RIVIERA

Preliminary Development Plan
and Preliminary Plat

RIVIERA

Dublin, Ohio

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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 3,400' 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. Rivera 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 29.6 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.

5. Any required off-site sanitary sewer improvements and developer percentage contributions shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council.

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.

3. All stormwater management areas will be maintained by the City of Dublin.

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. Cacchio Place street stub will provide for a potential connection to Hyland-Croy Road.

G. Primary vehicular circulation through the neighborhood provides easy access to three subareas providing different single family product types while discouraging cut-through circulation.

H. Pedestrian connections will provide access to the neighboring schools, surrounding bike path network and regional parks/open space network.

I. A pedestrian crossing system on Avery Road will be provided.

J. A northbound turn lane shall be provided at the Avery Road site access as detailed in the TIS.

K. The developer will enter into an infrastructure agreement with the City, prior to submitting the initial final development plan, for any applicable development thresholds and public project contributions, including the Avery Road pedestrian crossing.

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, Avery Road pedestrian crossing, main site access drive,

street connection to Tantalus Drive, Reserves A, B and C, Basins A and B, and 40 lots in Subarea A.

C. Phase 2 (Section 2) will include Reserves D, E, F and G, Basin C, and 45 lots in Subarea B.

D. Phase 3 (Section 3-1) will include Reserves H and I, and 23 lots in Subarea B.

E. Phase 4 (Section 3-2) will include the street connection to Firenza Place, Reserve J, Basin D, and 29 lots in Subarea C.

F. Phase 5 (Section 4) will include the street connection to Timble Falls Drive, Reserves K, L and M, Basins E and F, and 48 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.

b. Portions of Subarea B (west) are near Jerome High School. The school and associated sports fields are very active facilities with year round activities. Any homes near the school will likely be affected by the noise and light that typically accompanies activities at the school.

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.

4. The developer will work with planning staff to determine a method of physically delineating any on-lot SCPZ area and/or ensuring the property owners are aware of the presence of the on-lot SCPZ and its restrictions. If an on-lot SCPZ's is present, final design and/or details for delineation or notification will be included in the final development plan.

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. Cacchio Place:

a. As indicated on the Preliminary Plat, a street stub, Cacchio Place is provided to allow future access to Hyland-Croy Road. The developer will work with staff to provide a sign at the end of the stub indicating the intent of the future connection.

6. Pedestrian Access to Schools:

a. Off–site pedestrian access to Grizzell Middle School shall be provided as permitted by Dublin City Schools.

b. If so desired by the Dublin City Schools, the developer will provide a pedestrian connection to Jerome High School.

c. Any permitted off-site connection points to existing path networks on school properties shall be coordinated with Dublin City Schools.

d. Final design details of any connections will be provided in the Final Development Plan.

7. 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.

c. Permitted primary pavement materials include concrete, brick, concrete pavers, colored and imprinted concrete, or natural stone pavers or flagstones. Asphalt is not permitted. The use of gravel as a driveway material is not permitted. Secondary materials such as brick or stone may be used for driveway borders or insets.

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, as part of Section 1.

2. Avery Road Pedestrian Crossing:

a. A pedestrian crossing system across Avery Road shall be provided as part of Section 1 and coordinated with the City Engineer. Final details of this crossing shall be provided in the Final Development Plan.

3. Hyland-Croy Connector Road:

a. The developer will work with the city to program a direct site connection to Hyland-Croy Road to the satisfaction of the City Engineer prior to the approval of a plat that includes the Firenza Place connection to Tartan West.

4. Off-Site Traffic Improvements:

a. Any required off-site traffic improvements, including the Hyland-Croy connector, and developer percentage contributions, based on the findings of the TIS, shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council.

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.

2. Required off-site sanitary improvements and developer percentage contributions shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council.

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.

D. 100-year floodplain (Zone A)

1. The developer shall provide a Letter of Map Amendment (LOMA) and supportive materials in the Final Development Plan that includes lots in FEMA designated 100-year floodplain (Zone A), subject to approval by engineering.

E. Maintenance Responsibility

1. All stormwater structures/areas shall be maintained by the City of Dublin.

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 indicated on the preliminary development plan. Tree replacements will be made in accordance with the Zoning Code, except as noted. The developer will work with staff at the final development plan stage to identify appropriate measures and best practices to ensure continued preservation.

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, G, H, I, and J shall be maintained by the homeowners association. Stormwater structures in these reserves shall be maintained by the City of Dublin.

2. Reserves F, K, L and M shall be maintained by the City. Stormwater structures in these reserves shall be maintained by the City of Dublin.

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 J: 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 upgraded to 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 four (4) 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. Mailboxes

1. Mailboxes shall be consistent in design and style throughout the development. A mailbox design shall be submitted for review and approval at the final development plan phase.

F. 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.

G. 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.

H. 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. Architectural Standards

A. Architectural standards are addressed in this text regarding plan approval, character and styles, diversity, permitted materials and colors, configuration of materials and architectural elements.

B. Unless otherwise set forth herein, all structures shall meet the City of Dublin Zoning Code Residential Appearance Standards.

C. Images have been included as supportive information to the written text to express the design intent and architectural vision for the development. Limitations shall be expressed in the written text. The included imagery shall not be used to interpret limitations or exemptions of any standards, but are intended to generally exhibit the minimal level of detail of described architectural features and embellishments and to provide pictorial examples of architectural reference styles.

II. Architectural Review Committee

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, architectural character, level of detail of architectural elements, 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.

3. The ARC shall be composed of at least three members, including a developer representative, a registered architect and a registered landscape architect. The developer shall provide membership information for the ARC to the satisfaction of planning staff as part of the final development plan.

III. Architectural 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. Architectural Styles Defined

1. Midwestern Vernacular – The character of Midwestern Vernacular architecture evolved throughout the mid- to late 19th and early 20th centuries and makes reference to a broad range of styles. Greek revival references incorporate simplicity and permanence of form while retaining versatility, while "farmhouse vernacular" is characterized by Gothic influences and verticality of proportion common to Early Victorian examples. The Midwestern Vernacular style reiterates local forms, strong examples of which are indigenous to Dublin and may also be found in Bexley and Upper Arlington.

2. Colonial Revival – Late 19th century examples of the Colonia l Revival style draw inspiration from Renaissance, Georgian, and Neoclassical styles, as evidenced by symmetrical, tightly organized, and well-defined exteriors and restrained ornamentation. Surfaces tend to be pale and smooth; clapboard siding is typical of the Colonial Revival style.

3. Classical – Traditional early American styles such as Colonial, Federal, and Georgian fall under the heading of Classical. Although individual styles evolved throughout the late 17th and whole of the 18th century, Classical residences are characterized by precision in execution, balanced, symmetrical compositions, and careful attention to detail. Main blocks of residences are often finished in brick, although regional variations employing alternate materials such as stone or clapboard do occur. Entry surrounds integrate the Classical Orders through use of columns or pilasters with pediments.

4. European Country – Inspired primarily by provincial country homes in France, American examples of the European Country style first appeared in the 1920s. Characterized by the use of stone and stucco as cladding materials, the European Country style also employs deep recesses and reveals for doors and windows as well as steeper roof pitches and flared eaves. Forms tend to be simple and rectangular and tall, well-proportioned windows are common, resulting in a simple, elegant residence.

5. American Period Revival – The late 19th and early 20th century saw the emergence of American Period Revival styles, including Shingle Style and Craftsman. These styles tend to be informal yet disciplined and employ simpler massing and vernacular forms. Broad gables and gambrels are common, as is the incorporation of porches and balconies. Traditional cladding materials are used and include cedar shakes or shingles, wood, and stucco. Fenestration is characterized by horizontal window groupings, shed or arched dormers and glass is often incorporated in the front door.

C. Age Targeted Homes

1. Single family homes located in Subarea C will be targeted to buyers looking to downsize and/or reduce maintenance.

2. Homes in this subarea would be on traditional lots with fee simple ownership. Reduced setbacks, greater lot coverage, common maintenance and first floor master floor plans are common elements associated with the age targeted market.

3. Home styles will adhere to the defined architectural styles. An architectural theme is permitted in this area. Home product details will be provided in the final development plan for this section.

D. 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.

IV. 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. Individual homes in Subareas A and B, utilizing siding as the only cladding material on all facades, shall be limited to 25% of the total number of homes in Subareas A and B.

F. 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.

G. 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.

V. Permitted Building Height

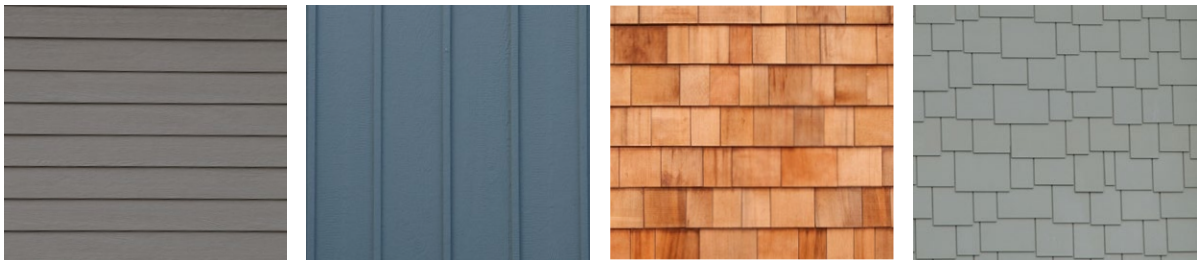
A. Maximum of thirty-five (35) feet, as measured per code.

VI. Permitted Exterior Materials

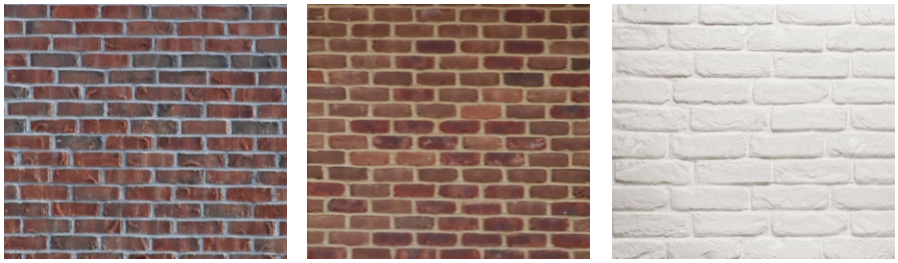
A. Cladding Materials

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.


Siding

Stone


Brick

Stucco

B. Trim Materials

1. Wood, aluminum, 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.

PVC Trim Boards

PVC Moulding

PVC Trim Detail

PVC Trim Detail

C. Roofing Materials

1. All homes shall utilize dimensional asphalt shingles (minimum 30-year warranty), wood, slate, concrete, or tile. Standing seam metal roofs are permitted on porches and secondary roofs.

Dimensional Asphalt Shingles

Dimensional Asphalt Shingles

Concrete Roof Tiles

Wood Roof Shingles

Slate Roof Tiles

VII. Permitted Exterior Colors

A. Cladding Colors

1. Natural earth tones and/or neutral colors, including white, as represented in the Sherwin-Williams "America's Heritage" collection and/or Benjamin Moore "Williamsburg" collection, or similar color collections by other manufacturers.

Benjamin Moore Williamsburg Collection

2. High-chroma colors are not permitted.

B. Trim Colors

1. Natural earth tones and/or neutral colors, including white, as represented in the Sherwin-Williams "America's Heritage" collection and/or Benjamin Moore "Williamsburg" collection, or similar color collections by other manufacturers.

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.

VIII. 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. Material transitions at exterior corners are permitted with a minimum 16" material return and trim detail.

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.

Textured Clapboard

Smooth Clapboard

Beaded Clapboard

Smooth Beaded Clapboard

Dropsiding

Tounge and Groove

Board-and-Batten

Straight Edge Shingles

Staggered Edge Shingles

E. Walls shall show no more than two (2) cladding materials (excluding trim) unless otherwise approved by the Architectural Review Committee. Brick and stone may be combined.

F. Individual homes in all Subareas shall be limited to the amount of stucco utilized as a cladding material on the primary façade of each home. Stucco shall be limited to a maximum of 50% of the area of the primary façade.

IX. 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, 9, 10, 11, 17, 21, 40, 41, 54, 55, 64, 65, 69, 70, 72, 76, 87, 108, 109, 123, 124, 132, 137, 138, 145, 164, 170, 171, 177 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.

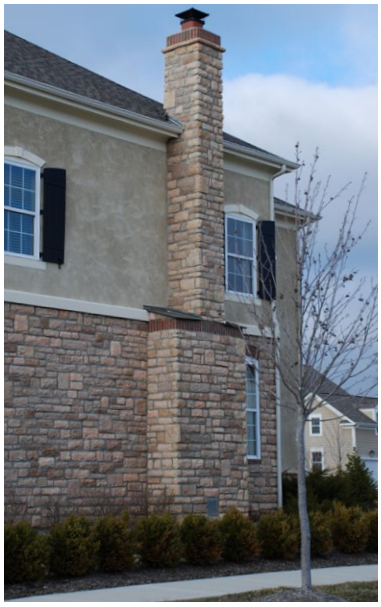
F. Chimneys

1. "Cantilevered" or "through-the-wall" chimneys are not permitted.

2. All chimneys shall be built on an integral foundation.

3. All exterior portions of chimney shall be finished masonry, consisting of brick, stone, and/or manufactured stone.

4. 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. Front loaded garages, not part of a court load configuration, court loaded garages and side loaded garages are prohibited to have garage doors facing Avery Road.

4. All garage doors shall be decorative in appearance, such as "carriage-style" doors.

Front Loaded

Side Loaded

Court Loaded

Decorative garage door

Decorative garage door

Decorative garage door

Decorative garage door

Decorative garage door

Decorative garage door

Decorative garage door

H. Windows

1. Windows shall be constructed either of wood, painted aluminum, fiberglass or composite materials. Painted aluminum clad and vinyl clad windows are permitted. Vinyl windows are prohibited. Applicants may present and request approval of specific vinyl window products at the final development plan stage.

2. Windows shall be single hung, double hung, operable casement, awning 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.

Awning

Casement

Casement

Arched Top

Double Hung

Double Hung

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, 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.

Raised Panel

Flat Panel

Louvered

Board and Batten

J. Roof Eaves

1. 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.

Yard Post Lights

Light Fixtures

Light Above Garage Opening

Lights Beside Garage Opening