

Big Darby Accord Advisory Panel

Development Review Checklist

To be completed by Agency Staff
Revised 10/1/08

Section A: General Information

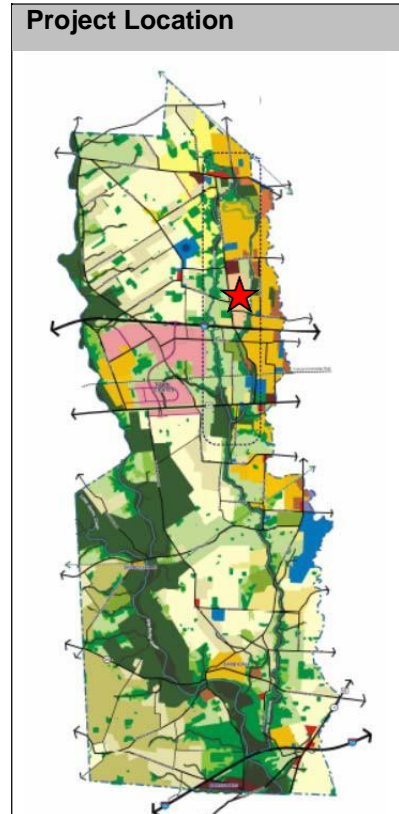
Project Information	
Site Address 1980 Alton Darby Creek Road	Parcel IDs(s) 200-000117, 200-002733, 200-002734, 200-000127, 200-000047, 120-000205, 200-003459
Existing Zoning District(s) R-Rural District R-2 Limited Suburban Residential	Total Acreage: Gross 369 acres
Proposed Zoning District(s) PUD-4 with ARLD Permitted Uses	Total Acreage: Net 325 acres

Tracking Information
Accord Panel Case # AP-18-02
Jurisdiction Case # Z18-058

Jurisdiction	
<input checked="" type="checkbox"/> Brown Township	<input checked="" type="checkbox"/> Columbus
<input checked="" type="checkbox"/> Norwich Township	<input type="checkbox"/> Grove City
<input type="checkbox"/> Pleasant Township	<input type="checkbox"/> Harrisburg
<input type="checkbox"/> Prairie Township	<input type="checkbox"/> Hilliard
<input type="checkbox"/> Washington Township	

Meeting Dates	
Review Body	Date
Staff Review:	12/1/2018
Accord Panel:	12/11/2018
Jurisdiction Commission	TBD
Jurisdiction legislative body	TBD

Agency Staff Information – Primary Contact	
Name Luis Teba	
Jurisdiction / Agency Name City of Columbus – Columbus Planning Division	
Address 111 N. Front St.	
3rd Floor	
Columbus, OH 43215	
Phone # 614-645-8062	Fax # 614-645-6675
Email LFTeba@columbus.gov	



Zoning Authority	
<input checked="" type="checkbox"/> Columbus	
<input type="checkbox"/> Franklin County	
<input type="checkbox"/> Grove City	
<input type="checkbox"/> Harrisburg	
<input type="checkbox"/> Hilliard	
<input type="checkbox"/> Prairie Township	

Subdivision Authority	
<input checked="" type="checkbox"/> Columbus	
<input type="checkbox"/> Franklin County	
<input type="checkbox"/> Grove City	
<input type="checkbox"/> Harrisburg	
<input type="checkbox"/> Hilliard	

Section B: Background

Project Description

The site consists of seven parcels totaling 369 acres located generally east of Alton Darby Creed Road, west of Hilliard Rome Road, south of Roberts Road, and north of 1-70. The proposal is to rezone from R (Rural) and R2 (Limited Suburban Residential) to PUD-4 (Planned unit Development) with ARLD (Apartment Residential Low Density) uses.

The site is located within the “Special Pilot (LEED) Residential” area Land Use category and contains Tier 1, Tier 3, and Protected land. It also borders the Clover Groff Run and contains wetlands, woodlands, and a pond. There is a total of approximately 40 acres of Tier 3 land, 48 acres of Tier 1 land, 50 acres of stream corridor protection zone, 1.18 acres of freshwater forested/shrub wetland, and 2.39 acres of wetland.

The proposal consists of 1,108 units and 192 acres of open space. Approximately 663 units will be single family with an additional 445 multi-family units being divided among the two sites. The proposed density is 3 dwelling units per acre with 52% open space (32% of which will be natural areas). The proposal divides the acreage into nine sub-areas. Subareas A1 through A5 will be developed by Pulte Homes of Ohio, while subareas B1-B4 will be developed by Harmony Development Group. There will be a phased approach to development with A1, B1, A2, and B2 being developed first.

Background Information

A timeline of significant actions is included below.

Prior to 2018

The property has been used for agricultural purposes since at least the 1940’s.

Section C: Assessment and Evaluation

Conservation Assessment

The site contains multiple areas of Tier 1 land, Tier 3 land, and wooded areas. The parcels north of Renner Road contain approximately 40 acres of Tier 3 land along the eastern edge. The parcels south of Renner Road contain approximately 20 acres of Tier 1 land. The parcels east of Alton Darby Creek Road contain 27 acres of Tier 1 Land and is largely a wooded area.

Streams and Wetlands Assessment

This site contains wetlands, stream corridor protection zones, ponds, and floodplains.

The Clover Groff Run lies along the eastern boundary of the site. It has undergone stream restoration along a portion of the northern half of the site, but reverts to a strait ditch as it travels south.

The national Wetland Inventory map shows three wetlands in the parcels north of Renner Road. Two of the wetlands are classified as PEM1C and measure 0.45 and 1.44 acres in size. A third wetland is categorized as PEM1A and measures 0.5 acres. The property to the east of Alton Darby Creek Road contains two Freshwater Forested/Shrub wetlands classified as PF01A. They measure 0.52 and 0.66 acres.

The developer proposes to protect all existing wetlands by creating 50' buffers. Approximately 3.1 acres of wetland shelving is to be planted with approximately 15,189 herbaceous plugs planted at 6' x 6' spacing. The applicant is also indicating that the 140' SCPZ buffer could potentially allow for a Clover Groff Run stream realignment and restoration. They are currently working with the Rec and Parks department to coordinate the effort.

Stormwater Best Management Practices Assessment

The applicant is proposing to handle stormwater through a mix of LID and Stormwater BMP's. The low impact design details involve removing curbs and gutters along single-loaded streets that front onto open space, and reducing pavement widths on designated streets. Through the use of these methods, the applicant estimates a 36% reduction in conventional impervious areas.

The BMP's include bio-swailes, bio-retention areas, and enhanced wetland shelves around stormwater ponds. To help filter stormwater before reaching the retention ponds, they are proposing the creation 35' "filter-strips" on the curb-less side of the streets. Vegetated swailes will then transfer stormwater to and from retention ponds before reaching Clover Groff.

The post-construction groundwater recharge rate will exceed pre-development rate. The applicant is calculating a 3299.4 pre-development recharge rate, and a 4193.4 post-development recharge rate (a 27% increase).

Alternative Wastewater Systems Assessment

N/A

Revenue Assessment

The Accord outlines three ways to generate revenue; tax increment financing (TIF), a new community authority (NCA) and developer contributions. Negotiations with the Economic Development Division are ongoing, but with 1,108 units being proposed by the developer, and contributions set at \$2,500 per unit, Economic Development is projecting \$2,770,000 in developer contributions. 75% of these contributions will be dedicated to accord purposes, with the remainder used at the discretion of the City for priority regional and environmental infrastructure. An NCA will also be created with community development charges set at a range of 5-10 mills over 30 years.

Section D: Overall Assessment and Staff Analysis

Overall Assessment

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map recommends the area for Special Pilot (LEED) Residential. The Conservation Strategy Map shows the site containing Tier 1, Tier 3, and Protected areas. The plan recommends development of around 1,400 units in the entire LEED area, consisting of mixed-use development with a density of 3 du/acre. Sanitary sewer should be provided via the Roberts-Millikan sanitary sub-trunk.

The plan states that the area should serve as a model development for sustainable design, and calls for the Neighborhood Development Guidelines to be used to evaluate proposals for the area. LEED ND certification is suggested for the area and is evaluated based off of three major categories: Smart Location & Linkage, Neighborhood Pattern & Design, and Green Infrastructure and Buildings. As mentioned in the October meeting of the Advisory Panel, the location characteristics of the Special Pilot (LEED) Residential Land Use Category do not allow for certification under LEED ND.

Although certification is unattainable, the developer has completed the LEED ND checklist, with input from staff, and the development would score high enough to attain certification if not for locational restrictions.

This proposal improves overall stormwater quality when compared to the agricultural use currently on the site. The post-construction groundwater recharge rate will exceed pre-development rate, as the applicant is calculating a 3299.4 pre-development recharge rate, and a 4193.4 post-development recharge rate (a 27% increase). The proposal also protects land, wetlands, and streams designated by the accord in the following ways:

- The 100 year flood plain and will be maintained as a natural area under a conservation easement.
- 2.6 acres of wetlands will be protected while creating and improving 3.1 acres of wetland shelving.
- 77 acres of agricultural use will be converted to meadow.
- 38.06 acres of wooded areas will be permanently protected
- 50.56 acres of SCPZ will be protected
- 47 acres of Tier 1 land, and approximately 35 acres of the 40 acres of the Tier 3 land will be preserved
- Clover Groff Run stream restoration will be coordinated with Rec and Parks

Open Space will breakdown as follows:

- 40.5 acres of managed urban grasses
- 77 acres of meadow (natural open space)
- 2.6 acres of wetlands
- 38 acres of wooded areas
- 33.2 acres of proposed ponds

This proposal calls for 52% of the site be set aside for open space, with 117.6 acres, or 32% of the site maintained as natural areas. All wetlands are being protected and enhanced through the creation of 50' buffers, as well as wetland shelving improvements through plantings. BMP's and aspects of LID are proposed to help improve groundwater recharge rates as well as high water temperature. It complies with aspects of the Big Darby Accord Watershed Master Plan with regards to improvement in water quality, groundwater recharge, and preservation of wooded areas and wetland and stream corridors. The applicant addresses principles of LEED ND in their LEED checklist, and is currently working with Rec and Parks to include stream restoration of Clover Groff Run into the development.

Staff Analysis				
Requirement	Yes	No	NA	Analysis
Existing conditions site map is complete	<input checked="" type="checkbox"/>			Map provides all required information
Conceptual site plan is complete	<input checked="" type="checkbox"/>			Map provides all required information
Site data table is complete and accurately calculated	<input checked="" type="checkbox"/>			Map provides all required information
Assessments	Pass	Fail	Explanation - Items incomplete, steps required to correct, etc.	
Conservation assessment	<input checked="" type="checkbox"/>		The proposal preserves 47 acres of Tier 1 land, and approximately 35 acres of the 40 acres of the Tier 3 land. 25 parcels are platted for development in the Tier 3 land.	
Streams and wetlands assessment	<input checked="" type="checkbox"/>		No development will take place within the SCPZ or the 100 year floodplain. The wetlands are protected by a 50' buffers, and are also being enhanced through wetland shelving and plantings.	
Stormwater management assessment	<input checked="" type="checkbox"/>		Stormwater BMP's and some aspects of LID are proposed.	
Alternative wastewater assessment	<input checked="" type="checkbox"/>		N/A	
Revenue assessment	<input checked="" type="checkbox"/>		Applicant will take part in Developer contributions totaling \$2,770,000. An NCA will also be created with community development charges set at a range of 5-10 mills over 30 years.	
Staff analysis overall assessment			<p>The proposal complies with several aspects of the Big Darby Accord Watershed Master Plan with regards to improvement in water quality, groundwater recharge, and preservation of wetlands and stream corridors.</p> <p>The applicant calculates at 27% increase in the water recharge rate, all wetlands are being preserved and enhanced, 32% of the site is being set aside as natural open space, stream restoration and realignment is being proposed, and the applicant would score high enough to achieve LEED certification if not for locational restrictions.</p>	

Staff Recommendation
<p>Staff recommends:</p> <p><input checked="" type="checkbox"/> Approval</p> <p><input checked="" type="checkbox"/> with conditions (see below)</p> <p><input type="checkbox"/> Disapproval</p> <p>Conditions:</p> <p>Although the applicant conducted an imperiled species study, staff would like the applicant to apply for an additional environmental review through the Ohio Department of Natural Resources.</p>

Checklist prepared by:

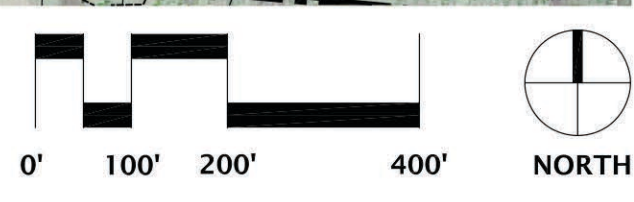
Luis Teba
Agency Staff Member

Senior Planner
Title

12/1/2018
Date



DEVELOPMENT DATA	
Included Parcels (Franklin County Parcel ID)	120-000205 200-000047 200-000117 200-000127 200-002733 200-002734 200-003459
Planning Area:	Trabue/Roberts Area Plan Big Darby Accord/Watershed MP
Existing Zoning:	R-Rural (Franklin County)
Proposed Zoning:	PUD-4
Permitted Uses:	Open Space Multi-Unit Residential Detached Residential
Gross Area:	+/-369.20 Acres
Net Area:	+/-325.13 Acres Public Road R/W North: +/-34.54 Acres Public Road R/W South: +/-9.53 Acres
Total Units Permitted:	1,108 Units
Gross Density:	3.00 D.U./Ac.
Net Density:	3.40 D.U./Ac.
Open Space Required:	664,800 SF, 15.26 Ac. (600 SF/Unit)
Open Space Provided:	+/-184.60 Acres (50% Gross)



Illustrative Master Plan

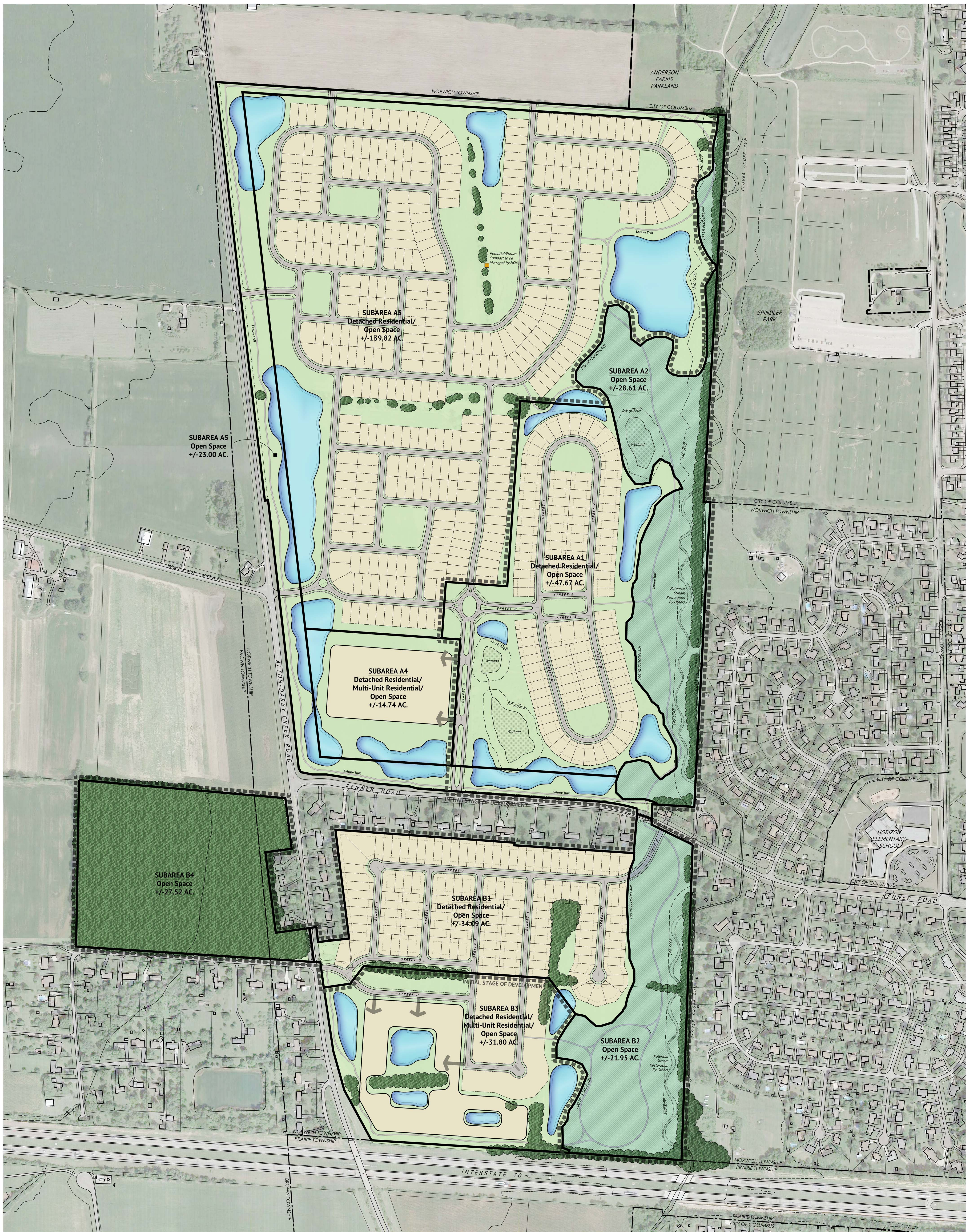


SUGAR FARMS and RENNER SOUTH

Columbus, OH

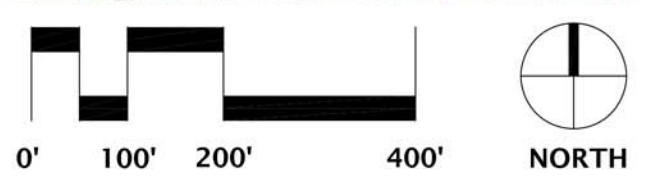
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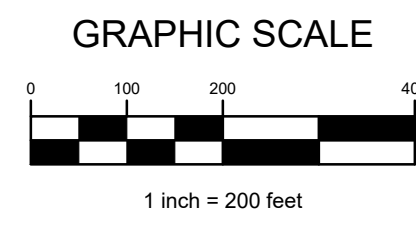
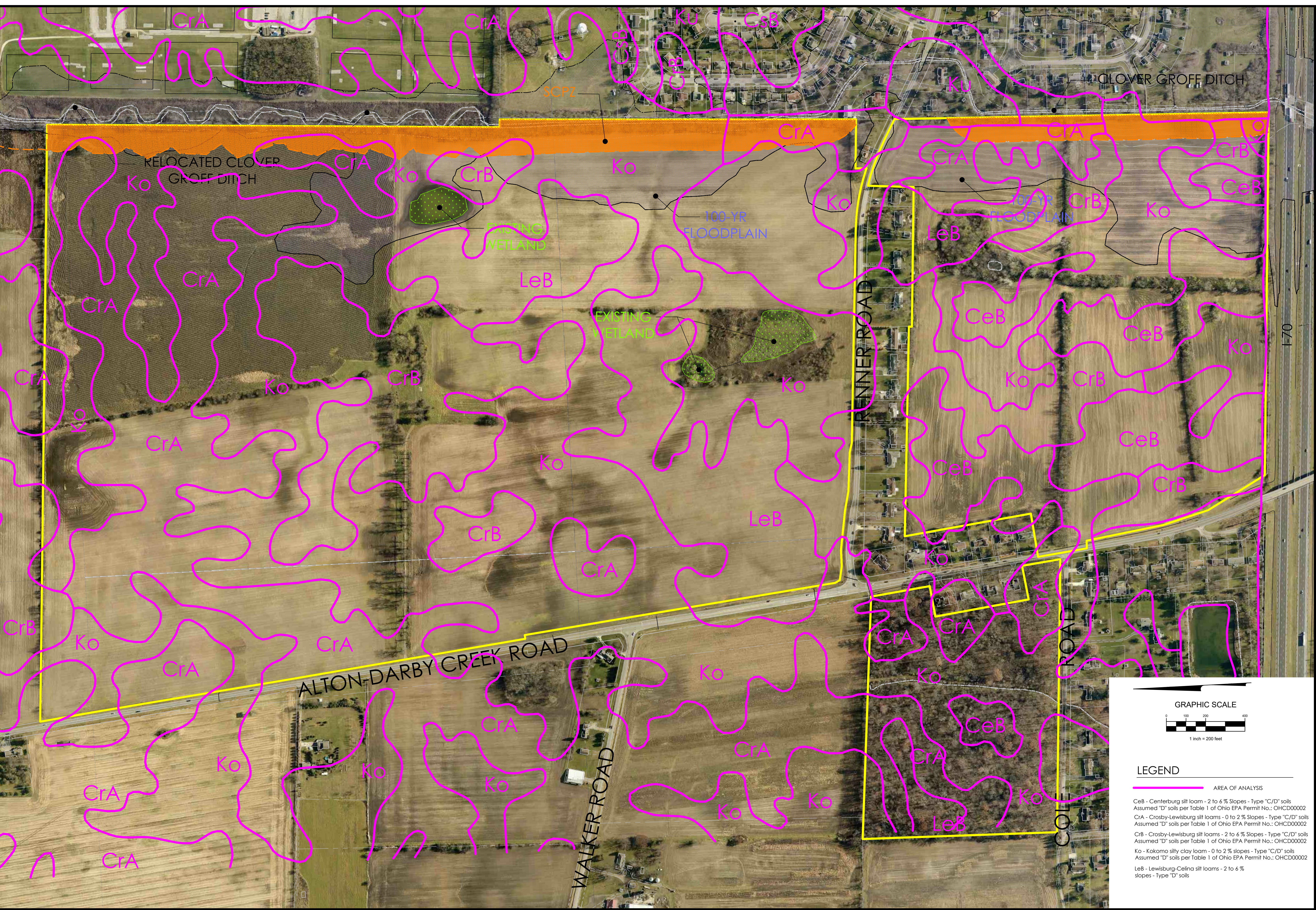


DEVELOPMENT DATA	
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PUD-4 PLAN



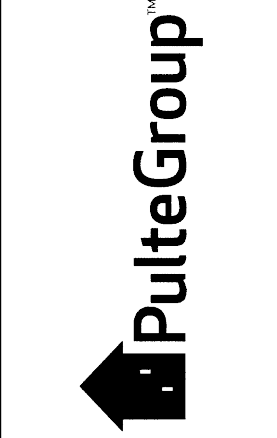
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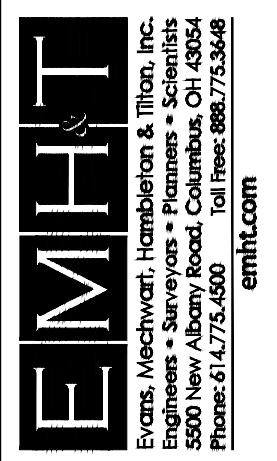
LEGEND

- AREA OF ANALYSIS
- CeB - Centerburg silt loam - 2 to 6 % Slopes - Type "C/D" soils Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002
- CrA - Crosby-Lewisburg silt loams - 0 to 2 % Slopes - Type "C/D" soils Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002
- CrB - Crosby-Lewisburg silt loams - 2 to 6 % Slopes - Type "C/D" soils Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002
- Ko - Kokomo silty clay loam - 0 to 2 % slopes - Type "C/D" soils Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002
- LeB - Lewisburg-Celina silt loams - 2 to 6 % slopes - Type "D" soils

REVISIONS	
MARK	DATE DESCRIPTION



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 EXHIBIT FOR
SUGAR FARMS AND RENNEN SOUTH
 EXISTING SOILS MAP



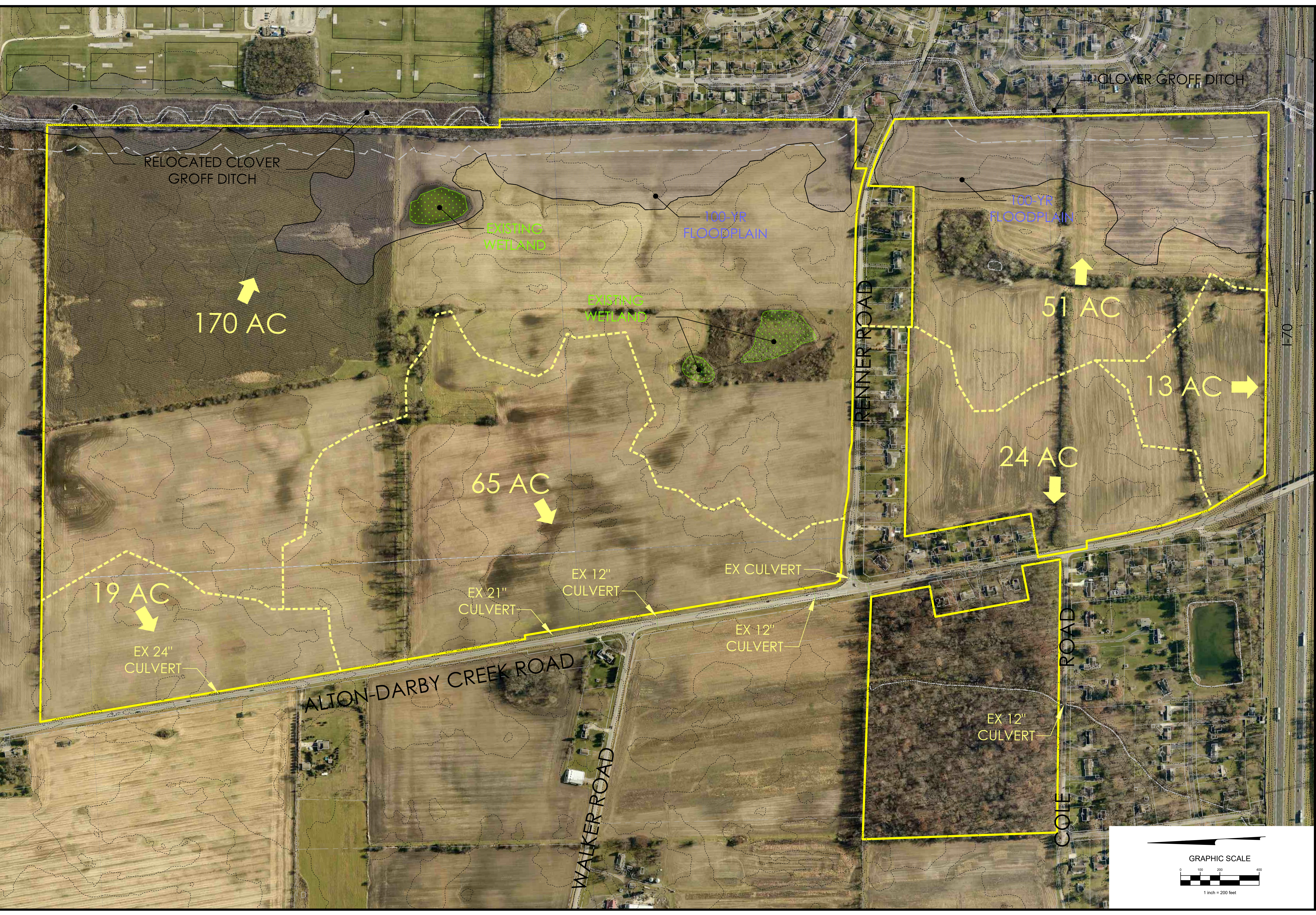
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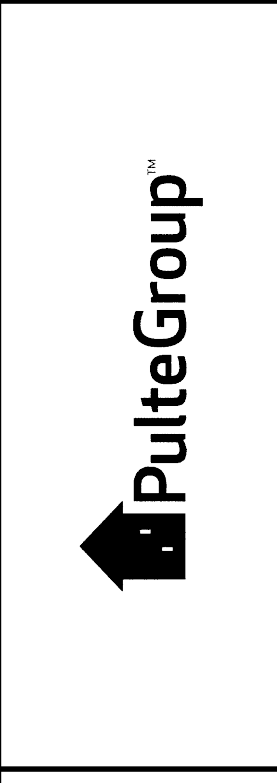
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MARK	DATE	DESCRIPTION



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 EXHIBIT FOR
SUGAR FARMS AND RENNER SOUTH
 EXISTING TRIBUTARY MAP

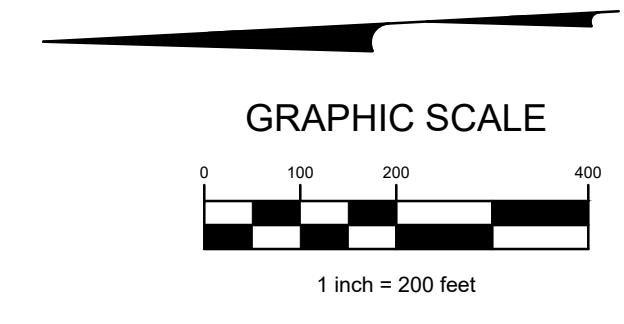


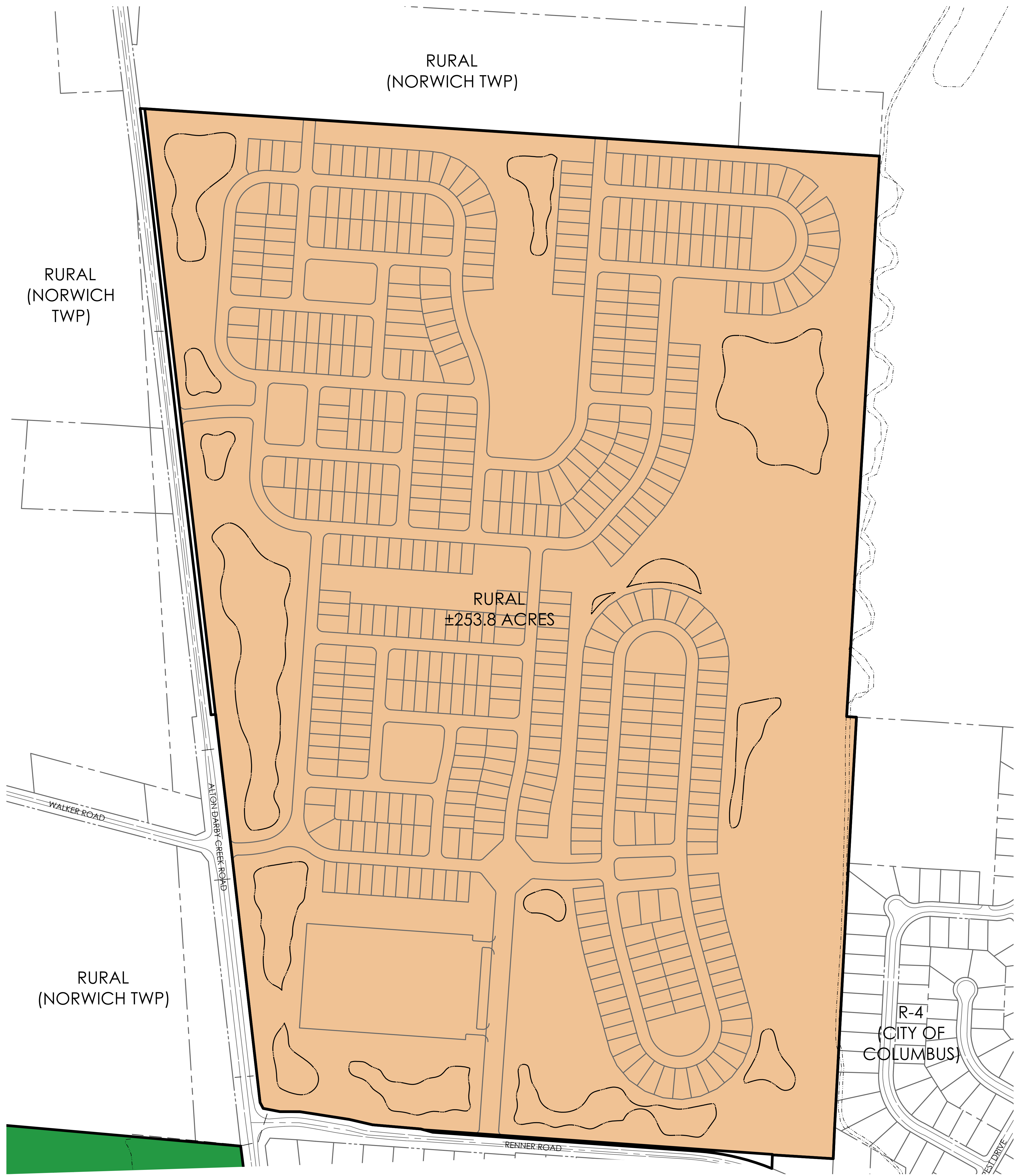
DATE
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SCALE
 1" = 300'



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 2018-0799

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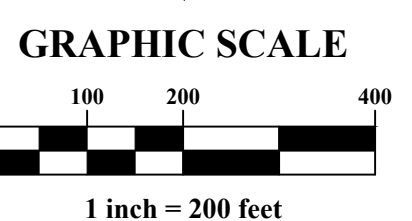


LAND USE LEGEND:

- SPECIAL PILOT (LEED) RESIDENTIAL 3 DU/ACRE 
- TIER 1 

NOTES:

NOTE "A": THE LAND USE CATEGORIES AS SHOWN HEREON ARE FROM THE BIG DARBY ACCORD WATERSHED MASTER PLAN



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SUGAR FARMS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

BIG DARBY ACCORD LAND USE PLAN

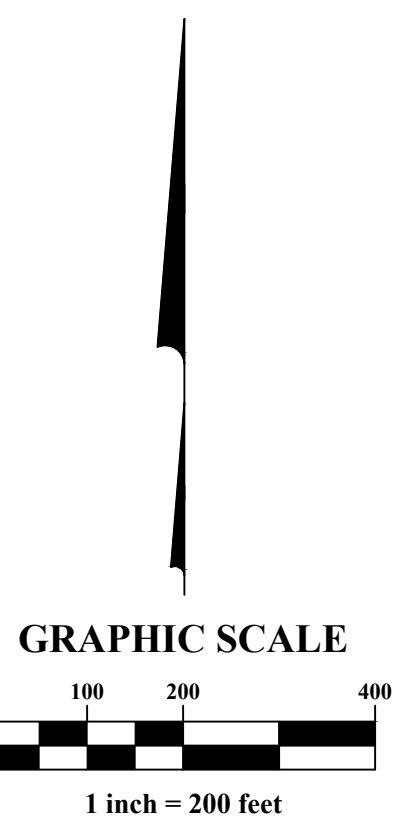
PREPARED FOR:



PREPARED BY:



DATE:	SEPTEMBER 11, 2018
REVISED:	NOVEMBER 1, 2018
REVISED:	NOVEMBER 14, 2018
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SUGAR FARMS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

**BIG DARBY
ACCORD LAND
USE PLAN**

PREPARED FOR:



PREPARED BY:



DATE:	SEPTEMBER 11, 2018
REVISED:	NOVEMBER 1, 2018
REVISED:	NOVEMBER 14, 2018
REVISED:	
REVISED:	
REVISED:	



Pre-Development Condition (North of Renner)			
	Acres	Recharge (in/year)	Recharge (Ac-in)
Row Crop	244.4	8.1	1979.6
Woods	6.8	14.6	99.3
Urban Grass	0	12.7	0.0
Pasture	0	13.0	0.0
Existing Wetland	2.6	14.4	37.4
Impervious	0	0	0
Total	253.8		2116.3

Pre-Development Condition (South of Renner)			
	Acres	Recharge (in/year)	Recharge (Ac-in)
Row Crop	77.2	8.1	625.3
Woods	38.2	14.6	557.7
Urban Grass	0	12.7	0.0
Pasture	0	13.0	0.0
Existing Wetland	0	14.4	0.0
Impervious	0	0	0
Total	115.4		1183.0

Pre-Development Condition (Total)			
	Acres	Recharge (in/year)	Recharge (Ac-in)
Row Crop	321.6	8.1	2605.0
Woods	45	14.6	657.0
Urban Grass	0	12.7	0.0
Pasture	0	13.0	0.0
Existing Wetland	2.6	14.4	37.4
Impervious	0	0	0
Total	369.2		3299.4

LEGEND

— AREA OF ANALYSIS

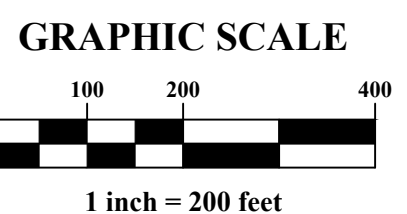
CrA - Crosby-Lewisburg silt loams - 0 to 2 % Slopes - Type "C/D" soils Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002

CrB - Crosby-Lewisburg silt loams - 2 to 6 % Slopes - Type "C/D" soils Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002

Ko - Kokomo silty clay loam - 0 to 2 % slopes - Type "C/D" soils Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002

LeB - Lewisburg-Celina silt loams - 2 to 6 % slopes - Type "D" soils

*From Table 1 - "Annual Average Expected Total Groundwater Recharge" of Ohio EPA Permit No.: OHCD00002



SUGAR FARMS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

PRE-DEVELOPMENT
GROUNDWATER
RECHARGE

PREPARED FOR:

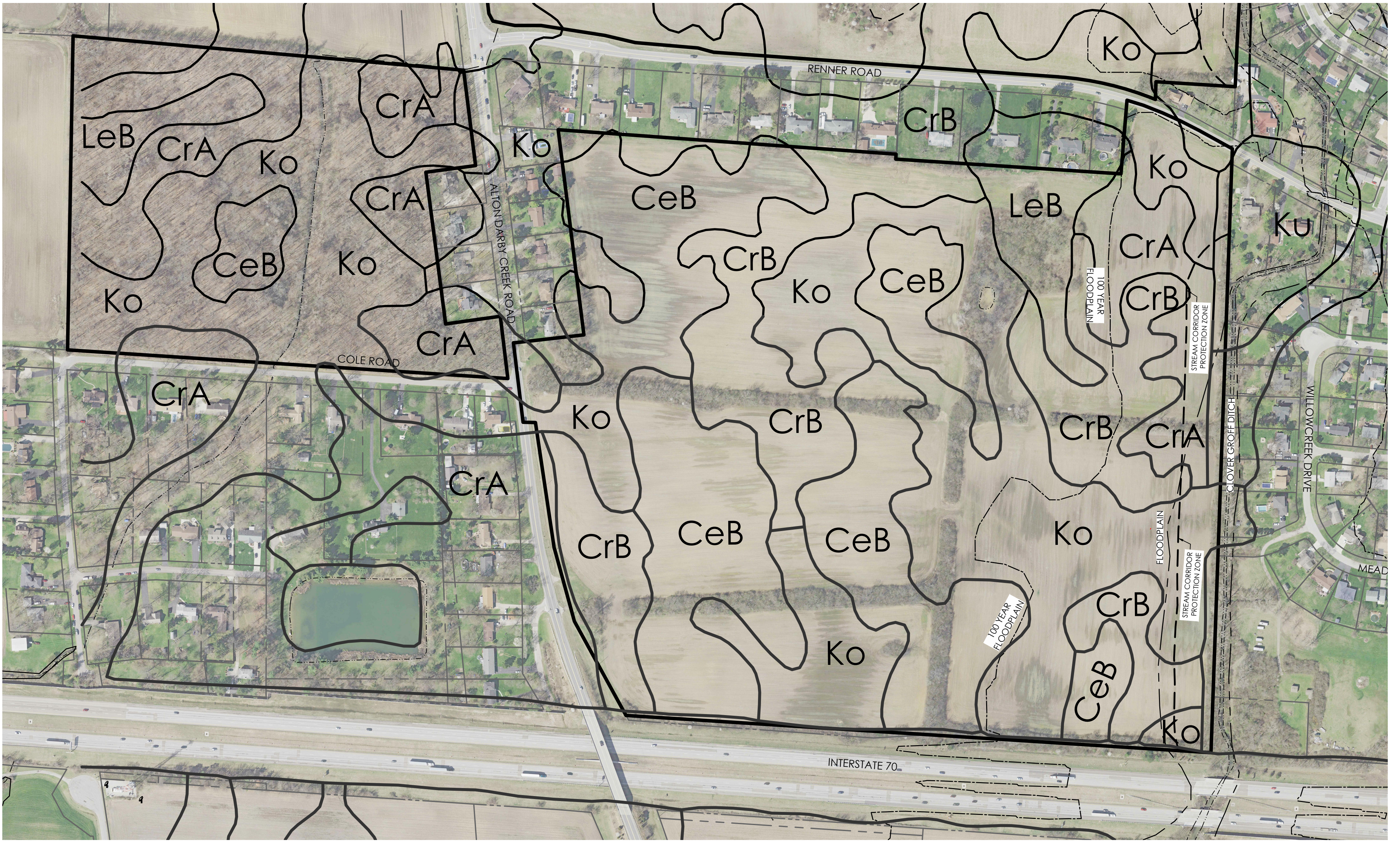


PREPARED BY:



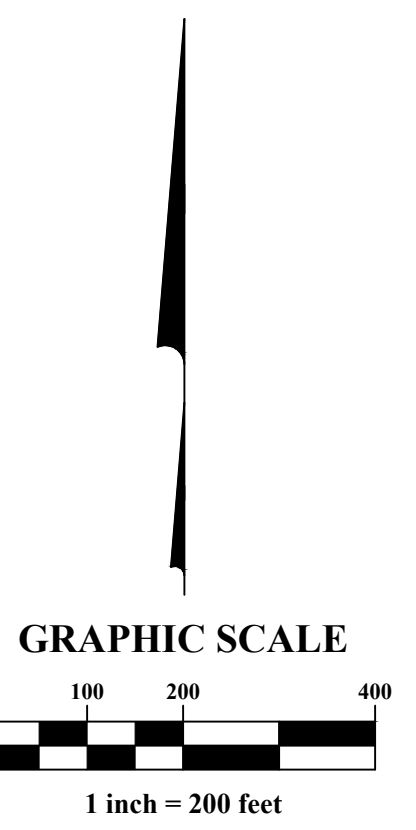
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LEGEND

- AREA OF ANALYSIS
- CeB - Centerburg silt loam - 2 to 6 % Slopes - Type "C/D" soils
Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002
- CrA - Crosby-Lewisburg silt loams - 0 to 2 % Slopes - Type "C/D" soils
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- CrB - Crosby-Lewisburg silt loams - 2 to 6 % Slopes - Type "C/D" soils
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- Ko - Kokomo silty clay loam - 0 to 2 % slopes - Type "C/D" soils
Assumed "D" soils per Table 1 of Ohio EPA Permit No.: OHCD00002
- LeB - Lewisburg-Celina silt loams - 2 to 6 % slopes - Type "D" soils
*From Table 1 - "Annual Average Expected Total Groundwater Recharge" of Ohio EPA Permit No.: OHCD00002



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SUGAR FARMS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

PRE-DEVELOPMENT
GROUNDWATER
RECHARGE

PREPARED FOR:
 PulteGroup
475 METRO PLACE NORTH
DUBLIN, OHIO 43017

PREPARED BY:
 Harmony
Development Group LLC

DATE:	SEPTEMBER 11, 2018
REVISED:	NOVEMBER 1, 2018
REVISED:	NOVEMBER 14, 2018
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Site Area:	369.2
Roadways and Right of Way	44.2
Site Area Net of Right of Way	325.0
Residential land use area	177.2
Non Residential land use area	192.0
Open Space	192.0
Stream Corridor Protection Zone (Darby)	50.6
Other Preservation and no-disturb zones	27.5
Natural Areas (including SCPZ)	90.8
Active Recreation Area (playgrounds)	2.0
Stormwater Management Area	33.2
Other Area (managed turf)	38.5
Density Calculations	
Density Gross	3.0
Density net of rights of way	3.4
Density net of rights of way, open space areas	4.7

Area:	Divided By:	Equals
Open Space Total	Site Area Gross	0.52
Open Space Total	Site Area net of rights of way	1.14
SCPZ Area	Site Area net of rights of way	0.16
Natural Areas (including SCPZ)	Site Area net of rights of way	0.28
Active Recreation Area	Site Area net of rights of way	0.01
Stormwater management facilities area	Site Area net of rights of way	0.10
Natural Areas (including SCPZ)	Open Space Total	0.47
Active Recreation Area	Open Space Total	0.01

ENHANCEMENT LEGEND: (TOTAL)

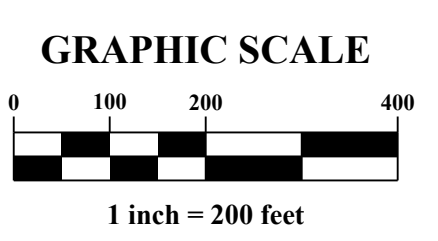
- Passive Open Space to be converted from agricultural farm ground to meadow consisting of 77.1 Acres. These areas are also being utilized for the required ground water recharge for the Big Darby Watershed. The Meadow will be planted with the Mesic Short Grass IV seed mix by Ohio Prairie Nursery or a similar seed mix to be determined at final engineering.
- Existing Wetland will be enhanced with additional wetland plants. The developer intends on providing an enhancement of the existing wetland from its current agricultural use. This would include applying a "wet meadow" native seed mix to the wetland's perimeter (Ernst Seed Mix #131). In addition, herbaceous plugs would be planted on 6 x 4 foot spacing. The wetland would be planted from the list of native herbaceous wetlands plants below. Approximately 2.6 acres of wetland will be planted, which equates to approximately 3,212 herbaceous plugs installed.
- Grass / Lawn
- Existing Trees
- Existing Wetlands
- Bio-Retention
- Vegetated Swale
- 35' Vegetated Filter Strip
- Potential Clover Groff Stream Restoration

BOTANICAL NAME	COMMON NAME	% OF MIX
Schizachyrium scoparium	Little Bluestem	31.25%
Elymus virginicus	Virginia Wild Rye	25.00%
Bouteloua curtipendula	Side-oats Grama	25.00%
Elymus canadensis	Nodding Wild Rye	18.75%

Proposed retention basin will incorporate a meandering wetlandshelf. The developer intends to construct and plant a wetland shelf within a stormwater retention basin. Herbaceous plugs would be planted at 3 x 3 foot spacing within all areas less than 6 inches depth. The wetland shelf would be planted from the list of native herbaceous wetlands plants below. Approximately 4.4 acres in the wetland shelf is to be planted, which equates to approximately 21,329 herbaceous plugs installed.

BOTANICAL NAME	COMMON NAME
Alisma subcordatum	Broad-leaf Water Plantain
Peltandra virginica	Arrow Arum
Pontederia cordata	Pickereeweed
Sagittaria latifolia	Arrowhead
Sagittaria rigida	Deep Water Arrowhead
Schoenoplectus tabernaemontani	Soft Stem Bulrush
Scirpus acutus	Hardstem Bulrush

BOTANICAL NAME	COMMON NAME
Acorus americanus	American Sweet Flag
Alisma subcordatum	Broad-leaf Water Plantain
Asclepias incarnata	Swamp Milkweed
Caltha palustris	Marsh Marigold
Carex comosa	Botlebrush Sedge
Carex emoryi	Emory's Sedge
Carex lurida	Lund Sedge
Carex stipata	Stalk-grain Sedge
Eleocharis sp.	Spikerush
Eupatorium perfoliatum	Boneset
Hibiscus moscheutos	Swamp Rose-Mallow
Iris versicolor	Blue Flag Iris
Juncus sp.	Rush
Lobelia siphilitica	Great Blue Lobelia
Peltandra virginica	Arrow Arum
Pontederia cordata	Pickereeweed
Sagittaria latifolia	Arrowhead
Schoenoplectus tabernaemontani	Soft Stem Bulrush
Verbena hastata	Blue Vervain
Lycopus americanus	American Waterhound



SUGAR FARMS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

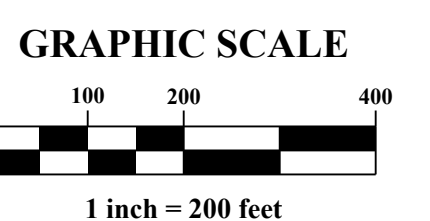
WATERSHED ENHANCEMENT PLAN

PREPARED FOR:
PulteGroup
475 METRO PLACE NORTH
DUBLIN, OHIO 43017

PREPARED BY:
Harmony
Development Group LLC

DATE:	SEPTEMBER 11, 2018
REVISED:	NOVEMBER 1, 2018
REVISED:	NOVEMBER 14, 2018
REVISED:	
REVISED:	
REVISED:	

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SUGAR FARMS

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

WATERSHED ENHANCEMENT PLAN

PREPARED FOR:

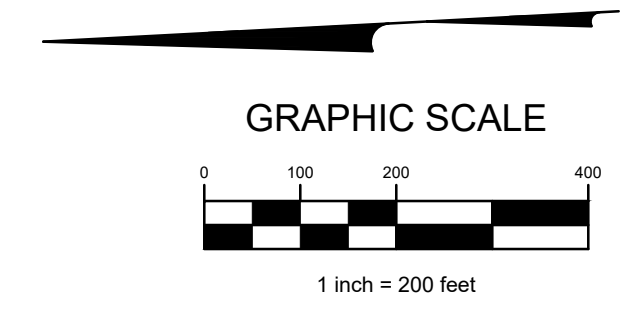
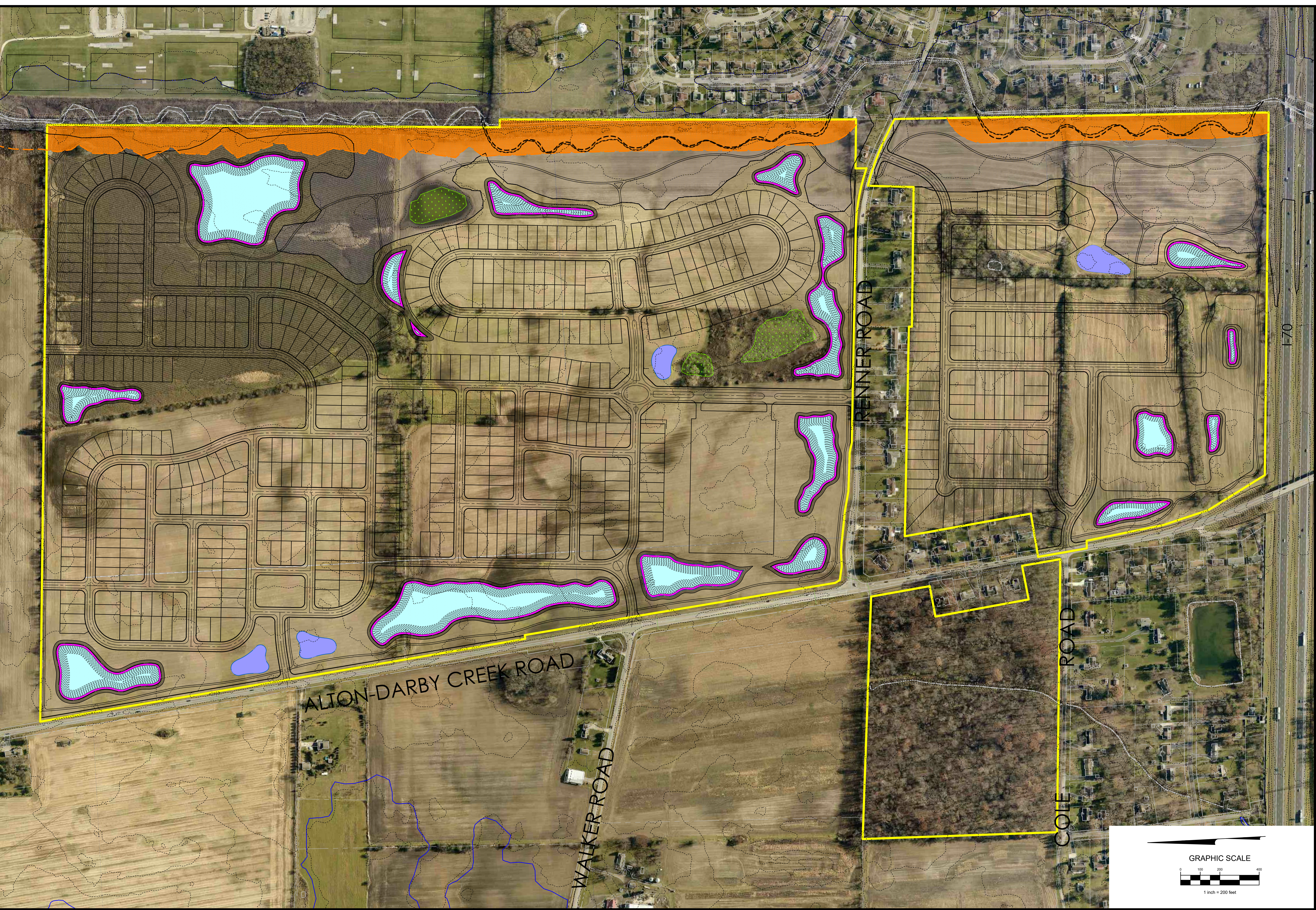


PREPARED BY:

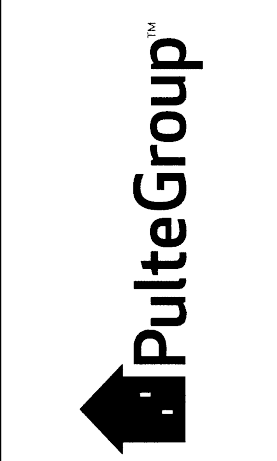


DATE:	SEPTEMBER 11, 2018
REVISED:	NOVEMBER 1, 2018
REVISED:	NOVEMBER 14, 2018
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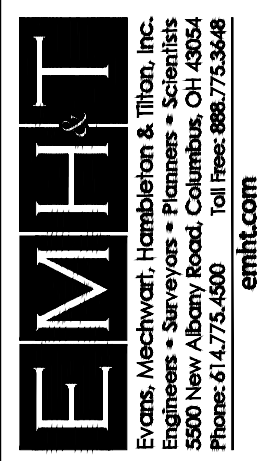
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Area: 20180799-LS-REAR-B, 20180799-LS-TOP-C-E



MARK	DATE	DESCRIPTION



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 EXHIBIT
 FOR
SUGAR FARMS AND RENNER SOUTH
 SITE LAYOUT



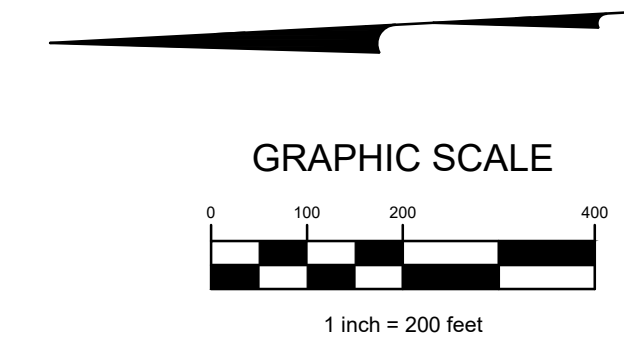
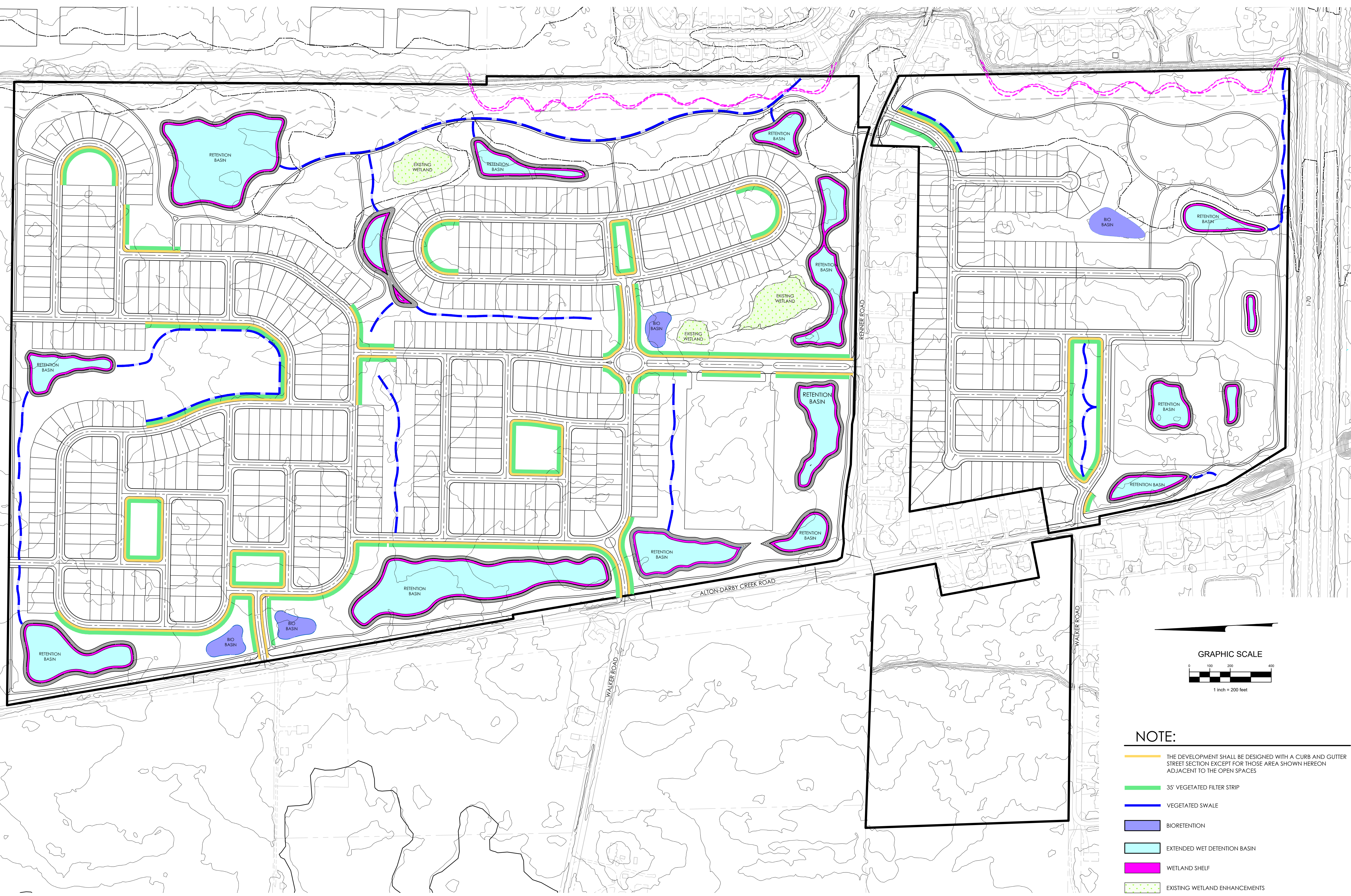
DATE
NOVEMBER, 2018

SCALE
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JOB NO.
2018-0799

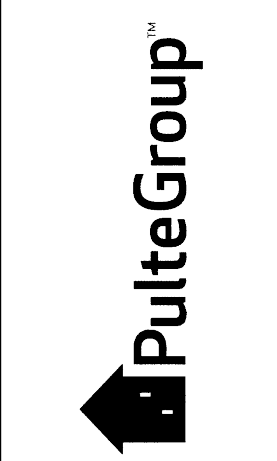
SHEET
1/1

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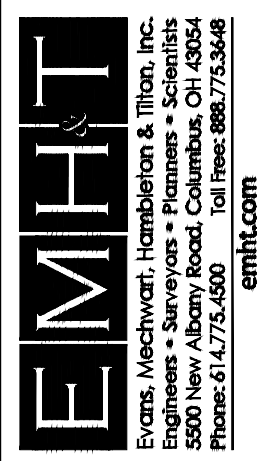


- NOTE:**
- THE DEVELOPMENT SHALL BE DESIGNED WITH A CURB AND GUTTER STREET SECTION EXCEPT FOR THOSE AREA SHOWN HEREON ADJACENT TO THE OPEN SPACES
 - 35' VEGETATED FILTER STRIP
 - VEGETATED SWALE
 - BIORETENTION
 - EXTENDED WET DETENTION BASIN
 - WETLAND SHELF
 - EXISTING WETLAND ENHANCEMENTS
 - POTENTIAL CLOVER GROFF STREAM RELOCATION

MARK	DATE	DESCRIPTION



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
GROUNDWATER RECHARGE EXHIBIT
FOR
SUGAR FARMS AND RENNER SOUTH
LID AND STORMWATER BMP CONCEPTUAL DESIGN



DATE
November, 2018

SCALE
1" = 200'

JOB NO.
2018-0799

SHEET
1/1



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 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

EXHIBIT
 FOR

SUGAR FARMS

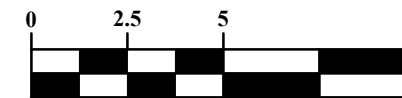
22' PAVEMENT - 44' R/W HALF CURB SECTION
 WITH VEGETATED FILTER STRIP AND VEGETATED SWALE

DATE: OCTOBER 2018

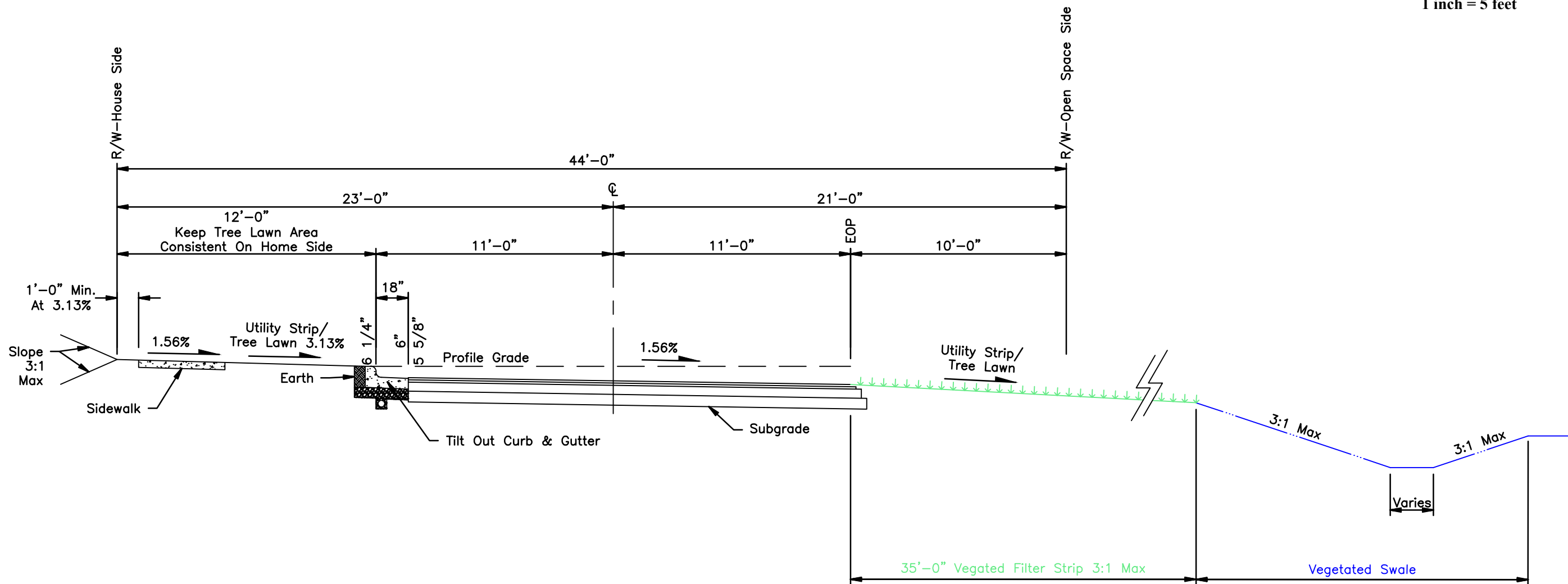
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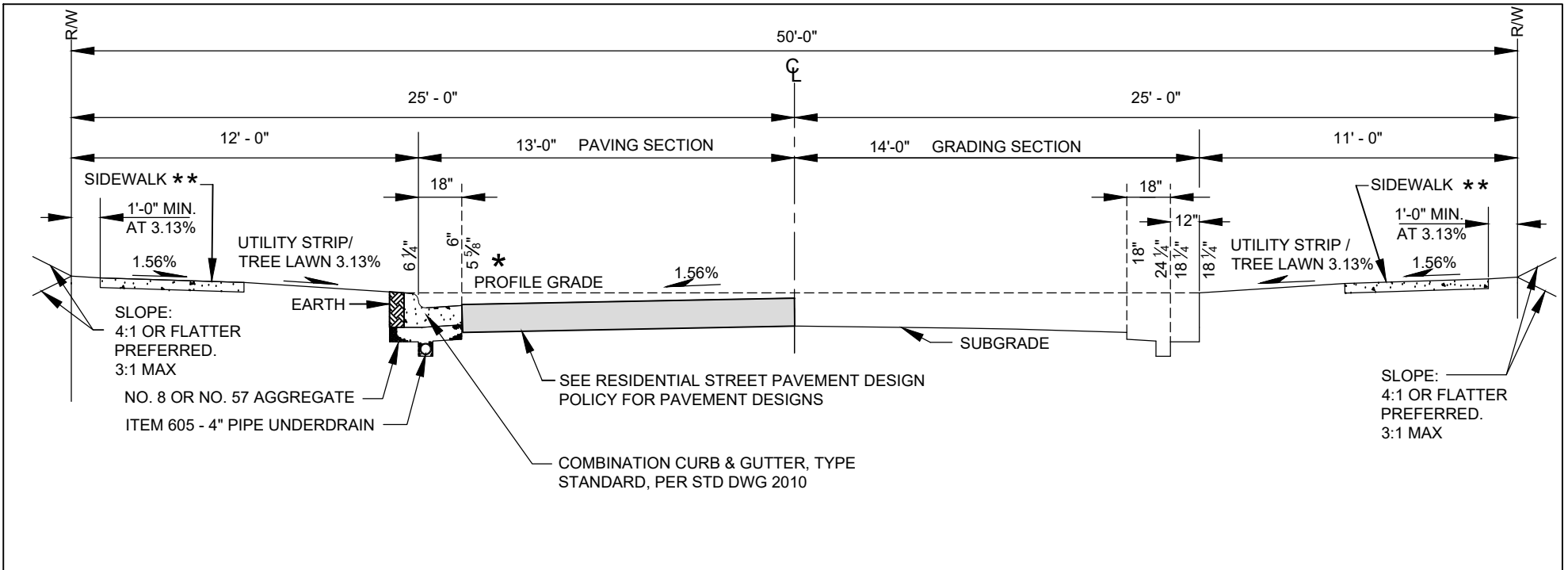
JOB NO.: 20180799

GRAPHIC SCALE



1 inch = 5 feet





**26' SECTION (RESIDENTIAL)
COMBINATION CURB & GUTTER,
TYPE STANDARD**

CITY OF COLUMBUS, OHIO
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF DESIGN AND CONSTRUCTION

STD DWG
2100

3/30/2018

SHT 1 OF 1

CITY ENGINEER

- * FOR COMBINATION CURB AND GUTTER, TYPE STANDARD, THE PROFILE GRADE AND STRING LINE ELEVATIONS ARE THE SAME.
 - ** SIDEWALK WIDTH PER STANDARD DRAWING 2300.
- A MINIMUM 7FT WIDE PEDESTRIAN ACCESS ROUTE (PAR) SHALL BE PROVIDED BETWEEN OPPOSING RAMPS AND SHALL HAVE A CROSS-SLOPE (THE LONGITUDINAL STREET SLOPE) NO GREATER THAN 1.56%.

Fodor Rd

©2017 Google

©2017 Google



3.3.6.1 Vegetated Swales¹⁶

Vegetated swales are open, shallow channels with vegetation covering the side slopes and bottom that collect and slowly convey runoff flow to downstream discharge points. They are designed to treat runoff through filtering by the vegetation in the channel, filtering through a subsoil matrix, and/or infiltration into the underlying soils. Swales can be natural or manmade. **Figure 3-11** shows a schematic diagram¹⁷ of a typical vegetated filter strip and swale.

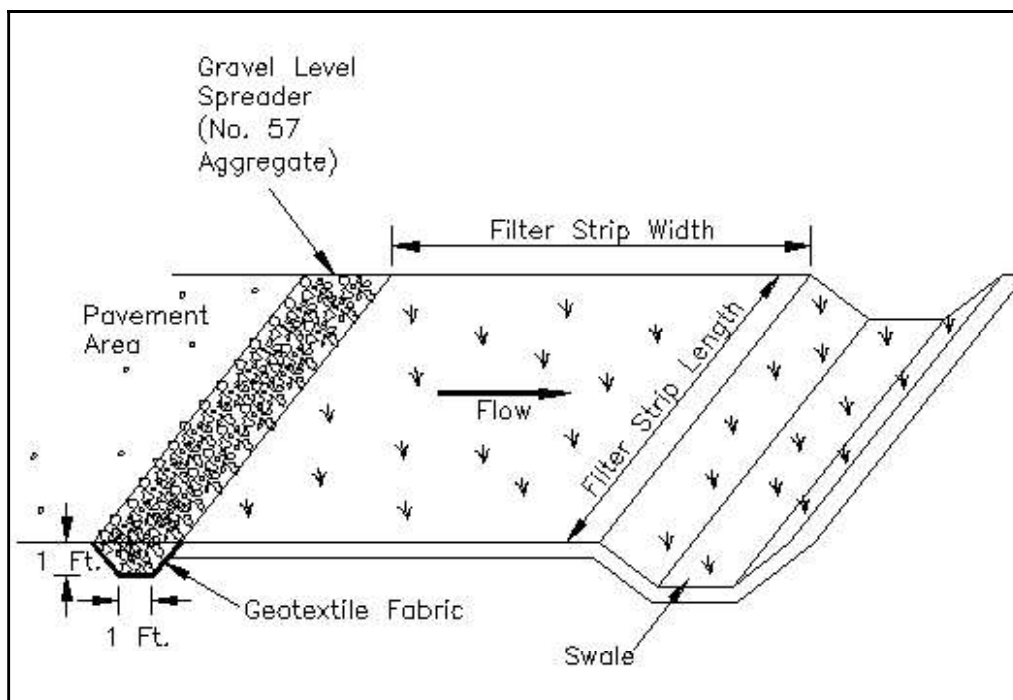


Figure 3-11. Typical Vegetated Swale and Filter Strip

Hydrology Requirements

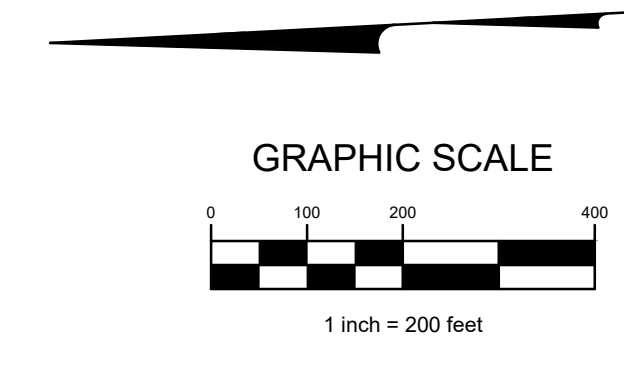
Vegetated swales that are proposed for sites less than five acres shall be designed to treat the WQ_f generated by the tributary area. Procedures for determining the WQ_f are provided in Section 3.3.2.3.

Appendix D provides an example of how to calculate a peak flow for designing vegetated swales.

¹⁶ California Stormwater Quality Association, "California Stormwater BMP Handbooks, New Development and Redevelopment Handbook", TC-30, January 2003

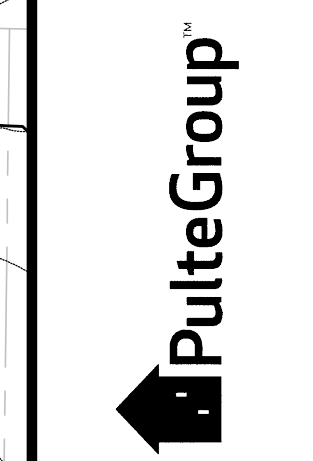
¹⁷ California Stormwater Quality Association, "California Stormwater BMP Handbook – New Development and Redevelopment", TC-30, 2003

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NOTE:
 CONVENTIONAL IMPERVIOUS AREA = 138.55 Acres

MARK	DATE	DESCRIPTION

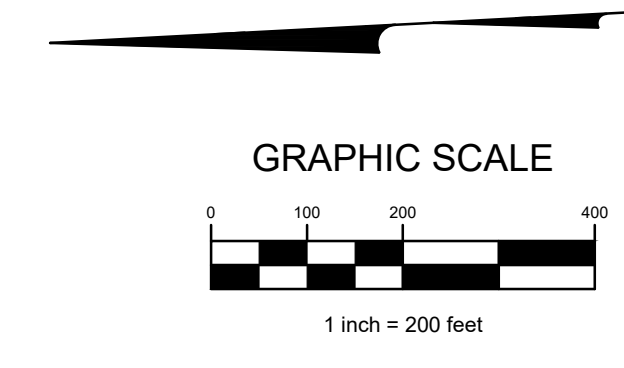


CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 GROUNDWATER RECHARGE EXHIBIT
 FOR
SUGAR FARMS AND RENNER SOUTH
 CONVENTIONAL IMPERVIOUS AREA EXHIBIT



DATE	November, 2018
SCALE	1" = 200'
JOB NO.	2018-0799
SHEET	1/1

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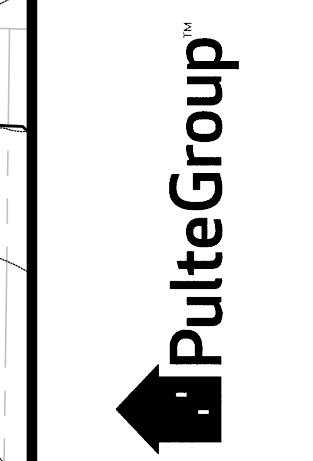


NOTE:

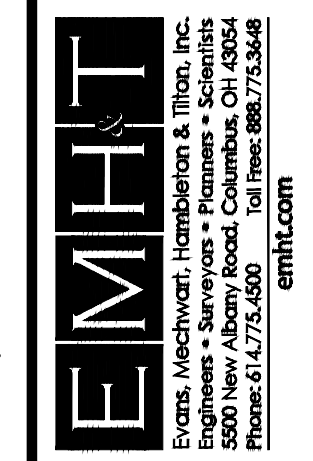
- CONVENTIONAL IMPERVIOUS AREA = 138.55 Acres
- DISCONNECTED IMPERVIOUS AREA = 49.26 Acres

36% REDUCTION IN CONVENTIONAL IMPERVIOUS AREA

MARK	DATE	DESCRIPTION

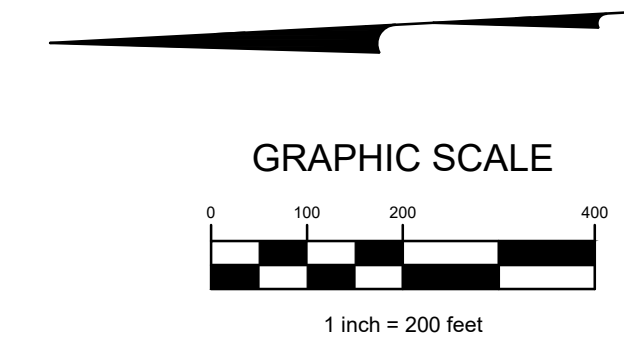
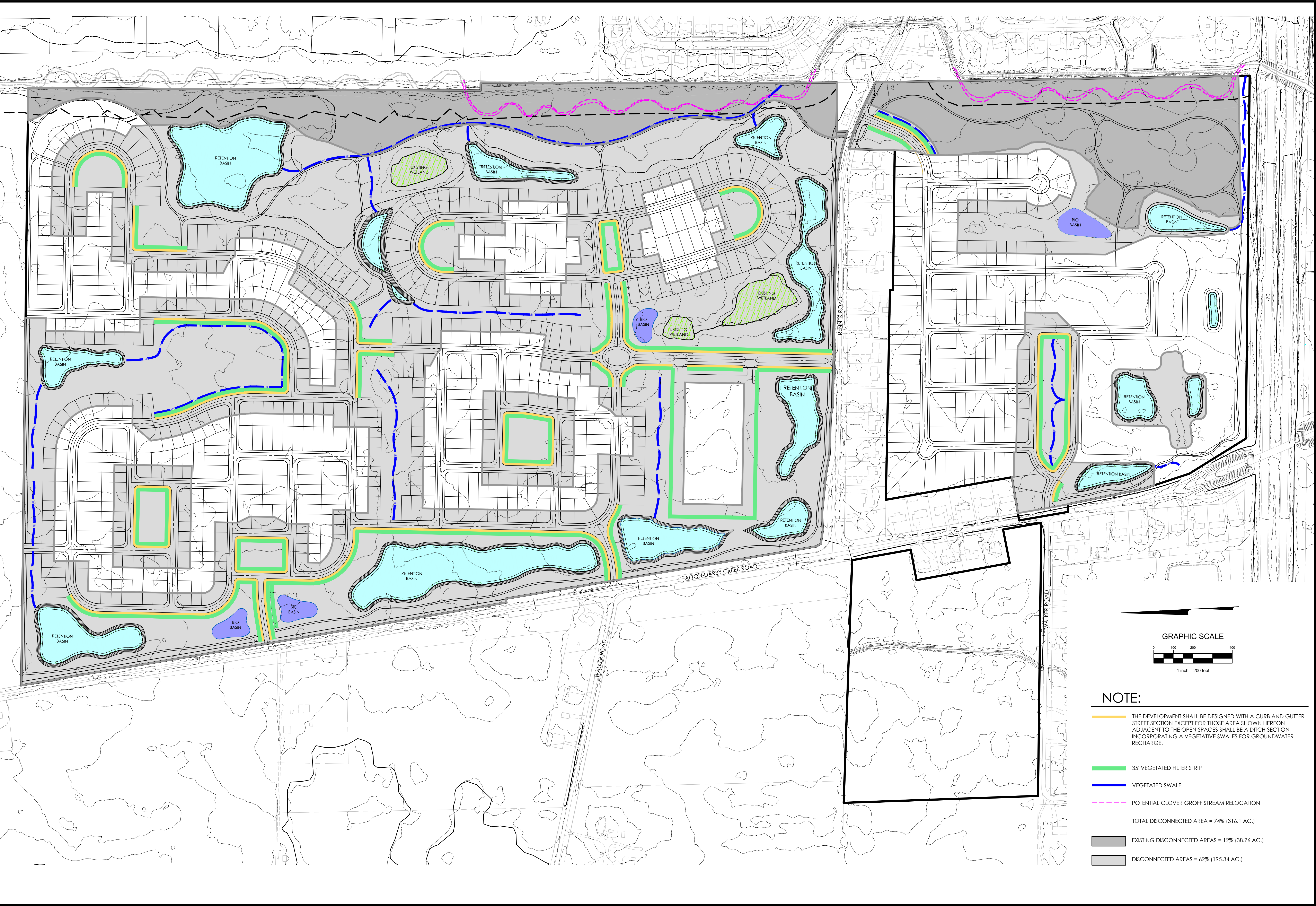


CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 GROUNDWATER RECHARGE EXHIBIT
 FOR
SUGAR FARMS AND RENNER SOUTH
 DISCONNECTED IMPERVIOUS AREA EXHIBIT



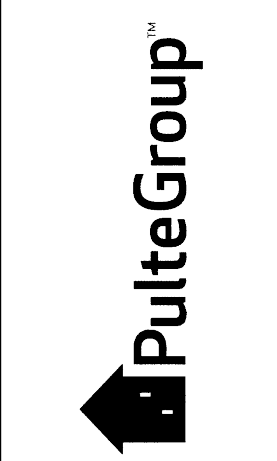
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SCALE	1" = 200'
JOB NO.	2018-0799
SHEET	1/1

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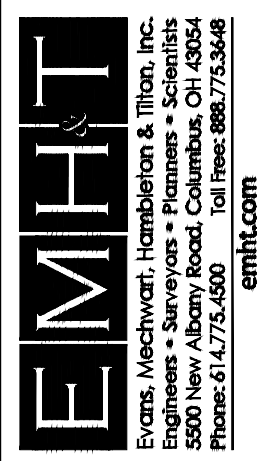


- NOTE:**
- THE DEVELOPMENT SHALL BE DESIGNED WITH A CURB AND GUTTER STREET SECTION EXCEPT FOR THOSE AREA SHOWN HEREON ADJACENT TO THE OPEN SPACES SHALL BE A DITCH SECTION INCORPORATING A VEGETATIVE SWALES FOR GROUNDWATER RECHARGE.
 - 35' VEGETATED FILTER STRIP
 - VEGETATED SWALE
 - - - POTENTIAL CLOVER GROFF STREAM RELOCATION
- TOTAL DISCONNECTED AREA = 74% (316.1 AC.)
- EXISTING DISCONNECTED AREAS = 12% (38.76 AC.)
 - DISCONNECTED AREAS = 62% (195.34 AC.)

MARK	DATE	DESCRIPTION



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 GROUNDWATER RECHARGE EXHIBIT
 FOR
SUGAR FARMS AND RENNER SOUTH
 IMPERVIOUS AREA DISCONNECT EXHIBIT



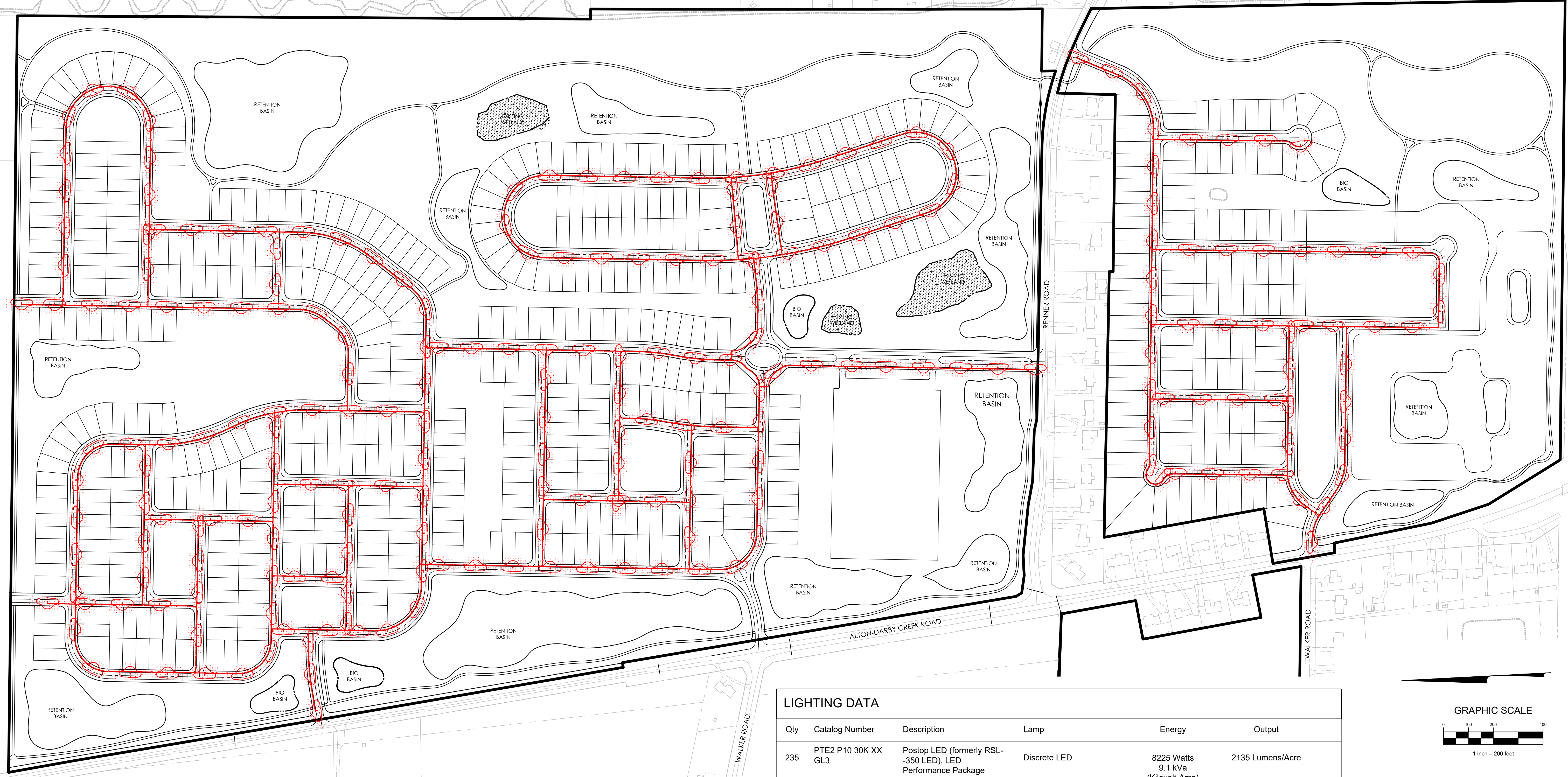
DATE
 November, 2018

SCALE
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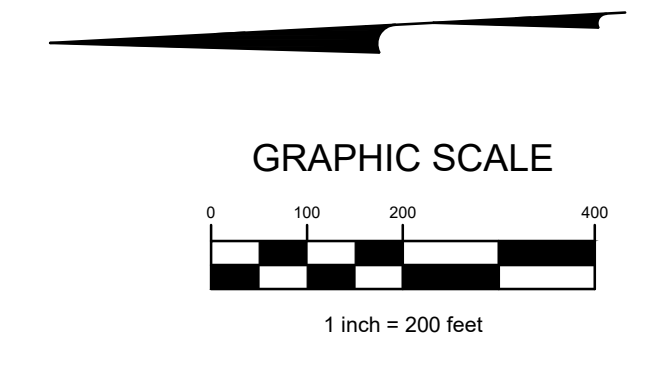
JOB NO.
 2018-0799

SHEET
 1/1

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 Area: 20180799-LS-REAR-B, 20180799-LS-TOP-O-E



LIGHTING DATA					
Qty	Catalog Number	Description	Lamp	Energy	Output
235	PTE2 P10 30K XX GL3	Postop LED (formerly RSL-350 LED), LED Performance Package P10, 3000 series CCT, Voltage, Type 3 Glass Refractor	Discrete LED	8225 Watts 9.1 kVa (Kilovolt-Amp)	2135 Lumens/Acre

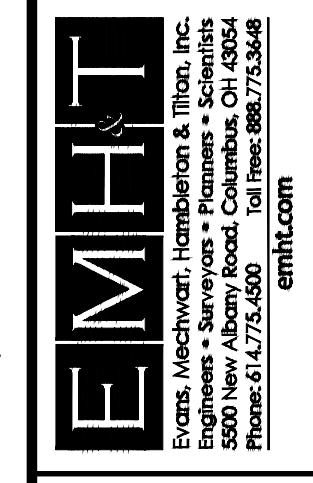


- LEGEND:**
- PROPOSED STREET LIGHT AND LIGHTING FOOTPRINT
 - PROPOSED LIGHTING CONDUIT

MARK	DATE	DESCRIPTION



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 GROUNDWATER RECHARGE EXHIBIT
 FOR
SUGAR FARMS AND RENNER SOUTH
 LIGHTING EXHIBIT OPTION 1



DATE
November, 2018

SCALE
1" = 200'

JOB NO.
2018-0799

SHEET
1/1



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 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

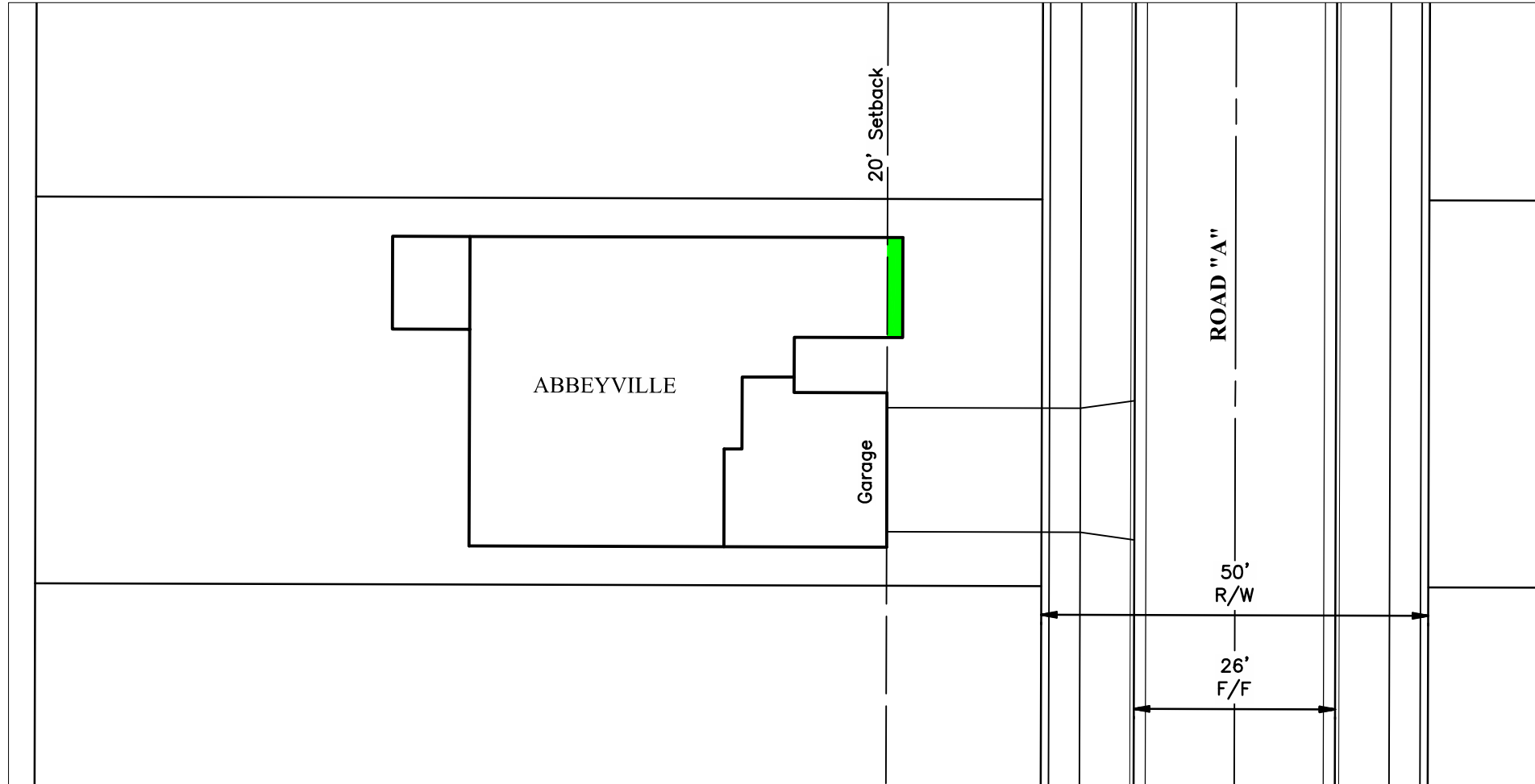
emht.com

SUGAR FARMS - ABBEYVILLE
FOR
PULTE HOMES OF OHIO, LLC
CITY OF COLUMBUS, STATE OF OHIO

Date: November 14, 2018

Scale: 1" = 20'

Job No. 2018-0799

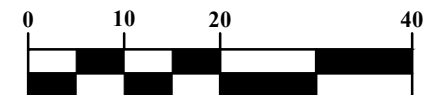


 Encroachment Area

Note: Impervious Area Reduction = 80 SF
 (Reduced Driveway Area)



GRAPHIC SCALE



1 inch = 20 feet



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 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

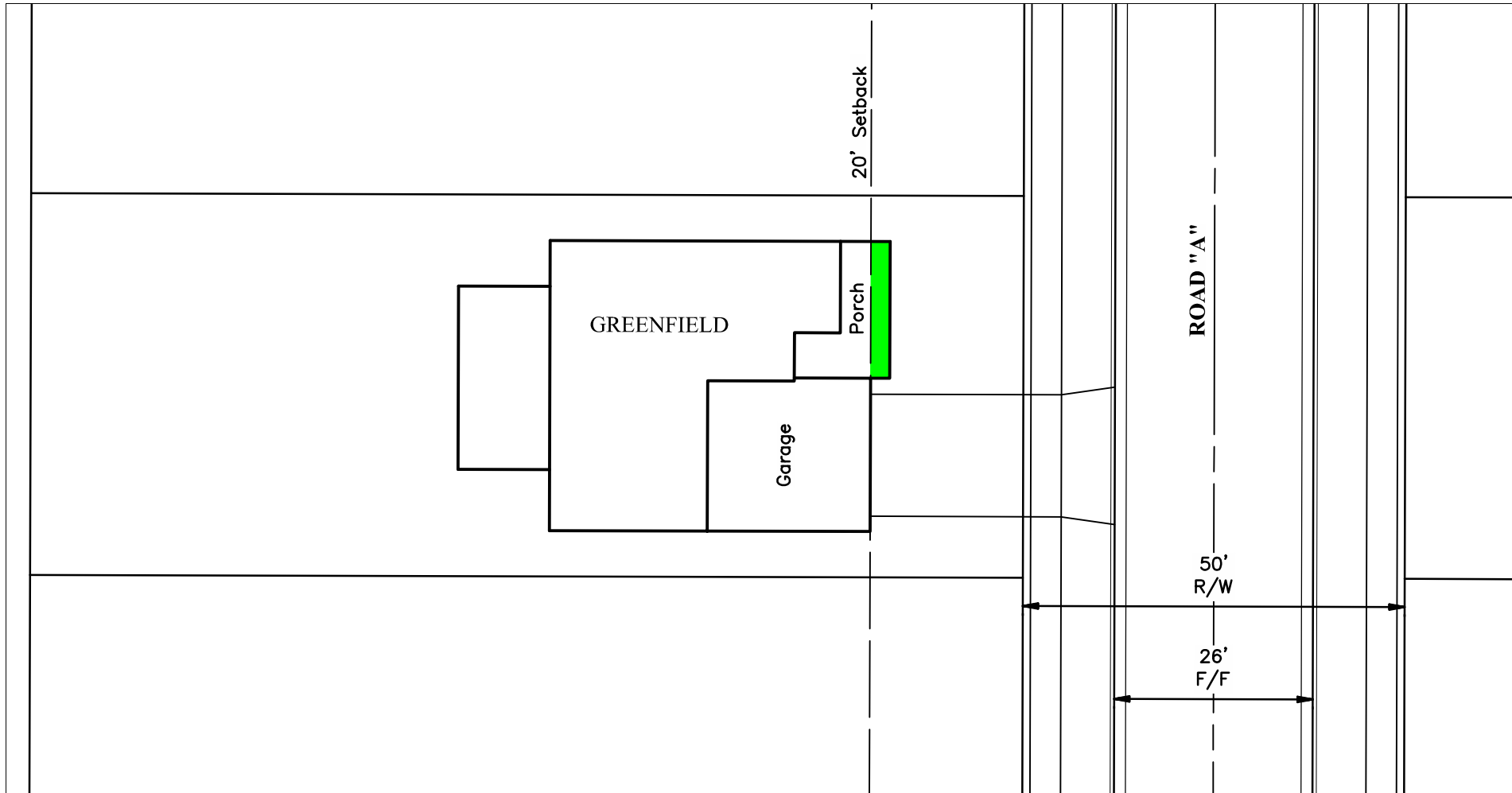
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SUGAR FARMS - GREENFIELD
FOR
PULTE HOMES OF OHIO, LLC
CITY OF COLUMBUS, STATE OF OHIO

Date: November 15, 2018

Scale: 1" = 20'

Job No. 2018-0799

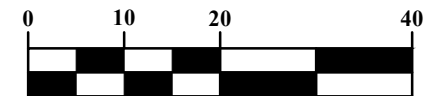


 Encroachment Area

Note: Impervious Area Reduction = 80 SF
 (Reduced Driveway Area)



GRAPHIC SCALE



1 inch = 20 feet

LOW IMPACT DESIGN SITE STATS

ITEM	TOTAL
Curb Reduction	17,167 LF
Reduction in Impervious Area Due to Pavement Width Reduction (26' to 22')	68,668 SF
Reduction in Impervious Area Due to 4' Sidewalk Removal on Non Curbed Road	68,668 SF
Reduction in Impervious Area Due to 5' Setback modification	54,080 SF
Disconnected Impervious Area Reduction	36%
Total Disconnected Area	74% Ac
Vegetated Filter Strip	598,115 SF
Vegetated Swale	10,583 LF
Bio-Retention	4 EA
Wetland Shelves	191,960 SF
Wetland Shelves Plantings	21,330 EA
Existing Wetland Enhancements	3,202 EA
Groundwater Recharge - % Increase	27%



Engineers, Surveyors, Planners, Scientists

MEMO

Date: November 28, 2018
To: Pulte/Harmony
From: Douglas C. Turney, PE, CFM
Subject: Sugar Farms and Renner South LID BMPs, LEED concepts, and Variances
Copies: Brad Holland

The objective of this Memo is to identify and explain the Low Impact Design BMPs that are to be utilized on the Sugar Farms and Renner South sites, describe LEED concepts under consideration, and to identify any Variances that may be required in order to implement the BMPs.

LID BMPs

1. Disconnection of Impervious Area

Allows storm water from impervious areas such as rooftops and pavement to be directed to pervious natural or landscaped areas and infiltrate into the soil by means of modifying the City of Columbus STD DWG 2100 and the utilization of Vegetated Filter Strips and Vegetated Swales.

a. Modification to the COC STD DWG 2100

STD DWG 2100 – 26' Section (Residential) Combined Curb and Gutter, Type Standard.

The Developers propose to modify STD DWG 2100 from a 26' pavement/50' right-of-way section to a 22'pavement/44' right-of-way section. The modified section would contain the following: See attached exhibit.

- i. Consistent pavement cross slope of 1.56% compared to a crowned pavement section
- ii. The high side of the pavement section would contain a Tilt Out Curb to convey runoff across the street.
- iii. The low side of the pavement section would not have curb. This allows runoff to be directed to a pervious area (Vegetated Filter Strip) rather than a storm sewer system.
- iv. The tree lawn on the house side of the road would remain consistent with the 26'/50' typical section of 12'. The non-curbed side of the section would be reduced to 10' and would not have a sidewalk.

2. Vegetated Filter Strips

In lieu of some enclosed storm pipe conveyance systems, grass swales are being proposed as either pre-treatment before the runoff goes to a water quality BMP, or post-treatment from the BMP outfall. The grass swales provide benefits such as infiltration, filtering, cooling, and reduced peak flows.

3. Vegetated Swales

In lieu of some enclosed storm pipe conveyance systems, grass swales are being proposed as either pre-treatment before the runoff goes to a water quality BMP, or post-treatment from the BMP outfall. The grass swales provide benefits such as infiltration, filtering, cooling, and reduced peak flows.

4. Impervious Area Reduction

In addition to the roadway pavement reduction associated with the modification to STD DWG 2100, the Developers are proposing to reduce the building setback along public streets from 20' to the foremost part of the structure with a foundation to 20' to the face of the garage(s). This setback reduction will reduce impervious area by approximately 80 SF per single family home, which equated to approximately 1.24 acres.

5. Bioretention Basins

This type of basin consists of 24" of highly porous engineered soil underlain by a gravel media and underdrain. The surface is mulched and planted with flowers and shrubs that can tolerate very dry or very wet conditions. Runoff is directed to the surface of the basin and infiltrated through the engineered soil where a portion is absorbed for eventual evapotranspiration. The basin provides filtration of contaminants and cooling of the runoff. Bioretention basins can also infiltrate a portion of the incoming runoff into the native ground with varying success depending on the native soil infiltration rates. Bio basins are also good at removing nutrients and hydrocarbons.

6. Wetland Shelves

The City's drainage manual requires an aquatic bench extending out 8-feet from the waters edge. This area is planted with native plant species as listed in the Stormwater Drainage Manual. The plants help to remove nutrients from the water and provides some thermal benefits in the summer. The shelf also provides safety benefits and discourages goose populations from nesting along the shore. In some basins, the wetland shelves may extend much further out than the minimum requirements to enhance the treatment of runoff.

7. Recycled Paving Materials

Road construction will utilize Recycled Asphalt Pavement and Recycled Portland Cement Concrete where acceptable and in conjunction with the City of Columbus Construction and Material Specifications.

LID BMP VARIANCES

1. A variance will need to be requested from DPS to modify STD DWG 2100 from a 26' pavement/50' right-of-way section to a 22' pavement/44' right-of-way section with:
 - a. a continuous cross slope
 - b. tilt-out curb on the high side
 - c. no curb or sidewalk on the low side
 - d. 10' tree lawn on the low side

2. A zoning variance will need to be requested to reduce the minimum building setback from public streets from 20' to the foremost element of the house to 20' feet to the garages would reduce impervious area by approximately 1.24 acres.

$$[(676 \text{ SF Lots} * (16' \text{ wide driveway} * 5' \text{ Reduction in Driveway Length})] = 54,080 \text{ SF} = 1.24 \text{ Ac}$$

LEED CONCEPTS UNDER CONSIDERATION

The Darby Accord encourages LEED concepts in our development area. Some of these concepts are outside of City standards and policies. The developer seeks to discuss these concepts with City officials to determine their viability. Upon such discussion, the developer may seek variances or exceptions to pursue viable concepts.

1. Reduction of parking spaces in multifamily development to reduce impervious surfaces

2. Reduction in house setbacks to reduce the size of the driveways and impervious surfaces
 - a. A reduction the minimum building setback from public streets from 20' to the foremost element of the house to 20' feet to the garages would reduce impervious area by approximately 1.24 acres.

3. Concrete streets to reduce heat island effect
 - a. Lighter color helps reduce the heat island effect which lowers cooling requirements
 - b. Lighter color helps reduce exterior lighting requirements at night
 - c. Rigid surface of concrete pavements helps reduce fuel consumption and related energy emissions
 - d. Concrete can be recycled as aggregate

4. Compost collection site to increase diversion from the landfill
 - a. Organic wastes have large economic impacts in terms of disposal costs, and have immediate environmental impacts.
 - b. When food is disposed in the landfill it quickly rots and becomes a significant source of methane a potent greenhouse gas with 21 times the global warming potential of carbon dioxide. Consequently, landfills account for more than 20 percent of all methane emissions
 - c. Recovering and recycling food waste diverts organic materials from landfills thus reducing these emissions.
 - d. The use of recycled food waste as compost improves soil health and structure; increases drought resistance; and reduces the need for supplemental water, fertilizers, and pesticides.



Engineers, Surveyors, Planners, Scientists

November 19, 2018

Mr. Matt Callahan
Pulte Homes of Ohio, LLC
475 Metro Place South, Suite 200
Dublin, OH 43017

and

Mr. Karl Billisits
Harmony Development Group, LLC
3650 Olentangy River Road, Suite 401
Columbus, Ohio 43214

Subject: Threatened & Endangered Species Review

Sugar Farm and Renner Road Site, Townships of Norwich and Prairie, Franklin County, Ohio

Dear Mr. Callahan and Mr. Billisits:

EMH&T has completed an evaluation of Sugar Farm and the Renner Road Site for the potential presence of federally-listed threatened and endangered species. These two (2) sites are contiguous, with only Renner Road separating them. They are located east of Alton Darby Creek Road, south of Roberts Road, and north of Interstate 70, in the Townships of Norwich and Prairie, Franklin County, Ohio (Exhibits 1 and 2). The project sites are proposed for future development. The geographic coordinates for Sugar Farm are 39.990022°, -83.17644° and the geographic coordinates for the Renner Road Site are 39.981944° and -83.174864°.

According to the USFWS List of Federally-Listed Species by Ohio Counties (April 2018), the following federally listed species occur in Franklin County:

- Indiana bat (*Myotis sodalis*) – Endangered
- Northern long-eared bat (*Myotis septentrionalis*) – Threatened
- Running buffalo clover (*Trifolium stoloniferum*) – Endangered
- Scioto madtom (*Noturus trautmani*) – Endangered
- Clubshell (*Pleurobema clava*) – Endangered
- Northern riffleshell (*Epioblasma torulosa rangiana*) – Endangered
- Rayed bean (*Villosa fabalis*) – Endangered
- Snuffbox (*Epioblasma triquetra*) – Endangered
- Rabbitsfoot (*Quadrula cylindrica cylindrica*) – Threatened
- Eastern hellbender (*Cryptobranchus alleganiensis alleganiensis*) – Species of Concern
- Bald eagle (*Haliaeetus leucocephalus*) – Species of Concern

Potential Effects on Federally Listed Species

Bat Species

In regard to federally listed bat species, the USFWS focuses on important summer habitat requirements including: “1) dead or live trees and snags with peeling or exfoliating bark, split tree trunk and/or branches, or cavities, which may be used as maternity roost areas; 2) live trees (such as shagbark hickory and oaks) which have exfoliating bark; and 3) stream corridors, riparian areas, and upland woodlots that provide foraging sites” (USFWS, 2012). According to the USFWS, both species of bats will roost underneath exfoliating bark, in cavities, or in crevices of both dead and live trees during summer months (USFWS, 2013). They will form maternity colonies in similar habitat and rarely will roost in man-made structures like barns and sheds (USFWS, 2015). Feeding habitat typically includes the understory of forested hillsides and ridges and tree lined corridors (USFWS, 2013).

In the event that tree clearing is required for development of the sites, all tree clearing would occur during the winter, i.e., between October 1 and March 31, in order to minimize any potential impacts to bat species. Therefore, based on the implementation of seasonal winter tree cutting restrictions, it is our opinion that the project ***is not likely to adversely affect the Indiana bat and northern long-eared bat.***

Plant Species

Running buffalo clover is typically found in partially shaded woodlots, mowed areas, and along streams and trails. The species requires a prolonged pattern of moderate, periodic disturbance, such as mowing, trampling or grazing. It requires a somewhat open habitat to successfully flourish, but it cannot tolerate full-sun, full-shade, or severe disturbance. It is most often found in regions underlain with limestone or other calcareous bedrock (USFWS, 2015). The project sites are comprised of mostly farmland, with residential lots along Renner Road, and a few woodlots and fencerows. Given that the majority of the land within the project sites is farmed, it does not appear that adequate habitat is present for the Running buffalo clover. According to the USFWS (2018), suitable habitat for the species is limited to Marion and Sharon Townships in Franklin County. Therefore, given the land use of the project sites and that they are located outside of the suitable townships, it is our opinion that the projects ***is not likely to adversely affect the running buffalo clover.***

Aquatic Species (fish, mussels, aquatic salamanders)

No high quality streams are present within the developable footprint of either site and therefore, it is our opinion that the proposed development ***is not likely to adversely affect the listed fish, mussels, and aquatic salamanders.***

Bald Eagle

The bald eagle prefers open bodies of water with an abundance of fish and requires old growth and mature stands of trees for roosting and nesting. The project area does not contain super canopy trees suitable for nesting, and it is not located in close proximity to open water. Therefore, it is our opinion that the proposed project ***is not likely to adversely affect the bald eagle.***

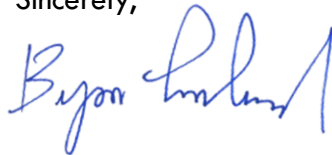
Summary

Due to the lack of suitable habitat within the project area, and the implementation of winter tree clearing, it is our opinion that the project ***is not likely to adversely affect federally listed species.***

Attached to this letter are a Zoning Exhibit (Exhibit 1) and a 2018 aerial photograph (Exhibit 2).

Should the receiving party have any questions or need additional information, please contact me at 614-775-4517.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Lombard". The signature is written in a cursive style with a large initial "B".

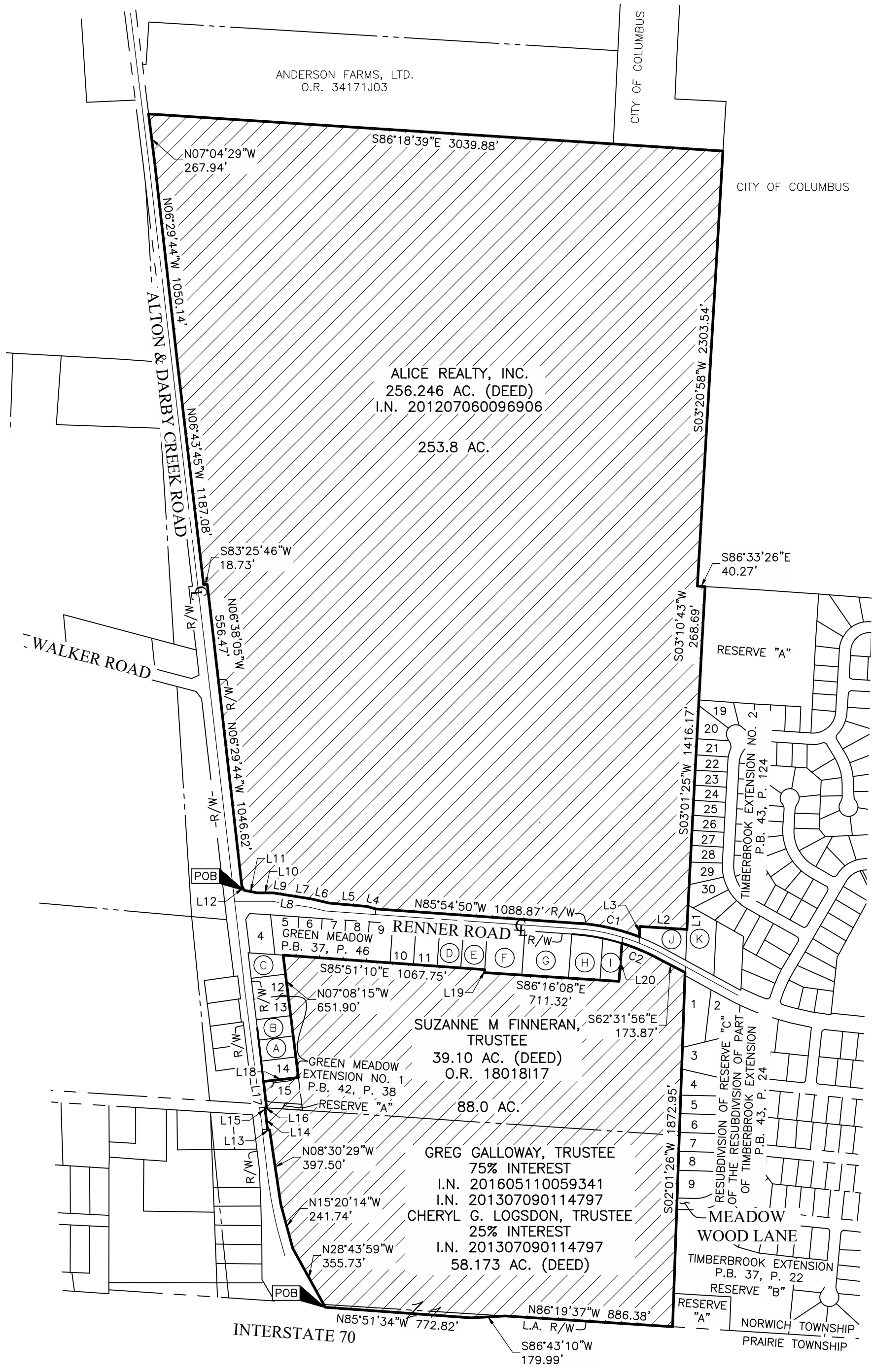
Bryan D. Lombard
Environmental Scientist

Enclosures

ZONING EXHIBIT

VIRGINIA MILITARY SURVEY NUMBERS 6635, 6636, AND 6642

TOWNSHIP OF NORWICH & TOWNSHIP OF PRAIRIE, COUNTY OF FRANKLIN, STATE OF OHIO

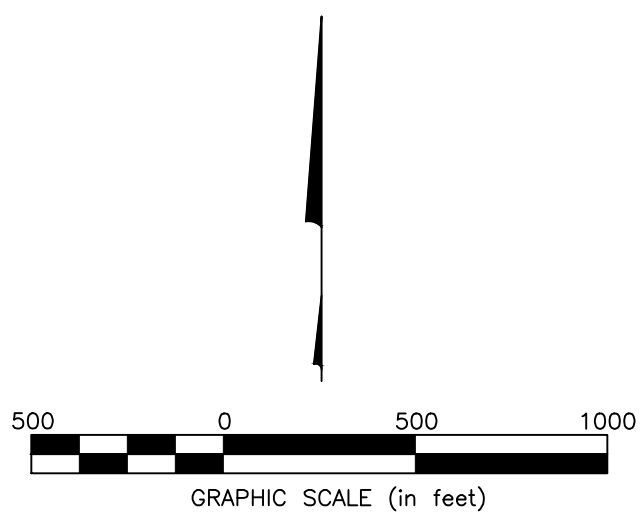


CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	15°47'19"	1142.67'	314.88'	N76°53'12"W	313.88'
C2	10°01'22"	1109.80'	194.14'	S67°36'41"E	193.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°31'55"W	129.03'
L2	N86°25'25"W	250.09'
L3	S02°09'05"W	55.94'
L4	N74°47'50"W	51.10'
L5	N85°04'31"W	198.03'
L6	N76°49'51"W	99.19'
L7	N81°08'40"W	101.66'
L8	N81°06'27"W	37.20'
L9	N81°10'01"W	64.48'
L10	N89°55'50"W	82.40'
L11	N78°50'54"W	70.31'
L12	N28°05'06"W	26.98'
L13	N88°20'23"W	10.74'
L14	N06°43'46"W	102.40'
L15	N06°35'48"W	14.80'
L16	S83°31'01"E	8.86'
L17	N06°36'53"W	140.64'
L18	N83°31'37"E	185.57'
L19	S04°08'50"W	15.49'
L20	N04°36'41"E	201.79'

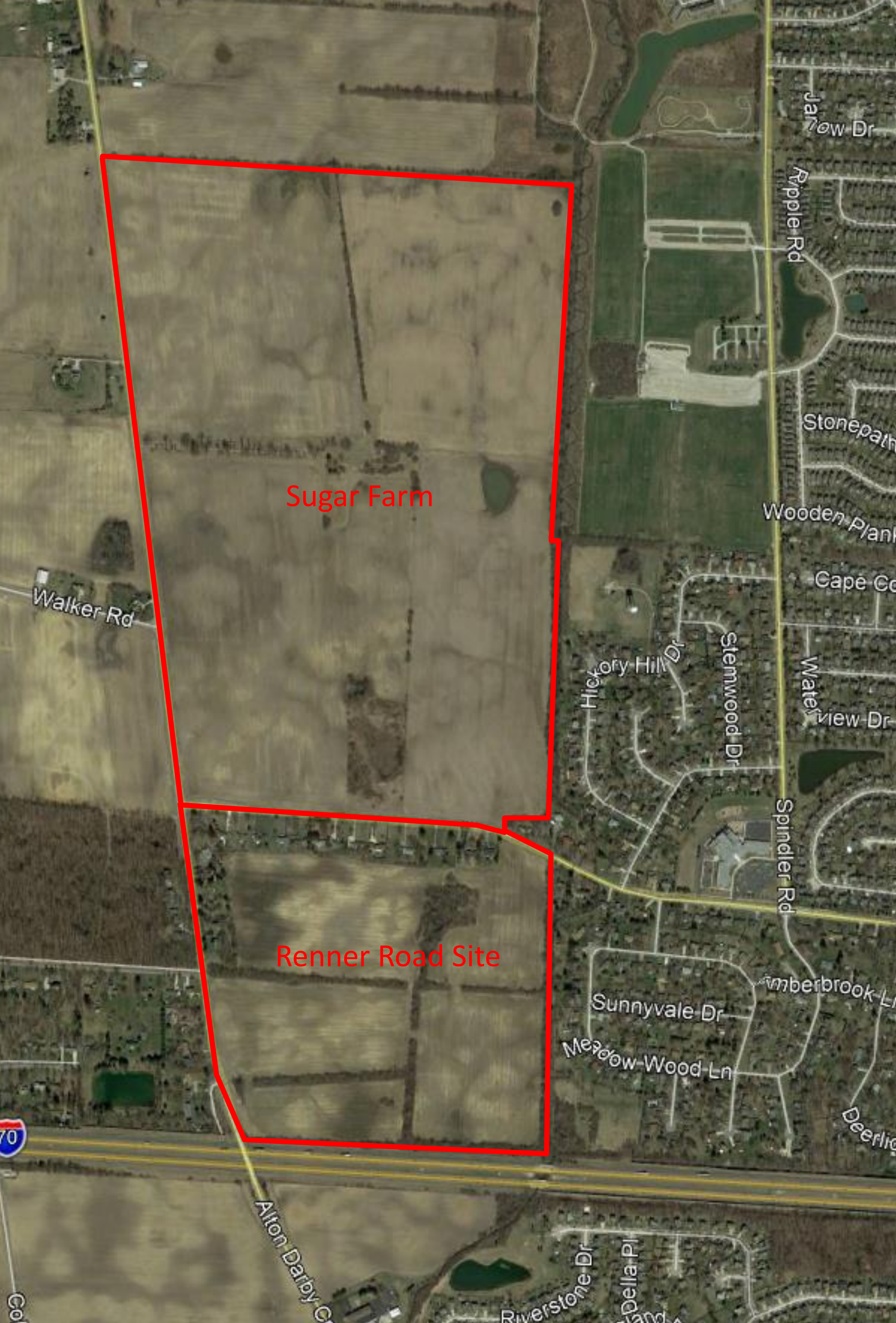
- (A) TRAVIS W. SMITH
0.564 AC. (DEED)
I.N. 200803110037256
- (B) JEFFREY B. LARSON
0.527 AC. (DEED)
I.N. 20120103000629
- (C) DANNY R. BUNTING AND
HOPE E. BUNTING
0.493 AC. (DEED)
I.N. 199907270186651
- (D) RAYMOND THOMAS RUGGIERO
AND MARY M. RUGGIERO
0.717 AC. (DEED)
I.N. 201205180070251
- (E) RENNER RD REALTY, LLC
0.717 AC. (DEED)
I.N. 201605100058117
- (F) SAMANTHA K. FITZSIMMONS
1.226 AC. (DEED)
I.N. 201511060158381
- (G) MORRIS E. JEFFERS AND
BETTY MAXINE JEFFERS
1.264 AC. (DEED)
O.R. 3263 P. 266
- (H) RYAN MATHEW SIMON AND
JESSICA ELAINE SHEPHERD
1.002 AC. (DEED)
I.N. 201710110141612
- (I) AARON L. DEYARMON AND
CECILIA H. DEYARMON
0.567 AC. (DEED)
I.N. 201507150095791
- (J) TONY A. KLOSS AND
KAREN KLOSS
0.753 AC. (DEED)
I.N. 200105140105573
- (K) KATHRYN F. DAVIS AND
GAYMON M. DAVIS
1.100 AC. (DEED)
I.N. 200604070065259

EXHIBIT 1



 <small>Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com</small>	Date: August 28, 2018
	Scale: 1" = 500'
	Job No: 2018-0799
	Sheet: 1 of 1
REVISIONS	
MARK	DATE DESCRIPTION

J:\20180799\WORKSHEETS\EXHIBITS\20180799-VS-EXHB-ZONE-01.DWG plotted by MKRK on 8/28/2018 1:28:44 PM
 Xref: J:\20180799\WORKSHEETS\EXHIBITS\20180799-VS-EXHB-ZONE-01.DWG last saved by MKRK on 8/28/2018 1:28:57 PM



Sugar Farm

Renner Road Site

TOWNSHIPS OF NORWICH AND PRAIRIE, FRANKLIN COUNTY, OHIO

Sugar Farm and Renner Road Site
2018 Aerial Photograph
Exhibit 2

Source: GoogleEarth





**LEED v4 for Neighborhood Development Plan
Project Checklist**

Project Name: Sugar & Renner South
Date: 11/15/2018

Meets LEED Requirements
Meets Intent of LEED Requirements
Does Not Meet LEED Requirements
No Opportunity to Meet LEED Requirements

Yes	?	No	N/A	Smart Location & Linkage		28
7	0	0	21			
Y				Prereq	Smart Location	Required
Y				Prereq	Imperiled Species and Ecological Commu EMH&T letter sent to city of columbus 11/26/18	Required
Y				Prereq	Wetland and Water Body Conservation	Required
			N	Prereq	Agricultural Land Conservation	Required
Y				Prereq	Floodplain Avoidance	Required
1			9	Credit	Preferred Locations	10
			2	Credit	Brownfield Remediation (RP)	2
			7	Credit	Access to Quality Transit	7
2				Credit	Bicycle Facilities	2
			3	Credit	Housing and Jobs Proximity	3
1				Credit	Steep Slope Protection	1
1				Credit	Site Design for Habitat or Wetland and Water Body Conservation	1
1				Credit	Restoration / Enhancement of Habitat or Wetlands and Water Bodies	1
1				Credit	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

Yes, located in area serviced by sewer and water
Yes, the site will comply with Endangered Species Act requirements EMH&T pursuing confirmation letter
Yes, site does not propose to fill in any known wetlands or water bodies and will provide 50-ft buffers around known wetlands. A corridor is shown that can be used for a future stream restoration project.
NA, This is a site selection criteria that is contrary to the Big Darby Accord land use recommendation for LEED at this location.
Yes, the sites avoid the floodplain except for one drive entrance (needed for safety purposes)
Site location not conducive to achieve this credit because the site was not previously developed and the number of intersection per square mile is not sufficient
Not a brownfield site (consideration for providing centralized sewer service to failing on site sewer treatment systems adjacent to the project and the area should be of noted benefit)
The closest COTA stop is at Renner and Hilliard Rome Road. The developer will continue to explore transit options with COTA and is willing to set aside designated space for residents and visitors to catch public or private on demand transportation services at the development and look for ways to educate its residents of these services.
The applicant will work with the City to determine the desirability of the placement of public use bicycle racks at potential transit stop and at various multi-use path locations for any point of interest. The applicant will evaluate those approaches with Recreation and Parks. Additionally, requirements will be met for the multi-family buildings.
The site not close enough to the required number of full time equivalent jobs. However, based on the proximity of the site to the established job growth centers of SW Columbus, NW Columbus-Dublin-33 Corridor, as well as such emerging job growth corridors at I-70 and US 29/US 42, over the next decade this site will fill a key need in the jobs/housing equation. This equation dictates that job growth and economic prosperity, as well as the generation of funds to support conservation programs, cannot occur without the provision of sound, achievable housing for working people and families. 1 point has been awarded due to the site being recommended for LEED, while 2 points may be awarded given the potential regional benefit.
No steep slopes onsite
The floodplain areas that are currently agricultural will be converted to meadow and actively managed for at least 3 years to create new habitat. Existing wetlands to be enhanced and wetland shelves added to ponds. Existing wetlands will have 50-ft buffers. Buffers meet EPA and City requirements. The proposed site plan conforms with the LEED requirement that pre project water bodies be buffered by 100'. This development proposal contemplates Recs and Parks assuming ownership of land necessary for stream restoration and any additional open space land the city desires for use and/or preservation.
The site will include a large amount of native plantings throughout the 50% on-site open space and potentially a stream restoration. The site will preserve and enhance existing wetlands. Wetland shelving is to be added to storm retention ponds where practical and beneficial.
The applicant is planning to develop and commit to the implementation of a long-term management plan on site.

Yes	?	No	N/A	Neighborhood Pattern & Design		41
<u>17</u>	2	8	15			
Y				Prereq	Walkable Streets	Required
Y				Prereq	Compact Development	Required
Y				Prereq	Connected and Open Community	Required
6	2		1	Credit	Walkable Streets (RP)	9
			6	Credit	Compact Development	6
			4	Credit	Mixed-Use Neighborhoods	4
1		6		Credit	Housing Types and Affordability	7
1				Credit	Reduced Parking Footprint (RP)	1
			2	Credit	Connected and Open Community	2
			2	Credit	Transit Facilities	1
		2		Credit	Transportation Demand Management	2
1				Credit	Access to Civic & Public Space	1
1				Credit	Access to Recreation Facilities	1
1				Credit	Visitability and Universal Design	1

Yes
The site meets the maximum density by the BDA of 3 units/acre. The LEED standards for increased density and any commercial uses are contrary to the Big Darby Accord land use recommendation for this location.
The site provides both roadway and multi-purpose path connections, inter-connected streets and future stubs to adjacent properties, as well as public recreation areas – Spindler Park, Clover Groff Natural Area, Franks Park and parks in Hilliard. The site includes more than 200 intersections per square mile within the buildable area and therefore exceeds the LEED recommendation of 140 intersections per square mile. No areas are gated. The northern site includes street stubs as recommended to the north, however the southern site cannot connect due to the stream to the east and I-70 to the south.
Applicant will explore 20 MPH designed street sections with the City and will provide on street parking on both sides where applicable.
The site can't exceed 3 units per acre based on gross site area, therefore this credit cannot be achieved. The LEED standards for increased density are contrary to the Big Darby Accord land use recommendation for this location.
The site does not include a mix of uses such as office, commercial, and retail, however it will support and be served by a major commercial corridor on Hilliard Rome Road. This is a site selection criteria that is contrary to the Big Darby Accord land use recommendation for LEED at this location.
Diversity of housing has been calculated at 0.57 based on the Simpson Index. A value of 0.5 achieves 1 point. The reduction in density from LEED ND min. density of 7.0 du.ac, revenue program fees on residents, and other BDA requirements all impair affordability. No units are currently being designated specifically for households earning less than area median income. A variety of residential housing types, including various types of SF and MF will be offered; examples of the various SF housing types have been provided to the city.
Reduction of surface parking lots to be explored around multi-family units. The applicant would support a reduction in the minimum required parking with agreement/support from city staff. Additionally, the developers will explore modified front building setbacks for SF homes to reduce parking area which reduces impervious surface area
Not enough intersections per square mile to meet the criteria for additional point credits; noting this is a site selection criteria that is contrary to the Big Darby Accord land use recommendation for LEED at this location.
Not currently served by COTA.
The developer will continue to explore transit options with COTA and is willing to set aside designated space for residents and visitors to catch public or private on demand transportation services at the development and look for ways to educate its residents of these services.
yes, onsite open spaces plus access to trail networks along Clover Groff
The site is adjacent to Spindler Park, and other parks to the North and the pathway network will provide access for all of the residents of the proposed development. Additionally, neighborhood scale playground facilities will be included in several pocket parks and open space within of the communities.
Pulte homes incorporates some universal design elements within the planned patio home offerings

2					Credit	Community Outreach and Involvement	Pulte/Harmony attended the Far West Side Task Force meeting 11/27/18		2	Have met with Norwich and Brown Townships, Hilliard City School District, City of Hilliard officials, and City Planning staff as well as 2 meetings with Darby Accord. One open community meeting is required (though not an official "public hearing") which has been scheduled for late November. Significant communications with neighboring property owners is ongoing. Additionally, the applicant has had and continues to have on-going meetings and discussions with several departments within the city of Columbus about the implementation of this plan and achieving a final plan that meets the goals and intent of this site.
1					Credit	Local Food Production			1	Within 1/2 mile of farmers market
2					Credit	Tree-Lined and Shaded Streetscapes			2	The planned tree density meets this requirement
1					Credit	Neighborhood Schools			1	The site is within 1/2 mile of the Horizon Elementary School and sidewalks are included through the site.

Yes	?	No	N/A	Green Infrastructure & Buildings		31
8	4	13	6	Prereq	Certified Green Building	Required
n				Prereq	Minimum Building Energy Performance	Required
			n	Prereq	Indoor Water Use Reduction	Required
Y				Prereq	Construction Activity Pollution Prevention	Required
Y				Prereq	Indoor Water Use Reduction	Required
				Prereq	Construction Activity Pollution Prevention	Required
		5		Credit	Certified Green Buildings	5
				Credit	Optimize Building Energy Performance (RP)	2
2				Credit	Optimize Building Energy Performance (RP)	2
		1		Credit	Indoor Water Use Reduction	1
2				Credit	Outdoor Water Use Reduction	2
			1	Credit	Building Reuse (RP)	1
			2	Credit	Historic Resource Preservation and Adaptive Reuse	2
1				Credit	Minimized Site Disturbance	1
1		3		Credit	Rainwater Management (RP)	4
	1			Credit	Heat Island Reduction	1
		1		Credit	Solar Orientation	1
	1		2	Credit	Renewable Energy Production	3
		2		Credit	District Heating and Cooling	2
			1	Credit	Infrastructure Energy Efficiency	1
2				Credit	Wastewater Management	2
		1		Credit	Recycled and Reused Infrastructure	1

No green building proposed at this time
There are no eligible buildings (nonresidential, mixed-use, or multiunit 4 stories or more)
Current building code standards meet these requirements
Yes, the erosion control plan will meet EPA standards
There are no eligible buildings (nonresidential, mixed-use, or multiunit 4 stories or more)
Pulte audits a minimum of one in every seven homes in Central Ohio to ensure compliance with energy efficiency programs for new construction that are supported by AEP and Columbia Gas. To obtain the highest ranking possible, Pulte insulates basement foundation walls, stud walls, exterior walls, and attic spaces. Pulte uses 93% AFUE furnaces, Pulte seals all exterior wall penetrations, insulates the duct works and uses energy star appliances. Pulte's air exchange rate per hour is almost half of what is allowed by the IECC, and duct leakage is 3 times better than allowed. Below are calculations for each of these measurements:
<ul style="list-style-type: none"> Overall energy efficiency – Pulte rates its' homes for energy performance, an average sample of homes over a 3-year period of tested units showed a rate of 3.66 ACH50 (number of air changes per hour at 50 pascals). This is almost double the 2009 IECC which allow for 7 ACH50. Duct Leakage – Pulte's 3-year average is 1.11 CFM25/100sfCFA, this is more than 3 times the energy start target number. This means more efficient HVAC system and better air flow through the home. Pulte uses Energy efficient lighting and HVAC -93% AFUE furnace and LED bulbs.
Likely no additional restrictions beyond prerequisite requirements
Landscaping in HOA controlled areas to use no or reduced irrigation demand with smart sensors to sense moisture conditions and limit irrigation use.
n/a
n/a
The proposed development preserves existing tree stands and 50% of the site, which is higher than the 20% requirement of this LEED standard. The area designated open space is currently farmed and will be planted with native prairie grasses, after which the area will not be disturbed.
The site will meet all applicable rain and storm water management requirements as required by all applicable agencies, including the OEPA's general storm water permit for the Big Darby Creek watershed area. In addition, by taking actively farmed land off line and serving this development with central sewers and storm-water best management practices, we will improve storm water management and water quality. Existing soils limit the ability to achieve no runoff for the 95th percentile storm (1.3").
To reduce heat island pavement, surfaces that are non-asphalt can meet this requirement. The use of concrete streets will be explored with Public Service.
75% of homes must face north or south, which is not achievable with current layout
No planned solar or wind farm facilities are planned. Residents will be able to install solar panels on the roofs of their homes (subject to design standards for the protection of the architectural integrity of the community)
The applicant is willing to work with the City to see if acceptable street lighting solutions can be provided within the framework of city street lighting policies and requirements.
Wastewater will be managed through centralized sewer and not reused on site, which constitutes a best practice recommended for within the Big Darby watershed.
Limited recycled materials used in new residential buildings.

	1				Credit	Solid Waste Management	Pulte will contact SWACO about their pilot compost pick up program		1
--	---	--	--	--	--------	------------------------	--	--	---

The proposed site has municipal recycling service, hazardous waste collection, and will use techniques that reduce construction debris. A potential/future composting collection site is indicated on the proposed development plan.

	1				Credit	Light Pollution Reduction			1
--	---	--	--	--	--------	---------------------------	--	--	---

The applicant is willing to work with the City to see if acceptable street lighting solutions can be provided within the framework of city street lighting policies and requirements.

Yes	?	No	N/A					
2	2	2	0	Innovation & Design Process				6
1	2	2		Credit	Electric Vehicle Charging	Breakdown of points? We will provide EV charging stations in the MF development as well as EV charging options for the SF homes		5
1				Credit	LEED® Accredited Professional			1

The developer will include EV charging stations in the multi-family development and will offer EV-charging as an option for single-family homes. Additionally the proposal includes several LID techniques for site development and BMP's for stormwater treatment and management.

0	4	0	0	Regional Priority Credits				4
	1			Credit	Walkable Streets			1
	1			Credit	Optimize Building Energy Efficiency			1
	1			Credit	Rainwater Management	Need more information. What percentil are you hitting? 85%? Some of these points may be in the yes column We are working on final calculations, we should be able to meet the 80th percentile which will gain 1 point.		1
	1			Credit	Reduced Parking Footprint			1

Sidewalks and pathways are provided throughout the site and create connected neighborhood both internally and to external connections and regional pathways.

See Above

The site will meet all applicable rain and storm water management requirements as required by all applicable agencies, including the OEPA's general storm water permit for the Big Darby Creek watershed area. In addition, by taking actively farmed land off line and serving this development with central sewers and storm-water best management practices, we will improve storm water management and water quality. Existing soils limit the ability to achieve no runoff for the 95th percentile storm (1.3").

Reduction of surface parking lots to be explored around multi-family units. The applicant would support a reduction in the minimum required parking with agreement/support from city staff. Additionally, the developers will explore modified front building setbacks for SF homes to reduce parking area which reduces impervious surface area

34	12	23	42	PROJECT TOTALS (Certification estimates)				110
46	Total Points							

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points - Minimum % of Pts. for LEED Certification (40/110):	36.36%
--	--------

Sugar & Renner S. % of Total Points Per Std. LEED Scoring template (All potential points)	46/110	41.82%
---	--------	--------

Sugar & Renner S. % of Total Points Per Available LEED Scoring (Deduct N/A points)	46 / 65 (110-46)	67.65%
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Pulte Proposed Housing Options

	Plan Name	Base SF	Base Width x Depth	All-Fit Dimension	Stories	Beds	Baths
The Manors Series - Conv. SF	Bennett	1869	39'-0" x 64'-0"	50'-9" x 78'-9"	1	3	2
	Rochester	2160	38'-0" x 44'-0"	48'-9" x 54'-5"	2	3	2.5
	Eastwood	2269	38'-0" x 46'-8"	48'-9" x 49'-1"	Multi	3	2.5
	Newberry	2376	38'-0" x 44'-0"	50'-9" x 65'-9"	2	3	2.5
	Linwood	2456	38'-0" x 50'-0"	49'-9" x 60'-9"	Multi	3	2.5
	Mercer	2605	39'-0" x 44'-0"	52'-3" x 64'-9"	2	3	2.5
	Stonebrook	2746	38'-0" x 62'-0"	48'-9" x 68'-9"	1.5	4	2.5
	Continental	2873	38'-0" x 50'-0"	50'-9" x 70'-9"	2	4	2.5

	Plan Name	Base SF	Base Width x Depth	All-Fit Dimension	Stories	Beds	Baths
Highlands Series - Conv. SF	Amberwood	2323	49'-0" x 62'-0"	59'-9" x 76'-9"	1	3	2.5
	Baldwin	2459	48'-0" x 38'-0"	58'-9" x 56'-7"	2	4	2.5
	Greenfield	2609	48'-0" x 42'-0"	48'-9" x 56'-11"	2	4	2.5
	Hilltop	2900	48'-0" x 46'-0"	58'-9" x 62'-5"	2	4	2.5
	Riverton	3126	48'-0" x 46'-0"	58'-9" x 60'-5"	2	4	2.5
	Westchester	3300	48'-0" x 48'-0"	48'-9" x 64'-5"	2	4	2.5

	Plan Name	Base SF	Base Width x Depth	All-Fit Dimension	Stories	Beds	Baths
Patio Home / Empty Nester	Retreat	1572	40'-0" x 61'-0"	50'-9" x 61'-9"	1	2	2
	Abbeyville	1683	40'-0" x 56'-0"	50'-9" x 80'-9"	1	2	2
	Castle Rock	1785	40'-0" x 66'-0"	50'-9" x 80'-9"	1	2	2
	Burgundy	1822	40'-0" x 60'-0"	43'-6" x 64'-9"	1	2	2
	Bedrock	1877	40'-0" x 62'-0"	50'-9" x 70'-5"	1	2	2
	Ascend	1936	40'-0" x 70'-0"	50'-9" x 80'-9"	1	2	2
	Martin Ray	1953	40'-0" x 70'-0"	50'-9" x 86'-9"	1	2	2
	Cabernet	2571	40'-0" x 60'-0"	43'-6" x 67'-9"	2	2	2.5

Pulte Homes Energy Efficiency Standards

Pulte audits a minimum of one in every seven homes in Central Ohio to ensure compliance with energy efficiency programs for new construction that are supported by AEP and Columbia Gas. To obtain the highest ranking possible, Pulte insulates basement foundation walls, stud walls, exterior walls, and attic spaces. Pulte uses 93% AFUE furnaces, seals all exterior wall penetrations, insulate the duct works and use energy star appliances.

The air exchange rate on Pulte homes per hour is almost half of what is allowed by the IECC, and the duct leakage is 3 times better than allowed. Below are calculations for each of these measurements:

- Overall energy efficiency – Homes are rated for energy performance, an average sample of homes over a 3-year period of tested units showed a rate of 3.66 ACH50 (number of air changes per hour at 50 pascals). This is almost double the 2009 IECC which allow for 7 ACH50.
- Duct Leakage – A 3-year average is 1.11 CFM25/100sfCFA, this is more than 3 times the energy start target number. This means more efficient HVAC system and better air flow through the home. Pulte uses Energy efficient lighting and HVAC -93% AFUE furnace and LED bulbs.

Pulte Homes Universal Design Options

(Standard on Empty Nester/Patio Homes Series)

- Low or no threshold showers-option
- Comfort height toilets-option
- Grab bars-option
- Shower seats-option
- Raised dishwashers-option
- Pull out shelving on lower cabinets-option
- Lever door handles-standard
- Not threshold entries-no
- Motion sensing lighting-no
- Wider door openings-most included doors are 2/10 or 2/8

EXHIBIT B

Sugar Farms and Renner South Uniform Text

PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN TEXT

+/- 369.2 Acres

September 11, 2018

PROPOSED DISTRICTS:	PUD-4 with ALRD Permitted Uses
PROPERTY ADDRESS:	1980 Alton Darby Creek Rd
DATE OF TEXT:	September 11, 2018
APPLICATION NUMBER:	Z__-2018
MAXIMUM TOTAL PERMITTED UNITS:	1,108 units on 369.2+/- gross acres
DEVELOPERS:	Pulte Homes of Ohio, LLC and Harmony Development Group, LLC

INTRODUCTION:

This application is to establish a Planned Unit Development PUD-4 District that permits detached residential uses, generally under R-4 standards, and Apartment Residential Limited District (ALRD) uses in accordance with Chapter 3333 on a 369.2+/- acre site both east and west of Alton Darby Creek Rd., north and south of Renner Rd., north of I-70 and south of the Norwich Township boundary, in the Big Darby Accord Area of the City of Columbus. The PUD Plan, including this Development Plan Text and Notes, are put forth under Chapter 3345 of the Columbus Zoning Code (the "Code") in order to provide for a unified residential development of the site with a variety of single and multi-family residential structures and arrangements, substantial open spaces, and attention to natural features within and near the site.

The PUD and Notes are intended to incorporate the "flexibility of land and site design" and a variety of housing types in a unified development of the overall site, while offering to future residents many of the benefits and amenities available under traditional zoning districts, as envisioned by Section 3345.01 of the Code.

The overall site is divided into 2 subarea groups, (groups A and B), with 9 individual subareas. Pulte Homes of Ohio LLC intends to develop all subareas designated "A" and Harmony Development Group, LLC intends to develop all subgroups designated "B". Both Pulte and Harmony are referred to under this text alternatively as the "developer" or "developers", "applicant" or "applicants". Five of the nine subareas, subareas A-1, A-2, and B-1, B-2, and B-4 will be initial development stages. Detached residential subarea A-1, will include 47.67+/- total acres and be submitted with open space subarea A-2 as one initial development stage developed by Pulte Homes, subject to specific phasing plans submitted with site compliance plans. Detached residential subarea B-1 will include

34.09+/- acres and will be submitted with open space subareas B-2 and B-4 as another initial site compliance plan and development stage by Harmony Development Company. Both subareas B-1 and B-2 will be developed under specific phasing plans as identified on site compliance plans.

The remainder of the subareas are to be developed as proposed stages as provided in Section 3345.07(i) and 3345.12. PUD Notes are set forth below, first that apply generally to the development overall and all parts thereof, and thereafter, to the separate subareas.

PUD NOTES APPLICABLE TO ALL PARTS OF THE DEVELOPMENT

1.) As required by Section 3345.02 of the Code, this site is under common ownership or control, with applicant Pulte Homes of Ohio LLC, holding binding contractual rights to purchase the 256.264+/- acres and applicant Harmony Development Company, LLC holding binding contractual rights to purchase 115.36+/- acres. It is acknowledged that any future transfer of land within the development will not alter the requirements set forth in this PUD Plan and Notes and/or Chapter 3345 of the Code and/or other applicable Code requirements.

2.) Common open space shall be provided in compliance with Section 3345.09 of the Code. The development shall comply with the Parkland Dedication Ordinance (PDO) of the City of Columbus, as set forth in Section 3318 of the Code. The locations of common open space are depicted on the Development Plan. Open Space subareas that are separated from development subareas and protected as conservation areas are further described in the section(s) of this text designated as subareas A-2, A-5, B-2 and B-4 and/or within residential subareas. In total, open space amounts to 184.60+/- acres and 50% of the gross site acreage.

3.) The density (average density) for this entire PUD District shall be a maximum of 3.4 units per acre, net of dedicated streets, and a gross density of 3.0 units per acre as provided for under Section 3345.03 of the Code, and accordingly the District is "PUD-4." The total number of residential units on the site shall not exceed 1,108. The total number of units within each subarea shall not exceed the maximum number of units specified within each such subarea. For each subarea, the number of units constructed shall be established in this text either as a maximum allowable number or a maximum number based on the stated number of units per acre, with actual units built per subarea being finally determined through the submission of a Preliminary Plat or Site Compliance Plan for each subarea. Upon approval of any such plat or plan for a specific subarea, the maximum number of units stated thereon shall be the final basis for determining the number of units to count against the overall maximum permitted under this PUD. If the unit counts in one or more subareas exceeds the maximum number of units based on the permitted density for said subarea, the allowable unit counts in remaining subareas shall be reduced, if necessary, on an equal and proportionate basis so that the total number of residential units on the overall site shall not exceed 1,108 at the full build-out of the development.

4.) There shall be three primary uses that are permitted within and comprise the overall PUD, which are;

- i. Open space areas, either within developed subareas or separated and protected open space areas, as further described below in the sub-section "*OPEN SPACE*" and depicted in the development plan.
- ii. Detached single family residential subareas within subareas A-1, A-3, and B-1 which are further described below in the sub-section titled "*DETACHED RESIDENTIAL AREAS*" and depicted on the Development Plan.
- iii. Multi-unit residential and/or detached residential uses within subareas A-4 and B-3, the standards for which are further described below in the sub-section titled "*MULTI UNIT RESIDENTIAL*" and indicated on the Development Plan with a designation of "Detached Residential/Multi-Unit Residential". NOTE: *MULTI-UNIT* subareas may also include a combination of both multi-family and detached single family residences as delineated in this text and attached development plans or site compliance plans submitted in the future.

5.) A leisure trail (bike path) of 8 feet wide shall be installed by the developer in locations as shown on the Development Plan. The trail shall be in lieu of sidewalks along the side of the street where it is installed. Connections are shown on the Development Plan. The Applicant will also be coordinating with the City of Columbus Department of Recreation and Parks for a connection to the leisure trail on the northeastern portion of the site north of Renner Rd. The trail shall connect to existing trails located on property owned by the City of Columbus.

6.) Dwelling units within the Detached Residential and Multi-Unit Residential subareas may be used as model homes for the purpose of marketing and sales. A manufactured or modular building or a model home may be used as a sales office when such subareas are being developed and dwelling units constructed. Temporary parking areas will be permitted adjacent to a dwelling unit or modular building being used for a model home and may be built on platted lots.

7.) Subareas shall provide for vehicular and or pedestrian/bike connectivity with other subareas, and with adjoining properties, in the general locations indicated by the roadway network shown on the Development Plan. Specifics of such connectivity shall be addressed when each future subarea is developed.

8.) Development of the overall site will occur over an extended period of time. The rezoning application and the standards set forth in this Development Text and the Development Plan have been established so as to provide flexibility in the type of and approach to development for certain subareas. However, it is possible that standards for future proposed stages may need to be modified to accommodate future development.

9.) The Applicant may submit a Preliminary Plat or Site Compliance Plan for one or more than one subarea or for the entire PUD site so as to implement a plan for development for one or multiple subareas or the entire PUD site as a comprehensive development plan with connected subareas comprised of either Detached Residential Subareas and standards or Multi-Unit Residential Subareas and standards.

OPEN SPACE SUBAREAS AND ALLOCATIONS

Larger separated and protected open space acreages, as well as open space assigned to subareas, are provided on the site plan and amounts to 50% of the total site area. Open space that is organized in specific and separate subareas balances the site and provides large uniform areas of open space for specific purposes including; conservation, restoration of streams or meadows and for future programming and/or dedication. Other open is organized with developed areas for more active and passive uses. This open space strategy allows shared access and use by the various residential subareas, as well as the public, and proximity to larger open space amenities throughout the community.

Open space allocations are delineated as follows:

<u>Subarea</u>	<u>Acreage</u>	<u>Open Space</u>
A1	47.67	75.31 aggregate with A3 and A4
A2	28.61	28.61
A3	139.82	75.31 aggregate with A1 and A4
A4	14.74	75.31 aggregate with A1 and A3
A5	23.00	23.00
SubTotal	253.84	126.92
B1	34.09	8.21 ac aggregate with B3
B2	21.95	21.95
B3	31.80	8.21 ac aggregate with B1
B4	27.52	27.52
SubTotal	115.36	57.68
TOTAL	369.20	184.60

SUBAREA A-2 (28.61 +/- ACRES)

Subarea A-2 is 28.61+/- acres located in the eastern portion of the site along the Clover Groff Run. Subarea A-2 is to be set aside as permanent open space and available for dedication to the City of Columbus Department of Recreation and Parks. Where the Clover Groff Run is located on or within this subarea, this dedication may occur with the stream in its current configuration or as it may be modified as part of a stream preservation project which the applicant may participate in along with The City of Columbus Department of Recreation and Parks, Franklin Soil and Water Conservation District, ODNR and/or the Ohio Environmental Protection Agency. The Applicant is willing to subject the majority of subarea A-2 to a conservation easement so as to permit the area's inclusion in a stream preservation project. An area that is the larger of the floodway or 150 feet of the watercourse shall be set aside as natural and undisturbed. Other than work to re-establish the meandering of the watercourse, landscape plantings, meadow or prairie plantings, underground utility crossings and/or multi-use paths that may be installed, no other disturbances shall be permitted in this conservation easement area.

SUBAREA A-5 (23.00 +/- ACRES)

Subarea A-5 is 23.00 +/- acres located generally on the west side of the site along Alton Darby Creek Rd. Subarea A-5 is intended to be devoted to open space for the benefit of both the remaining areas of the development and areas in the City of Columbus beyond the development. Subarea A-5 will be owned and maintained by the home owner's association.

SUBAREA B-2 (21.95 +/- ACRES)

Subarea B-2 is 21.95+/- acres located in the eastern portion of the site along the Clover Groff Run. Subarea B-2 is to be set aside as permanent open space and available for dedication to the City of Columbus Department of Recreation and Parks. This dedication may occur with the stream in its current configuration or as it may be modified as part of a stream preservation project which the applicant may participate in along with The City of Columbus Department of Recreation and Parks, Franklin Soil and Water Conservation District, ODNR and/or the Ohio Environmental Protection Agency. The Applicant is willing to subject the majority of subarea B-2 to a conservation easement so as to permit the area's inclusion in a stream preservation project. An area that is the larger of the floodway or 150 feet of the watercourse shall be set aside as natural and undisturbed, except that road and utility access from Renner Road from street "F" as depicted on development plan exhibits is to be established within a portion of Subarea B-2 and within the floodplain. Other than this road and utility access, underground or overhead utility crossings, and work to re-establish the meandering of the watercourse, landscape plantings, meadow or prairie plantings and/or multi-use paths that may be installed, no other disturbances shall be permitted in the conservation easement area.

SUBAREA B-4 (27.52 +/- ACRES)

Subarea B-4 is 27.52+/- acres of Tier One woods to be permanently protected through a conservation easement and/or is to be set aside as permanent open space and available for

dedication to the City of Columbus Department of Recreation and Parks or another park system operator.

GENERAL STANDARDS: DETACHED RESIDENTIAL (“Detached” SUBAREAS A-1, A-3, B-1 and applicable in “Detached” portions of A-4 and B-3)

1. Introduction: Detached subareas shall contain detached residential units developed under the R-4 development standards and/or as otherwise altered by specific changes provided herein.

2. Permitted Uses: Detached residential units, buildings and/or structures may be developed as either fee-simple platted lots or in a condominium form of ownership in accordance with ORC Section 5311. Two types of detached residential units shall be developed within this site as defined as follows: a) Traditional single-family homes and b) “Empty nester”/patio style homes.

- “Traditional single-family” homes generally mean homes with living spaces and bedrooms divided on multiple stories, with larger yard areas and designed for occupancy by adults and children.
- “Empty nester”/patio style homes generally mean homes with most living space and the “Owner’s Suite” or “Master Bedroom” on the first floor, with some flexible second story space offered, and with designs and features that are generally found to be appealing to homebuyers seeking primarily single-story homes, i.e. “first floor living”.

3. Development Standards: Unless otherwise indicated in this text, the applicable development standards of Chapter 3332 of the Columbus City Codes will apply as they apply to the R-4 district. Subareas will be developed in substantial accordance with the Preliminary Plat or Site Compliance Plan to be prepared for each such subarea prior to construction and development of the subarea. The site plan and concept plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan will be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his/her designee upon submission of the appropriate data regarding the proposed adjustment.

A. Height and Setback Commitments.

1. No building will be erected, altered, placed or permitted to remain on this property other than one or two-story single-unit detached structures.
2. All buildings shall be setback twenty (20) feet from the right-of-way (or private roadway reserve area) of all streets.

B. Access, Parking and/or Other Traffic Related Commitments.

1. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service, Division of Traffic Management.

a. North of Renner Road, applicant Pulte shall install one boulevard-style entrance on Road "A" leading north into the site from Renner Road and two entrances from Alton Darby Creek Road as approved by City of Columbus Department of Public Service, Division of Traffic Management. South of Renner Road, applicant Harmony shall install access from Renner Road from street "F" on the eastern portion of site through subarea B-2 and access from Alton Darby Creek Road from street "H" on the western portion of the site as approved by City of Columbus Department of Public Service, Division of Traffic Management.

b. The applicant will dedicate the right-of-way on Renner and Alton Darby Creek Roads per the City's Thoroughfare Plan, if necessary.

2. Each unit shall have an attached garage with space for a minimum of one car. Unit driveways shall accommodate parking space for a second car. "No Parking" signs will be posted as appropriate in accordance with city standards. Fire hydrants will be located on the side of the street where no parking is permitted.

3. Streets may be public or private. Public streets shall be a minimum of 26' face of curb to face of curb in accordance with the City's Standard Drawing #2100 for 26' wide streets. If private, streets shall be at least 22 feet in width. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22-foot wide streets and 12-foot wide lanes, as depicted on the Development Plan.

4. The street alignments shall be developed generally as shown on the plan. However, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of site compliance plans development and engineering plans are completed. The Director of the Department of Public Service and/or their designees may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.

5. Minimum 4-foot-wide sidewalks shall be provided on one side of the private streets.

6. Streetlights shall be installed and shall be of the approved City of Columbus design for decorative streetlights.

C. Buffering, Landscape, Open Space and/or Screening Commitments.

1. Open space details, landscaping, buffering and conservation enhancements are shown on watershed enhancement plans and landscape exhibits.

2. Along all internal streets, the developer shall install at least the equivalent of one street tree per home and two per home for corner lots where homes front on streets. In areas where the streets are “unloaded” and do not contain homes, street trees shall be placed at every 60’ O.C. The foregoing notwithstanding, the Applicant or its successor may place trees intended for such areas with unloaded streets elsewhere within the same Detached subareas based on site conditions and with the intent to redistribute such trees to be planted or grouped within a specific area of the such subareas. Street trees shall be subject to approval of the Columbus City Forester at time of installation and shall be a minimum of one and one-half inches (1-1/2”) caliper at time of planting.

D. Building Design and/or Interior-Exterior Treatment Commitments.

1. The main exterior building material shall be wood, wood composition, brick or brick veneer, synthetic stone, stone, vinyl or cultured stone or a combination thereof.
2. All traditional single-family dwelling units shall incorporate either a front architectural element (such as a wall segment or covered front porch) or an architectural accent feature (such as a water table) of high quality, durable natural materials, including brick, stone, brick or stone veneer, stucco stone, or cementitious siding.
3. Additional architectural standards and requirements shall include the following;
 - Windows and doors shall constitute no less than 10 percent of the building’s front façade.
 - Front porches shall be offered to customers for all traditional single family dwellings and for empty nester housing where applicable and appropriate for the architectural style of home.
 - Two car garage openings may not exceed 50% of the home’s width (including the garage) and three car garage openings may not exceed 55% of the home’s width (including the garage).
 - Garages shall be flush with the front of two-story homes or sit no more than 6 feet in front of the most forward facing architectural feature of the home, such as porches or roof overhangs. Garage doors which project beyond the front of the home shall include architectural elements, such as windows, decorative hardware, raised panels or recessed grooves or other detailing, so as to balance and integrate the garage door as a design element that is consistent or complementary with the rest of the home. Notwithstanding the foregoing, for empty nester patio style homes, which contain a first-floor owner’s suite or master bedroom, and which contain at least one additional bedroom on the first floor, no restrictions shall be placed on the placement or projection of garages on such homes.
 - Accessory buildings (including, but not limited to, detached garages) shall be located to the rear of the principal building.
 - The scale and proportion of additions shall be compatible with the principal and nearby structures in keeping with professional design practices.

4. Dwelling units may be used as model homes for the purpose of marketing and sales and may include an off-street parking lot on a lot or lots adjacent to the lot or lots where a model home(s) is/are located.

5. Minimum separation between buildings shall be ten (10) feet. Bay windows and chimneys shall be permitted to encroach into the separation area up to 3 feet

6. In lieu of Section 3332.27, the following standards shall apply for the required rear yard and separation between structures and dwellings:

- i) Eighteen (18) feet rear to rear
- ii) The projection of fireplaces, chimneys, bay windows and/or other architectural projections of not more than three (3) feet in each instance are permitted into minimum building separation.

E. Graphics.

All signage and graphics for Detached subareas shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

F. Lighting.

Lighting shall be fully shielded, cut-off style recessed lamps directed downward to prevent glare and shine above the horizontal plane.

G. Big Darby Principles and Conservation Enhancements (See Miscellaneous: PUD Plan Commitments)

GENERAL STANDARDS: “MULTI-UNIT” SUBAREAS A-4 and B-3

1. Introduction: Unless otherwise indicated in this text or on the site plan, subareas noted as multi-unit are intended as a future “proposed phase[s]” under Section 3345.12 of the Code and may be developed according to the standards set forth in this sub-section as:

- a. Multi-unit residential development in accordance with Chapter 3333 of the Columbus City Codes as they apply to the ARLD district or as otherwise altered hereunder, or;
- b. As detached residential development as free standing, detached housing units, under the General Standards for Detached Residential dwellings described under this text, or;
- c. As a combination of multi-unit and detached residential development under the respective standards applicable to each under this text.

d. Units, buildings and/or structures may be developed as either fee-simple platted lots, in a condominium form of ownership in accordance with ORC Section 5311, or under common ownership as a singular development.

2. Permitted Uses: Multi-Unit residential development as described in this text, attached townhomes on individual fee simple platted lots, uses permitted under the Detached Residential Areas section of this text, and accessory uses such as a pool, community center, compactor, garages, mail kiosk and clubhouse as shown on the “Development Plan” or to be included in a Preliminary Plats or Site Compliance Plans to be prepared for each such subarea prior to construction and development of the subarea.

3. Development Standards: Multi-Unit Areas shall be developed in general accordance with the PUD Development Plan attached as Exhibit A. Multi-Unit subareas will be developed in accordance with a Preliminary Plat or Site Compliance Plan to be prepared for each such subarea prior to construction and development of the subarea. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the site plan is subject to review and approval by the Director of the Department of Building and Zoning Services, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment.

A. Density, Height, Lot, and/or Setback Commitments.

1. The maximum gross density for subarea A-4 indicated on the Site Plan attached hereto as Exhibit A may not exceed 220 units.
2. The maximum gross density for subarea B-3 indicated on the Site Plan attached hereto as Exhibit B may not exceed 205 units.

a. All multi-family buildings in Multi-Unit subareas shall be setback a minimum of fifty (50) feet to establish a consistent outside perimeter from the right-of-way of Streets A, K and H. Within such Multi-Unit subareas, building setbacks from internal streets,, yard areas between multi-family buildings, or between detached and multi-family buildings, shall be a minimum of twenty (20) feet. Notwithstanding the foregoing, in subareas B-3 and A-4 setbacks of 10 feet along internal streets shall be permitted in order to frame a central park or other design features or common spaces to be depicted on Site Compliance Plans.

b. The maximum height of buildings in multi-unit subareas shall be fifty (50) feet, measured as provided for in Section 3345.08 of the Code. This is a variance to Section 3345.08(a) of the Code.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Street alignments for each Multi-Unit subarea shall be developed as shown on a Preliminary Plat or Site Compliance Plan to be prepared for each such subarea prior to

construction and development of the subarea; however, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site considerations established at the time of development. The Director of the Department of Public Service or the Director's designee may approve adjustments to the street alignments prior to final engineering approval and upon submission of the appropriate data regarding the proposed adjustment.

2. Streets may be public or private. Public streets shall be a minimum of 26' face of curb to face of curb in accordance with the City's Standard Drawing #2100 for 26' wide streets. If private, streets shall be at least 20 feet in width. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 20-foot wide streets and 12-foot wide lanes.

3. Minimum 4-foot-wide sidewalks shall be provided on one side of the private streets in Multi-Unit subareas.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

Along all internal streets, the developer shall install the equivalent of one street tree per every 60' of roadway. The foregoing notwithstanding, the Applicant or its successor may place trees based on site conditions and may redistribute the balance as grouped elsewhere within the particular subarea. Street trees shall be subject to approval of the Columbus City Forester at time of installation and shall be a minimum of one and one-half inches (1 1/2") caliper at time of planting.

D. Building Design and/or Interior-Exterior Commitments.

1. Multi-Unit buildings shall be constructed with the following exterior materials: wood, wood composition, stone or brick, stone and brick veneer, "shake" siding and vinyl siding or a combination thereof. Any detached single-family buildings in the Multi-Unit subareas shall meet the detached building design, interior-exterior or other commitments for detached residential referenced in this text.

- The primary façade on the ground level of the multifamily buildings shall include entrances, stoops, porches, balconies or other features or a combination of such features to contribute to pedestrian street activity.
- Multifamily buildings shall incorporate building articulation through the use of bays, balconies, cornice lines or varying rooflines, or a combination such design elements.
- Where applicable, building height transitions shall be used to create scale and massing compatible with surrounding uses.
- Setbacks of higher stories from the front façade shall be considered for taller buildings to lessen their visual impact.
- Multifamily subareas may include useable open space areas as part of the over community-wide open space requirements. Neither required setbacks nor storm water detention basins shall substitute for recommended open space unless made

useable with added features such as benches, paths, landscaping, etc. making them useable and/or aesthetically upgraded.

- Multi-Unit development shall “front” public streets and open space where possible. Parking lots located in front of buildings and along public streets and open space should be limited and where possible, placed behind or, if necessary, next to buildings.

E. Lighting, Dumpsters, Entries, etc.

Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be uniform and be either black or dark bronze in color. No pole shall exceed twenty (20) feet in height in Multi-Unit subareas. Lighting on dwellings shall be fully shielded, cut-off style recessed lamps directed downward to prevent glare and shine above the horizontal plane.

Subject to approval of a Dumpster Waiver, refuse collection shall be by a compactor. Compactor enclosures shall be decorative split face block or wood or wood composition siding.

Main entry features to Multi-Unit subareas will be landscaped and lit with concealed up lights or internally illuminated halo graphics.

F. Graphics and/or Signage Commitments.

All signage and graphics for Multi-Unit subareas shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

G. Big Darby Principles and Conservation Enhancements (See Miscellaneous: PUD Plan Commitments)

SUBAREAS A-1, A-2 and B-1, B-2 and B-4 as Initial Development Stages

Subareas A-1, A-2 and B-1, B-2, B-4 shall be the initial development stages and open space conveyances, and it is set forth in the detail called for under Section 3345.07 of the Code.

- 1.) Except as set forth below, subarea A-1 and B-1 shall be in compliance with the general standards established herein for all subareas and in compliance with R-4 standards except as otherwise specifically altered under this text.
- 2.) The maximum total number of dwelling units in subarea A-1 shall be One Hundred Twenty (120). The maximum total number of dwelling units in subarea B-1 shall be One Hundred and Forty-One Lots. (141)

3.) Lots and streets shall be configured as set forth on the PUD plan. All streets shall be public in subareas A-1 and B-1. Green spaces internal to and between the developed areas shall be established as shown on the PUD Plan and shall be maintained by the Association of condominium or home owners within subareas A-1 and B-1 and/or the overall PUD. Subject to the approval of the Director of the Department of Building and Zoning Services or his/her designee, minor adjustments may be made to the plan with final engineering and platting.

4.) The minimum building setback from public streets shall be twenty (20) feet, except as to street "A" (for the area located between the entry from Renner Rd. to the round-a-bout or traffic circle shown on the Development Plan) and street "B" where the minimum building setback shall be fifty (50) feet.

5.) The maximum height of buildings in subareas A-1 and B-1 shall be 35 feet, measured as provided for in Section 3303.08 of the Code.

6.) The placement of the same front elevation on the same homes shall be prohibited next to or directly across the street from one another.

7.) Unless otherwise required by a utility company, all new or relocated utility lines will be installed underground.

MISCELLANEOUS PROVISIONS: VARIANCES AND PUD PLAN COMMITMENTS.

Variances.

1) Code section 3345.11 (A) is varied in this text to allow detached or attached multi-family units under this text to be placed on other than a single, separate parcel, in order to support condominium ownership and site governance under ORC 5311.

2) Code section 3345.08(a) is varied to allow multi-unit dwellings to reach but not exceed 50 feet in height.

PUD Plan Commitments: Big Darby Principles and Conservation Enhancements Applicable Site-Wide.

1. Sustainable and conservation design enhancements include:

- Large areas converted to meadow from the current agricultural use (approximately 77.1 acres);
- Wetlands protection (+/-2.6 acres) and added wetlands shelving, (approximately 3.1 acres of wetland shelving is to be planted with approximately 15,189 herbaceous plugs);
- Permanent protection of wooded areas, (+/-38.6 acres) including 27.52 acres of the contiguous subarea B-4, which the developers will convey to the City or other park operator subject to a permanent conservation easement if accepted;

- Establishment of permanent stream corridor protection zones in subareas A-2 and B-2, (+/-50.56 acres combined) along with meadow re-establishment in such areas to support ground re-charge and storm water filtration. The developers will convey subareas A-2 and B-2 to the City or other park operator subject to a permanent conservation easement if accepted;
- Pedestrian connection of open spaces. The community has been designed so as to create continuous and integrated open space accessibility. Such open spaces and path system also connect to the regional trail and park systems through the publicly owned open space along the Clover Groff Run at Spindler Park and the trail system to the north. Sustainable design and promotion of conservation education include the conservation education design aspects of various playground areas.

2. Landscaping may include and/or may address the following:

- Seeding for native grasses, forbs, and/or sedges or appropriate plant mixes.
- Tree whip plantings to support reforestation “Natural succession areas” may be planted with initial native plants and be managed for succession to woodlands.
- Some areas may be maintained as mowed turf for the purpose of access, maintenance, to create safe edges along multi-use paths, or as secondary paths, and where a more manicured appearance is suitable, such as at site entries, or as areas for active recreation.
- Active recreation open spaces, whether programed as playgrounds or turf fields, are designed for use by children and families within developed areas in close proximity to homes and are necessary for quality family life and everyday living.
- Rain gardens, rain barrels, bio retention basins and other environmentally beneficial landscape treatments and storm water management techniques are encouraged to be incorporated into the design and layout of the subareas, individual lots, and private open space. Model homes are encouraged to demonstrate such strategies.

3. Additional Development Commitments: Preservation and Natural Ecosystem Improvements.

- i. Significant improvements to site’s environmental and water quality performance can be expected when compared to current agricultural and farming activities with the inclusion of storm water management techniques, the proposed wetlands enhancement, ground water recharge strategies/bio-retention, vegetative swales, street tree plantings and protection of wooded areas and meadow re-establishment. (See post development groundwater re-charge detail exhibit)
- ii. The proposed open space designs for Sugar Farms/Renner South meet or exceed the requirements of the Big Darby Accord relative to open space quantity, use of best management practices for storm water management and ground water recharge, stream restoration and conservation enhancement as originally written and approved by the legislative bodies of Accord member jurisdictions. There is a total of +/-

184.60 acres of permanent open space, whether conveyed by the developers to public park operators, or to be owned and maintained by the Sugar Farms or Renner South homeowner's associations.

- iii. Entry features, including fencing, walls, signage, columns, fountains, and related landscaping and lighting shall be permitted within the private open space.
- iv. Private open space areas shall generally match the theme and character of the overall open space landscape. Wooded areas and tree rows shall be preserved except where conflicting with buildable areas or required for utility and storm water conveyance per engineering plans. Conservation development techniques, such as wetlands "shelving" in retention ponds, tree plantings along pathways, and meadow planting and bio-retention basins are incorporated into open spaces as depicted on plan exhibits.
- v. Public and private open space shall be permitted to vary with final engineering provided the total open space does not fall below the 50% open space requirement. Private lot areas shall be demarcated from public and private open space by placement of bollards at the intersections of every other side and rear lot lines. Such placement is to be completed subject to City staff approval and shown on the Preliminary Plat(s) or Site Compliance Plan(s).
- vi. Regional multi-use paths shall be publicly owned and maintained and shall be installed by the developers/builders as the community develops as shown on the site plans and based on the phasing with each phase of development. The regional multi-use path to be installed by the developer through subareas A-2 and B-2 shall be installed prior to conveyance of such subareas to the City or as otherwise directed by the City. Other non-regional and paths internal to the development are to be privately owned and maintained. Where applicable, paths shall be stubbed at the property lines as depicted on site plans. Paths are subject to and shall be placed within easements as indicated. Paths may be combined or narrowed at critical locations, such as street crossings or environmentally sensitive areas. Path material shall be asphalt or compacted crushed aggregate. Paths shall be permitted to be built as boardwalks around sensitive areas, such as wetlands. Final design, details, and widths specifications shall be designed under the Columbus Design Manual or as approved by the City Recreation and Parks Department and/or Department of Public Service standards prior to the approval of the Preliminary Plat(s) or Site Compliance Plan(s).
- vii. All wetlands within the site area are intended to be preserved. No site improvements, grading, or disturbance shall be permitted within 25 feet

of a wetland delineated boundary, except for multi-use paths as described in and shown on the development plan, added planting and/or wetlands enhancements or other storm-water management features as required by governmental agencies.

The undersigned, being the owner of the subject property together with the applicant in the subject application, do hereby agree to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he/she fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, nullify alter or modify any more restrictive provision of the Columbus City Code except where they are specifically modified by this PUD.

PULTE HOMES OF OHIO LLC,
APPLICANT

By: _____

Its: _____

Date: _____

HARMONY DEVELOPMENT GROUP LLC,
APPLICANT

By: _____

Its: _____

Date: _____

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