

## DEVELOPMENT PLAN

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## Section I-Development Overview

### I. Location and Size

- The site is located within the City of Dublin and Union County.
- The 8.7± acre site is located west of Jerome Road (Manley Road), just north of the Union County line. The site is bound by an vacant parcel of land in Jerome Township to the north, City of Dublin owned and HOA maintained parkland to the south as part of Reserves C and D , single-family homes in Section 4, Part 1 of the Tartan West subdivision to the west, and Jerome Road to the East.
- There are approximately 268 feet of frontage along Jerome Road (Manley Road).
- The site measures approximately 1508 feet at its deepest point.

### II. Existing Conditions and Character

- The site is generally rectilinear and deep. An estate lot (Subarea A) occupies the rear portion of the site, nestled in mature woods and fronted by a pond. Mid growth trees line the perimeter of the property. Mid growth trees line the paved driveway. The remainder of the property is lawn.
- A small ranch single family house, currently rented, occupies the front of the site.
- The site is located in the North Fork Indian Run watershed and generally drains from north to south. The site is entirely out of the 100-year floodplain.
- The site is slightly rolling, sloping from front to rear.
- An open space area in a natural state with mature trees and owned by the City of Dublin and maintained by the Tartan West HOA is adjacent to the south of the site.
- Many amenities exist within the proximate area including walking and bike trails, private fitness facilities, public parks, schools and country clubs

### III. Existing and Proposed Land Uses

- The Dublin Community Plan-Existing Land Use Map designates the site as “Suburban/Rural Residential.”
- The Future Land Use Map designated the site as “Mixed Residential Rural Transition, with a maximum density of up to 1.5 dwelling units per acre

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- Surrounding land uses include: single-family detached residential and cluster single family residential (Tartan West), undeveloped property and an EPCON detached residential project (Concord Township, Delaware County).
- The proposed uses are clustered single family detached residential homes on fee simple lots and open space.
- The proposed Planned Unit Development (PUD) seeks to embrace the existing character and preserve as much of the existing natural features as possible. The proposal is to remove the current ranch house fronting Jerome (Manley Road) and develop the site with 17 new construction homes (Subarea B) while maintaining the existing estate house. Including the existing estate lot (Subarea A), the overall site will have 18 homes and a gross density of 2.07 units per acre.

## IV. Open Space

- A total of 2.15± acres (±25%) will remain free of development and will include the required Jerome Road (Manley Road) setback.
- Open space areas for the project are designated as Reserve A & B as shown on the development plan and shall be deeded to the City of Dublin. Reserve A shall include the stormwater management facility (retention pond). Maintenance of the retention pond (including electricity of fountain) shall be the responsibility of the City of Dublin. All other areas from the waters edge to the boundary of Reserve A shall be maintained by the home owners association. Reserve B shall be maintained by the home owners association. Access easements shall be established for city access to the reserves for maintenance.

## V. Provision of Utilities

### General

- All utilities, including sanitary sewer, water, telephone, electric and gas are available at this site.
- All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer.
- A comprehensive storm water management system will be designed to meet City of Dublin and Ohio EPA standard and regulations.
- All utilities shall be placed in appropriate locations on the lots that will best preserve the existing trees in good or fair condition, to the best extent practicable.

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## Sanitary Sewer

- A public sanitary sewer will be extended from an existing manhole located within Tartan West at the west end of the property, along the north side of the property line to service Subarea B.
- A 6" sanitary service lateral line will be extended to connect to the existing estate lot, therefore eliminating the need for the current on-site septic system. Upon connection to the public sanitary sewer, the on-site septic system will be removed per health department requirements.
- Sanitary line will be sized to accommodate the proposed development meeting the requirements of the City of Dublin and the Ohio EPA.
- Alignment will be designed to avoid or minimize damage to trees to the best extent practicable.

## Water

- A new 8" public water main will be constructed to connect to an existing 8-inch water main located within Roma Drive. This main will be extended to service the proposed development as well as the undeveloped property to the north. It is anticipated that this main will be extended by future development to connect with Naples Lane in the Tartan West subdivision.
- Public fire hydrants will be installed within the proposed development meeting the standards and regulations of the City of Dublin, Ohio EPA and Jackson Township Fire Department.

## VI. Access and Circulation

- Vehicular access to the site will be via Roma Drive (public street), which will be extended from east to west across the site, stubbed to the northern property line. A new public street (Street A) will connect with Roma Drive and extend southerly to a new public street (cul-de-sac).

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## SECTION II-DEVELOPMENT STANDARDS

### I. Development Standards

- a. Basic development standards are addressed in this text regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapters 152 and 153 of the City of Dublin Code shall apply.
- b. The development will consist of two subareas (Subareas A & B), each of which is subject to the applicable standards set forth in the text. Except where defined in this text, the development shall meet the standards in the City of Dublin Code.
  - i. **Subarea A:** the western-most portion of the site, west of the stream, and is made up of an Estate Lot.
  - ii. **Subarea B:** the eastern portion of the site and is made up of the Cluster Lots.

### II. Subarea A: Estate Lot

- a. **Description:** Subarea A shall be located on the western portion of the site, west of the creek and including the private drive extended to the public street. This subarea shall be approximately 3.01 acres and shall contain “Estate Lot” as described below. The subarea includes one existing fee simple ownership single-family home that shall be permitted to remain.
- b. **Permitted Uses:** Permitted uses shall include single-family detached residential.
  - i. **Parks and Open Spaces.**
  - ii. **Permitted and accessory uses as outlined in R-1, Restricted Suburban Residential District in the Dublin Zoning Code**
- c. **Density:** The existing home is permitted as-is. Future modifications will meet Dublin Zoning Code requirements.
- d. **Lot Standards:** Existing home conforms to Dublin zoning code requirements for R-1 standards. Future modifications will conform to Dublin zoning code.
- e. **Street Access and/or Improvements:**

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## i. Access

1. Access to Subarea A shall be from the public road extended through Subarea B at a curb-cut onto the cul-de-sac.

## ii. Private driveway

1. The estate home unit in this subarea shall have access from the existing private driveway. Some modification will be required to make connection to future Street A.
2. The driveway constructed as a part of this subarea shall be privately owned and maintained
3. Existing private driveway shall be permitted to remain, with the exception of the two access points fronting Jerome Road. The northernmost existing access point fronting Jerome Road shall be permitted to remain as a temporary construction entrance and shall be removed upon completion of the extension of Roma Drive and Street A.
4. Curbs and gutters shall not be required to be installed on existing driveway that is to remain. The driveway apron shall be per RD-O.

## f. **Utilities:**

- i. All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer.
- ii. Location: All utilities shall be placed in appropriate locations on the individual home lots that will best preserve existing trees in good or fair condition.

## g. **Stormwater Management:**

- i. No stormwater improvements will be required for Sub Area A.

## h. **Tree Preservation, Removal and Replacement:**

- i. It is the intent of the developer to preserve as many trees as possible in Subarea A due to the heavily wooded nature of the site. All trees shall be

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preserved and/or removed in accordance with the City of Dublin's tree preservation/removal requirements contained within the ordinance.

1. Street Trees shall not be required along any private drives. Any landscaping along the private drive should maintain a natural appearance.

**i. Open Space:**

- i. Subarea A shall share the common open space, located along Jerome Road and the pond area, with Subarea B.
- ii. All existing trees in fair or good condition shall be preserved within the common open space, except in locations of necessary common access and utility easements. Any area not occupied by trees shall be maintained as lawn, planting area for screening purposes, or as natural vegetation.

**j. Landscaping**

- i. All residential landscaping shall meet the landscape requirements of the City of Dublin Zoning Code, unless otherwise specified within the development text.

**k. Graphics and Signs:**

- i. None allowed for Subarea A.

## III. Sub Area B- Cluster Lots

**a. Description:**

- i. Subarea B shall be located in the eastern portion of the development west of Jerome Road, with access from an extended Roma Drive from Corazon Drive, and north of the existing City of Dublin parkland, and east of Subarea A. This subarea shall consist of approximately 5.67 acres and shall contain "Cluster Lots" for fee simple ownership single family homes as described below.

**b. Permitted Uses:**

- i. Permitted Uses: Permitted uses shall include single-family detached residential.
- ii. Parks and Open Spaces.



- c. Permitted and accessory uses as outlined in R-1, Restricted Suburban Residential District in the Dublin Zoning Code **Density:**

- i. The maximum number of dwelling units in Subarea B shall be seventeen (17). The maximum density shall be 2.99 du/ac within this Subarea.

- d. **Lot Standards:**

- i. **Lot Area:** Cluster Lots shall vary in size as shown on the site plan with a minimum size of 5000 square feet.
  - ii. **Minimum Lot Width:** Cluster Lots shall vary in size as shown on the site plan with a minimum width of forty five (5) feet at the maximum depth of the front build zone.
  - iii. **Minimum Lot Depth:** The minimum lot depth shall be of one hundred (100) feet.
  - iv. **Front Yard:** There shall be a front build zone of ten (10) feet to twenty (20) feet, as measured from the public street right of way line. Any portion of the structure shall be built at or within the build zone. Front facing garages must be located a minimum of twenty (20) feet from the public street right of way line.
  - v. **Rear Yard:** The minimum rear-yard setback shall be ten (10) feet from the property line for lots that abut the perimeter property line. For lots that contain a twenty (20) foot drainage easement, the minimum rear-yard setback shall be twenty (20) feet. Lots 6-10 shall have a minimum rear-yard setback of ten (10) feet from property line
  - vi. **Side Yard:** The minimum side yard setback shall be two (2) feet from property line. The sum of adjacent side yard setbacks shall be ten (10) feet total between two (2) lots. A 3' maintenance easement shall be provided on the lot with the larger of the two sideyard setbacks.
  - vii. **Building Separation:** Minimum building separation shall be ten (10) feet between eaves.
  - viii. Encroachments into side yards by bay-windows, chimneys, and porch roof or overhangs shall not be permitted. A/C condensers are permitted to be located within the eight (8) foot sideyard setback.

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- ix. **Building Height:** Maximum building height shall be thirty-five (35) feet. Height shall be measured in accordance with the Zoning Code.
- x. **Lot Coverage:** The maximum impervious coverage of any single lot shall not exceed 70%.
  - 1. Homes shall be permitted to have walk-out basement where possible without extensive site grading.
- xi. **Jerome Road (Manley Road):** There shall be a minimum scenic setback of one hundred (100) feet as measured from the proposed Jerome Road (Manley Road) right-of-way. Detention, landscaping, multi-use path, open space, park amenities and an entry feature and sign may be located within this setback to enhance the corridor character. The private access and utility easement shall be permitted to encroach on this setback as shown on the plans.

## e. Street Standards

- i. All streets constructed as a part of this subarea shall be publicly owned and maintained and shall be combined access and utility easements.
- ii. **Roma Drive** will be extended at its current width to the north side of the property to allow for further extension and connection to Naples Lane in Tartan West. This will be built per City of Dublin standards including 4' sidewalks on both sides of the street. This will provide access to Corazon Drive.
  - 1. **Right-of-Way Width:** 50 feet minimum
  - 2. **Pavement Width:** 28 feet minimum, as measured back-of-curb to back-of-curb
  - 3. **Drive Lanes:** Two (2)
  - 4. **On-Street Parking :** Parking will be allowed on the west side of Roma Drive except at the intersection.
  - 5. **Tree Lawn:** May vary based on existing vegetation, but shall in no case be less than 8 feet in width.
  - 6. **Sidewalk:** 4 feet wide minimum; sidewalks shall be concrete. Sidewalks in front of the lots will be installed at the time of home construction. The developer will be responsible for the construction of any remaining sidewalk as part of the public improvements. In

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the case that a lot remains vacant, within a year of 75% build-out of the neighborhood, the developer will install sidewalk along the frontage.

iii. **Street A** (name to be determined):

1. **Right-of-Way Width:** 50 feet minimum
2. **Pavement Width:** 28 feet minimum, as measured back-of-curb to back-of-curb
3. **Drive Lanes:** Two (2)
4. **Parking Lanes:** Parking will be allowed on the northwest side of Street A except at the intersection.
5. **Tree Lawn:** May vary based on existing vegetation, but shall in no case be less than 8 feet in width.
6. **Sidewalk:** 4 feet wide minimum; sidewalks shall be concrete. Will be installed at the time of home construction.

iv. Standard curb and gutter will be installed on all public streets.

v. **Multi-use Path:** 8 feet wide multi-use asphalt path will be installed per city standards within the right-of-way along the west side of Jerome Road (Manley Road). The path, as shown on the plan, will tie into the existing bike path to the south. The path's alignment will be finalized w/Final Development Plan.

vi. **Private Sidewalks:** A minimum 3-foot wide sidewalk shall be required for every residence from the public sidewalk along the public street frontages. This connection shall be achieved by one of the following options.

1. For homes with a front load garage that faces the public street, a direct three (3) foot wall that extends from the front door out to the public sidewalk. A connection will also be provide to the driveway.
2. For homes with a sideload garage and auto court, the connection to the public walk shall be integrated with the driveway.

vii. **Pedestrian walks:** A eight (8) foot wide shared use path shall be provided from Roma Drive to the future common area, as shown on the plan. Final path location shall be finalized with Final Development Plan.

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- viii. **Fire truck access:** The far west end of Street A will be designed to allow for the required firetruck turning radius per Washington Township specifications.

- f. **Parking:**

- i. All units shall be required to have a minimum of two (2) parking spaces within a garage, and two (2) parking spaces in driveway stacking area or in an auto-court for side-load garages.
  - ii. Parking is allowed on the north side of Street A in Subarea B and the south side of Roma Drive extension.

- g. **Utilities:**

- i. All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer.
  - ii. Location: All utilities shall be placed in appropriate locations on the individual home lots that will best preserve existing trees in good or fair condition.
  - iii. The waterline will be extended along the south side of the Street A with fire hydrants at a minimum of 300' spacing with a location at the western end of the public street.
  - iv. The sanitary sewer will be extended from Subarea A, north of the existing driveway and then along the north side of Street A and then along the southwest side of Roma Drive per city standards.

- h. **Storm water Management:**

- i. A comprehensive stormwater management system shall be developed, following the City of Dublin storm water management policies.
  - ii. Public storm sewer will be extended to the existing pond on site.
  - iii. The existing pond will be renovated to meet the requirements of the City Engineer.
  - iv. Outlet will be to existing stream to the satisfaction of the City Engineer.

- i. **Tree Preservation, Removal; and Replacement**

- i. It is the intent of the developer to preserve as many trees as possible in Subarea B due to the heavily wooded nature of the site. All trees shall be preserved and/or removed in accordance with the City of Dublin's tree preservation/removal requirements contained within the ordinance. A preliminary tree survey is submitted as part of the preliminary development plan. All final tree details shall be submitted for review and approval as part of the final development plan.

**j. Open Space**

- i. Open Space: Subarea B shall contain approximately 2.15± acres of common open space. Common open space shall be maintained by the homeowner's association and shall be open and accessible to the public.
- ii. Common open spaces may incorporate utility easements and facilities including storm water management facilities, such as detention, conveyance swales, or rain gardens.

**k. Architectural Standards:**

- i. Design Review: All homes shall be held to a high quality of design and construction. No improvements, change, construction, addition, excavation, or other work or action that in any way alters the exterior appearance of the lots or common open space shall be commenced or continued without review and written approval from the Design Committee (including exterior amenities). The committee shall be appointed by the Trustees of the Association and shall consist of at least three members. Design review procedure shall be outlined within the deed restrictions of the lots. Any building permit application or application for Certificate of Zoning Plan Approval shall include an approval letter from the Design Committee.
- ii. All dwelling units shall comply with the design guidelines of the development standards in this text, except for any existing buildings or site improvements that will remain. Redevelopment or alterations to those existing elements shall be in compliance with the design guidelines of the development standards in this text. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 153 of the City of Dublin Code shall apply to this subarea.
- iii. All structures shall meet the City of Dublin Zoning Code Residential Appearance Standards, unless otherwise set forth in this text.

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## iv. General Character/Architectural Style

1. The development shall include 1, 1.5 and 2-story single-family homes with a variety of 2 or 3 car garages.
2. The character is to take cues from European village cottages reflecting an organic quality and genuine use of natural materials and legacy methods, as indicated in the inspirational images in the development plan

## v. Plan Approval

1. The Master Developer (applicant) shall retain control of individual plan approval for all single-family homes within the subdivision until all lots are fully constructed. At that time, the review/approval of modifications to existing structures will be by the established HOA.

## vi. Architectural Design

1. Four-sided architecture shall be required on all homes; all elevations on a home shall be architecturally consistent.
2. Front façade: A minimum of 20% of the front façade shall be stone or brick.
3. Side façades: When the side façade of a unit is visible from Street A or Roma Drive extension, the amount of brick and stone used on the side façades shall be the same to the amount used on front façades.
4. Exterior cladding materials: shall be finished using all-natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.
5. Trim materials: shall be brick, stone, wood, aluminum (for gutters and downspouts only), copper, zinc, cast iron, fiber-cement products, composite wood, fiberglass and products. Shutters shall be considered “trim.” Shutters shall be sized appropriate to the size of the window and include hardware.
6. Windows and doors on the front and sides of the house shall incorporate trim that is architecturally appropriate.

## 7. Roofing

- a. Minimum pitch of primary roof shall be 10-inch rise to 12 inch run. Secondary roofs (dormers, porches) can be up to a flat roof.

## 8. Permitted Roofing Materials: dimensional asphalt shingles, wood, slate (including manufactured slate products), concrete, tile metal roof, such as copper or standing seam, and flat rubber membrane may be permitted.

## 9. Permitted Exterior Colors

### a. Cladding Colors.

- i. Natural earth tones and/or warm neutral colors, including white.

- ii. High-chroma colors are not permitted.

### b. Trim Colors.

- i. Natural earth tones and/or warm neutral colors, including white.

- ii. Complementary or contrasting to siding color.

### c. Roofing Colors.

- i. Roofing colors shall be from the color range of natural materials: such as, but not limited to wood shakes and black.

### d. High-chroma colors are not permitted.

## 10. Chimney Materials: Same as permitted Exterior cladding materials, with the exception of wood.

- a. “Cantilevered” or “through-the-wall” chimneys are not permitted.

- b. All chimneys shall be built on an integral foundation.

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11. Lighting: Each house shall have a minimum of one yard-post light near the private walk of the front entry, and one porch-light near the front door. In addition to, a second light shall be provided in front yard, controlled by a photo cell. The maintenance of the yard-post light shall be by the homeowner.

12. Front porches, if provided, shall support the style of the house. Glass and screen enclosures shall be prohibited from front porches, excluding front doors.

## vii. Architectural Diversity

1. The same front elevations shall not be repeated within a grouping. Elevations shall be similar in design and massing.
  - a. Three different styles of houses shall be proposed for development.
  - b. Lots 1-5 shall be referred to here within as Type C homes and all possess similar architectural style and finish materials.
  - c. Lots 6-10 shall be referred to here within as Type B homes and all possess similar architectural style and finish materials.
  - d. Lots 11-17 shall be referred to here within as Type A homes and all possess similar architectural style and finish materials.

## 1. Garages

- i. All single-family dwellings shall have an attached or detached garage of sufficient size to accommodate a minimum 2 standard sized automobiles, side by side.
  1. Garages shall adhere to the minimum side yard and rear yard setbacks.
  2. Garage elevations shall be detailed to be architecturally consistent with the main building façade and shall include windows.
  3. Front load garages shall be setback a minimum of twenty (20) feet from the ROW.



4. Garage Doors shall be a maximum 18 feet wide opening and shall maintain a maximum forty (40) percent garage door to house front ratio.

## ii. Driveways

1. Driveway materials shall be concrete, decorative unit pavers, brick, exposed washed aggregate in concrete or a combination thereof. Asphalt, gravel, and mulch shall be prohibited as driveway materials. Maintenance of driveways shall be the responsibility of the homeowner.
2. Driveway curb-cuts shall not exceed twenty-six (26) feet in width.

## iii. Auto-Court

1. In those instances, where an auto courtyard is created, it shall be screened from the street by a minimum three (3) feet tall screen. Double screening and waste receptacle spaces should be avoided, and it is encouraged that the design of lots be coordinated with adjoining lots to share screening alongside lot lines. The maintenance of any screen shall be the responsibility of the lot owner on which the screen is constructed.
  - a. The screen may be made of a decorative masonry wall, decorative fencing and/or vegetation detailed to complement the main building façade, or an evergreen hedge, and may be located in the front and side yard setbacks.
  - b. Hedge material shall be sized to reach the required height of three (3) foot within four (4) years of installation and shall be planted within a minimum three (3) feet wide planting bed. Minimum height at installation shall be two (2) feet.
  - c. Hedge material may be used in combination with piers detailed to complement the main building façade, and / or decorative metal fencing. Hedge shall maintain a seventy-five (75) percent minimum opacity. Maintenance shall be by homeowner.

## m. Mailboxes

- i. A centralized mail station shall be provided per the direction of the USPS and shall be located in a spot within the public ROW on Roma Drive that is centrally located for the residents, as shown on the development plan. Access shall be provided from the public sidewalk. The location shall be finalized with the Final Development Plan.

**n. Landscaping:**

- i. All residential landscaping shall meet the landscape requirements of the City of Dublin Zoning Code, unless specified within the development text.
- ii. Lot Landscaping

- 1. Front Yard Landscaping

- a. All lots shall incorporate landscaping between any street-facing building elevation or auto-court screen and the public ROW.
    - b. Landscaping shall be ornamental in nature consisting of any combination of shade trees, ornamental trees, shrubs, perennials, annuals, and lawn and designed to enhance the character of the streetscape, house, and auto court screen. Decorative masonry walls and/or decorative fencing may also be used in combination with vegetation. Walls and fencing shall be a maximum three (3) foot height and may be located in the front and side yard setbacks.
    - c. Plantings shall not obstruct sight visibility triangles of driveways or street intersections
    - d. All material shall be sized, installed and maintained to City of Dublin code requirements. Maintenance shall be the responsibility of the lot owner.

- 2. Street Trees:

- a. Street Trees shall be required along public streets and shall be installed in accordance with the City of Dublin Code. Final locations shall be determined by the City Arborist.
    - b. Plantings shall not obstruct sight visibility triangles of driveways or street intersections

## iii. Permanent Screening/Fencing:

1. Screening at a height of up to four (4) feet shall be allowed to be located along the side and rear property lines, provided that such screening does not extend beyond the front façade of the home. Gates may be included. It is encouraged that fencing be arranged so that adjoining lots can tie into fences alongside property lines, eliminating double fences and wasted side yard space.
2. Maintenance responsibilities shall be addressed within the deed restrictions.
3. Permitted fencing materials shall be limited to masonry and wrought iron/steel. Wood and vinyl fencing shall not be permitted.

## iv. Landscaping Vision:

1. Landscaping shall maintain a natural appearance along Jerome Road (Manley Road), around the pond and in common open spaces. Subarea B may appear more formalized to complement the intended “Hamlet” style of the architecture. Layering of landscape walls, railings and plant materials will be incorporated between streets and buildings to enhance the streetscape and add variability to appearance of the individual homes. More formalized landscaping may be designed to complement the individual homes in all subareas. Landscaping should be designed to complement appearance and plant material existing in the adjoining woods and natural areas. Effort shall be made to preserve the natural features, including existing trees and topography; particularly in Subarea B.

## v. Entry Features

1. Entry features shall include integrated signage and landscaping.
2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.
3. All entry features will be owned and maintained by the homeowner’s association.

## o. Graphics and Signs

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- i. At the time of the submission of its initial Final Development Plan to the Planning and Zoning Commission for the residential development, the developer shall present the Planning Commission with a graphics and signage plan for its review. This plan, and any future amendments thereto, shall serve as the uniform graphics and signage plan for the PUD. Once the graphics and signage plan is approved as a part of the initial final development plan, its terms shall apply to all residential graphics and signage within the PUD.
- ii. In the event that the graphics and signage plan is silent on any matter addressed by the City of Dublin Sign Code then the terms of those Code sections shall apply.
- iii. Entrance gate piers and sign: A sign identifying the development may be placed inside Subarea B on adjacent to Roma Drive.

## IV. Homeowners Association

- a. All residential property owners located within this PUD shall be required to join and maintain membership in a forced and funded homeowner's association, which will be formed prior to any lots being sold. Homeowner's association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded in the office of the Franklin County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowner's association in this text.
- b. The homeowner's association shall own and maintain all common facilities, including but not limited to open spaces and common area landscaping and signage. The stormwater maintenance facility (retention pond) shall not be required to be maintained by the HOA and will be the responsibility of the City of Dublin. City of Dublin will be responsible for the scheduled maintenance for the stormwater management facility (retention pond) including electric for fountain/aerator.
- c. A detailed schedule of maintenance shall be established and finalized at the Final Development Plan.

## V. Model Homes

- a. Model homes may be constructed and used as sales locations, but these will be typical of residential architecture planned for the subarea, and will ultimately be

# THE HAMLET ON JEROME

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sold as residences. Any model home will be required to be reviewed and approved in accordance with the Zoning Code,

# THE HAMLET ON JEROME

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## SECTION III-EXHIBITS

L0.0 COVER PAGE

L0.1 VICINITY MAP & EXISTING CONDITIONS PLAN

L0.2 ILLUSTRATIVE SITE PLAN

L1.0 PRELIMINARY DEVELOPMENT PLAN

L1.1 PRELIMINARY DEVELOPMENT PLAN ENLARGEMENT

L1.2 PRELIMINARY DEVELOPMENT LANDSCAPE PLAN L1.3 TYPICAL LAYOUT PLANS

L2.0 SITE SECTIONS

L2.1 ARCHITECTURAL CHARACTER

L3.0 Preliminary Tree Removal Plan

C1.0 PRELIMINARY UTILITY LAYOUT

C2.0 PRELIMINARY GRADING PLAN

C3.0-3.3 PRELIMINARY PLAT