

DUBLIN NORTHEAST MASTER PLAN

(West of Sawmill Road to SR 257 and from
North of Bright Road to Summit View Road)

Revised Sub Area Standards

Original Rezoning:	Ord. 76-89	June 11, 1990
Updated:	Ord. 102-94	March 20, 1995
Updated:	Ord. 52-03	May 17, 2004
Updated:	Ord. 57-05	October 17, 2005 (created Lifetime Fitness PUD from Subarea 5C)
Updated:	Ord. 09-14	February 10, 2014

VII. Subarea Standards

The following subarea descriptions and development standards by subarea shall be made part of the concept plan and the preliminary development plan for the planned unit development requirements and are further discussed and illustrated in the subarea plan. (Figure 11)

Subarea Descriptions

Subarea 1 Large Lot Single Family, Riverside Drive Related: +81 Acres

This area is characterized by its relationship to the quality residential area along State Route 257 and the Scioto River. Development within this subarea should be large lot single family with adequate open space to maintain the character of Riverside Drive.

Subarea 2 Single Family Transition Grounds: 75.8 Acres

Subarea 2 is bounded by the large lot wooded character of Subarea 1 on the west, Summitview Road on the north and the power line to the east. The character varies from wooded terrain on the west to open, agricultural field on the north, east and south. This area should be predominantly single family and transition from the large lot area to the west to the non-single family area east of the power line. Five one acre lots shall be developed along Summit View Road to preserve the estate character of the road.

Subarea 3 Proposed Multi-Family: +14 Acres

This area is heavily impacted by the existing board of education property to the west, proposed new high school site to the south and the high tension power line to the east with proposed multi-family east of that. The east side of this subarea is wooded and any multi-family development should try to preserve some of the existing woodland.

Subarea 4 Multi-Family, Sawmill Road Related: +47 Acres

This subarea is characterized by over 2,000 feet of frontage on Sawmill Road and proposed high activity park of 35 acres to the west. Special attention should be given to the Sawmill Road frontage to provide a uniform architectural and landscape treatment along the frontage. The multi-family form with a limited density allows more open space than traditional single-family form while still maintaining a density similar to the east side of Hard.

Subarea 5A & 5B: 44.1 Acres: 22.5 Acres Retail, 21.6 Acres Office

Subarea 5 will contain retail and office uses. Subarea 5 will be broken down into two sections. Subarea 5A will contain approximately ±22.5 acres of retail stores. Subarea 5B, approximately 21.6 acres on the south end of the retail center, will be developed in

office and restaurant as a conditional use. Special attention should be given to the Sawmill Road frontage to create a unified character both in architecture and the use of landscape materials. Subareas 5A and 5B will be bounded by the extension of Saltergate Drive on the north and west. Subarea 5B will be located on both sides of Hard Road to the south. The retail center in Subarea 5A will contain one major anchor and the balance will be made up in small retail shops.

Subarea 6A & 6B Multi-Family Transitional Ground: 34.9 Acres

This subarea is located between the more intensive retail commercial area and the power line. Subarea 6 will be composed of multi-family type uses and should act as a transition from the more intense retail commercial uses to the east and the less intense uses of high school and single family to the west.

Subarea 7 Single Family Transition Ground: +14.5 Acres

Subarea 7 will be located on the south side of the extended Hard Road and shall act as a transition between multi-family to the north, office to the west, open ground and larger residential lots to the south. Development of Subarea 7 shall be delayed to allow for appropriate R.O.W. to be dedicated, if requested by the City of Dublin, for a road to the south connecting potential bridge over the Scioto River.

Subarea 8 Single Family Transition Ground: +36.5 Acres

Subarea 8 will be located on the south side of extended Hard Road and shall act as a transition between the high school to the north and existing large lot single family to the south and, as well, multi-family to the east and proposed open, ground large lot residential to the west. Subarea 7 will have very similar characteristics to Subarea 2 and should be developed in all single family, making the transition from the more intense uses to the east to the open, large lot uses to the west. Special attention should be given to the large wooded ravine running through Subarea 7. This should be preserved and utilized as an amenity for any proposed residential development.

Subarea 9 Large Lot Residential/Roadway Exits: +15 Acres

Subarea 9 will be characterized by the extension of Hard Road through this property. The narrowness of the parcel mandate large lot single family, single loaded on the Hard Road extension. Due to the development of the Hard Road extension as major artery, all single family within Subarea 9 should be serviced by private service roads rather than providing numerous curb cuts on the Hard Road extension. Densities and housing types should be very similar to those found in Subarea 1.

Subarea 10 School Site: +76 Acres

Subarea 10 contains approximately 76 acres, 66 of which shall be used for a new high school and related activities.

Subarea 10 is bordered on the south by the Hard Road extension which will provide main access to the high school. An 80' power line and pedestrian easement is located along the eastern boundary, the pedestrian easement will provide access from the high school to the proposed 35 acre park. The northern boundary is bordered by proposed M.F. and property currently in Washington Local School District ownership. Existing R1 large lot residential borders Subarea 10 on the west.

Subarea Development Standards:

Subarea 1: Large Lot Single Family

Permitted Uses:

The following uses shall be permitted within Subarea 1:

1. Single Family Residential.

Lot Size and Density:

1. Maximum gross density shall be one dwelling unit per acre gross.
2. Minimum lot size at 20,000 square feet.
3. Minimum lot width of 100 feet at building setback line.

Yard and Setback Requirements:

1. The building setback from Riverside Drive shall be a minimum of 150' as shown on Figure 13.
2. Minimum front yard setback shall be 35' for buildings.
3. Side yard setback shall be 20' total with a minimum of 8' per side.
4. Rear yard setback shall be 25% of lot depth or a maximum of 50'.

Height Requirements:

1. Maximum height for structures within Subarea 1 shall be 35' as defined by Dublin Zoning Code.

Open Space Requirements:

1. Approximately 22.0 acres will be preserved in open space as indicated Figures 12 and 13.

Circulation:

1. Main east/west drive shall have a minimum right-of-way of 66' with a 40' back to back pavement width with a separate bike path in addition to the 40' pavement.

2. All other local public access streets shall have a 50' right-of-way and a 28' pavement width back to back.
3. R.O.W. dedication on Riverside Drive shall be 56' from center-line.
4. No private access shall be permitted on Summit View Road or Riverside Drive.
5. On corner lots, driveway should occur off secondary street and not collector.

Landscaping:

1. Street tree program shall be provided in accordance to Dublin Street Tree Program Standards.

Development Standards:

1. Development Standards shall be submitted with final plan (no build zones, fencing, etc.).

Subarea 2: Single Family

Permitted Uses:

The following uses shall be permitted within Subarea 2:

1. Single Family Residential

Lot Size and Density:

1. Minimum lot width at building line shall be 80'.
2. All lots shall have a minimum size requirement of 10,000 square feet.
3. Gross density may not exceed 2.5 units per acre.
4. Five (5) one acre lots shall be located on Summit View Road with a minimum width of 150'.

Yard and Setback Requirements:

1. Minimum front yard setback shall be 35'.
2. Minimum side yard setback shall be 18' total with a minimum of 8' per side.
3. Rear yard setback shall be 25% of lot depth or a maximum of 50'.
4. Minimum front yard setback off Summit View shall be 50'.
5. Minimum side yard setback off Summit View shall not be less than 25'.

Height Requirements:

1. Maximum height for structures in Subarea 2 shall be 35' as defined by Dublin Zoning Code.

Open Space Requirements:

1. 3.6 acres within the ravines shall be preserved as natural areas as indicated on Figure 13 of the development plans.

Circulation:

1. The main east/west artery shall have a minimum right-of-way of 66' and 40' pavement back to back with a separate bike path in addition to the 40' pavement.
2. All other local public access streets shall have a 50' right-of-way and a 28' pavement back to back.
3. Minor collector shall have a 60' R.O.W. and 36' pavement back to back.
4. R.O.W. on Summit View Road shall be provided for at a distance of 30' from the centerline per side.

Landscaping:

1. Street trees shall be provided along all residential streets within Subarea 2 in accordance to City of Dublin Code. Street trees shall be located on 1' inside of public right-of-way.

Development Standards:

1. Development Standards shall be submitted with final plans (no build zones, fencing, etc.)

Subarea 3: Multi-Family

Permitted Uses:

The following uses shall be permitted within Subarea 3:

1. Multi-family dwellings at a density of 8.6 units per acre and not to exceed 120 units.

Yard and Setback Requirements:

1. Front yard setback off the main/west collector shall be 35' for buildings and pavement.
2. Side and rear property line setbacks shall be 25' for pavement and building.

Height Requirements:

1. Maximum height for structures within Subarea 3 shall be 35' as defined by Dublin Zoning Code.

Parking and Loading:

1. Size, ratio and type of parking shall be regulated by Dublin Zoning Code, Chapter 1193.

Circulation:

1. The main east/west artery shall have a minimum right-of-way of 66' with 40' of pavement back to back with a separate bike path in addition to the 40' pavement.
2. All other internal streets shall be private.
3. Access shall be provided through Subarea 3 to the proposed ten acre elementary school to the west.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence made of materials compatible with the buildings.

Landscaping:

1. Landscaping shall be according to Dublin Landscape Code, Chapter 1187. In addition, perimeter buffering shall be provided along north, west and south side

when abutting single family or school property containing a mixture of evergreen and deciduous plant material at a summer opacity of 75% taken 6' above ground level.

2. Landscape entry features shall be provided along the main east/west collector at the northeast corner of the site.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.

Architecture:

1. The architectural style and materials will be consistent with those as indicated on Figure 18.
2. Colors of materials shall be coordinated with surrounding architecture.

Subarea 4: Multi-Family – Amended March 20, 1995

Permitted Uses:

The following uses shall be permitted within Subarea 4:

1. Multi-family dwellings at a maximum density of 7.1 units per acre.

Yard and Setback Requirements:

1. Setback from Sawmill Road shall be 70' for all paving and buildings from R.O.W.
2. Setback from east/west collector shall be 40' for pavement and buildings.
3. Setback off Saltergate Extension ("Dublin View" Boulevard) shall be 40' for pavement and 50' for buildings.
4. Rear and side yard setbacks along property line shall be 25' for pavement and structure.

Height Requirements:

1. Maximum height for structures within Subarea 4 shall be 35' as measured per the Dublin Zoning Code.
2. For the units along Sawmill, Saltergate Extension ("Dublin View" Boulevard) and the east/west collector, the finished grade at the building shall not be greater than 1' above the finished grade of the adjacent road.

Parking and Loading:

1. Size, ratio and type of parking shall be regulated by Dublin Zoning Code, Chapter 1193.

Circulation:

1. R.O.W. on Sawmill shall be 56' from centerline.
2. East/west collector shall have a minimum right-of-way of 66' and 40' pavement back to back with a separate bike path in addition to the 40' pavement.
3. Saltergate Extension ("Dublin View" Boulevard) shall have a 100' right-of-way.
4. Pavement width shall be as determined by prudent traffic engineering practices.

5. Curb cuts on Saltergate Extension ("Dublin View" Boulevard) shall be spaced according to prudent traffic engineering principles and practices.
6. Curb cuts shall be permitted on Sawmill, Hard and Saltergate Extension ("Dublin View" Boulevard) as shown on the site plan and as approved by the city traffic engineer.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence and made of materials that are compatible with building architecture.

Landscaping:

1. Landscaping shall be according to Dublin Landscape Code, Chapter 1187. In addition, landscaping shall be provided within the Sawmill Road setback including a sodded or seeded mound with a mix of ornamental and evergreen and shade trees. Mounds shall be natural in appearance and vary between 130' to 150' in length, 30' to 50' in width and 4' to 6' in height.
2. Street trees shall be provided in accordance to Dublin Street Tree Program Standards
3. Landscape entry features shall be provided along east/west collector street.
4. Landscaping and water features will be constructed as generally shown on the approved concept plan. (Fig. 16)
5. All signage and entry features will have consistent character and meet Dublin Sign Code.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.
4. All lighting fixtures to be restricted to cut-off fixtures only.

Architecture:

1. The architectural style and materials will be consistent to those as indicated on Figure 18A.
2. Colors of materials shall be coordinated with surrounding architecture.
3. Facades shall be faced in brick with stucco and natural wood highlights.

Open Space Requirements:

1. Private open space shall be provided within the multi-family project and shall consist of a minimum of 20% of all land area.
2. A pedestrian bike path shall be developed along Sawmill Road, the north and west sides of the loop road, and on the south side of the east/west collector.

Maintenance:

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and sightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. When, and if, vacancies shall occur, said sapaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

Subarea 5A: Retail Center Area (27.951 +/- acres)

Permitted Uses:

Department stores
Meat and fish (sea food) markets
Grocery Stores
Large format retail
Candy, nut and confectionery stores
Men's and boy's clothing and furnishings stores
Women's accessory and specialty stores
Women's ready-to-wear stores
Family clothing stores
Children's and infant's wear stores
Shoe stores
Custom tailors
Miscellaneous apparel and accessory stores
Radio, television and music stores
Drug stores and proprietary stores
Eating and drinking places
Book and stationery stores
Sporting goods stores and bicycle shops
Jewelry stores
Florists
Cigar stores and stands
News dealers and news stands
Camera and photographic supply stores
Gift, novelty and souvenir shops
Optical goods stores
Miscellaneous retail stores not elsewhere classified
Commercial and stock savings banks
Mutual savings bank
Trust companies not engaged in deposit banking
Establishments performing functions closely related to banking
Savings and loan associations
Agricultural credit institutions
Personal credit institutions
Business credit institutions
Loan correspondents and brokers
Beauty shops
Barber shops
Health and allied services including day spas and health and fitness clubs with a maximum class size of thirty-five (35)

Conditional Uses:

The following uses shall be permitted in the retail center area, subject to approval in accordance with Dublin City Code Section 153.236.

Miscellaneous personal services
Auto-oriented commercial facilities
Outdoor service facilities/outdoor dining patios
Tutoring and educational services
Real Estate Sales Offices

Additional Use Considerations:

1. Two (2) multi-tenant retail buildings with a combined square footage of 17,000 square feet shall be permitted along the Sawmill Road frontage per the submitted development plan. A drive-thru and/or drive-in shall be permitted on one (1) of the multi-tenant retail outbuildings subject to approval in accordance with Dublin City Code Section 153.236. Should these two multi-tenant retail outbuildings not immediately be developed, the sites shall be fine graded and seeded with grass as a holding measure until the lots are used.
2. Except for the grocery use and the two 18,000 square foot tenant spaces, no individual tenant space may exceed 10,000 square feet.
3. One (1) gasoline sales kiosk, with maximum square footage of 150 square feet shall be permitted along the Sawmill Road frontage per the submitted development plan.
4. The hours of operation shall be as follows:
 - a. Grocery store: 24 hours a day
 - b. Retail space: 6:00 a.m. to 12:00 a.m.
 - c. Restaurants: 6:00 a.m. to 2:00 a.m.

Yard and Setback Requirements:

1. Along Sawmill Road, the pavement setback shall be 40', and the building setback shall be 69'.

2. Along the Hard Road extension, the pavement setback shall be 50' and the building setback shall be 60'.
3. Along the Emerald Parkway extension, the pavement setback shall be 40', and the building setback shall be 50'.
4. Along Summer Drive, the pavement setback shall be 35' and the building setback shall be 60', measured from the centerline of the road.
5. Along the 4.4 acre tree preservation zone, the pavement setback shall be zero, and the building setback shall be 75'.
6. Interior lot lines shall have a zero setback for parking and building.
7. Easements for any purpose along the east side of Emerald Parkway, shall have no effect on the setbacks detailed herein or depicted on the Preliminary Development Plan.

Density:

1. Total building square footage for the first phase shall be 179,098, which consists of two parts:
 - a. Grocery Store: A maximum building area of 105,067 square feet with a maximum retail grocery component that shall not exceed 98,500 square feet. The retail grocery component shall be considered areas used for general retail purposes or areas open to public use.
 - b. Shopping Center: A maximum building area of 74,031 for retail use.
2. Total building square footage for the second phase shall be 23,500.
3. The square footage for the multi-tenant retail buildings and gasoline sales kiosk adjacent to Sawmill Road is 17,150 (17,000 restaurant/retail and 150 gasoline sales kiosk).

Height Requirements:

1. The maximum height for the main grocery building shall be 45' except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 55'.
2. The maximum height of the retail/restaurant space attached to the main grocery building shall be 38", except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 50'.

3. The maximum height of the multi-tenant retail buildings shall be 28', except architectural features such as parapets, appendices, hips, gables, spires, etc., which may extend up to 30'.

Parking and Loading:

1. Unless otherwise stated herein or otherwise depicted on the preliminary development plan, all parking and loading shall be regulated by Dublin Code, Section 153.200 et seq.
2. There shall be 1,047 parking spaces provided for Subarea 5A including the multi-tenant retail building and gasoline sales area, as indicated on the site plan. Eight stacking spaces shall be provided for the pharmacy drive-thru as part of the grocery. The applicant has planned this development around the preservation of the 4.4 +/- acre tree preservation zone at the northwest corner of Hard and Sawmill Roads. Also, the City of Dublin realigned the Emerald Parkway extension easterly resulting in a net loss to this property of approximately two (2) acres. Due to the provision of the 4.4 +/- acre tree preservation area and the acreage loss due to the road realignment, this site does not meet the minimum parking requirement. In consideration of these factors, the minimum parking requirement shall not be strictly enforced.
3. Service courts and loading docks shall be screened from all sides by landscaping mounding or walls.
4. There shall be shared parking between the main grocery building, the restaurant retail attached thereto, the multi-tenant retail buildings, and the gasoline sales area.
5. Internal pedestrian walkways as shown on the site plan will provide the necessary access points from parking areas to the stores. Bicycle racks will be provided along the front of the stores.
6. Shopping cart corrals shall be located within the parking lots and constructed in an "H" design utilizing landscape materials which provide screening of the stored carts. No vertical, non-generic cart corral signage will be allowed at each site.
7. Employees will park within the site as determined by the employer.
8. A large portion of the site is served by an existing stormwater drainage system, the remainder of the site will comply with the existing stormwater regulation found in the Dublin zoning code as articulated in the MORPC 5 year storm release rates and further the current Dublin standards with regard to stormwater quality must be met.

9. Stacking requirements for the fuel station shall be in compliance with the requirements of the Dublin City Code.

Circulation:

1. Sawmill R.O.W. shall be 68' from the centerline (to be resolved with City of Columbus).
2. Hard Road R.O.W. between Sawmill Road and Emerald Parkway shall be 135'.
3. Emerald Parkway shall have a 100' right-of-way and a pavement width consistent with prudent traffic engineering principles.
4. Summer Drive shall be private and maintained by the developer. Summer Drive shall be constructed by the developer to a specification approved by the City Engineer. All other publicly dedicated R.O.W. shall be 50'.
5. A bike path shall be developed along the Sawmill Road frontage and link with the existing pedestrian path along Hard Road.
6. Construction of Emerald Parkway from Sawmill to Hard Road shall occur before or simultaneously with the development of the retail center. In addition, at such time applicants shall dedicate the required right-of-way for the extension of Emerald Parkway to Bright Road. All curb cut locations and spacing shall be designed according to prudent traffic engineering principles.
7. The owner shall pay toward construction of Emerald Parkway north of Hard Road concurrent with development of the retail center, pursuant to a separate Infrastructure Agreement between the developer and the City.
8. The owner shall modify existing signals and pavement markings on Sawmill Road to the satisfaction of the cities of Columbus and Dublin; that curb cut location and function be as shown on the site plan and to the satisfaction of the City Engineer of the City of competent jurisdiction; that street lighting, curb and gutter, bike path and sidewalks be installed per City standards, to the satisfaction of the City Engineer; and easements for all utilities be recorded at a later date to the satisfaction fo the City Engineer.

Waste, Refuse, Outdoor Display Areas and/or other Environmental Commitments:

1. All waste and refuse shall be containerized. The multi-tenant buildings and gasoline sales area will also be required to have lids on their dumpsters to mitigate any odor or pest problems in the area.
2. Seasonal outdoor sales shall be permitted subject to issuance of a seasonal outdoor sales permits in compliance with the requirements of the Dublin City Code.
3. The outside display area around the gasoline sales kiosk shall be limited to the following:
 - a. Ice and beverage vending machines so long as they do not face a public right-of-way and are not internally illuminated.
 - b. Limited automotive product display racks, not to exceed 36" in height adjacent to the sales kiosk.
4. Outdoor display shall be prohibited for the two (2) multi-tenant retail buildings.
5. All waste and refuse containers and areas must be screened on three sides by a solid fence, wall, or building with a matching solid wood or metal gate to a minimum height of six (6) feet, unless otherwise in compliance with the Dublin City Code. The enclosure material is to match that of the predominate material of all buildings unless otherwise approved by the Planning and Zoning Commission.

Storage, Equipment and Screening:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside of permanent structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.
2. All commercial vehicles associated with businesses operating within the center must be parked within a fully screened loading zone.

Landscaping:

1. Except as otherwise stated herein landscaping shall conform to the Dublin Landscape Code, Section 153.130 et seq.

2. Landscaping within the Sawmill Road setback shall be comprised of a combination of evergreen and deciduous shrubs, flowering and deciduous trees to a height of 3.5'.
3. A 4' to 6' mound landscaped with a mixture of evergreen and deciduous plantings will be located along the Emerald Parkway frontage to the west of the Kroger building to provide a buffer from Emerald Parkway.
4. Street trees shall be planted along Sawmill Road, Hard Road and Emerald Parkway per City of Dublin Standards.
5. The applicant shall meet the City of Dublin Tree Preservation Ordinance unless a Tree Preservation Waiver is granted by the Dublin City Council.
6. The locations of planned signage and entry walls are indicated on the attached site plan.
7. A 4.4 +/- acre tract of land located at the northwest corner of Sawmill and Hard Roads shall be privately owned and maintained and will be designated open space. A no disturb zone/tree preservation zone will be privately maintained with the only intrusions being the Hard Road access which connects to the shopping center and any necessary utilities to serve the site. No clearing or thinning of trees shall be permitted in that area except for customary practices to improve the aesthetic of the area. Existing trees within this area shall be counted toward the minimum landscape requirement of Dublin City Code Section 153.133(B)(3)(a). The area shall be maintained in compliance with the requirements of the Dublin City Code.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.

4. All lighting fixtures shall be cut-off fixtures to prevent spillage of light onto adjacent properties, and shall conform to City of Dublin Lighting Guidelines.
5. The above lighting restrictions are applicable to all of Subarea 5A.

Architecture:

1. All building materials shall be earthtone in color.
2. The basic building materials shall be brick, stone and EIFS.
3. Roof lines, facades, rear and side building elevations shall be varied to provide relief in the building facades and alternate building massing.
4. Building materials shall be consistent on all visible sides of the buildings.
5. Where hipped or gabled roofs are provided, dimensional asphalt shingles will be the predominate roof material.
6. Main retail building tenants may have a variety of storefront conditions that include a covered colonnade or building mounted fabric awnings. Combinations of hipped, gabled, and detailed horizontal parapets shall be encouraged to breakup the over roof line.
7. Building materials consisting of brick, stone, and EIFS, shall be used for the larger anchor store, minor anchor store(s) (if provided), smaller retail shop buildings and the multi-tenant retail buildings. Non-visible (service court) masonry walls shall be painted concrete block in a color harmonious with the brick used throughout the center.
8. Other anchors and smaller shops may have colonnaded fronts, per the attached elevations, using a design similar and harmonious with those pilasters provided for the larger stores. Parapets projected above the columns will be articulated at larger tenant entrances. These parapets will be either rectilinear or gable in shape per the illustrations accompanying this text. Other materials will be the same as those provided for the major anchors with non-visible rear walls being concrete block painted to be harmonious with the brick used throughout the center.

9. Roof mounted equipment shall be screened with hipped or gabled roofs as well as detailed horizontal parapets. Rear and side building parapets on the anchor store shall be horizontal in nature, but shall be varied in height.

Signage:

1. Proposed signage shall be as approved with the Final Development Plan.
2. Unless otherwise indicated in this text, or any attachment hereto, all signage shall be in conformance with the pertinent provision of the Dublin Sign Code.
3. The wall sign for the major tenant shall be a maximum 110 square feet for the grocery façade facing Sawmill Road as shown on the submitted plans which is comparable with the wall signage previously approved for grocery store locations within Dublin. A maximum 50 square foot wall sign identifying the grocery store shall be permitted on the west side of the building along the Emerald Parkway frontage. The two (2) monument center identification signs identifying the grocery store shall be permitted on the west side of the building along the Emerald Parkway frontage. The two (2) monument center identification signs identifying the major tenant shall be a maximum of 8 feet in height and shall be 66 square feet for the Sawmill Road location and 66 square feet in size for the Hard Road location.
4. The signage for the other tenants shall be described as follows:
 - a. The maximum height for the individual letters will be 30", except for ascenders and descenders.
 - b. The maximum graphic span on the front façade for each tenant shall be 80% of the sign fascial length and the wall sign shall be located over the entrance to the tenant space.
 - c. The signage will consist of individual channel letter boxes affixed to the façade. The letter faces will be made on acrylic plastic which will be illuminated internally by neon tubing. The return sides of all letters shall be dark bronze throughout the entire center. No exposed raceways shall be permitted. Letter boxes will be mounted flush with the wall.
 - d. No individual sign shall exceed three (3) colors.

- e. All sign finishes shall be matte finish.
5. All signage shall be comprised of the color palette approved as a part of the Final Development Plan.
6. Signage shall be permitted for the pharmacy at the northern edge of the grocery use. Said signage to include canopy and post, shall be directional in nature indicating pharmacy drive thru location and "do not enter" signs per Dublin Signage Code.
7. Gas station signage shall be as approved with the Final Development plan. No signage shall be permitted on the building, pumps, or canopy, except as required by the law.
8. The site shall have a series of uniform egress and/or directional signs to aid traffic flow throughout the site, said signage shall comply with the pertinent provisions of the Dublin Zoning Code.
9. Blade signs shall be permitted to enable walking traffic to identify all tenants.
10. All other signage not identified shall comply with Section 153.150 et seq., of the Dublin zoning code.
11. No exposed neon, soda machines, banners, ATMs, etc., shall be permitted outside the buildings, except for the gasoline station outlet where ice and beverage machines are permitted.

Maintenance:

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and parking

and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

Subarea 5B Office (10.87 +/- acres):

Permitted Uses:

The following uses shall be permitted within Subarea 5B:

1. Uses as outlined in Section 153.026 (Suburban Office & Institutional District) of the Dublin Zoning Code.
2. Two outparcels shall be permitted in Subarea 5B. Both outparcels are permitted for retail or restaurant uses.
3. A restaurant outparcel shall be permitted. The restaurant shall be full line with no drive in facility or pick up window.

Yard and Setback Requirements:

1. Along Sawmill Road, building and pavement setback shall be 50'.
2. Along Emerald Parkway, pavement setback shall be 40', building setback shall be 50'.
3. Along Summer Drive, building setbacks shall be 60' and pavement setbacks shall be 35', as measured from the centerline.

Density:

1. Total building square feet permitted per acre shall not exceed 10,000 square feet including the outparcels.

Height Requirements:

1. Maximum height for buildings in Subarea 5B shall be 60'.

Parking and Loading:

1. All parking and loading shall be regulated by Dublin Code, Section 153.200 et seq.
2. Bank drive-thru stacking requirements shall be as per Dublin Zoning Code requirements.

Circulation:

1. Emerald Parkway shall have a 100' right-of-way and a pavement width consistent with prudent traffic engineering principles. Applicants obligation shall be to construct or pay for a maximum of 40' of pavement from back of curb to back of curb.
2. All curb cuts shall be approved by the City traffic engineer.
3. Sawmill Road R.O.W. shall be 68' from centerline.
4. A bike path shall be developed along Sawmill Road as a pedestrian link between Summer Drive and Emerald Parkway. It shall be built according to Dublin Standards
4. The owner shall modify existing signals and pavement markings on Sawmill Road to the satisfaction of the cities of Columbus and Dublin; that curb cuts location and function be as shown on the site plan and to the satisfaction of the City Engineer of the City of competent jurisdiction; that street lighting, curb and gutter, bike path and sidewalks be installed per City standards, to the satisfaction of the City Engineer; and easements for all utilities to be recorded at a later date to the satisfaction of the City Engineer.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence with building materials compatible with the surrounding architecture.

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain upon any portion of the parcel outside a permitted structure. Mechanical equipment and other utility hardware on roof, ground or building shall be screened from public view with materials harmonious with the building.

Landscaping:

1. Landscaping shall be according to Dublin Code, Section 153.130 et seq.

2. All signage and entry features will have consistent character and meet Dublin Sign Code.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.
4. All light fixtures within 150' of adjacent roadways shall be cut-off fixtures to prevent spillage of light onto adjacent properties.

Architecture:

1. With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.
2. Flat roofs will be sloped and residential in character to conceal rooftop equipment.
3. The buildings should reflect a suburban office or residential character.
4. The architecture style, materials and colors shall be consistent with that indicated in Subarea 5A and coordinated with surrounding architecture.

Signage:

1. Signage shall be in accordance with the signage section for Subarea 5A, otherwise all signage shall comply with Section 153.150 et seq. of the Dublin Zoning Code.

Maintenance:

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided and kept in good working order,

trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

Subarea 5C: Mount Carmel Health & Wellness Center: 12.2 ac Gross

Situation Analysis:

The configuration and delivery of health care services is presently undergoing dramatic change across the country. Key drivers to change include:

Intense pressure for cost reduction and cost accountability in the delivery of care

Increased focus on primary care over specialty care, wellness over sickness, and providing a continuum of health care services

Hospitals as the tertiary center within a health care system network of primary care and outlying outpatient services

Increased focus on customer as consumer and physician as partner for efficient delivery of care

These strategic changes have created revisions in health care programs delivered, which has then caused changes in the location and development of health care facilities. The proposed Mount Carmel Health & Wellness Center will provide a health care delivery presence serving the north and northwest areas of the region with key emphasis on:

Health care as an integrated service within other community activities: e.g. education, retailing, other service and cultural activities.

Increased focus on wellness and preventative care through education and special programs

“Technology centers” for receiving and disseminating health care information

Outpatient Diagnostic and Treatment services with emphasis on consumer and physician convenience

The Proposed Site and Location

The proposed site for the Mount Carmel Health & Wellness Center contains approximately ±12.2 acres, part of which is the subject of an amendment to an existing Preliminary Development Plan, and is bounded on the east by Sawmill Road, on the north by the Hard Road Extension west of Sawmill Road, the proposed major linkage from Sawmill Road generally southward and eastward to Route 257 on the western edge of the site, and to the south by currently undeveloped properties.

The proposed site has been selected due to its unique location and relationship to existing and future regional, community and neighborhood service activities and regional commercial and neighborhood access patterns. Regional access will be provided via Sawmill Road and I-270, community and neighborhood access by completion of the major interconnector Road and route 257, and as well, Hard Road Extended.

Additional accessibility is provided by Hard Road east of Sawmill and the interconnector linked further east to Sawmill Boulevard. The proposed location is also adjacent to future school space, and trail facilities which will augment education and wellness features of the development.

Both the image and the use of the health facilities are desired to be integrated within the services and retail core along Sawmill Road as an integral use or activity.

Site Description

The proposed site, comprising ± 12.2 acres, has ± 1000 feet of frontage along Emerald Parkway and ± 500 feet of frontage along Bright Road. Sufficient site area is available to insure flexibility and expansibility of initial campus health care development over time in providing for an array of uses including:

- Primary care center, family practice center, medical office space, outpatient services

- Wellness and education functions, retail activities

- Daycare services

- Assisted living

Site Use Concept

The ± 12.2 acre site is generally comprised of four zones, an eastern zone or rectangle paralleling Sawmill Road, a zone at the northwest portion of the site, a third zone at the southwest corner of the site adjacent to the creek and a fourth zone south of the creek along Bright Road. General use concepts for each zone include:

- East Zone: Primary care center and outpatient services with integrated medical office space and education services

- Northwest Zone: Currently zoned single-family with potential long-term rezoning to elderly residential

Southwest Zone: Assisted living and/or daycare services

South Zone: Medical office space

Planning objectives for the site include creating a convenient, attractive campus setting with a clear, convenient access system and pedestrian spaces as “respites” in association with building entry and pedestrian dropoff. Primary site access will be from Sawmill Road and Hard Road Extended, with interior access from the interconnector, Hard Road, and potential extensions of service roads southward from the subject site. Pedestrian connections will tie the proposed facilities to the future bikeway/walkway trail system and plan to service the Dublin Northeast quadrant.

Schedule of Site Development:

Initial facility development will entail constructing a first phase representing a variety of uses including the primary care and family practice center, medical office space, outpatient services, and wellness services. The site development concept must provide for logical expansion of each activity and is part of a coordinated, consumer-convenient facility concept. Initial development phases may also include assisted living as an integrated campus use.

Utility services to the site will be as follows:

Water:

There is an existing 12” water line in Sawmill Road and a 12” water line proposed in Hard Road as part of the construction now underway. These lines should provide adequate service for domestic and fire protection.

Sanitary Sewer:

This area is tributary to the existing sewer in the vicinity of I-270 and S.R. 257. It will ultimately be served by a sewer that will extend south and west to the existing sewer. The exact route for this sewer will be determined by future development. We are proposing to serve this area temporarily with the sanitary sewer to be constructed as part of the Hard Road improvement. Depending on the final site design the area would be served by either gravity or a lift station with final approval by the City Engineer.

Storm Drainage:

The area is tributary to the Billingsley ditch. The site will be designed to detain in accordance with the City of Dublin regulations. The owners will participate with the City of Dublin in a joint stormwater study for the Mount Carmel Complex and Billingsley

watershed to help mitigate downstream flooding. Findings from this study will be implemented as agreed upon by the owners and the City of Dublin.

This cooperation shall also include the provisions for a reasonable land dedication to house an open wet detention pond (shown as a no build zone on Figure 15) if the same is deemed necessary. The no build zone shown on Figure 15 shall be retained for a period of five years unless within said period of time Dublin notifies the applicants that said pond is not required. The owner's monetary obligation shall not be increased by this provision.

Permitted Uses:

The following uses shall be permitted within Subarea 5C:

1. Uses outlined in Section 1159.01 (Suburban Office and Institutional District) of the City of Dublin Code shall be permitted and the following uses:
 - Ambulatory health care services
 - Day care
 - Long-term care facilities including assisted living and skilled care
 - Pharmacy/medical supply/durable medical equipment sales.

Permitted Density:

The maximum density shall not exceed 10,000 square feet per gross acre.

Yard and Setback Requirements:

1. Along Sawmill Road, building and pavement building setback shall be 50'.
2. Along Saltergate Extension ("Dublin View" Boulevard), pavement setback shall be 40', building setback shall be 50'.
3. Along the Hard Road Extension, building setbacks shall be 50' and pavement setbacks shall be 40'.

Height Requirements:

1. Maximum height for buildings in Subarea 5C shall be 2 stories.

Parking and Loading:

1. All parking and loading shall be regulated by Dublin Code, Chapter 1193.

2. Length of drive-thru stacking requirements, when approved, shall meet the requirements as outlined in Dublin Zoning code.
3. Service courts and loading dock shall be screened from all sides by landscaping mounding or walls.

Circulation:

1. Sawmill R.O.W. shall be 67.5' from the centerline (to be resolved with City of Columbus).
2. Hard Road R.O.W. between Sawmill Road and Saltergate Extension ("Dublin View" Boulevard) shall be 135'.
3. Saltergate Extension ("Dublin View" Boulevard) shall have a 100' right-of-way.
4. An east/west pedestrian link shall be developed along Hard Road from Sawmill Road to Saltergate Extension ("Dublin View" Boulevard).
5. One full service curb cut onto Sawmill Road shall be permitted south of Hard Road to access Subarea 5C.
6. All curb cut locations and spacing shall be designed according to prudent traffic engineering principles.
7. The offices located south of the drainage swale on Bright Road shall be oriented and accessed to the north. No access will be provided from Bright Road.
8. Access easements to McGibbon tract will be provided with a pro rata share of cost.
9. The owner shall construct three lanes of Saltergate Extension south of Hard Road (to the Mount Carmel service cul-de-sac) concurrently with the development of the Mount Carmel complex and construct three lanes of Saltergate Extension south of the Mount Carmel service cul-de-sac when a continuing road is constructed south of Bright Road to SR 257.

10. The owner shall construct an exclusive eastbound right-turn lane on Hard Road at Sawmill Road with the construction of either the retail center or the first phase of Mount Carmel's development, and all improvements shall be bonded to the satisfaction of the City Engineer.
11. The owner shall install a traffic signal at the Saltergate Extension and Hard Road intersection in conjunction with the construction of Saltergate Extension south of Hard Road and that the traffic signal meet City standards.
12. The owner shall modify existing signals and pavement markings on Sawmill Road to the satisfaction of the cities of Columbus and Dublin; that curb cuts meet access restrictions as identified on Figure 39 of the Barton-Aschman Traffic Impact Study, dated January 22, 1995; that street lighting, curb and gutter, bike path and sidewalks be installed with Saltergate construction per City standards, to the satisfaction of the City Engineer; and easements for all utilities to be recorded at a later date to the satisfaction of the City Engineer.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence and made of materials that are compatible with building architecture.

Storage and Equipment:

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside of permanent structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

Landscaping:

EXISTING SITE VEGETATION: TREE MASSES

A wooded tract, approximately 22 acres in size, is located on either side of the Hard Road alignment. The Mount Carmel Health Services Center comprises 15.5 acres of the wooded tract and the proposed retail center comprises the remaining 3.5 acres of

woods. The recommendation to survey each individual tree over six (6") inches in caliper is a very difficult assignment to complete. The development plan intent is to preserve and incorporate existing tree masses as a logical, desirable component to create an attractive retail, wellness, and residential setting. Therefore, landmark trees over 24" will be identified and a preservation plan will be prepared. Specific design focus has been given to preserving tree mass in a band on both sides of the Hard Road extension. Parking areas have been substantially set back from Hard Road and/or placed on the opposite side of a development parcel. Pedestrian pathways and sitting areas would be incorporated within treed areas to enhance both a retail and wellness image and environment.

1. Except as otherwise stated herein, all landscaping shall be according to Dublin Landscape code, Chapter 1187.
2. In addition, landscaping within the Sawmill Road setback shall include a 3' to 4' landscaped mound planted with a combination of deciduous and evergreen plan material.
3. Saltergate Extension ("Dublin View" Boulevard) shall be landscaped with street trees consistent with City of Dublin Standards.
4. A fabricated iron fence with occasional brick columns shall be located along the Sawmill Road frontage (see figure 20).
5. Street trees shall be planted along Sawmill, Hard and Saltergate Extension per City of Dublin Standard.
6. All signage and entry features will have consistent character and meet Dublin Sign Code.
7. Dry laid stone will be incorporated into the entry feature located at the intersection of Hard and Sawmill Roads.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.

3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.
4. All lighting fixtures to be restricted to cut-off fixtures only.

Architecture:

1. Overall building massing will be geared to the basic size of the anticipated structures with larger multi-story uses being broken up into smaller, articulated parts. One story smaller structures will be detailed sympathetic to designs proposed for the larger buildings.
2. Decorative roof areas used to break up the overall mass of larger structures will be clad with standing seam metal. Flat roof areas will be concealed behind vertical parapet walls. Exterior materials will be Belden 560 brick or base color with Belden 500 and 130 accents. These accents will be used in a similar fashion to those used for the retail portions of the site, to break up and give scale to large wall surfaces and better delineate the unique facades.
3. With the exception of enclosed service corridors, the buildings shall have the same degree of exterior finish on all sides.
4. Flat roofs will be permitted. Roof forms for the Daycare and Assisted Living will be sloped and residential in character.
5. The buildings should reflect a suburban office or residential character.
6. Colors of materials shall be coordinated with surrounding architecture.

Maintenance:

All buildings, structures, fences paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties

shall be kept free of litter under all reasonable conditions and parking and paved areas shall be power swept where necessary. All signage shall be kept in continuously upgraded condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

Subarea 6A: Multi-Family

Permitted Uses:

The following uses shall be permitted within Subarea 6A:

1. Multi-family units and an overall net density of 7.1 units per acre.

Yard and Setback Requirements:

1. Along east/west collector the setback for pavement and buildings shall be 40'.
2. Along Saltergate Extension ("Dublin View" Boulevard), the pavement setback shall be 40', and building setback shall be 50'.
3. Along the Hard Road extension the pavement setback shall be 40' and the building setback shall be 50'.

Height Requirements:

1. Maximum height for buildings in Subarea 6A shall be 45' as defined by the Dublin Zoning Code.
2. For buildings along the Saltergate loop extension and the east/west collector, the finished grade at the building shall not be greater than 1' above the finished grade of the road.

Parking and Loading:

1. All parking and loading shall be regulated by Dublin Code, Chapter 1193.

Circulation:

1. Saltergate Extension ("Dublin View" Boulevard) shall have 100' right-of-way and a pavement width consistent with prudent traffic engineering principles. Applicants obligation shall be to construct or pay for a maximum of 40' of pavement from back of curb to back of curb.
2. East/west collector shall have a minimum right-of-way of 66' and a 40' pavement width back to back. Bike path shall be separate from the 40' of pavement.
3. Hard Road extension shall have 100' right-of-way and a pavement width consistent with prudent traffic engineering principles and practices and subject to

approval of the city engineer. Specific street R.O.W. and pavement widths may vary depending on school design and access.

4. A bike path/pedestrian corridor shall be developed in accordance with City of Dublin Standards between Subarea 6A and 6B.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence made of materials compatible with the surrounding architecture.

Landscaping:

1. Landscaping shall be according to the Dublin Landscape Code, Chapter 1187.
2. Along Saltergate Drive, Hard Road extension and the East/West collector, a 3' to 4' landscaped mound shall be provided with trees planted according to City of Dublin Standards.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.
4. All lighting fixtures to be restricted to cut-off fixtures only.

Architecture:

1. The architectural style and materials will be consistent with that indicated on Figure 18.
2. Colors of materials shall be coordinated with surrounding architecture.
3. All facades shall be faced in brick with stucco and natural wood highlights.

Open Space Requirements:

1. Private open space shall be provided within the multi-family project and shall consist of a minimum of 20% of all land area.

Maintenance:

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

Subarea 6B: Multi-Family

Permitted Uses:

The following uses shall be permitted within Subarea 6B:

1. Multi-family units and an overall net density of 5.8 units per acre.

Yard and Setback Requirements:

1. Along east/west collector the setback for pavement and buildings shall be 40'.
2. Along Saltergate Extension ("Dublin View" Boulevard), pavement setback shall be 40' and building setback shall be 50'.
3. Along the Hard Road extension the pavement setback shall be 40' and the building setback shall be 50'.

Height Requirements:

1. Maximum height for buildings in Subarea 6B shall be 45' as defined by the Dublin Zoning Code.
2. For buildings along the Saltergate loop extension and the east/west collector, the finished grade shall not be greater than 1' above the finished grade of the road.

Parking and Loading:

1. All parking and loading shall be regulated by Dublin Code, Chapter 1193.

Circulation:

1. Saltergate Extension ("Dublin View" Boulevard) shall have 100' right-of-way and a pavement width consistent with prudent traffic engineering principles. Applicants obligation shall be to construct or pay for a maximum of 40' of pavement from back of curb to back of curb.
2. East/west collector shall have a minimum right-of-way of 66' and a 40' pavement width back to back. Bike path shall be separate from the 40' of pavement.
3. Hard Road extension shall have 100' right-of-way and a pavement width consistent with prudent traffic engineering principles and practices and subject to

approval of the city engineer. Specific street R.O.W. and pavement widths may vary depending on school design and access.

4. A bike path/pedestrian corridor shall be developed according to City of Dublin Standards between Subarea 6A and 6B.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence made of materials compatible with the architecture of the buildings.

Landscaping:

1. Landscaping shall be according to the Dublin Landscape Code, Chapter 1187.
2. Along Saltergate Extension ("Dublin View" Boulevard), Hard Road extension and the East/West collector, a 3' to 4' landscaped mound shall be provided with trees planted according to City of Dublin Standards.
3. All signage and entry features will have consistent character and meet Dublin Sign Code.

Lighting:

1. External light fixtures may be pole or wall mounted, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.
4. All lighting fixtures to be restricted to cut-off fixtures only.

Architecture:

1. The architectural style and materials will be consistent with that indicated on Figure 18.
2. Colors of materials shall be coordinated with surrounding architecture.

3. All facades shall be faced in brick with stucco and natural wood highlights.

Open Space Requirements:

1. Private open space shall be provided within the multi-family project and shall consist of a minimum of 20% of all land area.

Maintenance:

All buildings, structures, fences, paved areas, landscaped areas and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories and said properties shall be kept free of litter under all reasonable conditions and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. When, and if, vacancies shall occur, said spaces shall be decoratively maintained free of litter, dirt and left over and/or deteriorated signage so as to appear ready for re-rental and re-occupancy provided that nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.

Subarea 7: Single Family

Permitted Uses:

The following uses shall be permitted within Subarea 7:

1. Permitted uses shall be cluster single family residential.

Density and Lot Size:

1. Gross density within Subarea 7 may not exceed 3.2 dwelling units to the acre.

Yard and Setback Requirements:

1. Along Hard Road extension and Saltergate Extension, building setback shall be 50'.
2. Front yard setback shall be 35' minimum.
3. Setback from the west property line along the power easement shall be 50'.

Height Requirements:

1. For buildings along the Hard Road Extension, the finished grade at the building shall not be greater than 1' above the finished grade of the road.
2. No building shall exceed 2 stories in height.

Circulation:

1. Saltergate Extension ("Dublin View" Boulevard) shall have 100' right-of-way and a pavement width consistent with prudent traffic engineering principles and practices and subject to approval of the city engineer.
2. All other public right-of-ways shall have a 50' right-of-way with a 28' pavement back to back.
3. All other public rights-of way shall have a 50' right-of way with a 28' pavement back-to-back.
4. Access shall be limited to one curb cut along Hard Road and two curb cuts along the Saltergate Extension ("Dublin View" Boulevard).

5. An east-west pedestrian link shall be developed along Hard Road from Saltergate Extension to the power line.
6. All curb cut locations and spacing shall be approved by the City of Dublin Traffic Engineer.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence with building materials compatible with the surrounding architecture.

Landscaping, Park and Open Space:

1. It is the intent to preserve existing trees in this subarea. All attempts shall be made when siting house footprints and other structures to remove only those trees necessary to permit the construction of the house or structure.
2. Landscaping shall be according to Dublin Landscape code, Chapter 1187.
3. Saltergate Extension ("Dublin View" Boulevard) and Hard Road extension shall be landscaped with street trees according to City of Dublin Standards.
4. Park and open space shall be dedicated per the City of Dublin Code. A half-acre park will be dedicated at the southern end of this subarea (see Site Plan) and be credited toward the Park/Open Space requirement. Up to 3.0 acres of additional park/open space will be provided. The size of the additional park/open space will be a function of the single family cluster development that will occur within Subarea 7. Location of the park/open space will be to the satisfaction of the applicant and Director of Parks and Recreation.
5. All signage and entry features will have consistent character and meet Dublin Sign Code.
6. Adequate screening shall be provided in the 50' setback along the powerline.

Lighting:

1. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.

2. All lighting fixtures to be restricted to cut-off fixtures only.

Architecture:

1. The architectural style and materials will be consistent with that indicated on Figure 18.
2. Colors of materials shall be coordinated with surrounding architecture.
3. All facades shall be faced in brick with stucco and natural wood highlights.
4. Final architecture and site plan shall be subject to approval in the Final Development Plan.

Subarea 8: Single Family

Permitted Uses:

The following uses shall be permitted within Subarea 8:

1. Those uses listed in Section 1151.01 (R3 Suburban Residential District) of the Dublin Zoning Code.

Density and Lot Size:

1. Gross density within Subarea 8 may not exceed 1.9 dwelling units to the acre.
2. Minimum lot square footage shall be 10,000 square feet. The minimum lot frontage of 80' at the building line.

Yard and Setback Requirements:

1. Along Hard Road extension building setback shall be 50'.
2. Front yard setback shall be 35' minimum.
3. Side yard setback shall total 18' with a minimum per side of 8'.
4. Rear yard setback shall be 25% of lot depth to a maximum of 50'.

Circulation:

1. Hard Road extension shall have an 80' right-of-way and a pavement width consistent with prudent traffic engineering principles and practices and subject to approval of the city engineer.
2. All other public right-of-ways shall have a 50' right-of-way with a 28' pavement back to back.

Landscaping:

1. A 50' landscaped buffer shall be installed along the south and west boundaries in accordance with Figure 14 of development plans.

Open Space:

1. An open space area along the ravine as outlined on Figure 14 shall be preserved as open space and all existing vegetation preserved.

Development Standards:

1. Development Standards shall be submitted with final plans (no build zones, fencing, etc.).

Subarea 9: Large Lot Single Family

Permitted Uses:

The following uses shall be permitted within Subarea 9:

1. Those uses contained in Section 1149.01 (Limited Suburban Residential District) of the Dublin Zoning Code.

Density and Lot Size:

1. Maximum gross density shall be one dwelling unit per acre gross.
2. Minimum lot size shall be 20,000 square feet with the minimum lot width 100' at the building setback line.

Yard and Setback Requirements:

1. Front yard setback shall be 50' minimum.
2. Side yard setback shall total 20' with a minimum per side of 8'.
3. Rear yard setback shall be 20% of lot depth to a maximum of 50'.
4. A 150' building setback shall be provided along Riverside Drive.

Circulation:

1. Hard Road extension shall have an 80' right-of-way and a pavement width consistent with prudent traffic engineering principles and practices and subject to the approval of the city engineer.
2. No driveway cuts will be allowed on the Hard Road extension from individual lots. A 12' private service drive shall be constructed servicing lots as indicated on Figure 14 in plans.
3. Homeowner's Association will be responsible for private service drive maintenance.

Landscaping:

1. A 50' landscaped buffer shall be installed along the south and west boundaries in accordance with Figure 14 of development plans.

Development Standards:

1. Development Standards shall be submitted with final plans indicating no build zones, fencing, etc.

Subarea 10: High School

Permitted Uses:

The following uses shall be permitted within Subarea 10:

1. High school including all typically appurtenant uses and structures such as athletic fields, running track, natatorium, stadium and gymnasium.

Yard and Setback Requirements:

1. Along Hard Road extension, building setback shall be 50' for structures up to 35' in height, 75' for structure any part of which exceeds 35' in height, pavement setback shall be 35'.
2. East side yard setback shall be 50' for all above-ground structures. Side yard may be used for athletic field or running track. Side yard setback for pavement in connection with parking facilities shall be 50' adjacent to residential property. Pavement setback may be reduced with appropriate landscape screening and the approval of the Planning & Zoning Commission.
3. West side yard setback shall be 150' for all above ground structures and parking facilities. Side yard setback shall be 50' for athletic practice fields only.
4. A 50' Buffer Zone shall be established along the western property line to screen R-1 residential properties. No structures, pavements, fences or utilities shall be permitted within the Buffer Zone. As shown on Figure 23.
5. Setback along north property line shall be 50' for all above-ground structures up to 35' in height, 75' for structures or any part of which exceeds 35' in height. Rear yard may be used for athletic field or running track. Rear yard setback for pavement in connection with parking facilities shall be 50' adjacent to residential property.
6. Any major freestanding structure used primarily for extra curricular, outdoor athletic competition or special event purposes including a stadium or arena shall be permitted only on the eastern half of the property.
7. The majority of parking shall be located on the east half of the property.

Height Requirements:

1. No maximum height for structures within Subarea 10 shall be established here. However, siting of structures in excess of 35' shall be subject to these regulations and the further approval of the Planning and Zoning Commission.

Parking and Loading:

1. All parking and loading shall be regulated by Dublin Zoning Code, Chapter 1193.

Circulation:

1. Hard Road extension shall have a minimum right-of-way of 80' and a pavement width consistent with prudent traffic engineering principles and practices and subject to approval of the city engineer. Specific R.O.W. and pavement widths may vary depending on school design and access.
2. Primary traffic access to the High School site shall be off the Hard Road Extension and limited to the eastern half of the site. There may be a second access point located on Hard Road. Final location will be subject to Planning & Zoning approval.
3. No vehicular or formal pedestrian circulation shall be permitted between the elementary school property and the high school property.

Waste and Refuse:

1. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence made of materials compatible with the building(s).

Landscaping:

1. Landscaping shall be according to Dublin Landscape Code, Chapter 1187.
2. The 50' Buffer Zone shall be planted with an evergreen screen and left in a natural state. Trees shall be chosen from the recommended plant list and shall be spaced 15' on center as indicated in Figure 23. The majority of evergreen trees shall be planted in the eastern one third of the Buffer Zone. All dead or diseased evergreens planted within the Buffer Zone shall be replaced to maintain an effective screen. Evergreen trees shall be planted so that no mature growth shall protrude outside of 50' Buffer Zone.

Lighting:

1. External light fixtures may be pole or wall mounted, cut off fixtures, dark in color and of similar type and style.
2. All parking lot lighting shall be limited to 28' in height, and shall be cut off fixtures.
3. Lighting program shall be designed to minimize glare and light trespass onto adjacent properties.
4. Lighting fixtures must be set back 300' along western property line.

Architecture:

1. By the use of color, materials or details, effort will be made to coordinate school with surrounding structures or proposed architectural concept as shown on Figure 18.