

I. LOCATION MAP



II. PERMITTED USES

Dwelling

- Themed Communities - Attached condominium homes (two to twelve units per structure).

Parks

- Open spaces, playgrounds, community gardens (ornamental in nature) and other related program elements and park features intended to provide for passive amenities to the immediate or surrounding neighborhoods, while limiting off-site impact.
- The targeted and anticipated open space for this sub-area will total ±22.3 acres, 20.9 acres being publicly owned and 1.4 being privately owned. . All open space areas will be privately maintained by a home owners association.
- The developer maintains the right to minor modifications of the current open space plan for this sub-area, provided that the total open space area for the entire development remains 100

acres, minimum, subject to Final Development Plan approval by the Planning and Zoning Commission.

Agricultural Production

- The farming and production of fruits and related beverages.

III. DEVELOPMENT DENSITY

Gross Area

- ±28.1 acres

Permitted Units

- 48 units

IV. LOT STANDARDS

Setbacks

- **“Club” Drive:** 100 feet building
50 feet pavement
- **Perimeter:** 25 feet, building and pavement
- **Building Separation:** 12 feet, minimum

No-Build Zones

- A no-build zone is an area designated on a subdivision plat which shall remain free of any structures including, but not limited to, drives, walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets / play structures, satellite dish antennae, basketball courts, etc. Nothing herein shall prohibit overlot grading and drainage facilities and utility lines and utility structures within said no-build zones.
- Landscaping shall be permitted within the no-build zone.
- No-build zones will be located and indicated on the subdivision plat where appropriate.

Tree Preservation Zones

- A tree preservation zone is an area that will not be physically disturbed in order to preserve existing natural or new landscape features. Trees or other significant vegetation must remain in their natural condition and may not be removed from such a zone. Utilities may be located in a tree preservation zone, if necessary and designed to minimize impacts. All structures, including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, swing sets / play structures, fences, antennae and basketball courts or other sport courts are prohibited within a tree preservation zone.
- Additional landscaping shall be permitted within the tree preservation zones, provided that all planting is done outside

of any critical root zone, as defined by the Dublin Zoning Code.

- Tree preservation zones will be located and indicated on the subdivision plat where appropriate.

No-Disturb Zones

- A no-disturb zone is an area that will not be physically disturbed in order to preserve existing natural or new landscape features. Trees or other significant vegetation must remain in their natural condition and may not be removed from such a zone. Grading activities and the placement of utilities are also prohibited within this area. Utilities may cross at right angles through a no-disturb zone, if necessary and designed to minimize impacts. All structures, including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, swing sets / play structures, fences, antennae and basketball courts or other sport courts are prohibited within a no-disturb zone.
- Additional landscaping shall be permitted within the no-disturb zones, provided that all planting is done outside of any critical root zone, as defined by the Dublin Zoning Code.
- No-disturb zones will be located and indicated on the subdivision plat where appropriate. Additional landscaping shall be permitted within the no-disturb zones, provided that all planting is done outside of any critical root zone, as defined by the Dublin Zoning Code.
- No-disturb zones will be located and indicated on the subdivision plat on each lot.

V. STREET STANDARDS

Private Streets

- **R/W Width:** n/a
- **Pavement Width:** 24 feet, back-of-curb to back-of-curb
- **Drive Lanes:** 2
- **Parking Lanes:** one side, opposite water line
- **Tree Lawn:** n/a
- **Sidewalk:** n/a
- **Bikepath:** n/a



VI. ACCESS AND IMPROVEMENTS

Access

- To Club Drive:
 - One full service curb cut is permitted.
- To Hyland-Croy Road:
 - Access to is not permitted.
- To Sub-Area 'K':
 - Access to is permitted.

VII. LANDSCAPE ARCHITECTURE

Entry Features

- Entry features will include integrated project signage, landscaping and irrigation.
- Final location, design, and standards for entry feature details, landscape details and signage details will be presented and approved during Final Development Plan phase.
- All entry features will be owned and maintained by the HOA.
- All entry features located in open space reserves shall be located in a landscape easement within the open space reserve(s).

** See Exhibits: Club Drive Landscape Plan*

Tree Preservation

- It is the intent of the developer to preserve as many trees as possible on site. A good faith effort will be made to transplant any tree that is of appropriate size and condition to another location on-site.
- All trees to be preserved will be protected by construction fencing placed outside of the critical root zone prior to the start of any construction and maintained throughout the entire construction period.

Tree Replacement Plan

- Removed trees measuring 6" to 24" in caliper shall be replaced "tree for tree."

- Removed trees measuring 24"+ in caliper shall be replaced "inch per inch."
- Replacement trees shall be installed by the time the sub-area is completely developed and prior to occupancy of any units.
- Replacement trees (nursery grown or on-site transplanted tree) shall have a minimum caliper size of 2½".
- Replacement trees (nursery grown or on-site transplanted tree), regardless of caliper size over the 2½" minimum, shall count only as a 2½" replacement tree.
- Replacement trees that do not survive shall be replaced by one 2½" minimum caliper nursery grown or on-site transplanted tree.
- Replacement tree planting shall be completed at the time of construction of Club Drive.

** See Exhibits: Tree Removal/Replacement Plan*

Street Trees

- Street trees on private roads shall be installed 3 ½' from the edge of pavement.
- All street trees shall be installed at 2 ½" caliper.
- Street trees species shall be selected from Group A of the Dublin Landscape Code.

Dedicated Parks / Open Space

- Prior to dedication to the city, the developer shall be responsible for the following:
 - a. Design and installation of the bike paths and pedestrian trails.
 - b. Design and installation of water features, detention areas and/or wetlands in the open space reserves.
 - c. Design and installation of park structures within the open space reserves.
 - d. Design and installation of landscaping.
 - e. Fine grading, seeding and landscaping.
 - f. Removal of all existing farm fencing to the satisfaction of staff.
- Any lighting in park/open space areas will require specific approval from the Planning and Zoning Commission.
- All open space areas will be privately maintained a home owners association.

Fencing

- Fencing standards and details for this sub-area shall be presented and approved during the Final Development Plan phase.

Scenic Roadway Landscape Treatment

- A scenic roadway landscape treatment shall be installed in the 200' setback along Hyland-Croy Road.

- Planting in this treatment shall have a natural woodland effect and may consist of trees transplanted from on site, deciduous trees and shrubs, ornamental trees, perennials or any combination thereof.
- Any trees, larger than 2 ½" in caliper, planted in this treatment, shall count toward the required number of replacement trees.
- Earth mounding may be used where existing trees are not present, provided it doesn't disrupt the master drainage plan.
- Plantings at the intersection of Hyland-Croy Road and "Club" Drive will have a vineyard character as part of the entry experience into Tartan West.
- Installation will occur at the time the sub-area is developed, prior to occupancy of any units.
- Bike paths, walking paths, tunnels and lake access will be provided in this treatment.

** See Exhibits: Hyland-Croy Landscape-North and Hyland-Croy Landscape-South*

VIII. ARCHITECTURE

Permitted Building Height

- Maximum of 48', as measured per the Dublin Code.

Exterior Materials

- Cladding Materials
 - a. The exterior siding of all structures, including the foundation, shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, EIFS, fiber-cement siding products or any combination thereof.
 - b. Materials and specifications will be provided in the Final Development Plan.
- Trim Materials
 - a. Wood, vinyl, aluminum, copper or fiber-cement products.
 - b. Materials and specifications will be provided in the Final Development Plan.
- Roofing Materials
 - a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.
 - b. Materials and specifications will be provided in the Final Development Plan.

Exterior Colors

- Cladding Colors
 - a. Natural earth tones and /or warm neutral colors, including white.

- b. High-chroma colors are not permitted.
- Trim Colors
 - a. Natural earth tones and or warm neutral colors, including white.
 - b. Complementary or contrasting to siding color.
 - c. High-chroma colors are not permitted.
- Roofing Colors
 - a. Roofing colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.
 - b. High-chroma colors are not permitted.

Architectural Elements

- Four-sided Architecture
 - a. Similar architectural design elements and details shall be consistent throughout all elevations of the structure.
 - b. Windows and/or doors must be present on all four sides of the structure in a manner that is consistent with the treatment used on the front elevation.
 - c. Blank walls are prohibited. On front loaded garages, faux windows/closed shutter windows are permitted, to meet this requirement.
 - d. All doors and windows shall be surrounded by a minimum of 2-1/2" wide trim. Trim detail shall be consistent on all four sides of the structure.
 - e. When brick, stone or manufactured stone is used on the front elevation of the structure, it must be repeated in some form (water table, chimney, corner wrap, or similar treatment) on the remaining elevations of the structure.
- 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.
- Garages
 - a. All single-family dwellings shall have an attached garage of sufficient size to accommodate a minimum of 2 standard sized automobiles, side by side.
 - b. Side or rear loaded garages are encouraged.

Themed Communities

- Themed or architecturally coordinated communities featuring a specific architectural style with one or more builders, may be permitted and would not be subject to the architectural or lot diversity standard. Building elevations, anticipated product mix and a diversity matrix will be submitted to the Planning Commission in conjunction with the Final Development Plan

Architectural Approval Process

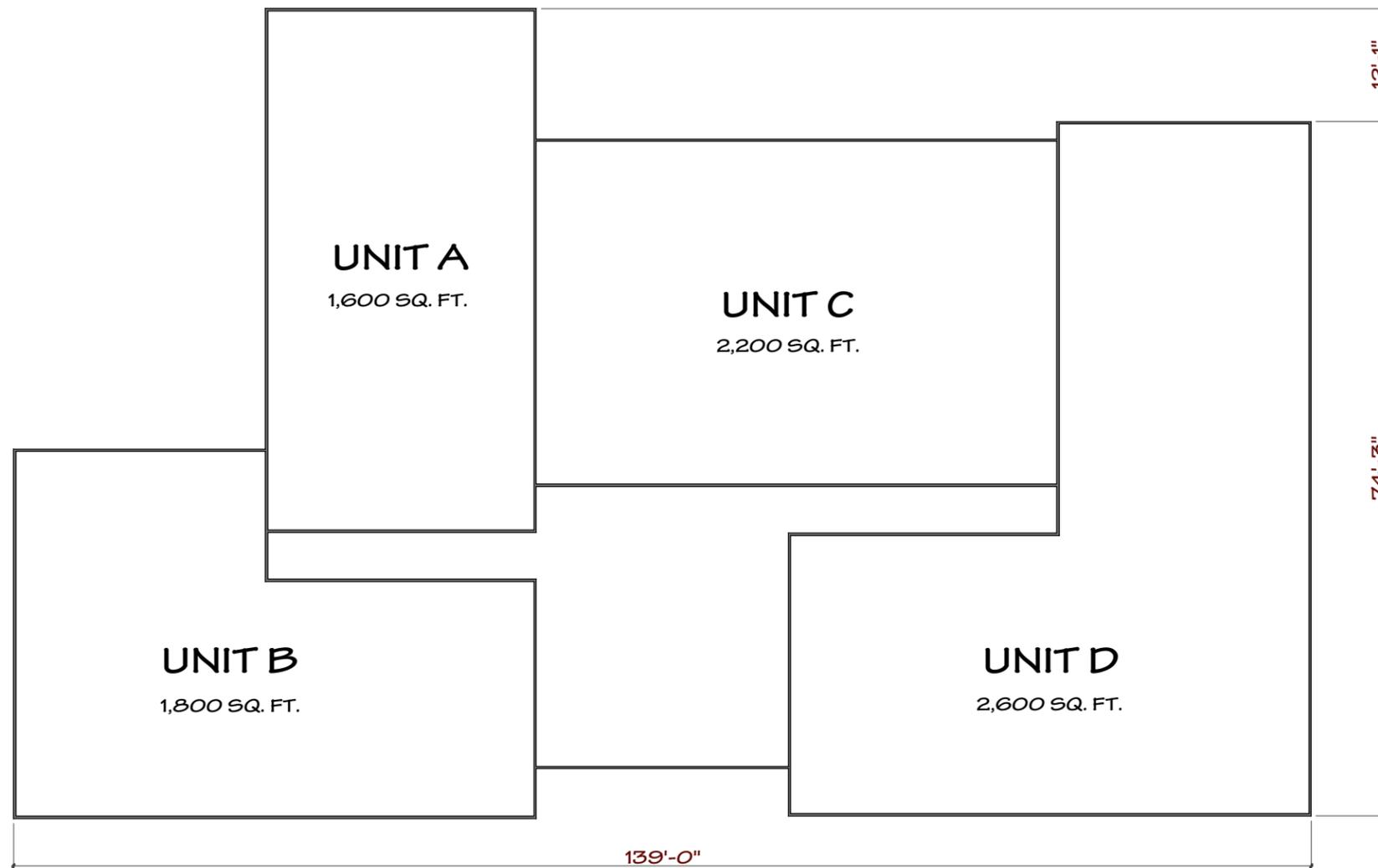
- Plan Approval
 - a. The Tartan Development Company shall retain the right of individual developer plan approval for all residential dwelling units.
- Architectural Review Committee
 - a. An Architectural Review Committee (ARC) shall be established prior to the start of any construction.
 - b. The ARC shall be comprised of no fewer than three members, one of which must be a registered architect and one of which may be a licensed landscape architect.
 - c. The ARC shall be responsible for evaluating all site plans and architectural plans for adherence to the design guidelines established in the architectural palette, design standards and diversity standards, and shall administer and enforce the guidelines during construction.
 - d. The ARC shall retain plan approval on all new construction until such time as the final dwelling unit in the community has been approved and construction completed.
- Administration of the Diversity Standard
 - a. Due to the custom / semi-custom nature of the builders expected to participate in the community, an advance matrix of substantially similar elevations is not possible. For sub-areas where two or more custom or semi-custom builders will be present, it will be the responsibility of the ARC to evaluate each house plan in the sub-area for compliance to the diversity standard.
 - b. Compliance will be indicated in a plan approval letter to be issued by the ARC. This letter will be submitted with the application for a building permit.
 - c. If a particular sub-area is to be sold to one or more builders classified as production builders, then the builder(s) and the ARC will evaluate the product offering for "substantially similar" elevations. The builder(s) and the ARC will prepare a matrix prohibiting similar elevations from being used within the "area of influence" for each given lot. The builder(s) and the ARC shall submit the diversity matrix to staff for its review and approval in conjunction with the Final Development Plan. If the Final Development Plan has already been recorded for the sub-area, then the diversity matrix shall be submitted to staff for its review and approval prior to issuance of building permits.
- Enforcement
 - a. Failure of the ARC to perform its duties and uphold the diversity standard set forth above shall constitute a zoning violation. The City shall have the right to bring such appropriate lawful action as deemed necessary to assure that the ARC performs its duties and upholds the standards set forth in this text. The City shall not, however, have the right to withhold building permits for

which application has been made prior to written notification to the ARC of any such violation.

Permitted Architectural Styles

- The following architectural styles, as described by the Architectural Palette, are permitted:
 1. Tuscan
- The architectural palette is intended to be a written and visual guide that describes the permitted architectural styles. The palette does not establish architectural standards. It is intended to convey to designers and builders the architectural vision for this development.

* See Exhibits: Architectural Palette



TYPICAL FLOOR PLAN

S • C • H • O • C • H
A • S • S • O • C • I • A • T • E • S

630 W. WEBSTER CHICAGO, IL. • 60614
PH. 773.325.9300 FAX 773.325.9302

P • R • O • J • E • C • T
TARTAN WEST CONDOMINIUMS
DUBLIN, OHIO

DATE:
5-1-03
PROJECT #:

DRAWN BY:
BS
SCALE:

SHEET:
1

©2003 SCHOCH ASSOCIATES INC.
ALL RIGHTS RESERVED



ELEVATION

S • C • H • O • C • H
A • S • S • O • C • I • A • T • E • S

630 W. WEBSTER CHICAGO, IL. • 60614
PH. 773.325.9300 FAX 773.325.9302

P • R • O • J • E • C • T

TARTAN WEST CONDOMINIUMS

DUBLIN, OHIO

DATE:

5-1-03

PROJECT #:

DRAWN BY:

BS

SCALE:

SHEET:

2

©2003 SCHOCH ASSOCIATES INC.
ALL RIGHTS RESERVED



IMAGERY

S • C • H • O • C • H
A • S • S • O • C • I • A • T • E • S

630 W. WEBSTER CHICAGO, IL. • 60614
PH. 773.325.9300 FAX 773.325.9302

P • R • O • J • E • C • T
TARTAN WEST CONDOMINIUMS
DUBLIN, OHIO

DATE:
5-1-03
PROJECT #:

DRAWN BY:
SCALE:

SHEET:
3

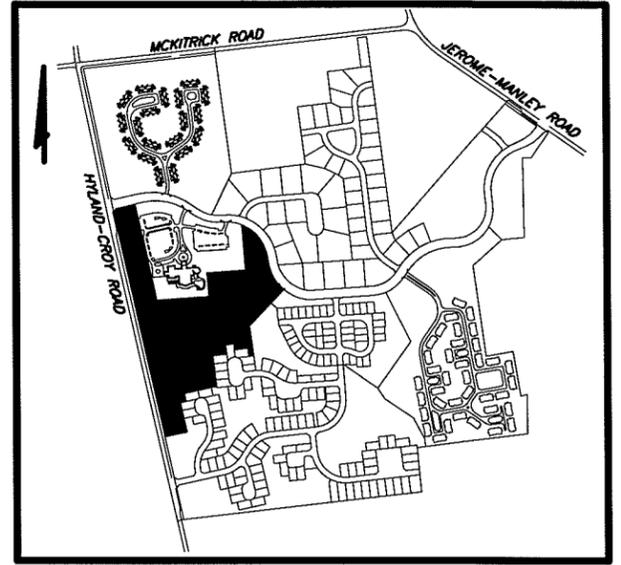
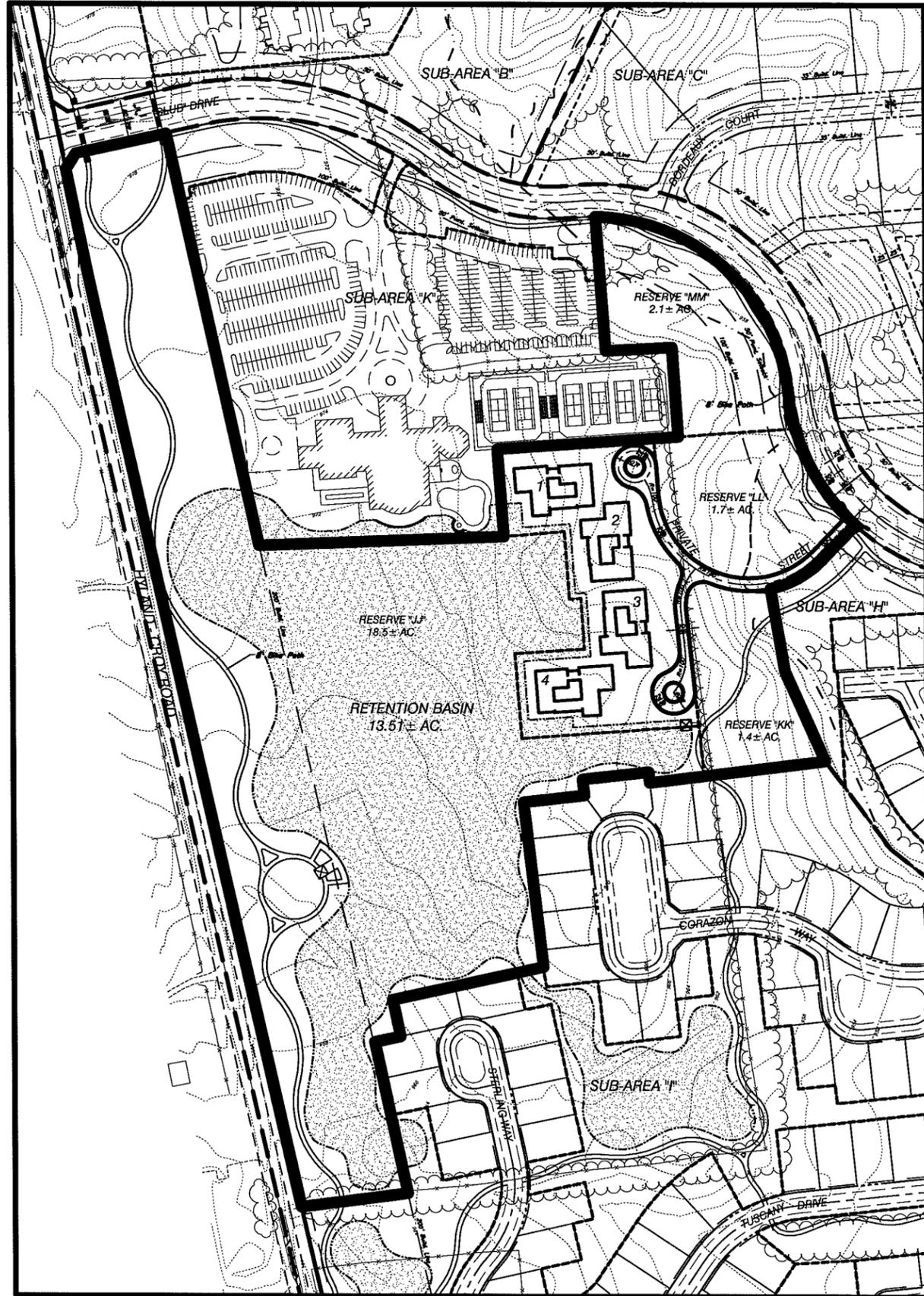
©2003 SCHOCH ASSOCIATES INC.
ALL RIGHTS RESERVED



ELEVATION DIAGRAM



NOT TO SCALE



LOCATION MAP
NO SCALE

TARTAN WEST Sub-Area "J"

LOCATED IN:
VIRGINIA MILITARY SURVEY NOS. 3453 & 6953
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

PREPARED FOR:
TARTAN DEVELOPMENT COMPANY

8070 TARTAN FIELDS DRIVE
DUBLIN, OHIO 43017

BY:
EMHT
ENGINEERS, SURVEYORS,
PLANNERS, SCIENTISTS
170 MILL STREET
GAHANNA, OHIO 43230
(614) 471-9190

DATE: OCTOBER 15, 2003