

# Article 13

## Transitional Planned Unit Development

### Oak Park

Proposed Zoning – TPUD

April 15, 2024

#### Section 13.07: Development Plans

A.) Preliminary Development Plan – **See Preliminary Development Plan – Tab 3, Exhibit C-1**

- 1.) The size and location of the proposed TPUD district, at a scale of at least 1" = 200', showing topographic contours of at least 5' intervals, wooded areas, wetlands, adjacent (within 200') structures, 100 year floodplains.

**The proposed size of the TPUD is approximately ±64.9 acres. The site is located on the south side of Peachblow Road, and to the east of US 23. It is located in Subarea 7a – Proposed Planned Commercial, of the Berlin Township Comprehensive Plan. Refer to Tab 3, Exhibit C-1, for Preliminary Development Plan.**

- 2.) Conceptual architectural elevations for all structures and signs.

**Exterior Appearance and Materials**

**Finish building materials shall be applied to all sides of the exteriors of buildings. Colors and building materials shall be harmonious and compatible with colors of the natural surrounding and adjacent buildings and improvements.**

**All facades shall consist of all-natural material. Natural material shall be defined as brick, natural or manufactured stone, stucco, natural or engineered wood siding, or cementitious siding, with painted or stained finish. The maximum amount of stucco allowed on any front facade shall be 30%.**

**Refer to Tab 7, Exhibits G-1 & G-2 for Architectural Character Concepts**

**Exterior Colors**

**Exterior colors of excessively high chroma or intensity are not permitted. No more than two colors in addition to the colors of natural brick, stone or manufactured stone may be used on the building as a whole. Garage doors shall not be painted in contrasting colors to adjacent wall surfaces; they shall be painted to be similar in color to adjacent wall surfaces and trim.**

### **Roofs**

All main roofs shall have a minimum pitch of 6:12. Secondary roofs, such as at porches, may be a lesser slope and a minimum of 4:12. Roofs shall be finished in standard 3-tab shingle, 25-year warranty. Dimensional shingles may also be used. Roof color shall be consistent from building to building and shall be in the black, brown or gray tones or blends of these colors. Stark white and bright colors shall be prohibited.

### **Chimneys and Fireplaces**

Cantilevered chimneys are permitted but must extend above roofline, cantilevered shed style are not permitted. Direct vent fireplaces are permitted provided they are contained inside the building's main walls or cantilevered chimney. Chimneys may be finished in the same material as adjacent wall. Direct vent fireplaces and 90% efficient furnaces may exhaust directly through adjacent wall. Manufactured wood burning fireplaces and furnace exhausts may protrude through roof without enclosure provided pipe size is limited to 8" maximum and is painted a dark color to blend with roof color.

### **Garages**

No dwelling may be constructed on any lot unless an attached enclosed garage for at least two automobiles is also constructed on the same lot for the cottages. The village (townhomes) may have units with 1 car garage. Garage doors shall be paneled and of one color and one material.

Forward facing garages shall not extend more than 4' from the main body of the house containing the front door, so long as the front porch extends to, or farther, than the face of the garage.

### **Signage**

Temporary and Permanent signage are proposed for this development. There shall be 2 temporary marketing signs for the development, 1 located on the east side of The Cottages at Oak Park entry at the intersection of Road 'A' & Road 'C', and 1 located on the north side of Road 'B' at The Village at Oak Park entry. These signs shall be double-sided, and they are shown on Tab 4, Exhibit D-4. There shall be 3 permanent identification signs, 1 located on the east side of the Road 'A' & Road 'C' intersection and 1 on the west side, and 1 will be located on the north side of Road 'B', refer to Tab 4, Exhibits D-2, D-3, & D-4.

- 3.) The intended general provisions for water, fire hydrants, sanitary sewer, and adequate storm water drainage outlet. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades must be documented by the utility provider or a registered civil engineer.

**Water shall be provided by DelCo Water. Sanitary sewer is available to be extended to this site from the south, per the Delaware County Regional Sewer district. Refer to Tab 5, Exhibit E-1 for Concept Utility plans by Advanced Civil Design, and refer to Tab 5, Exhibits E-2 through E-10 for utility letters.**

- 4.) The relationship of the proposed development to existing and probable uses of surrounding areas, including easements, rights of way, proposed drainage and public utilities.

**The proposed development is bordered by Peachblow Road to the north, a commercial parcel in the northeastern corner, single family homes to the east, as well as the future Berlin Meadows single family development. Worthington Arms homes to the south, single family homes to the west, as well as a park, and commercial parcel to the west. See Tab 3, Exhibit C-5 for Existing Features Plan**

- 5.) A design of the open space and proposed description of its use, ownership, and maintenance.

**The open space has been designed to buffer existing homes and uses around the periphery of the site, to provide internal pockets of open space for the resident's use, as well as provide an attractive entry to the subdivision. All open spaces shall be maintained by the Master Association. See Tab 4, Exhibit D-5 for Open Space Plan.**

**Open Space 'A' – contains half of the main entry feature on Peachblow Road, half of the west entry feature for The Cottages at Oak Park, street trees, three rail fencing, a 10' wide bike path, a 15'x15' shelter, and landscape buffering and mounding.**

**Open Space 'B' – contains two pickleball courts, 30'x30' shelter, a maximum 29'x30' playground area, 8' wide multi-use pathways, three rail fencing, and landscape buffering.**

**Open Space 'C' – contains half of the west entry feature for The Cottages at Oak Park, street trees, three rail fencing, a 10' wide bike path, mounding, and a seating area.**

**Open Space 'D' – contains an existing stream with existing trees to be preserved, proposed basins, a pond overlook seating area, street trees, three rail fencing, a 10' wide bike path, and landscape buffering along the west boundary.**

**Open Space 'E' – contains half of the east entry feature for The Cottages at Oak Park, an existing stream with existing trees to be preserved, an existing pond and wetlands, proposed pond shelter overlook and stream overlook seating area,**

proposed basins, a landscape buffer and mounding along the east boundary, a pedestrian crossing across the stream as approved by the county engineer, a minimum 40'x55' dog park, half of the east entry feature for The Cottages at Oak Park, street trees, three rail fencing, a 5' wide sidewalk, landscape buffering and mounding, 15'x15' shelter, 30'x30' shelter, 8' wide multi-use pathways, and half of the entry to The Village at Oak Park.

Open Space 'F' – contains sidewalks, deciduous trees, 30'x30' shelter, 8' wide multi-use pathway, a maximum 29'x30' playground area, and an open lawn area for the townhomes to utilize.

Open Space 'G' – contains half of the entry to The Village at Oak Park, three rail fencing, evergreen trees to buffer between the townhomes and the commercial area, existing wetlands, and existing trees to be preserved.

All shelters that are located in the open spaces shall contain either benches, tables, or both, to be utilized by the community. Refer to Exhibits C-2 & C-3 for locations and amounts and refer to Exhibit C-4.1 for details.

Ponds with headwalls and end walls that are exposed to view shall be treated with real or synthetic stone to resemble stone walls. All stone shall extend to or below grade so that any low water conditions only reveal stone.

Ponds will have aerator fountains to maintain water quality. Fountains shall have a spray pattern of 10' height minimum.

- 6.) Specific statements of divergence, if any, from the development standards in this Article or the general standards of this resolution such as setbacks, parking, landscaping, lighting, signage and so forth.

**Section 13.06.D.2 – Building Height Limits**

**Code Required: 35'**

**Divergence: Increase maximum building height to 45'**

This increased height enables the proposed townhomes to be 3 stories in height, which in turn allows for a greater square footage of townhome to be purchased by home buyers in the area. This divergence applies only to the townhomes, known as the Village at Oak Park. The townhomes that abut the eastern property line, adjacent to Berlin Meadows, shall be limited to 2 stories to serve as a transition between developments.

**Section 24.03 – Structure Separation**

**Code Required: 25'**

**Divergence: Decrease separation to 10' for condominiums, and 20' for townhomes**

**This reduced setback allows for preservation of open space on site, reduces lengths of roadways, infrastructure, and maintenance, and provides yard spaces that are customary to home buyers for this housing market. 10' separation only applies to the condominiums, known as the Cottages at Oak Park. 20' separation only applies to the townhomes, known as the Village at Oak Park. All provisions and requirements of the Ohio Residential Code will be adhered to. See Tab 7, Exhibit G-3 for Structure Separation**

- 7.) Proposed location of all structures and uses.

**See Tab 3, Exhibit C-1, for Preliminary Development Plan for locations of all structures. All structures to be located within a condominium lot, including the proposed pathways, entry features, CBU's, and signage.**

**The area surrounding the CBU's to be maintained by the HOA, this includes all maintenance and seasonal upkeep needed. All mailboxes shall be installed plumb, in compliance with ADA regulations, and shall be maintained to stay upright and in good condition.**

- 8.) Preliminary Traffic Impact Analysis based upon new trip generation as estimated by the Delaware County Engineer's standards.

**See Tab 5, Exhibit E-10 for Traffic Impact Study**

- 9.) All required design standards in Section 13.06.

- a) Density: Maximum of four (4) dwelling units per net developable acre.

**The proposed net density for the site shall be  $\pm 4.0$  D.U./AC. If during Final Development plan preparation, unit counts in either The Cottages or The Villages need to be adjusted to accommodate site constraints and engineering, the units may be shifted from one area to the other so as the overall count of units as approved at Preliminary Development plan is not exceeded.**

- b) Common Open Space: Not less than 10% of the total tract acreage must be set aside as useable common open space, meaning areas exclusive of landscape islands and berms for parking lots and yards or courts immediately adjacent to the dwelling units. The township shall determine if the open space configuration meets the intent of these standards during preliminary development plan review. Open spaces may be used for the retention, detention and disposal of storm water drainage. Features which are likely to cause erosion or flooding shall not be permitted.

**Provided open space is  $\pm 29.5$  acres, or 45.5%. Any increase in the required detention area from the preliminary development plan that reduces useable greenspace shall be brought back to the Township Trustees for review and approval.**

- c) Minimum Tract Size: 10 acres or as approved on the final development plan.  
**The tract size is  $\pm 64.9$  acres.**

- d) Arrangement of Structures:

- 1) Setbacks: The physical relationships of dwelling units, non-dwelling structures and their minimum yard spaces shall be developed in strict compliance with the approved plan or the provisions of Article 24 unless a variance is approved.

**See Tab 3, Exhibit C-1 for Preliminary Development Plan.**

**All TPUD Setbacks:**

**Setbacks from Peachblow Road: 80' from centerline**

**Setbacks from Internal Public Roads: 60' from centerline**

**Single Family Condominium Setbacks:**

**Front Yard Setbacks: 20'**

**Rear Yard Separation Between Structures: 20'**

**Rear Yard Separation Between Principal Structure and Open Space: 10'**

**Side Yard Separation Between Structures: 10'**

**Multi Family Townhome Setbacks:**

**Front Yard Setbacks: 20'**

**Rear Yard Setbacks: 25'**

**Side Yard Separation Between Structures: 20'**

- 2) Building Height Limits: No buildings in this district shall exceed thirty-five (35) feet in height measured from the elevation of the threshold plate at the front door to the highest point of the roof. Chimneys, barns, silos, grain handling conveyors, church spires, domes, flag poles, and elevator shafts are exempted from the height regulation and may be erected to any safe height, not to exceed one-hundred (100) feet in height. No windmills, antennas, or towers shall be constructed to a height greater than the distance from the center of the base thereof to the nearest property line of said tract and not to exceed one hundred (100) feet in height.

**No condominium building shall exceed 35' as measured from the threshold plate at the front door to the highest point on the roof.**

**Townhomes may exceed this, and be approximately 45' in height, but**

no more than 3 stories. A divergence is required for the building heights, see Section 13.07.A.6 of this development text. Townhomes on the east property boundary adjacent Berlin Meadows shall be limited to 2 story height.

**Buildings that have 2 stories shall have two options for varied rooflines:**

- a. Varied roofline with a maximum of 80% at the same elevation, with 3' minimum height for variation
- b. Addition of gables, dormers, or other architectural details to interrupt a singular roof plane so that no more than 40' of continuous roof plane is seen

**Buildings that have 3 stories shall have a varied roofline with a maximum of 80% of the roof line at the same elevation. The variation in height shall be a minimum of 3'.**

- e) Building Dimensions: All structures constructed within this district shall contain the following minimum living area:
- 1) One (1) bedroom unit: 800 square feet
  - 2) Two (2) bedroom unit: 900 square feet
  - 3) Three or more bedroom units: 1000 square feet

**Minimum livable building square footage for all residential structures shall be 800 square feet for 1 bedrooms, 900 square feet for 2 bedrooms, and 1,000 square feet for 3 bedrooms.**

- f) Landscaping: All yards, front, side and rear, shall be landscaped in accordance with Article 26. All open spaces or non-residential use areas shall be landscaped and shall meet the landscaping requirements of this resolution, unless a variation from these standards is specifically approved as part of the final development plan. A landscape plan prepared by a licensed landscape architect showing the caliper, height, numbers, name and placement of all material, shall be submitted and is subject to approval as a part of the final development plan. Natural foliage shall be retained as buffers where practicable. The Township may require establishment of such tree cover and /or other foliage to buffer adjacent uses.

**Refer to Tab 4, Exhibits D-1, D-2, D-3, & D-4 for preliminary development plan landscape exhibits. A final landscape plan will be submitted at the time of final development plans. All landscape shown on preliminary landscape plans shall be the minimum amount of plantings required in the final development plan.**

All trees proposed for the development shall meet the following minimum caliper/height requirements:

- Deciduous trees – 2.5" caliper
- Evergreen trees – 1.75" caliper / 5-6' height
- Ornamental trees – 1.75" caliper / 5-6' height

- g) Environmentally Sensitive Areas: Jurisdictional wetlands, slopes greater than 20% and 100-year floodplains shall be preserved to the greatest extent possible. No structures shall be constructed within the 100-year floodplain of any stream or river. To the maximum extent possible, all natural drainage courses, vegetation and contours in excess of 6% shall be maintained. **Wetlands shall be preserved to the greatest extent possible. A stream is located on site and shall be preserved. See Tab 3, Exhibit C-5 for Existing Features Plan.**

- h) Parking: Off-street parking shall be provided at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the final development plan. In preparing and approving the parking plan, the parking provisions of Section 24.01 of this Resolution shall be incorporated, or a divergence requested. **Off-street parking shall be provided at the time of construction of the main structure or building.**

**The condominium area, known as the Cottages at Oak Park, shall meet Section 24.01 and have a minimum of a 2 car garage with 2 parking spaces in front of the garage in the driveway for a minimum of 4 spaces per unit.**

**The townhome area, known as the Village at Oak Park, shall meet Section 24.01 and have a minimum of a 1 car garage with 1 parking space in front of garage in the driveway for a minimum of 2 spaces per unit for 30% of the townhomes. All other townhomes shall have a 2 car garage with 2 parking spaces in front of the garage in the driveway for a minimum of 4 spaces per unit.**

- i) Signs: Signs shall conform to Article 25 of this resolution, or a divergence requested and approved as part of the final development plan. **All signage shall comply with Article 25, see Tab 4, Exhibit D-4 for signage locations and elevations.**
- j) Supplemental Conditions and Safeguards: The Zoning Commission and/or Board of Trustees may require additional conditions be met with regard to the type and extent of the public improvements to be installed;

landscaping; improvements and maintenance of open space areas; and other development characteristics.

**Development shall comply with this requirement.**

- k) Rental Units: No more than 20% of multi-family units may be either designated as rental units or held back by the developer for lease; all other dwelling units must be for sale to individual owners. Assurance of compliance with this requirement shall be shown on the development plan or plat or through deed restriction.

**Development shall comply, all units will be for sale and will not be listed as rental units by the developer.**

- l) Materials: All exterior sides of all units shall be sheathed in brick, stucco, stucco-stone, stone, wood, or cementitious lap siding.

**Development shall comply, see Tab 7, Exhibits G-1 & G-2 for architectural character concepts, and see Section 13.07.A.2 of this development text for architectural design criteria.**

- m) Roof Pitch: All residential roofs shall be a minimum of 6/12 pitch, or as otherwise approved by plan.

**All primary roofs shall have a minimum pitch of 6:12. Secondary roofs, such as at porches, may be a lesser slope and a minimum of 4:12.**

- n) Walkways and Street Trees: The Township may require walkways to connect all dwelling areas with open space and to interconnect the open spaces. Where sidewalks or bike paths are required, they shall be separated from the paved street or parking lot surface by at least five feet (5') of landscaped or grassed tree lawn with trees planted behind the sidewalk.

**Only Road 'A' and Road 'B' are public streets which shall have sidewalk and or multi-use paths on each side. All other interior roads shall be private, and all walks shall be as shown on development plans.**

- o) Pavement Width Standards for Intra Development Streets, Drives, and Parking Lots: All private streets, roads and driveways shall be constructed to a pavement width and cross section that meets the average daily traffic and weights anticipated in the Delaware County Engineer's Location and Design Manual, or shall have a design life of 20 years. Parking lot pavement does not have to meet street cross sectional standards, but parking lot drive aisles that connect to the public streets shall be constructed to public street cross-sectional and design life standards within 50 feet of the edge of the public paved road.

**All streets, drives, and parking lots shall meet the design standards set forth by the these standards. See Tab 5, Exhibit E-1, for Engineering Plans**

- p) Underground Utilities: All utility lines constructed to service the proposed commercial uses shall be located underground.

**Development shall comply, all proposed constructed utilities shall be located underground. See Tab 5, Exhibit E-1, for Utility Plan**

- q) Architectural Details are Desirable: examples are wide corner boards or quoins, lintels, columns, window boxes, shutters, round louvers, etc.

**Development shall comply, see Tab 7, Exhibits G-1 & G-2 for Architectural Character Concepts**

- r) Water and Sewer: Centralized water and sewer service shall be provided unless otherwise approved per development plan. The appropriate state and/or county agencies with jurisdiction shall indicate feasibility of water supply and wastewater disposal systems at the time of the preliminary development plan review.

**Water service shall be provided by DelCo Water, see Tab 5, Exhibit E-3, and sewer service shall be provided by Delaware County Regional Sewer District, see Tab 5, Exhibit E-2.**

- s) Building Design: The project architect shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional or historic architecture in the community or with the site.

**Development shall comply, see Tab 7, Exhibits G-1 & G-2 for Architectural Character Concepts.**

- t) Exterior Lighting: All exterior lighting shall be as specifically approved as part of the final development plan in accordance with Article 24, Section 24.13 of this resolution.

**All exterior lighting shall comply with Article 24.**

- 10.) Fire-fighting plan - letter from Fire department regarding access and water needs for fire-fighting

**See Tab 5, Exhibit E-8, for letter from Berlin Township Fire Department**

- 11.) Phasing plans, if any.

**There will be 6 phases, see Tab 3, Exhibit C-4**

- 12.) Calculations of net developable acreage and project density for proposed multi-family uses.

**Net developable acreage is  $\pm 53.8$  AC, and net density is  $\pm 4.0$  D.U./AC. See Tab 3, Exhibit C-6 for Net Developable Plan.**

- 13.) Proposed permitted and accessory uses.

**Permitted uses shall be single family and accessory uses customary to single family homes as permitted by Township Code and Deed restrictions.**

#### B.) Other Submittal Requirements

- 1.) A certified real estate tax mailing address list of current property owners within 200 feet of subject property obtained from Delaware County Auditor's Office, with mailing addresses and two sets of mailing labels, including applicant and/or applicant's representative.

**See Tab 1, Exhibit A-1, for Surrounding Property Owner addresses**

- 2.) Legal Description of the property

**See Tab 2, Exhibit B-1, for Legal Description**

- 3.) Plat plan of the parcel to scale, including:

- a) Area of property including, streets, roadways, and parking
- b) Placement of all existing and proposed buildings

**See Tab 2, Exhibit B-2, for Boundary Survey**

- 4.) The lot number and/or street address

**Parcel Number Identification Numbers: 418-330-01-028-000, 418-330-01-029-000, 418-330-01-030-000, & 418-330-01-031-000**

- 5.) Topographical map

**See Tab 3, Exhibit C-5, for Existing Conditions Plan**

- 6.) All setback and frontage dimensions, Article 24

**See Tab 3, Exhibit C-1, for Preliminary Development Plan**

- 7.) Architectural design criteria for all structures and criteria for proposed signs, with proposed control procedures, Article 25

**See Section 13.07.A.2 of the zoning text for architectural design.**

- 8.) Landscape Plan, in accordance with the Berin Township Zoning Resolution, Article 26

**Landscape plans and site details are attached as Tab 4, Exhibits D-1, D-2, D-3, & D-4 with buffer and open space descriptions in Section 13.07.A.5 of the zoning text.**

**Tree requirements for building coverage on individual lots shall be determined and plans submitted at time of building permits for each individual structure as they will not be known until that time.**

- 9.) Location of schools, parks, and other public facility sites, within one (1) mile

**The site is within proximity to Fairview Memorial Park, Columbus State Community College, Delaware Area Career Center, and the Shale Meadows Elementary School. See Tab 3, Exhibit C-5.**

- 10.) Ability to post bond or an irrevocable letter of credit if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer

**See Tab 6, Exhibit F-1, for Bank Letter**

- 11.) The proposed time schedule for development of the site including streets, buildings, utilities, and other facilities

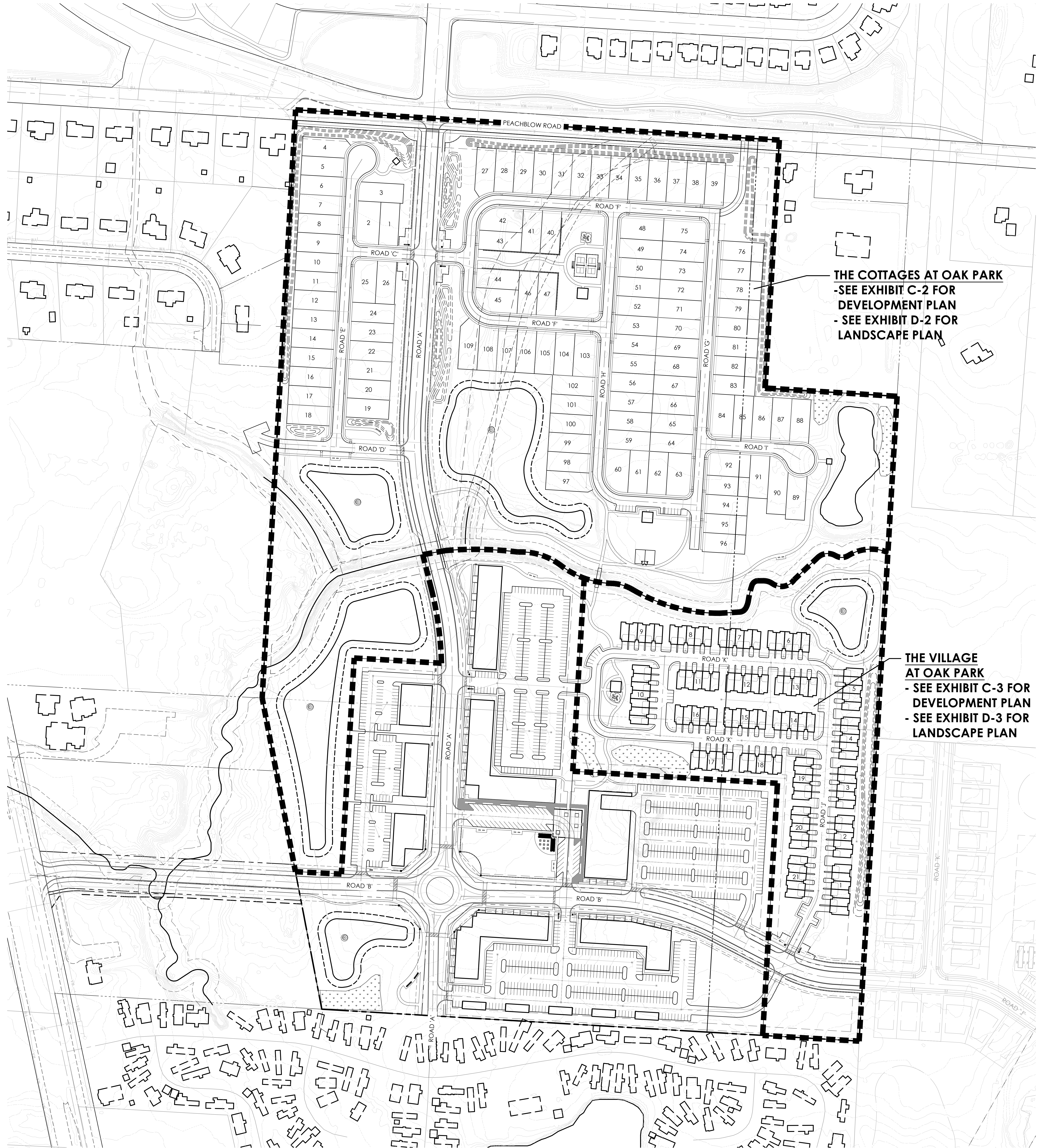
**It is anticipated that the subdivision construction would begin shortly after approval of a final development plan, final engineering plans, and plats, which is likely to occur in the summer of 2025. The site utilities, street, and landscape will be installed, and homes will be constructed. The project shall be completed in 6 phases, and each phase will take approximately 12-18 months to complete construction.**

- 12.) If the proposed timetable for development includes developing the land in phases, all phases developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give Township official's definitive guidelines for approval of future phases.

**Phases 1A, 1B, & 1C shall begin in the summer of 2025 and take 12-18 months to complete. These will be followed by the successive phases; more than one phase may be started at one time depending on market conditions.**

- 13.) Letter approving agent for owner if applicable

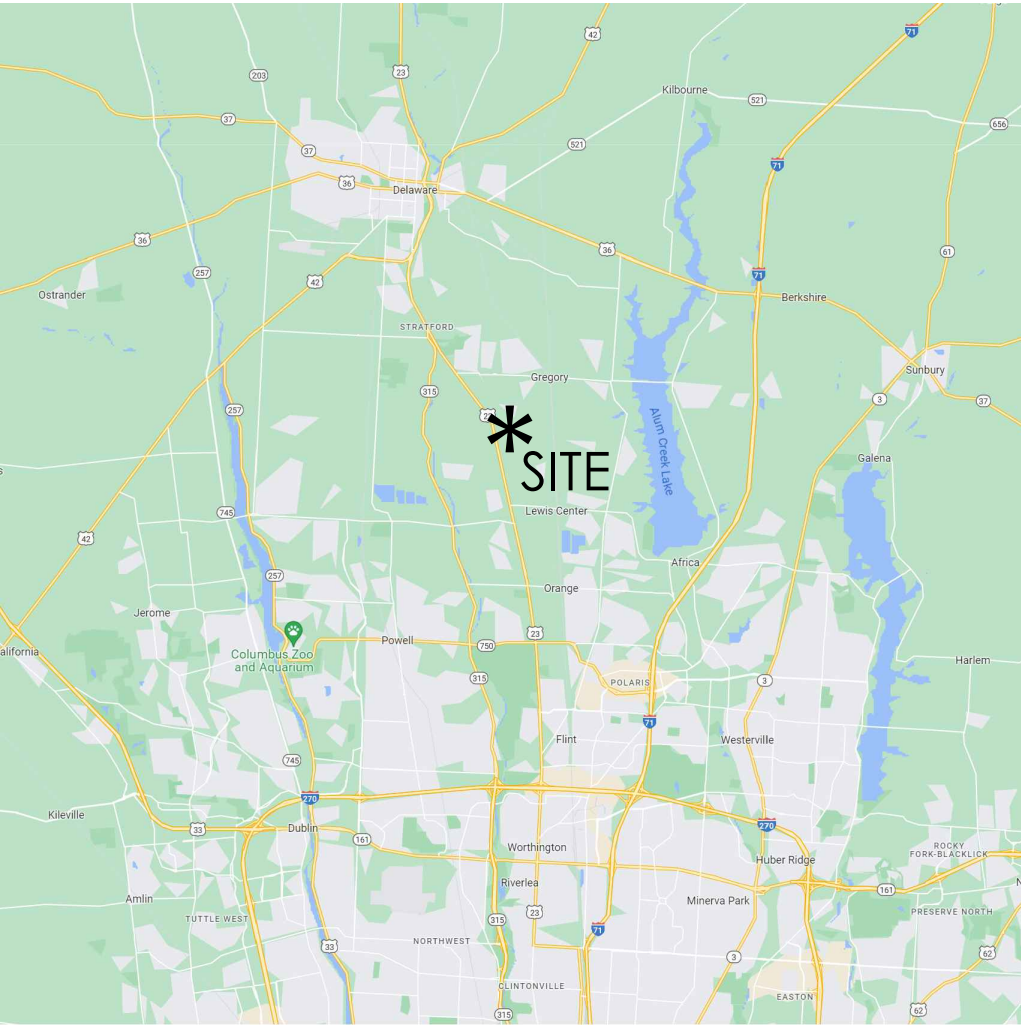
**Applicant is the owner of the property.**



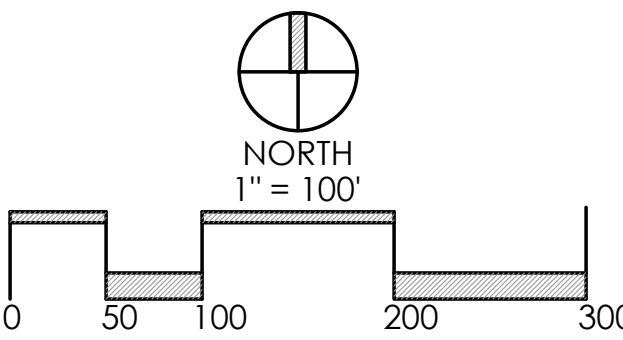
**THE COTTAGES AT OAK PARK**  
-SEE EXHIBIT C-2 FOR  
DEVELOPMENT PLAN  
- SEE EXHIBIT D-2 FOR  
LANDSCAPE PLAN

**THE VILLAGE  
AT OAK PARK**  
- SEE EXHIBIT C-3 FOR  
DEVELOPMENT PLAN  
- SEE EXHIBIT D-3 FOR  
LANDSCAPE PLAN

VICINITY MAP



SITE DATA	
TOTAL ACRES	±64.9 AC
NET DEVELOPABLE ACRES	±53.8 AC
TOTAL UNITS	217 UNITS
GROSS DENSITY	±3.3 D.U./AC.
NET DENSITY	±4.0 D.U./AC.
TOTAL OPEN SPACE ACRES	±29.5 (±45.5%)





VICINITY MAP

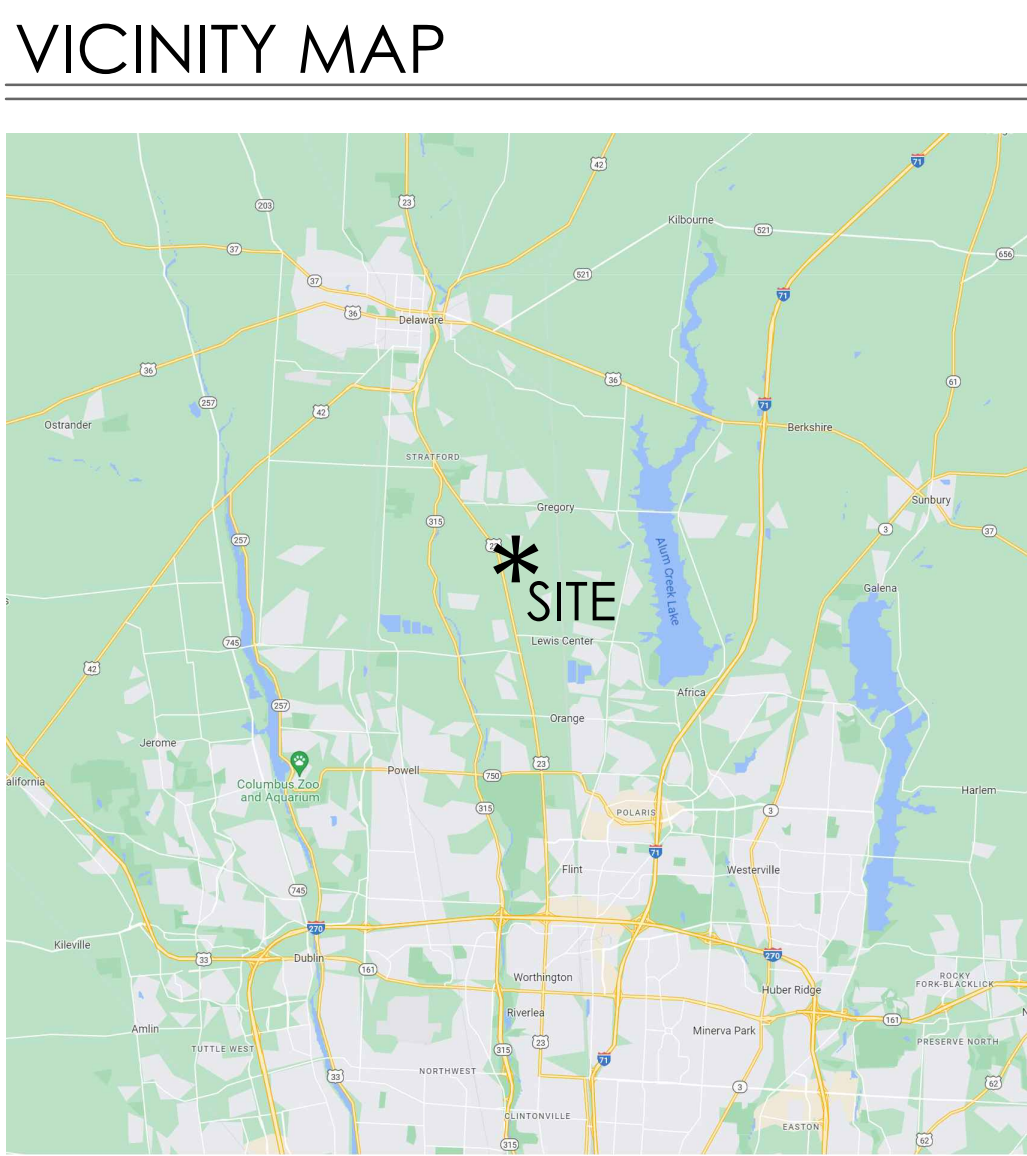
SITE DATA	
TOTAL ACRES	±64.9 AC
NET DEVELOPABLE ACRES	±53.8 AC
TOTAL UNITS	217 UNITS
GROSS DENSITY	±3.3 D.U./AC.
NET DENSITY	±4.0 D.U./AC.
TOTAL OPEN SPACE ACRES	±29.5 (±45.5%)

SITE DATA: CONDOS	
TOTAL UNITS	109 UNITS

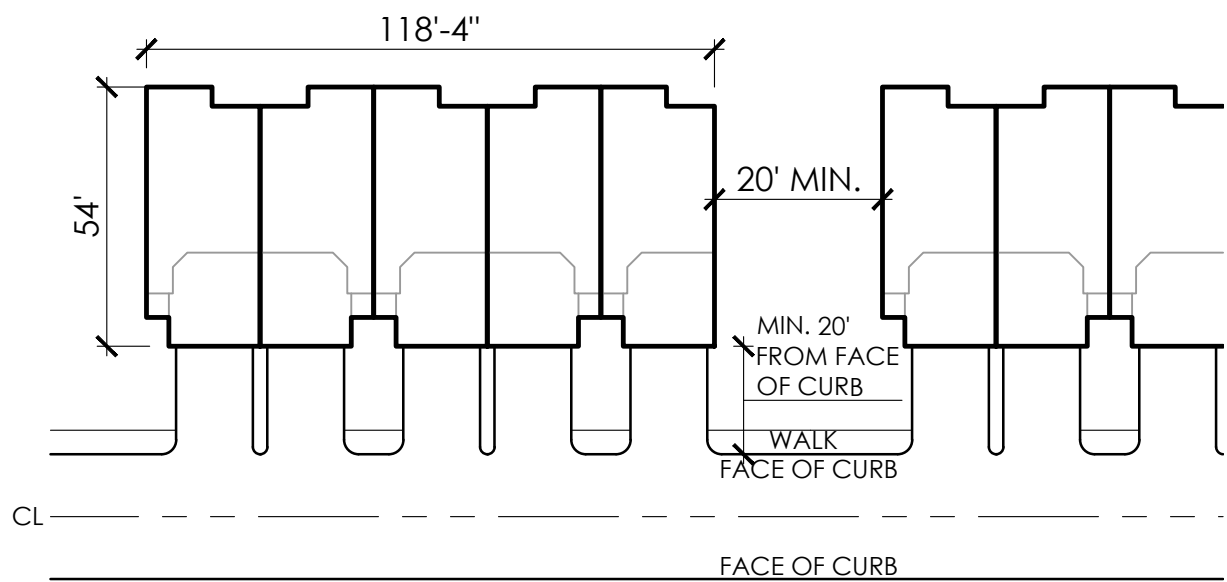
1 TYP. CONDO CONFIGURATION  
SCALE: 1" = 40'

PRELIMINARY DEVELOPMENT PLAN - THE COTTAGES

EXHIBIT C-2



SITE DATA	
TOTAL ACRES	±64.9 AC
NET DEVELOPABLE ACRES	±53.8 AC
TOTAL UNITS	217 UNITS
GROSS DENSITY	±3.3 D.U./AC.
NET DENSITY	±4.0 D.U./AC.
TOTAL OPEN SPACE ACRES	±29.5 (±45.5%)
SITE DATA: TOWNHOMES	
TOTAL UNITS	108 UNITS



1 TYP. TOWNHOME CONFIGURATION  
SCALE: 1" = 40'

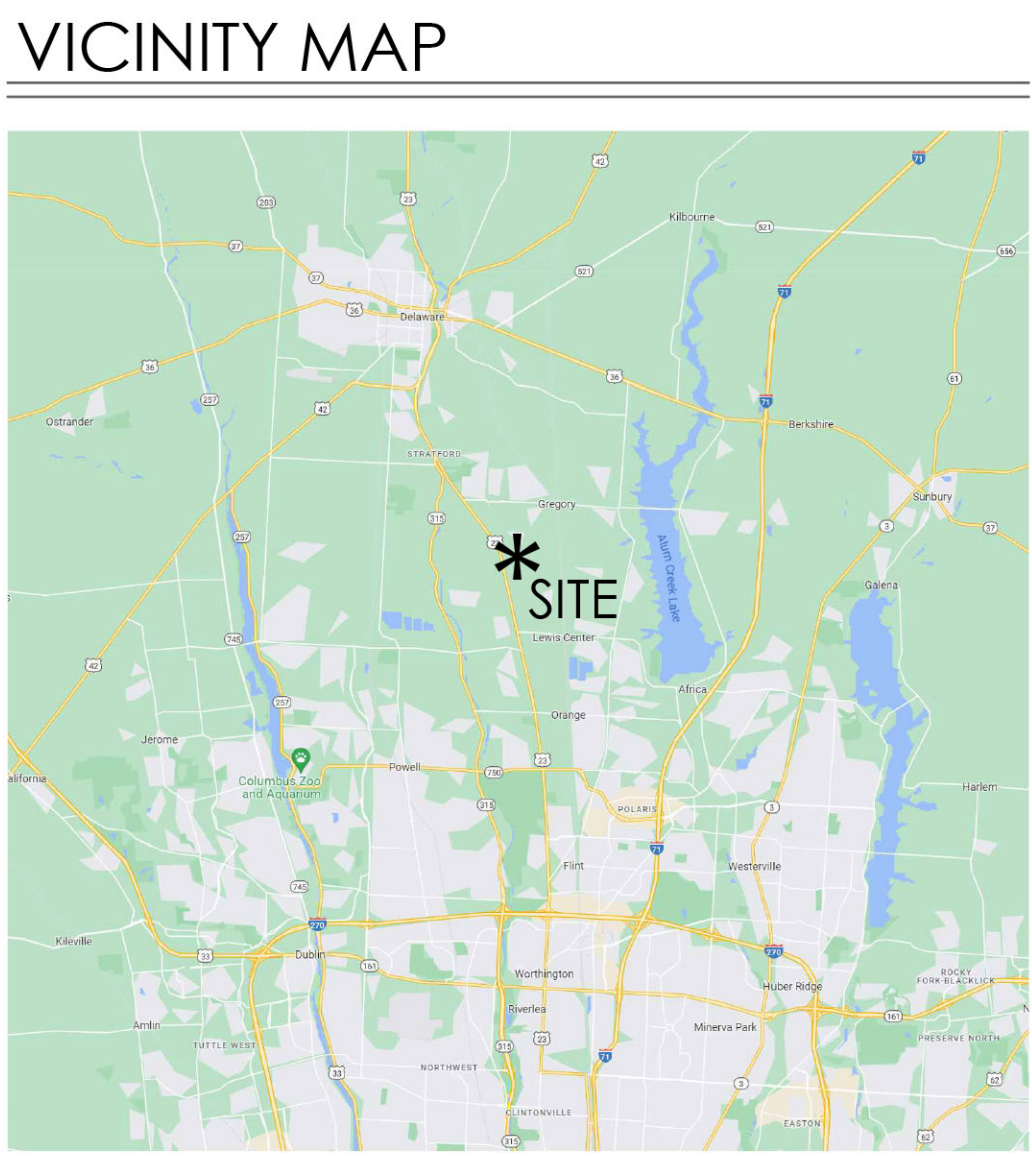
PRELIMINARY DEVELOPMENT PLAN - THE VILLAGE

EXHIBIT C-3



PHASING PLAN

EXHIBIT C-4

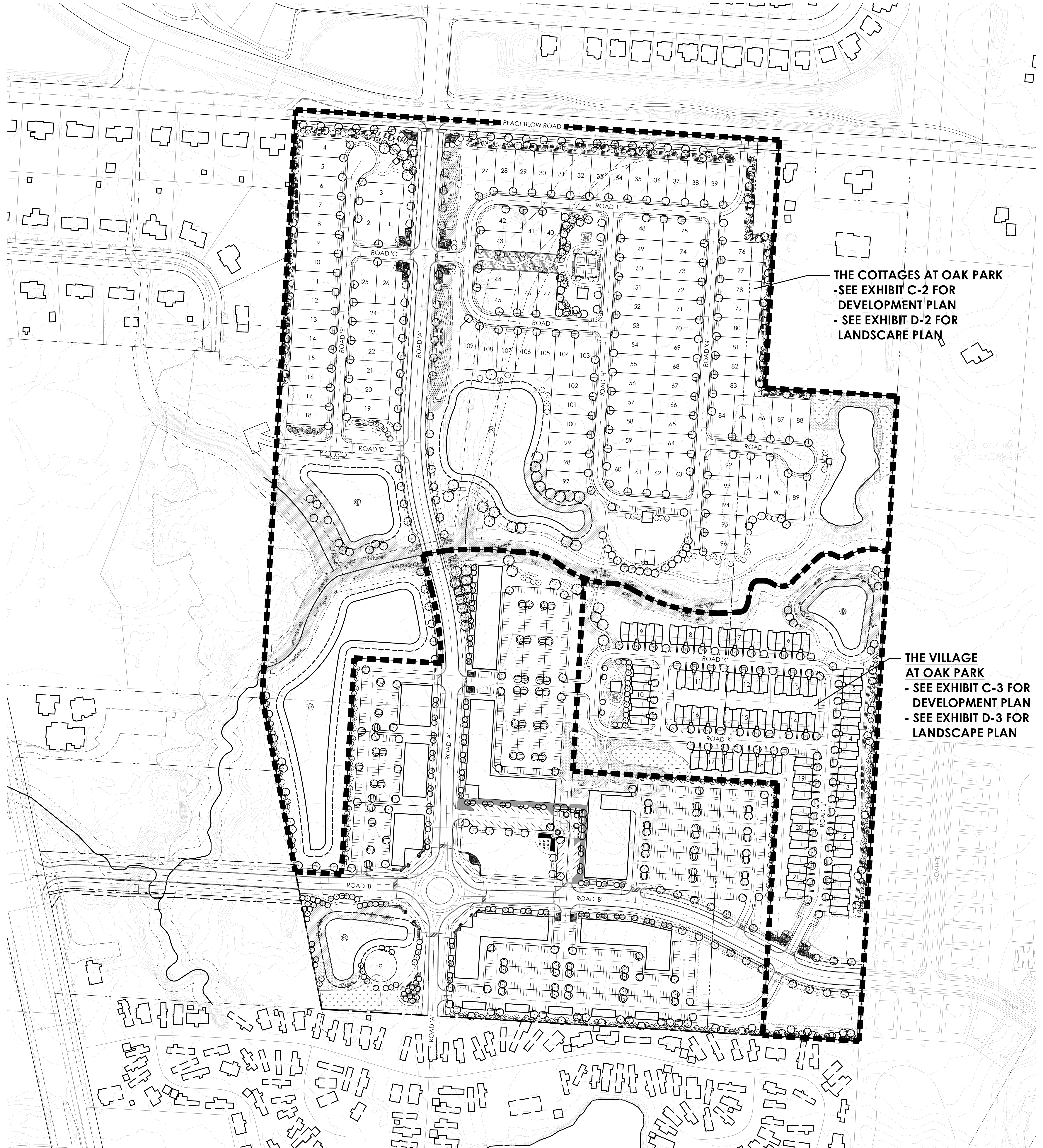


SITE DATA	
TOTAL ACRES	±64.9 AC
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TOTAL UNITS	217 UNITS
GROSS DENSITY	±3.3 D.U./AC.
NET DENSITY	±4.0 D.U./AC.
TOTAL OPEN SPACE ACRES	±29.5 (±45.5%)

ILLUSTRATIVE PLAN

OAK PARK  
PREPARED FOR KIRAN BASIREDDY  
DATE: 04/15/24

EXHIBIT C-7



**THE COTTAGES AT OAK PARK**  
-SEE EXHIBIT C-2 FOR  
DEVELOPMENT PLAN  
- SEE EXHIBIT D-2 FOR  
LANDSCAPE PLAN

**THE VILLAGE  
AT OAK PARK**  
- SEE EXHIBIT C-3 FOR  
DEVELOPMENT PLAN  
- SEE EXHIBIT D-3 FOR  
LANDSCAPE PLAN

**CONSTRUCTION NOTES**

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

**PLANT KEY TYPICALS**

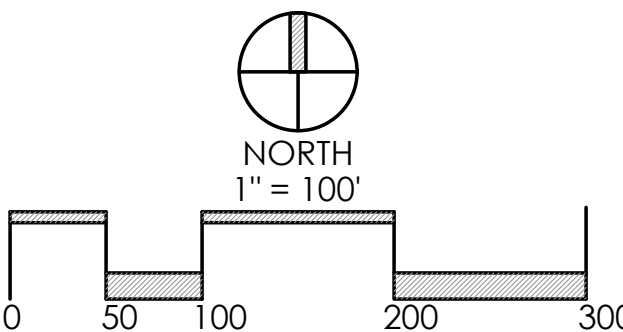
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

- ORNAMENTAL TREE
- LARGE DECIDUOUS SHRUB
- EXISTING TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- EVERGREEN TREE
- PERENNIALS
- GROUND COVER
- SHADE TREE

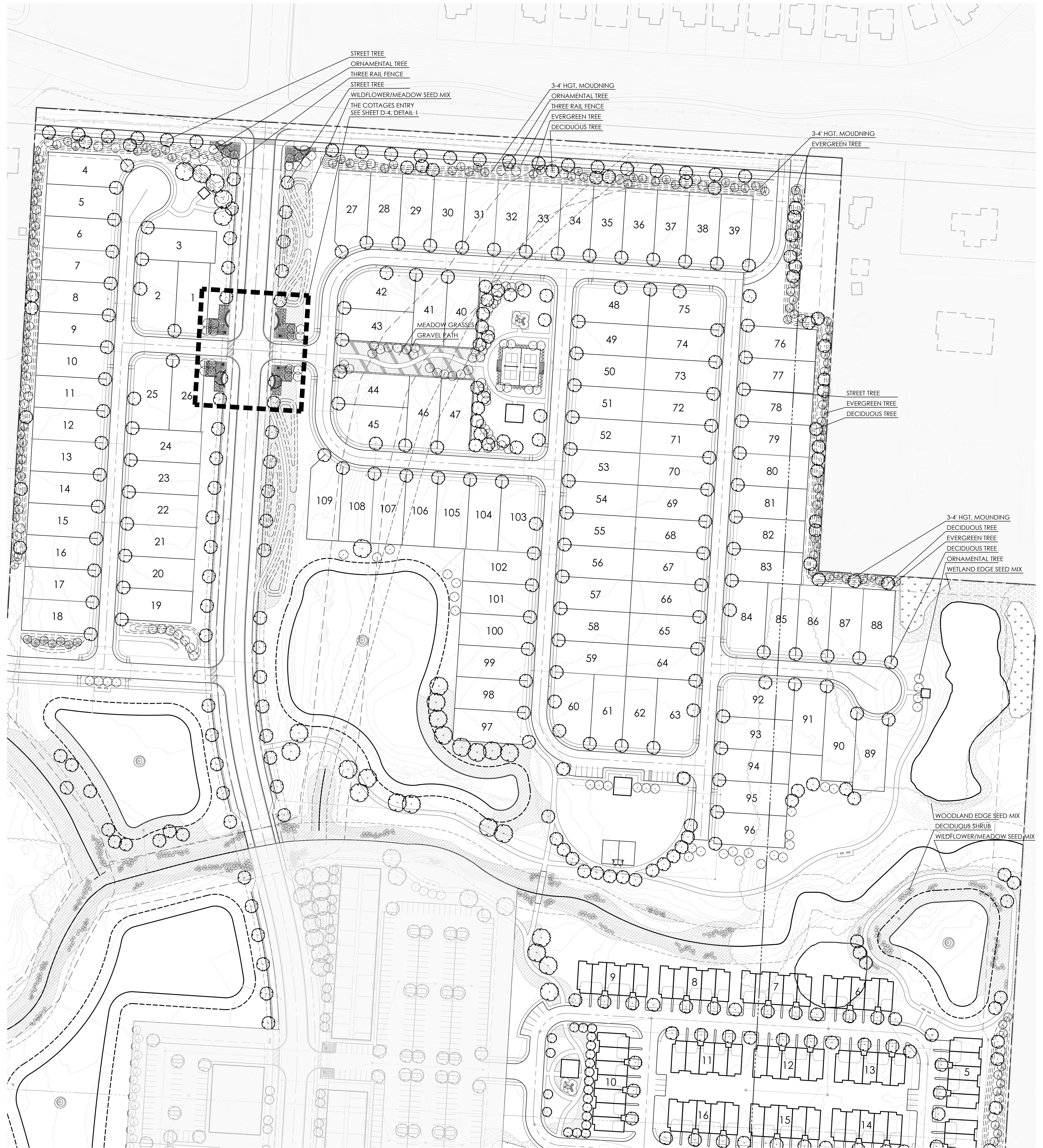
**OVERALL LANDSCAPE PLAN**

**EXHIBIT D-1**

**OAK PARK**  
PREPARED FOR KIRAN BASIREDDY  
DATE: 04/15/24



**Faris Planning & Design**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
4876 Cemetery Road Hilliard, OH 43026  
p (614) 487-1964 www.farisplanninganddesign.com

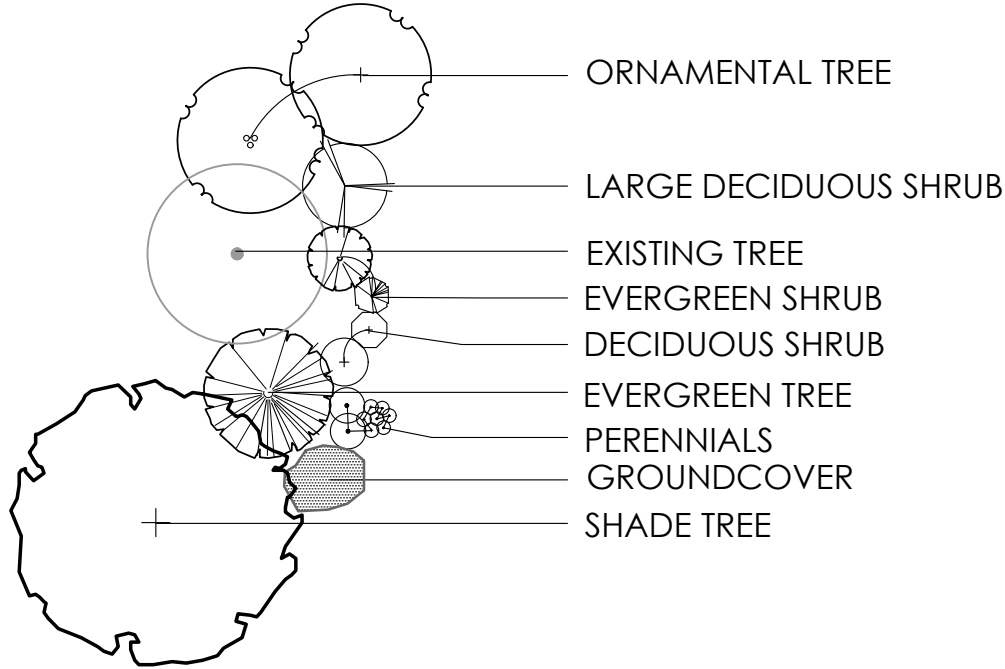


CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

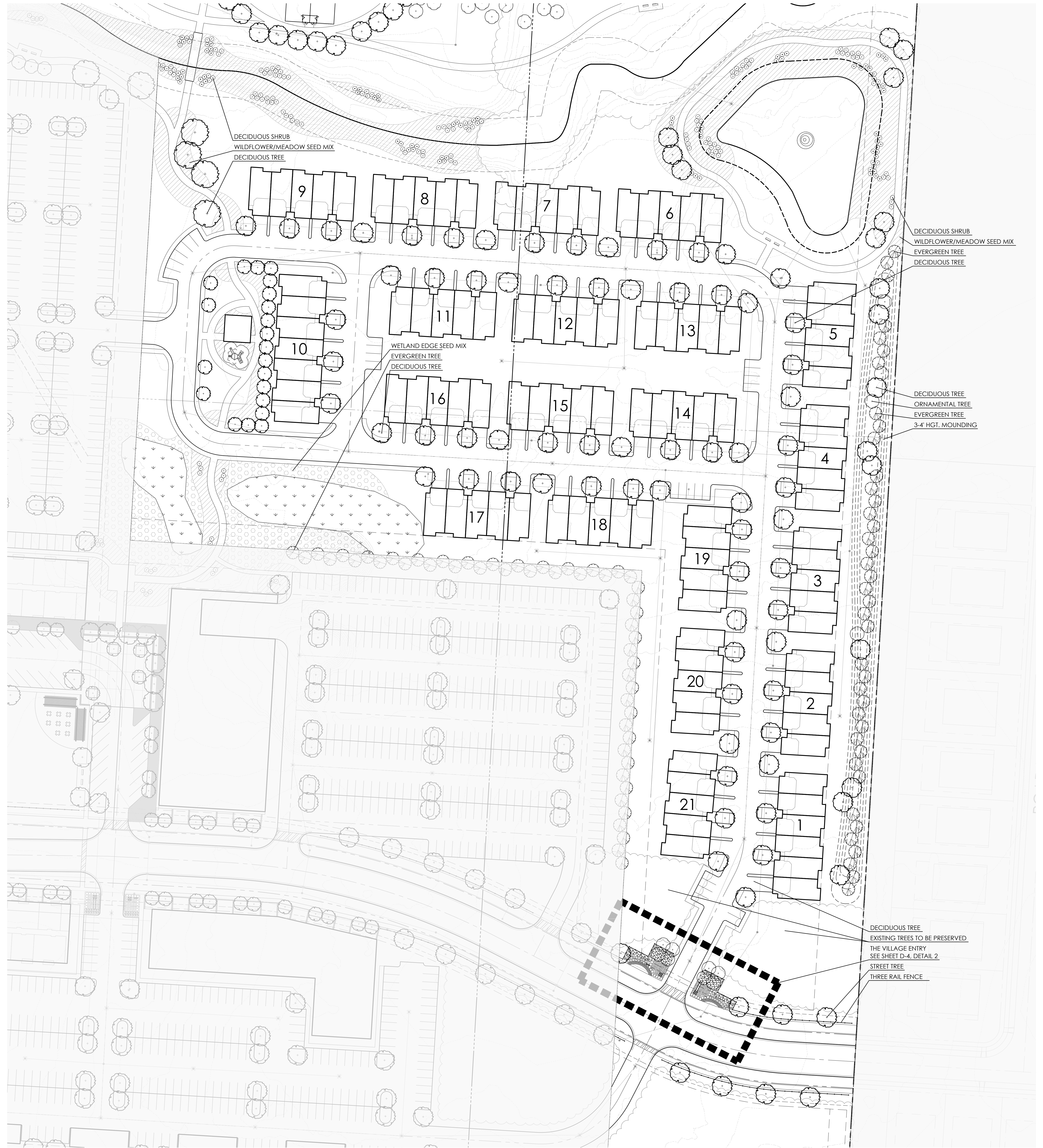
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



OVERALL LANDSCAPE PLAN - THE COTTAGES

EXHIBIT D-2

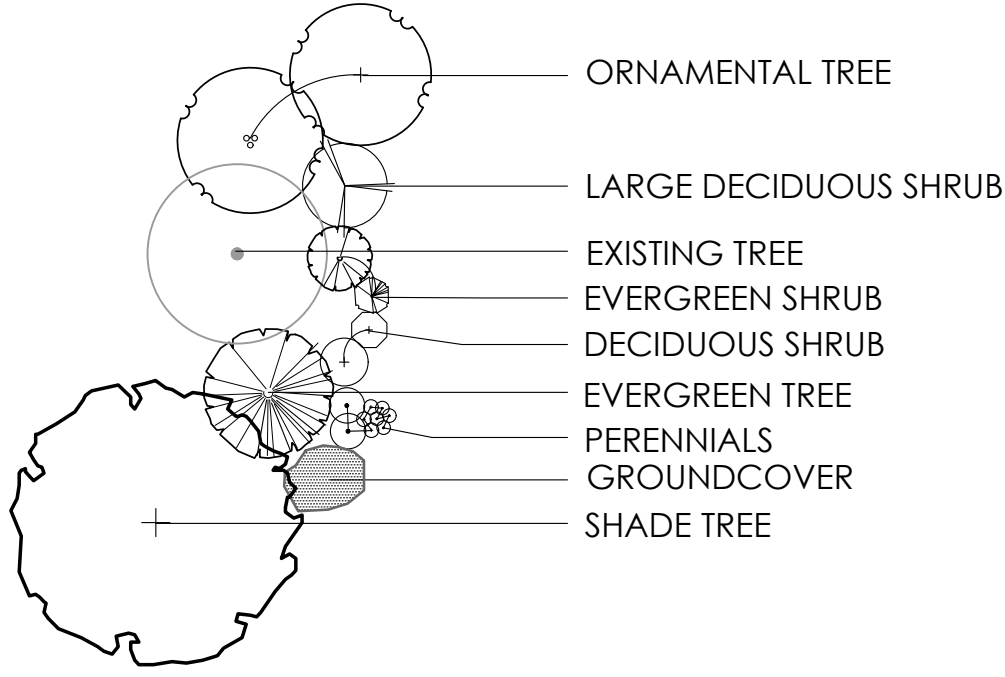


CONSTRUCTION NOTES

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



OVERALL LANDSCAPE PLAN - THE VILLAGE

EXHIBIT D-3



MODEL: PLAYCRAFT SYSTEMS (SKU: R50F1B44A)  
OR OWNER APPROVED EQUAL

① PLAYGROUND  
SCALBN.T.S.



MODEL: NORTHGATE PARK BENCH (SKU: TBN-15)  
OR OWNER APPROVED EQUAL

② METAL BENCH DETAIL  
SCALBN.T.S.



MODEL: COMFORT SERIES RECTANGULAR PICNIC TABLE (SKU: 1JH1002-BK)  
OR OWNER APPROVED EQUAL

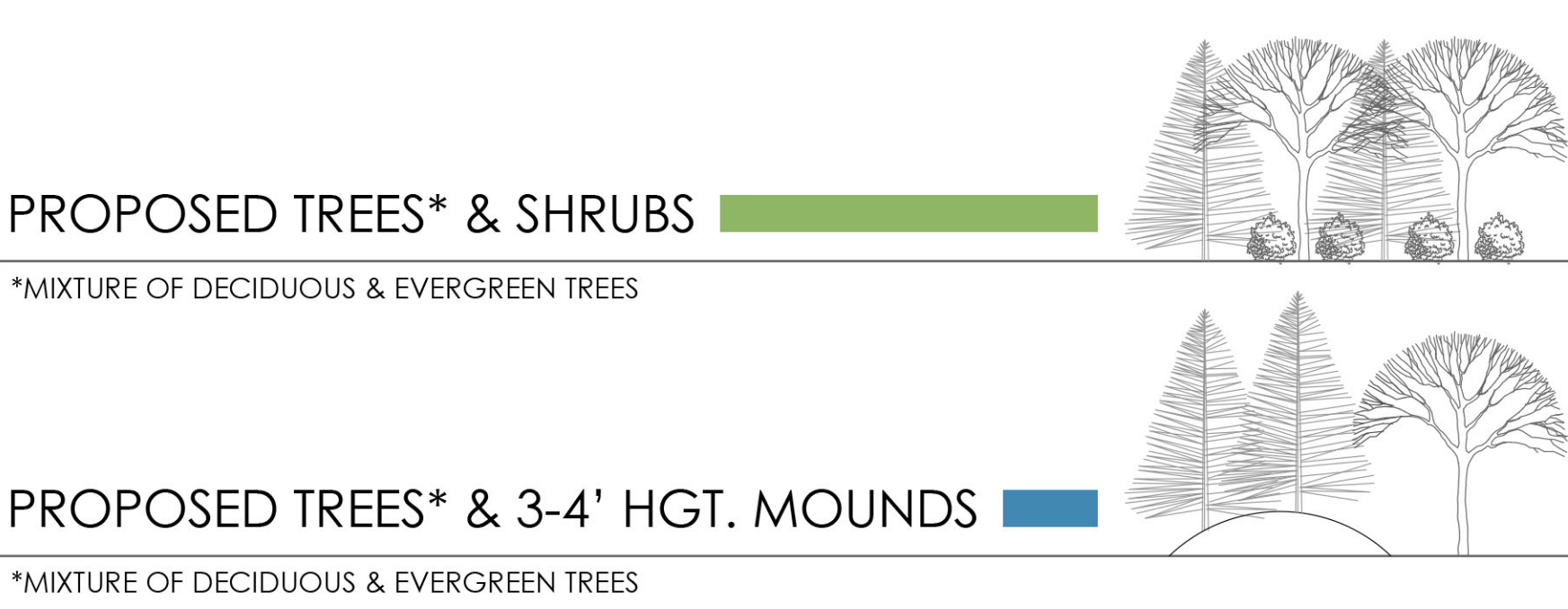
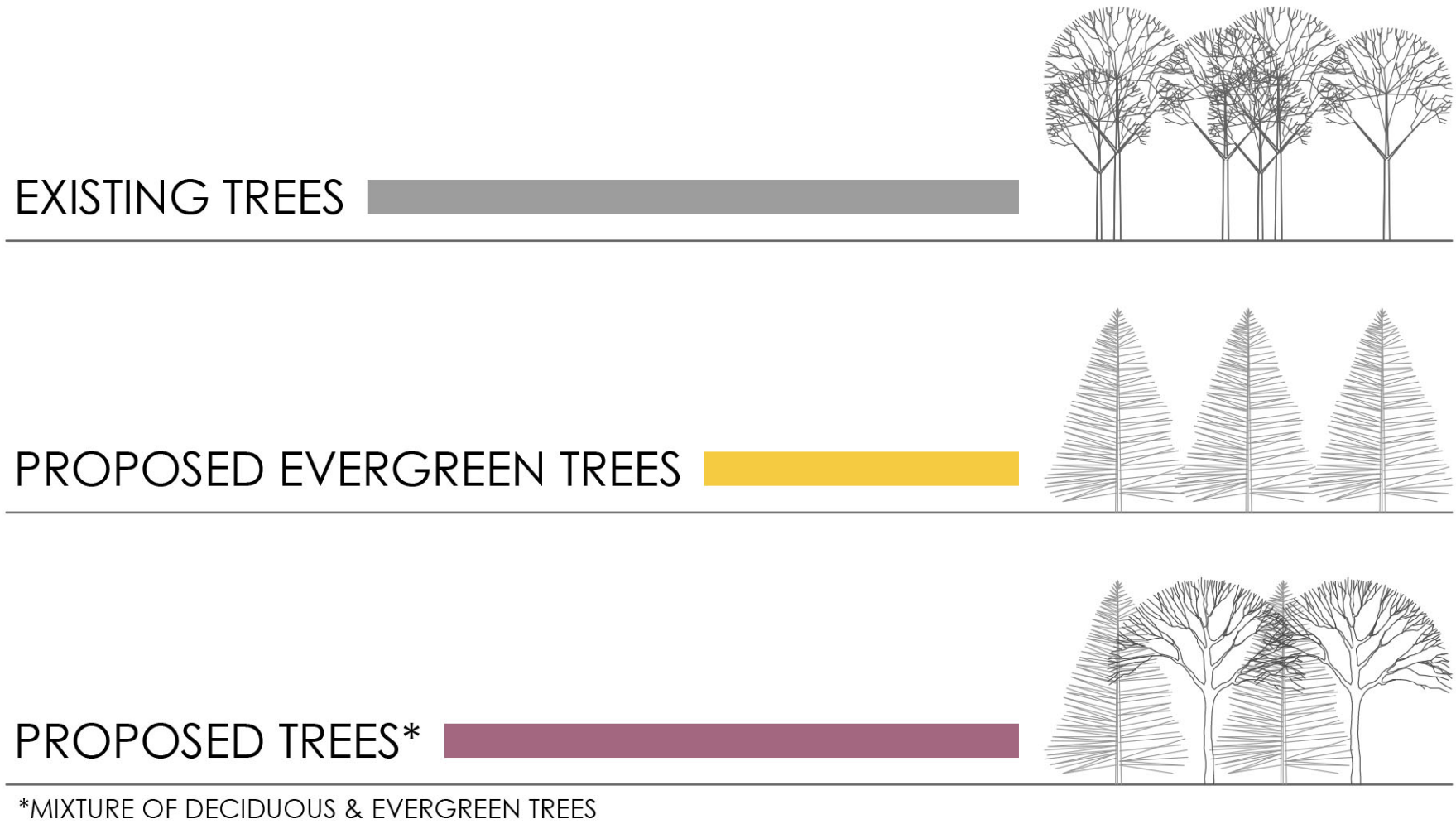
③ RECTANGULAR PICNIC TABLE  
SCALBN.T.S.



OPEN SPACE DATA	
TOTAL ACRES	±64.9 AC
OPEN SPACE REQUIRED (10%)	±6.49 AC.
OPEN SPACE PROVIDED	±29.5 AC.
PERCENTAGE OPEN SPACE PROVIDED	±45.5%



SITE DATA



BUFFER PLAN

OAK PARK  
PREPARED FOR KIRAN BASIREDDY  
DATE: 04/15/24

EXHIBIT D-6



Typical Rear Elevation



Typical Left Elevation



Typical Right Elevation

