

Proposed Development Text

THE VILLAGE AT COFFMAN PARK

October 24, 2013

DEVELOPMENT OVERVIEW

A. Location and size

The proposed Planned Unit Development encompasses 22.66 acres and is located along the east of Discovery Boulevard between Post Road and Wall Street in the City of Dublin, Ohio.

B. Existing and Proposed Land Uses

The subject property was zoned Planned Unit Development (PUD) for single-family, detached residential homes as part of the Village at Coffman Park in 2005 (Under a Development Text entitled “Homestead at Coffman Park). The current PUD zoning permits 63 detached, single-family units, three live/work units, and 4.37 acres of open space on 22.66 acres. A Final Development Plan for this PUD was received by the City of Dublin on September 27, 2005 and approved with conditions on October 6, 2005. Approximately 13.55 +/- acres have been developed with 11 owner-occupied single-family condominium units built to date. The built environment includes an existing 1,800 square foot community center, walking paths, a regional storm water pond owned by the City of Dublin and other common areas and amenities to serve the condominium residents. 8.826 acres of total open space were dedicated to the City of Dublin, including the pond and surrounding open spaces as well as the setbacks and buffers along the south side of Post Road. The remaining 11.404 +/- acres is currently vacant with a tree line that roughly bisects this acreage from north to south.

The new proposal is to rezone the entire PUD to allow for the coordinated development of the vacant land (currently 11.39 +/- acres not owned by the City of Dublin), in order to complete the residential development and add office and institutional uses in new subareas under separate ownership. Four subareas will be created and the development text will contain development standards for each of the subareas not owned by the City.

- i. Subarea A will include 8.81 +/- acres at completion, with three separate phases. (A1 – existing residences and clubhouse on 2.44 acres, A2 – next residential phase on 2.40 acres and A3 – planned final residential phase on 3.97 acres.) A total of up to 39 detached single-family residential dwellings will make up this subarea, when existing, newly proposed and previously approved units are combined.

- ii. Subarea B will consist of 3.87 +/- acres to be split from the subject parcel and developed for an assisted living facility of 49,500 square feet performing advanced memory care, general health care services and/or office uses.
- iii. Subarea C will include a 1.16 +/- acre property to be split from the subject parcel and developed for general office uses. A 13,000 square foot office building, with a 6,500 square foot footprint is proposed.
- iv. Subarea D will include all City owned open space. The open space consists of a total of 8.826 acres, including the regional detention pond, the areas connected to and around the Pond and the areas along Post Road containing bike and pedestrian paths.

## DEVELOPMENT STANDARDS

Development standards are provided for three of the four non-City owned subareas within this PUD Text. All development within this PUD shall comply with the design guidelines of the standards set forth in this text. In the event that a development concern is not addressed in this document, the provision of Chapter 153 of the City of Dublin Code shall apply.

### C. SUBAREA A – The Village at Coffman Park Residential Community

All houses and all amenities are to be constructed under the same development requirements and architectural standards as the Village at Coffman Park PUD text originally approved in 2004. Upon completion, a maximum of 39 detached, single-family dwellings will be permitted in all of Subarea A to unify the existing built amenities referenced above. Subarea A(1) includes the existing built environment and 11 residences. Subarea A(2) is proposed for an additional 11 residences, with Subarea A(3) to include 17 residences to complete the condominium community.

- 1. Permitted Uses: The following uses shall be permitted in Subarea A:
  - a. Detached, residential dwellings.
  - b. A maximum 1800 square foot Community Center, common open spaces, parkland, leisure paths, pond and storm water drainage and detention areas and facilities. The Community Center is a neighborhood amenity for use by residents and is built and existing.

- c. Homes may include trellis structures, arbors, privacy fences, sunrooms and screened or enclosed additions and patios as defined on the “home site plans” as previously submitted with the Final Development Plan for the Village at Coffman Park. However, homes shall not extend into the outside of the home site’s designated buildable area, or into the limited common area as defined by state condominium statutes.
  - d. A water meter building exists on site and is approved as is.
  - e. Home occupations are permitted in association with each dwelling unit but only in accordance with the provisions of the Dublin Zoning Code.
  
- 2. Density: A maximum of 39 units shall be permitted, along with the existing Community Center.
  
- 3. Height: No building shall be permitted to be taller than 2 stories or a height of 35 feet as measured by the Zoning Code.
  
- 4. Setback Requirements
  - a. From Wall Street:
    - 30 feet building
    - 10 feet pavement
  - b. From Subarea B:
    - 10 feet pavement
    - 30 feet building
  - c. From the office development located south of Post Road and to the West:
    - 10 feet pavement
    - 30 feet building
  - d. From Post Road:
    - 60 feet pavement and building setback measured from the Post Road ROW.
  - e. East and South property line:
    - 20 feet pavement
    - 30 feet building
  
  - f. The building dimensions will vary upon specific unit types and future sales. Individual unit footprints may vary based on the addition of screened porches and patios. A “home site” plan with all possible additions and exterior appointments (i.e. trellis, arbor...etc.) will be provided at the Final Development Plan and plans shall be consistent with that approval.
  
  - g. There shall be a minimum distance between buildings of ten (10) feet. A dimensioned “home site” plan will be provided with the Final Development Plan dimensions shall be consistent with that approval.
  
- 5. Access, Traffic Circulation, Parking and Loading

- a. General Standards: All access points shall meet the review and approval of the City of Dublin. Circulation through the site shall be through a private street system. There shall be two full access points onto the site from Wall Street as depicted on the preliminary plans and lining up with the existing curb cut to the south on the Wall Street Holding, LLC property (PID Number 27301088), and/or as otherwise approved by the City of Dublin Engineering Department as part of the Final Development Plan. Unless otherwise stated herein or otherwise depicted on the Final Development Plan for the Village at Coffman Park or approved and built to-date, all parking and loading shall be regulated by the City of Dublin Code Section 153.200 et seq.
- b. Each building will have two (2) and two and one-half (2 ½) car-attached garage.
- c. Private streets shall be a minimum of twenty-four (24) feet in width back of curb to back of curb, alleys shall be a minimum sixteen (16) feet and driveways shall be minimum eighteen (18) feet in width and a maximum of twenty six (26) feet at the curb in accordance with the City of Dublin requirement.
- d. Sidewalks four (4) feet in width will be installed on both sides of the main street within the site as indicated on the previously submitted site-staking plan. Homes are required to include a sidewalk connection from the front door to this walk. In addition, an eight (8) foot asphalt bike path will remain along the south side of Post Road.
- e. There shall be no vehicular access to Post Road from this development.
- f. All access points shall meet City of Dublin requirements for visibility within sight triangles.
- g. Each residential building shall have a minimum of two (2) parking spaces per City of Dublin Code requirements, said parking to be located within attached garages. In addition, the site contains, sixty (60) designated exterior spaces located throughout the site. Within three hundred (300) feet of the Community Center, there are twenty-five (25) parking spaces, which includes two (2) ADA accessible spaces.
- h. All private drives, parking areas and approaches will meet City of Dublin Standards.
- i. The design of all private drive approaches will meet Engineering requirements for strength, durability and geometrics.

6. Building Architecture and Materials:
- a. All detached dwellings shall have at a minimum two-car; rear or side-loaded alley accessed, attached garage with paneled garage door.
  - b. The exterior building materials, including the existing Community Center, shall include all natural materials, including but not limited to stone, cultured stone, wood and horizontal siding or a combination thereof. Dimensional asphalt roof shingles, cultured stone and wood trim colors will be consistent throughout the community. The Community Center may use a standing seam, or wood shingle roof in lieu of the dimensional asphalt shingles subject to final plan approval. Accent colors will be used for front entry doors, shutters and window boxes. The Community Center will be painted a muted red similar in color to the historical office building at 109 S. High Street in Dublin. An illustration of the residential units was attached to the Village at Coffman Park development text as submitted.
  - c. Throughout the development: (i) the same model with the same elevation shall not appear within one (1) house on the same side of the street/open space and (ii) the same model with the same elevation shall not appear directly across the street/open space. “The same” is meant to include unit model names with identical architectural features or use of material placement. (See Illustrative Model Matrix submitted as part of the Village at Coffman Park submittal for example.) Variety is intended to create greater interest by maintaining complementary materials and features without the monotony of identical units.
  - d. In order to enhance the architectural diversity of the development, at least 50% of the aggregate total of the exterior surfaces that directly face a public or private street or courtyard shall utilize a stone veneer. All units shall comply with the requirements of the City of Dublin Appearance Code.
  - e. Shutters and Window Boxes will be provided on the façade of public and private street front elevations within the complex. Locations were identified and approved with the previously submitted Final Development Plan.
  - f. The color palette for the community will be based on a uniform beige color with accents that vary as follows: (Actual samples were submitted with the previous Final Development Plan.)
    - i. Black.
    - ii. Midnight Blue.
    - iii. Midnight Green.
    - iv. Burgundy Red.
  - g. Self-sealing dimensional asphalt roof shingles with a minimum 25-year warranty.
  - h. Units will have the option for a basement, crawl space or slab on grade.
  - i. Minor changes to the final approved development home sites can be made with administrative approval. These approvals may include only rooms,

porch, deck and patio additions as shown on the home site plans approved with the Final Development Plan. No additions are to be permitted by any condominium unit owner unless shown as part of a standard option that were be included in the drawings approved in the Final Development Plan. This authority is necessary to assure complimentary variety based on unit types sold and maintaining architectural interest in the community.

- j. The final location and design of house numbers will be in accordance with the Final Development Plan as previously submitted.
- k. Future home models for use within the development were submitted or will be submitted, subject to staff approval.

#### 6. Landscaping, Buffering and Open Space

- a. Landscaping for Subareas A2 and A3 will follow the pattern established by Subarea A1.
- b. The evergreens and stonewalls along the Subarea boundary along Wall Street will be continued as established toward Subarea B to the extent possible.
- c. Existing trees, in good and fair condition, along the boundary with Subarea B shall be preserved to the extent possible. The development will meet all requirements of the tree preservation ordinance.
- d. Within the community there will be courtyard areas that make up part of the common areas found throughout the development that will include benches and sidewalks.
- e. A condominium owner's association shall be responsible for maintenance of all common areas, including but not limited to the Community Center, and open space areas.
- f. All yards will be sodded with turf.

#### 7. Dumpsters, Lighting and Mailboxes

- a. No centralized trash dumpsters will be used.
- b. Main entry feature signage shall be landscaped and if lit, shall use concealed up-lights.
- c. Residential post mounted lantern-type street lights shall be provided in front of each unit. Poles shall be a maximum eight (8) feet in height. Poles and the fixtures will be black.
- d. Unified group mailboxes shall be provided in accordance with the U.S. Postmaster's regulations, with vehicle access provided to group mailboxes. Exact locations will be defined on the Final Development Plan in conjunction with the assignment of addresses.

#### 8. Signs

- a. There may be a neighborhood identification sign located at the entrance on Wall Street. The sign shall be ground signs as depicted on the Final Development Plan. The maximum height of the sign shall be six (6) feet. The

maximum signage area on each face of the sign shall be ten (10) square feet. The sign may be double sided and externally illuminated (concealed source). Street signage will be used within the development and will be unique to this development and based on City of Dublin standards, as approved by staff.

- b. Internal signs may direct Community Center guests to additional parking areas.
- c. Internal signs specifying areas of one-way travel and prohibited and allowable parking areas will be installed subject to staff approval.

9. Utilities

Sanitary sewer and water was extended to the site from the then current terminus adjacent to the proposed development area. Surface drainage shall be handled in conjunction with the existing pond. All utilities and mechanical units will be designed to meet the City of Dublin requirements. All utility connections will meet or exceed Division of Engineering Standards.

10. Condominium Association

A condominium association exists and was formed in October of 2007. For the perpetuity of the development the Association shall be responsible for the care and maintenance of the Community Center, all common areas, landscaping, open space and all reserves, (excluding the storm water detention pond at the south end of the site for which the City is responsible), signage, exteriors of the structures, benches, and any other item or amenity commonly associated with condominium responsibilities.

11. Site Development Schedule

- a. All amenities for Subarea A have been constructed.
- b. 11 units have been built to date.
- c. 11 additional units are planned for construction in the immediate future as demand dictates.
- d. 17 additional units are to be planned for construction based on absorption of previously constructed units, additional demand, market conditions and other factors. Construction of said additional 17 units to begin not sooner than the completion of this rezoning.

D. SUBAREA B – Ganzhorn Suites Assisted Living

Subarea B will consist of approximately 3.87 acres located in the center portion of the site to be developed as The Ganzhorn Suites, an assisted living community for advanced memory care residents that incorporates the latest and best thinking in the area of advanced Alzheimer's and dementia care.

1. Permitted Uses: The following uses shall be permitted in Subarea B:
  - a. Assisted living facilities, dementia, memory and Alzheimer's care, skilled nursing care and related ancillary health care and accessory uses. Outdoor amenity areas serving the residents and employees of any such facility shall also be permitted.
  - b. The permitted uses set forth in Section 153.026 (Suburban Office and Institutional District) of the City of Dublin Zoning Code.
  - c. Conditional uses as set forth in Section 153.026 of the City of Dublin Zoning Code shall be also considered conditional uses within Subarea B.
2. Density: Lot coverage shall be limited to 70% for this subarea. The maximum building size shall be 49, 500 square feet in this subarea.
3. Setback Requirements
  - a. From Subarea D (along Post Road): 3 feet for parking, pavement buildings from the City-owned property line, creating an approximate 70 feet buffer area from the Post Road right-of-way.
  - b. From Wall Street: 30 feet for buildings and parking and pavement from the right-of-way.
  - c. East: 10 feet pavement setback  
25 feet building setback  
5-foot setback for fences, courtyards/patios, outdoor amenity areas and structures, including benches, gardening/potting facilities, benches and hardscape materials.
  - d. West: 10 feet pavement  
25 feet for buildings  
5-foot setback for fences, courtyards/patios, outdoor amenity areas and structures, including benches, gardening/potting facilities, benches and hardscape materials.
4. Parking and Loading

- a. General Standards: Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by the City of Dublin Code Section 153.200 et seq.
- b. Number of Spaces:
  - i. Assisted living facility: A minimum of sixty-eight (68) parking spaces, shall be required to serve an assisted living facility.
  - ii. Other Uses: The number of parking spaces required for any other permitted use in this subarea shall be in accordance with the City of Dublin Code.

5. Circulation:

- a. Vehicular access: Vehicular access from Wall Street shall be from one full movement curb cut in the approximate location shown on the preliminary development plan and/or approved by the City Engineering Department. Access to the northern parking and utility area shall be from a full access curb cut from Discovery Boulevard through Subarea C utilizing a cross access easement. All access points shall meet City of Dublin requirements for visibility within the sight triangles.
- b. Leisure Paths/Sidewalks: Leisure paths and/or Sidewalks shall be provided in accordance with the specifications of the City of Dublin Code in locations determined at the time of the Final Development Plan. Each building shall have separate access to public sidewalks to be depicted on the Final Development Plan.
- c. Private Access/Service Drives: Private vehicular access drives shall be provided in the locations shown on the final development plan, shall be a minimum of 22 feet wide and shall be installed in accordance with the standards and specifications of the City of Dublin Code. The owner(s) of the property parcels within the PUD may, but are not required to, allow for vehicular cross access and joint parking for the uses in the Subareas B and C provided that they execute and maintain a written agreement to that effect.
- d. Fire Access: Fire access shall be from Wall Street and Discovery Boulevard for Subarea B as depicted on the preliminary development plan.

6. Waste, Refuse and Mechanical Equipment Screening

- a. All waste and refuse shall be placed in containers located on the site as depicted on the final development plan and shall be fully screened from off-site view by a masonry wall consisting of materials that are complementary to those found on the primary structure, along with appropriate landscaping.
- b. Mechanical or Other Equipment: Mechanical equipment or other utility hardware on the roof, ground or building shall be screened from public view with materials harmonious to the building in this subarea. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the site after the issuance of a certificate of occupancy for the building.

7. Landscaping:

- a. General Standards: Except as otherwise stated herein, landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq or shall be as depicted on the preliminary plans and approved at Final Development Plan.
- b. Eastern Property Line: The owners of Subareas A and B shall coordinate their landscaping plans along the eastern property border of Subarea B and western property border of Subarea A to provide appropriate plantings, mounding or any combination of landscaping, hardscaping or plantings, including trees, to achieve substantial opacity along this entire property line to a minimum height of six (6) feet on year round basis, while maintaining positive drainage in this area. Such landscaping plans shall meet this requirement as part of the final development plan approval. This buffer shall incorporate existing vegetation to the extent possible to meet the intent of buffering between the two land uses.

8. Lighting:

- a. General Standards: Except as otherwise provided herein, lighting shall conform to the Zoning Code and be residential in appearance.
- b. Exterior Fixtures: Exterior light fixtures may be pole or wall mounted, shall be dark in color, and shall consistently utilize similar types and styles.
- c. Minimal Light Trespass: Light levels on the structure in this subarea shall be sufficiently reduced in overall coverage during nighttime periods to reduce and minimize the impact on adjoining properties, while still meeting security needs, as approved at the time of final development plan.

- d. Light poles: Light poles shall be limited to a maximum of sixteen (16) feet in height.

9. Architecture:

- a. Design: The architectural design of all buildings within this subarea shall be similar in form and look to the architecture of the surrounding developments. Architecture shall have a residential character and include a high level of quality materials such as brick and stone.
- b. Building Height: The maximum height of structures shall be thirty-five (35) feet as measured per the City of Dublin Code.
- c. Materials: Permitted exterior materials shall include brick, stone/synthetic stone, stucco, synthetic stucco, engineered wood composite material (e.g. Hardiplank or Smartside siding and trim), cementitious siding, or any combination thereof. Building materials shall be utilized to create consistent characteristics with neighboring developments. Exterior finish materials shall be used to complete massing elements.

10. Signs:

- a. General Standards: Except as otherwise state herein, signage shall conform with the Dublin Sign Code, Section 153.150 et. seq.
- b. Ground Signs: A ground monument sign may be placed in the landscaped area, outside of the right-of-way at the Wall Street entrance to an assisted living facility.
  - i. Number; Identification: Should Subarea B contain only one user, such as the proposed Ganzhorn Suites, then the monument sign shall be permitted to identify that user. If there are multiple users in the Subarea under a future development or business plan, then the monument sign shall be a joint identification sign as that term is defined in the City of Dublin Sign Code. The monument sign shall not exceed 6 feet in height and shall be constructed with high quality materials such as brick or stone and be generally consistent in design with the principal building
  - ii. Landscaping: Ground signs shall have landscaping around the base of the sign as required by Dublin Code.
  - iii. Sign Base: The area of each sign base (if any) shall not exceed the area of its sign face and shall be constructed of masonry. The base shall not be included in the overall area permitted for the sign face.

- c. An off-site, directional sign with the address and name for Ganzhorn Suites and a directional arrow and/or company logo may be placed at the entrance to Subarea C to direct deliveries to the north side of the Ganzhorn facility. The location shall be identified on the Final Development Plan for Subarea B. The sign shall be limited to 3 feet in height and 4 square feet in area.

11. Utilities:

- a. The provision of utilities is shown on the preliminary development plan and will be finalized with the approval of City Engineering and/or other departments as part of the final development plan.
- b. Stormwater: The owners of subareas A, B and C will adopt recordable access easements and general maintenance agreements to provide for stormwater retention in the existing regional stormwater pond in Subarea A. This shall be completed prior to the final development plan approval.

12. Phasing:

- a. Development of the Ganzhorn Suites facility is expected to commence upon final City approval and proceed to conclusion. Installation and construction of drive access from Subarea B to Discovery Boulevard through Subarea C will commence at the same time as the development of Subarea B. Subarea C will be graded and seeded at the time of the construction of the access drive until development of the site commenced.

E. SUBAREA C – Office Development

- 1. Permitted Uses: The following uses shall be permitted in Subarea C:
  - a. The permitted uses set forth in Section 153.026 (Suburban Office and Institutional District) of the City of Dublin Zoning Code.
  - b. Conditional uses as set forth in Section 153.026 of the City of Dublin Zoning Code shall be also considered conditional uses within Subarea C.
- 2. Density: A two-story building with a maximum of 13,000 square feet of gross floor area with a building footprint of 6,500 square feet if a two story building is constructed shall be permitted in this Subarea of 1.16 acres. If a one-story

building is constructed, a building footprint of 10,000 square feet shall be permitted.

3. Setback Requirements

- a. South:                   10 feet pavement and parking  
                                  30 feet building
- b. Discovery Place: 50-foot pavement, parking and building
- c. North (Adjacent to Subarea D): 3-foot pavement, parking and building
- d. East:                    10-foot pavement and parking  
                                  15-foot building

4. Parking and Loading

- a. General Standards: Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by the City of Dublin Code Section 153.200 et seq.
- b. Parking for medical office shall be provided at a rate of one space per every 250 square feet.

5. Circulation:

- a. Vehicular access: Vehicular access between Discovery Boulevard and Subarea C and shall be from a single full movement curb cut in the approximate location shown on the preliminary development plan. All access points shall meet City of Dublin requirements for visibility within the sight triangles.
- b. Leisure Paths/Sidewalks: Leisure paths and/or Sidewalks shall be provided in accordance with the specifications of the City of Dublin Code in locations determined at the time of the Final Development Plan. Each building shall have separate access to public sidewalks to be depicted on the Final Development Plan.
- c. Private Access/Service Drives: Private vehicular access drives shall be provided in the locations shown on the final development plan, and as generally depicted on the preliminary development plan, and shall be installed in accordance with the standards and specifications of the City of Dublin Code. The owner(s) of the property parcels within the PUD shall establish recorded vehicular cross access and may enter joint parking

agreements for the uses in Subareas B and C provided that they execute and maintain a written agreement to that effect.

- d. Fire Access: Fire access shall be from Discovery Boulevard for Subarea C.

6. Landscaping:

- a. General Standards: Except as otherwise stated herein and/or depicted on landscape plans, landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.
- b. Eastern Property Line: The owners of Subareas C and B shall coordinate their landscaping plans along the eastern property border of Subarea C and western property border of Subarea B to provide appropriate plantings, mounding or any combination of landscaping or plantings, including trees as depicted on the preliminary landscaping plans. The landscaping requirements for the other property boundaries shall be in accordance with Dublin Code requirements. Such landscaping plans shall meet these requirements as part of the final development plan approval.

7. Lighting:

General Standards: Except as otherwise provided herein, lighting shall conform to the Zoning Code.

- a.
- b. Exterior Fixtures: Exterior light fixtures may be pole or wall mounted, shall be dark in color, and shall consistently utilize similar types and styles.
- c. Minimal Light Trespass: Light levels on the north and east of the structure in this subarea shall be sufficiently reduced in overall coverage during nighttime periods to minimize the impact on adjoining and neighboring properties, while still meeting security needs. The owners will minimize the impact of lighting on neighboring properties for this Subarea. Dimming protocols and photometric standards shall be addressed at final development plan.
- d. Light poles: Light poles shall be limited to a maximum of sixteen (16) feet in height.

8. Architecture:

- a. Design: The architectural design of all buildings within this subarea shall be similar in form and look to the architecture of the surrounding developments and subareas. Architecture shall be in accordance with that

which is approved as part of the final development plan and shall use a high level of quality materials such as brick and stone.

- b. **Building Height:** The maximum height of structures shall be thirty-five (35) feet as measured per the City of Dublin Code.
- c. **Materials:** Permitted exterior materials shall include brick, stone/synthetic stone, stucco, synthetic stucco, engineered wood composite material (e.g. Hardiplank or Smartside siding and trim), cementitious siding, or any combination thereof. Building materials shall be utilized to create consistent characteristics with neighboring developments. Exterior finish materials shall be used to complete massing elements.

9. **Signage:**

- a. **General Standards:** Except as otherwise state herein, signage shall conform with the Dublin Sign Code, Section 153.150 et. seq.
  - i. One monument identification sign listing a single or multiple tenant panels not to exceed six feet in height and constructed of high quality materials such as brick or stone, consistent with building architecture shall be placed at the entrance from Discovery Boulevard and as located on the Final Development Plan.
  - ii. **Landscaping:** Ground signs shall have landscaping around the base of the sign as required by Dublin Code.
  - iii. **Sign Base:** The area of the sign base shall not exceed the area of its sign face. The base shall not be included in the overall area permitted for the sign face. The sign base shall be constructed of masonry.
  - iv. A delivery sign with the address and name for Ganzhorn Suites and a directional arrow and/or company logo may be placed at the entrance to Subarea C to direct deliveries to the north side of the Ganzhorn facility. The location shall be identified on the Final Development Plan for Subarea B.

10. **Utilities:**

- a. The provision of utilities is shown on the preliminary development plan and will be finalized with the approval of City Engineering and/or other departments as part of the final development plan.
- b. **Stormwater:** The owners of subareas A, B and C will adopt recordable cross access easements and general maintenance agreements to provide for

stormwater retention in the existing regional stormwater pond in Subarea A. This shall be completed prior to the final development plan approval.

11. Phasing:

- a. Development of the street access, drive and supporting infrastructure from Discovery Boulevard through Subarea C to the Ganzhorn facility in Subarea B is expected to commence immediately with final City approvals and/or otherwise to coincide with the Ganzhorn construction. The balance of Subarea C is not expected to develop immediately, and is to be planted with grass and maintained.

D. SUBAREA D – City Owned Pond and Open Spaces

Subarea D includes all existing City owned open space. The open space consists of a total of 8.826 acres, including the regional detention pond, the areas around the Pond, and those that are interconnected (6.924 acres), as well as the City owned parcel along Post Road east of Discovery Boulevard containing bike and pedestrian paths as shown on the plan exhibits for this PUD (1.902 acres).

By: \_\_\_\_\_

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Date: \_\_\_\_\_