

SECTION II – Development Standards

- Overall Development Standards
- Sub Area Standards
- Project Phasing
- Diversity Matrix
- Additional Exhibits
 - Exhibit A – Examples of Architectural Design Elements
 - Exhibit B – Multi-Family Character
 - Fire Turning Radius and Footprint Overlay (4)

I. OVERALL DEVELOPMENT STANDARDS

This development shall be in accordance with Dublin Code at the time of development unless noted otherwise in the overall development standards or subarea standards.

The following standards shall be applicable to subareas as noted.

A. Density: Total site density shall not exceed 3 dwelling units per acre based on 120 acres for a total of 360 dwelling units.

B. Parking: All parking requirements shall be in accordance with Dublin code at the time of development except parking for the community center and pool in Subarea E will be approved as part of the Final Development Plan and will consider pedestrian access from the adjoining neighborhoods.

C. Model Homes and Sales Offices

1. Model homes and sales offices shall be permitted within Subareas A, B, C, D & E in accordance with Dublin Code requirements.

D. Residents Association

1. Applicant will establish multiple forced and funded residents' associations through deed based subdivision covenants and restrictions.
2. An overall Avondale Woods Master Residents Association will be comprised of the subarea residents' associations' members. This master association will be funded by the subarea residents' associations and will be responsible for tasks that affect all residents in the different subareas such as operating and maintaining the community building and pool and maintaining the stormwater facility area.
3. Each of the individual residential subareas, Subarea A, Subarea B, Subarea C and Subarea D will have their own residents' association which will address tasks associated with the respective subareas. If the subarea is owned and operated as a single entity that entity will operate the residents' association. If the subarea is, or becomes, a neighborhood of individually owned parcels then the subarea residents' association will function with the parcel owners as members.

E. Entry Features

1. Entry features are permitted in each Subarea at major entry points and shall be determined at time of Final Development Plan.
2. Final design and locations of entry features shall be determined at time of FDP.
3. Entry features may be located within the setbacks as noted in each Subarea but shall not prohibit clear sight distance or cause safety concerns.

4. Entry features may include but not be limited to fences, posts, columns, walls, trellises, gazebos, signs, landscaping, signage, logo etc.

F. Architectural Diversity (Applies to Subarea C Only)

1. A matrix has been provided to promote architectural diversity for the front building facades for single family homes.
2. Diversity shall be achieved by restricting the same front facades as follows:
 - No home 2 lots to the left or right of the subject lot shall have the same front façade as the subject lot and
 - No home directly across the street and one lot to the left or right of that lot shall have the same front façade as the subject lot. However, this requirement may be adjusted depending on specific site conditions. An example would be a home across the street facing on a different street.

G. Reserve Ownership and Maintenance

Reserve	Ownership	Maintained By
Reserve "A"	SHOA	SHOA
Reserve "B"	City	City
Reserve "C"	City	City
Reserve "D"	City	City
Reserve "E"	City	MHOA
Reserve "F"	SHOA	SHOA
Reserve "G"	MHOA	MHOA
Reserve "H"	SHOA	MHOA
Reserve "I"	SHOA	SHOA
Reserve "J"	City	MHOA

SHOA = Subarea Homeowner Association/Subarea Resident Association
 MHOA = Master Homeowner Association

The applicant agrees the MHOA will maintain the entire Reserve J islands, including the portion of the island within the public right of way extending east to Channel Lane, outside of the rezoning boundary.

Reserve Ownership and Maintenance is indicated on multiple drawings within the Preliminary development Plan and specifically on the Open Space and Connectivity Plan - Sheet 6/26 and the Overall Preliminary Plat - Sheet 21/26

AVONDALE WOODS - SUBAREA A



SUBAREA STANDARDS

Subarea A

Subarea A is comprised of approximately 8 acres of attached residential housing located north of Avondale Woods Boulevard and the NCR site.

Permitted Uses	Residential housing composed of attached and/or detached units
Density	Maximum of 48 residential units
Building setbacks	25' south boundary (Avondale Woods Blvd) 20' west boundary 20' north boundary 5' east boundary
Pavement setbacks	25' south boundary (Avondale Woods Blvd)* 20' west boundary 20' north boundary 0' east boundary *except entry drives to access the units
Open Space	Open space shall be provided via a central green of approximately 1 acre in size surrounded by a walking path connecting to each unit. This area is intended for use by the residents of this Subarea and shall include benches and landscaping. Other passive and active elements may be included and shall be determined at time of Final Development Plan. A portion of the storm water management area may extend into this subarea. This open space shall be owned and maintained by the Subarea A Resident Association.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality materials may be approved in the Final Development Plan with examples of successful, high quality installations used with appropriate architectural detailing. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications. Permitted roofing materials include 30 year or better

AVONDALE WOODS - SUBAREA A



<p>Materials, Cont.</p>	<p>dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. “Engineered” wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.</p>
<p>Architectural Requirements</p>	<p>General:</p> <ul style="list-style-type: none"> ▪ The City of Dublin Residential Appearance Code shall not be applicable to units within this Subarea. All elevations shall be reviewed and approved at time of Final Development Plan by Planning Commission. ▪ The architectural theme shall have a Craftsman influence as reflected in the Examples of Architectural Design Elements: Exhibits A and B. ▪ In order to carry the neighborhood theme through all subareas, all units will have porches and a sidewalk extending from the front door connecting to the public sidewalk or connecting to a private walk. ▪ Privacy between units may be accomplished with building elements and/or privacy fencing. Privacy fencing is not intended to entirely enclose a patio area but is intended for privacy between unit patios. ▪ Colors will be from a historic palette of a major paint manufacturer and will be a subset of the palette permitted for the single family area. ▪ Main doors and garage door colors will be varied dark accent colors with a single color per building. ▪ Where a unit is” double fronted” - fronting a public street or green and backing to the front of units on an internal street – the unit face on the public street or green shall be considered the dominant elevation and be treated accordingly from an architectural perspective. The “back of the unit” shall also be given a similar level of architectural detail and consideration as the front. <p>Garages and Parking:</p>

AVONDALE WOODS - SUBAREA A



<p>Architectural Requirements, Cont.</p>	<ul style="list-style-type: none"> ▪ Garage doors shall be treated as decorative elements and shall have various carriage door styles ▪ Coach lights shall be required on the garage ▪ All units will have two car attached garages. ▪ The driveway shall be a minimum length of 19 feet exclusive of sidewalks. ▪ Shared driveways shall be utilized where possible. ▪ Additional parking spaces for visitors shall be indicated on the Final Development Plan. <p>Roofs:</p> <ul style="list-style-type: none"> ▪ Roof slopes to be min. 6/12 except porch roofs which may be less. ▪ Gable vents shall be addressed with architectural detail. ▪ Rakes and frieze boards will be used on roofs. ▪ Rakes shall be extended to min. 12" overhang on main gables with decorative bracketed supports. <p>Front Porches:</p> <ul style="list-style-type: none"> ▪ Porches shall be required on all units whether facing a street or open space. ▪ Columns shall be primary accent pieces and may be used on optional masonry bases. ▪ Porch Roofs to be metal when isolated ▪ Porches shall have accent railings. <p>Windows:</p> <ul style="list-style-type: none"> ▪ Windows without shutters shall be wrapped with trim ▪ Windows to be simulated divided light with various grid patterns <p>Shutters:</p> <ul style="list-style-type: none"> ▪ Shutters shall be used judiciously but shall not be required on every window or on every elevation. ▪ Shutters shall be equal to the size of full window and have shutter hardware.
<p>Landscaping and Screening</p>	<p>A minimum 25' wide buffer shall be installed along the western property line of Subarea A, where adjacent to</p>

AVONDALE WOODS - SUBAREA A



Landscaping and Screening, Cont.

the rear of lots in Subarea C. The intent of this buffer is to provide screening between the alley in Subarea A and the rear of lots in Subarea C. The buffer shall be a minimum of 5' in height with 75% year round opacity. This may be accomplished with mounding, landscaping, fencing or walls and/or any combination thereof. A landscape plan for this buffer shall be submitted with the Final Development plan.

The maintenance for this buffer shall be the responsibility of the Subarea A Residents Association.

AVONDALE WOODS - SUBAREA B



Subarea B

Subarea B is comprised of approximately 19.1 acres of attached residential housing located south of central park and Avondale Woods Boulevard.

Permitted uses	Residential housing composed of attached and/or detached units
Density	Maximum of 132 residential units
Building setbacks	The front setback of the units located along Avondale Woods Blvd shall be located 15' from edge of right-of-way. Staggering of units/buildings shall not be required. 100' west boundary 100' south boundary 50' east boundary
Pavement setbacks	20' on north boundary along Avondale Woods Blvd. and Central Green Rd.* ** 100' west boundary** 100' south boundary ** 50' east boundary ** * except entry drives to access units ** except bike/pedestrian paths
Open Space	Open space shall be provided via green spaces located in the rear of most units (except those facing the central green). Additional green space is located within the large buffer areas along the west, and south property lines indicated as Reserve F and in the Landscape Buffer along the east property line as indicated on the Open Space Plan. The open space along the property lines is intended for passive recreation for the residents of Subarea B. It shall incorporate landscaping, benches and a path either through it or along the perimeter. This open space shall be owned and maintained by the Subarea B Resident Association.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality synthetic materials may be approved in the Final Development Plan with examples of successful, high quality installations used with appropriate architectural detailing. Secondary materials for trim and ornamentation include

AVONDALE WOODS - SUBAREA B



<p>Materials, Cont.</p>	<p>gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications.</p> <p>Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. “Engineered” wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.</p>
<p>Architectural Requirements</p>	<p>General:</p> <ul style="list-style-type: none"> ▪ The City of Dublin Residential Appearance Code shall not be applicable to units within this Subarea. All elevations shall be reviewed and approved at time of Final Development Plan by Planning Commission. ▪ The architectural theme shall have a Craftsman influence as reflected in the Examples of Architectural Design Elements: Exhibits A and B. ▪ Units fronting the public street facing the central green in Subarea C will have porches and a sidewalk extending from the front door connecting to the public sidewalk. ▪ In order to carry the neighborhood theme through all subareas, units fronting an internal private street or green space will have porches and a sidewalk extending from the front door to the driveway or private walk. ▪ Privacy between units may be accomplished with building elements and/or privacy fencing. Privacy fencing is not intended to entirely enclose a patio area but is intended for privacy between unit patios. ▪ Any patio, porch, deck and associated fencing shall not extend into any perimeter setback. ▪ Colors will be from a historic palette of a major paint manufacturer and will be a subset of the palette permitted for the single family area. ▪ Main doors and garage door colors will be varied dark accent colors with a single color per building.

AVONDALE WOODS - SUBAREA B



Architectural Requirements, Cont.

- Double fronted units are located facing both Avondale Woods Boulevard and O'Shea Lane (refer to the Preliminary Plat for location.) Both elevations shall be considered the dominant elevation and shall be treated with the same level of architectural detail. "Double fronted" shall be defined as units fronting both a public street or green and an internal street.
- On building facades immediately adjacent to the railroad tracks, sound insulation techniques shall be utilized with specific methods presented for review and approval by the Planning Commission at time of Final Development Plan.

Garages and Parking:

- Garage doors shall be treated as decorative elements and shall have various carriage door styles
- Coach lights shall be required on the garage
- All units will have attached garages. Three bedroom units will have two car garages.
- No more than two 16' garages will be on the front elevation.
- The driveway shall be a minimum length of 19 feet exclusive of sidewalks.
- Shared driveways shall be utilized where possible.
- Additional off-street parking spaces for visitors with locations provided shall be shown on the Final Development Plan.

Roofs:

- Roof slopes to be min. 6/12 except porch roofs which may be less.
- Gable vents shall be addressed with architectural detail.
- Rakes and frieze boards will be used on roofs.
- Rakes shall be extended to min. 12" overhang on main gables with decorative bracketed supports.

Front porch:

AVONDALE WOODS - SUBAREA B



<p>Architectural Requirements, Cont.</p>	<ul style="list-style-type: none"> ▪ Porches shall be required on all units whether facing a street or open space. ▪ Columns shall be primary accent pieces and may be used on optional masonry bases. ▪ Porch Roofs to be metal when isolated ▪ Porches shall have accent railings. <p>Windows:</p> <ul style="list-style-type: none"> ▪ Windows without shutters shall be wrapped with trim ▪ Windows to be simulated divided light with various grid patterns <p>Shutters:</p> <ul style="list-style-type: none"> ▪ Shutters shall be used judiciously but shall not be required on every window or on every elevation. ▪ Shutters shall be equal to the size of full window and have shutter hardware.
<p>Landscaping and Screening</p>	<p>Landscaping and screening, including tree preservation, shall be in accordance with Dublin Code except as noted below.</p> <p>Within the 100' building setback along the west property line, a buffer shall be required to provide both a physical and visual barrier to the CSX railroad track. This buffering shall be a minimum of 10' in height. The first 6' in height shall have 100% opacity from proposed grade at install and then a minimum of 75% opacity at 6'-10' within 4 years of installation. Buffer may include mounding, landscape, walls and fences with a final plan provided at time of Final Development Plan.</p> <p>The intent of the buffer along the south property line is to provide an additional layer of screening between units and the proposed Hayden Crossing Boulevard. The minimum buffer width shall be 100' and shall contain screening to a minimum height of 6' at installation and 75% opacity within 4 years of installation. Buffering may be achieved by using any of the following: landscaping, mounding, fencing or walls. A detailed planting plan shall be provided at time of Final Development Plan.</p>

AVONDALE WOODS - SUBAREA B



<p>Landscaping and Screening, Cont.</p>	<p>A bike/pedestrian path will be located within both the west and south property line building setbacks to connect with proposed/existing paths in other subareas or adjacent development.</p> <p>Buffering shall be provided along the east property line to provide screening between the NCR development and the proposed units in Subarea B. Buffer shall be a minimum width of 50' and planted with native plant materials at a minimum height of 6' at installation and reach 50% opacity within 4 years of installation. A detailed planting plan shall be provided at time of Final Development Plan.</p> <p>Subarea B Residents Association shall maintain buffers and landscape.</p>
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AVONDALE WOODS - SUBAREA C



Subarea C

Subarea C is comprised of approximately 31 acres of single family homes located south of the main woods area.

Permitted Uses	Single Family Residential, one principle structure per lot
Density	A maximum of 78 residential units
Front Yard Building Setback	The front yard building setback shall be 15' from the right of way. Corner lots shall have a 15' front yard building setback from both rights of way. However, lots with existing utility easements in front yards (lots 24 through 42, and lot 58) will have the front setback 5' off the edge of the easement area and these lots will be so indicated on the plat. Front setbacks do not need to be staggered on any lot.
Side Yard Building Setback	6'
Side Yard Pavement Setback	3' <i>per code however no pavement setback shall be required where two properties share a common driveway.</i>
Rear Yard Setback	25'- A 5' encroachment shall be permitted in the rear yard setback for patios and decks.
Lot Width	55' minimum at the building line, generally arranged in areas composed of similar lot widths without intermixing of different lot widths.
Lot Depth	Each lot will provide a minimum of 65' buildable depth.
Open Space	<p>Open space provided in the eyebrow off Avondale Woods Boulevard will be landscaped, owned by the city and maintained by the Subarea C Residents Association.</p> <p>Where Subarea C abuts Subareas F & G, a delineation between public/private ownership will be installed at the time of development in coordination with parks department.</p> <p>A central green of approximately 2 acres will be owned and maintained by the City of Dublin.</p>
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality materials may be approved in the Final Development Plan with examples of successful, high quality installations used with appropriate

AVONDALE WOODS - SUBAREA C



<p>Materials, Cont.</p>	<p>architectural detailing.</p> <p>Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications.</p> <p>Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. “Engineered” wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.</p>
<p>Architectural Requirements</p>	<p>General:</p> <ul style="list-style-type: none"> ▪ The architectural theme shall have a Craftsman influence as reflected in the Examples of Architectural Design Elements: Exhibits A and B. ▪ In order to carry the neighborhood theme through all Subareas, all homes will have porches and a sidewalk extending from the front door connecting to the public sidewalk, except those homes with courtyard garages/drives which will have porches and a sidewalk extending from the front door to the driveway. ▪ Homes fronting the central green (lots 1-8) shall be required to have side load garages. ▪ All homes will have a post lamp of a single design and color. ▪ All homes will have mailboxes of a single design and color. ▪ Colors will be from a historic palette of a major paint manufacturer and will be a subset of the palette permitted for the single family area. ▪ Main doors and garage door colors will be varied with a single color per building. ▪ Dublin Residential Appearance code applies unless in conflict with specific standards herein. ▪ On 55’ wide lots, the percentage of garage door to the overall front façade may be greater than 35% but may not exceed 40%. This requirement only applies to garages facing a public street.

AVONDALE WOODS - SUBAREA C



<p>Architectural Requirements, Cont.</p>	<p>Garages and Parking:</p> <ul style="list-style-type: none"> ▪ Garage doors shall be treated as decorative elements and shall have various carriage door styles ▪ Coach lights shall be required on the garage ▪ All homes will have a minimum two car garage. ▪ A front load garage shall have a minimum driveway length of 19 feet exclusive of sidewalks. <p>Roofs:</p> <ul style="list-style-type: none"> ▪ Roof slopes to be min. 6/12 except porch roofs which may be less. ▪ Gable vents shall be addressed with architectural detail. ▪ Rakes and frieze boards will be used on roofs. ▪ Rakes shall be extended to min. 12" overhang on main gables with decorative bracketed supports. <p>Front Porches:</p> <ul style="list-style-type: none"> ▪ Front porches shall be required on all units. ▪ Columns shall be primary accent pieces and may be used on optional masonry bases. ▪ Porch Roofs to be metal when isolated ▪ Porches shall have accent railings. <p>Windows:</p> <ul style="list-style-type: none"> ▪ Windows without shutters shall be wrapped with trim ▪ Windows to be simulated divided light with various grid patterns <p>Shutters:</p> <ul style="list-style-type: none"> ▪ Shutters shall be used judiciously but shall not be required on every window or on every elevation. ▪ Shutters shall be equal to the size of full window and have shutter hardware.
<p>Landscaping and Tree Preservation</p>	<p>Tree Preservation</p> <ul style="list-style-type: none"> ▪ A 20' tree preservation zone shall be required along the rear of lots 29-41 as indicated on the Preliminary Plat (Sheet 21.) Within the tree

AVONDALE WOODS - SUBAREA C



<p>Landscaping and Screening, Cont.</p>	<p>preservation zone, selective clearing may occur to remove dead, dying or noxious species of trees. Utilities shall not be located within the tree preservation zone unless approved by the City Engineer or City Forester. No structures (including play structures, decks, storage buildings, etc.) may be permitted in the tree preservation zone.</p>
<p>Miscellaneous</p>	<p>The right of way surrounding the central green shall be 50 feet. The pavements width shall be 28 feet.</p> <p>Lots 42 and 58 shall have the home fronting Avondale Woods Boulevard with a side load garage fronting on Scarlett Lane.</p> <p>In order to avoid direct sight lines from inside the rear living area of a home that directly “backs” to another lot (lots 14-23 and 43-54 on the Preliminary Plat), the developer will program the homes to allow for reversing the footprints to minimize direct sight lines.</p> <p>A sidewalk easement shall be provided on each lot as necessary and shall be indicated on the final plat.</p>

AVONDALE WOODS - SUBAREA D



Subarea D

Subarea D is comprised of approximately 15.4 acres of attached residential housing located at the northeast corner of the site, east of the main woods.

Permitted Uses	Residential housing composed of attached and/or detached units.
Density	Maximum of 102 residential units
Building Setbacks	50' from north property line 30' from east property line 30' from south property line 25' from west property line (Scarlett Lane right of way)
Pavement Setbacks	50' from north property line 30' from east property line 30' from south property line 20' from east right of way of Scarlett Lane
Open Space	Open space of 1 acre minimum shall be located on the southern property line of Subarea D and may be utilized for storm water management as necessary. It shall be owned and maintained by the Subarea D Resident Association. However, if it is used for stormwater management, it shall be maintained by the Avondale Woods Master Resident Association. A minimum of 0.3 acres of additional open space will be provided in this subarea and shall be owned and maintained by the Subarea Resident Association. This open space is intended for passive recreation for the residents of Subarea D. It shall incorporate landscaping, benches and a path either through it or along the perimeter.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality materials may be approved in the Final Development Plan with examples of successful, high quality installations used with appropriate architectural detailing. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications.
Materials, Cont.	Permitted roofing materials include 30 year or better

AVONDALE WOODS - SUBAREA D



	<p>feet exclusive of sidewalks.</p> <ul style="list-style-type: none"> ▪ Additional off-street parking spaces for visitors with locations provided shall be shown on the Final Development Plan. <p>Roofs:</p> <ul style="list-style-type: none"> ▪ Roof slopes to be min. 6/12 except porch roofs which may be less. ▪ Gable vents shall be addressed with architectural detail. ▪ Rakes and frieze boards will be used on roofs. ▪ Rakes shall be extended to min. 12" overhang on main gables with decorative bracketed supports. <p>Windows:</p> <ul style="list-style-type: none"> ▪ Windows without shutters shall be wrapped with trim ▪ Windows to be simulated divided light with various grid patterns <p>Shutters:</p> <ul style="list-style-type: none"> ▪ Shutters shall be used judiciously but shall not be required on every window or on every elevation. ▪ Shutters shall be equal to the size of full window and have shutter hardware.
Landscaping	<p>Existing healthy trees shall be maintained in the tree rows along the north and east property lines. A buffer consistent with the building setback on the north and east property lines shall be provided and contain screening at a minimum height of 6' at install and 75% opacity within 4 years of installation. Buffering may be achieved by using any of the following: landscaping, mounding, fencing or walls. Selective clearing by the developer may occur to remove dead, damaged or obnoxious tree species and understory. A detailed landscaping plan shall be provided at time of Final Development Plan.</p>
Miscellaneous Miscellaneous, Cont.	<ul style="list-style-type: none"> ▪ Applicant will work with the City to provide a midblock, safe crossing of Scarlett Lane for pedestrians from Subarea D to Avondale Woods Boulevard at time of Final Development Plan. ▪ A round a bout is shown on the PDP as a possible solution for traffic calming along Scarlett Lane



AVONDALE WOODS - SUBAREA D

	<p>The design of the final traffic calming solution will be determined at time of Final Development Plan.</p> <ul style="list-style-type: none">▪ An access agreement with the adjacent owner of Parcel 010-279301 is in place for emergency access. Design standards for this emergency access shall be subject to approval by the Washington Township Fire Department. This emergency access provision is only envisioned prior to connection of Scarlett Lane to Tuttle Crossing Boulevard.
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AVONDALE WOODS - SUBAREA E



Subarea E

Subarea E is comprised of approximately 11.3 acres of park area containing storm water management, woods, clubhouse, pool and pedestrian trails.

Permitted Uses Permitted Uses, Cont.	Storm water retention and recreation purposes for the benefit of Avondale Woods' residents, to include a community clubhouse, swimming pool, associated parking, pedestrian paths and other appropriate recreational uses.
Density	Max 15,000 sf for clubhouse structure No size is specified for swimming pool Accessory structures, if any, must comply with building setbacks
Building setback	20' all boundaries
Pavement setback	20' all boundaries* * except bike/pedestrian paths
Ownership	Avondale Woods Master Residents Association
Maintenance	The landscape, pavement and buildings will be maintained by the Avondale Woods Master Residents Association. The City of Dublin will maintain pond and utility infrastructure.
Architectural Requirements	<ul style="list-style-type: none"> i) Craftsman influenced architecture ii) Large, bracketed overhangs iii) Metal roof accents on projecting elements as common tie to single family area iv) Colors will be from a historic palette of a major paint manufacturer and will be a subset of the palette permitting for the single family area. v) Roof pitches will be at least 6/12 on main roof. Porches and one story shed elements will be a minimum of 4/12 pitch. vi) Main entry facing the street will be required and shall have porch or stoop with walk from stoop connecting to public sidewalk and parking lot.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality materials may be approved in the Final Development Plan with examples of successful, high quality installations used with

AVONDALE WOODS - SUBAREA E



<p>Materials, Cont.</p>	<p>appropriate architectural detailing.</p> <p>Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications.</p> <p>Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. “Engineered” wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.</p> <p>Architectural style will be compatible with other Subareas.</p>
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AVONDALE WOODS - SUBAREAS F & G



Subarea F

Subarea F is comprised of approximately 29.6 acres of wooded preserve area generally referred to as Avondale Woods and is located at the northern end of the site, west of the north/south entrance road.

A 20 foot strip of land shall be provided as shown on the Preliminary Development Plan to include a pedestrian path to provide access to Avondale Woods. A delineation shall be provided along the edge of this 20 foot strip of land and the lots abutting either side in Subarea C. A delineation shall also be provided along the edge of lots 39-42, located in Subarea C, which abut the extension of Subarea F south to Scarlett Lane. Delineation may include but not be limited to fencing or landscaping or other appropriate means.

Transfer of this ground is anticipated to occur after approval of Final Development Plan.

Permitted uses	Recreational uses as determined by City of Dublin Parks Department policy
Building setbacks	50' from any boundary adjoining residential structures
Ownership	City of Dublin, Ohio
Maintenance	City of Dublin, Ohio

Subarea G

Subarea G is comprised of approximately 4.8 acres of wooded area generally referred to as the Triangle Woods. It is located southwest of the single family in Subarea C and adjacent to the railroad tracks. A delineation shall be provided along the edge of lots 58-67, located in Subarea C, which abut the extension of Subarea G north to Scarlett Lane. Delineation may include but not be limited to fencing or landscaping or other appropriate means.

Transfer of this ground is anticipated to occur after approval of Final Development Plan.

Permitted uses	Recreational uses as determined by City of Dublin Parks Department policy
Building setbacks	50' from any boundary adjoining residential structures
Pavement setbacks	25' from any boundary adjoining residential structures* * Except pedestrian/bike paths
Ownership	City of Dublin, Ohio
Maintenance	City of Dublin, Ohio

III. PROJECT PHASING

It is anticipated that Phase I of the project will begin with the multifamily in Subarea A commencing spring of 2015. Depending on market conditions, the developer anticipates Phase 2 would begin with the single family lots in Subarea C. This construction is anticipated to occur immediately following Phase I, in early Summer of 2015 or sooner, and include the extension of Avondale Woods Boulevard, the central green road and the 8 single family lots surrounding the green. The developer anticipates developing the balance of the single family lots in 3 additional phases of 20-25 lots each. The multifamily in Subarea B is anticipated to be developed in 2 phases. The timing of these phases is unknown at this time due to secondary site access being required. Subarea D is anticipated to be the last phase of the development. However, Washington Township Fire Department has agreed to allow 126 units and clubhouse (Subareas A, C and E) to be built before a second access point would be required or an agreement is reached with terms acceptable to Washington Township's Fire Department and Dublin Traffic Engineering. The developer has an access agreement in place from Subarea D with the adjacent owner of Parcel 010-279301 for access to Avery Road.

The ultimate timing and number of lots/units developed per phase may be subject to change and will be determined at time of Final Development Plan.

The developer will pay for the installation of a traffic signal at Avondale Woods Boulevard and Avery Road at such time as permitted or required by the City of Columbus.

Subject Lot	Influenced Lot
1	2, 3, 7, 8
2	1, 3, 4, 6, 7, 8
3	1, 2, 4, 5, 7, 8
4	2, 3, 5, 6
5	1, 2, 3, 4, 6, 7
6	2, 3, 4, 5, 7, 8
7	1, 2, 5, 6, 8
8	1, 2, 6, 7
9	10, 11, 17, 18, 19
10	9, 11, 12, 16, 17, 18
11	9, 10, 12, 13, 15, 16, 17
12	10, 11, 13, 14, 15, 16, 78
13	11, 12, 14, 15, 54, 78
14	12, 13, 15, 16, 54, 55, 78
15	11, 12, 13, 14, 16, 17, 54
16	10, 11, 12, 14, 15, 17, 18
17	9, 10, 11, 15, 16, 18, 19
18	9, 10, 16, 17, 19, 20
19	9, 17, 18, 20, 21
20	18, 19, 21, 22
21	19, 20, 22
22	20, 21, 23
23	22, 24, 25, 53
24	23, 25, 26, 53
25	23, 24, 26, 27, 52, 53
26	24, 25, 27, 28, 51, 52, 53
27	25, 26, 28, 29, 50, 51, 52
28	26, 27, 29, 30, 49, 50, 51
29	27, 28, 30, 31, 48, 49, 50
30	28, 29, 31, 23, 47, 48, 49
31	29, 30, 32, 33, 46, 47, 48
32	30, 31, 33, 34, 46, 47, 48
33	31, 32, 34, 35, 45, 46, 47
34	32, 33, 35, 36, 44, 45, 46
35	33, 34, 36, 37, 43, 44, 45
36	34, 35, 37, 38, 43, 44
37	35, 36, 38, 39, 43
38	36, 37, 39, 40, 43
39	37, 38, 40, 41, 43

Subject Lot	Influenced Lot
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40	38, 39, 41, 42, 43, 57
41	39, 40, 42, 43, 57, 58
42	40, 41, 43, 57, 58, 59, 75
43	36, 37, 38, 39, 40, 41
44	34, 35, 36, 43, 45, 46
45	33, 35, 36, 43, 44, 46, 47
46	32, 33, 34, 44, 45, 47, 48
47	30, 31, 32, 45, 46, 48, 49
48	29, 30, 31, 46, 47, 49, 50
49	28, 29, 30, 47, 48, 50, 57
50	27, 28, 29, 48, 49, 51, 52
51	26, 27, 28, 49, 50, 52, 53
52	23, 25, 26, 27, 50, 51, 53
53	23, 24, 25, 26, 51, 52
54	13, 14, 15, 55, 56, 77
55	14, 54, 56, 57, 76, 77, 78
56	54, 55, 57, 75, 76, 77
57	41, 42, 58, 75, 76
58	41, 42, 57, 59, 60, 74, 75
59	42, 58, 60, 61, 73, 74, 75
60	58, 59, 61, 62, 72, 73, 74
61	59, 60, 62, 63, 71, 72, 73
62	60, 61, 63, 64, 70, 71, 72
63	61, 62, 64, 65, 69, 70, 71
64	62, 63, 65, 66, 69, 70, 71
65	63, 64, 66, 67, 68, 69, 70
66	64, 65, 67, 68, 69
67	65, 66, 68
68	65, 66, 67, 69, 70
69	64, 65, 66, 68, 70, 71
70	63, 64, 65, 68, 69, 71, 72
71	61, 62, 63, 69, 70, 72, 73
72	60, 61, 62, 70, 71, 73, 74
73	59, 60, 61, 71, 72, 74, 75
74	58, 59, 60, 72, 73, 75, 76
75	42, 56, 57, 58, 76, 77
76	55, 56, 57, 58, 75, 77, 78
77	13, 54, 55, 56, 75, 76, 78
78	12, 13, 14, 54, 55, 76, 77