge as a least near the general shell sharpy, and such as the state of the sta	permitted, federestens by the conteminent homeowere successor shall be entailabled by the rules and registrates of the condeminates in homeomer successors. The sumers, develope and or the condeminate/monemeer successors must entailed and mental as in generately with private (sweet conqueryle), which generates subjects the private same consequently removerboom any substantial parties by managered area. The rules rules do not a more than generately and the substantial and removerboom any substantial parties in surrounder term. The rules rules do not not exclude the substantial and the substantialy	4. In the every private stream or all the private provided, paring restrictions that the controlled by upgage consistent with City policy and requirement for private stream and behalf-ben. Then, that is private that that purity and the intrinsist to own size of the streets and that one particular that the controlled on the private and the properties of the private which is like the endpoint of the private townsqueed, but not particular that the private which is a first of the endpoint of the private townsqueed, but not particular that the private that the pr	 A mention of 2 of street parking spaces per develop and be previoed. 	Internation shads, modeling taming radii and apper, will comply with the City of Columbus standards for 10-foot wide streets and 10-foot wide brees, as departed on the Development Plan.	The second section of the second section of the second section is sectionally be a second section of the second section of the section of the second section of the section
April	OCTOBER 26, 2006	TS ATTOLIST 00	BY: LANGON HOMES INC. APPLICANT	ce a noblem. S thousand or buildings that he owneds to acres in the de control or normal urean, scholar gloves it had from W. S thousand or buildings that he owneds to acres in the de control of the control of the desire with the control of buildings and the control of buildings that control of the control of buildings that control of build	 A manufactural or residue luiding or a model forms may be used as a time office while the forms is tray developed and shalling una commercial. Temporary parking arms and its permission laurest as a model and or model residue visiting level, used for a model forms. The instrumental forms of permission laurest the beautiful and an advantage of the second of the contract o	2. All dealing while two group of subspace as to accommodate it must now can take justice, which a resistance was of each text by profession from a configuration from the participation from the participa	we other roof regeners will be a minimum of SLT. All pushing wit all arises roofing mouth in usual, stilled dementional rather than the shipler. Wood bakes or while, hat in roofing rathers, fastly warmed seam roofs that ship to permitted. Dwelling unter may be used as model bornes for the purpose of marketing und uses.	D. Bylding Chalge and Mejerik Contributes. 1. As building that have not objected on front storing paled elemators storing any street of a minimum of 7.12. Book publics for	The shall be a set (1) does no but one established by the cought to boothery remember the set to the throught but in the cought to boothery remember the cought to the throught but in (1). Online severy blazers (2) and no be boother one no south cought and not remain, and you remain public promains death to set to be set to b	boarday of the Subarra. Architectural prospections (prolating finighters, lays vandows, etc.) of up to 2 hees that the permissed to controlled histo the permisses yeek, and decks shall be permissed to extracted histo the permisses yeek, and decks shall be permissed to extracted who to be permissed yeek, and decks shall be permissed to extracted who to be permissed yeek, and decks shall be permissed to	nest planting masses, unhaltener occurs first, A permitter year and of it start aroung when (25) free that he creditioned along boundaries of the Salavas that do not front, or an external pools given. Pleasance shall be permitted within to the permitted water than to the first to the or an external pools given. Pleasance shall be permitted within to the permitted water than to the first than the first to the	energies and loss (2) consensatil per one handred (100) beer. At close of plating, energies in cast said to a instrument free (3) face it height and consensus free and librars a mentionic catager of the off protess. The review may be classed in groups. 1. All creat and instrupting that have it mentioned. Data trees shall be replaced within 6 mention or at the happening of the	 A mesop-file (25) foor isoloope fulfile shall be established along Serest 'N' and Serest 'S'. Within the isoloope fulfier done is had be mounting and a nite of integrate and oriumnistic trees patient in, a minimum of series (7) trees (file (5)). 	are per anny (up) meu men o ment a comple, ao soo soot o om tront, a suggieve, tent peut ou sustanten constant spacing (across sovery) of shorty (10) her. The deeplays (somewheatening the hypitizat or his successor may place trees been on the conditions por may redistribute the blance as prouped interview within the publicative Sharens. For set mea shall be approved by the Cop of Contribute Ference at the cut of intelligence.	C. Bullering, Landscapeng and Screening Commitments. 1. Mang Screen "N" and Screen "B" and along all seconds corests, the developer shall limited at least the equivalent of one screen.		S Shewaka will be tracified slong both state of 18 pools: and primas street francapes (accept where a started auditions that is a started audition from a manage of the school and a ferror SSP00.00 of manages is two of the schools. And increase a sub-primate primate and primate and started in General SSP00.00 of manages is the school and an additionable of companional of it data.	onner, demásque, con los condetenium/homocener associators, sa spáciadas, ball deligiosa for City of Countries, an a sabriente la great for for a classificación partie del processo de móvicomen de partier processo na de la sasacción cuando a ser or introducen de partier processo na partier processo de cuando a del cuando a del cuando del c	in the present delivery of the property of the	and no garberg that he summend on stronghouse fire hydrous shall be located on the side of the strong when no purified in permissed, deliverance by the condensational homomore association shall be established by the rate and registross of the condensational homomore association. The owner, destingly and of the condensation/homomore association that restablish	4. In the enext primes revens or steps are provided, parking restrictions shall be controlled by agrage consisters with City policy and requirements for primes revens and afterplants. They shall provide that parking that be founded, one as for of the source and when primes are consistent or	ten Landon mais over an entenda en ma exemplement ou. 2. In die event gregen en provided wich det process, a massenwing en en it 20 dez, schickeg dier, sind he provided. 3. A monitarien est all strone parkeig specie per de desiriery une end he provided.	grees or "Qu4.22" if from a unershabilite at least 22 lest in which. Alight may be provided, and may be pashed or first and in either cast that ment the promotes which may be made in busin. The left in Section 128,100 is the Code. Institute the promotes which may be made in the complete of Code institute and the 20-less which are received in the code of the code. The code is the code in Code in the	code station mm. Automotive Delay Commissione Automotive Delay C	 Development of Subwas XX shall include a manutur hashing sethabli from Street XX on the Development Plan of thirty (30) feet, and from Street XX of Incomplete (35) feet. Nelswerbstaativity any of the provisions of the between roots, behalf a reparation requirements smallshad by applicable halding. 	Architectural projections (including linguisms, tap involume, eat.) of ign to 8 feet that he primited to encreate him do the lower colonia and expansions with order that be permitted to extractly up to tan (10) feet too any near unback or reparation, but in no sewar closer than 3 feet to a rear property line.	Deventable in state	 The minimum side or near caback shall be 8 less from any step and 14 feet from any stream. The minimum separation between buildings shall be: 	 If coupled, the units shall be developed to a condominant, and meet the following standards: A Front cedacto from internal streets shall be a minimum of 20 feet. 	Architectural projections (including frequent, lary windows, sti.) of up to 2 feet shall be permitted to secrepts into the above scaleds and departations, and decks that the permitted to recreate up to ten (10) feet into any near schault or separation.). I depended former or descripted in a conferencies, who followed previous an appeals apply from reduct from the transfer of contract and contract the conference to be depended from the table of the section of the s

PUD NOTES PUD NOTES SHEET 6 20 0-0 40	Compare to the control of the cont	
206-046 Fral Received 10/26/06 by Mannon & Punp	and before that the exclusional and glores "A" and better W. When the to independ of any process of the process	
DATE DATE	of an entitle and 1712 food factor models to little growths from conductor little growths from conductor little growths from conductor little growths from the food food of the	

CHAMBREY

PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN TEXT

311.5+/- Acres October 26, 2006

PROPOSED DISTRICT: PUD-6

PROPERTY ADDRESS: 5141 Cosgray Road
OWNER: Dominion Homes, Inc.
October 26, 2006

APPLICATION NUMBER: Z06-045 TOTAL PERMITTED UNITS: 1554

INTRODUCTION:

This application is to establish a Planned Unit Development PUD-6 District on a 311.5+/- acre site on the west side of Cosgray Road in the Hayden Run Corridor Area of the City of Columbus. The PUD Plan, including this PUD Development Plan Text and Notes, is put forth under Chapter 3345 of the Columbus Zoning Code (the "Code) in order to provide for a unified residential development of the site with a variety of residential structures and arrangements, generous open spaces, and attention to natural features within and near the site. A companion L-I rezoning, which addresses 5.5 acres of adjacent land and is also part of Application Z06-045, helps meet area needs for public facilities by providing land for a joint police and fire facility. The overall development is to be called Chambrey, after a community in France along the Tour de France, in recognition of the site's considerable frontage on the Heritage Rail Trail shared use path.

The PUD Plan and Notes are intended to incorporate the "flexibility of land and site design" in a unified development of the overall site, while making available to future residents many of the benefits and amenities available under traditional zoning districts, as envisioned by Section 3345.01 of the Code. In many cases, traditional district requirements are incorporated as base standards, with additional standards layered on.

The overall site is divided into 11 Subareas, one of which will be an initial stage (Subarea 2A), and the remainder of which are to be developed as "proposed stages" as provided in Sections 3345.07(i) and 3345.12. PUD Notes are set forth below, first that apply generally to the development overall and all parts thereof, and thereafter, to the separate Subareas.

PUD NOTES APPLICABLE TO ALL PARTS OF THE DEVELOPMENT

- 1.) As required by Section 3345.02 of the Code, this 311.6+/- acre site is under common ownership or control. Dominion Homes, Inc., the Applicant, owns 153+/- acres of the site and has binding contractual rights to purchase the remaining 159+/- acres. It is acknowledged that any future transfer of land within the development will not alter the requirements set forth in this PUD Plan and Notes and/or Chapter 3345 of the Code.
- 2.) The density (average density) for all of this PUD District shall be a maximum of six units per acre, net of dedicated streets, as provided for under Section 3345.03 of the Code, and accordingly the District is "PUD-6." The total number of residential units on the site shall not exceed 1554, and

the total number of units within each Subarea shall not exceed the maximum number of units specified within each such Subarea.

- 3.) Common open space shall be provided in compliance with Section 3345.09 of the Code. The development shall comply with the Parkland Dedication Ordinance (PDO) of the City of Columbus, as set forth in Section 3318 of the Code. The locations of common open space and parkland are depicted on the Development Plan.
- 4.) An asphalt shared use path of 8 feet shall be installed by the developer in locations as shown on the Development Plan. The shared use path shall be in lieu of sidewalks along the side of the street where it is installed. Connections are shown on the Development Plan
- 5.) Subareas shall provide for vehicular and/or pedestrian/shared use connectivity with other Subareas, and with adjoining properties, in the general locations indicated by arrows on the Development Plan. Vehicular connectivity shall be by public street connection (and where that connection occurs with a Subarea in which the streets are generally private, a public street shall be provided across that Subarea from the point of connectivity shown on the Development Plan to a public street bordering the Subarea, and in a configuration that meets the approval of the Director of Public Service or his or her designee). Pedestrian/shared use connectivity shall be by either a five (5) foot sidewalk or an eight (8) foot shared use path located within (and in the center of) a twenty-five (25) foot wide easement through the entire width of the required perimeter yard of each Subarea. The easement boundaries shall be demarcated with fencing, landscaping or bollards.
- 6.) Street "A" from Cosgray west to its intersection with Street "B", and Street "B" from its intersection with Street "A" north to its intersection with Rings Road shall be designed to incorporate suitable traffic calming features as approved by the Director of Public Service or his or her designee.
- 7.) Development of the overall site will occur over an extended period of time. Standards in future proposed stages are intended to provide flexibility, but it is possible and even likely that development standards may need to be modified to accommodate compatible development that is not currently foreseen. Nothing herein shall prevent the current or future owners from filing and processing a zoning application on any Subarea, provided that (a) any such rezoning shall not result in an increase in the total number of units approved (1554) for the overall 311.5+/- acre Chambrey site; (b) rezonings shall only be for one or more complete Subareas and shall not result in an increase in the number of units approved for the specific Subareas proposed to be rezoned.
- 8.) Developer shall install one play structure within one of the public park areas in a location approved by the Director of Recreation and Parks or his or her designee. Such play structure shall be comparable in size and cost to play structures installed by developers in other comparable developments.
- 9.) At such time as Street "B" is connected to Rings Road, the Developer shall design, install and complete required improvements to Rings Road as directed and approved by the Director of Public Service or his or her designee. It is expected that such improvements will be addressed in a Memorandum of Understanding to be entered into between the City and Developer, but the obligation to make the improvements shall be a commitment to the zoning.

SUBAREA 1 (29.2 +/-ACRES)

Subarea 1 is located in the easternmost area of the site, along its Cosgray Road frontage, and is traversed in a north-south fashion by the watercourse that becomes the Hayden Run several hundred meters farther south.

Subarea 1 is to be set aside as open space, with sensitivity to the watercourse, both in its current configuration and as may be modified as part of the Franklin County Engineer's proposed stream preservation project. Street A (including the sidewalk and shared use path along Street A), which will connect the rest of the development with Cosgray Road, and necessary utilities, which must be extended from their current location at Cosgray Road, will cross the watercourse. Such crossings will be engineered and implemented so as to minimize disturbance to the extent practicable with standard construction practices for installation of such utilities, including crossing the watercourse as nearly as practicable to perpendicular angles.

The Applicant has been in contact with the Franklin County Engineer, and is willing to subject the majority of Subarea 1 through a conservation easement so as to permit the area's inclusion in the Franklin County Engineer's stream preservation project. Other than meanderings of the watercourse and plantings and trails that may occur as part of that project (and the above referenced street and utility crossings), the area within the larger of the floodway or 150 feet (measured from centerline as provided for in the Interim Hayden Run Corridor Plan) of either side of the current watercourse shall be set aside as natural and undisturbed.

The Applicant reserves the right to place community identification signage and other customary community entrance features along Street A near its intersection with Cosgray Road, provided that such signage shall be set back at least 25 feet and shall not encroach on the existing floodway. Additionally, rail fencing may be installed along the Cosgray Road frontage as part of the community entrance features, provided that such fencing shall not be located within any required clear vision triangle. The Applicant further reserves the right to install storm water ponds within the western part of Subarea 1 to help manage the storm water from the development in a sensitive manner. Such ponds shall be located out of the floodplain, and shall meet applicable Columbus requirements as to design and location. Additionally, non-invasive passive recreational amenities which do not interfere with the conservation easement noted above may be included.

A preliminary plan for Subarea 1 is represented on the PUD Development Plan. Final implementation will depend on the Franklin County restoration project and other governmental approvals, as well as final engineering details. The area, exclusive of the pond areas, is intended to be dedicated to the City, and shall be part of the developments dedication obligation under the City's PDO (Section 3318 of the Code) and the developments common open space requirements under Section 3345.09 of the Code.

SUBAREA 2A (55.4 +/-ACRES)

Subarea 2A will be the first stage of the development, and it is set forth in the detail called for under Section 3345.07 of the Code.

- 1.) Except as set forth below, permitted uses and development standards as set forth in Chapter 3332 of the Code (R-2, Residential District) shall apply in Subarea 2A.
- 2.) The total number of dwelling units in Subarea 2A shall be 145.
- 3.) Lots and streets shall be configured as set forth on the PUD plan. All streets shall be public. Greens (as defined in Section 3320.03 of the Code) shall be established as shown on the

PUD Plan, and shall be maintained by the Association of Homeowners within Subarea 2A. Subject to the approval of the Development Director or his designee, minor adjustments may be made to the plan with final engineering and platting.

- 4.) All streets shall be public streets. The minimum building setback from public streets shall be twenty-five (25) feet, except as to Street "A" the minimum building setback shall be thirty (30) feet
- 5.) The maximum height of buildings in Subarea 2A shall be 35 feet, measured as provided for in Section 3303.08 of the Code.
- 6.) The placement of homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 7.) All homes shall have a front porch of a minimum size of thirty (30) square feet.
- 8.) The primary front façade shall be parallel to straight frontage (street right of way) and parallel to the chord of curved or broken frontage lines. Each home shall have a front door opening facing the street on which the home fronts.
- 9.) All homes shall include a garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garage doors facing a public street shall represent no more than forty (40) percent of the width of the house façade.
- 10.) Garages shall be set back at least two feet from the front façade of the home, except as provided in the following sentence. Homes may be constructed with garages projecting forward of the front façade of a home provided such projection shall not exceed eight feet, and further provided that any home with such a projecting garage shall not be located either on a corner lot or next to another home with a projecting garage.
- 11.) Sidewalks will be provided along both sides of all public streets, except (a) the shared use path along Street "A" will be in lieu of any sidewalk for the side of Street "A" where the shared use path is provided; and (b) sidewalks will not be installed within the three greens depicted on the PUD Plan.
- 12.) All homes in Subarea 2A shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.
- 13.) All homes shall incorporate either a front architectural element (such as a wall segment) or an architectural accent feature (such as a water table) of natural materials (including brick, stone, stucco stone, cementitious siding).
- 14.) All roof pitches on front facing gabled elevations shall be a minimum of 7:12. All other roof pitches shall be a minimum of 5:12.
- 15.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 16.) Dwelling units may be used as model homes for the purpose of marketing and sales. A manufactured or modular building or a model home may be used as a sales office while the

Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.

- 17.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 18.) Along Street "A" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within Subarea 2A. Street trees shall be subject to approval of the Columbus City Forester at time of installation, and shall be a minimum of two inches (2") caliper at time of planting.
- 19.) Fences of a common design as shown on the Development Plan shall be permitted on lots within the Subarea, as shall fencing installed by the Developer as part of any common entry and perimeter treatment, provided that no fencing shall be located so as to violate any required sight vision clearance requirements.
- 20.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.
- 21.) The approximately 7 acre area in the eastern part of Subarea 2A shall be platted as a reserve, shall be owned by an Association of Homeowners, and shall be open space that may include a community building and pool for residents of Subarea 2A and potentially residents of other Subareas in the development. The community building may be used as a sales office for the sale of homes in Subarea 2A and other Subareas in the development while homes are being constructed. Off-street parking shall be provided at a minimum of one space for each two hundred fifty (250) square feet of interior floor area of the community building. The area may also include stormwater management ponds, which are shown conceptually on the PUD Development Plan, but may change in size and configuration with final engineering.
- 22.) A proposed COTA bus stop is shown on the Development Plan adjacent to the roundabout on Street "A" in the eastern part of Subarea 2A. Based on discussions with COTA, whether service to the area would require such stop depends on future revenues. The developer will commit, if requested in writing by COTA with five years of the approval of this rezoning, to construct a standard, open bus stop shelter of approximately fifty (50) square feet in the location shown.
- 23.) A portion of the southern boundary of Subarea 2A abuts the Heritage Trail Metro Park. As part of the development of Subarea 2A, the existing treeline along the Metro Park boundary will be preserved by a no-build zone of ten (10) feet to be established by plat. Utilities serving Subarea 2C shall not be located within the no-build zone, and any necessary utility crossings shall be designed to minimize any disturbance. Additionally, the Developer will cooperate with Metro Parks to locate a rail fence or, if acceptable to Metro Parks, bollards, in appropriate locations to appropriately demarcate the boundary. Such fence or bollards shall be at the expense of the Developer of Subarea 2A, and, to the extent practicable based on discussions with Metro Parks, be consistent with fences or bollards along the boundary between Subarea 3D and the Heritage Trail Metro Park property.

SUBAREA 2B (26.2 +/- ACRES)

Subarea 2B is a 26.2 +/- acre site adjacent to and west of Subarea 2A. It is intended as a future "proposed phase" under Section 3345.12 of the Code, and is intended for development of single family homes on platted lots fronting on public streets.

- 1.) Except as set forth below, development of Subarea 2B shall be subject to the permitted uses and development standards under Chapter 3332 of the Code (R-2 Residential District).
- 2.) The maximum total number of dwelling units in Subarea 2B shall be 92.
- 3.) All streets shall be public streets. The minimum building setback from public streets shall be twenty-five (25) feet, except as to Street "A" and "B" the minimum building setback shall be thirty (30) feet.
- 4.) The maximum height of buildings in Subarea 2B shall be 35 feet, measured as provided for in Section 3303.08 of the Code.
- 5.) The placement of homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 6.) All homes shall have a front porch of a minimum size of 30 square feet.
- 7.) The primary front façade shall be parallel to straight frontage (street right of way) and parallel to the chord of curved or broken frontage lines. Each home shall have a front door opening facing the street on which the home fronts.
- 8.) All homes shall include a garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garage doors facing a public street shall represent no more than forty (40) percent of the width of the house façade.
- 9.) Garages shall be set back at least two feet from the front façade of the home, except as provided in the following sentence. Homes may be constructed with garages projecting forward of the front façade of a home provided such projection shall not exceed eight feet, and further provided that any home with such a projecting garage shall not be located either on a corner lot or next to another home with a projecting garage.
- 10.) Subarea 2B shall be designed in such a manner that all homes front on, and do not back onto, public streets, including Street "A" and Street "B". Additionally, Subarea 2B shall be developed without cul-de-sac streets.
- 11.) Sidewalks will be provided along both sides of all public streets, except (a) the shared use path along Street "A" and Street "B" will be in lieu of any sidewalk for the frontage where the shared use path is provided; and (b) in the event Subarea 2B includes any greens (as defined in Section 3320.03 of the Code), sidewalks shall not be provided within such greens.
- 12.) All homes in Subarea 2B shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.

- 13.) All homes shall incorporate either a front architectural element (such as a wall segment) or an architectural accent feature (such as a water table) of natural materials (including brick, stone, stucco stone, cementitious siding).
- 14.) All roof pitches on front facing gabled elevations shall be a minimum of 7:12. All other roof pitches shall be a minimum of 5:12.
- 15.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 16.) Dwelling units may be used as model homes for the purpose of marketing and sales. A manufactured or modular building or a model home may be used as a sales office while the Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.
- 17.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 18.) Along Street "A" and Street "B" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within Subarea 2B. Street trees shall be subject to approval of the Columbus City Forester at time of installation, and shall be a minimum of two inches (2") caliper at time of planting.
- 19.) Fences of a common design as shown on the Development Plan shall be permitted on lots within the Subarea, as shall fencing installed by the Developer as part of any common entry and perimeter treatment, provided that no fencing shall be located so as to violate any required sight vision clearance requirements.
- 20.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.

SUBAREA 2C (41.8 ACRES)

Subarea 2C is a 41.8 +/- acre site in the far western area of the overall development. It is intended as a future "proposed phase" under Section 3345.12 of the Code, and is intended for development of single family homes on platted lots fronting on public streets.

- 1.) Except as set forth below, development of Subarea 2C shall be subject to the permitted uses and development standards under Chapter 3332 of the Code (R-2 Residential Districts).
- 2.) The maximum total number of dwelling units in Subarea 2C shall be 146.
- 3.) All streets shall be public streets. The minimum building setback from public streets shall be twenty-five (25) feet.
- 4.) The maximum height of buildings in Subarea 2C shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

- 5.) The placement of homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 6.) All homes shall have a front porch of a minimum size of thirty (30) square feet.
- 7.) The primary front façade shall be parallel to straight frontage (street right of way) and parallel to the chord of curved or broken frontage lines. Each home shall have a front door opening facing the street on which the home fronts.
- 8.) All homes shall include a garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garage doors facing a public street shall represent no more than forty (40) percent of the width of the house facade.
- 9.) Garages shall be set back at least two feet from the front façade of the home, except as provided in the following sentence. Homes may be constructed with garages projecting forward of the front façade of a home provided such projection shall not exceed eight feet, and further provided that any home with such a projecting garage shall not be located either on a corner lot or next to another home with a projecting garage.
- 10.) Each home in Subarea 2C shall front on, and no home shall back onto, a public street. Additionally, Subarea 2C shall be developed without cul-de-sac streets.
- 11.) Sidewalks will be provided along both sides of all public streets, except that in the event Subarea 2C includes any greens (as defined in Section 3320.03 of the Code), sidewalks shall not be provided within such greens.
- 12.) All homes in Subarea 2C shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.
- 13.) All homes shall incorporate either a front architectural element (such as a wall segment) or an architectural accent feature (such as a water table) of natural materials (including brick, stone, stucco stone, cementitious siding).
- 14.) All roof pitches on front facing gabled elevations shall be a minimum of 7:12. All other roof pitches shall be a minimum of 5:12.
- 15.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 16.) Dwelling units may be used as model homes for the purpose of marketing and sales. A manufactured or modular building or a model home may be used as a sales office while the Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.
- 17.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 18.) Along all streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a

maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within Subarea 2C. Street trees shall be subject to approval of the Columbus City Forester at time of installation, and shall be a minimum of two inches (2") caliper at time of planting.

- 19.) Fences of a common design as shown on the Development Plan shall be permitted on lots within the Subarea, as shall fencing installed by the Developer as part of any common entry and/or perimeter treatment, provided that no fencing shall be located so as to violate any required sight vision clearance requirements.
- 20.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.
- 21.) There shall be a ten (10) foot no disturb zone established by plat along the boundary between Subarea 2C and the Heritage Rail Trail. Utilities serving Subarea 2C shall not be located within the no build zone, and any necessary utility crossings shall be designed to minimize any disturbance. Existing vegetation shall be preserved within this area and augmented per standards of Metro Parks for properties adjacent to such trails.

SUBAREA 3A (24.5 +/- ACRES)

Subarea 3A is a 24.5 +/- acre site located on the north side of Street "A" adjacent to and immediately west of Subarea 1. Subarea 3A is intended as a future "proposed phase" under Section 3345.12 of the Code. It is intended for development of either detached single family dwellings or attached dwellings, in either case at an approximate maximum density of 6 units per acre.

- A. Use, Density, Height and Setback Commitments.
- 1.) The maximum number of dwelling units in Subarea 3A shall be 147.
- 2.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 3.) A community building, which may include a pool and/or other associated recreational features, for the benefit of and owned and maintained by an association of owners of dwellings within Subarea 3A, may also be constructed. Such community building may also be used for sales of dwellings in Subarea 3A during the initial construction period.
- 4.) Detached single family dwellings or attached dwellings in building configurations up to and including four units are permitted.
- 5.) The maximum height of buildings in shall be 35 feet, measured as provided for in Section 3303.08 of the Code.
- 6.) If detached, dwellings may be developed on platted lots or as a condominium.
- a.) If lots are platted, the following minimum standards shall apply: lot width: 36 feet, lot area--2,700 sq. ft.; front building setback--12 feet from front property line; side yard--3 feet; total side yard--6 feet; rear yard 3 feet; maximum building coverage: 60%.

b.) If detached homes are developed in a condominium, the following minimum standards apply: front setback from the centerline of internal streets--31 feet; separation between buildings--6 feet side to side, 20 feet side to rear and 30 feet rear to rear.

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation, but in no event closer than 3 feet to a rear property line.

- 7.) If attached, the units shall be developed as a condominium, and meet the following standards:
 - a.) Front setbacks from internal streets shall be a minimum of 20 feet.
 - b.) The minimum side or rear setback shall be 8 feet from any alley and 14 feet from any street.
 - c.) The minimum separation between buildings shall be:
 - i) 10 feet side to side;
 - ii.) 30 feet rear to rear;
 - iii.) 20 feet rear to side;

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation.

- 8.) Development of Subarea 3A shall include a minimum building setback from Street "A" on the Development Plan of thirty (30) feet.
- 9.) Notwithstanding any of the provisions of the above notes, building separation requirements established by applicable building codes shall be met.

B. Access and Parking Commitments

- 1.) Streets may be public or private. If public, streets shall meet the standards set forth in Section 3320.15 for the "ST-48-22" street or "CL-42-22." If private, streets shall be at least 22 feet in width. Alleys may be provided, and may be public or private, and in either case shall meet the pavement width requirements for lanes "LA-16-12" under Section 3320.15 of the Code. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.
- 2.) In the event garages are provided with alley access, a maneuvering area of 20 feet, including alley, shall be provided.
- 3.) A minimum of 2 off street parking spaces per dwelling unit shall be provided.
- 4.) In the event private streets or alleys are provided, parking restrictions shall be controlled by signage consistent with City policy and requirements for private streets and alleys/lanes. They shall provide that parking shall be limited to one side of the street and that no parking shall be

permitted on either side of any street within 61 feet of the midpoint of street intersections, and no parking shall be permitted on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/ homeowner association shall be established by the rules and regulations of the condominium/ homeowner association. The owner, developer and or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/ removal/ towing, as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, and upon execution of said agreement(s). The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys/lanes.

- 5.) Sidewalks will be installed along both sides of all public and private street frontages (except where a shared use/leisure trail is installed in lieu of the sidewalk, and further sidewalks shall not be required within any greens (as defined in Section 3320.03 of the Code)). Sidewalks shall be installed so as to provide for a tree lawn between the sidewalk and street pavement of at least five (5) feet.
- 6.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.
- C. <u>Buffering, Landscaping and Screening Commitments.</u>
- 1.) Along Street "A" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within the particular Subarea. Street trees shall be approved by the City of Columbus Forester at time of installation.
- 2.) A twenty-five (25) foot landscape buffer shall be established along Street "A". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of seven (7) trees (five (5) evergreen and two (2) ornamental) per one hundred (100) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups.
- 3.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.
- 4.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea. Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the perimeter yard, and decks shall be permitted to encroach up to ten (10) feet into the perimeter yard.

- 5.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 6.) A small area of existing trees exists at the northeast corner of Subarea 3A. In the event any currently existing trees of a caliper of six (6) inches or more are removed in developing the Subarea, replacement trees of an equivalent caliper total shall be installed within Subarea 3A. Such replacement trees shall be in addition to trees otherwise required, and shall be of a minimum caliper of two (2) inches at time of planting.

D. Building Design and Material Commitments.

- 1.) All buildings shall have roof pitches on front facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted. Dwelling units may be used as model homes for the purpose of marketing and sales.
- 2.) All dwellings shall have garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garages serving detached homes may be accessed either (a) by an alley or (b) a drive to the street at the front of the dwelling (which may be shared with an adjacent dwelling). In the event a detached dwelling is served by a drive to the street in front of the dwelling, the garage for such dwelling shall be side loaded so as to minimize visibility from the street on which the dwelling fronts. Garages serving attached units in a linear arrangement shall be accessed by an alley to the rear of the building.
- 3.) A manufactured or modular building or a model home may be used as a sales office while the Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.
- 4.) The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 5.) Homes and or buildings shall be oriented so as not to back to external or internal streets, including Street "A", or to Subarea 1 where Subarea 3A and Subarea 1 share a common boundary. If attached dwellings are constructed in other than a linear arrangement, at least one of the units shall front the nearest adjacent street or common open space. The foregoing notwithstanding, individual homes or buildings shall not have direct connection to Street "A", but must connect to internal streets, alleys or drives.
- 6.) In the event that Subarea 3A is developed with attached dwellings, refuse collection shall be by private collection, providing a dumpster waiver is secured from the City Division of Refuse. If such waiver is not secured or is revoked, dumpsters will be provided in accordance with applicable City Code requirements. If developed with attached units, dumpster locations meeting Code requirements shall be identified and if provided, shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side constructed so the gate is not visible from Street "A".

E. Graphics.

1.) Graphics for the Subarea will meet applicable requirements of the Code.

SUBAREA 3B (24.5 +/- ACRES)

Subarea 3B is a 24.5 +/- acre site located on the north side of Street "A" adjacent to and immediately east of Subarea 2C. Subarea 3B is intended as a future "proposed phase" under Section 3345.12 of the Code. It is intended for development of either detached single family dwellings or attached condominium dwellings, in either case at an approximate maximum gross density of 6 units per acre.

- A. Use, Density, Height and Setback Commitments.
- 1.) The maximum number of dwelling units in Subarea 3B shall be 147.
- 2.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 3.) A community building, which may include a pool and/or other associated recreational features, for the benefit of and owned and maintained by an association of owners of dwellings within Subarea 3B, may also be constructed. Such community building may also be used for sales of dwellings in Subarea 3B during the initial construction period.
- 4.) Detached single family dwellings or attached dwellings in building configurations up to and including four units are permitted.
- 5.) The maximum height of buildings shall be 35 feet, measured as provided for in Section 3303.08 of the Code.
- 6.) If detached, dwellings may be developed on platted lots or as a condominium.
- a.) If lots are platted, the following minimum standards shall apply: lot width: 36 feet, lot area--2,700 sq. ft.; front building setback--12 feet from front property line; side yard--3 feet; total side yard--6 feet; rear yard 3 feet; maximum building coverage: 60%.
- b.) If detached homes are developed in a condominium, the following minimum standards apply: front setback from the centerline of internal streets--31 feet; separation between buildings--6 feet side to side, 20 feet side to rear and 30 feet rear to rear.

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation, but in no event closer than 3 feet to a rear property line.

- 7.) If attached, the units shall be developed as a condominium, and meet the following standards:
 - a.) Front setbacks from internal streets shall be a minimum of 20 feet.
 - b.) The minimum side or rear setback shall be 8 feet from any alley and 14 feet from any street.
 - c.) The minimum separation between buildings shall be:

- i) 10 feet side to side:
- ii.) 30 feet rear to rear;
- iii.) 20 feet rear to side;

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation.

- 8.) Development of Subarea 3B shall include a minimum building setback from Street "A" and Street "B" on the Development Plan of thirty (30) feet.
- 9.) Notwithstanding any of the provisions of the above notes, building separation requirements established by applicable building codes shall be met.

B. Access and Parking Commitments

- 1.) Streets may be public or private. If public, streets shall meet the standards set forth in Section 3320.15 for the "ST-48-22" street or "CL-42-22." If private, streets shall be at least 22 feet in width. Alleys may be provided, and may be public or private, and in either case shall meet the pavement width requirements for lanes "LA-16-12" under Section 3320.15 of the Code. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.
- 2.) In the event garages are provided with alley access, a maneuvering area of 20 feet, including alley, shall be provided.
- 3.) A minimum of 2 off street parking spaces per dwelling unit shall be provided.
- In the event private streets or alleys are provided, parking restrictions shall be controlled by signage consistent with City policy and requirements for private streets and alleys/lanes. They shall provide that parking shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and no parking shall be permitted on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/ homeowner association shall be established by the rules and regulations of the condominium/ homeowner association. The owner, developer and or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/ removal/ towing, as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, and upon execution of said agreement(s). The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys/lanes.
- 5.) Sidewalks will be installed along both sides of all public and private street frontages (except where a shared use/leisure trail is installed in lieu of the sidewalk, and further sidewalks shall not

be required within any greens (as defined in Section 3320.03 of the Code)). Sidewalks shall be installed so as to provide for a tree lawn between the sidewalk and street pavement of at least five (5) feet.

- 6.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.
- C. Buffering, Landscaping and Screening Commitments.
- 1.) Along Street "A" and Street "B" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within the particular Subarea. Street trees shall be approved by the City of Columbus Forester at time of installation.
- 2.) A twenty-five (25) foot landscape buffer shall be established along Street "A" and Street "B". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of seven (7) trees (five (5) evergreen and two (2) ornamental) per one hundred (100) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups
- 3.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.
- 4.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea. Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the perimeter yard, and decks shall be permitted to encroach up to ten (10) feet into the perimeter yard.
- 5.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- D. <u>Building Design and Material Commitments.</u>
- 1.) All buildings shall have roof pitches on front facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted. Dwelling units may be used as model homes for the purpose of marketing and sales.
- 2.) All dwellings shall have garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garages serving detached homes may be accessed either by an alley or a drive to the street at the front of the dwelling and shared with an adjacent dwelling. In the event a detached dwelling is served by a drive to the street in front of the dwelling, the garage for such dwelling shall be side loaded so as to minimize visibility from the street on which the dwelling fronts. Garages serving attached units in a linear arrangement may be accessed either (a) by an alley to the rear of the building or (b) by drives to a

street in front of a four unit building, provided that no more than two garages in any single four unit building may utilize such drives, the other two being either side or rear loaded. Any garages accessing the street in front of the building shall not be forward of the front façade of the building more than two (2) feet.

- 3.) A manufactured or modular building or a model home may be used as a sales office while the Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.
- 4.) The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 5.) Homes and or buildings shall be oriented so as not to back to external or internal streets, including Street "A" and Street "B". If attached dwellings are constructed in other than a linear arrangement, at least one of the units shall front the nearest adjacent street or common open space. The foregoing notwithstanding, individual homes or buildings shall not have direct connection to Street "A" or Street "B", but must connect to internal streets, alleys or drives.
- 6.) In the event that Subarea 3B is developed with attached dwellings, refuse collection shall be by private collection, providing a dumpster waiver is secured from the City Division of Refuse. If such waiver is not secured or is revoked, dumpsters will be provided in accordance with applicable City Code requirements. If developed with attached units, dumpster locations meeting Code requirements shall be identified and if provided, shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side constructed so the gate is not visible from Street "A" or "B".

E. Graphics.

1.) Graphics for the Subarea will meet applicable requirements of the Code.

SUBAREA 3C (23.5 +/- ACRES)

Subarea 3C is a 23.5 +/- acre site located on the south side of Street "A" adjacent to and immediately east of Subarea 2C. Subarea 3C is intended as a future "proposed phase" under Section 3345.12 of the Code. It is intended for development of either detached single family dwellings or attached condominium dwellings, in either case at an approximate maximum gross density of 6 units per acre.

- A. Use, Density, Height and Setback Commitments.
- 1.) The maximum number of dwelling units in Subarea 3C shall be 141.
- 2.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 3.) A community building, which may include a pool and/or other associated recreational features, for the benefit of and owned and maintained by an association of owners of dwellings within Subarea 3C, may also be constructed. Such community building may also be used for sales of dwellings in Subarea 3C during the initial construction period.
- 4.) Detached single family dwellings or attached dwellings in building configurations up to and

including four units are permitted.

- 5.) The maximum height of buildings in shall be 35 feet, measured as provided for in Section 3303.08 of the Code.
- 6.) If detached, dwellings may be developed on platted lots or as a condominium.
- a.) If lots are platted, the following minimum standards shall apply: lot width: 36 feet, lot area--2,700 sq. ft.; front building setback--12 feet from front property line; side yard--3 feet; total side yard--6 feet; rear yard 3 feet; maximum building coverage: 60%.
- b.) If detached homes are developed in a condominium, the following minimum standards apply: front setback from the centerline of internal streets--31 feet; separation between buildings--6 feet side to side, 20 feet side to rear and 30 feet rear to rear.

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation.

- 7.) If attached, the units shall be developed as a condominium, and meet the following standards:
 - a.) Front setbacks from internal streets shall be a minimum of 20 feet.
 - b.) The minimum side or rear setback shall be 8 feet from any alley and 14 feet from any street.
 - c.) The minimum separation between buildings shall be:
 - i) 10 feet side to side;
 - ii.) 30 feet rear to rear;
 - iii.) 20 feet rear to side:

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation, but in no event closer than 3 feet to a rear property line.

- 8.) Development of Subarea 3C shall include a minimum building setback from Street "A" on the Development Plan of thirty (30) feet, and from Street "B" of twenty-five (25) feet.
- 9.) Notwithstanding any of the provisions of the above notes, building separation requirements established by applicable building codes shall be met.

B. Access and Parking Commitments

1.) Streets may be public or private. If public, streets shall meet the standards set forth in Section 3320.15 for the "ST-48-22" street or "CL-42-22." If private, streets shall be at least 22 feet in width. Alleys may be provided, and may be public or private, and in either case shall meet the pavement width requirements for lanes "LA-16-12" under Section 3320.15 of the Code.

Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.

- 2.) In the event garages are provided with alley access, a maneuvering area of 20 feet, including alley, shall be provided.
- 3.) A minimum of 2 off street parking spaces per dwelling unit shall be provided.
- 4.) In the event private streets or alleys are provided, parking restrictions shall be controlled by signage consistent with City policy and requirements for private streets and alleys/lanes. They shall provide that parking shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and no parking shall be permitted on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/ homeowner association shall be established by the rules and regulations of the condominium/ homeowner association. The owner, developer and or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/ removal/ towing, as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, and upon execution of said agreement(s). The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys/lanes.
- 5.) Sidewalks will be installed along both sides of all public and private street frontages (except where a shared use/leisure trail is installed in lieu of the sidewalk, and further sidewalks shall not be required within any greens (as defined in Section 3320.03 of the Code)). Sidewalks shall be installed so as to provide for a tree lawn between the sidewalk and street pavement of at least five (5) feet.
- 6.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.
- C. Buffering, Landscaping and Screening Commitments.
- 1.) Along Street "A" and Street "B" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within the particular Subarea. Street trees shall be approved by the City of Columbus Forester at time of installation.
- 2.) A twenty-five (25) foot landscape buffer shall be established along Street "A" and Street "B". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of seven (7) trees (five (5) evergreen and two (2) ornamental) per one hundred (100) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in

height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups.

- 3.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.
- 4.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea. Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the perimeter yard, and decks shall be permitted to encroach up to ten (10) feet into the perimeter yard.
- 5.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 6.) There shall be a ten (10) foot no build zone established by plat along the boundary between Subarea 3C and the Heritage Rail Trail. Utilities serving Subarea 3C shall not be located within the no build zone, and any necessary utility crossings shall be designed to minimize any disturbance. Existing vegetation shall be preserved within this area and augmented in conjunction with Metro Parks for properties adjacent to such trails.
- D. Building Design and Material Commitments.
- 1.) All buildings shall have roof pitches on front facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted. Dwelling units may be used as model homes for the purpose of marketing and sales.
- 2.) All dwellings shall have garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garages serving detached homes may be accessed either by an alley or a drive to the street at the front of the dwelling and shared with an adjacent dwelling. In the event a detached dwelling is served by a drive to the street in front of the dwelling, the garage for such dwelling shall be side loaded so as to minimize visibility from the street on which the dwelling fronts. Garages serving attached units in a linear arrangement shall be accessed by an alley to the rear of the building.
- 3.) A manufactured or modular building or a model home may be used as a sales office while the Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.
- 4.) The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 5.) Homes and or buildings shall be oriented so as not to back to external or internal streets, including Street "A" and Street "B", or to the public park between Subarea 3C and 3D. If attached dwellings are constructed in other than a linear arrangement, at least one of the units shall front the nearest adjacent street or common open space. The foregoing notwithstanding, individual homes or buildings shall not have direct connection to Street "A" or Street "B", but must connect to internal streets, alleys or drives.

- 6.) In the event that Subarea 3C is developed with attached dwellings, refuse collection shall be by private collection, providing a dumpster waiver is secured from the City Division of Refuse. If such waiver is not secured or is revoked, dumpsters will be provided in accordance with applicable City Code requirements. If developed with attached units, dumpster locations meeting Code requirements shall be identified and if provided, shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side constructed so the gate is not visible from Streets "A" or "B".
- E. Graphics.
- 1.) Graphics for the Subarea will meet applicable requirements of the Code.
- F. Park.
- 1.) A rectangular park of 4.5 +/- acres is located at the southern terminus of Street "B" and adjacent to the Heritage Rail Trail shared use trail. Approximately one-half of the park is located in Subarea 3C and one-half in Subarea 3D. The park will be dedicated to the City at the time of development of either Subarea 3C or 3D, whichever occurs first. The extension of the shared use path along Street "B" to the Heritage Rail Trail shall be constructed by the Developer. This access shall be the only direct access from the Chambrey development to the Trail.
- 2.) The park is intended for active neighborhood scale recreation. The park will not be lighted. The park will not be the site of storm drainage ponds required for any part of the larger Chambrey development.

SUBAREA 3D (23.8 +/- ACRES)

Subarea 3D is a 23.8 +/- acre site located on the south side of Street "A" between Subareas 2A and 3C. Subarea 3D is intended as a future "proposed phase" under Section 3345.12 of the Code. It is intended for development of either detached single family dwellings or attached condominium dwellings, in either case at an approximate maximum gross density of 6 units per acre.

- A. Use, Density, Height and Setback Commitments.
- 1.) The maximum number of dwelling units in Subarea 3D shall be 142.
- 2.) Accessory uses, child day care and home occupations under Sections 3345.15, 3345.155 and 3345.16, respectively, shall be permitted in accordance with the provisions of those sections.
- 3.) A community building, which may include a pool and/or other associated recreational features, for the benefit of and owned and maintained by an association of owners of dwellings within Subarea 3D, may also be constructed. Such community building may also be used for sales of dwellings in Subarea 3D during the initial construction period.
- 4.) Detached single family dwellings or attached dwellings in building configurations up to and including four units are permitted.
- 5.) The maximum height of buildings shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

- 6.) If detached, dwellings may be developed on platted lots or as a condominium.
- a.) If lots are platted, the following minimum standards shall apply: lot width: 36 feet, lot area--2,700 sq. ft.; front building setback--12 feet from front property line; side yard--3 feet; total side yard--6 feet; rear yard 3 feet; maximum building coverage: 60%.
- b.) If detached homes are developed in a condominium, the following minimum standards apply: front setback from the centerline of internal streets--31 feet; separation between buildings--6 feet side to side, 20 feet side to rear and 30 feet rear to rear.

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation, but in no event closer than 3 feet to a rear property line.

- 7.) If attached, the units shall be developed as a condominium, and meet the following standards:
 - a.) Front setbacks from internal streets shall be a minimum of 20 feet.
 - b.) The minimum side or rear setback shall be 8 feet from any alley and 14 feet from any street.
 - c.) The minimum separation between buildings shall be:
 - i) 10 feet side to side;
 - ii.) 30 feet rear to rear;
 - iii.) 20 feet rear to side;

Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the above setbacks and separations, and decks shall be permitted to encroach up to ten (10) feet into any rear setback or separation.

- 8.) Development of Subarea 3D shall include a minimum building setback from Street "A" on the Development Plan of thirty (30) feet, and from Street "B" of twenty-five (25) feet.
- 9.) Notwithstanding any of the provisions of the above notes, building separation requirements established by applicable building codes shall be met.

B. Access and Parking Commitments

- 1.) Streets may be public or private. If public, streets shall meet standards set forth in Section 3320.15 for the "ST-48-22" street or "CL-42-22." If private, streets shall be at least 22 feet in width. Alleys may be provided, and may be public or private, and in either case shall meet the pavement width requirements for lanes "LA-16-12" under Section 3320.15 of the Code. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.
- 2.) In the event garages are provided with alley access, a maneuvering area of 20 feet, including alley, shall be provided.

- 3.) A minimum of 2 off street parking spaces per dwelling unit shall be provided.
- 4.) In the event private streets or alleys are provided, parking restrictions shall be controlled by signage consistent with City policy and requirements for private streets and alleys/lanes. They shall provide that parking shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and no parking shall be permitted on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium/ homeowner association shall be established by the rules and regulations of the condominium/ homeowner association. The owner, developer and or the condominium/homeowner association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/ removal/ towing, as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, and upon execution of said agreement(s). The owner, developer, or the condominium/homeowner association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys/lanes.
- 5.) Sidewalks will be installed along both sides of all public and private street frontages (except where a shared use/leisure trail is installed in lieu of the sidewalk, and further sidewalks shall not be required within any greens (as defined in Section 3320.03 of the Code)). Sidewalks shall be installed so as to provide for a tree lawn between the sidewalk and street pavement of at least five (5) feet.
- 6.) Streetlights shall be installed, and shall be consistent with the decorative streetlight standards of Street Light No. 1, 2, 3, 4 and/or 5 of the Columbus Street Lighting Master Plan.
- C. Buffering, Landscaping and Screening Commitments.
- 1.) Along Street "A" and Street "B" and along all internal streets, the developer shall install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. If staggered, there shall be a maximum horizontal spacing (across street) of thirty (30) feet. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions, and may redistribute the balance as grouped elsewhere within the particular Subarea. Street trees shall be approved by the City of Columbus Forester at time of installation.
- 2.) A twenty-five (25) foot landscape buffer shall be established along Street "A" and Street "B". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of seven (7) trees (five (5) evergreen and two (2) ornamental) per one hundred (100) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups.
- 3.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

- 4.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea. Architectural projections (including fireplaces, bay windows, etc.) of up to 2 feet shall be permitted to encroach into the perimeter yard, and decks shall be permitted to encroach up to ten (10) feet into the perimeter yard.
- 5.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 6.) There shall be a ten (10) foot no build zone established by plat along the boundary between Subarea 3D and the Heritage Rail Trail. Utilities serving Subarea 3D shall not be located within the no build zone, and any necessary utility crossings shall be designed to minimize any disturbance. Existing vegetation shall be preserved within this area and augmented in conjunction with Metro Parks for properties adjacent to such trails. Additionally, the existing vegetation along the boundary between Subarea 3D and the Heritage Trail Metro Park will be preserved by a no-build zone of ten (10) feet to be established by plat. The Developer will cooperate with Metro Parks to locate a rail fence or, if acceptable to Metro Parks, bollards, in appropriate locations to appropriately demarcate the boundary. Such fence or bollards shall be at the expense of the Developer of Subarea 3D, and, to the extent practicable based on discussions with Metro Parks, be consistent with fences or bollards along the boundary between Subarea 2A and the Heritage Trail Metro Park property.

D. <u>Building Design and Material Commitments.</u>

- 1.) All buildings shall have roof pitches on front facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted. Dwelling units may be used as model homes for the purpose of marketing and sales.
- 2.) All dwellings shall have garage of adequate size to accommodate at least two cars side by side, with a minimum area of nine feet by eighteen feet per car. Garages serving detached homes may be accessed either by an alley or a drive to the street at the front of the dwelling and shared with an adjacent dwelling. In the event a detached dwelling is served by a drive to the street in front of the dwelling, the garage for such dwelling shall be side loaded so as to minimize visibility from the street on which the dwelling fronts. Garages serving attached units in a linear arrangement shall be accessed by an alley to the rear of the building.
- 3.) A manufactured or modular building or a model home may be used as a sales office while the Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.
- 4.) The placement of detached homes of substantially similar design shall be prohibited next to or directly across the street from one another.
- 5.) Homes and or buildings shall be oriented so as not to back to external or internal streets, including Street "A" and Street "B", or to the public park between Subarea 3C and 3D. If attached dwellings are constructed in other than a linear arrangement, at least one of the units shall front the nearest adjacent street or common open space. The foregoing notwithstanding, individual homes

or buildings shall not have direct connection to Street "A" or Street "B", but must connect to internal streets, alleys or drives.

- 6.) In the event that Subarea 3D is developed with attached dwellings, refuse collection shall be by private collection, providing a dumpster waiver is secured from the City Division of Refuse. If such waiver is not secured or is revoked, dumpsters will be provided in accordance with applicable City Code requirements. If developed with attached units, dumpster locations meeting Code requirements shall be identified and if provided, shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side constructed so the gate is not visible from Streets "A" or "B".
- E. Graphics.
- 1.) Graphics for the Subarea will meet applicable requirements of the Code.
- F. Park.
- 1.) A rectangular park of 4.5 +/- acres is located at the southern terminus of Street "B" and adjacent to the Heritage Rail Trail shared use trail. Approximately one-half of the park is located in Subarea 3C and one-half in Subarea 3D. The park will be dedicated to the City at the time of development of either Subarea 3C or 3D, whichever occurs first. The extension of the shared use path along Street "B" to the Heritage Rail Trail shall be constructed by the Developer. This access shall be the only direct access from the Chambrey development to the Trail.
- 2.) The park is intended for active neighborhood scale recreation. The park will not be lighted. The park will not be the site of storm drainage ponds required for any part of the larger Chambrey development.

SUBAREA 4A (21.8 +/-ACRES)

Subarea 4A is a 21.8 +/- acre site located on the south side of Street "A" adjacent to and immediately east of Subarea 1. Subarea 4A is intended as a future "proposed phase" under Section 3345.12 of the Code. Subarea 4A is intended for a multi-family development at an approximate maximum gross density of 16 units per acre.

- 1.) Permitted uses and development standards shall be those applicable in the ARLD (Apartment Residential-Low Density) District under Chapter 3333 of the Code.
- 2.) The maximum number of residential units in Subarea 4A shall be 348.
- 3.) The maximum building height in Subarea 4A shall be 50 feet. The maximum number of stories above grade shall be three.
- 4.) Parking lot lighting fixtures shall not exceed 15 feet in height, and shall be black with a post top decorative top and designed to provide a downlit approach to parking lot lighting.
- 5.) Parking and loading areas shall meet all requirements of Section 3342 of the Code, including interior landscaping requirements. Additionally, parking lots abutting road frontages shall be screened with a wall, earth mound or hedge (that will reach 75% opacity within five years) 36 inches minimum height above the parking lot surface. The requirement in Section 3342.11(a) for interior landscaping of parking lots of sixty (60) or more spaces shall be met with shade trees

located in curbed islands, each of a minimum area of 100 square feet. Any such trees shall have a minimum caliper of two inches at time of planting. A minimum of five (5) percent of the vehicular use area of any parking lots shall be incorporated into planting islands.

- 6.) Waste/refuse containers shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side, constructed so the gate is not visible from Street "A".
- 7.) Entry features may be established and may include ground signs, which in no event shall exceed 10 feet in height or 50 square feet in area (per side). All signage and graphics shall conform to Article 15 of the Code (the Graphics Code) as it applies to the ARLD District. The minimum setback for entry features shall be no closer than 15 feet to the right of way line, and in no event shall any such entry feature intrude or interfere with applicable requirements as to line of sight and/or vision clearance.
- 8.) Buildings shall be set back a minimum of 30 feet from Street "A." A twenty-five (25) foot landscape buffer shall be established along Street "A". Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of one (1) tree per fifteen (15) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups. Additionally, at least the equivalent of one street tree per thirty (30) lineal feet of frontage shall be installed along Street "A", between the shared use path and street pavement. Street trees shall be approved by the City of Columbus Forester at time of installation.
- 9.) A minimum of 35 percent of the front facades of all buildings and 50 percent of the front façade of buildings facing Street "A," shall be of natural material other than stucco (i.e., brick, stone, stucco stone, cementatious siding, wood siding).
- 10.) Subarea 4A shall be developed so that the front elevations of those buildings nearest Street "A" are oriented to front Street "A". Parking shall not be provided between the front façade of such buildings and the Street "A" right of way. Additionally, Subarea 4A shall be developed so that at least fifty (50) percent of the buildings nearest the east boundary are oriented to front Subarea 1.
- 11.) All buildings shall have roof pitches on front facing and side facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.
- 12.) Dwelling units may be used as a sales model for the purpose of marketing and sales. A manufactured or modular building may be used as a sales office while the Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.
- 13.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 14.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea.

15.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

SUBAREA 4B (20.0 +/- ACRES)

Subarea 4B is a 20.0 +/- acre site located on the west side of Street "B" opposite Subarea 5. Subarea 4B is intended as a future "proposed phase" under Section 3345.12 of the Code. Subarea 4B is intended for a multi-family development at an approximate maximum gross density of 12.3 units per acre.

- 1.) Except as specifically set forth in these notes, permitted uses and development standards shall be those applicable in the AR-12 (Apartment Residential) District under Chapter 3333 of the Code.
- 2.) The maximum number of residential units in Subarea 4B shall be 246.
- 3.) The maximum building height in Subarea 4A shall be 50 feet. The maximum number of stories above grade shall be three.
- 4.) Parking lot lighting fixtures shall not exceed 15 feet in height, and shall be black with a post top decorative top and designed to provide a downlit approach to parking lot lighting.
- 5.) Parking and loading areas shall meet all requirements of Section 3342 of the Code, including interior landscaping requirements. Additionally, parking lots abutting road frontages shall be screened with a wall, earth mound or hedge (that will reach 75% opacity within five years) 36 inches minimum height above the parking lot surface. The requirement in Section 3342.11(a) for interior landscaping of parking lots of sixty (60) or more spaces shall be met with shade trees located in curbed islands, each of a minimum area of 100 square feet. Any such trees shall have a minimum caliper of two inches at time of planting. A minimum of five (5) percent of the vehicular use area of any parking lots shall be incorporated into planting islands.
- 6.) Waste/refuse containers shall be fully screened from off-site view by a solid wall or fence of 6 feet in height, with a gate on one side, constructed so the gate is not visible from Street "B".
- 7.) Entry features may be established and may include ground signs, which in no event shall exceed 10 feet in height or 50 square feet in area (per side). All signage and graphics shall conform to Article 15 of the Code (the Graphics Code) as it applies to the AR-12 District. The minimum setback for entry features shall be no closer than 15 feet to the right of way line, and in no event shall any such entry feature intrude or interfere with applicable requirements as to line of sight and/or vision clearance.
- 8.) Buildings shall be set back a minimum of thirty (30) feet from Street "B" and Rings Road. A twenty-five (25) foot landscape buffer shall be established along Street "B" and Rings Road. Within the landscape buffer there shall be mounding and a mix of evergreen and ornamental trees planted at a minimum of one (1) tree per fifteen (15) feet. At time of planting, evergreen trees shall be a minimum of five (5) feet in height and ornamental trees shall have a minimum caliper of two (2) inches. The trees may be clustered in groups. Additionally, at least the equivalent of one street tree per thirty (30) lineal feet of frontage shall be installed along Street "B" and Rings Road. Street trees shall be approved by the City of Columbus Forester at time of installation.

- 9.) A minimum of 35 percent of the front facades of all buildings and 50 percent of the front façade of buildings facing Street "A," shall be of natural material other than stucco (i.e., brick, stone, stucco stone, cementatious siding, wood siding).
- 10.) Subarea 4B shall be developed so that those buildings nearest Street "B" are oriented to front Street "B". Parking shall not be provided between the front façade of such buildings and the Street "B" right of way. Additionally, Subarea 4B shall be developed so that buildings do not back to Rings Road; buildings adjacent to Rings Road shall either front or side to Rings Road.
- 11.) All buildings shall have roof pitches on front facing and side facing gabled elevations facing any street of a minimum of 7:12. Roof pitches for any other roof segments shall be a minimum of 5:12. All buildings shall, if asphalt roofing material is used, utilize dimensional rather than tab shingles. Wood shake or shingle, slate (including synthetic slate) and metal seam roofs shall also be permitted.
- 12.) Dwelling units may be used as a sales model for the purpose of marketing and sales. A manufactured or modular building may be used as a sales office while the Subarea is being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home.
- 13.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.
- 14.) A perimeter yard area of at least twenty-five (25) feet shall be established along boundaries of the Subarea that do not front on an external public street. Pavement shall be permitted within such perimeter yard not closer than ten (10) feet to the boundary of the Subarea.
- 15.) All trees and landscaping shall be well maintained. Dead trees shall be replaced within 6 months or at the beginning of the next planting season, whichever occurs first.

SUBAREA 5 (20.8 +/- ACRES)

Subarea 5 is a 20.8 +/- acre site located on the east side of Street "B" south of the companion L-I (joint police/fire) rezoning. Subarea 5 is intended to be devoted to a combination of parkland and/or educational uses for the benefit of both the remaining areas of the development and areas in the City of Columbus beyond the development. Subarea 5 is intended as a future "proposed phase" under Section 3345.12 of the Code. The uses as set forth below are proposed, and depend upon other entities' (including the City and the Columbus Public Schools) agreements for implementation, and upon a fair valuation for purposes of "Pay as We Grow" obligations of this development. The parkland and educational uses may be developed at different points in time, depending on when the respective users are prepared to proceed. Unless otherwise set forth herein, the development standards under Chapter 3332 of the Code (R-2, Residential District) shall apply in Subarea 5.

The northern part of Subarea 5 includes an approximately 8.0+/- acre stand of trees in the area where the watercourse that becomes Hayden Run commences its above ground channel. This area is to be dedicated to the City for park purposes, and shall be subject to a conservation easement requiring its protection. The easement shall be in a form approved by the Division of Recreation and Parks, provided that work necessary to insure that drainage tiles currently existing can, consistent with the City's stormwater requirements and best management practices, be repaired and/or reconnected so that the post-development quality and flow to the watercourse that

becomes Hayden Run can be provided after development. The non-wooded portion between the west edge of the wooded area and Street "B" shall not be subjected to the conservation easement and shall be available for school related and/or joint school/park uses as discussed below. The conservation easement shall also provide reasonable access near Street "B" as shown on the Development Plan.

The remainder Subarea 5 is to be reserved for the site of a future elementary school. The Applicant or its successor shall hold this portion of the site until three years after the effective date of the ordinance approving this PUD, or such earlier date as the Columbus Public Schools commits (by adoption of a resolution and/or amendment of its Facilities Master Plan) to the construction of a Columbus Public School on the site. If by such date the Columbus Public Schools so commits, this portion of the site will be held for an additional 24 months to permit the commencement of construction of such school. If at the end of such period construction of a school has not started, the southern portion of the site will be dedicated to the City for park purposes, in which case the area shall further count toward the PDO obligations of the site.

In the event Columbus Public Schools elects to construct a school on Subarea 5, the school building, building parking and other structures shall be located south of the wooded area addressed above; the open area between Street "B" and the west edge of the wooded area may be used for school related recreational uses, but a right of access shall be provided to the City across such area to access the wooded parkland, and the City and Columbus Public Schools are encouraged to develop a mutually acceptable joint use plan for such area.

In the event the publicly dedicated parkland for the development is in excess of PDO requirements, the additional area shall be creditable against present or future PDO obligations the applicant may have within the required parks planning area. The entirety of Subarea 5 shall constitute common open space for purposes of Section 3345.09 of the Code.

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2006

9. APPLICATION: Z06-045

Location: 5141 COSGRAY ROAD (43016), being 317± acres located on the

west side of Cosgray Road, 1390± feet north of Hayden Run Road

(485-277306).

Existing Zoning: R, Rural District.

Request: PUD-6, Planned Unit Development, and L-I, Limited Institutional

Districts.

Proposed Use: Single-family and multi-family residential development.

Applicant(s): Dominion Homes, Inc.; c/o Robert Meyer, Jr., Atty.; Porter, Wright,

Morris & Arthur LLP; 41 South High Street; Columbus, OH 43215.

Property Owner(s): Dominion Homes, Inc.; 5000 Tuttle Crossing Boulevard; Dublin, OH

43016.

Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

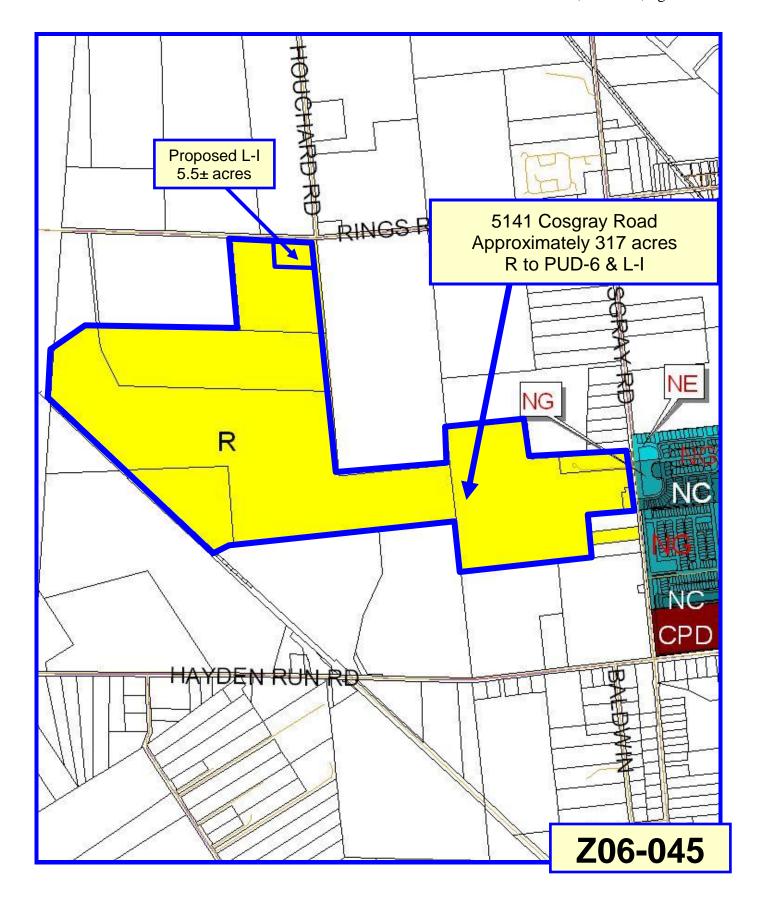
- o The 317± acre site is agricultural in nature and is zoned in the R, Rural District. The applicant requests the PUD-6, Planned Unit Development and L-I, Limited Institutional Districts. The proposed PUD-6 District is 311.5± acres, and is for the development of 1,554 single-family and multi-family residential units on either public or private streets with a gross density of 4.99 units/acre and 54.5± acres of provided open space. Eleven subareas are proposed including a 29.2± acre public park and a 20.8± acre school or public park site, with the remaining nine subareas for either single-family or multi-family residential development with densities varying from 3.5 units/acre to 16 units/acre. The proposed L-I District is 5.5± acres, and is intended to be used as a police and/or fire station site. Two public streets are proposed for connection to Cosgray and Rings Road.
- To the north are agricultural uses and single-family dwellings in either Washington Township or City of Dublin jurisdiction. To the east across Cosgray Road is single-family residential development zoned NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts. To the south are Heritage Trail Metro Park, an electrical substation, single-family residences, and agricultural uses in Brown or Washington Townships. To the west are farm fields in Canaan Township in Madison County.
- o The site is located within the West Subarea of the *Interim Hayden Run Corridor Plan* (2004) which recommends primarily Traditional Neighborhood Development uses for the site, and designates the portion of the site southwest of the intersection of Houchard and Rings Roads as a public park and possible public school site. Although the proposal is for a Planned Unit Development District, many features of Traditional Neighborhood Development have been incorporated into the PUD notes, and Subarea 5 accommodates the desired park/school site. The Plan also requires protective measures for *Hayden Run*, which is addressed in Subarea 1 of the site. Most of the subarea will be protected by a conservation easement.

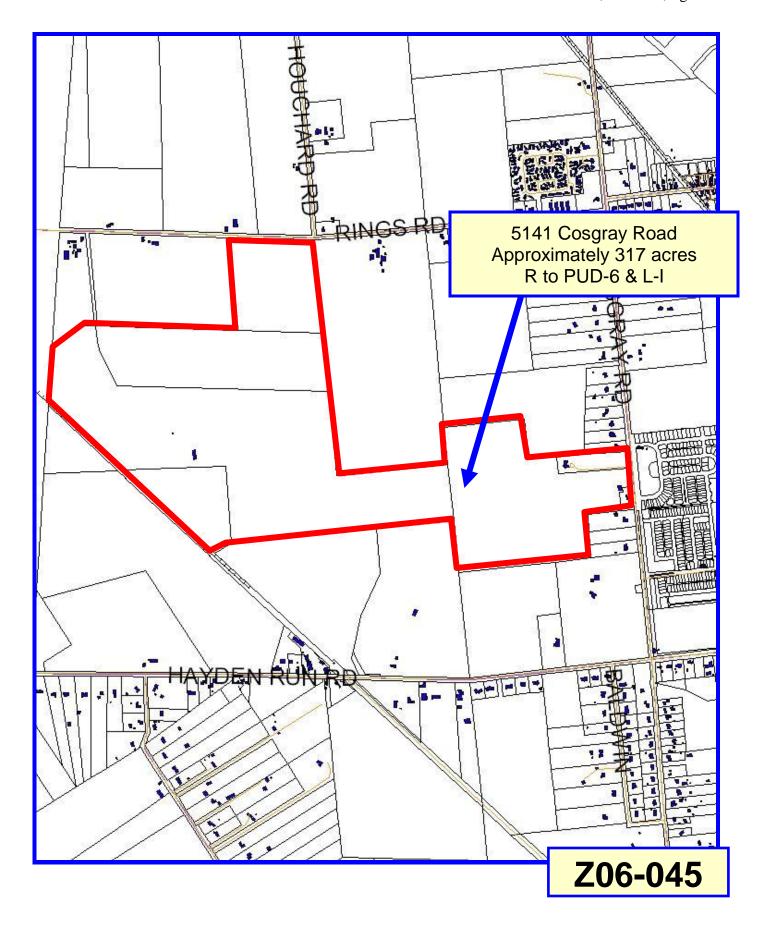
- The PUD-6, Planned Unit Development District would permit a maximum of 1,554 singlefamily and multi-family residential units with an overall gross density of 4.99 units/acre and 54.5± acres of provided open space. The PUD plan depicts the boundaries of the subareas, proposed public roads, bike paths, conceptual connection locations between subareas, and park/open space areas, including a 4.5± acre park along the Heritage Trail between Subareas 3 C and 3D. A more specific development plan is included for Subarea 2A, which is intended to be developed first. The development text contains provisions for number of units permitted, model homes, bike paths, street standards, street trees, landscaping, screening, parking restrictions and signage, sidewalks, building setbacks and vard standards, garage requirements, perimeter yards, and exterior building materials. Several TND standards have been incorporated into the text regarding street orientation, porches, primary frontages, and garages. A ten-foot no-build zone is also provided along all subareas that abut the Heritage Trail Metro Park and bike path. The no-build zone will preserve existing vegetation, and may include additional landscaping or fencing per Metro Park standards. Subareas 2A through 2C are proposed for single-family residential development on public streets with R-2, Residential District standards. Subareas 3A through 3D are proposed for detached single-family dwellings or attached dwellings in building configurations up to and including four units. Provisions are made for platted lots, and minimum building separation and setbacks are included if the developments are not platted. Subareas 4A and 4B are proposed for multifamily development with ARLD and AR-12, Apartment Residential District standards, respectively. Subarea 5 is proposed as a public park and future public school site with R-2, Residential District standards. Provisions are contained in the text for tree preservation and headwater protection for Hayden Run. This area will be dedicated to Columbus Recreation and Parks Department.
- o A 5.5± acre L-I, Limited Institutional District is proposed for a police and/or fire station site on the north side of Subarea 5 fronting on Rings Road. The limitation text contains use restrictions and development standards that address bike paths, landscaping, and screening.
- The site will be subject to Pay As We Grow funding commitments. All of the necessary commitments and traffic improvements had not been resolved at the time this report was prepared. The applicant requested that the application be scheduled for the September 14, 2006 Development Commission meeting despite unresolved traffic issues and funding commitments. A letter from the applicant to the Transportation Division is attached that commits to finalizing these issues prior to the ordinance being scheduled at City Council. In addition, a hydrology and engineering study should be considered to determine the best location of the Houchard Road extension to minimize the impact of the road on *Hayden Run* Spring because it remains a key natural feature of the area, and focus of multi-jurisdictional preservation efforts. The attached letter and exhibits regarding the existing field tile do not appear to forward details about analysis performed. Finalization of the development standards contained in the PUD notes and limitation text is also required.
- o The Columbus Thoroughfare Plan identifies Cosgray Road and Rings Road as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

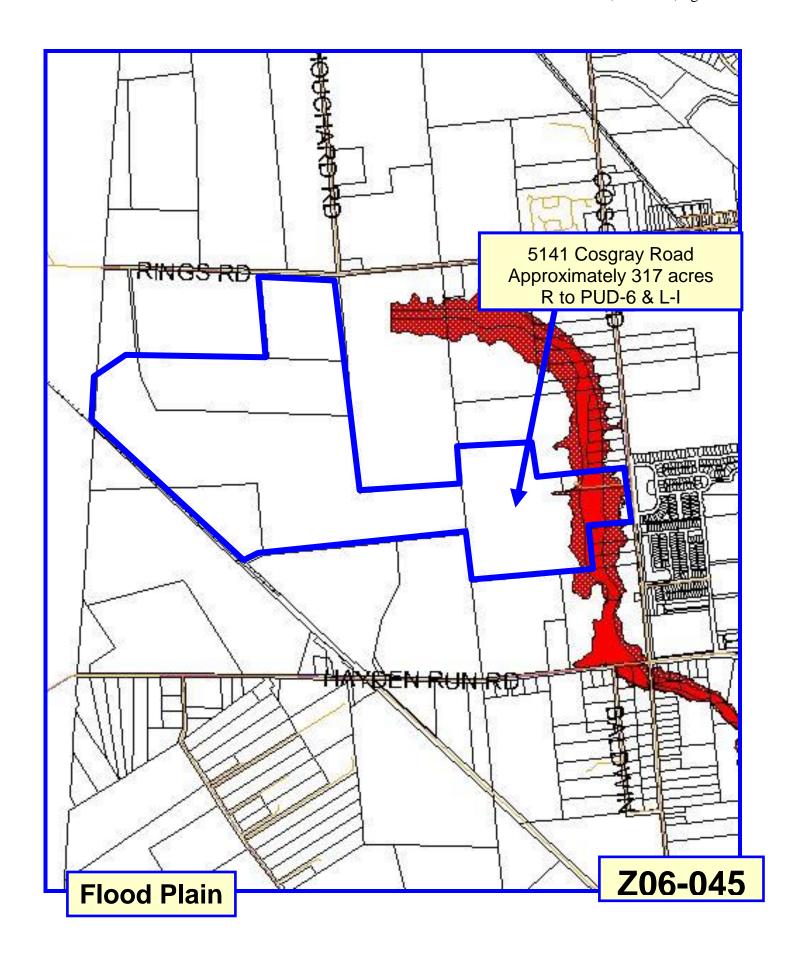
CITY DEPARTMENTS' RECOMMENDATION: *Conditional Approval.

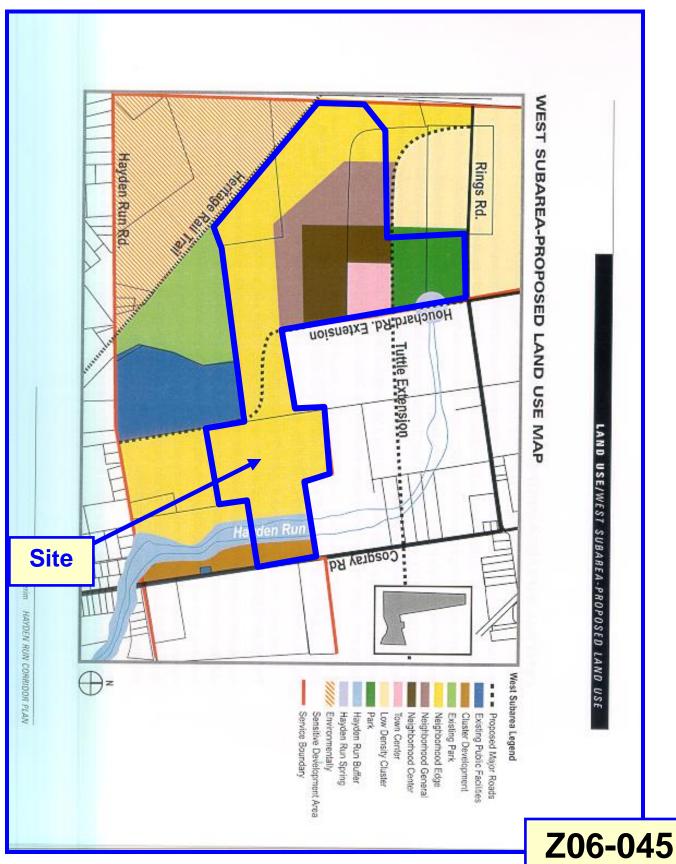
The requested PUD-6, Planned Unit Development District would permit a 1,554-unit single-family and multi-family residential development with an overall gross density of 4.99 units/acre and 54.5± acres of provided open space. Included in the request is a 5.5± acre Limited Institutional District intended for a police and/or fire station which is desired in this area. The PUD plan and notes provide for considerable open space including protective measures for Hayden Run, and land for a much-needed public school site. Customary development standards such as sidewalks, bike paths, parking restrictions, street trees, and a 10-foot no-build zone for all subareas that abut the Heritage Trail and Metro Park are also provided. The incorporation of Traditional Neighborhood Development standards within the PUD subareas meets the intent of the Interim Hayden Run Corridor Plan (2004) with regard to the land use recommendations. Other Plan recommendations for protection of Hayden Run, a public school site, and park land have also been addressed. Staff generally supports the applicant's proposal, and the applicant continues to work out final details regarding traffic and Pay As We Grow commitments, storm water issues, and appropriate development standards within the PUD notes and limitation text. Staff conditions their approval upon resolution of all outstanding issues, and will not submit the ordinance to City Council until their finalization.

*Conditions have been met and Staff now recommends approval.









City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



	Parties having a 5% or more interest in the project that is the s THIS PAGE MUST BE FILLED OUT COMPLETELY A	subject of this application. ND NOTARIZED. Do not indicate 'NONE' in the space provided.									
	STATE OF OHIO COUNTY OF FRANKLIN	APPLICATION# ZO6-045									
	reing first duly cautioned and sworn (NAME) Robert A. Meyer, Jr. f (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur LLP, 41 South High St., Columbus, 0H 43215 eposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the abject of this application in the following format: Name of business or individual										
	Bu Ad Cit Nu	me of business or individual siness or individual's address dress of corporate headquarters y, State, Zip mber of Columbus based employees ntact name and number									
	☐ If applicable, check here if listing additional parties	s on a separate page (REQUIRED)									
1.	Dominion Homes, Inc. 5000 Tuttle Crossing Blvd. Dublin, OH 43016	2. Lloyd J. Kurtz * 6221 Virginia City Lane Dublin, OH 43016									
3.		4.									
	SIGNATURE OF AFFIANT	Robert a. Nucy									
	Subscribed to me in my presence and before me this Ab to	lay of NAcy, in the year 200 L									
	SIGNATURE OF NOTARY PUBLIC	Mary A. Rasn									
	My Commission Expires:	Commission Expires:									
	This Project Disclosure Statement expires six mo										
	* As owner of part of premises, sub; Contract for Sale to Dominion Home	ject to es, Inc. Notary Public, State of Ohlo My Commission Expires 11-05-07									

page 9 — Rezoning Packet