ORDINANCE NO. 10-58

AN ORDINANCE APPROVING AN AMENDED PRELIMINARY DEVELOPMENT PLAN FOR MEADOWS AT CARSON FARMS LLC FOR THE DEVELOPMENT OF THE REMAINING APPROXIMATE 19.59± ACRES AT THE MEADOWS AT CARSON FARMS DEVELOPMENT CURRENTLY ZONED R-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) WITH A PRD OVERLAY (PLANNED RESIDENTIAL DISTRICT) AND LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF US 36 AND CARSON FARMS BOULEVARD.

WHEREAS, the Planning Commission at its meeting of August 4, 2010 recommended approval of an Amended Preliminary Development Plan for Meadows at Carson Farms LLC for the development of the remaining approximate 19.59± acres at the Meadows at Carson Farms development currently zoned R-4 (Single-Family Residential District) with a PRD Overlay (Planned Residential District) and located at the southwest corner of the intersection of US 36 and Carson Farms Boulevard, (2010-0855), and

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Amended Preliminary Development Plan for Meadows at Carson Farms LLC for the development of the remaining approximate 19.59± acres at the Meadows at Carson Farms development currently zoned R-4 (Single-Family Residential District) with a PRD Overlay (Planned Residential District) and located at the southwest corner of the intersection of US 36 and Carson Farms Boulevard, be the same and is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The accompanying plan text and Good Neighbor Agreement are updated, finalized, and incorporated per direction within this report and any additional items as a result of the hearing process prior to issuance of any building and zoning permits.

3. That the 50 additional units above the 172 that were previously approved are required to pay the capacity fees in effect at the time of building permit application for construction. These fees only apply to the first 50 units submitted for permit.
4. All requirements of the Fire Department must be met with the submittal of any Final Development Plan.
5. Sidewalks must be added in front of all buildings where they are not currently shown to ensure the pedestrian network is fully connected. This will require installations in bump-out landscaping islands in front of the proposed carriage homes.
6. The Applicant must work with Staff to provide ramps and street crossings to maximize pedestrian connectivity and access to the multi-use path system.
7. Color variations, design, and materials need to be finalized prior to submission of any Final Development Plan that offer visual interest and address the following building design items,
    a. The stone shown on the exposed foundation needs to be extended farther up the building to create a true wainscoting appearance.
    b. On corner units adjacent to a street or open space, the stone-faced foundation be wrapped on the side elevation closest to a street (if garage is offset from side elevation the stone wrap is not necessary).
    c. Architecturally upgraded garage doors be provided on front load garages and varied from building to building. Where appropriate, such garage doors could vary from unit to unit.
    d. Consideration should be given to grouping the front load garages together similar to the Traditions at Rocky Fork.
    e. Consideration should be given to matching the material of the front elevation of a front load garage with the front elevation of the unit it serves when the unit has a brick or stone front elevation. This applies to two units on both the Dover and Madison.
    f. The Charleston building shows eyebrows on the roof of two of the units. While the eyebrows provide visual interest, Staff would suggest the Applicant consider dormers or another more appropriate solution. Additionally, consideration should be given to providing these elements on other building types.
    g. On the Madison building, the brick and stone units need to be made brick and stone across the entire unit and not divided at the projection above the garage.
    h. A wood privacy fence 8 feet in height is shown around the patio of each unit. The Zoning Code limits the height of such fences to 6 feet in height and where visible to the street they are landscaped to 50% year round coverage.

i. The Applicant must review Chapter 1171 of the Planning & Zoning Code and ensure that all requirements of that Chapter are met, especially the requirements for 8 inch overhangs and 4 inch trim around all windows.

8. The Applicant must relocate the storm water catch basins shown in the middle of the three open space areas to the edges of the open space to facilitate the usefulness of the space for active recreational opportunities.
9. Street tree replacement must be provided in the existing developed portion of the site as finalized in the Good Neighbor Agreement exhibit.
10. Mounding shall be explored and included as practical along the west property line as long as storm water drainage courses can be maintained.
11. Additional off-street visitor parking areas shall be included particularly in proximity to Flint Rock Drive and in proximity to the proposed clubhouse and pool.
12. The current street name of Castle Rock Boulevard shall be officially changed to White Rock Street and the developer shall, if required, record the change.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION: YEAS 5 NAYS 0
ABSTAIN 0

PASSED: 8/9, 2010 YEAS 4 NAYS 1
ABSTAIN 0

ATTEST: Christine Shaw
CITY CLERK

MAYOR

CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2010-0855
REQUEST: Amended Preliminary Plan
PROJECT: Meadows at Carson Farms_aka Traditions at Carson Farms
MEETING DATE: August 4, 2010

APPLICANT/OWNER
Joe Thomas, Jr. Village Communities LLC
Meadows at Carson Farms LLC
470 Olde Worthington Road Suite 100
Westerville, Ohio 43082

REQUEST
2010-0855: A request by Meadows at Carson Farms LLC for an Amended Preliminary Plan for the development of the remaining approximate 19.59 acres at the Meadows at Carson Farms development located at the southwest corner of the intersection of US 36 and Carson Farms Boulevard.

PROPERTY LOCATION & DESCRIPTION
The property is located south of US 36, west of Carson Farms Boulevard and north of the Carson Farms Subdivision. The zoning is R-4 (Single Family Residential) District with a Planned Residential Development (PRD) Overlay. The surrounding zoning is PO/I (Planned Office/Institutional) District to the north, R-3 (Single-Family) with a Planned Unit Development (PUD) Overlay to the south and east, and R-3 (Single Family Residential) zoning to the west.

BACKGROUND
This area has been reviewed several times in various forms and processes throughout the last several years. Most recently, there was a subsequently withdrawn rezoning attempt followed by a concept plan in review in May of 2010. At their May meeting, the Planning Commission reviewed three different concept plans all with attached single-family dwelling units and a club house/pool. These plans had between 162 and 169 new dwelling units. The Commission and citizens provided much feedback and direction to the applicant at that meeting. After the meeting, the developer and citizens held a private follow-up meeting which was moderated by Planning Commission Chair DiGenova. At that meeting, many items were discussed falling into two primary categories: (1) Covenants and maintenance items – 'good neighbor agreements;' (2) Concept Plan comments. It was generally agreed that both categories needed to be dealt with simultaneously. It was clear that trust on both sides needed to be re-established and that open dialogue and communication needed to take place if there was any hope of coming to a generally agreeable compromise. It was decided that a revised site plan and a good neighbor agreement should be drafted and circulated for review and comment leading into the next formal submission to Planning Commission. That submission is the case before the Commission now. Because there is an active and approved preliminary development plan for this portion of the site and because the proposal fits the underlying zoning of R-4 with a PRD overlay, the first formal step that needs to take place is to amend the preliminary plan followed by submission of a new Final Development Plan(s) should this Amended Preliminary Plan be approved.

The Applicant proposes to amend the previously approved Meadows at Carson Farms preliminary development plan by replacing the remaining, yet to be built, detached single-family condominiums with a mixture of single family attached units including townhouses and carriage units as shown on the proposed plan. Currently, there are 65 existing detached single-family condominiums constructed of the 172 that were originally approved several years ago. There is one lot left in this first phase which could be developed into the final, or 66th , detached single-family unit on the current model home parking lot area (unit #9 on the proposed amended plan). Given the success in other developments in the central Ohio market, the Applicant believes this is a viable solution for this development and the Delaware market and would ultimately complete the overall development, which is unlikely in the current configuration. In fact, the underground infrastructure for the area proposed in this application has already been installed, while none of the units have been constructed at this time. With this proposed amendment and as a result of being able to better cluster units together, the Applicant will provide various amenities that would otherwise not be required within the development such as increased and improved open space, a community center, pool, and expanding the pedestrian walking-path. The revised development will be called the Traditions at Carson Farms.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The Comprehensive Plan recommends a future land use of High Density Single-Family (4.75 du/ac – 7.25 du/ac). The previously approved density of the entire Meadows at Carson Farms was 5.06 dwelling units/acre. Should the requested changes be approved the proposed density will be 6.55 dwelling units/acre, which is within the Comprehensive Plan land use recommendation. The proposed residential development is consistent with the Delaware Run Sub-Area of the Comprehensive Plan. The Comprehensive Plan contains the following land use recommendation that is applicable to this site,

  LU27.1 The completion of current residential developments is supported. The construction of new residential developments is supported if the densities are consistent with the recommendations of the Future Land Use Map.

- **ZONING:** As previously mentioned, the zoning is R-4 District with a PRD Overlay. Although approved as a Planned Residential Development, the current zoning of the property is not truly a "planned" district as the title would suggest. Instead the PRD Overlay functions as an expanded base residential district that does not offer a particularly flexible framework in which development can occur. The PRD Overlay allows attached single-family dwellings by right in a variety of configurations, such as those being proposed in this amended preliminary plan. In fact, the PRD R-4 District allows a much higher by right density of 7.56 dwelling units per acre. While there have actually been several approvals for this site in various configurations over the years from apartment development to the most recently approved landominium single-family detached version, the base zoning allows up to 257 dwelling units on the 34 acre site.

  The current approved Preliminary Plan had a total of 172 dwelling units. Of that number only 65 have been built with 1 additional unit able to be built today on the existing parking lot for the previous model home. This would leave 106 units left to build. The proposed amended plan in this case consists of 157 attached single-family units. This is an increase of 48 units over the current approved Preliminary Plan. Together with the existing units (plus the one lot) at build out under this plan there would be 223 total units. This is far below the by-right density which would allow 257 units and is in fact closer to the R-3 PRD zoning district density than the R-4 and this is well within the Comprehensive Plan's density range for the area. In this case, a text and good Neighbor Agreement are also being constructed to accompany the drawn plan that more fully documents and explains the plan diagram and development expectations. Preliminarily, this proposed amended plan and text appear to meet all of the base code requirements of the PRD R-4 district. If approved Staff and the applicant would work through any remaining details of the district regulations to ensure compliance is achieved prior to a Final Development Plan being brought forward.

- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review. The development is much different than most others coming forward in that all the underground infrastructure has already been installed for the future phases. Due to market conditions and lack of demand for the product, however, the units were never begun in the phase under study in this application. Therefore, the Amended Plan in this case is in part constrained and laid out around this existing infrastructure. Please see the attached Preliminary Engineering Technical Review memo from the Engineering Services Department.

- **UTILITIES:** During the approval of the currently adopted development plan for the Meadows at Carson Farms, the City and Applicant reached an agreement that would provide public water and sewer infrastructure throughout this privately owned and maintained site. In exchange for the additional construction costs incurred by providing a public versus a private, master metered utility, the capacity fees for the site would be capped at that of a master metered development. This agreement, based on the original approval of 172 dwelling units, remains in effect today. This Amended Preliminary Plan represents an increase to the total number of units originally approved. It is Staff's opinion that these additional units be required to pay the capacity fees in effect at the time of permit application for construction. These fees would only apply to the first units submitted for permit to the total that exceeds the original approval. For example, if there are 50 additional units (the one un-built but pre-existing lot excluded) over and above the 172 originally approved, the capacity fee would be applied to the first 50 units seeking a building permit. Due to the previous

agreement, the remaining units would not then be subject to capacity fees thereafter as such fees would have been paid in full.

- **ROADS AND ACCESS:** Access to the undeveloped portion of the site is gained through the previous phase of the Meadows at Carson Farms that connects to Carson Farms Boulevard. The proposed streets are primarily an extension of existing Sunburst, Castle Rock, and Flint Rock. Generally, and to take advantage of the existing utilities, the road alignments and grid pattern remain consistent with the previous approval. Dedicated on-street parallel parking will be provided along the privately maintained streets rather than on street as currently exists, which will facilitate truck turning movements at intersections while providing additional parking areas.

  There is an existing boulevard entrance at Castle Rock Blvd. that the Fire Department, in conjunction with the Planning & Community Development and Engineering Departments, has required to be removed and the area patched at a minimum. Not only would this ensure an adequate street and lane width for emergency vehicles, but also, this would facilitate bus and refuse truck turning and maneuvering while eliminating a maintenance item in the median planting island. Staff continues to evaluate turning areas around corners in the built and proposed portions of this development. It is likely that it will be necessary to further restrict parking near certain corners to allow emergency personnel sufficient room to safely and quickly navigate through the site. With these changes, the emergency access on the northwest side of the development accessing US 36 which was shown on previous plans is no longer required and will be eliminated from the plan.

  The draft 'Good Neighbor Agreement' (attached as a supplement to the plan and text) documents the repairs and maintenance items to the existing development that are being discussed and negotiated at this time. With successful approval of a new Development Plan the applicant is committed to completing this 'Good Neighbor Agreement' and moving to implement it's requirements. Staff will recommend a condition to any Final Development Plan that there is an executed version of the Good Neighbor Agreement prior to issuance of a Building and Zoning Permit to give surety to everyone that the agreement will be finalized and subsequently implemented. As part of being involved in this process, the City will review and approve the roadway repair plans and inspect the repairs as part of the construction of the new development. The applicant will work with Engineering Services in this regard.

- **TRAFFIC IMPACT:** Since this site has been through the development process previously and is partially developed, traffic impact studies have already been submitted, approved, and implemented. Although there is an increase of 50 units from the current approved Preliminary Plan, this change will not warrant new or revised traffic studies.

- **PEDESTRIAN CONNECTIVITY:** Pedestrian connectivity is shown on the plan. The existing pathway network in the surrounding area will be connected to and through this development on the north and south sides. The south side connection begins from the existing stub which comes between two houses on Acme Rd. and extends along the south property line to the Carson Farms Blvd. path. Two addition connections are provided along this path into the development site adjacent to the existing large retention pond and between townhome units. After comments from the public and at the request of Staff, the applicant is considering extension of this path to Rock Mill St. This 'last gap' connection will provide connectivity to Carson Farms Park as the rest of the pathway network is already built. Finally, the applicant will need to provide a stub to their property line for the long planned connection through the adjacent Dominion Homes Subdivision to the south to planned Coal Train Ct. While this location is planned and known now, it may well be that it changes when this section of Carson Farms Subdivision is actually constructed and therefore an easement and payment in lieu of installation of this stub may make more sense right now.

- **BUILDING DESIGN:** As discussed during previous reviews, Staff and the Planning Commission recommended the Applicant add design elements to vary each unit from other units and each building from other buildings yet provide compatibility throughout the development. Additional comments included that similar to other developments in the City, the Applicant adds Delaware Blue Limestone or similarly approved cultured material to the building design, a front load garage exterior be made to match the exterior of the respective unit it serves, and the garage door be architecturally upgraded, to include windows and other design elements. These recommendations remain in effect and will be detailed on any Final Development Plan. The Applicant has submitted typical elevations for illustration purposes only. These show attached units in a

larger number than the proposed plan. Therefore, these are only to serve as a starting place for the design discussion that must take place with Staff prior to submission of any Final Development Plan.

- **SITE CONFIGURATION:** The proposed Amended Preliminary Plan shows two different unit types in a few configurations. There are attached townhomes generally in no more than 4 unit clusters as well as two-story, vertically attached units in the carriage home type. All units have a one car attached garage in the front, expect 17 rear load townhomes with the garage in the back. All units have one driveway space available in addition to the additional off-street parking that is proposed.

  Although this represents an increase in the number of dwelling units from the current approved plan, the site efficiencies of developing attached units over detached units allows the Applicant the opportunity to provide three designated areas for open space and a community center with pool that will be for the use of the entire development. A bike path network that connects to development to the west, the Carson Farms Blvd. sidewalk network, and the internal sidewalk network are shown as well. Additionally, a landscape buffer to the west and south including a mixture of privacy fencing, shade trees, and evergreen trees is shown on the proposed plan. Details and exact layout of these elements will be included on any final plan once selected. To the extent mounding can be accommodated in this location without negatively impacting stormwater drainage to the existing stormwater catch basins, this will be included on the final development plan. All site amenities would be open to the entire development including the existing homes. Finally, the proposed plan mixes the previously reviewed townhome type with the Village Communities Carriage House type. The townhomes have been broken up into small clusters of no more than 4 attached units, with one exception, and Carriage units have been used adjacent to green spaces and in side profile to the existing homes. The plan includes townhomes along Summerville Rd. as well as along the south and west property lines to accommodate a more fluid land use transition to the surrounding single-family detached units either built or proposed. The chart below details what is reflected on the proposed plan:

Type	Total buildings	Total units
Townhome - 4 attached units	14	56
Townhome - 5 attached units	1	5
Carriage Home - 8 attached units	8	64
Carriage Home - 6 attached units	4	24
Carriage Home - 4 attached units	2	8

- **OPEN SPACE:** The provision of additional open spaces along with a community center and pool are an incredible benefit for this development over the original approval. In the original approval, only a very small open space with limited enhancement was to be provided. There are now three sizable open spaces shown on the proposed plan. Most importantly the open spaces are located where they are centrally accessible not only to the new residents but the existing residents as well. Staff would recommend requiring that the storm water catch basins shown in the middle of any open space be relocated to the edges of the open space. Catch basins in the middle of open space limit the ability for it to be used for some recreational purposes and can be hazardous during pick-up games. Given comments and feedback from the public it seems clear that a tot lot or other traditional play scape for children is not desired at this time. Unlike the original plan, this plan does contain enough open space area to accommodate this type of equipment in the future should the Home Owner's Association desire it. For now, Staff and the applicant will work to program these open spaces in a manner consistent with the feedback provided to date which will be detailed on any final plan submitted.
- **TREE REMOVAL & REPLACEMENT:** The site is open and no tree removal and replacement will be required. As part of the 'Good Neighbor Agreement' and in order to meet required maintenance standards, the missing or dead trees will be replaced with minimum 2.5 caliper inch trees. Staff has received feedback from the citizen group noting several trees in addition to those depicted in the 'Good Neighbor Agreement' that will also need to be replaced. These will be reflected on the final development plan.
- **LANDSCAPING & SCREENING:** The Applicant will need to put together a final robust landscaping plan that includes enhancements to existing ponds at the south and west ends of the site. Typically, street trees are required to be placed every 40 feet on center for both public and private streets. With the unit types and

configuration in the new section there are some difficulties in meeting this code requirement. There are however opportunities for enhancement with the typical building plantings by providing trees, even ornamental trees, at certain intervals in front of each unit as shown on the plan. There are also opportunities within the site landscaping to provide additional street and front yard trees as well as the newly created open spaces. The plans currently show the south entry to the development on Carson Farms Blvd to have a modified entry sign and landscaping. Lastly, typical plantings are shown around the proposed units.

Additional landscaping is essential along the sides of units adjacent to streets and open spaces and along the western and south western property lines that are adjacent to existing and future single-family homes. The Applicant has been made aware of the need for this upgraded landscaping and screening and has pledged to provide this in their material on any final plan that may move through the process. Along the west property line in particular and to the extent that mounding does not interfere with drainage courses, earthen mounds should be used with fencing and landscaping on top to provide maximum screening. The plan currently notes a minimum of 2 shade trees, 4 evergreen trees, and 5 shrubs per 100 linear feet or property line with a 6 ft. high privacy fence. Finally, the existing tree and vegetation row along this property line should be maintained as significantly as possible, although most of these elements are present on adjacent property now due to the installation of the underground utilities previously on the development site.

- **MISCELLANEOUS:** This proposal does represent an increase in the number of dwelling units from the current approved plan. However, this increase is consistent with the Comprehensive Plan and is permissible under the current zoning of the property. Further, this increase, in addition to the change in unit type, results in a development that the Applicant believes is more inline with the emerging housing market compared to the product type that was previously offered. Additionally, the clubhouse, open spaces, and other amenities that are now being offered would not otherwise be required or able to be provided without this change in unit type and increase in dwelling units. The amended plan responds well to the issues and concerns which have been heard throughout this process. Finally, it may be that some additional carriage units will need to be converted to small clusters of townhomes particularly around the middle open space area that is adjacent to existing homes. Staff believes it would be possible to accomplish this with minimal net unit loss although the open space area itself would need to be diminished to accomplish this.

STAFF RECOMMENDATION (CASE 2010-0855)

Staff recommends approval of an Amended Preliminary Development Plan for Meadows at Carson Farms LLC for the construction of 157 attached single-family dwelling units on 19.59 acres currently zoned R-4 with a Planned Residential Development (PRD) Overlay and located at the southwest corner of the intersection US 36 and Carson Farms Boulevard, with the following conditions that,

1. The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The accompanying plan text and Good Neighbor Agreement are updated, finalized, and incorporated per direction within this report and any additional items as a result of the hearing process prior to issuance of any building and zoning permits.
3. That the 50 additional units above the 172 that were previously approved are required to pay the capacity fees in effect at the time of building permit application for construction. These fees only apply to the first 50 units submitted for permit.
4. All requirements of the Fire Department must be met with the submittal of any Final Development Plan.
5. Sidewalks must be added in front of all buildings where they are not currently shown to ensure the pedestrian network is fully connected. This will require installations in bump-out landscaping islands in front of the proposed carriage homes.
6. The Applicant must work with Staff to provide ramps and street crossings to maximize pedestrian connectivity and access to the multi-use path system.
7. Color variations, design, and materials need to be finalized prior to submission of any Final Development Plan that offer visual interest and address the following building design items,
    a. The stone shown on the exposed foundation needs to be extended farther up the building to create a true wainscoting appearance.

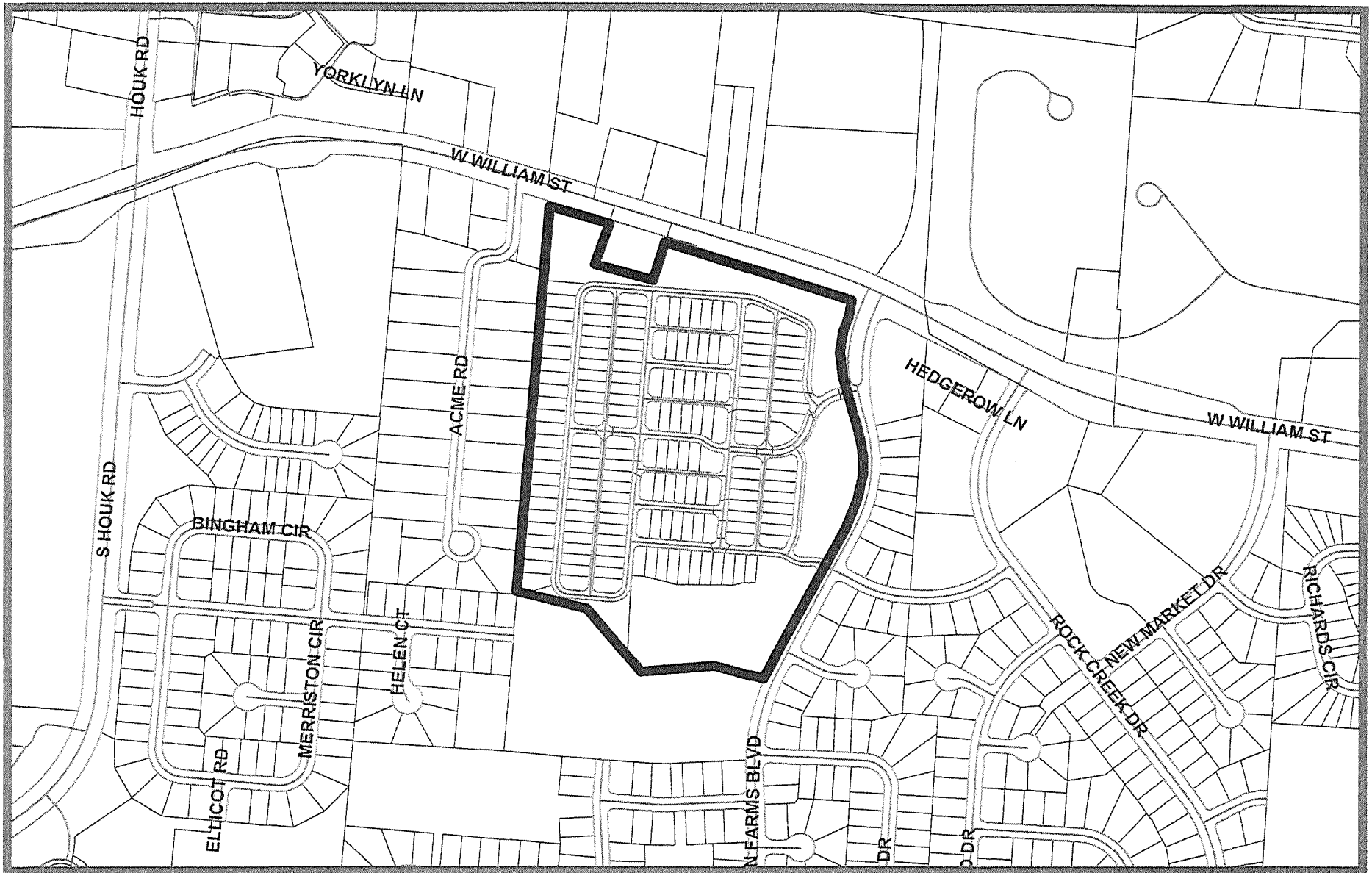
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d. Consideration should be given to grouping the front load garages together similar to the Traditions at Rocky Fork.
e. Consideration should be given to matching the material of the front elevation of a front load garage with the front elevation of the unit it serves when the unit has a brick or stone front elevation. This applies to two units on both the Dover and Madison.
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h. A wood privacy fence 8 feet in height is shown around the patio of each unit. The Zoning Code limits the height of such fences to 6 feet in height and where visible to the street they are landscaped to 50% year round coverage.
i. The Applicant must review Chapter 1171 of the Planning & Zoning Code and ensure that all requirements of that Chapter are met, especially the requirements for 8 inch overhangs and 4 inch trim around all windows.

8. The Applicant must relocate the storm water catch basins shown in the middle of the three open space areas to the edges of the open space to facilitate the usefulness of the space for active recreational opportunities.
9. Street trees replacement must be provided in the existing developed portion of the site as finalized in the Good Neighbor Agreement exhibit.
10. Mounding shall be explored and included as practical along the west property line as long as storwater drainage courses can be maintained.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

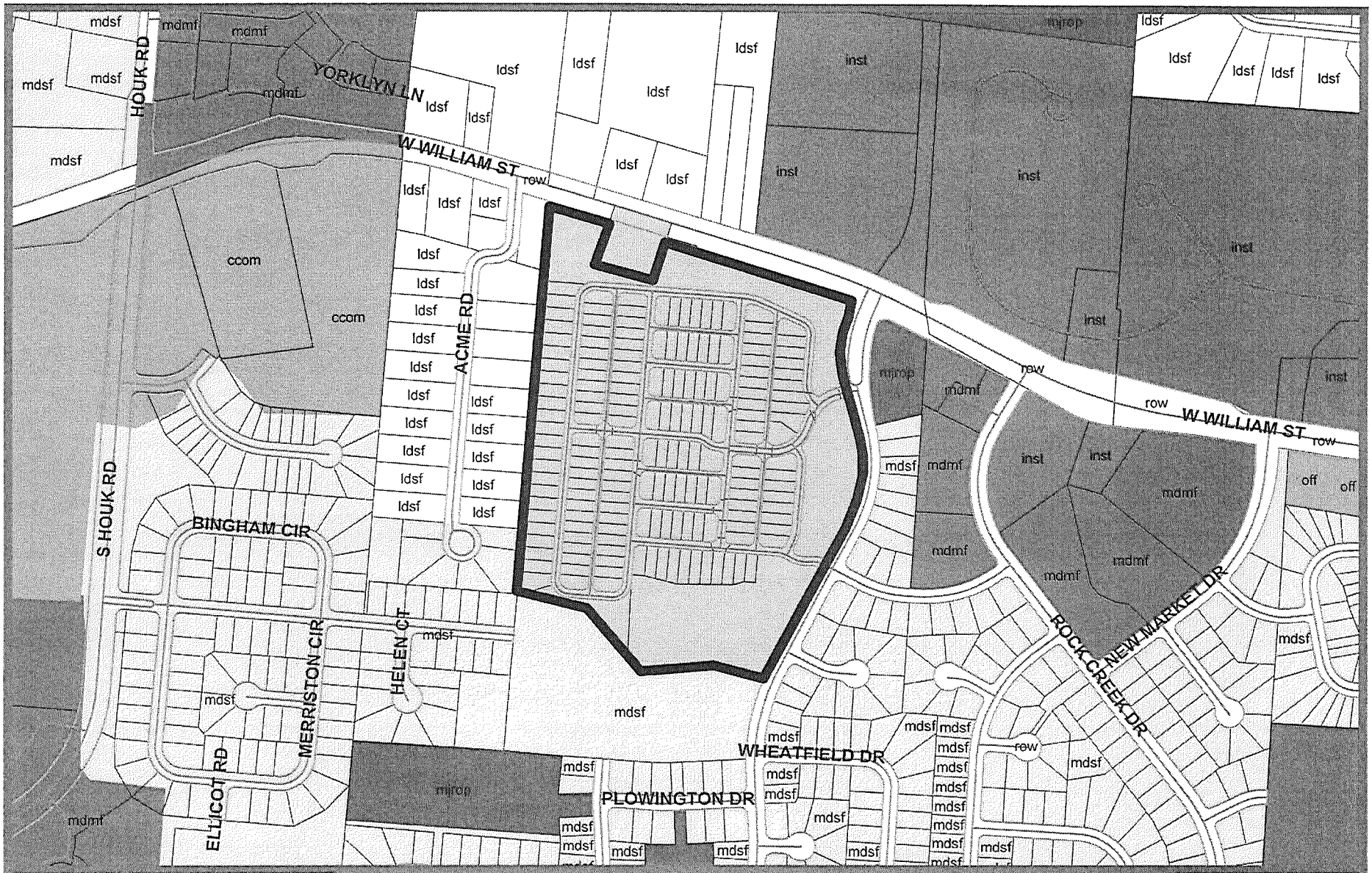
CONDITIONS/MISCELLANEOUS:



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

20100855
Traditions of Carson Farms
Amended Development Preliminary Plan
Location Map

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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

20100855
Traditions of Carson Farms
Amended Development Preliminary Plan
Comprehensive Plan Map

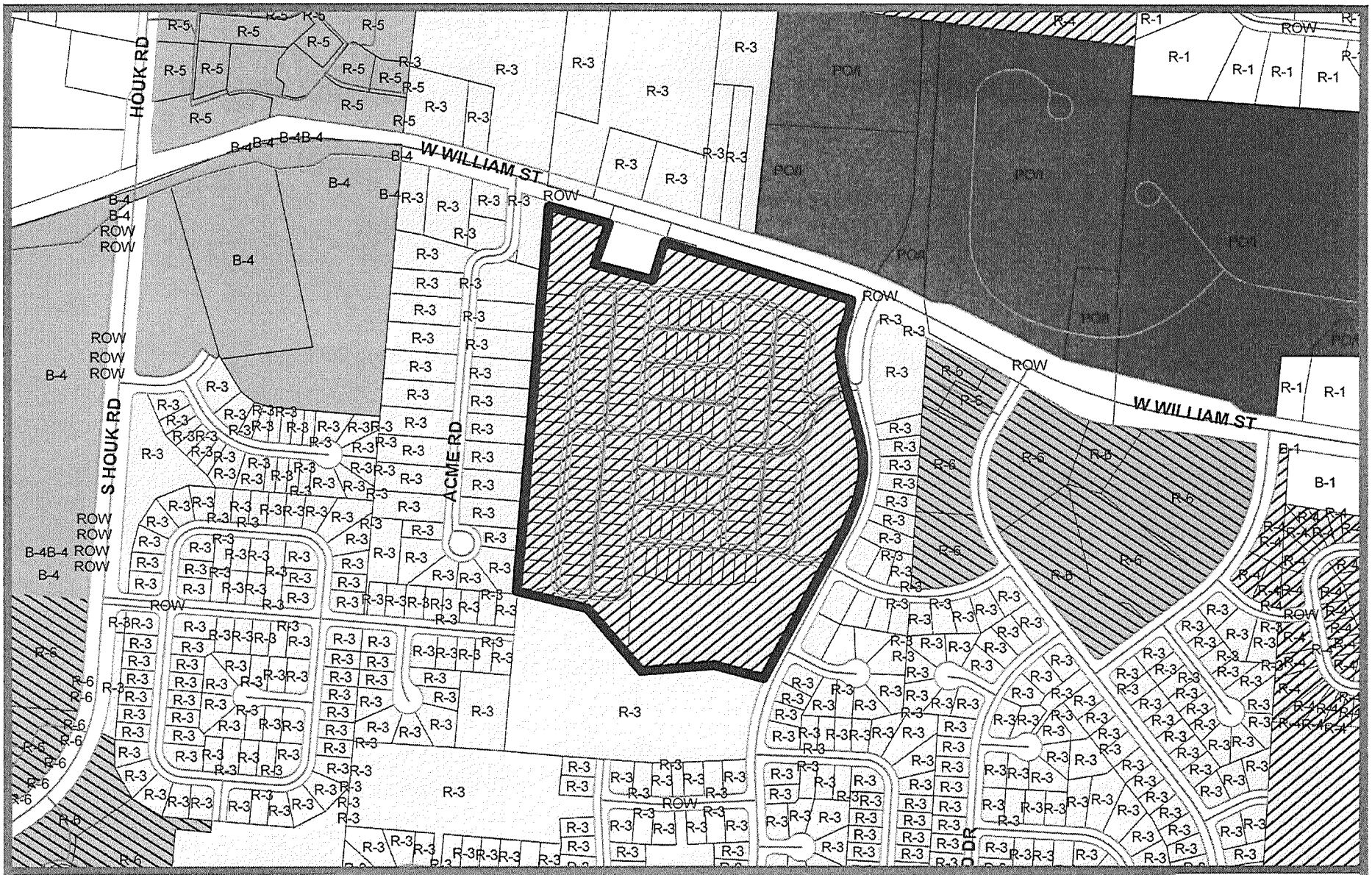
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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

20100855
Traditions of Carson Farms
Amended Development Preliminary Plan
Air Photo Map

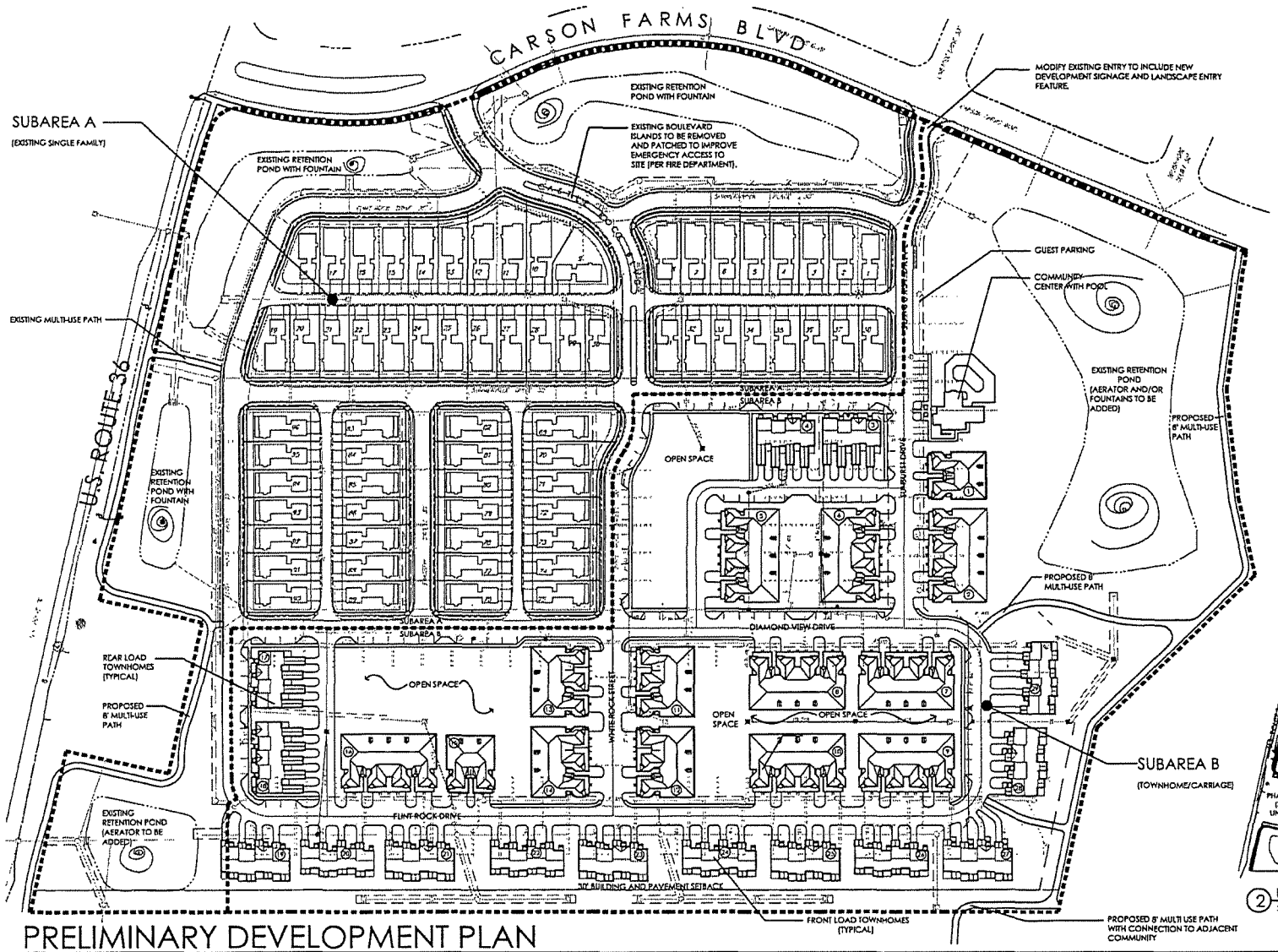
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CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

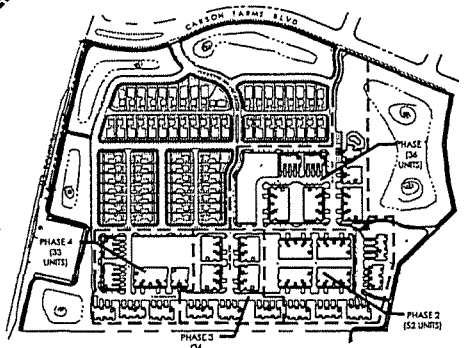
20100855
Traditions of Carson Farms
Amended Development Preliminary Plan
Zoning Map

N



SITE DATA

ZONING	R-3 W/PRD OVERLAY
TOTAL ACRES	+/- 34 ACRES
SINGLE FAMILY (EXISTING)	+/- 14.41 ACRES
TOWNHOME/CARRIAGE	+/- 19.59 ACRES
TOTAL UNITS	223
SINGLE FAMILY (EXISTING)	66
TOWNHOMES	61
CARRIAGE	96
OPEN SPACE (DOES NOT INCLUDE RETENTION PONDS)	
CURRENT ZONING AS APPROVED	+/- 3.78 ACRES
PROPOSED MODIFICATION	+/- 7.09 ACRES
PARKING	
REQUIRED - SINGLE FAMILY (4/UNIT - 2 GARAGE / 2 SURFACE)	264
PROPOSED - SINGLE FAMILY (4/UNIT - 2 GARAGE / 2 SURFACE)	264
REQUIRED - TOWNHOUSE/CARRIAGE (2/UNIT - 1 GARAGE / 1 SURFACE)	314
PROPOSED - TOWNHOUSE/CARRIAGE (2/UNIT - 1 GARAGE / 1 SURFACE + + 10 CLUBHOUSE + 77 GUEST)	401



② PHASING PLAN
SCALE: 1" = 200'

PRELIMINARY DEVELOPMENT PLAN

EXHIBIT A

THE TRADITIONS AT CARSON FARMS

PREPARED FOR VILLAGE COMMUNITIES

DATE: JULY 28, 2010

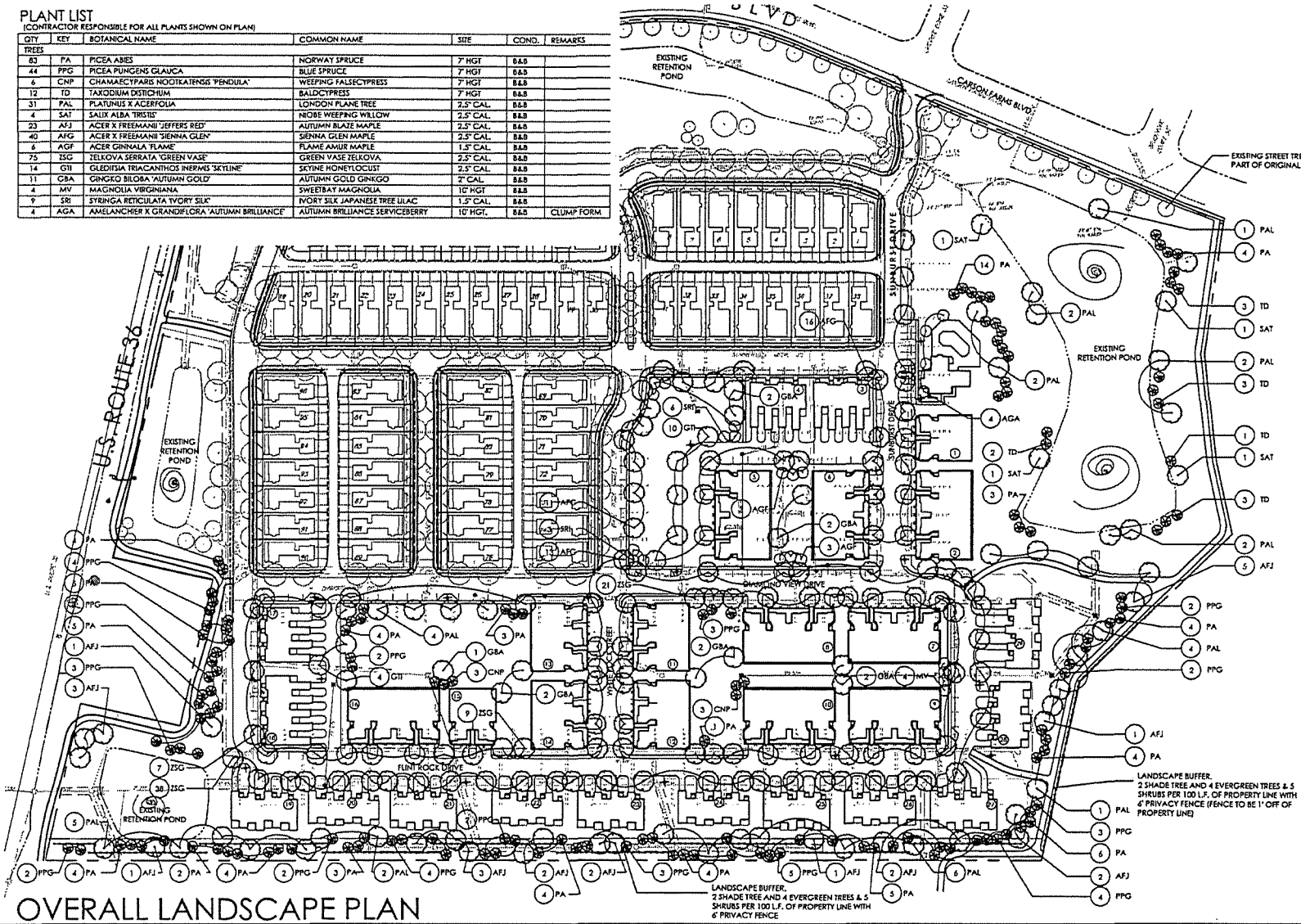
NORTH
SCALE 1" = 40'
0 30 60 120 180

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

PLANT LIST

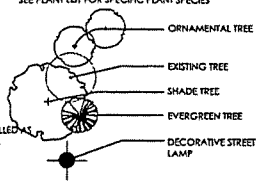
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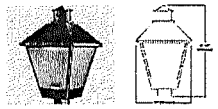
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
83	PA	PICEA ABIES	NORWAY SPRUCE	7' HGT	B&B	
44	PPG	PICEA PUNGENS GLAUCA	BLUE SPRUCE	7' HGT	B&B	
6	CNP	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING FALSECYPRESS	7' HGT	B&B	
12	TD	TAXODIUM DISTICHUM	BALDCYPRESS	7' HGT	B&B	
31	PAL	PLATUNUS X ACERFOLIA	LONDON PLANE TREE	2.5" CAL.	B&B	
4	SAT	SALIX ALBA 'TRISTIS'	NIOBE WEEPING WILLOW	2.5" CAL.	B&B	
23	AFJ	ACER X FREEMANII 'JEFFERS RED'	AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	
40	AFG	ACER X FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	2.5" CAL.	B&B	
6	AGF	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	1.5" CAL.	B&B	
75	ZSG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL.	B&B	
14	GTI	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL.	B&B	
11	GBA	GINGKO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	B&B	
4	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	10' HGT	B&B	
9	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1.5" CAL.	B&B	
4	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10' HGT.	B&B	CLUMP FORM



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES





175W BLACK STREET LAMP FROM COOPER LIGHTING TO MATCH EXISTING STREET LAMPS IN MEADOWS OF CARSON FARMS.

1 DECORATIVE STREET LAMP

SCALE: N.T.S.

OVERALL LANDSCAPE PLAN

EXHIBIT C-1.1

THE TRADITIONS AT CARSON FARMS

PREPARED FOR VILLAGE COMMUNITIES

DATE: JULY 28, 2010

NORTH

SCALE 1" = 60'

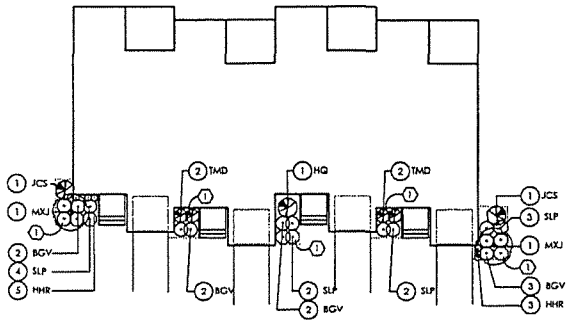
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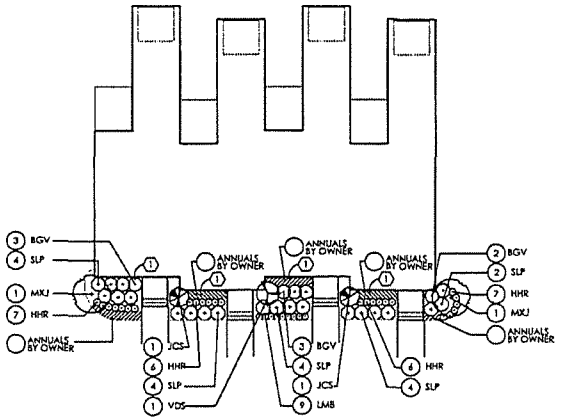
LAND PLANNING + LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215

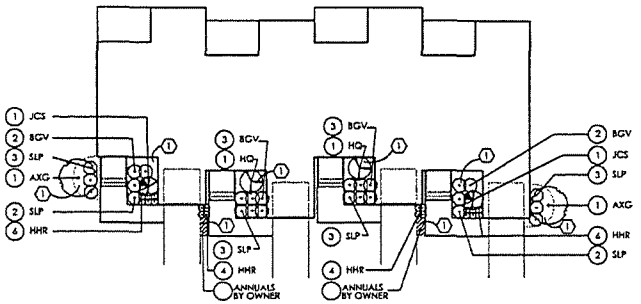
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1 THE DOVER 4-UNIT (SLAB BUILDING)
SCALE: 1"=12'-0"



2 THE CHARLESTON 4-UNIT (SLAB BUILDING)
SCALE: 1"=12'-0"



3 THE MADISON 4-UNIT (SLAB BUILDING)
SCALE: 1"=12'-0"

GENERAL PLANTING NOTES:

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

CONSTRUCTION NOTES:

(1) LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT LIST - PLAN #1 DOVER 4-UNIT (SLAB BUILDING)

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
2	MXJ	MAGNOLIA X JANE	JANE MAGNOLIA	8' HGT.	B & B	MUTLI-STEM
SHRUBS						
9	BGV	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B & B	MATCH FORM
1	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18" HGT.	B & B	MATCH FORM
2	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	UPRIGHT SPARTAN JUNIPER	4-5' HGT.	B & B	MATCH FORM
4	TMD	TAXUS MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24" HGT.	B & B	MATCH FORM
11	SLP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	CONT.	MATCH FORM
PERENNIALS/ORNAMENTAL GRASSES						
6	HHR	HEMEROCALLIS 'HAPPY RETURNS'	YELLOW DAYLILY	1 GAL.	CONT.	

PLANT LIST - PLAN #2 CHARLESTON 4-UNIT (SLAB BUILDING)

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
2	MXJ	MAGNOLIA X JANE	JANE MAGNOLIA	5-6' HGT.	B & B	
SHRUBS						
1	VDS	VIBURNUM DENTATUM 'SYNNESVEDT'	CHICAGO LUSTER ARROWWOOD VIBURNUM	3-4' HGT.	B & B	
8	BGV	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B & B	MATCH FORM
2	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	UPRIGHT SPARTAN JUNIPER	4-5' HGT.	B & B	MATCH FORM
18	SLP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	CONT.	MATCH FORM
PERENNIALS/ORNAMENTAL GRASSES						
26	HHR	HEMEROCALLIS 'HAPPY RETURNS'	YELLOW DAYLILY	1 GAL.	CONT.	
9	LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL.	CONT.	

PLANT LIST - PLAN #3 MADISON 4-UNIT (SLAB BUILDING)

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
2	AXG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5-6' HGT.	B & B	CLUMP FORM
SHRUBS						
10	BGV	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B & B	MATCH FORM
2	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	UPRIGHT SPARTAN JUNIPER	4-5' HGT.	B & B	MATCH FORM
14	SLP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	CONT.	MATCH FORM
2	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18" HGT.	B & B	MATCH FORM
PERENNIALS/ORNAMENTAL GRASSES						
22	HHR	HEMEROCALLIS 'HAPPY RETURNS'	YELLOW DAYLILY	1 GAL.	CONT.	

TYPICAL UNIT LANDSCAPE PLANS - TOWNHOUSE

EXHIBIT C-1.2

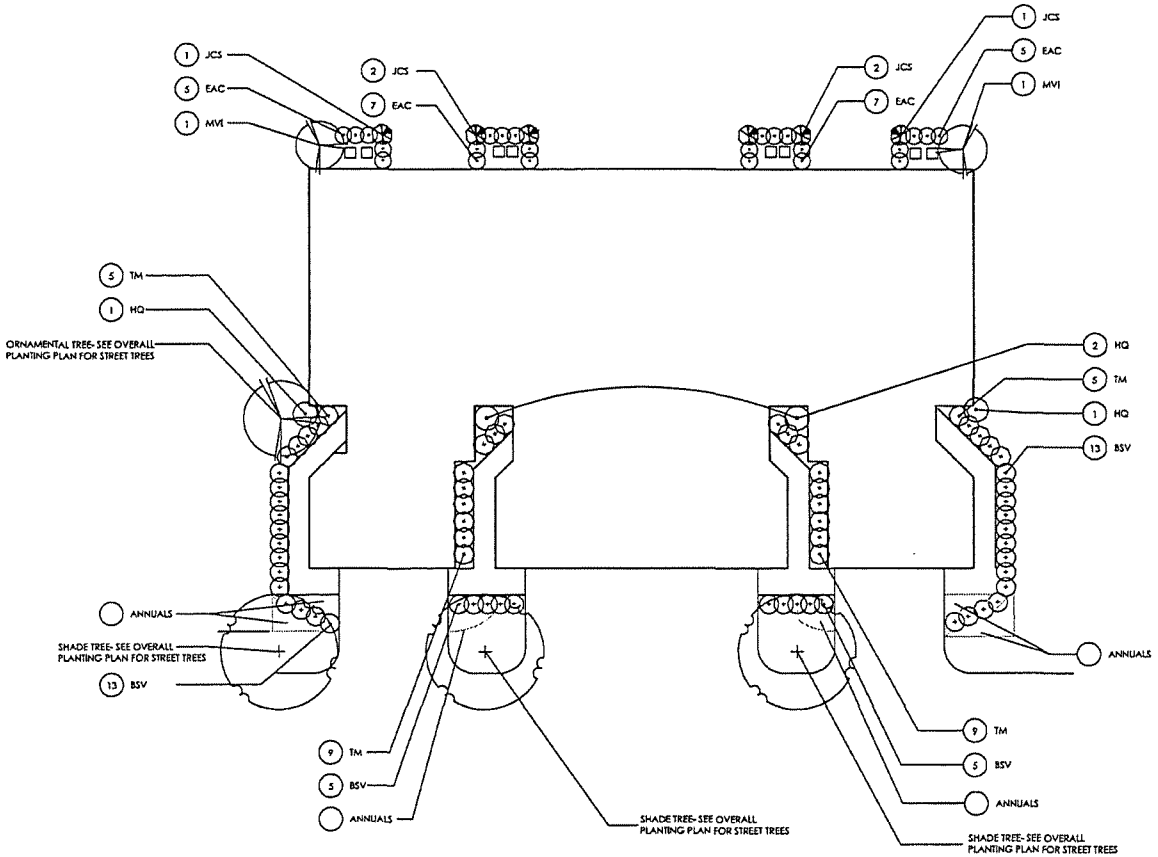
THE TRADITIONS AT CARSON FARMS

PREPARED FOR VILLAGE COMMUNITIES

DATE: JULY 28, 2010

SCALE 1" = 12'
0 6 12 24 36

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243 N. 3rd Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com



1 CARRIAGE - 8 UNIT BUILDING (SLAB BUILDING)
SCALE: 1" = 10'

PLANT LIST

(CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
2	MVI	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6' HT.	B&B	
SHRUBS						
24	EAC	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	24" HT.	CONT.	
28	TM	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	18" HT.	CONT.	
6	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	UPRIGHT SPARTAN JUNIPER	4'-5' HT.	B&B	
12	JTS	JUNIPERUS TAMSICIFOLIA 'NEW BLUE'	NEW BLUE TAM'S JUNIPER	18" SPR.	CONT.	
26	BSV	BUXUS SEMPERVIRENS 'VARDAR VALLEY'	VARDAR VALLEY BOXWOOD	18" HT.	CONT.	
4	HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	30" HT.	B&B	

*NOTE: ANNUALS TO BE PLANTED BY OWNER - NOT IN INITIAL LANDSCAPE COSTS

GENERAL PLANTING NOTES:

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

TYPICAL UNIT LANDSCAPE PLANS - CARRIAGE

EXHIBIT C-1.3

THE TRADITIONS AT CARSON FARMS

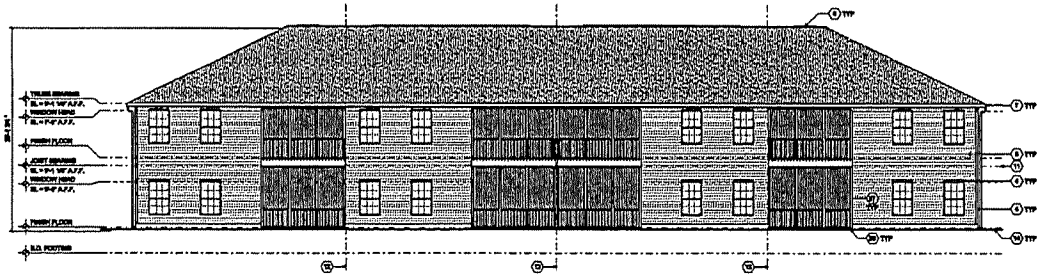
PREPARED FOR VILLAGE COMMUNITIES

DATE: JULY 28, 2010

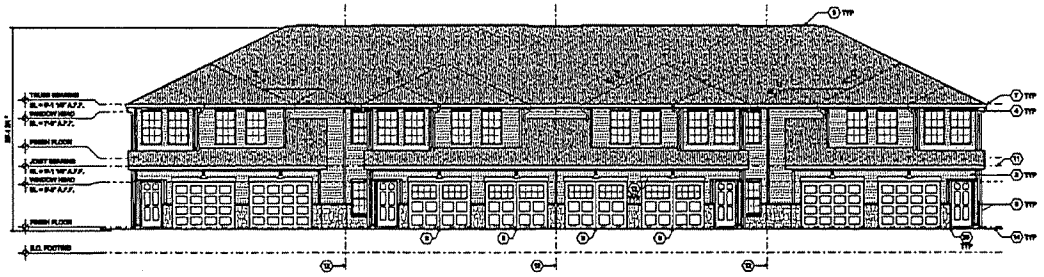
SCALE 1" = 10'
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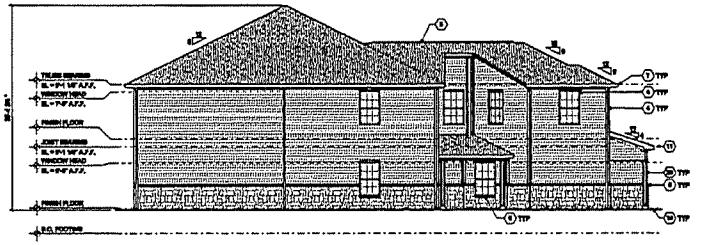
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3 | 8 UNIT CARRIAGE REAR ELEVATION



2 | 8 UNIT CARRIAGE FRONT ELEVATION



1 | 8 UNIT CARRIAGE SIDE ELEVATIONS

EXTERIOR ELEVATION CODED NOTES

1. PRE-FINISHED FLU CAP AND CHIMNEY. CAP FLASHING BY FIREPLACE MANUFACTURER.
2. 5x6 ALUMINUM WRAPPED TRIM
3. VINYL SIDING
4. 1x4 ALUMINUM WRAPPED TRIM
5. STEP FLASHING
6. CONT. RIDGE VENT
7. 6" PRE-FINISHED METAL GUTTER AND DOWNSPOUT
8. CULTURED STONE SILL. ALIGN TOP OF CAP WITH BOTTOM OF WINDOW SILL, TYP.
9. GARAGE STYLE OVERHEAD DOOR W/ OPENER. SEE PLAN FOR SIZE
10. ROOF VENT CAP - SEE ROOF PLAN FOR LOCATION
11. CENTERLINE OF ONE HOUR RATED DWELLING SEPARATION WALL
12. CENTERLINE OF TWO HOUR RATED DWELLING SEPARATION WALL
13. FALSE LOUVER, SEE ELEVATION FOR SIZE
14. FINISH GRADE, SEE CIVIL DRAWINGS
15. WINDOW WELL, SEE PLAN FOR TYPE
16. 15" x 60" VINYL SHUTTER
17. BRICK SOLDIER COURSE HEADER
18. BRICK ROWLOCK SILL
19. TYP2W WINDOW HEAD OR SIM. SEE ELEVATION FOR TYP2W MODEL NUMBER
20. 4" VINYL TRIM
21. ALUMINUM HANDRAIL, SEE PORCH SHEETS FOR DETAILS
22. 1x10 ALUMINUM WRAPPED TRIM
23. LOAD BEARING 8" SQUARE ALUMINUM COLUMN
24. SYNTHETIC STONE TRIM
25. WOOD DECK, SEE DECK DETAIL SHEET
26. 1x6 ALUMINUM WRAPPED TRIM
27. SCREEN
28. WOOD SHINGLES

EXTERIOR ELEVATION GENERAL NOTES

1. ALL REQUIRED 1-HR TENANT SEPARATION ASSEMBLIES SHALL BE TIGHT TO THE UNDERSIDE OF ROOF SHEATHING WITH FIRE RETARDANT SHEATHING 4'-0" EITHER SIDE OF RATED ASSEMBLY.
2. SEE PLAN FOR WINDOW SIZES UNLESS NOTED ON THIS SHEET.
3. SEE PLAN FOR LOCATION OF DOWNSPOUTS
4. NOT ALL CODED NOTES ABOVE USED PER UNIT

EXTERIOR ELEVATION LEGEND

SIDING

SYNTHETIC STONE

DIMENSIONAL SHINGLES

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

8-UNIT CARRIAGE

TRADITIONS AT CAREW FARMS

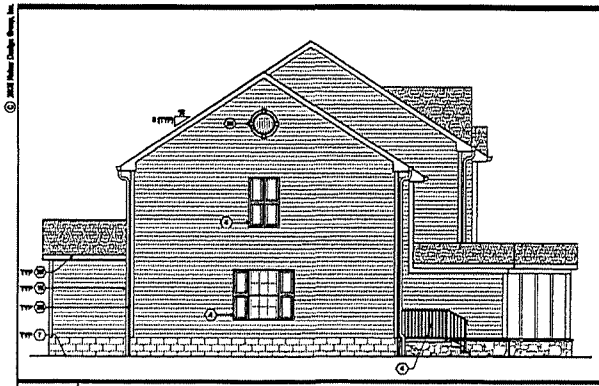
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VILLAGE COMMUNITIES
479 OLDE WORLD ROAD
WESTERVILLE, OH 43082

STATE OF OHIO · DANIEL L KEISER 11946 · REGISTERED ARCHITECT

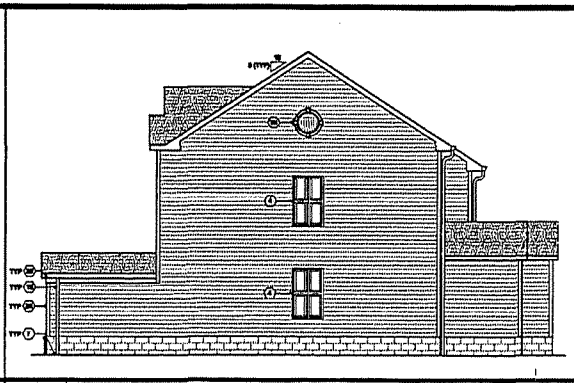
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SDG PROJECT # 2008-09	SHEET NUMBER
EXTERIOR ELEVATIONS SCALE: 1/8"=1'-0"	B-1.5
CONSTRUCTION DOCUMENTS	10.08.2007

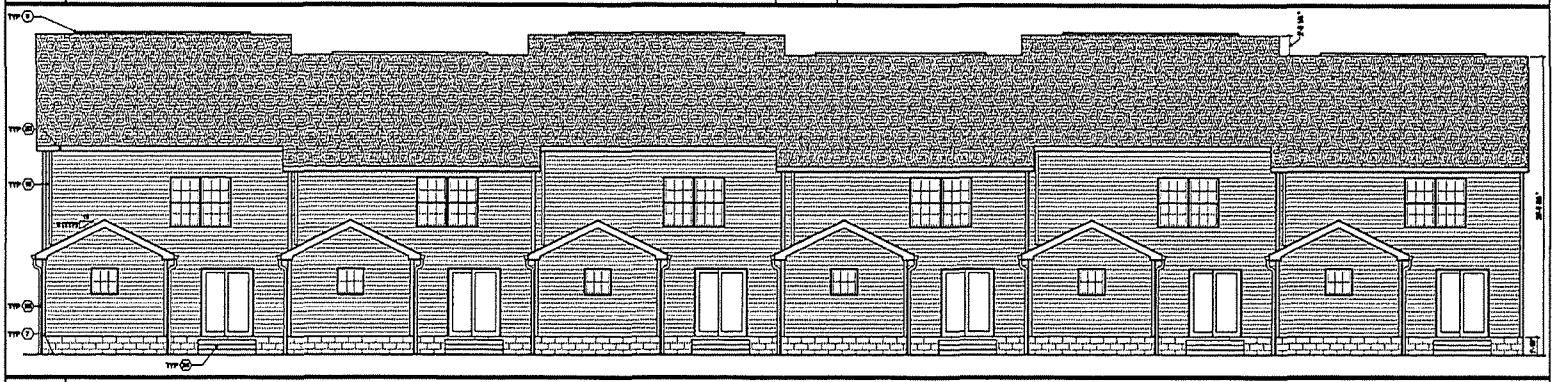
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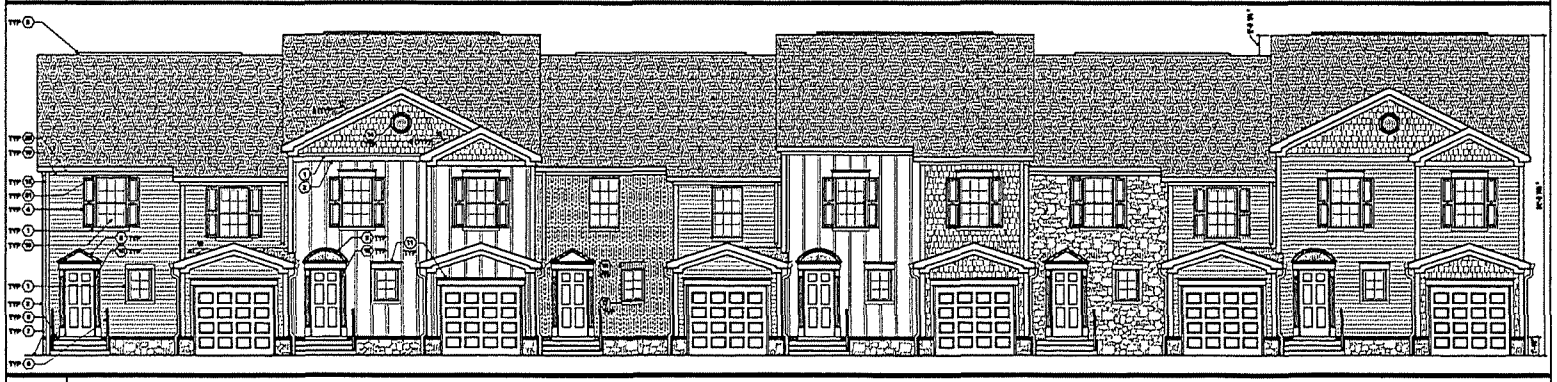
3 6 UNIT LEFT ELEVATION



4 6 UNIT RIGHT ELEVATION



2 6 UNIT REAR ELEVATION



1 6 UNIT FRONT ELEVATION

ELEVATION CODED NOTES

1. 1x6 WOOD TRIM, PAINTED
2. 1x8 WOOD TRIM, PAINTED
3. 1x4 PAINTED
4. HORIZONTAL VINYL SHUTTERS
5. CONTINUOUS RIDGE VENT
6. CULTURED STONE WATER TABLE
7. FASCIA GRADE
8. METAL HANDRAIL
9. TYP/ON PEDIMENT
10. TYP/ON PAINTED PLASTERS
11. TYP/ON RAKE
12. PAIRED CHIMNEY DOOR
13. 2'-0" TYP/ON LOUVER
14. 2'-0" DIAMETER TYP/ON LOUVER
15. ALUMINUM GUTTER AND DOWNSPOUT
16. BRICK SOLDIER COURSE
17. BRICK WINDOW SILL
18. DOUBLE PANE VINYL WINDOW
19. 4x6 FASCIA, PAINTED
20. 4x6 FASCIA, PAINTED
21. 1x TRIM PAINTED, CUT TO FIT
22. ROOF CRICKET
23. VINYL CORNER TRIM (BEND AND MAKE)
24. WOOD STEPS
25. 30" TYP/ON LOUVER W/ KEYSTONES

ELEVATION LEGEND

ARCHITECTURAL ASPHALT SHINGLES

4" VINYL SIDING

SYNTHETIC STONE
LAKE ERIE LIMESTONE DRY-SWISS

WOOD BOARD & BATTEN

VINYL SIDING

PAINTED CMU FOUNDATION

BRICK VENEER

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

THE MADISON
6 UNIT VERSION
WITH BRICK

TRADITIONS AT CARSON FARMS

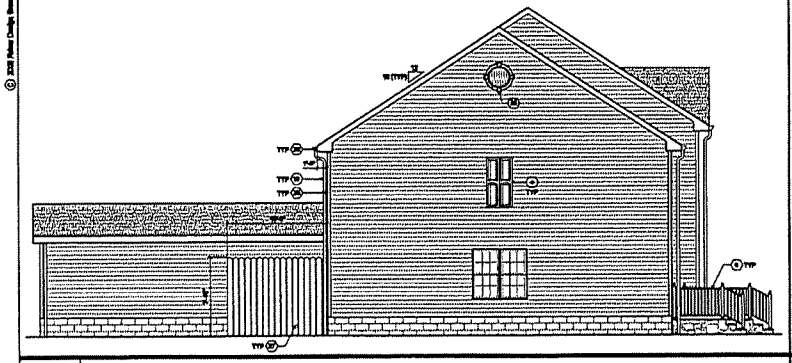
PREPARED FOR:
VILLAGE HOMEBUILDERS
475 OLDE WORLD ROAD
WESTERVILLE, OH 43082

STATE OF OHIO
DANIEL L. KEISER
11048
REGISTERED ARCHITECT

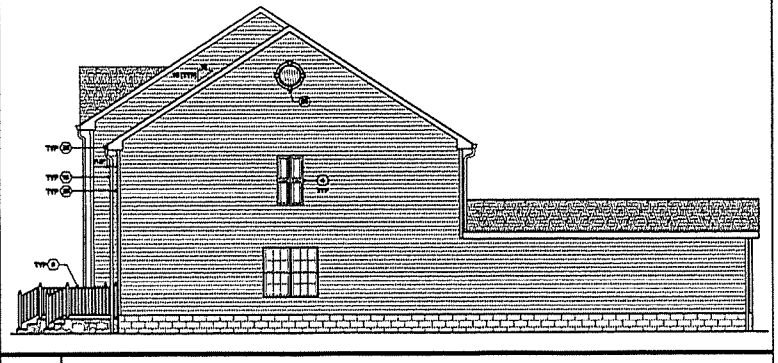
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Keiser Design Group
860 Cross Pointe • Gahanna, OH 43230
Phone: 614.504.9999 • Fax: 614.504.9989
www.keiserdesigngroup.com

KDG PROJECT # 2016-009	SHEET NUMBER
EXTERIOR ELEVATIONS SCALE: 3/16" = 1'-0"	B-1.3
BOARD SUBMITTAL	JANUARY 5, 2016

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3 | 6 UNIT LEFT ELEVATION



4 | 6 UNIT RIGHT ELEVATION



2 | 6 UNIT REAR ELEVATION



1 | 6 UNIT FRONT ELEVATION

ELEVATION CODED NOTES

1. 1x4 WOOD TRIM, PAINTED
2. 1x6 WOOD TRIM, PAINTED
3. 1x8 PAINTED
4. 10" PANELED VINYL SHUTTERS
5. CONTINUOUS SIGNS TRIM
6. CULTURED STONE WATER TABLE
7. FRIEZE BRACE
8. METAL WINDHAIL
9. PYPON PEDIMENT
10. PYPON FLUTED PLANTERS
11. PYPON ARM2
12. PANELED CHAMBERD DOOR
13. 10"x 20" PYPON LOUVER
14. 8"x" OBSERVED PYPON LOUVER
15. ALUMINUM GUTTER AND DOWNSPOUT
16. BRICK SOLDIER COURSE
17. BRICK WINDOW SILL
18. DOUBLE HUNG VINYL WINDOW
19. 1x8 FASCI, PAINTED
20. 1x6 FASCI, PAINTED
21. 1/2 TRIM PANTEL CUT TO FIT
22. DOOR CROWN
23. VINYL CORNER TRIM (INSIDE AND MIAN)
24. WOOD STRIP
25. 10" PYPON LOUVER W KEYSTONES
27. WOOD FASCIA, STAINED
28. 1x10 PAINTED
29. 30" DIA. VE ROUND LOUVER

ELEVATION LEGEND

- TIMBERLINE ASPHALT SHINGLES
- 4" VINYL SIDING
- SYNTHETIC STONE LONE STAR LIMESTONE COLLARS
- WAINSCOARD & BATTEN
- VINYL SHAKE
- PAINTED CMU FOUNDATION
- BRICK VENEER

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

THE CHARLESTON
SIDE VERSION
W/O BASEMENT

TRADITIONS AT CRANE RANCH

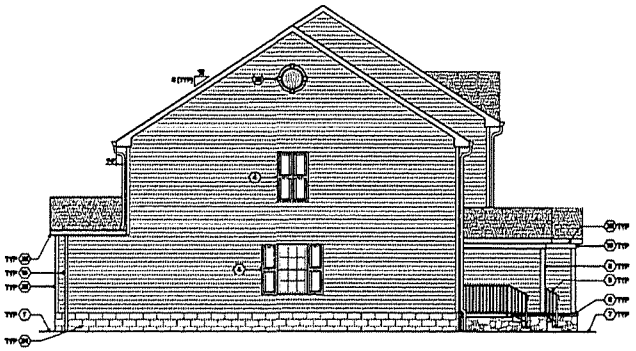
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DANIEL L KEISER
11948
REGISTERED ARCHITECT

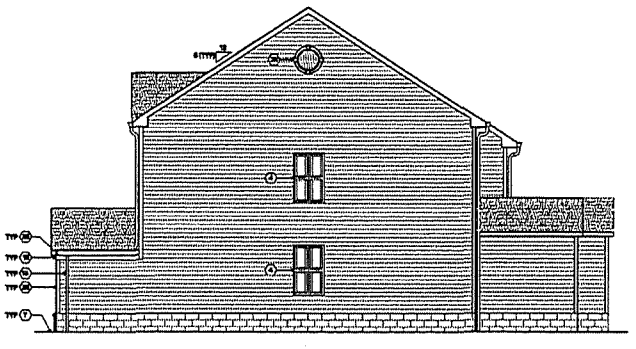
KDG
Keiser Design Group
997 Cross Pointe • Gahanna, OH 43230
Phone: 614.864.9999 • Fax: 614.864.9998
www.keiserdesigngroup.com

KDG PROJECT # 2020-000	SHEET NUMBER
EXTERIOR ELEVATIONS SCALE: 3/16" = 1'-0"	B-1.1
CONSTRUCTION DOCUMENTS	JANUARY 6, 2016

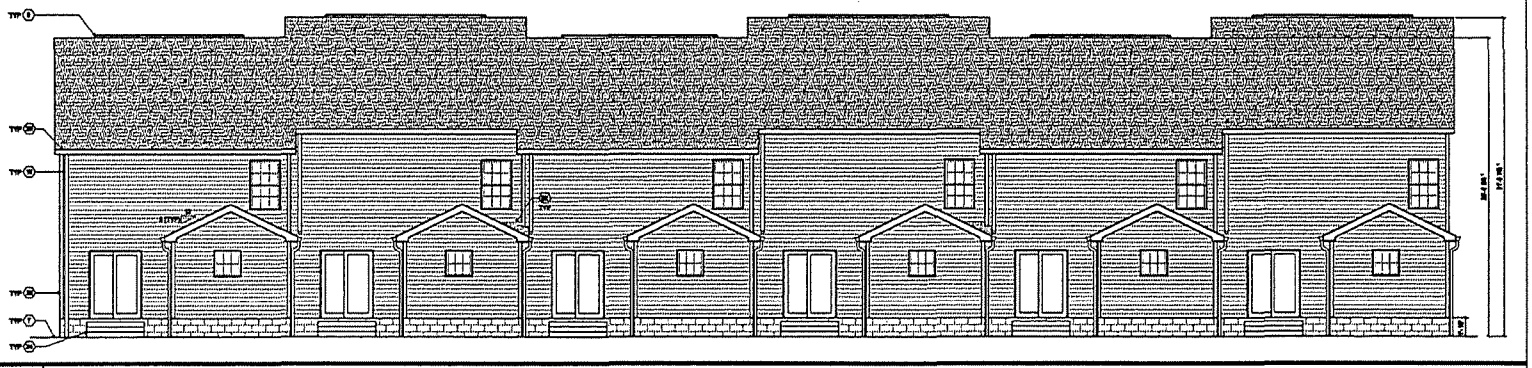
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3 | 6 UNIT LEFT ELEVATION



4 | 6 UNIT RIGHT ELEVATION



2 | 6 UNIT REAR ELEVATION



1 | 6 UNIT FRONT ELEVATION

ELEVATION CODED NOTES

1. 1x4 WOOD TRIM, PAINTED
2. 1x6 WOOD TRIM, PAINTED
3. 1x8 PAINTED
4. 10" PANELING VINYL, BATTERN
5. SCHYULKILL NOISE VENT
6. CULTURED STONE WATER TABLE
7. FINISH GRADE
8. METAL WINDRAIL
9. FYPON PEDIMENT
10. FYPON FLUTED PILASTERS
11. FYPON HEAD
12. PANELED OVERHEAD DOOR
13. 2'-0" FYPON LOUVER
14. 2'-0" DIAMETER FYPON LOUVER
15. ALUMINUM GUTTER AND DOWNSPOUT
16. BRICK SOLDIER COURSE
17. BRICK TRANSOM SILL
18. DOUBLE PANE VINYL WINDOW
19. 1x6 FASCIA, PAINTED
20. 1x4 FASCIA, PAINTED
21. 1x TRIM PAINTED, CUT TO FIT
22. ROOF CRICKET
23. VINYL CORNER TRIM (SIDES AND REAR)
24. WOOD STEPS
25. 36" FYPON LOUVER W/ KEYSTONES

ELEVATION LEGEND

- ARCHITECTURAL ASPHALT SHINGLES
- 4" VINYL SIDING
- STONE VENEER
- HARDIE BOARD & BATTEN
- VINYL SHAKES
- PAINTED CMU FOUNDATION
- BRICK VENEER

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

THE DOVER
6 UNIT TOWNHOUSE
TRADITIONS AT JARROW PARK

PREPARED FOR:
VILLAGE COMMUNITIES
470 OLDE WORTH ROAD
WESTERVILLE, OH 43082

STATE OF OHIO
DANIEL L KEISER
11048
REGISTERED ARCHITECT

KDG
Kaiser Design Group
500 Grosse Pointe - Gahanna, OH 43230
Phone: 614.864.9999 - Fax: 614.864.9934
www.kaiserdesigngroup.com

KDG PROJECT # 2016-020

EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

SHEET NUMBER
B-1.2

ZONING SUBMITTAL
JANUARY 5, 2016

DEVELOPMENT TEXT

July 28, 2010

1. DESCRIPTION OF DEVELOPMENT

The subject site is approximately 34.005 acres located on the south side of US 36 at the corner of US 36 and Carson Farms Boulevard. The site was originally zoned R-6 for multi-family housing in 2001 by 3 M&M's ventures. The development plan approved at that time allowed for 280 apartment units for a total density of 8.23 units/acre.

In 2003, the site was rezoned by Triangle Properties, Inc. to R-3 with a Planned Residence District overlay to allow for a development of 172 single family detached dwelling units.

To date, 65 single family homes have been built on the site. As a result of current economic conditions and changing market trends, the owner is now seeking to amend the existing Development Plan to permit a mixture of single family detached dwelling units, townhouse-style and garden-style multi-family units.

2. GENERAL DEVELOPMENT STANDARDS

a. **Purpose and Intent.** It is the intent of this development to provide a mixed use development with compatible architectural design, streetscape, signage, lighting, and pedestrian amenities throughout the entire development. This Development Text represents the zoning requirements for this area unless otherwise noted.

b. **Conformance with Codified Ordinances and City Policy.** Unless noted otherwise within this development text, all development will be constructed and provided in conformance with the then current Codified Ordinances and City Policy in effect at the time of application.

c. **Major Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent major modification to that plan shall only be permitted by resubmission and approval of a revised Final Development Plan through the procedures set forth in the Zoning Code. Major modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any increase in the number of or change in the type and/or mix of dwelling units or any major increase in the non-residential building area.
(2) Major change in the approved location of land uses or land use sub-areas.
(3) Substantial alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street

pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.

d. **Minor Modifications.** Once a Final Development Plan has been approved by City Council, any subsequent minor modification to that plan shall only be permitted by resubmission and approval by the Director of Planning and Community Development of a revised Final Development Plan. Minor modification for the purposes of this text shall mean any modification of the approved Final Development Plan, as determined by the Director of Planning & Community Development, that results in:

(1) Any modification that is not considered a major modification by this Zoning Text or by determination of the Director of Planning & Community Development.
(2) Any minor change in the type and/or mix of dwelling units or any increase less than 10% in the non-residential building area.
(3) Minor change in the approved location of land uses or land use sub-areas.
(4) Minor alteration of the basic geometry, including right-of-way width, and/or operation characteristics of any element of the approved public and private street pattern, access points, parking facilities, service access, trash storage facilities, and system of pedestrian paths that results in a change in operating characteristics or character.
(5) Minor structural alterations that do not alter the overall design intent of the building.

3. SUB-AREAS

The project is separated into two main sub-areas to represent the distinct areas of development. Sub-Area A as Meadows at Carson Farms is developed generally with detached single family homes. Sub-Area B, known as The Traditions at Carson Farms, is to be developed generally with townhome buildings and with garden-style multi-family buildings.

3.1 SUB-AREA A – MEADOWS AT CARSON FARMS DEVELOPMENT STANDARDS

a. **Uses.** The following uses shall be considered to be permitted, conditionally permitted, or limited uses in Sub-Area A as represented in the chart below by P, C, or L, respectively. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

(1) **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

(2) **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all Zoning Code standards for approval of a conditional use permit current at the time of application for a conditional use permit as well as any other regulations contained within the Zoning Code.

(3) **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, and off-street parking areas.

Land Use Category	Uses
(a) Residential	
(1) Detached single-family dwelling	P
(2) Minor home occupation	P
(b) Recreational/Open Space	
(1) Park, playground	P
(2) Non-commercial recreation facility (including homeowner association controlled facilities)	P

b. **Density & Mix of Dwelling Unit Type.** The overall Sub-Area A density and mix of dwelling unit types shall not exceed that which is presently built and platted as of the adoption of this Development Text (66 detached single-family dwelling units).

c. **Lot Standards.** The minimum lot sizes and frontages shall be that as presently built and platted as of the adoption of this Development Text.

d. **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit. Across any alley there shall be a minimum building separation of 32 feet.

Minimum Building Setbacks	Meadows at Carson Farms Neighborhood Series
(a) Front setback from the private right-of-way	14.5 ft.

(b) Side setback	5 ft.
(c) Total of both side setbacks	10 ft.
(d) Rear setback from edge of pavement	12.5 ft.

e. **Floor Area Requirements.** Each dwelling unit shall provide for a minimum of 1,200 square feet of floor area, exclusive of basements, unfinished attic spaces, garages, and any attached or detached accessory buildings.

f. **Maximum Building Height.** The maximum height of any building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

g. **Building Design.** Unless otherwise modified within this text, all dwellings shall meet the building design requirements of Chapter 1171, R-5 and R-6 District standards for detached single-family dwellings.

(1) To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types each building shall be consistent in overall design, color, material, and architectural pattern and include similar and/or repeating a pattern of design elements such as architectural styles, roof and building massing, window proportion, or other elements as as presently built and platted as of the adoption of this Development Text.

(2) All home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan.

(3) Exterior Material and Trim Standards.

A. All homes shall be permitted to utilize Vinyl Siding – Higher End, as defined in Chapter 1171.08 (c) (19) on all elevations for 100% of all sides of the building elevation.
B. All front elevations shall include a variety of styles, colors, and/or materials types of materials including, but not limited to, vinyl shake siding.
C. EIFS, stucco, or similar products are prohibited as an exterior material.
D. A brick wainscoting a minimum of 3 feet in height shall be required of all front facades.

(4) Design Standards

A. Primary roofs shall have a minimum pitch of 6:12. Porches shall have a minimum of roof pitch of 3:12. Any asphalt shingles shall be dimensional.
B. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.
C. Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and limited to one per elevation unless used in a pair. Rear elevations shall have a minimum of two windows.
D. Although porch railing and column details are encouraged to vary from home to home, porch columns shall have a minimum 6 x 6 inch cross section or diameter and not consist of metal or wrought iron posts.
E. Treated lumber shall be painted or stained.
F. Where wood burning fireplaces are utilized the chimney shall be faced with brick at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a public street.
G. All homes in Subarea A shall have covered front porches with minimum depth of 5 feet or as currently built.
H. All homes shall have a rear load garage accessed from an alley providing space for a minimum of one car.

h. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code unless modified herein.

(1) Street trees shall be a minimum of 2.5 caliper inches as measured at breast height at the time of installation.
(2) A landscaped median shall be provided in the area shown on the approved Final Development Plan. Street trees shall be provided in the median.

i. **Pedestrian Connectivity.** Pedestrian connectivity will be provided throughout the sub-area with stub connections to other sub-areas and future development. Concrete sidewalks, 4 feet in width (as built), will be provided on both sides of all public streets and multi-use paths provided as shown on approved Final Development Plan. Where a multi-use path takes the place of a required sidewalk, an asphalt path 8 feet in width shall be provided. The homeowners association shall be responsible for all interior paths and sidewalks, including those connecting to the regional pedestrian network. The multi-use paths generally located running parallel to the north and south property lines shall be considered part of the regional pedestrian network, be dedicated to and maintained by the City, and an easement provided to the City allowing public access and maintenance.

j. **Open Spaces.** Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be

submitted and approved with the Final Development Plan and include, at a minimum, the following:

(1) Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk and provide active recreation throughout.
(2) Amenities as presently built of the adoption of this Development Text, such as benches, gazebos, or other such features, shall be provided in the open spaces.
(3) Landscaping shall be the minimum this presently installed as of the adoption of this Development Text. Enhancements shall be made to the existing open space landscaping with the development of Sub-Area B as approved on the Final Development Plan.

k. **Entry Features and Signs.** Signage in Subarea A is already installed and conforms with zoning code as previously approved through original zoning. Any future modifications to the entry feature and signs shall meet all current Zoning Code requirements in effect at the time of application. Internally illuminated signs are prohibited.

3.2 SUB-AREA B – TOWNHOME / GARDEN-STYLE DEVELOPMENT STANDARDS

a. **Uses.** The following uses shall be considered to be permitted, conditionally permitted, or limited uses in Sub-Area B as represented in the chart below by P, C, or L, respectively. Any use not listed in the chart shall be considered a prohibited use unless amended by action of the Planning Commission and City Council through a Zoning Amendment process.

1. **Permitted Uses.** Permitted uses are permitted by-right and shall meet all development standards specified within this text and the Zoning Code, as applicable.

2. **Conditionally Permitted Uses.** In addition to all standards specified within this development text, uses listed as conditionally permitted uses shall meet all Zoning Code standards for approval of a conditional use permit current at the time of application for a conditional use permit as well as any other regulations contained within the Zoning Code.

3. **Accessory Uses.** Although not specified in the chart below, accessory uses, which are considered permitted uses, include those items that are accessory and necessary to the principal use of the land. Such items include but are not limited to fences, trash receptacles and enclosures, patios, decks, swimming pools, and off-street parking areas.

Land Use Category	Uses
(a) Residential	

Land Use Category	Uses
1. Attached townhouse dwellings (2 or more)	P
2. Garden-style multi-family buildings	P
2. Minor home occupation	P
(b) Recreational/Open Space	
3. Park, playground	P
4. Non-commercial recreation facility (including homeowner association controlled facilities)	P

b. **Density & Mix of Dwelling Unit Type.** The overall Sub-Area B density and mix of dwelling unit types shall not exceed 157 dwelling units with a mix of townhome units and garden-style units as approved on the Final Development Plan.

c. **Building Setback Standards.** The following standards shall apply for minimum principal building setbacks (including accessory structures attached to the principal structure) based on the type of dwelling unit. Across any alley there shall be a minimum building separation of 22 feet.

(1) **Rear Load Townhomes**

Minimum Building Setbacks	Rear Load Townhomes
(a) Front setback from the public street right-of-way	10 ft.
(b) Minimum building separation	10 ft.
(c) Side setback for end unit except adjacent to alley	4 ft.
(d) Side setback from alley edge of pavement	7 ft.
(e) Rear setback from edge of pavement	0 ft.
(f) Porch, bay window, or balcony encroachment into required front setback.	8 ft.

(2) **Front Load Townhomes**

Minimum Building Setbacks	Front Load Townhomes

(a) Front setback from the private street edge of pavement	20 ft.
(b) Minimum Building Separation	10 ft.
(c) Side setback for end unit adjacent to private street and/or parking.	10 ft.
(d) Side setback from alley edge of pavement	7 ft.

(3) **Garden-Style Units**

Minimum Building Setbacks	**Garden-Style Units**
(a) Front setback from the private street edge of pavement	20 ft.
(b) Minimum Building Separation	10 ft.
(c) Side setback for end unit adjacent to private street and/or parking.	10 ft.
(d) Side setback from alley edge of pavement	7 ft.

d. **Floor Area Requirements.** Each dwelling unit shall provide for the following minimum floor area, exclusive of basements, unfinished attic spaces, garages, and any attached or detached accessory buildings.

(1) Rear Load Townhomes: 1,100 square feet
(2) Front Load Townhomes: 1,100- square feet
(3) Garden-Style Units: 1,100 square feet

e. **Maximum Building Height.** The maximum height of any building or structure shall be 35 feet as measured from the average elevation of the finished grade at the front of the building to the highest point of the roof.

f. **Building Design.** Unless otherwise modified within this text, all dwellings shall meet the building design requirements of Chapter 1171, R-5 and R-6 District standards for detached single-family dwellings and R-5 and R-6 District multi-family standards for attached single-family dwellings.

1. To create a cohesive and unified design throughout the entire development yet provide a diversity of housing types each building shall be consistent in overall design, color, material, and architectural pattern and include similar and/or repeating a pattern of design elements such

as architectural styles, roof and building massing, window proportion, or other elements as determined through the Final Development Plan review process. Each unit shall be differentiated within this overall framework.

2. All home elevations (all sides) shall be reviewed and approved by the Planning Commission as part of the Final Development Plan.

3. Exterior Material and Trim Standards.

A. Where vinyl is permitted to be utilized, the vinyl siding shall be Vinyl Siding – Higher End, as defined in Chapter 1171.08 (c) (19) on all elevations, except that no front elevation shall be permitted to be sided exclusively in vinyl siding.

B. All front elevations shall include a variety of styles, colors, and/or materials types of materials including, but not limited to, vinyl shake siding, brick, approved limestone/cultured stone, cement-fiber siding, and LP SmartSide as approved on the Final Development Plan.

C. EIFS, stucco, or similar products are prohibited as an exterior material.

D. All front elevations adjacent to a private street or open space shall be faced with a limestone or cultured stone wainscoting as approved on the Final Development Plan. The limestone or cultured stone shall be consistent with the Delaware Blue Limestone as approved by the City of Delaware.

4. Design Standards.

A. Primary roofs shall have a minimum pitch of 6:12. Porches shall have a minimum roof pitch of 3:12. Garages shall have a minimum pitch of 4:12.

B. Lintels and sills in masonry walls shall be brick soldier course, limestone, or sandstone, along with other manufactured stone products.

C. Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and limited to one per elevation unless used in a pair.

D. Rear elevations shall have a minimum of two windows, one of which may be patio slider door.

E. Although porch railing and column details are encouraged to vary from home to home, entry stoops shall have metal or wrought iron railing and posts.

F. Treated lumber shall be painted or stained.

G. Where wood burning fireplaces are utilized the chimney shall be faced with brick at a minimum. All direct vent fireplaces shall be located in a side or rear yard and screened from view when visible from a private street.

H. All homes shall provide an identifiable entry and stoops being a minimum of 3 feet deep or the minimum necessary for building code regulations, which ever is greater.

I. All garages shall be attached. Front elevations shall be designed to de-emphasize the visual impact of the garage. Single-car garage doors shall be used to lessen and de-emphasize the visual impact of the garage facing a private street. All Garage doors facing a private street shall be architecturally upgraded to include design elements consistent with the design of the home and development including providing door colors that are compatible with the main structure, and/or incorporating a glass course, and/or adding trim packages to give the appearance of stable doors, man doors, hinged swing doors and other similar architectural elements.

J. Side elevations of corner lots shall include windows and design elements as approved with the Final Development Plan.

g. **Landscaping and Screening.** All landscaping shall meet the requirements of the then current Zoning Code unless modified herein.

(1) Street trees shall be a minimum of 2.5 caliper inches as measured at breast height at the time of installation.
(2) Along the West property line, a landscape buffer consisting of 2 shade trees, 4 evergreen trees, and 5 shrubs per 100 linear feet of property line shall be installed. Trees may be grouped together for greater buffering effect. In addition, Developer will install a 6-foot privacy fence as shown on the Development Plan.
(3) Along the South property line, from the western edge of the existing retention basin to the west property line a landscape buffer consisting of 2 shade trees, 4 evergreen trees, and 5 shrubs per 100 linear feet of property line shall be installed. Trees may be grouped together for greater buffering effect. In addition, Developer will install a 6-foot privacy fence as shown on the Development Plan.
(4) A typical landscaping plan is shown as part of the Development Plan. This typical landscaping shall set forth the minimum amount of required landscaping for each unit type at the time of building of each structure prior to the issuance of a Certificate of Occupancy.
(5) Air conditioning units shall be located in a manner that minimizes the view from the public right-of-way.

h. **Pedestrian Connectivity.** Pedestrian connectivity will be provided throughout the sub-area with stub connections to other sub-areas and future development. Concrete sidewalks, 4 feet in

width, will be provided on both sides of all public streets and multi-use paths provided as shown on approved Final Development Plan. Where a multi-use path takes the place of a required sidewalk, an asphalt path 8 feet in width shall be provided. The homeowners association shall be responsible for all interior paths and sidewalks, including those connecting to the regional pedestrian network. The multi-use paths generally located running parallel to the north and south property lines shall be considered part of the regional pedestrian network, be dedicated to and maintained by the City, and an easement provided to the City allowing public access and maintenance.

i. **Open Spaces.** Open spaces shall be landscaped and designed in a manner consistent with the overall development. Landscaping and design plans for all open spaces shall be submitted and approved with the Final Development Plan and include, at a minimum, the following:

1. Sidewalks or multi-use paths shall be provided throughout the open space to link the amenities of the open space to the adjacent public sidewalk and provide active recreation throughout.

2. Amenities such as benches, gazebos, or other such features are encouraged in the open spaces. At a minimum a play structure shall be provided in addition to a clubhouse and in-ground pool. Such amenities shall be constructed concurrently with the infrastructure in the phase they are located.

3. All open spaces shall be constructed with the public infrastructure with the respective phase in which the open space is located. Landscaping shall be installed at the first time of year in which it is appropriate to install such plant material provided the acceptance of public improvements occurs during an inappropriate time for planting.

j. **Entry Features and Signs.** With the Final Development Plan, a comprehensive entry feature and signage plan shall be submitted. All signs shall be designed and located in a manner that is appropriate and consistent with the overall design of the sub-area and meet all Zoning Code requirements. Internally illuminated signs are prohibited.

MEADOWS AT CARSON FARMS

GOOD NEIGHBOR AGREEMENT

THIS MEADOWS AT CARSON FARMS GOOD NEIGHBOR AGREEMENT (this "Agreement"), to be effective as of the _____ day of _____, 2010, by and between MEADOWS AT CARSON FARMS LLC, an Ohio limited liability company ("Developer"), and the MEADOWS AT CARSON FARMS HOMEOWNERS' ASSOCIATION, an Ohio corporation not for profit (the "Association").

RECITALS

A. Developer is the owner of the land described on Exhibit A attached hereto and made a part hereof (the "Developer Property").

B. The Association is a homeowners' association whose members (the "Homeowners") are the owners of the lots in the Meadows at Carson Farms, a subdivision (the "Subdivision"), the plat of which is recorded at Plat Book ___, page _____ in the Office of the Recorder of Delaware County, Ohio, attached hereto as Exhibit E-1. All of the property within the Subdivision other than the Developer Property is herein called the "Meadows at Carson Farms Property."

C. Developer has filed a Development Plan application with the City of Delaware to revise the unit type and number and the building and street layout for the Meadows at Carson Farms subdivision (the "Revised Development Plan"). A copy of the Revised Development Plan is attached hereto as Exhibit E-2.

D. Homeowners have previously expressed concerns about the Revised Development Plan and the affect it might have on the Subdivision.

E. Developer has agreed to make certain commitments to the Association, which address the concerns that Homeowners have had about the revised Development Plan, if the Association and the Homeowners support the Revised Development Plan and if the Revised Development Plan is approved by the City of Delaware and becomes effective.

F. Developer and the Association wish to enter into this Agreement to set forth those commitments by Developer and to evidence the Association's support for the Revised Development Plan.

NOW, THEREFORE, in consideration of the foregoing and the covenants and agreements set forth in this Agreement, Developer and the Association agree as follows:

1. Roadways:

a. Developer will reimburse the Association fifty percent (50%) of the cost of roadway repairs for roadways on the Meadows at Carson Farms Property over the last five years (the "Past Roadway Repairs"). Per information obtained from the management company retained by the Association, the cost of the Past Roadway

Repairs is eleven thousand dollars ($11,000.00). Payment of five thousand five hundred dollars ($5,500.00) will be made to the Association within thirty (30) days after the final approval of the Revised Development Plan by the City of Delaware.

b. Developer will pay fifty percent (50%) of the asphalt repairs necessary to existing roadways as of the date of this Agreement as more fully described on Exhibit E-3 attached hereto (the "Existing Roadway Repairs"). An estimate of the cost of repairs will be obtained by the Developer within thirty (30) days of the date of final approval of the Revised Development Plan by the City of Delaware. Payment will be made to the Association within thirty (30) days of the date that the Existing Roadway Repairs are completed.

c. Developer will seal all roadways on the Meadows at Carson Farms Property at Developer's sole expense within six months of the final approval of the Revised Development Plan by the City of Delaware, except for roadways over which construction traffic travels. Roadways over which construction traffic travels will be sealed at the conclusion of construction on the Developer Property.

d. The owner(s) of the residential units constructed on the Developer Property in accordance with the Revised Development Plan (through a professional management company) will reimburse the Association for one hundred percent (100%) of the maintenance, repair, replacement and snow removal for the portions of existing roadways on the Meadows at Carson Farms Property as shown on Exhibit E-4 attached hereto. The owner(s) of the residential units constructed on the Developer Property will (through a professional management company) maintain all roads on the Developer Property and shall pay for one hundred percent (100%) of the maintenance, repair, replacement and snow removal for the roads on the Developer Property.

2. Advisory Committee:

a. Developer will form and actively participate in a community advisory group. The community advisory group will serve as a forum for continuing communications for the parties and for any other interested community members. The community advisory group will serve as a vehicle for communication between the parties and other interested community members so that the parties can share information and address concerns. The community advisory group will meet monthly for so long as the Association feels such meetings are necessary.

3. Landscaping:

a. Additional landscaping in the common areas and in the perimeter yard will be installed at Developer's sole expense in accordance with the Revised Development Plan.

b. Dead and dying trees as shown on Exhibit E-5 attached hereto located on the Meadows at Carson Farms Property will be replaced at Developer's sole expense.

c. Tree stumps located on the Meadows at Carson Farms Property as shown on Exhibit E-5 will be removed at Developer's sole expense.

d. All existing ponds and all new landscaping in the perimeter yard and common areas on the Meadows at Carson Farms Property as identified on the Revised Development Plan will be maintained by the owner(s) of the residential units located on the Developer Property.

e. Developer will pay fifty percent (50%) of the repairs necessary to existing fencing as of the date of this Agreement. An estimate of the cost of repairs will be obtained by the Developer within thirty (30) days of the date of final approval of the Revised Development Plan by the City of Delaware. Payment will be made to the Association within thirty (30) days of the date that the fence repairs are completed.

4. Signage:

a. Developer will install additional signage for weight limits, no solicitation, no parking and curbing of dogs on the Meadows at Carson Farms Property as set forth in the Revised Development Plan.

5. Deed Restrictions:

Developer will, at Developer's expense, prepare and record an amendment to the deed restrictions for the Meadows at Carson Farms Subdivision to provide for the Association to retain the services of a towing company to enforce no parking restrictions.

6. Maintenance:

a. The owner(s) of the residential units located on the Developer Property will maintain, at their sole expense, the clubhouse and pool on the Developer Property and the detention ponds, fountains and fences located on both the Developer Property and on the Meadows at Carson Farms Property.

7. Clubhouse:

a. Without charge to the Association or its members, the residents of the Meadows at Carson Farms Property will be permitted to use the community clubhouse building and swimming pool constructed on the Developer Property. Use by the Homeowners shall at all times be subject to the same rules, regulations and limitations as from time to time govern the use of that swimming pool and community building by the residents of the Developers Property. A discounted rate for rental of the clubhouse will be established for the owner(s) and/or occupants of the units on the Meadows at Carson Farms Property.

8. Miscellaneous:

a. All units on the Developer Property will have automatic garage door openers.

b. This Agreement shall be binding upon, and inure the benefit of, Developer and the Association and their respective successors and assigns.

c. This Agreement represents the entire agreement between Developer and the Association and embodies or supersedes all prior agreements, commitments and negotiations between the parties. This Agreement may not be amended, altered or changed other than by an instrument in writing signed by the party to be charged.

IN WITNESS WHEREOF, Developer and the Association have executed this Agreement to be effective as of the day and year first set forth above.

MEADOWS AT CARSON FARMS LLC, an Ohio limited liability company

By:_____
Name:_____
Its:_____

MEADOWS AT CARSON FARMS HOMEOWNERS' ASSOCIATION, INC., an Ohio corporation not for profit

By:_____
Name:_____
Its:_____

FINAL PLAT

THE MEADOWS AT CARSON FARMS

SHEET 1 OF 2

Situated in the State of Ohio, County of Delaware, City of Delaware, being in Farm Lots 22 and 23 of Section 1, Township 3 North, Range 19 West, United States Military Lands containing 34.003 acres of land, more or less, said 34.003 acres being all of that tract of land described in the deed to THE MEADOWS AT CARSON FARMS, LLC., of record in Official Record Volume 498, Pages 972 through 975, of record in the Recorder's Office, Delaware County, Ohio.

The undersigned, R.S. TRC CELLAR III , President of THE MEADOWS AT CARSON FARMS,LLC, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents the THE MEADOWS AT CARSON FARMS, a subdivision of lots numbered 1 through 192, both numbers inclusive, and Reserves A, B, C and D and does hereby accepts this plat of same. 5.845-6982

Easements are hereby reserved in, over and under areas designated on this plat as "Easements", for construction, operation and maintenance of all public and quasi public utilities above and below the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

In Witness Thereof R.S. TRC CELLAR,III, President of THE MEADOWS AT CARSON FARMS, LLC., has hereunto set his hand this 14th day of June 2004.

Signed and acknowledged
In the presence of

THE MEADOWS AT CARSON FARMS, LLC.

By _____
R.S. TRC CELLAR, III, President

STATE OF OHIO
DELAWARE COUNTY ss

Before me, a Notary Public, in and for said County and State, personally appeared R.S. TRC CELLAR, III, PRESIDENT of THE MEADOWS AT CARSON FARMS, LLC., who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said THE MEADOWS AT CARSON FARMS, LLC., for the uses and purposes therein expressed.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 4th day of June 2004

My Commission Expires June 11, 2004

AARON GIFFEN
NOTARY PUBLIC, LICKING COUNTY, OHIO
MY COMMISSION EXPIRES JUNE 11, 2004

Notary Public, State of Ohio

NOTE "A" – STORM WATER DRAINAGE EASEMENT: An easement is hereby reserved for the purpose of constructing and maintaining major storm drainage swales and underground public and private utilities and appurtenant works in any part of easement areas designated a "Storm Water Drainage Easement" hereon including the right to clean, repair and cave for said swales and utilities together with the right of access to said areas for said purpose. Except as provided for in the developers overall scheme for the development of THE MEADOWS AT CARSON FARMS, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within "Storm Water Drainage Easement" areas as delineated on this plat.

NOTE "B" – All utility services shall be underground. Electric, Telephone and Cable TV lines, boxes and easements will be in rear yards only.

NOTE "C" – Roof drains, foundation drains and other clean water connections to the sanitary system are prohibited.

NOTE "D" – Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department at City of Delaware, are site improvement plans for the development of said lots showing proposed lot drainage, recommended minimum finish floor elevation and/or grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plan required with the building permit.

NOTE "E" – Be advised: A sub-surface drainage system may exist on this site. The system and or outlet, if located on this property, must be maintained at all times, or connected to the proposed storm water drainage system.

NOTE "F" – All of THE MEADOWS AT CARSON FARMS is within Zone X, as said Zone is designated and delineated on FEMA Flood Insurance Rate Map, Community Panel 390416 0115 J, for Delaware County, Ohio and Unincorporated Areas, with effective date of April 21, 1999.

NOTE "G" – Open spaces will be owned and maintained in perpetuity by The Meadows at Carson Farms Homeowners Association, comprised of all fee simple owners of the lots within this subdivision. ////////

NOTE "H" – No parking will be permitted on either side of the private alleys and on fire hydrant side of private streets and on all sides of the entrances to this development.

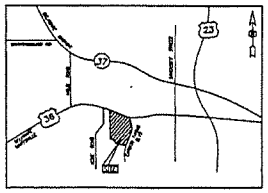
NOTE "I" – All retention ponds are to be placed in a "storm water drainage easement". These easement areas may not be used for future development and may not be sold. The Meadows at Carson Farms Homeowners Association will be responsible for maintenance of all retention ponds, with the exception of Reserves A and B which are the responsibility of the City of Delaware. In the event that The Meadows at Carson Farms Homeowners Association fails to care for and maintain the retention basins in Reserve "C" and the land surrounding the Retention Basin, (within the applicable Reserve), the City of Delaware will enter the premises and perform the necessary maintenance and charge for the work done to The Meadows at Carson Farms Homeowners Association.

NOTE "J" – All streets, alleys or access drives within the boundaries of this plat are non-dedicated private streets. No government body is responsible for care and maintenance of said private streets or access drives. The Meadows at Carson Farms Homeowners Association will be responsible for care and maintenance of said private streets or access drives.

NOTE "K" – Within those areas designated "Ingress/Egress, Sidewalk and General Utility Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of private streets, sidewalks and public (water & sanitary lines) and private utilities for the use by the City of Delaware and The Meadows at Carson Farms Homeowners Association.

NOTE "L" – As required by the City of Delaware Zoning Code, all bike paths, sidewalks in reserve areas and traffic controls pertinent to the development of The Meadows at Carson Farms shall be installed before occupancy permits can be issued.

NOTE "M" – Easements are hereby reserved in, over and under areas designated on this plat as "general utility easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for stormwater drainage. Within those areas designated "stormwater drainage easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other stormwater drainage facilities. No above grade structures, dams or other obstructions to the flow of stormwater runoff are permitted within "stormwater drainage easement"or "general utility easement" areas as delineated on this plat unless approved by the Delaware City Engineer.



LOCATION MAP
No Scale

Bench Marks (NAVD 1988)

B.M. #1 Chiseled "X" on M.H., 60'± W. of the centerline of Carson Farms Boulevard & 80'± S. of the centerline of U.S. Route 36.
Elev. = 941.53

B.M. #3 W. Bolt of Fire Hydrant, 5th hydrant S. of U.S. Route 36 & 20'± W. of the centerline of Carson Farms Boulevard.
Elev. = 942.82

B.M. #4 Railroad spike on E. side of an 14" Hickory Tree, 1,500'± S. of U.S. Route 36 and in the W. property line.
Elev. = 943.51

B.M. #6 Railroad spike on E. side of Power Pole, 60'± S. of the centerline of U.S. Route 36 and in the W. property line.
Elev. = 941.31

ACREAGE TABLE:

Area in Lots	15.049 Ac.
Area in Reserves	12.050 Ac.
Area in in street right-of-ways	6.006 Ac.
Total platted area	34.005 Ac.

10.356 Acres are in Farm Lot 22
17.849 Acres are in Farm Lot 23

Proposed Zoning = R-4 PRD

NOTE "N" – Easements are hereby reserved in, over and under areas designated on this plat as "general utility easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for stormwater drainage. Within those areas designated "drainage easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other stormwater drainage facilities. No above grade structures, dams or other obstructions to the flow of stormwater runoff are permitted within "general utility easement" areas as delineated on this plat unless approved by the Delaware City Engineer.

SETBACKS: The front yard minimum setback shall be 18 feet as measured from the edge of pavement, except on corners where the minimum building setback from the side of building shall be 13 feet as measured from edge of pavement of a street or 14 feet as measured from edge of pavement of an alley. The minimum distance between buildings shall be 10 feet from building wall to wall. Porches may not encroach into building setback.

Approved and accepted this 26 day of April 2004, by Ordinance No. 04-064 wherein the easements as dedicated hereon are accepted as such by Council for The City of Delaware, Ohio

Approved and accepted this 26 day of April 2004.
Clerk of Council

Approved and accepted this 26 day of April 2004.
City Manager

Approved and accepted this 26 day of April 2004.
Secretary
Delaware Planning Commission

Approved and accepted this — day of — 2004.
N/A
Chairperson
Delaware Planning Commission

Approved and accepted this 14th day of June 2004.
Auditor
Delaware County, Ohio

Filed for record this 15th day of June 2004 at 11:07 A.M.

Fee $0.00 File No. 27756 Cabinet 3 Slides 365-366A

Recorder, Delaware County, Ohio

SURVEYOR'S STATEMENT

We do hereby state that we have surveyed the above premises and prepared the attached plat. The field survey on which this plat is based was conducted in January of 2001.
All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements.
The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe survey marker with a plastic plug set in the top and bearing the initials BD&M to be set: ——o——
Permanent survey markers, to be placed upon the completion of the construction necessary to the improvement of subject premises, are indicated by the following symbol: ——⊙——
Permanent survey markers are to be solid iron pins, one inch in diameter and approximately thirty inches long. Center punched railroad spikes shall be placed at all street intersections and at the beginning and end of the curves in the centerline.
The railroad spikes shall be placed after the completion of the surface layer of the pavement.
The bearings shown on this plat are based on the bearing of S72°42'40"E for the centerline of U.S. Route 36 as shown on the recorded plat of Carson Farms Section 1 Phase 1, a subdivision of record in Plat Cabinet 2, Slides 430, 430A and 430B, Recorder's Office, Delaware County, Ohio

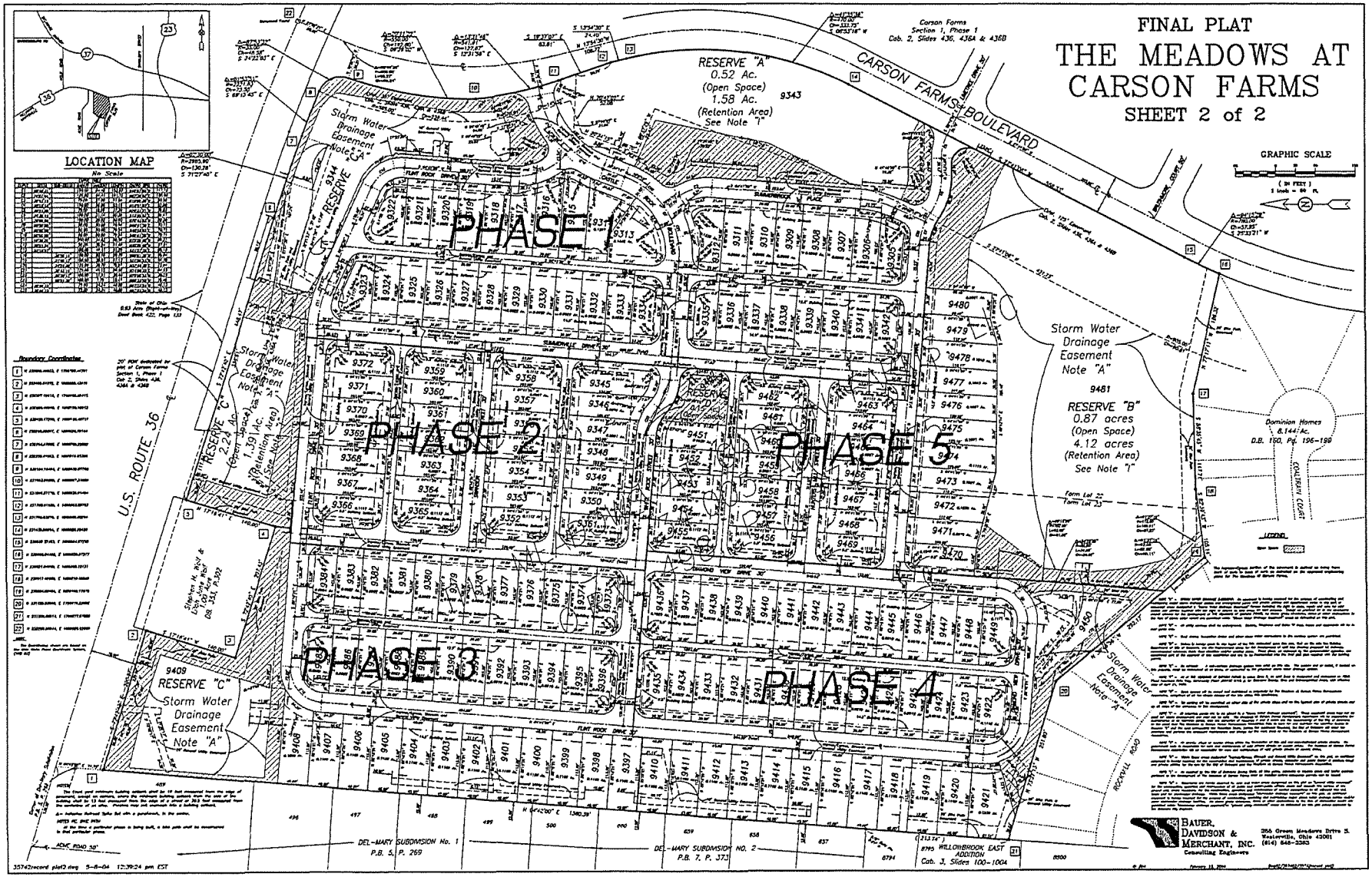
BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

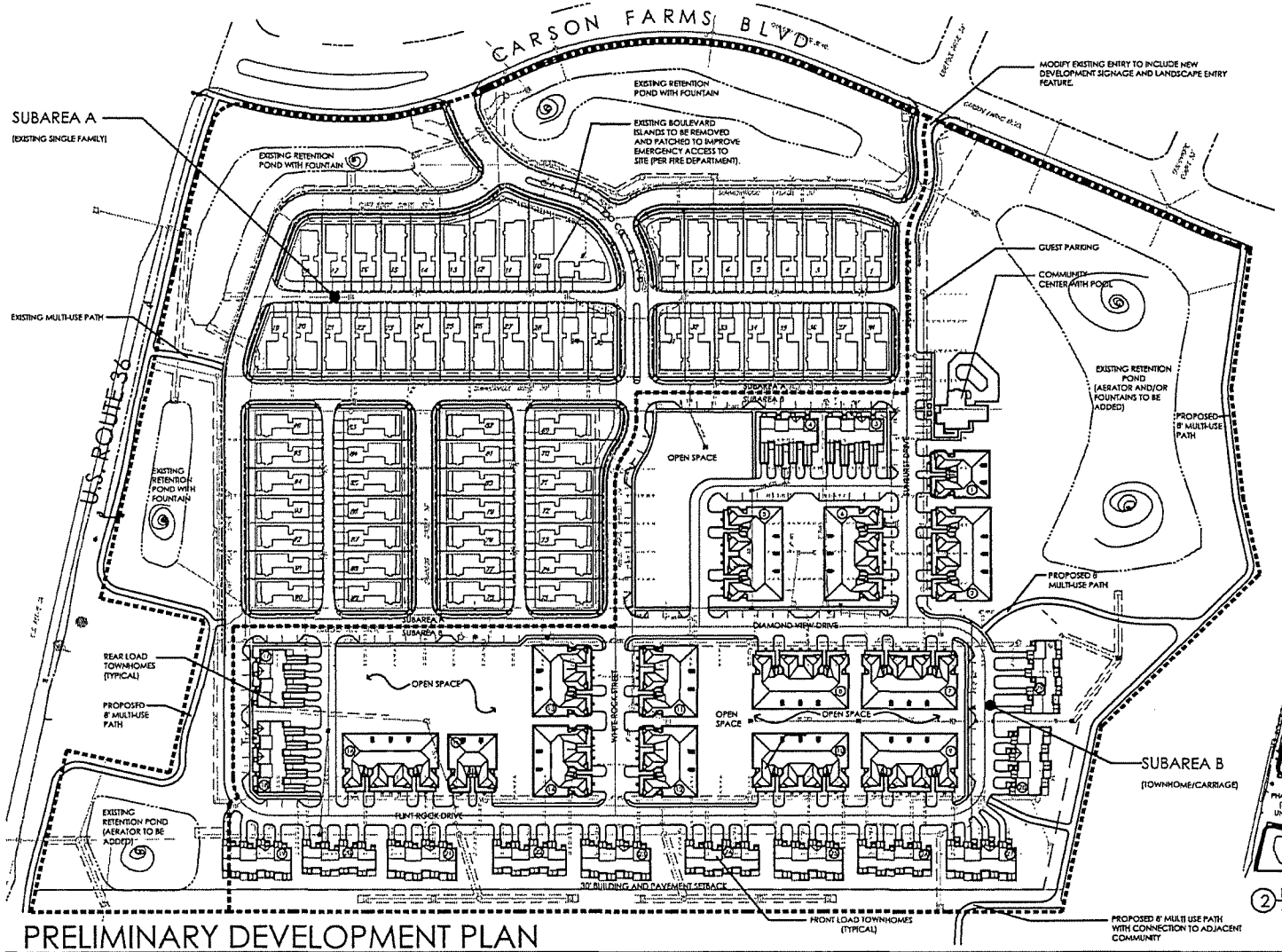
By _____
Gaite Crompton
Professional Surveyor No. 5572

STATE OF OHIO
GAITE CROMPTON
5572
REGISTERED SURVEYOR

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
Westerville, Ohio 43081
(614) 548-3393

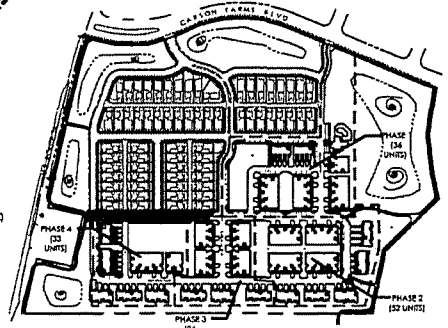
J5742record plat1.dwg 5-4-04 2:15:25 pm EST


FINAL PLAT
THE MEADOWS AT CARSON FARMS
SHEET 2 of 2
LOCATION MAP
No Scale
GRAPHIC SCALE
CARSON FARMS BOULEVARD
Carson Farms Section 1, Phase 1 Cab. 2, Slides 436, 436A & 436B
RESERVE "A" 0.52 Ac. (Open Space) 1.58 Ac. (Retention Area) See Note "7"
9343
Storm Water Drainage Easement Note "A"
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
U.S. ROUTE 36
RESERVE "C" 2.24 Ac. (Open Space) 1.39 Ac. (Retention Area) See Note "7"
9409
RESERVE "C" Storm Water Drainage Easement Note "A"
Stephen M. Nicol & Lisa Jean Nicol DB 4431, P. 392
9481
RESERVE "B" 0.87 acres (Open Space) 4.12 acres (Retention Area) See Note "7"
Dominion Homes 6.144 Ac. D.B. 180, Pg. 196-198
COUNTRY COAST
Form Lot 22 Form Lot 23
ROCKPILE ROAD
ACME ROAD 50'
DEL-MARY SUBDIVISION No. 1 P.B. 5, P. 269
DEL-MARY SUBDIVISION NO. 2 P.B. 7, P. 373
8795 WILLOWBROOK EAST ADDITION Cab. 3, Slides 100-100A
BAUER, DAVIDSON & MERCHANT, INC. Consulting Engineers
356 Green Meadows Drive S. Westerville, Ohio 43081 (614) 846-2583
35742record plat2.dwg 5-6-04 12:39:24 pm EST



SITE DATA

ZONING	R-3 W/PRD OVERLAY
TOTAL ACRES	+/- 34 ACRES
SINGLE FAMILY (EXISTING)	+/- 14.41 ACRES
TOWNHOME/CARRIAGE	+/- 19.59 ACRES
TOTAL UNITS	229
SINGLE FAMILY (EXISTING)	66
TOWNHOMES	61
CARRIAGE	96
OPEN SPACE (DOES NOT INCLUDE RETENTION PONDS)	
CURRENT ZONING AS APPROVED	+/- 3.78 ACRES
PROPOSED MODIFICATION	+/- 7.09 ACRES
PARKING	
REQUIRED - SINGLE FAMILY (4/UNIT - 2 GARAGE / 2 SURFACE)	264
PROPOSED - SINGLE FAMILY (4/UNIT - 2 GARAGE / 2 SURFACE)	264
REQUIRED - TOWNHOUSE/CARRIAGE (2/UNIT - 1 GARAGE / 1 SURFACE)	314
PROPOSED - TOWNHOUSE/CARRIAGE (2/UNIT - 1 GARAGE / 1 SURFACE + + 10 CLUBHOUSE + 77 GUEST)	401



2 PHASING PLAN
SCALE: 1" = 200'

PRELIMINARY DEVELOPMENT PLAN

EXHIBIT E-2

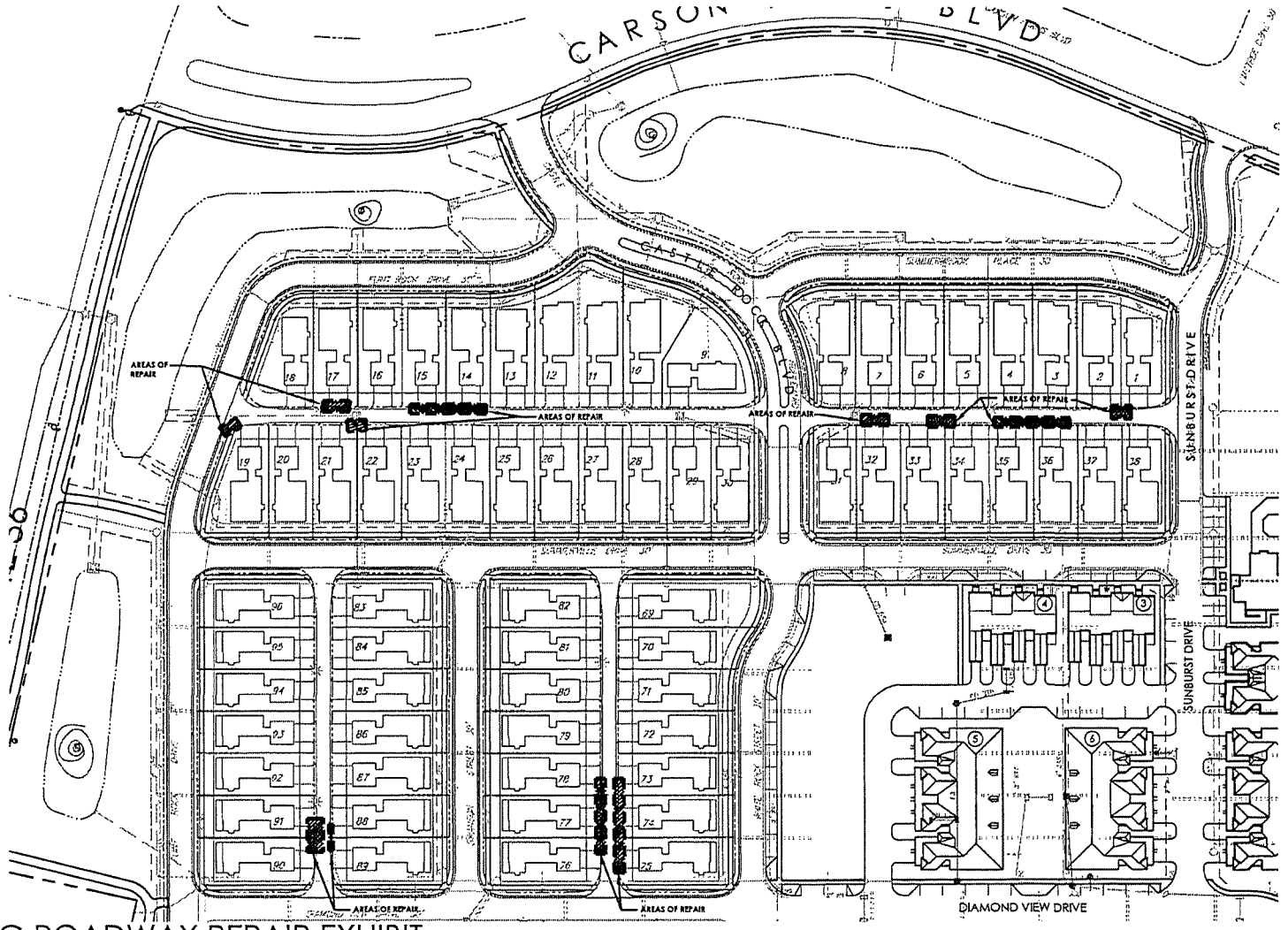
THE TRADITIONS AT CARSON FARMS

PREPARED FOR VILLAGE COMMUNITIES

DATE: JULY 20, 2010

NORTH
SCALE 1" = 60'
0 30 60 120 180

Faris Planning & Design
LAND PLANNING & LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
ph (614) 487-1964
www.farisplanninganddesign.com



PLAN KEY

HATCHING DENOTES PORTIONS OF EXISTING ROADWAYS WHICH WILL HAVE ASPHALT REPAIRED. AREA HIGHLIGHTED IS APPROXIMATE. ACTUAL FINALIZED AREA WILL BE IDENTIFIED ON PAVEMENT AND MARKED AS SUCH PRIOR TO REPAIR.

EXISTNG ROADWAY REPAIR EXHIBIT

EXHIBIT E-3

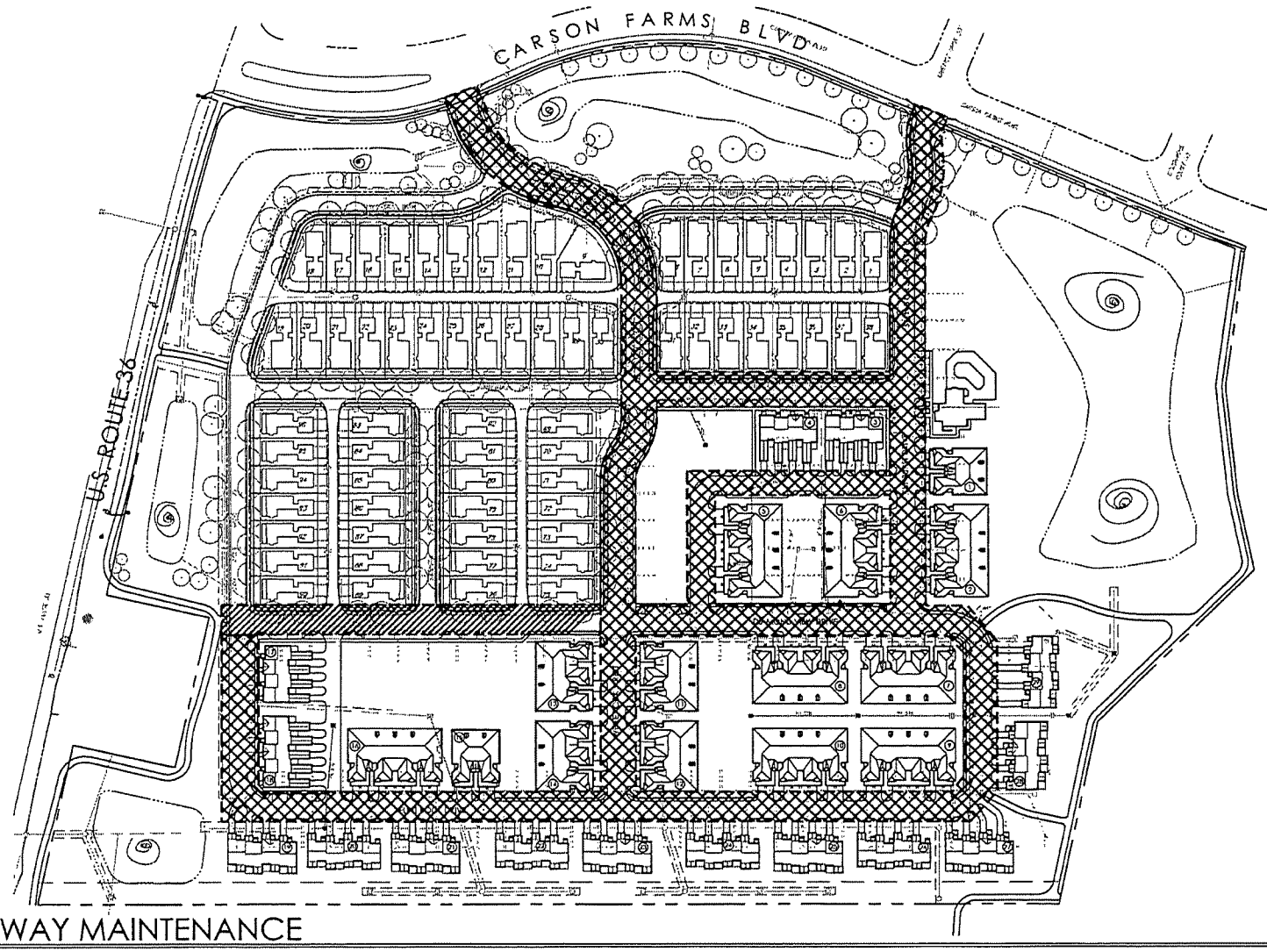
THE TRADITIONS AT CARSON FARMS

PREPARED FOR VILLAGE COMMUNITIES

DATE: JULY 28, 2010

NORTH
SCALE 1" = 40'
0 20 40 80 120

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



PLAN KEY

HATCHING DENOTES PORTION OF ROADWAY WHICH WILL HAVE 50% OF MAINTENANCE COSTS ABSORBED BY NEW MULTI-FAMILY DEVELOPMENT PORTION OF SITE AND 50 % OF MAINTENANCE COSTS ABSORBED BY THE EXISTING SINGLE FAMILY HOA.

HATCHING DENOTES PORTION OF ROADWAY WHICH WILL HAVE 100% OF MAINTENANCE COSTS ABSORBED BY NEW MULTI-FAMILY DEVELOPMENT PORTION OF SITE. NO ROADWAY MAINTENANCE COSTS FROM THESE AREAS WILL BE APPLIED TO EXISTING SINGLE FAMILY HOMEOWNERS.

ROADWAY MAINTENANCE

EXHIBIT E-4

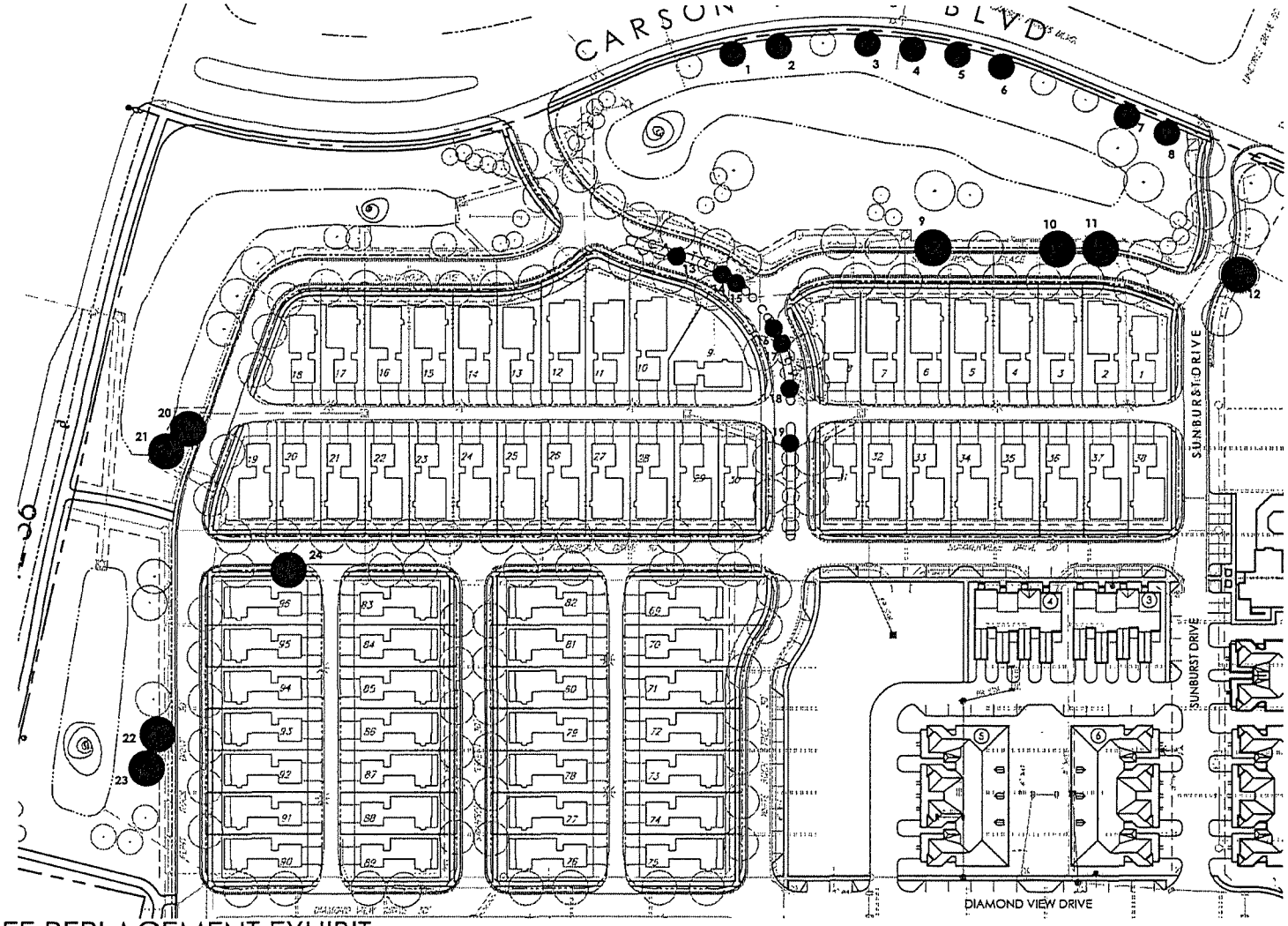
THE TRADITIONS AT CARSON FARMS

PREPARED FOR VILLAGE COMMUNITIES

DATE: JULY 28, 2010

NORTH
SCALE 1" = 60'
0 30 60 120 180

Paris Planning & Design
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243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.parisplanninganddesign.com



TREE REPLACEMENT KEY

TREE #	TREE SPECIES
1	RED OAK
2	RED OAK
3	RED OAK
4	RED OAK
5	RED OAK
6	RED OAK
7	RED OAK
8	RED OAK
9	ARMSTRONG RED MAPLE
10	ARMSTRONG RED MAPLE
11	ARMSTRONG RED MAPLE
12	ELM
13	THESE TREES WILL NOT BE REPLACED DUE TO REMOVEL OF LANDSCAPE ISLANDS PER FIRE DEPARTMENT.
14	
15	
16	
17	
18	
19	
20	LONDON PLANETREE
21	LONDON PLANETREE
22	LONDON PLANETREE
23	LONDON PLANETREE
24	HONEYLOCUST

PLAN KEY

HATCHING DENOTES EXISTING TREE THAT IS DEAD OR THAT HAS BEEN PREVIOUSLY REMOVED AND IS TO BE REPLACED.

TREE REPLACEMENT EXHIBIT

EXHIBIT E-5

THE TRADITIONS AT CARSON FARMS

PREPARED FOR VILLAGE COMMUNITIES

DATE: JULY 28, 2010

NORTH
SCALE 1" = 40'

0 20 40 80

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