

*Preliminary Development Plan and Preliminary Plat –  
Development Text*

# A U T U M N   R O S E W o o d s

D u b l i n ,   O h i o

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***Developer:***

Pulte Homes of Ohio LLC  
4900 Tuttle Crossing Blvd.  
Dublin, OH 43016  
Phone: (614) 376-1018  
Contact: Matt Callahan

***Legal:***

Isaac Wiles Burkholder & Teetor, LLC  
Two Miranova Place, Suite 700  
Columbus, OH 43215  
Phone: (614) 340-7415  
Contact: Thomas L. Hart, Esq.

***Land Planning/  
Landscape Architecture:***

The EDGE Group  
330 West Spring Street, Suite 350  
Columbus, OH 43215  
Phone: (614) 486-3343  
Contact: Greg Chillog

***Engineering:***

Civil & Environmental Consultants, Inc.  
250 Old Wilson Bridge Road, Suite 250  
Worthington, OH 43085  
Phone: (614) 540-6633  
Contact: Michael C. Reeves

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# **SECTION I-**

# **Development Overview**

**I. Location and Size**

- A. The site is located at 7660 and 7540 Hyland-Croy Road, within Jerome Township, Union County with a pending annexation to the City of Dublin.
- B. The site is located approximately 4,300' north of the intersection of Post Road and 3,400' south of Brand Road.
- C. There is approximately 1,075' of frontage along Hyland-Croy Road.
- D. The site measures approximately 2,125' east/west and 1,075' north/south and is generally rectangular in shape.
- E. The site is ±47.37 acres in area.

**II. Existing Conditions and Character**

- A. The site is in the North Fork Indian Run Watershed. The site generally drains from the perimeter of the property to an area in the southeast corner of the site.
- B. The site is located entirely out of the 100-year floodplain.
- C. Mature tree rows exist along the north and south property lines. A large wooded area, ±16.0 acres in size, exists on the eastern portion of the site. This wooded area is adjacent to the Park Place Park. A detailed tree survey was completed in March, 2016 for areas of the site where development will occur and within fifty (50) feet of proposed development areas.
- D. The western half of the site is agricultural land.
- E. A preliminary ecological investigation found existing wetlands on the site. The extents of the wetlands are pending verification. The study was performed by Civil & Environmental Consultants, Inc. in January, 2016.
- F. The site is generally flat; sloping less than 1%. There are no steep slopes. Highpoints are located at the northwest corner (elevation 932), southwest corner (elevation 932) and northeast corner (elevation 930). A low point (elevation 926) is located along the southern boundary.
- G. Two single family homes exist on the site, near the edge of the large wooded area. Several barns, arenas and paddocks are located in the southern portion of the site, these are part of a horseback riding and equine facility. Several other smaller outbuildings and garages are associated with the single-family homes.
- H. The site is surrounded by single-family subdivisions to the north, south and east.

### **III. Analysis of Natural Resources**

#### **A. Primary Conservation Areas**

##### **1. Wetlands**

- a. Wetlands are identified on the site, per the Site Assessment Letter. The wetlands are in a wooded area in the southeast corner of the site and identified as “Reserve E.”
- b. There are no naturally occurring ponds on the site.
- c. No jurisdictional streams exist on the site per the Site Assessment Letter.
- d. There is no river frontage on this site.

##### **2. Floodplains**

- a. 100-year floodplain areas do not exist on the site.
- b. There are no Stream Corridor Protection Zones on the site.

##### **3. Steep Slopes**

- a. There are no steep slopes on the site. The site is generally sloping less than 1%.

#### **B. Secondary Conservation Areas**

##### **1. Soils**

- a. Approximately 79.5% of the site is covered in Brookston silty clay loam, fine texture, 0 to 2 percent slopes.
- b. Approximately 20.5% of the site is covered in Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes.
- c. On-site sewage disposal is not proposed for this development, eliminating the need to define areas for filtering effluent.

##### **2. Woodlands**

- a. A large wooded area, approximately sixteen (16) acres in size, occupies most of the eastern portion of the site. This wooded area is contiguous with the preserved woods in Park Place Park at the southeast corner of the site.

- b. A mature tree row exists along the northern property line. This tree row varies in quality and density.
  - c. A detailed tree survey was completed in March, 2016 for areas of the site where development will occur and within fifty (50) feet of proposed development areas.
3. Farmland
    - a. Agricultural land/farmland is present on most of the western portion of the site.
  4. Views Into and Out from the Site
    - a. Significant open space views exist from Hyland-Croy Road across the site. The existing woodlands provide a backdrop to the views on the east.
    - b. View corridors exist along the east and west side of Hyland-Croy Road. Developed areas on the east side of Hyland-Croy Road provide views across a large scenic setback with rural character.
  5. Significant Wildlife Habitats
    - a. A preliminary investigation did not identify any significant wildlife habitats on site.
  6. Historic, Archaeological and Cultural Features
    - a. A preliminary investigation did not identify any buildings, ruins, earthworks, stone walls or other resources with historic, archaeological or cultural significance on the site.
- C. The primary and secondary conservation areas are generally located on the eastern half of the site and along the Hyland-Croy Road Corridor. With most of the natural resources located within these areas, a larger, contiguous development zone is defined east of the Hyland-Cory Road setback on the west to the wooded areas on the eastern portion of the site.

#### **IV. Existing Land Uses**

- A. Existing uses are rural residential and agricultural. Autumn Rose Farm currently operates as a horseback riding and training facility.
- B. The site is currently zoned in Jerome Township as Agricultural.
- C. The site is bordered by the Bishop's Crossing Subdivision to the north and the Park Place Subdivision to the south and east. Glacier Ridge Metro Park is located west of the site, across Hyland-Croy Road.

- D. Surrounding land uses include: suburban residential low density, rural residential/agricultural and parks/open space.
- E. Surrounding densities range from 2.00 du/ac. to 2.25 du/ac for residential uses.

## V. Proposed Land Uses

- A. Proposed uses are single family residential, parks, open space and permitted uses as outlined in the R-1, Restricted Suburban Residential District in the Dublin Zoning Code.
- B. The Northwest Glacier Ridge Special Area Plan identifies this site to be developed as “Infill Residential.”
- C. The proposed zoning classification is PUD – Planned Unit Development. The proposal is to develop the tract with 72 new single-family lots, maintaining an existing single-family home, while preserving a significant wooded area and rural road corridor and complementing adjacent development.
- D. Fee simple single family lots in widths from seventy (70) to eighty (80) feet, with typical setbacks, will provide high quality homes on 9,100 square foot lots. One of the existing single family homes will remain on a larger wooded lot.
- E. This is an infill development site. Location and the type and style of development proposed for the site is dictated by bordering developments and natural features. The proposed uses are complementary to the adjacent uses. When compared to homes in adjacent neighborhoods, this development will provide homes having equal or higher quality and character.

## VI. Parks and Open Space

- A. A total of  $\pm 21.38$  acres ( $\pm 45.1\%$ ) of the development will be preserved for parks and open spaces.
- B. The parks and open space system within the proposed development will be developed around the existing wooded area and rural roadway setback. These areas will function as both passive and active green spaces and designated park areas.
- C. A prominent wooded area approximately sixteen (16) acres in size becomes the organizing element for the new community as well as the existing surrounding neighborhood. This park provides easy access and visibility to a preserved natural feature for the proposed 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.

- E. 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 homeowner's association.

## VII. 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 Ohio EPA and City of Dublin design criteria.
- 4. All utilities shall be placed in appropriate locations on the lots that will best preserve the existing trees, subject to engineering practices and standards of the City Engineer.

### B. Sanitary Sewer

- 1. Sanitary sewer service to Autumn Rose Woods is accessible from one location.
- 2. The majority of the proposed development will be serviced from an existing 10-inch sanitary sewer line that is stubbed to the southern property line between lots 44 and 45 of Park Place Section 1 and was designed to accommodate approximately 48.3 acres of tributary area at 10 people per acre.
- 3. Offsite sanitary sewer improvements are not expected at this time.

### C. Water

- 1. An existing 12-inch water main along the east side of Highland-Croy Road is extended to the site from the north and the south. The 12-inch water main will be extended across the site as part of the development.
- 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 Spring Mill Drive and Barrister Drive will be tied into the new public system which will aid in service to this site.

### D. Storm Water –Post Developed

1. In the post-development condition, the site drainage will be handled by an on-site retention basin that will accept drainage from impervious areas such as roadways, driveways, roofs and sidewalks and some rear yard drainage. The total developed tributary area to the basins includes approximately 38 acres with a composite runoff curve number of 81. An additional 47 acres of off-site drainage will pass through the site. The analysis was run using the allowable release rates from the Storm Water Master Plan. The outlet of the basin drains to the storm sewer stubbed to the site from the Park Place development. Water quality is provided using the wet basin per Ohio EPA and City of Dublin requirements. The outlet for the basin will be a two-stage outlet, with the first stage providing the required 24-hour water quality drawdown. The second stage controls the allowable release rates from the Storm Water Master Plan.
2. The City of Dublin will maintain all storm water management areas.

## **VIII. Access, Circulation and Improvements**

- A. Vehicular access to the site will be from a single access point on Hyland-Croy Road and from two (2) existing streets stubbed to the property, connecting to the surrounding neighborhoods.
- B. A full service, site access drive from Hyland-Croy Road will provide primary vehicular access.
- C. Mill Spring Drive extends from the Bishop's Crossing neighborhood to connect with the proposed street network.
- D. Barrister Drive extends from the Park Place neighborhood to connect with the proposed street network.
- E. Vehicular circulation through the development provides neighborhood connectivity while discouraging cut-through circulation.
- F. Pedestrian connections will provide access to the surrounding shared-use path network and regional parks/open space network.
- G. A southbound left turn lane shall be provided at the Hyland-Croy Road site access as detailed in the TIS.

## **IX. Phasing**

- A. Phasing will start with Section 1 as identified on the Preliminary Plat and will continue based on market conditions and housing absorption.
- B. Phase 1 includes removal of all or some of the existing equestrian buildings and residence on the southern property parcel, removal of fences, construction of a southbound Highland-Croy Road left

turn lane, the main site access drive, street connection to Barrister Drive, Reserves A, B and C, Basin A and 37 lots Section 1.

C. Phase 2 will include Reserves D and E and 36 lots in Section 2.

# **SECTION II-**

# **Development Standards**

## I. DEVELOPMENT STANDARDS

Development standards are addressed in this PUD text regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Where submitted drawings or this text define or articulate a development or zoning standard the same shall be applicable and govern this PUD. Where the submitted drawings or this text do not define standards, Chapters 152 and 153 of the City of Dublin Code shall apply.

## II. PERMITTED USES

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

## III. DENSITY

- A. A maximum of seventy-three (73) residential dwelling units shall be permitted in this PUD.
- B. A maximum gross density of 1.55 dwelling units per acre shall be permitted in this PUD.

## IV. LOT STANDARDS

Single-family homes in this development will be constructed on traditional lots with fee simple ownership. Specific lot standards shall apply to each of these development types:

### A. Fee Simple Lots

1. Lot Size
  - a. Lot Area: Nine thousand one hundred (9,100) square feet minimum.
  - b. Lot Width: Seventy (70) feet minimum.
  - c. Lot Depth: One hundred twenty-five (125) feet minimum.
2. Lot Setbacks
  - a. Front yard: There shall be a minimum front yard setback of twenty (20) feet from the right-of-way line or as shown on the approved preliminary plat. The requirements of the

Subdivision Regulations Chapter 152.019(C)(6) shall not be applicable to this development.

- b. Rear yard: Twenty-five (25) feet minimum.
- c. Side yard: Six (6) feet minimum.
- d. Hyland-Croy Road: There shall be a minimum building and pavement setback of one hundred fifty (150) feet from the proposed Hyland-Croy 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 Hyland-Croy Road corridor.

## V. STREET ACCESS AND/OR IMPROVEMENTS

### A. Access

#### 1. Hyland-Croy Road:

- a. One full service access shall be provided as indicated on the Preliminary Plat.

#### 2. Mill Springs Drive:

- a. Mill Springs Drive shall be extended from the Bishop's Crossing neighborhood to connect with the proposed street network as indicated on the Preliminary Plat.

#### 3. Barrister Drive:

- a. Barrister Drive shall be extended from the Park Place neighborhood to connect with the proposed street network as indicated on the Preliminary Plat.

#### 3. Pedestrian Access:

- a. A shared-use path shall be provided in the Hyland-Croy Road setback that connects existing shared-use pathways stubbed at the north and south boundaries. Final alignments shall be presented for approval as part of the Final Development Plan.
- b. An existing shared-use path shall be extended from the Park Place neighborhood, connecting to the proposed pedestrian circulation system along Oliver Way.
- c. An existing shared-use path shall be extended from the Bishop's Run neighborhood, along the east side of Mill Springs Drive, connecting to the proposed pedestrian circulation system.
- d. A shared use path, within Reserve C, shall provide a connection from the playground area in Park Place Park to the pedestrian circulation system along Oliver Way. This

pathway shall be field located to minimize impacts to the existing trees. Final design details, including material, shall be presented for approval as part of the Final Development Plan.

## 5. Private Driveways

- a. Vehicular access shall be limited to one (1) driveway curb-cut per lot.

## B. Improvements

### 1. Hyland-Croy Road Site Access:

- a. A southbound left turn lane shall be provided at the Hyland-Croy Road site access, as detailed in the TIS, as part of Section 1.

### 2. Off-Site Traffic Improvements:

- a. Any required off-site traffic improvements 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, or as a condition of preliminary plat approval if no infrastructure agreement is completed.

## 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 except where a shared use path may be utilized in lieu of a sidewalk, as shown on the Pedestrian Circulation Plan.
- 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.
2. In the post-development condition, the site drainage will be handled by an on-site retention basin that will accept drainage from impervious areas such as roadways, driveways, roofs and sidewalks and some rear yard drainage. The total developed tributary area to the basins includes approximately 38 acres with a composite runoff curve number of 81. An additional 47 acres of off-site drainage will pass through the site. The analysis was run using the allowable release rates from the Storm Water Master Plan. The outlet of the basin drains to the storm sewer stubbed to the site from the Park Place development. Water quality is provided using the wet basin per Ohio EPA and City of Dublin requirements. The outlet for the basin will be a two-stage outlet, with the first stage providing the required 24-hour water quality drawdown. The second stage controls the allowable release rates from the Storm Water Master Plan.
3. The City of Dublin will maintain all storm water management areas.

### B. Location

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

### C. Maintenance Responsibility

1. The City of Dublin shall maintain all storm water structures/areas.

**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. 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.
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, except that non-landmark trees (less than 24" DBH) shall be replaced at a rate of one tree for each removed and subject to replacement.
2. Replacement trees may be located in all open space reserve areas.
3. A minimum of three hundred one and one-half (301.5) caliper inches shall be replaced on site.
4. Replacement trees shall be appropriately located to ensure the long-term survival of the replacement trees, per staff approval.

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

1. The open space will meet that which is required under code.
2. All open space reserves shall be dedicated to the City.
  - a. Prior to dedication of Reserve C to the City, the developer shall:

- i. Fell all standing dead trees within fall/striking distance to private property (as determined by tree height).
- ii. Fell all standing dead trees within seventy-five (75) feet of all paths.
- iii. Remove all “Invasive Species” (to be identified in the Final Development Plan) within seventy-five (75) feet of all paths and property edges.

## B. Maintenance

1. Reserves A, B and F shall be maintained by the homeowner’s association. Storm water structures in these reserves shall be maintained by the City of Dublin.
2. Reserves C, D and E shall be maintained by the City. Storm water 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.
2. Open space programming may include the following options and amenities:
  - a. Reserves A and B: shared-use path, entry features, seating, landscaping and/or storm water management facilities.
  - b. Reserve C: soft-surface shared-use path, fencing, playgrounds, trash and recycling receptacles, bike racks, seating, landscaping and/or storm water management facilities.
  - c. Reserve D: shared-use path.
  - d. Reserves E and F: landscaping.
3. Future design and development of parks and open spaces shall be permitted with administrative approval based on the above programming standards.

## XI. ARCHITECTURE

### A. Architectural Standards

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

2. Unless otherwise set forth herein, all structures shall meet the City of Dublin Zoning Code Residential Appearance Standards, except the existing home on lot 8 as identified on the preliminary plat. The existing home on lot 8 shall be exempt from the Residential Appearance Standards. Future additions or new builds on this lot shall meet the Residential Appearance Standards.

## B. Architectural Diversity

1. The same or similar front elevations shall not be repeated within:
  - a. Two lots on either side of subject lot.
  - b. Three lots directly across the street from subject lot.
  - c. Any lot on a cul-de-sac bulb.
2. Corner lots apply to the street on which the home's front facade is situated.
3. 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.
4. A lot diversity matrix will be presented for approval at the final development plan phase.

## C. Plan Approval

1. The Master Developer shall retain the right of individual plan approval for all home designs within the PUD.

## D. Permitted Building Height

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

## E. Permitted Exterior Materials

1. Cladding Materials
  - a. The exterior cladding of all structures on all lots shall be finished using all natural materials, including brick, thin brick, stone, manufactured stone, wood, engineered wood, fiber-cement siding products, stucco or any combination thereof.
  - b. Stucco shall be prohibited as a cladding material on Lots 1, 37 and 38-46 as indicated on the Preliminary Plat.
2. Trim Materials
  - a. Wood, aluminum, urethane foam, EIFS, copper or fiber-cement products.

- b. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.
- 3. Roofing Materials
  - a. All homes shall utilize dimensional asphalt shingles, wood, slate, concrete, or tile. Standing seam metal roofs are permitted on porches and secondary roofs.
  - b. Roof penetrations shall be painted to match the color of the roof material.

## F. Permitted Exterior Colors

- 1. Cladding Colors
  - a. Muted colors, natural earth tones, neutrals and whites are permitted.
  - b. High-chroma colors are not permitted.
- 2. Trim Colors
  - a. Muted colors, natural earth tones, neutrals and whites, complementary or contrasting to siding color, are permitted.
  - b. High-chroma colors are not permitted.
- 3. Roofing Colors
  - a. Natural earth tones and/or neutral colors, including black.
  - b. High-chroma colors are not permitted.

## G. Configuration of Materials (for primary and accessory structures)

- 1. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure.
  - a. All sides of a house shall display a high level of quality and architectural interest.
  - b. The majority of a building's architectural features and treatments shall not be restricted to a single façade.
  - c. Blank facades are not permitted for any detached garages or accessory structures.
  - d. All sides of a house should be articulated using bays, insets, balconies, porches or stoops related to entrances and windows.

- e. Watertables which extend the entire length of a side or rear elevation shall be considered a design element for the purposes of meeting four-sided architecture requirements.
2. Changes in cladding material shall occur at logical locations, typically at interior corners where one building mass meets another. Masonry transitions at exterior corners are permitted with a minimum 12" material return and trim detail.
3. The number of materials utilized on prominent facades, excluding fenestration, shall not exceed three (3) materials.

## H. Architectural Elements

1. Prominent Facades
  - a. All street facing elevations must contain at least three design elements, in any combination, per Dublin Zoning Code 153.190.
  - b. Lots 1, 9, 15, 20, 21 and 37, as indicated on the preliminary plat, present highly visible elevations to open space areas. Elevations facing these open space areas shall contain at least three (3) design elements, in any combination.
2. Roofs
  - a. Primary roof pitches shall have a minimum slope of 6:12 rise over run.
  - b. 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.
  - c. Flat roofs are permitted, but must integrate strong cornice lines.
3. 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.
4. Garages
  - a. 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.

- b. All garage doors shall be decorative in appearance, such as “carriage-style” doors, and shall utilize detail features, such as decorative hinges, handles, locks, brackets and/or windows, as appropriate to the design character of the individual home.

5. Shutters

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

6. Front Porches

- a. Front Porches, when utilized, shall be covered and open. Front porches enclosed by glass or screen enclosures are prohibited.

## **XII. LANDSCAPING**

### **A. Entry Features**

1. Entry features may include integrated project signage, landscaping, and irrigation.
2. Design shall contribute to and maintain the rural character of the corridor.
3. 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.
4. All entry features will be owned and maintained by the homeowner’s association.
5. Necessary easements or reserves shall be provided on the final plat.

### **B. Street Trees**

1. Street trees shall be installed in accordance with the City of Dublin Code. The City Forester shall determine final type and location.

### **C. 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 when an auto courtyard is utilized.

**D. Fencing**

1. Fences shall be prohibited on all lots, except for pool barriers and preserved perimeter paddock fencing.
2. To create publicly accessible open space, all existing fencing located in and along perimeters of Reserves A, B, C, D and E shall be removed as part of the initial phase of development. Removal of fencing shall be coordinated with city staff to ensure best practices.
3. Existing perimeter paddock fencing located on lots 1-7, 21-37 shall be preserved and maintained in a continual state of good repair by the HOA. Maintenance plans, defining the minimum standards for maintaining the fence in a good and workmanlike manner, shall be presented for approval as part of the Final Development Plan.  
3.4. Existing perimeter paddock fencing located along the boundaries of Reserve C, west of Mill Springs Drive and to the southern property boundary of Lot 102 in the Park Place subdivision may remain and will be owned by the City of Dublin upon dedication of the reserve by the developer. The fencing, in the condition upon dedication of the reserve by the developer, may remain throughout its useful life and/or until determined unsafe and inhibiting the public health and welfare as determined by the Director of Parks and Recreation or its designee.

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**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. A landscape plan shall be presented for approval as part of the Final Development Plan.
2. Any lawn and/or landscaping within an island shall be maintained by the HOA.

**G. Hyland-Croy Road Landscape Treatment**

1. A landscape treatment shall be installed in the setback along Hyland-Croy Road to enhance the rural character of the corridor. Masonry piers, stone walls and/or fencing may be included as part of this landscape treatment.
2. Plantings shall create a natural effect that is consistent with the established character of the corridor. The treatment may consist of deciduous or evergreen trees and shrubs, ornamental trees, perennials or any combination thereof. This effect shall be installed across the Hyland-Croy Road frontage.
3. 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.
4. Pedestrian pathways, shared-use paths, water features and pond access may be provided in this treatment.

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5. 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, or shall match the design where connecting to existing paths. Design and details shall be provided and approved in the Final Development Plan phase.
3. The final locations of shared-use paths crossings along public streets will be evaluated by the City Engineer to minimize mid-block crossings and will be presented for approval as part of the Final Development Plan.

**XIII. HOMEOWNERS ASSOCIATION**

All residential property owners located within the Autumn Rose Woods PUD shall be required to join and maintain membership in a forced and funded homeowner's 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 homeowner's association in this text.