

The Beacon Continuum of Care Retirement Community (CCRC)

Planned Development District (PUD)

Preliminary Development Text

July 20, 2025

Index

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1. Overview

- a. **Summary/Purpose:** The Beacon is a Continuum of Care Retirement Community (CCRC) Planned Unit Development District intended to address the need for high quality senior living communities. Larger Continuum of Care Retirement Communities have significant benefits compared to smaller single level of care facilities. The multiple levels of care allow people to remain close to family and friends when different levels of care are needed. In addition, they have more residents, which helps offset the costs of a higher level of services, amenities, and activities which leads to more participation and socialization that is essential to the health and wellbeing of our seniors.

The unique size and location of our site affords us the opportunity provide a state-of-the-art Continuum of Care Retirement Community. Underground parking, indoor pool, interior greenhouses, multiple dining options, ten-foot ceilings, pickleball courts, scenic view, extensive walking trails are just some of the features that will set us apart and help us achieve our mission to create an active and social environment to increase the health and wellbeing of our local seniors.

There will be four buildings that will be built in four phases. Phase 1 will be the center building located along Billingsley Creek and will offer Independent and Assisted Living levels of care. Phase 2 will be a freestanding Memory Care building near the main entry off Bright Road and will allow us to offer continuum of care at an early stage of development. Phase 3 will be off Sawmill Road and will offer both Assisted Living and Memory Care. Phase 4 is the building furthest west along Billingsley Creek, and closest to Emerald Parkway, and will be for the most active Independent Living residents.

- b. **Site & Building Concept:**

The site is organized to create an open space environment with extensive greenways along Bright Road, Emerald Parkway and throughout the site. The three primary buildings are located away from Bright Road and behind Lifetime Fitness. These buildings will have Independent Living, Assisted Living and Memory Care. They are also connected and have underground parking to allow residents, staff and guests access to all the facilities through conditioned spaces. A smaller single-story building is located near the Bright Road entry and will be for memory care residents. The site is designed to preserve much of the natural environment. Approximately 65% of the parking is underground. This reduces hardscape lot coverage to approximately 45%, which allows for extensive open spaces and outdoor amenities that support health and wellness and a higher quality of life.

- c. **Site Description:**

1. **Location and Acreage:** The Property consists of 21.523+/- acres located along Bright Road between Sawmill Road and Emerald Parkway. The parcel identifications numbers are 273-008405, 273-008761, Part of 273-009469, 273-008676, 273-008619, 273-008681, 273-008680, 273-008660, 273-008634, 273-008633, 273-008632, 273-012155.
2. **Adjacent Properties:** The site shares a boundary with Lifetime Fitness to the north. The east portion of the site is bordered by an existing office park and a strip shopping

center across Sawmill Road. The south is bordered by Bright Road and the new Mount Carmel Hospital. The western boundary is Emerald Parkway with land owned by the City of Dublin across the road.

3. **Existing Conditions & Character:** Currently the site is primarily vacant land with 3 houses. The grade slopes in two directions. It slopes from Bright Road to the creek (north) and from Sawmill Road to Emerald Parkway (east).
The site has a number of large trees. Substantial efforts have been made to save the majority of the large trees which are located along the creek and near the Bright Road/Emerald Parkway roundabout.
4. **Analysis of Natural Resources:** The site is designed to maintain much of the natural environment along Bright Road, Emerald Parkway and along the existing creek. The hardscape lot coverage is less than 50% which creates greenways, open spaces along Bright Road and Emerald and throughout the site.
5. **Existing and Proposed Land Use:** The Property is currently zoned PUD, PCD and R-1. The City of Dublin's recommended land use (as designated in the "Future Land Use Map") for the Property is Neighborhood Office/Institutional. The proposed development is consistent with Dublin's Future Land use. It is also consistent with the health and wellness mission of Lifetime Fitness and the new Mount Carmel Hospital.
6. **Existing Vehicular/Pedestrian Access:** The site is fronted by Sawmill Road, Bright Road, and Emerald Parkway.
Bright Road has two existing access points for residential homes. Sawmill Road has three existing access points. There is a "Shared Use" drive, as well as two other access points for a vacant office and a previous residential home.
The proposed primary access will be off Bright Road directly across Mount Carmel's access. The second access point will be the existing "Shared Use" drive off Sawmill Road.
7. **Utilities:** Water & sanitary sewer will be served by existing lines on Bright Rd. Electric, gas, phone and cable are also available.

d. **Phasing:** The site is divided into Sub Area A and Sub Area B

1. **Sub Area A:** Sub Area A is +/- 17 Acres and is located on the South Side of Billingsley Creek. There is a total of four Buildings which will be constructed in four Phases. The three primary buildings run parallel to the creek at the back (north) of the site. The fourth building is a smaller single-story Memory Care Building located near the entrance off Bright Road. The square footages below are approximate and exclusive of structured parking levels. The initial schedule calls for the construction phasing to follow the building number sequence. However, the actual construction phasing may vary based on market demand and other conditions.
The number of units and beds described in each phase may vary, however the maximum number of units and beds for the entire project shall not exceed 375.
2. **Sub-Area B:** Sub Area B is +/- 5 Acres and is located on the north side of Billingsley Creek. Development shall be limited to the floodplain compensatory cut, temporary construction entrance, walking paths and other similar amenities.

3. Phased Infrastructure: Each phase shall have adequate provisions for access, parking, storm water management, utilities and other public improvements to serve the development in accordance with the applicable criteria set forth below. Each phase shall be provided with temporary and/or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjoining property. Open space areas shall be reasonably proportioned in each phase of the project, and the proposed construction of any recreation facilities shall be clearly identified on a phasing plan.

4. Building 1 (Phase 1) Description: Phase 1 (Building 1) is located at the center of the primary building along Billingsley Creek. The initial levels of care will be Independent Living and Assisted Living. In addition, Phase 1 will also be the primary activity center with an indoor pool, underground parking, conditioned greenhouse, auditorium, multiple dining venues, pickleball courts and many other indoor and outdoor amenities.

Building 1 Summary

1. Levels of Care: Independent Living and Assisted Living
 2. Units: +/- 138
 3. Stories: 4 Stories of Residences Over 1 story of Parking
 4. Unit Square Footage (approximate): Up to 133,207+/-
 5. Common Space Square Footage (approximate): 87,689+/-
 6. Unit & Finished Common Area Square Footage (approximate): 220,896+/-
 7. Total Parking Spaces: See Parking Paragraph 9.
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5. Building 2 (Phase 2) Description: Building 2 is a single-story Memory Care building located near the main entry off Bright Road. The design is based on the modern smaller "Neighborhood" concept. There will be (2) separate neighborhoods. Each neighborhood shall have large private rooms and extensive indoor and outdoor spaces designed to stimulate senses to promote healing, health and wellness.

Building 2 Summary

1. Levels of Care: Memory Care
2. Units: +/-32 units
3. Stories: 1 Story
4. Unit Square Footage (approximate): 12,178+/-
5. Common Space Square Footage (approximate): 16,877+/-
6. Unit & Finished Common Area Square Footage (approximate): 29,055+/-
7. Total Parking Spaces: See Parking Paragraph 9.

6. **Building 3 (Phase 3) Description:** Building 3 shall provide Memory Care, Assisted living and Independent Living levels of care with underground parking and extensive indoor and outdoor spaces.

Building 3 Summary

1. Levels of Care: Memory Care, Assisted Living & Independent Living
 2. Units: +/- 36 Memory Care and +/- 85 Independent living and/or Assisted Living Units.
 3. Stories: 4 Stories of Residences Over 1 story of Parking
 4. Unit Square Footage (approximate): 87,898+/-
 5. Common Space Square Footage (approximate): 79,939+/-
 6. Unit & Finished Common Area Square Footage (approximate): 167,928+/-
 7. Total Parking Spaces: See Parking Paragraph 9.
7. **Building 4 (Phase 4) Description:** Building 4 has Independent Living with the largest units and is intended to be for the most active residents.

Building 4 Summary

1. Levels of Care: Independent Living
2. Units: +/- 84 Units
3. Stories: 4 Stories of Residences Over 1 story of Parking
4. Unit Square Footage (approximate): 94,082
5. Common Space Square Footage (approximate): 43,896
6. Unit & Common Area Square Footage (approximate): 137,978
7. Total Parking Spaces: See Parking Paragraph 9.

2. Development Standards

a. **General:**

1. The following development standards apply to The Beacon CCRC PUD.
2. Unless otherwise specified in the submitted drawings or in this written text, the City of Dublin Zoning Code shall apply.
3. In the event there is a conflict between the City of Dublin Zoning code and the development standards set forth in The Beacon CCRC PUD Plans and/or Text, then the standards set forth in The Beacon CCRC PUD shall control.
4. **Severability:** If any provision or provisions of this text, plan, application or zoning related documents are found to be invalid or ineffective in whole or part by a court of competent jurisdiction, then effect of such decision shall be limited to the said provision or provisions and all other provisions shall continue to be separate and fully effective.

- b. **Permitted Uses:** Within The Beacon CCRC PUD, the following uses shall be the permitted principle, accessory, and temporary uses.

1. **Principle Permitted Uses:**

1. Independent Living
2. Assisted Living
3. Memory Care
4. Adult Daycare

5. Skilled Nursing
6. Hospice
7. Rehabilitation & Physical Therapy
8. Health, Fitness, & Wellness Facilities

2. Accessory Permitted Uses:

1. Pharmaceutical
2. General Store
3. Medical & Dental Offices
4. General Office & Administrative Services
5. Child Daycare
6. Training, Education, Seminars
7. Assembly & Auditorium
8. Outdoor Community Gathering Areas
9. Salon & Spa
10. Indoor and Outdoor Pools and Hot Tubs
11. Theater
12. Arts, Crafts, Wood Shop
13. Indoor and Outdoor Music
14. Religious/Worship Facilities
15. Kitchen, Dining, Restaurant, Bar & Food Production
16. Housekeeping & Laundry
17. Resident Storage
18. Transportation Services
19. Underground and Surface Parking
20. Charging Stations
21. Roof Deck Gardens & Activities
22. Green Houses
23. Roof Deck Solar Panels
24. Bike/Walking Paths
25. Parks and Open Space
26. Surface and Raised Gardens
27. Pickleball Courts
28. Bocce Ball Courts
29. Shuffleboard
30. Outdoor Patios & Firepits
31. Fishing
32. Other senior related services, amenities, and activities

c. Temporary Uses: The following temporary uses shall be permitted

1. Construction & Storage Trailers shall be permitted and shall be removed from the site within 14 days of project receiving final certificate of occupancy.
2. Temporary Electric shall be permitted and shall be removed from the site within 14 days of project receiving final certificate of occupancy.
3. Dirt Storage shall be permitted and shall not exceed 4 feet in height. All excess dirt shall be removed from the site within 14 days of project receiving final certificate of occupancy.

- 3. Density and Lot Coverage:** The square footage values contained in this section shall be exclusive of the podium parking level, surface parking and detached accessory structures.
- a. Building Square Footage: The Developer shall have the right to build up to 555,857 square feet of conditioned habitable space.
 - b. Unit Density: Up to 375 units of senior housing units providing Independent Living, Assisted Living, Memory Care, Nursing, Hospice and rehabilitation levels of care. The final number of units in each Phase may vary from the units counts described within this document. However, the total number of units for the entire project shall not exceed 375.
 - c. Impervious Lot Coverage: Impervious lot coverage shall be all areas covered by buildings, pavement, exterior concrete, pavers, patios and all other impervious materials. The current proposed plan's impervious lot coverage for buildings 1,2,3 & 4 is listed below and is approximately 40%. Any additional impervious lot coverage shall not exceed 47% of the site area.

4. Building Height Requirements: Maximum building height shall have 2 categories. First, the maximum building height at the Principle entrance of a building. Second, the maximum building height from the parking level's finished floor where walkout conditions exist. Maximum building heights shall exclude parapets, mechanical equipment & screening, stairwell and elevator structures.

- a. Principle Entrance Maximum Height
 - 1. Maximum height for Buildings 1, 3 & 4 as measured from the first floor finished floor at the Principle entrance to the top of the roof deck shall be 55'.
 - 2. Maximum height for Building 2 as measured from the first floor finished floor at the Principle entrance to the peak of the roof shall be 35 feet.
 - 3. Maximum height for the mail building as measured from the first floor finished floor to the peak of the roof shall be 25 feet.
- b. Walkout Condition Maximum Height:
 - 1. Maximum height for Buildings 1, 3 & 4 as measured from the parking level finished floor to the top of the roof deck shall be 65 feet.

5. Building and Pavement Setbacks:

- a. General: Pavement setbacks shall be exclusive of the entry drives which provide access to public roads.
 - 1. From Sawmill Road Right-of-Way: 50 Feet for buildings and 50 feet for pavement.
 - 2. From Bright Road Right-of-Way: 50 feet for buildings and 50 feet for pavement.
 - 3. From Emerald Parkway Right-of-Way (South Side of Billingsley Creek): 100 feet for buildings and 100 feet for pavement.
 - 3.1. Setback Exemption: The Emerald Parkway pavement setback for the roundabout located on the south side of Billingsley Creek and the west side of Phase 4 shall be 90 feet to accommodate adequate turn movements as depicted on the approved Final Development Plan.
 - 4. From Emerald Parkway Right-of-Way (North Side of Billingsley Creek): 100 feet for buildings and 100 feet for pavement.
 - 5. From Office Park (Parcel # 273-009469) West property line: 19 feet for buildings and 4 feet for service road pavement.

6. From Office Park (Parcel # 273-009469) North Property Line: 40 feet for Buildings and 4 feet for pavement.

~~7.~~ Lifetime Fitness South Property Line: 80 Feet for Buildings 50 feet for pavement.

~~7.~~

~~8.~~ Lifetime Fitness West Property Line: 50 feet for buildings and 20 feet for pavement.

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- b. Walking Path and Sidewalk Minimum Setbacks: Walking paths and sidewalks shall be permitted within the building setback as depicted in the approved Final Development Plan.
- c. Accessory Structures: A water meter building shall be permitted near the main entrance off Bright Rd. The size, design and location shall be approved as part of the Final Development Plan.
- d. Project Signage, Utility Boxes and Pedestals Minimum Setbacks:
 - 1. Entry Signs: Entry signs shall have a minimum set back of 8 feet behind the right-of-way.
 - 2. Dumpster Enclosures: Dumpsters shall be permitted within the building setback provided they are screened per code and approved as part of the Final Development Plan.
 - 3. Utilities: Utilities including but not limited to, utility transformers, pedestals, utility vaults, mechanical equipment, building generators shall be permitted within the building setback provided they are screened per Dublin zoning code.

6. Architectural Standards

- a. Intent: The design standards in this section outline the required building details to ensure a high-quality development.
- b. Architectural Style: The architectural style has both traditional and modern components to create a human scaled, supportive environment which shall maintain a strong resemblance to the elevations depicted in the approved Preliminary Development Plan.
- c. Building Front Elevations: The front elevations shall be the elevation which includes the Primary entrance.
- d. Four-Sided Architecture: Front, back and side elevations of all buildings shall be similar in style and shall have similar buildings materials.
- e. Building Material Cladding: Final exterior building materials and specifications shall be approved as part of the Final Development Plan.
 - 1. Primary Exterior Building Material Cladding: Shall make up a minimum of 80% of the exterior materials for all elevations and shall include:
 - i. Brick and Mortar
 - ii. Natural and Fabricated Stone
 - iii. Curtain Wall
 - iv. Windows
 - 2. Secondary Exterior Building Material Cladding: Shall not exceed 20% of the exterior materials used for all elevations and shall include:
 - i. Siding & Exterior Cladding Panel Material: Fiber Cement, AZEK/PVC (or equivalent) siding shall be permitted.
- f. Building Material Descriptions: Specific colors, designs, specifications and other related information for all building materials shall be approved as part of the Final Development Plan.
 - 1. Brick & Mortar: Shall be approved as part of the approved Final Development Plan.
 - 2. Natural and Fabricated Stone and Mortar: Shall be approved as part of the approved Final Development Plan.
 - 3. Window Curtain Wall: Shall be approved as part of the approved Final Development

Plan.

4. Window Material: Metal, metal clad, wood, PVC, Vinyl, spandrel glass, curtain wall glass as approved as part of the Final Development Plan.
 5. Exterior Trim Material: Wood trim, Cementitious Trim, AZEK/PVC (or equivalent) trim as approved as part of the Final Development Plan.
 6. Roofing Material: Asphalt Shingles, EDPM, TPO, PVC & Metal.
 7. Exterior Door Material: Metal, Metal Clad, Wood, Fiberglass.
 8. Balcony Decking Material: Cedar, Treated or composite decking.
 9. Balcony Railing Material: Metal.
 10. Gutters & Downspout Material: Aluminum or copper.
 11. Parking Level Opening Grate Material: Metal
 12. Parking Garage Vehicular Entry Overhead Garage Door Material: Metal or other material approved as part of the Final Development Plan.
 13. Parking Garage Vehicular Security Gates: Metal, PVC, wood or other materials approved as part of the Final Development Plan.
 14. Other Materials: Shall be permitted only if approved by the Planning and Zoning Commission.
- g. Prohibited Materials: Vinyl Siding.

7. Architectural Designs, Details and Transitions:

- a. General: Architectural details and designs shall be in accordance with the approved Final Development Plan.
- b. Horizontal Transitions: Shall be established to delineate a clear base, middle, and cap to the multi-story buildings, with the 'heavier' masonry materials incorporated below the 'lighter' siding materials. Where multiple masonry materials are proposed vertically on the same plane, the larger dimensional masonry unit shall be located below the smaller masonry units.
- c. Vertical transitions: Shall occur at inside corners along the facade.
- d. Building Entrance Design: Primary building entrances shall be at a pedestrian scale and shall have a strong resemblance to the approved Preliminary Development Plan.
- e. Entry Canopies: Entry Canopies shall provide sufficient clearance for emergency vehicles and equipment as required by the Washington Township Fire Department and shall maintain a strong resemblance to the approved Preliminary Development Plan.
- f. Roof Design & Details:
 1. Roof Designs: Pitched, hipped and flat roofs shall be permitted and shall have a strong resemblance to the approved Preliminary Development Plan.
 2. Roof Terraces: Shall have a strong resemblance to the approved Preliminary Development Plan.
 3. Parapets: Shall have a strong resemblance to the approved Preliminary Development Plan. Parapets used to screen rooftop condensers shall have a minimum height of 32 inches.
 4. Roof Top Units (RTU's): Shall be fully screened. The size, color and material shall be approved as part of the approved Final Development Plan.
 5. Solar Panels: Shall be permitted and shall align with City of Dublin Codified

8. Traffic, Access, and Circulation

a. Traffic/Access:

1. **Traffic Impact Study:** Applicant shall submit a Traffic Impact Study which shall be approved by the City of Dublin and City of Columbus. The approved Traffic Study shall serve as the guideline for curb cuts, access points, traffic controls, off-site improvements and other related items which shall be approved as part of the Preliminary Development Plan.

b. **Right-of-Ways:** Right-of-Way dedications shall be based upon the City of Dublin Thoroughfare Plan in coordination with the public roadway agencies and as necessary to accommodate off- site improvements as approved by the City of Dublin. Applicant shall dedicate sufficient right-of-way to accommodate a future southbound right-turn lane on Sawmill at the shared access point located north of Bright Road.

c. **Setbacks:** Setbacks from the Right-of-Way shall be measured from the expanded (new) Right- of-Way locations where applicable and as shown on the Approved Final Development Plan.

d. **Access Points:** There shall be two access points. The primary access point shall be off Bright Road across from Mount Carmel's Bright Road access. The second access point shall be the existing right-in-right-out shared access off Sawmill Road.

e. **Off-site Improvements:** All off-site improvements shall be constructed in accordance with the Infrastructure Agreement.

1. **Infrastructure Agreement:** Applicant shall enter into an Infrastructure Agreement with the City of Dublin. This Agreement shall require the Applicant to reimburse the City of Dublin for an allocated portion of costs related the Bright Road off-site improvements. Applicant's allocated costs shall be based on the Applicant's proportional impact of Applicant's project.

2. **Sawmill Road Right Turn Lane:** Prior to applying for occupancy permits for Building 3, or upon reaching 300 occupied units, whichever comes first, the Applicant shall submit a memorandum re-evaluating the warrant for a southbound right-turn lane on Sawmill Road at the shared access point located north of Bright Road. The memorandum shall be submitted to, reviewed, and approved by both the City of Dublin and the City of Columbus Department of Public Service. Occupancy permits for the associated phase shall not be issued until this approval is obtained. If the evaluation determines the turn lane is warranted, the Applicant shall be responsible for the design, subject to approval of the City of Dublin and the City of Columbus Department of Public Service, and construction of the southbound right-turn lane at this location. This improvement must be completed prior to applying for occupancy permits for Building 4, or reaching a total of 375 occupied units, whichever comes first.

f. **Public Sidewalks and Shared Use Paths:** Public sidewalks and shared use paths shall be provided in coordination and with the approval of the City of Dublin Engineering Department. Public Sidewalks and Shared Use Paths shall connect the public network as shown on the approved Final Development Plan. Design specifications shall be constructed in accordance with the City of Dublin standard drawings.

g. Internal Circulation

h. **Internal Drives:** Internal drives shall be private. Location and specifications shall be coordinated with and approved by the City of Dublin Engineering Department and the Washington Township Fire Department and submitted as part of the Final Development Plan.

- i. Internal Private Sidewalks & Paths: The installation of private internal sidewalks and paths shall be for the exclusive use of the Beacon CCRCs residents, visitors and staff and shall not be required to be connected to the sidewalks and Shared Use Paths available to the general public. Private sidewalks shall be no less than 4 feet in width and private walking paths shall be no less than 5 feet in width. The locations of private sidewalks and paths shall conform to the approved Final Development Plan.
- j. Underground Walkway: Applicant shall be permitted to make an underground connection between Building 1 to Building 3. In the event a connection is proposed, all plans and other required documents shall meet the City of Dublin requirements.

9. Parking and Loading: Unless otherwise stated in the approved Final Development Plan or Text, parking shall be in compliance with the City of Dublin Code 153.2

- a. Parking Plan: A Parking Plan shall be coordinated and approved by the City of Dublin and the Washington Township Fire Department as part of the Final Development Plan.
- b. Parking Space Description: Overall parking spaces counts shall include standard 19'X9', ADA spaces, compact spaces and stacked spaces.
- c. Minimum and Maximum Parking: Upon the completion of all Phases, the current proposed plan has +/- 444. However, the required minimum number of parking spaces shall not be less than 425 and shall not exceed 490.
- d. Compact Parking Spaces: Compact spaces shall not be less than 8 feet by 16 feet and shall not exceed 20 total spaces throughout the Project.
- e. Stacked Parking Spaces: Stacked spaces shall be permissible and shall not exceed 20 spaces throughout the Project.
- f. Parking Counts:
 - 1. Phase 1: + / - 138 Independent & Assisted Living Units
 - i. Podium Parking: (109) Total Parking Spaces
 - ii. Surface Parking: (84) Spaces Total Parking Spaces
 - iii. Total Parking: (193) Spaces Total Parking Spaces
 - 2. Phase 2: + / - 32 Memory Care Units:
 - i. Total Surface Parking: (23) Spaces
 - 3. Phase 3: + / - 121 Total Units (+/-36 Memory Care Units/Beds & +/- 85 Assisted & Independent Living Units)
 - i. Podium Spaces: (101) Spaces
 - ii. Surface Spaces: (0) Spaces.
 - iii. Total Parking: (101) Spaces

Note: The east side of Phase 1 has additional surface parking spaces which shall be allocated to Phase 3 if necessary.
 - 4. Phase 4: + / - 85 Independent Living Units
 - i. Podium Parking: (86) Spaces
 - ii. Surface Parking: (39) Spaces
 - iii. Total parking: (125) Spaces
 - 5. Project Parking Summary:
 - i. Podium Parking Spaces: 296
 - ii. Surface Parking Spaces: 146
 - iii. Total Parking Spaces: 442

- g. Electric Car Charging Stations: Buildings 1, 3 and 4 shall have a minimum of (2) electric

charging stations. Building 2 shall not be required to have charging stations.

- h. Bicycle Parking: Bicycle parking shall be 1 bicycle space per 20 car spaces and shall be located per the approved Final Development Plan.
- a. Service & Loading: Service and loading areas shall be permitted in the areas shown on the approved Final Development Plan. Screening shall be in accordance with the approved Final Development Plan.

10 Signage and Graphics: Unless otherwise noted below, ~~approved as part of the Final Development Plan~~, all signage and graphics shall be in accordance with Dublin Zoning Code 153.150.

a. Sign Plan: All exterior site and building signage shall be consistent with the provisions below.

~~Modifications may be considered at the Final Development Plan for each phase submitted on a signage and graphics master plan for review and approval as part of the Final Development Plan.~~

The ~~Final Development Plan shall include signage and graphics master plan shall include~~ the size, height, graphics, color, location, material, illumination, fabrication and other relevant details for all signs visible from outside the site as required by the City of Dublin.

b. Monument Signs:

- 1 The Beacon shall be allowed one (1) double-sided monument sign per right-of-way frontage on Public Roads, and one additional single-sided monument sign to be installed at the vehicular access to the site from the private common access drive shared with parcel 273-009469-00.
- 2 Monument signs shall have a maximum height of six-feet-and-six-inches (6'-6"). The graphic area shall not exceed sixteen (16) square feet per sign face.
- 3 All monument signs are to be constructed with a masonry base that is consistent with the materials specified elsewhere in the development.
- 4 All monument signs shall be placed in a landscape area and shall be located a minimum of 8' from the R.O.W of Public Roads as measured to the sign base defined on plan exhibits.
- 5 Monument signs may externally illuminated through the use of ground mounted lighting, or through the use of backlighting of individual sign letters.

c. Building Signage:

1. Canopy Signage: Building identification signage shall be allowed. Signage shall not exceed 18" in height and shall be subject to staff review and approval.

~~a.d.~~ Directional Signs: The Beacon may provide appropriate directional signage. On site permanent directional signs, e.g. employee and visitor parking, deliveries, etc. will be of a common design, material and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be four (4) square feet. These signs are subject to Administrative Approvals.

~~b.e.~~ Temporary Signs: Signage shall be allowed during construction and shall be subject to staff review and approval. ~~submitted as part of the approved Final Development Plan.~~

11 Lighting: Unless otherwise approved as part of the approved Final Development Plan, all lighting shall conform to the City of Dublin Code 153.149.

- i. General: Applicant shall submit a master lighting plan demonstrating compliance with the exterior lighting requirements as part of the approved Final Development Plan.
- ii. Light Fixtures: All building exterior and site lights fixtures specifications shall be submitted and approved as part of the approved Final Development Plan.

- iii. Light Levels: A lighting photometric plan meeting the City of Dublin Requirements shall be submitted as part of the approved Final Development Plan.



12 Open Space, Courtyards, Landscaping & Programable Amenity Space: Unless otherwise specified in the approved Final Development Plan, landscaping and open shall meet the standards of the City of Dublin Code Chapter 153.130.

- a. Open Spaces: The project shall have extensive open spaces, greenways, courtyards, pocket parks, and memory gardens consisting of a minimum of +/- 9 Acres or +/- 40% of the project acreage.
- b. Ownership and Maintenance of Opens Spaces: Property Owner shall own and maintain all open spaces.
 - i. Greenways: +/-7.64 Acres
 - a. West Greenway: Open Space of approximately 2.97 acres will extend from the Bright Road Entry to the creek at the northwest part of the site. This greenway contains tiered lakes, walking trails and a large stand of trees near the roundabout.
 - b. East Greenway: Open space of approximately .83 acres which is located on the east side of the Bright Road entry and surrounds a freestanding single- story memory care facility.
 - c. Billingsley Creek Preservation Greenway: Open space of a approximately 3.93 acres with scenic walking trails, exercise stations and other amenities and will also connect to elaborate courtyards of three primary buildings.
 - ii. Courtyards: +/- .94 Acres
 - a. Phase 1 Courtyard: The Phase 1 courtyard is the most active. This will have Pickleball courts, Bocce Ball, putting green, fitness area, patios and other amenities to keep residents active and engaged.
 - b. Phase 3 Courtyard: Phase 3 courtyard is located along the creek that is primarily for Assisted Living. This will be more private with gardens, fire pits, patios and other amenities associated with Assisted Living residents.
 - c. Phase 4 Courtyard: Phase 4 will have firepits, patios, gardens and other amenities but is intended to be more relaxing than the Phase 1 courtyard.
 - iii. Pocket Parks: +/- .12 Acres
 - a. There are (2) pocket parks in front of the main buildings which are intended to be quiet spaces for residents and their guests.
 - iv. Memory Care Courtyards: +/- .3 Acres
 - a. Phase 2 and 3 both have interior memory care gardens with walking paths, gardens, private spaces and other amenities designed to stimulate senses and offer a therapeutic place to enjoy the outdoors.
- c. Landscaping
 1. General Requirements:
 - a. Landscaping shall be in accordance with the landscaping regulations contained in the City of Dublin Landscape Code. Any deviation from the Dublin Landscaping code shall be approved as

part of the Final Development Plan.

Foundation Planting Beds: A minimum foundation planting bed width of 4 feet between building foundations and drive aisles, sidewalks, paths, and shall be required. Foundation beds less than 4 feet shall be considered as part of the Final Development Plan. This requirement shall not be applicable to courtyards, pocket parks and other gathering spaces adjacent to the building.

b.

Design & Character: Landscaping should emphasize a naturalized appearance and blend with the design of public rights-of-ways, while delineating areas of more formal design where people will gather and use space and shall comply with the general character depicted on the approved Preliminary Development Plan with the final details provided in the Final Development Plan.

c.

Programable Amenity Space: Shall include all courtyards, pocket parks, memory gardens, the West Greenway and Billingsley Creek Preservation greenway which shall be a minimum of +/- 8 acres as approved in the Final Development Plan.

13 Tree Preservation: Reasonable and good faith efforts shall be made to preserve existing trees and meet the requirements described in the City of Dublin's Tree Waiver Policy. A minimum of 50% of the trees 18 inches and over shall be preserved. Trees shall be replaced in accordance with the City of Dublin Tree Waiver Policy approved on January 9, 2018.

14 Fencing: Unless otherwise specified in the approved Final Development Plan, all fencing shall meet the standards of the City of Dublin Code Chapter 153.130.

- a. **Prohibited Fencing:** Vinyl and/or chain-link shall not be permitted.
- b. **Memory Care & Assisted Living Fencing:** Fencing is an important safety factor for seniors with Dementia and Alzheimer's. Applicant shall submit a plan showing proposed fencing locations and specifications for applicable locations as part of the Final Development Plan.

15 Creek Crossings: Pedestrian Bridges used to cross the Billingsley Creek shall be permitted. The locations and specifications shall be in accordance with the City of Dublin and all other governing authorities and shall be approved as part of the Final Development Plan.

16 Screening of Service Structures & Building Elements: Unless otherwise specified in the approved Final Development Plan, screening and buffering shall comply with the City of Dublin Code Chapter 153.133.

- a. **Service Structures:** Service structures shall include but not limited to site utility boxes, transformers and pedestals, generators, building utility meter equipment, surface/ground level air conditioners, roof top mechanicals, dumpsters and enclosures and other equipment providing service to a building and/or a site location.
- b. **Screening Requirements:** Service structures shall be screened on all four sides except those structures which need to be moved or accessed frequently shall be screened on three sides. Interior landscaping shall not be required within the service structure screening area. Rooftop mechanicals must be screened to the full height of the structure.
- c. **Screening Size and Materials.** Plant materials used to screen service structures shall be an

evergreen species which retain their foliage year around. The height of evergreen screen materials shall be at least two-thirds the height of the service structure at time of planting and shall reach the full height of the service structure within four years of planting.

- d. **Building Element Screening:** Unless otherwise specified in the approved Final Development Plan, Building Element screening shall comply with the City of Dublin Code.
 - i. **Building Elements:** Building Element structures shall include but not be limited to electric, phone, cable equipment, gas meters, heating and cooling equipment, irrigation controls, lighting controls and other items providing service to a building or site location which is attached to, or placed by, a building shall be screened in accordance with the City of Dublin Building Code.
 - ii. **Building Mounted Exhausts:** All exhausts mounted to the side of a building shall be finished to match the color of the building. All rooftop exhausts shall be finished to match the roof.
 - iii. **Rooftop Mechanicals:** All rooftop mechanicals shall be screened in accordance with the City of Dublin Building Code.
- e. **Waste and Refuse Enclosures:** Waste and Refuge areas shall be screened in accordance with the City of Dublin Building Code.

17 Utilities:

- a. **Storm Water, Sanitary Sewer & Water:** All Storm Water, Grading, Street, Sanitary, Waterline shall be designed and constructed in accordance with the City of Dublin Engineering and all other governing body regulations and requirements.
- b. **Electric, Gas Phone & Cable:** Unless otherwise specified in the submitted Drawings or in this Text, the development standards shall be in accordance with the City of Dublin zoning requirements.
- c. All utility lines and wiring shall be installed underground.
- d. Any above ground transformers, pedestals and related items shall be screened in accordance with the City of Dublin Code.
- e. Utility easement locations shall be determined as part of the approved Final Development Plan.