

*Preliminary Development Plan
and Preliminary Plat*

RIVIERA

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SECTION I-
Development Overview

I. Location and Size

- A. The site is located completely within the City of Dublin corporation limits and in three counties, Franklin, Union and Delaware Counties.
- B. The site is located at 8205 North Avery Road, on the west side of Avery Road, approximately 3,175' north of the intersection of Avery Road and Brand Road, immediately north of the Shannon Glen and Belvedere subdivisions. The property is the largest remaining parcel along Avery Road that is undeveloped between the Shannon Glen, Belvedere, Tartan West and Muirfield subdivisions.
- C. There is approximately 2,020' of frontage along Avery Road.
- D. The site measures approximately 4,100' east/west and 2,020' north south and is generally rectangular in shape.
- E. The site is ±152.2 acres in area.

II. Existing Conditions and Character

- A. The site is currently operating as the Riviera Golf Club, a private, full-service golf course with wedding and banquet facilities open to the public. The golf course is an 18-hole championship golf course with tree lined fairways, tees and greens, asphalt cart paths, ponds, driving range and rough areas.
- B. 907 trees exist on the site. Of the 907 trees, 658 (73%) are in good or fair condition and 249 (27%) are dead or in poor condition.
- C. The site is located in the North Fork Indian Run Watershed. The site generally drains from the west and from the east to a centrally located stream that flows from north to south, outletting into Shannon Glen Park.
- D. Portions of the site are located within the 100-year floodplain, which has been indicated on the Preliminary Plat.
- E. A preliminary investigation found two (2) jurisdictional streams and no jurisdictional wetlands on the site. The study was performed by Geotechnical Consultants, Inc. in October, 2013. The report, "Preliminary Jurisdictional Waters Determination", has been submitted separately.
- F. Sanitary sewer from the clubhouse facility is currently handled by a package plant. On-course restrooms utilize a septic system with a leach field. The plant, septic tanks and leach field will be removed in Phase I.
- G. Several wells exist on-site and are used for irrigation. These wells will be capped in accordance with the proper procedures if they cannot be

reused as pond recharge wells. Capping or re-use of the wells will occur in Phase I.

- H. The site is generally flat; sloping between 1% and 3%. There are no steep slopes. The eastern high point is at the 960 elevation, the western high point is at the 944 elevation and the low point is elevation 920.
- I. A large clubhouse, banquet facility, cart barn and parking lot exist at the highpoint near Avery Road. A maintenance facility exists on the southern boundary at the end of Tantallus Drive. Several other small comfort stations and shelters exist around the site.

III. Analysis of Natural Resources for Conservation Design

- A. Conservation design practices are based on the natural resources of the site and provide for the preservation of open space. Sites with woods, streams, river frontage, steep slopes and other natural features or which otherwise provide significant open space will be considered as prime candidates for employing conservation design techniques.
- B. Primary Conservation Areas
 - 1. Wetlands
 - a. There are no wetlands on the site, per the "Preliminary Jurisdictional Waters Determination" report.
 - b. There are no naturally occurring ponds on the site. Several ponds have been created as part of the development of the golf course to serve as irrigation storage, playing hazards and general aesthetics. Ponds have been added or modified in shape over time to accommodate golf course operation.
 - c. Two jurisdictional streams exist on the site as identified in the "Preliminary Jurisdictional Waters Determination" report.
 - d. There is no river frontage on this site.
 - 2. Floodplains
 - a. A 100-year floodplain exists along the two jurisdictional streams identified in the "Preliminary Jurisdictional Waters Determination" report.
 - b. A Stream Corridor Protection Zone has been placed over the two jurisdictional streams to protect the flood plain.

3. Steep Slopes

- a. There are no steep slopes on the site. The site is gently sloping from 1% to 3%.

C. Secondary Conservation Areas

1. Soils

- a. The predominant soil types are Blount and Glynwood, a Type C/D soil.
- b. On-site sewage disposal is not proposed for this development, eliminating the need to define areas for filtering effluent.

2. Woodlands

- a. There are no wooded areas or "woods" on the site. However there are a large number of trees on the site.
- b. Areas of original forest cover have been cleared long ago for agricultural purposes. Aerial photography from 1959 shows limited numbers of trees along the streams and fencerows.
- c. As the golf course developed over time, several hundred trees were planted to define fairways, influence playability and for general aesthetics. A select number of these trees have become specimens and warrant preservation.
- d. A tree survey has been performed, identifying 907 trees in various conditions on the site.

3. Farmland

- a. Agricultural land/farmland is not present on this site.
- b. Farming of the property ceased with the development of the site as a private golf club in 1970.

4. Views Into and Out from the Site

- a. The current clubhouse is located on a highpoint and has prominent views along Avery Road.
- b. Significant open space views exist from Shannon Glen Park along the stream corridors.

5. Significant Wildlife Habitats

- a. Habitats of threatened or endangered wildlife species do not exist on the site.

- b. Wildlife travel corridors exist along the streams. These corridors are linkages to areas used as food sources, homes and breeding grounds.
- 6. Historic, Archaeological and Cultural Features
 - a. There are no buildings, ruins, earthworks, stone walls or other resources with historic, archaeological or cultural significance on the site.
- D. The primary and secondary conservation areas are generally located along the stream corridors and within floodplain areas of the site as well as along the property perimeters. With most of the natural resources located within these areas, larger, contiguous development zones are defined east of the streams, west of the streams and between the forks of the streams.

IV. Existing Land Uses

- A. The City of Dublin GIS mapping identifies the site as “parks/open space.” The Riviera Golf Club currently operates as a private, full-service golf course with wedding and banquet facilities open to the public.
- B. The site is currently zoned in two districts. The area situated in Union County is zoned R-Rural District. The area situated in Delaware and Franklin Counties is zoned R1-Restricted Suburban Residential District. Both districts permit 40,000 square foot single family lots, schools and parks.
- C. The site is bordered by the Tartan West Subdivision to the north and west, Deer Run Elementary and Grizzell Middle Schools to the North, Muirfield to the east, Belvedere and Shannon Glen Subdivisions to the south, Shannon Glen Park to the south and Dublin Jerome High School to the south and west.
- D. Surrounding land uses include: suburban residential low density, suburban residential medium density, suburban/rural residential, civic/public assembly, parks/open space and vacant/undeveloped.
- E. Surrounding densities range from 1.41 du/ac. to 3.28 du/ac for residential uses.
- F. Portions of the Riviera site are near the Jerome High School stadium. This is a very active facility with year round activities. Any homes near this facility will likely be affected by noise and light that typically accompanies activities at the stadium.

V. Proposed Land Uses

- A. Proposed uses are single family residential, parks, open spaces, community gardens and permitted uses as outlined in the R-1, Restricted Suburban Residential District in the Dublin Zoning Code.
- B. The proposed zoning classification is PUD – Planned Unit Development. The proposal is to develop the tract with 185 single-family lots oriented around a significant park/open space system.
- C. Fee simple single family lots in widths from 60’ to 100’+ will provide a range of residential products, from low maintenance, age targeted homes on 7,200 square foot lots, to custom homes on 14,000 square foot lots.
- D. Subarea A proposes a minimum thirteen thousand (13,000) square foot, one hundred (100) feet wide fee simple lot with typical setbacks. Custom and semi-custom single family homes will provide a high quality built environment.
- E. Subarea B proposes a minimum nine thousand seven hundred fifty (9,750) square foot, seventy-five (75) feet wide fee simple lot with typical setbacks. Single family homes in this sub-area will provide a high quality built environment.
- F. Subarea C proposes a minimum seven thousand two hundred (7,200) square foot, sixty (60) feet wide fee simple lot. Single family homes in this sub-area will provide a high quality built environment. Reduced setbacks, first floor master floor plans and common maintenance target a buyer looking to downsize and reduce maintenance.
- G. When compared to homes in surrounding neighborhoods, Riviera will provide homes having equal or higher quality and character.

VI. Incorporation of Conservation Design Techniques

- A. Provision for a variety of housing styles and designs.
 - 1. Riviera provides three subareas with different housing styles and designs.
 - 2. Subarea A provides custom and semi-custom homes on 13,000 square foot lots.
 - 3. Subarea B provides higher end, traditional single family homes on 9,750 square foot lots.
 - 4. Subarea C provides an age targeted home on 7,200 square foot lots.

- B. Preservation of open space and natural resources.
 - 1. Natural resources have been preserved in large, contiguous, visible and accessible open space areas.
 - 2. Open space areas have been distributed throughout the development.
- C. Consideration as prime candidates for employing conservation design techniques.
 - 1. Even though this site only exhibits one of the criteria (streams) to be considered a prime candidate for conservation design, conservation design techniques have been employed in the analysis and planning of the site.
- D. Conservation layout should generally adhere to the following principles:
 - 1. Conservation design projects should strive for at least 50 percent open space.
 - a. A total of 76.1 acres preserves 50 percent of the site as open space.
 - 2. Conservation design should strive to have at least 75 percent of the dwelling units directly adjacent to open space areas.
 - a. 166 of 185 lots are directly adjacent to open space areas. This represents 90 percent of the total units.
 - 3. Conservation design projects should attempt to provide large setbacks from existing streets, especially designated scenic roads.
 - a. Avery Road has been designated a scenic road. The development has approximately 2,020’ of frontage along Avery Road.
 - b. A 100’ wide scenic setback has been provided along Avery Road.
 - 4. Create a separate area identity surrounded with open space areas specifically preserved in the development of these projects.
 - a. The Riviera site is an infill site. Location and type of development within the site is dictated by bordering developments. Proposed uses are complementary to the adjacent uses.
 - b. The preservation of 76.1 acres of open space, its location within the project and its programming potential create an identity not only for this site, but for the surrounding area.

5. Whenever possible, the street system should have a curvilinear pattern that will minimize traffic speed, support the housing development pattern and protect natural features.
 - a. The Riviera street network provides connections to surrounding neighborhoods at 3 points and provides for 1 new connection. The road layout discourages cut through traffic, speeding and is generally curvilinear in form.
 - b. The road network minimizes stream crossings and has been designed to avoid/preserve trees and other natural features.

VII. Parks and Open Space

- A. A total of 76.1 acres (50.0%) of the development will be preserved for parks and open spaces.
- B. The parks and open space system within the Riviera development will be developed around the existing stream corridor and extend to all areas of the development. These areas will function as both passive and active green spaces and designated park areas.
- C. A prominent central park area 29.2 acres in size becomes the organizing element for the neighborhood. This park provides easy access and visibility to the preserved natural features on the site and areas for programmed park development for the new development as well as surrounding neighborhoods.
- D. A shared-use path system, within the open space areas, will provide access to the greater citywide system, will provide multiple walking/running loops within the development and provide safe alternative access to schools.
- E. The Riviera parks and open space system will complete a significant greenway link in the regional park system, connecting Avery Park to the south to the 1,000 acre Glacier Ridge Metro Park to the northwest.
- F. Parks and open space areas within the development will be owned by the City of Dublin and maintained by the City of Dublin and the home owners association.

VIII. Provision of Utilities

- A. General
 1. All utilities, including sanitary sewer, water, telephone, electric, and gas, are available at this site.
 2. All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer, which includes the City of Columbus standards as required.

3. A comprehensive storm water management system will meet City of Dublin design criteria.
 4. All utilities shall be placed in appropriate locations on the lots that will best preserve the existing trees in good or fair condition.
- B. Sanitary Sewer
1. Sanitary sewer service to Riviera will be provided from two locations.
 2. The southeastern portion of the proposed development will be serviced from an existing 8-inch sanitary sewer line that is stubbed to the southern property line at the end of Tantalus Drive in the Belvedere Development and was designed to accommodate approximately 33.9 acres of tributary area
 3. The remainder of the development will connect to the existing 18" sanitary sewer line which is located onsite, along Riviera's southern property line and was designed to accommodate the remainder of the site
 4. A sanitary sewer analysis, "Capacity Analysis for the North Fork Indian Run Sub-Trunk", determined a capacity deficiency which warrants downstream sewer improvements. This study has been funded by the developer and has been submitted separately.
- C. Water
1. An existing 16-inch water main along the east side of Avery Road should be adequate to provide service to this site.
 2. Public water mains will be constructed along the proposed roadways within the development.
 3. The existing 8-inch water mains stubbed at the end of Firenza Place, Timble Falls Drive and Tantalus Drive will be tied into the new public system which will aid in service to this site.
- D. Storm Water –Pre Developed
1. The predominant soil types are Blount and Glynwood, a Type C/D soil, corresponding to a pre-developed runoff curve number of 74.
- E. Storm Water –Post Developed
1. In the post-development condition the site drainage will be handled by four retention basins that will accept drainage from impervious areas such as roadways, driveways, roofs, and sidewalks and some back yard drainage. The total developed tributary area to the basins is approximately 130 acres with a composite runoff curve number of 81. The analysis was conservatively run with a 10-year critical storm. The outlets of

- the basins drain to the existing stream running through the site. Water quality is provided by the use of the wet basins per Ohio EPA and City of Dublin requirements. The outlet for each basin will be a three-stage outlet, with the first stage providing the required 24 hour water quality drawdown. The second stage controls the 10-year event, and the third stage the 100-year event.
2. Stream corridor protection zones, as required by City of Dublin, have been placed on both jurisdictional streams as indicated on the Preliminary Plat.

IX. Access, Circulation and Improvements

- A. Vehicular access to the site will be from a single access point on Avery Road and from 3 existing streets stubbed to the property, connecting to the surrounding neighborhoods.
- B. A full service, site access drive from Avery Road will provide primary vehicular access.
- C. Tantalus Drive extends from the Belvedere neighborhood to connect with Riviera.
- D. Timble Falls Drive extends from the Belvedere neighborhood to connect with Riviera.
- E. Firenza Place extends from the Tartan West neighborhood to connect with Riviera.
- F. Primary vehicular circulation through the neighborhood provides easy access to three subareas providing different single family product types while discouraging cut-through circulation.
- G. Pedestrian connections will provide access to the neighboring schools, surrounding bike path network and regional parks/open space network.
- H. A northbound turn lane shall be provided at the Avery Road site access as detailed in the TIS.

X. Phasing

- A. This project has been divided into five (5) Phases. Phasing will start with Section 1 and progress in order through Section 4, as indicated on the Preliminary Plat.
- B. Phase 1 (Section 1) will include removal of the clubhouse, parking lot and maintenance facility, wells, sanitary plant, septic system and leach fields and other associated infrastructure, construction of a northbound Avery Road left turn lane, main site access drive, street

connection to Tantalus Drive, Reserves A, B, C and D, Basins A and B, and 39 lots in Subarea A.

- C. Phase 2 (Section 2) will include Reserves E, F, G and H, Basin C, and 43 lots in Subarea B.
- D. Phase 3 (Section 3-1) will include Reserves I and J, and 23 lots in Subarea B.
- E. Phase 4 (Section 3-2) will include the street connection to Firenze Place, Reserve K, Basin D, and 29 lots in Subarea C.
- F. Phase 5 (Section 4) will include the street connection to Timble Falls Drive, Reserves L, M and N, Basins E and F, and 51 lots in Subarea B.

SECTION II-
Development Standards

I. DEVELOPMENT STANDARDS

Basic development standards are addressed in this text regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 152 and 153 of the City of Dublin Code shall apply.

II. PERMITTED USES

- A. Single-family detached homes.
- B. Parks, open spaces and community gardens.
- C. Permitted uses as outlined in the R-1, Restricted Suburban Residential District in the Dublin Zoning Code.

III. DENSITY

- A. A maximum of one hundred eighty five (185) residential dwelling units shall be permitted in this PUD.
- B. A maximum gross density of 1.22 dwelling units per acre shall be permitted in this PUD.

IV. LOT STANDARDS**A. Subarea A****1. General Character**

- a. Dwellings may be custom and semi-custom single family homes on traditional lots with fee simple ownership, having equal or higher quality and character when compared to homes in surrounding neighborhoods.

2. Lot Size

- a. Lot Area: Thirteen thousand (13,000) square feet minimum.
- b. Lot Width: One hundred (100) feet minimum.
- c. Lot Depth: One hundred twenty-five (125) feet minimum.

3. Lot Setbacks

- a. Front yard: Twenty-five (25) feet minimum. Staggered setbacks on adjacent lots are not required.

- b. Rear yard: Twenty-five (25) feet minimum.
- c. Side yard: Eight (8) feet minimum.
- d. Avery Road: There shall be a minimum building setback of one hundred (100) feet, as measured from the proposed Avery Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback to enhance the rural character of the Avery Road corridor.

B. Subarea B**1. General Character**

- a. Dwellings may be single family homes on traditional lots with fee simple ownership, having equal or higher quality and character when compared to homes in surrounding neighborhoods.

2. Lot Size

- a. Lot Area: Nine thousand seven hundred fifty (9,750) square feet minimum
- b. Lot Width: Seventy-five (75) feet minimum.
- c. Lot Depth: One hundred twenty-five (125) feet minimum.

3. Lot Setbacks

- a. Front yard: Twenty-five (25) feet minimum, except for Cacchio Lane which is twenty (20) feet minimum. Staggered setbacks on adjacent lots are not required.
- b. Rear yard: Twenty-five (25) feet minimum.
- c. Side yard: Six (6) feet minimum.
- d. Avery Road: There shall be a minimum building setback of one hundred (100) feet, as measured from the proposed Avery Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback to enhance the rural character of the Avery Road corridor.

C. Subarea C**1. General Character**

- a. Dwellings may be single family homes on traditional lots with fee simple ownership, having equal or higher quality and character when compared to homes in surrounding neighborhoods. Reduced setbacks, first floor master floor plans

and common maintenance target a buyer looking to downsize and/or reduce maintenance.

2. Lot Size

- a. Lot Area: Seven thousand two hundred (7,200) square feet minimum.
- b. Lot Width: Sixty (60) feet minimum.
- c. Lot Depth: One hundred twenty (120) feet minimum.

3. Lot Setbacks

- a. Front yard: Twenty (20) feet minimum. Staggered setbacks on adjacent lots are not required.
- b. Rear yard: Fifteen (15) feet minimum.
- c. Side yard: Five (5) feet minimum.

4. Lot Coverage

- a. The maximum lot coverage shall be seventy (70) percent.

D. On-Lot Stream Corridor Protection Zone

1. Portions of the Stream Corridor Protection Zone may be platted on individual lots.
2. No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as an "On Lot Stream Corridor Protection Zone" nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein.
3. No tree may be removed from the "On Lot Stream Corridor Protection Zone" except for the removal of dead, diseased, decayed, or noxious trees and other understory vegetation or as may be required for conservation or in keeping with good forest management practices. Areas without trees or understory vegetation on the lot may be maintained as lawn.

V. STREET ACCESS AND/OR IMPROVEMENTS**A. Access****1. Avery Road:**

- a. A full service intersection shall be provided as indicated on the Preliminary Plat.

2. **Tantalus Drive:**
 - a. Tantalus Drive shall be extended northward from the Belvedere neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.
3. **Timble Falls Drive:**
 - a. Timble Falls Drive shall be extended northward from the Belvedere neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.
4. **Firenza Place:**
 - a. Firenza Place shall be extended eastward from the Tartan West neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.
5. **Pedestrian Access to Schools:**
 - a. Off-site pedestrian access to Grizzell Middle School shall be provided as permitted by Dublin City Schools.
 - b. Any permitted off-site connection points to existing path networks on school properties shall be coordinated with Dublin City Schools.
 - c. Final design details of any connections will be provided in the Final Development Plan.
6. **Private Driveways**
 - a. Vehicular access shall be limited to one (1) driveway curb-cut per lot.
 - b. Corner lots generally should provide driveway access to the anticipated lesser traveled street, except lots 25 and 26 as indicated on the Preliminary Plat. Lots 25 and 26 shall have driveway access limited to Albanese Circle.

B. Improvements

1. **Avery Road Site Access:**
 - a. A northbound left turn lane shall be provided at the Avery Road site access as detailed in the TIS.

VI. STREET STANDARDS

A. Public Streets

1. **Right-of-Way Width:** Fifty (50) feet minimum

2. **Pavement Width:** Twenty-eight (28) feet minimum for all public streets, as measured back-of-curb to back-of-curb
3. **Drive Lanes:** Two (2)
4. **Parking Lanes:** Parking shall be permitted on one side of public streets internal to the site opposite the waterline and fire hydrants.
5. **Tree Lawn:** May vary based on existing vegetation, but shall in no case be less than eight (8) feet in width.
6. **Sidewalk:** Four (4) feet wide minimum; sidewalks shall be concrete and located on both sides of the street.
7. **Shared-use path:** Eight (8) feet wide minimum; shared-use paths shall be constructed of asphalt, except when located in front of lots. When located in front of lots, the path shall be constructed of concrete with saw cut joints.

VII. UTILITIES

A. Design and Construction

1. All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer, which includes City of Columbus standards as required.

B. Location

1. All utilities shall be placed in appropriate locations on the individual home lots that will best preserve the existing trees in good or fair condition.

VIII. STORM WATER MANAGEMENT

A. Design and Construction

1. A comprehensive storm water management system shall be developed, following the Ohio EPA and City of Dublin storm water management policies.

B. Location

1. Storm water management facilities may be located in any reserve areas. Final design and details will be provided in the Final Development Plan.

C. Stream Corridor Protection Zone

1. There shall be a Stream Corridor Protection Zone as indicated on the Preliminary Plat. A definition is contained within the City of Dublin Codified Ordinance Section 53.200 for the areas designated as "Stream Corridor Protection Zones". Sections 53.210 – 53.240 describe uses and facilities that are permitted and prohibited within the Stream Corridor Protection Zone.

IX. TREE PRESERVATION, REMOVAL AND REPLACEMENT

A. Tree Preservation/Removal

1. It is the intent of the developer to preserve as many good and fair condition trees as possible on site. A good faith effort will be made to preserve existing trees in good and fair condition where appropriate.
2. A Tree Removal and Preservation Plan will be provided as part of the Final Development Plan.
 - a. Tree protection fencing shall be shown on the Tree Removal and Preservation Plan at or beyond the critical root zone of all trees to be preserved.
 - b. Chain link, wire or two rail wood fencing shall be used to protect special, selected landmark trees identified to be preserved and located in or near the path of direct site development.
3. City approval of tree protection fencing locations shall be required prior to the issuance of construction permits.
4. If critical root zones of preserved trees cannot be maintained during construction, those impacted trees shall be replaced in accordance with code.

B. Tree Replacement Plan

1. Tree Replacement shall be per code, with the following exceptions:
 - a. Replacement trees shall be deciduous or evergreen trees. Deciduous trees shall have a minimum caliper size of two and one-half (2 ½) inches. Evergreen species shall be seven (7) feet in height minimum and count as two and one-half (2 ½) inches.
 - b. Evergreen trees shall be limited to no more than thirty (30) percent of the total caliper inch replacement requirement.
2. Replacement trees may be located in all open space reserve areas.

X. PARKS AND OPEN SPACE**A. Dedication**

1. The open space will meet that which is required under code.
2. The code required open space shall be dedicated to the City

B. Maintenance

1. Reserves A, B, C, D, E, F, G, H, I, and J shall be maintained by the homeowners association.
2. Reserves K, L and N shall be maintained by the City.

C. Programming

1. All reserves shall be programmed in conjunction with city staff as passive and active areas at the time of anticipated open space development. It is the intent of the developer to consult residents in open space programming decisions.
2. Open space programming may include the following options and amenities:
 - a. Reserve A, E, G and I: multi-use path, trash/recycling/bike racks, bench seating, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - b. Reserve B: Landscaping
 - c. Reserves C, F, H and K: bench seating, landscaping, multi-use path and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - d. Reserve D: gathering plaza, gazebo/shelter, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - e. Reserves K, L, and M: parking, restrooms, platform tennis/basketball court, open play fields, bocce, cricket field, lacrosse/soccer field, multi-use path, trash/recycling/bike racks, bench seating, picnic grove/tables, public art, playground, obstacle course, rental shelter, shelter/gazebo, climbing structure, outdoor fitness equipment, labyrinth, fishing pier/dock, landscaping and/or HOA run/maintained community gardens (bird/butterfly/honeybee, meditation or prairie)
3. Future design and development of parks and open spaces shall be permitted with administrative approval based on the above programming standards.

D. Shared-Use Path System

1. A shared-use path system shall provide connections between Shannon Glen Park and Tartan West, connections to Grizzell Middle School and the Avery Road pathway. It shall also provide multiple internal loop systems within the open space reserves.
2. Portions of the shared-use path system may incorporate sections of the cart paths that currently exist on site. Existing path sections that are to be utilized shall be evaluated and appropriate measures shall be made to meet city standards, if necessary. Evaluations will be performed with each phase of development and to the satisfaction of the City Engineer.

XI. LANDSCAPING**A. Entry Features**

1. Entry features may include integrated project signage, landscaping, and irrigation.
2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.
3. All entry features will be owned and maintained by the homeowners association.

B. Street Trees

1. Street trees shall be installed in accordance with the City of Dublin Code. Final type and location shall be determined by the City Forester.

C. Auto Courtyards

1. In those instances where a garage location creates an auto courtyard in the front of the house; a minimum thirty (30) inch high wall or hedge shall be installed and maintained along the courtyard pavement parallel to the street.

D. Private Sidewalks

1. A minimum three (3) feet wide sidewalk shall be required for every residence. This private side walk shall extend from the front door to the driveway, where applicable, as the driveway may abut the front door.

E. Cul-de-Sac Islands

1. Cul-de-sac islands shall be landscaped with lawn and /or plant material.

2. Any lawn and/or plant material located within an island shall be maintained by the HOA.

F. Avery Road Landscape Treatment

1. A landscape treatment shall be installed in the setback along Avery Road to enhance the rural character of the corridor.
2. Plantings shall create a natural woodland effect and may consist of deciduous trees and shrubs, ornamental trees, perennials or any combination thereof. This effect shall be installed across the Avery Road frontage.
3. Any trees, meeting the replacement tree standards, planted in this treatment, shall count toward the overall replacement requirement.
4. Masonry piers, stone walls and/or fencing may be included as part of the landscape treatment.
5. A sign and/or entry feature may be located within this setback. Details shall be provided for approval as part of the Final Development Plan.
6. Pedestrian pathways, multi-use paths, water features and pond access may be provided in this treatment.
7. Final design and details of the landscape treatment shall be provided for approval as part of the Final Development Plan.

G. Mid-Block Shared Use Path Access

1. Shared use paths that are located mid-block between lots shall be landscaped to provide a barrier between the pathway and adjacent private yards.
2. Landscaping shall include lawn, deciduous shrubs, evergreen shrubs, deciduous trees, evergreen trees and fencing or any combination thereof. Design and details shall be provided and approved in the Final Development Plan phase.
3. The final locations where shared-use paths cross public streets will be evaluated by the City Engineer to minimize mid-block crossings and included in the appropriate final development plan.

XII. HOMEOWNERS ASSOCIATION

All residential property owners located within the Riviera PUD shall be required to join and maintain membership in a forced and funded homeowners association, which will be formed prior to any lots being sold. Homeowners association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded in the office of the appropriate County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association in this text.

SECTION III-
Architectural Standards

I. General Character

- A. The character within this development shall be traditional in nature. Its vocabulary shall employ Classical, Colonial Revival, Midwestern Vernacular, European Country and American Period Revival styles. Continuity of element and scale and the commonality of building materials between the referenced styles will reinforce an architectural cohesiveness while providing architectural diversity within the site. These styles can be found throughout the neighborhoods surrounding the Riviera development. Incorporating these architectural styles will complement the surrounding development pattern and allow the new homes to “fit in” to the character of the area.
- B. Single family homes shall provide a high quality built environment as recommended in the community plan. Homes in Riviera shall have equal or higher quality and character when compared to the homes in neighborhoods immediately surrounding the development.
- C. All homes on all lots shall adhere to the City of Dublin Residential Appearance Standards Code unless otherwise stated herein.

II. Permitted Building Height

- A. Maximum of thirty-five (35) feet, as measured per code.

III. Permitted Exterior Materials

- A. Cladding Materials.
 - 1. The exterior cladding of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.
 - 2. All exposed foundations shall be clad with brick, stone or manufactured stone.
- B. Trim Materials.
 - 1. Wood, aluminum, vinyl, PVC, urethane foam, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements
- C. Roofing Materials.
 - 1. All homes shall utilize natural dimensional asphalt shingles, wood, slate, concrete, or tile. Standing seam metal roofs are permitted on porches and secondary roofs.

IV. Permitted Exterior Colors

- A. Cladding Colors.
 - 1. Natural earth tones and/or warm neutral colors, including white.
 - 2. High-chroma colors are not permitted.
- B. Trim Colors.
 - 1. Natural earth tones and/or warm neutral colors, including white.
 - 2. Complementary or contrasting to siding color.
- C. Roofing Colors.
 - 1. Natural earth tones and/or neutral colors, including black.
 - 2. High-chroma colors are not permitted.

V. Configuration of Materials

- A. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure. All building elevations shall be articulated with a consistency of detailing.
- B. The application of exterior wall materials shall be continuous around corners.
- C. Changes in cladding material shall occur at logical locations, typically at interior corners where one building mass meets another. The use of cladding materials shall be consistent on both sides of all exterior corners of the dwelling.
- D. When used, wood siding and fiber cement siding products shall be in the pattern of clapboard, dropsiding, tongue and groove, board-and – batten or shingles.
- E. Walls shall show no more than two (2) cladding materials (excluding trim) above the water table unless otherwise approved by the Architectural Review Committee. Brick and stone may be combined.

VI. Architectural Elements

- A. Four-sided Architecture
 - 1. Similar architectural design elements and details shall be consistent throughout all elevations of the structure.

B. Prominent Facades

- 1. Corner lots, end lots, pie-shaped lots and lots adjacent to large open spaces present highly-visible, side facades (Lots 1, 7, 8, 15, 17, 18, 21, 39, 40, 52, 53, 62, 63, 66, 67, 69, 73, 84, 105, 105, 120, 121, 129, 134, 135, 144, 163, 169, 170, 176 and 185 as indicated on the preliminary plat). Each street-facing elevation on these lots must contain at least three (3) design elements, in any combination, as defined in the Dublin Zoning Code 153.190.

C. Roofs

- 1. Primary roof pitches shall have a minimum slope of 7:12 rise over run.
- 2. Secondary roofs, such as minor gables, dormers and porch pediments shall be permitted to have minimum slope of 4:12 rise over run. When the primary roof pitch is a gable with the pediment end oriented towards the street a less roof pitch shall be permitted.
- 3. Flat roofs are permitted, but must integrate strong cornice lines.
- 4. Roof penetrations, including, without limitations, vent stacks, shall not be located on the front roof slope and shall be painted to match the color of roof.

D. Dormers

- 1. Dormers shall have gabled, hipped, arched, or shed roofs.
- 2. Dormer windows shall either match the standard window size of the house or smaller.
- 3. Dormers may be no larger than necessary to hold their windows and framing unless otherwise approved by the Architectural Review Committee.

E. Gutters and Downspouts

- 1. Traditional half-round gutters and/or ogee gutters with downspouts shall be used and shall be made of aluminum materials that match or compliment the color of the home’s trim.
- 2. Gutter and downspouts shall be placed at the corner of the building that is least visible from nearby streets.

F. Chimneys

- a. “Cantilevered” or “through-the-wall” chimneys are not permitted.
- b. All chimneys shall be built on an integral foundation.

- c. All exterior portions of chimney shall be finished masonry, consisting of brick, stone, and/or manufactured stone.
- d. The use of stucco, siding and wood shall be prohibited.

G. Garages

- 1. All single-family dwellings shall have an attached or detached garage of sufficient size to accommodate a minimum two (2) standard sized automobiles, side by side.
- 2. Side loaded garages are encouraged.
- 3. All garage doors shall be decorative and upgraded garage doors, similar to "carriage-style" doors.

H. Windows

- 1. Windows shall be constructed either of wood, painted aluminum, vinyl, fiberglass or composite materials. Painted aluminum clad and vinyl clad windows are permitted.
- 2. Windows shall be single hung, double hung, operable casement or transoms oriented horizontally with vertically proportioned panes of glass.
- 3. All double-hung windows shall have the appearance of divided light.
- 4. Window grids are to be proportionally similar on all windows with vertical orientation.
- 5. Window surrounds and/or trim appropriate to the architectural character of the home are required.
- 6. Cantilevered bay windows are not permitted.

I. Shutters

- 1. Shutters shall be sized to fully cover the adjacent window.
- 2. Shutters that are operable or appear as such shall utilize appropriate shutter hardware (s-clips and hinges).
- 3. Shutters shall be constructed of wood, vinyl, PVC or fiber-cement and shall be painted or have integral color.
- 4. Raised Panel, flat panel, louvered and board-and-batten are permitted shutter styles.

J. Soffit, fascia and eaves

- 1. Soffit, fascia and trim shall consist of vinyl, aluminum, wood or wood composite materials. Fascia and trim may be capped with

vinyl or aluminum. Colors for soffit, fascia, trim and gutter materials shall be compatible with the color of the dwelling.

- 2. Eaves shall be continuous. Eaves which overhang less than one (1) foot shall have closed soffit.

K. Front Porches

- 1. Front Porches, when utilized, shall be covered and open. Glass and screen enclosures shall be prohibited.

L. Lighting

- 1. Each unit shall have a minimum of one (1) approved yard post light near the sidewalk of front entry.
- 2. Each unit shall have lighting on each side of or above the garage door opening.

VII. Architectural Diversity

A. The same or similar front elevations shall not be repeated within:

- 1. Two lots on either side of subject lot.
- 2. Three lots directly across the street from subject lot.
- 3. Any lot on a cul-de-sac bulb.

B. Corner lots apply to the street on which the home's front facade is situated.

C. Open Space areas may provide similar separation as lots within the influenced area. In this case, the open space area may be considered as influenced lot or lots.

D. A lot diversity matrix will be presented for approval at the final development plan phase.

E. Themed Communities

- 1. Themed or architecturally coordinated communities featuring a specific architectural style with one or more builders may be permitted and are not subject to the diversity schedule outlined above. In the event that such a community is proposed, the developer shall file a single final development plan for that community with illustrations of representative building elevations and anticipated product mix for review by the Planning Commission.

4. Administration of Standard

- 1. Due to the mix of homebuilders to be found in this development, an advance matrix of "substantially similar" building elevations is not possible. Therefore, it will be the responsibility of the Architectural Review Committee to evaluate each house plan in the development for compliance with the diversity standard. Compliance with the diversity requirements shall be required for the approval of the construction of each new dwelling within the PUD.

VIII. Home Plan Approval

A. The Master Developer shall retain the right of individual plan approval for all single family homes within the subdivision.

B. Architectural Review Committee

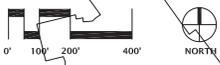
- 1. The developer shall form an architectural review committee (ARC) to ensure that all dwellings and accessory structures comply with or exceed the architectural standards set forth in this development text. Prior to filing for a building permit with the City of Dublin for the construction of, or any addition or major alteration to, each primary or accessory residential structure in this development, the owner or builder shall be required to subject the exterior architectural elevations and the site plan to a review by the ARC. The ARC shall undertake a review of these elevations and plans for compliance with the commitments made in the development text such as (but not limited to) setbacks, building heights, diversity, types of materials, and colors. The ARC shall approve only those structures that comply with or exceed the requirements set forth in this development text. The City of Dublin shall not be required to issue a building permit for any affected residential structure in this development without written evidence of approval of such structure from the ARC.
- 2. Rules and regulations relating to the membership of the ARC and the conduct of its affairs shall be the responsibility of and implemented by the developer. At least one member of the ARC shall be an architect registered in the State of Ohio. The requirement for the ARC review and approval shall be evidenced through the developer recording deed restrictions with appropriate County Recorders prior to the commencing construction on any residential structure in this development. The developer shall ensure that the deed restrictions require adherence to the architectural standards in this text and may choose to implement even stricter architectural requirements than are found herein.

SECTION IV-
Exhibits



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| Date: March 17, 2015 Job No.: 10006.1 | CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA |
| VICINITY MAP | |
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| 3030 EAST SPRING STREET, SUITE 200 COLUMBUS, OHIO 43223 614-499-9999 | |
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| CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA | Date: March 17, 2015 Job No.: 13006.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AERIAL PHOTOGRAPH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDGE <small>INCORPORATED</small> 383 MARKET STREET, SUITE 250 COLUMBUS, OHIO 43215 614-449-2500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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152.192 ACRES

Situated in the State of Ohio, Counties of Union, Franklin and Delaware, City of Dublin, in Virginia Military Survey Numbers 2925 and 5162, being part of those tracts of land conveyed to American Italian Golf Association by deeds of record in Deed Book 2600, Page 393 (Franklin County), Deed Book 313, Page 64 (Delaware County), Deed Book 216, Page 68 (Union County) and Deed Book 223, Page 495 (Union County), and more particularly bounded and described as follows:

Beginning at the northwesterly corner of the subdivision entitled "Belvedere Section 3", of record in Plat Book 5, Page 38 (Union County). In the easterly line of that tract conveyed to the Board of Education of the Dublin City School District by deed of record in Official Record 78, Page 234 (Union County);

thence North 02°11' 05" West, with said easterly line, a distance of 230.37 feet to the northeasterly corner thereof;

thence South 84°57'58" West, with the northerly line of said School District tract, a distance of 435.11 feet;

thence crossing said American Italian Golf Association tracts the following courses and distances: North 05° 49' 46" West, a distance of 1028.89 feet; North 84° 07' 22" East, a distance of 520.15 feet; North 02° 02' 58" West, a distance of 610.00 feet; and South 84° 06' 53" West, a distance of 85.25 feet to the southeasterly corner of that tract conveyed to Kevin D. and Jocelyn Mullins by deeds of record in Official Records 117, Page 182 (Union County) and 804, Page 218 (Union County);

thence North 05°51' 20" West, with the easterly line of said Mullins tract and the easterly line of the subdivision entitled "Tartan West Section 6 Part 2", of record in Plat Book 5, Page 218 (Union County), a distance of 896.35 feet to the southwesterly corner of that tract conveyed to Tartan Development Company (West), LLC by deed of record in Official Record 663, Page 741 (Union County);

thence North 82°37'01" East, with the southerly line of said Tartan Development Company tract, the southerly line of Savona Condominium at Tartan West Third Amendment, of record in Condo Plat Book 5, Page 239 (Union County), the southerly line of Savona Condominium at Tartan West Fifth Amendment, of record in Condo Plat Book 5, Page 264 (Union County), the southerly line of that tract conveyed to Wood Run Partners, LLC by deed of record in Official Record 949, Page 154 (Union County), the southerly line of Savona Condominium at Tartan West Sixth Amendment, of record in Condo Plat Book 5, Page 276 (Union County), and the southerly line of that tract conveyed to the Board of Education of the Dublin City School District by deeds of record in Official Record 8531210 (Franklin County) and Deed Book 485, Page 379 (Delaware County), a distance of 1148.34 feet to a point;

thence North 74°30'22" East, with the southerly line of said School District tract, a distance of 1676.66 feet to a point in the centerline of Avey Road;

thence South 15° 16'07" East, with said centerline, a distance of 2022.21 feet to a point;

thence South 74°28'45" West, with the northerly line of the subdivision entitled "The Celtic Estates of Avery", of record in Plat Book 105, Page 50 (Franklin County), a distance of 534.19 feet to the northwesterly corner thereof;

thence South 74°26'05" West, with the northerly line of the subdivision entitled "Belvedere Section 1", of record in Plat Book 56, Page 6 (Franklin County), the northerly line of the subdivision entitled "Belvedere Section 2", of record in Plat Book 98, Page 74 (Franklin County), and the northerly line of said Belvedere Section 3, a distance of 2837.44 feet to POINT OF BEGINNING, containing 152.192 acres of land, more or less.



Date: March 17, 2015
Job No.: 10006.1



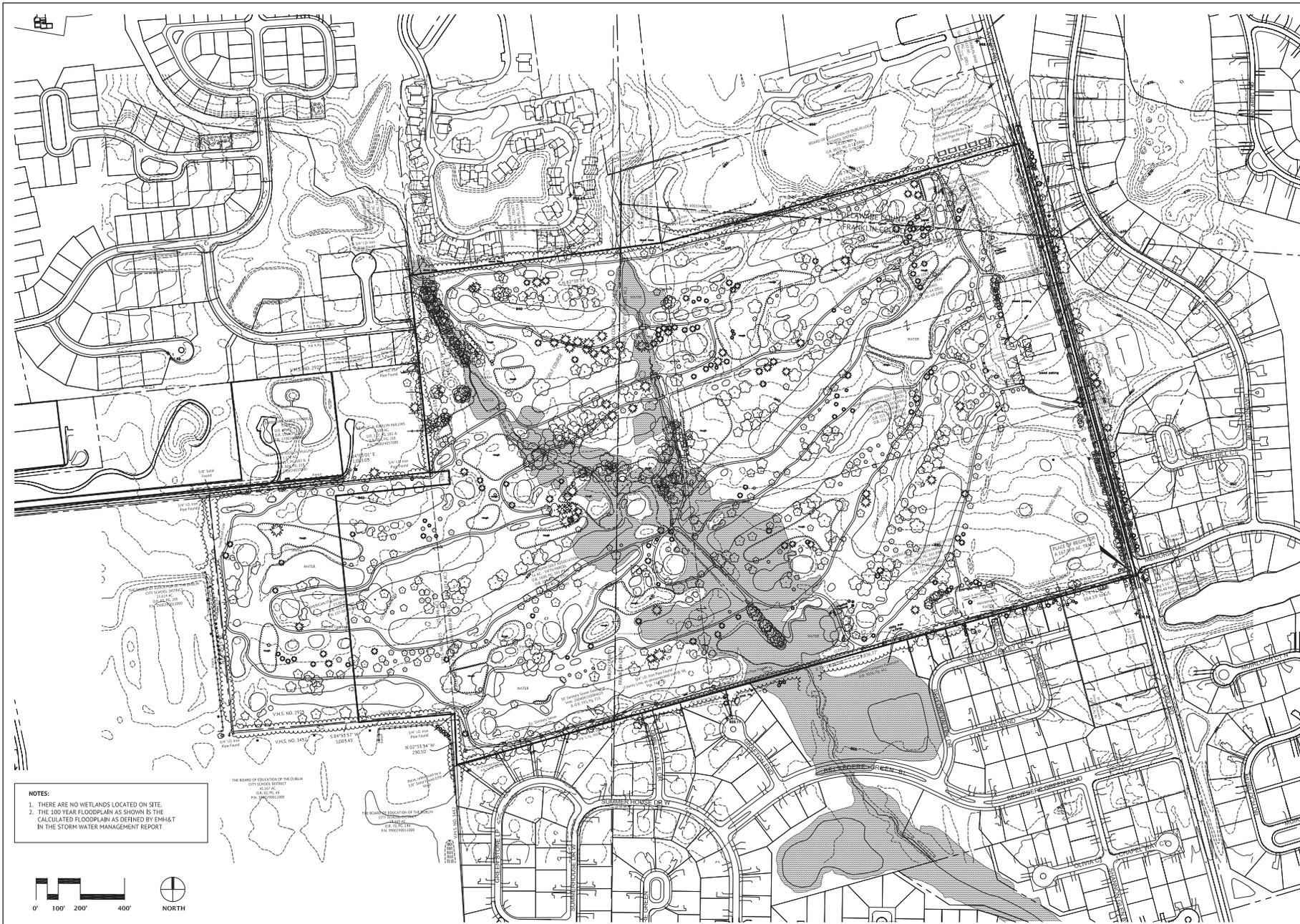
CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

BOUNDARY MAP/
SURVEY

EDGE
380 LAMAR STREET, SUITE 250
COLUMBUS, OHIO 43215
614-442-9292

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NOTES:

1. THERE ARE NO WETLANDS LOCATED ON SITE.
2. THE 100 YEAR FLOODPLAIN AS SHOWN IS THE CALCULATED FLOODPLAIN AS DEFINED BY SH&M/T IN THE STORM WATER MANAGEMENT REPORT



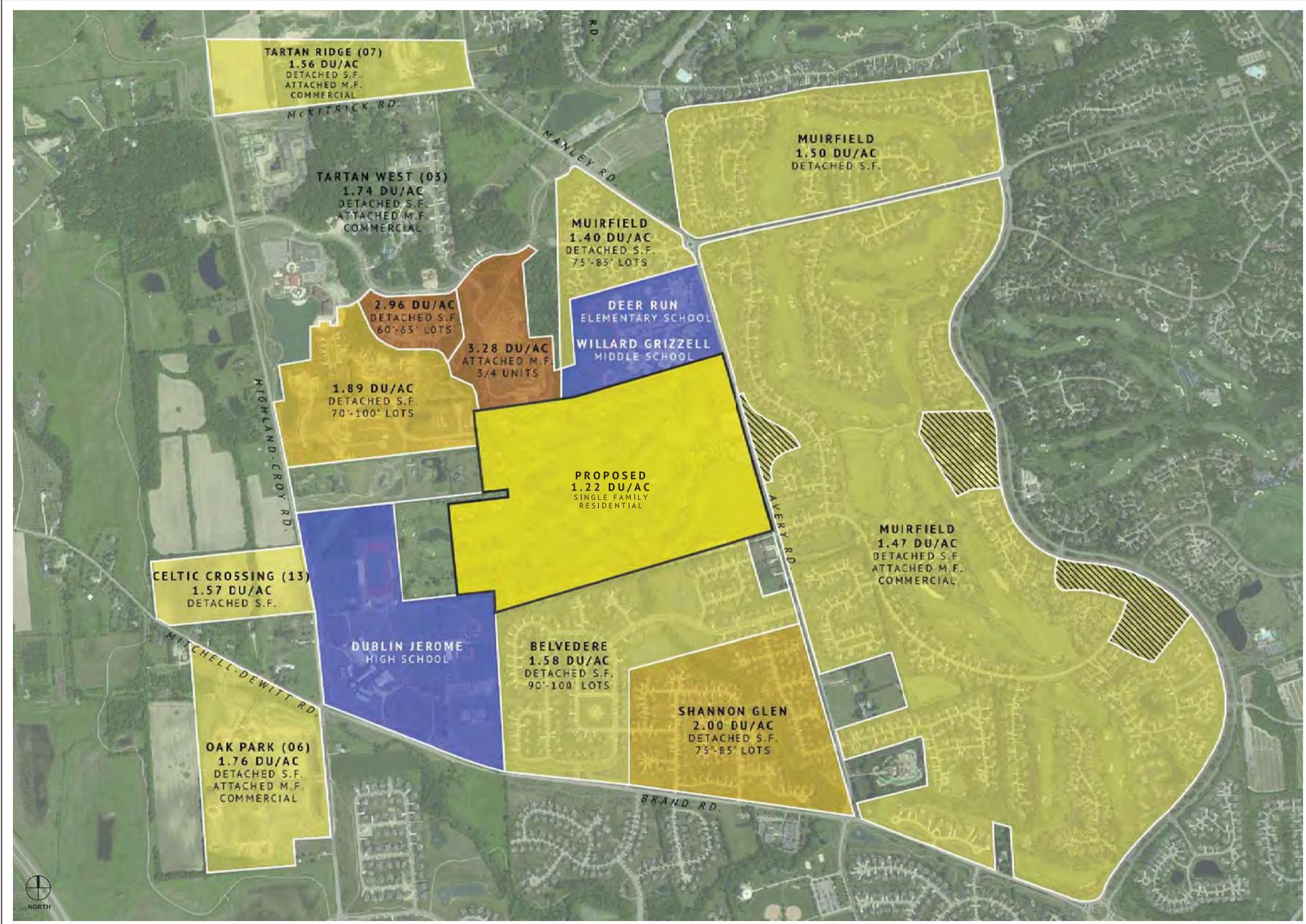
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| | CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA |
| EXISTING CONDITIONS MAP | |
| | 3834 STATE PARK DRIVE, SUITE 200 COLUMBUS, OH 43221-5175 614-449-9946 |
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| CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA | |
| SURROUNDING ZONING DISTRICTS MAP | |
| EDGE <small>PLANNING AND DESIGN</small> <small>38345E PINE STREET, SUITE 250 COVINGTON, OHIO 43025 614-439-9500</small> | |
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| CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA | |
| SURROUNDING LAND USE MAP | |
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| CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA | |
| SURROUNDING DENSITIES MAP | |
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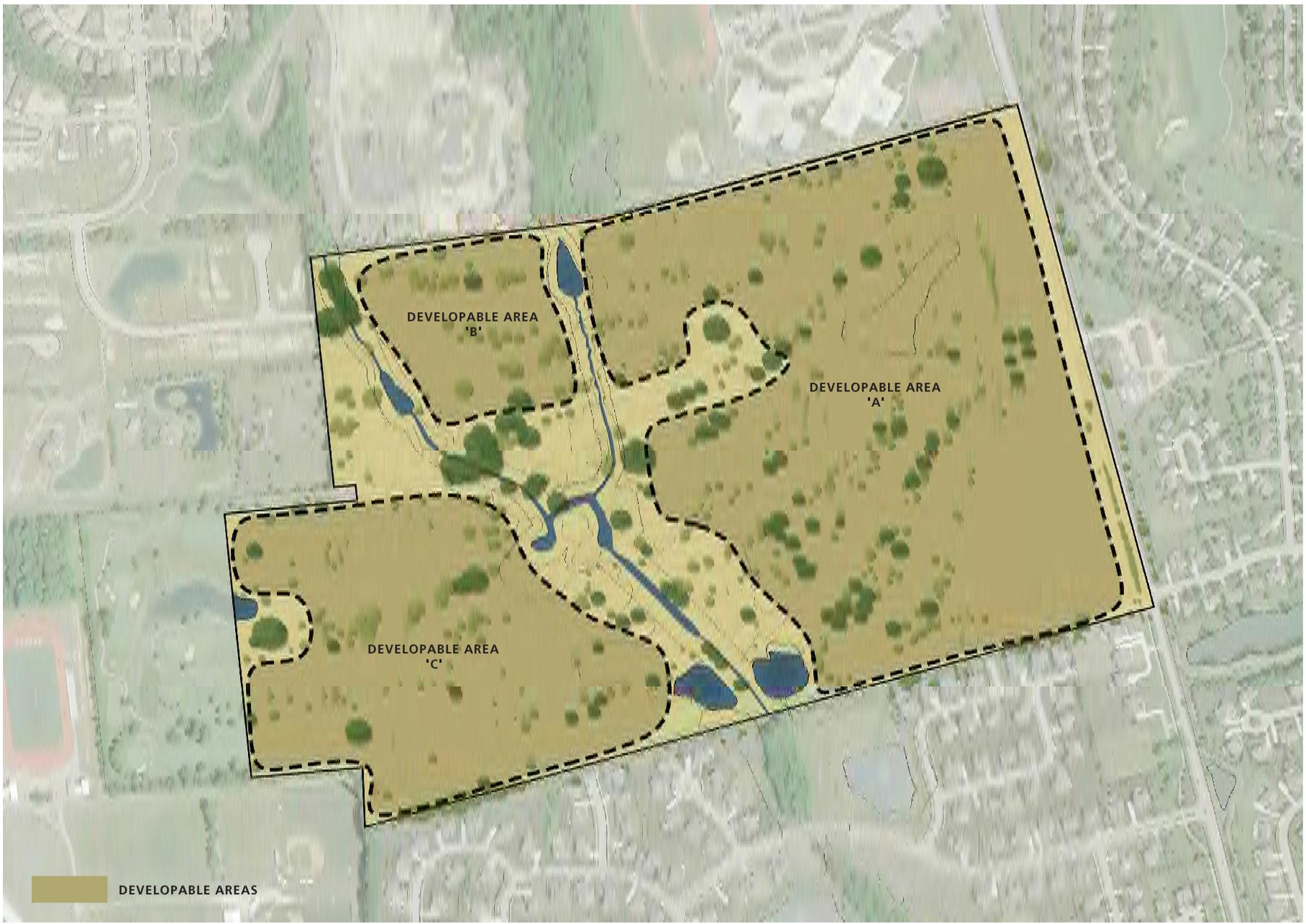
- OPEN SPACE
- 100 YEAR FLOOD PLAIN
- STREAM CORRIDOR PROTECTION ZONE (S.C.P.Z.)

WETLANDS: THERE ARE NO WETLANDS ON SITE
 THERE ARE NO NATURALLY OCCURRING PONDS ON SITE
 TWO JURISDICTIONAL STREAMS EXIST ON SITE
 THERE IS NO RIVER FRONTAGE ON SITE

FLOODPLAINS: A 100-YEAR FLOODPLAIN EXISTS ALONG THE TWO JURISDICTIONAL STREAMS
 A STREAM CORRIDOR PROTECTION ZONE HAS BEEN PLACED OVER THE
 TWO JURISDICTIONAL STREAMS

STEEP SLOPES: THERE ARE NO STEEP SLOPES ON SITE. THE SITE IS GENTLY SLOPING
 FROM 1% TO 3%

| | | | |
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|  | CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA | DATE March 17, 2015 JOB No. 10006.1 | |
| CONSERVATION DESIGN - PRIMARY CONSERVATION AREAS | | | |
|  <small>EDGE CONSULTANTS, INC. 38385E PINE STREET, SUITE 250 COLUMBUS, OHIO 43235 614-449-9500</small> | | | |
| SHEET PDP | | 10 | |

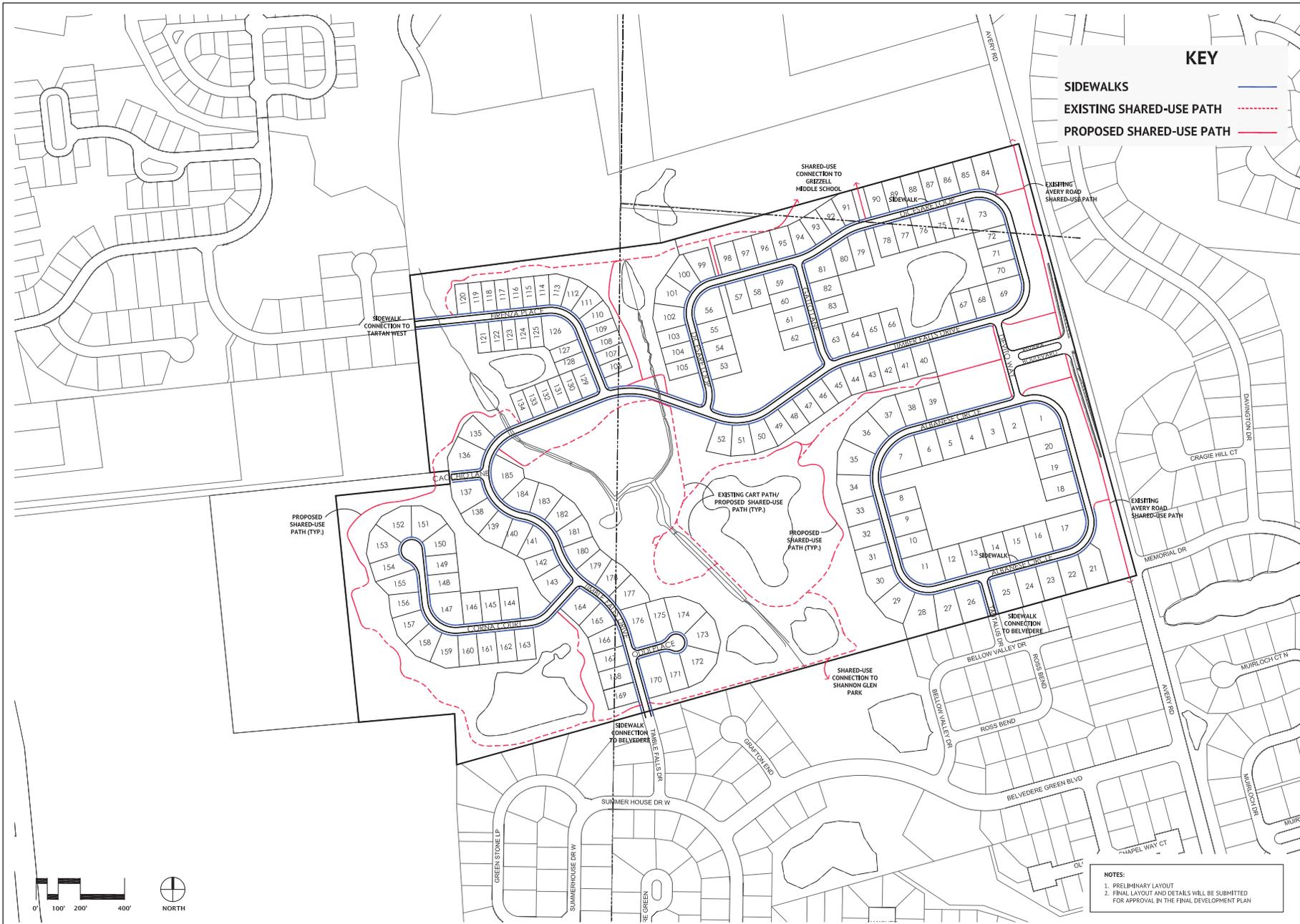


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| CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA | |
| CONSERVATION DESIGN - DEVELOPABLE AREAS | |
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| SHEET NO. | REVISIONS |
| DATE | DESCRIPTION |
| 12 | PDP |
| 12 | 12 |

Date: March 17, 2015
 Job No.: 13006.1



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| CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA | Date: March 17, 2015 Job No.: 13006.1 | | | | | | | | | | | | | | | | | | | | | | | | |
| CONSERVATION DESIGN - ILLUSTRATIVE SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | |
|  <small>EDGE CONSULTANTS, INC. 10000 W. STATE ST. SUITE 200 COLUMBUS, OH 43240 614-440-9500</small> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table> | | REVISIONS | | NO. | DESCRIPTION | | | | | | | | | | | | | | | | | | | | |
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KEY

- SIDEWALKS —
- EXISTING SHARED-USE PATH —
- PROPOSED SHARED-USE PATH —

Date: March 17, 2015
 Job No.: 10006.1



CITY OF DUBLIN, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
RIVIERA

**PEDESTRIAN
 CIRCULATION PLAN**

EDGE
 ENGINEERING & ARCHITECTURE
 3830 EAST PRINC STREET, SUITE 200
 COLUMBUS, OH 43215
 614-449-9246

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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SHEET **PDP**
 15

- NOTES:**
1. PRELIMINARY LAYOUT
 2. FINAL LAYOUT AND DETAILS WILL BE SUBMITTED FOR APPROVAL IN THE FINAL DEVELOPMENT PLAN



| Reserve | Size | Ownership | Maintenance |
|---------|--------------|-----------|-------------|
| A | +/- 2.4 Ac. | City | HOA |
| B | +/- 0.1 Ac. | City | HOA |
| C | +/- 5.2 Ac. | City | HOA |
| D | +/- 2.1 Ac. | City | HOA |
| E | +/- 2.1 Ac. | City | HOA |
| F | +/- 4.4 Ac. | City | HOA |
| G | +/- 0.1 Ac. | City | HOA |
| H | +/- 3.0 Ac. | City | HOA |
| I | +/- 1.1 Ac. | City | HOA |
| J | +/- 5.9 Ac. | City | HOA |
| K | +/- 29.2 Ac. | City | City |
| L | +/- 5.2 Ac. | City | City |
| M | +/- 15.3 Ac. | City | City |



Date: March 17, 2015
 Job No.: 10066.1

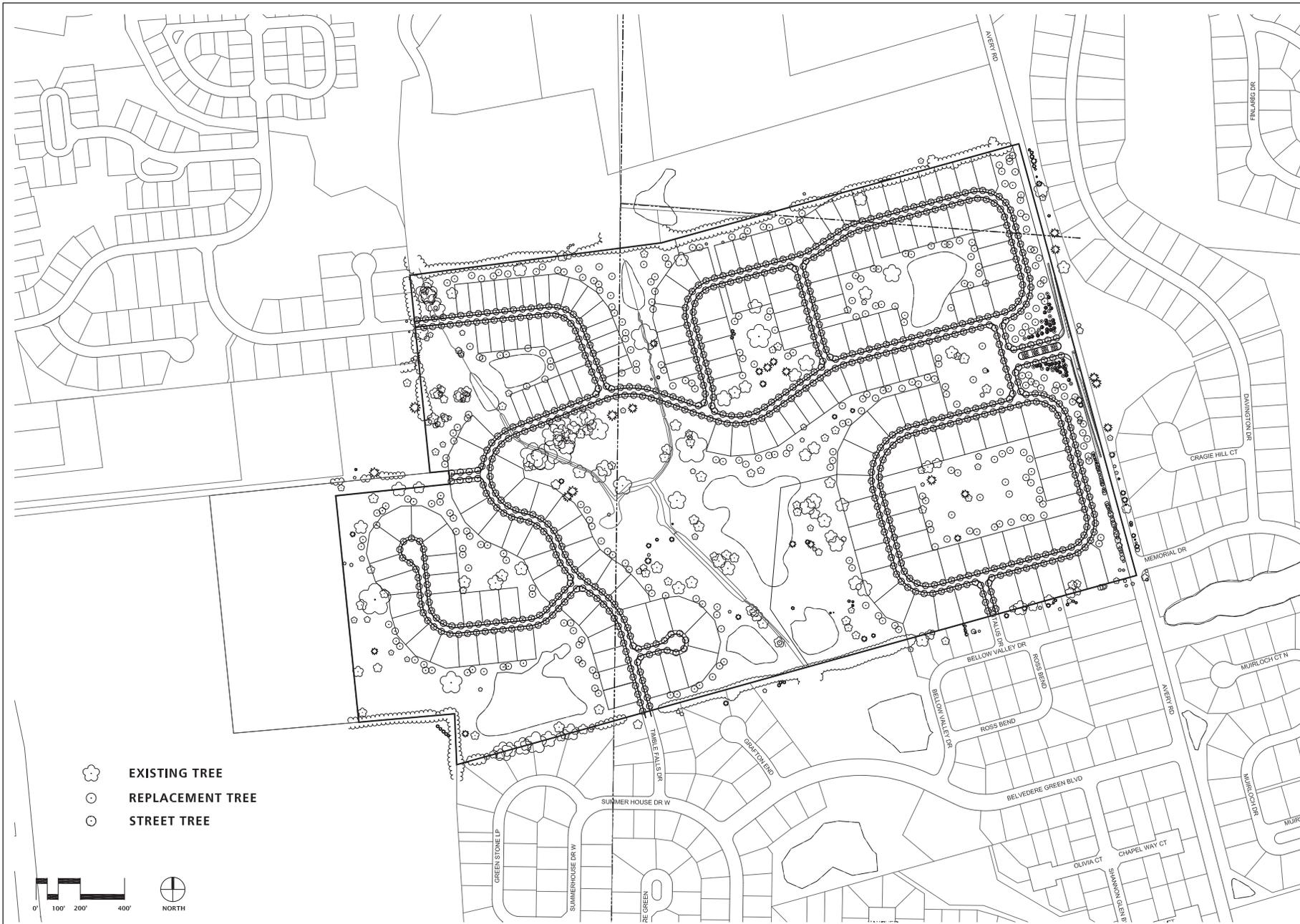


CITY OF DUBLIN, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
RIVIERA

**OPEN
 PLAN**

EDGE
 ENGINEERS
 3831 EAST PINE STREET, SUITE 200
 COLUMBUS, OHIO 43215
 614-449-9246

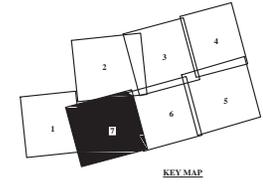
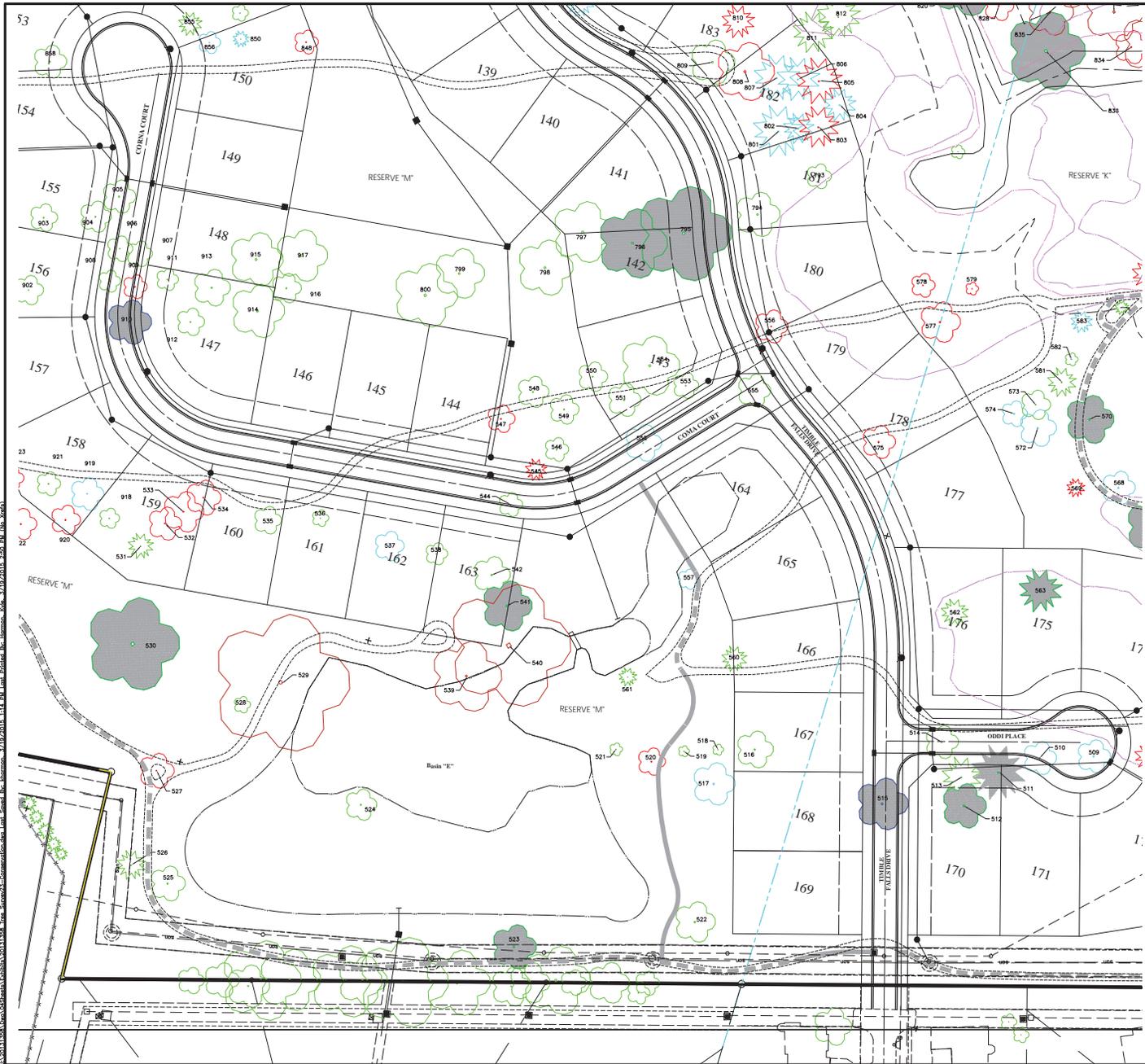
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- EXISTING TREE
- REPLACEMENT TREE
- STREET TREE



|  <small>EDGE CONSULTANTS, INC. 3838 EAST PARK DRIVE, SUITE 200 COLUMBUS, OH 43215 614-449-9246</small> | PRELIMINARY LANDSCAPE PLAN | <small>CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA</small> | <small>Date March 17, 2015 Job No. 10006.1</small> | | | | | | | | | | | | | | | | | | |
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| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 85%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | NO. | DATE | DESCRIPTION | | | | | | | | | | | | | | | | PDP | 17 | |
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LEGEND = < 24"

| | |
|--------|------|
| Green | Good |
| Blue | Fair |
| Purple | Poor |

LEGEND = 24" & >

| | |
|-------|------|
| Green | Good |
| Blue | Fair |
| Red | Poor |



| NO. | DATE | DESCRIPTION |
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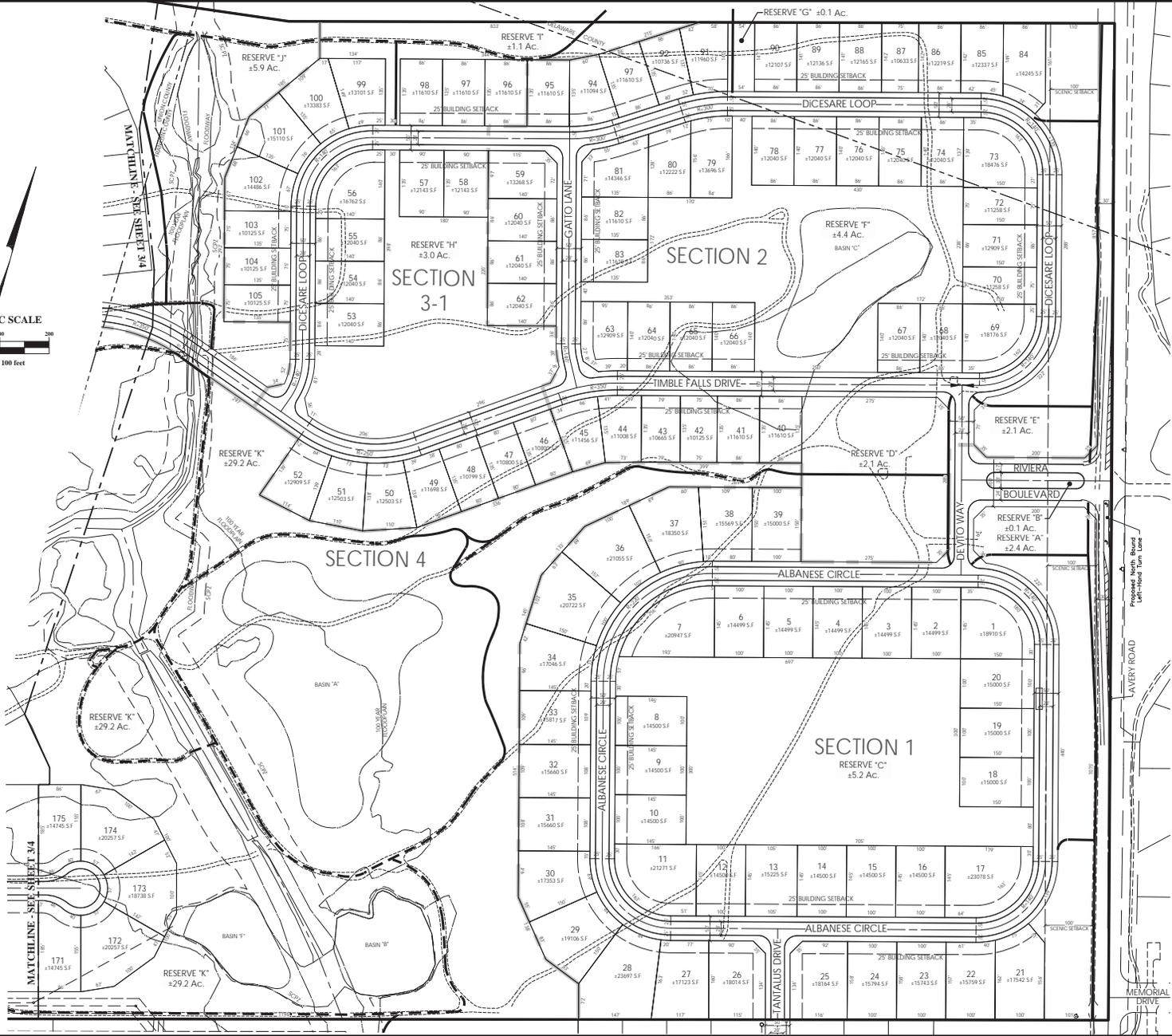


CITY OF RIVERVIEW, FLORIDA
 FOR
RIVERVIEW TREE SURVEY

EMH
 ENGINEERING & MAPPING, INC.
 1000 W. UNIVERSITY BLVD., SUITE 100
 RIVERVIEW, FLORIDA 33556
 (813) 891-1111
 WWW.EMHINC.COM

DATE: March, 2015
 SCALE: 1" = 50'
 JOB NO.: 2013-1358
 SHEET: 7/10

C:\2013\1358\Drawings\2013-1358 Tree Survey\2013-1358 Tree Survey.dwg, Plot Date: 3/10/2015, 11:45 AM, User: jason, Plot Scale: 1" = 50', Sheet: 7 of 10



| NO. | DATE | DESCRIPTION |
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CITY OF IRVING, OHIO
 PRELIMINARY PLAT
RIVIERA
 SITE PLAN



| | |
|---------|-------------|
| DATE | March, 2015 |
| SCALE | 1"=100' |
| JOB NO. | 2013-1358 |
| SHEET | 2/4 |

SCPZ = Stream Corridor Protection Zone, See Note E

A:\2013\1358\Drawings\SitePlan\SitePlan.dwg, Plot Date: 3/19/2015, 1:08:28 PM, Plot Path: L:\Users\jg\Public\1358.dwg, Plot Scale: 1/8"=100'

