

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 218-005 Date Received: 1/23/18

Application Accepted By: TD & KP Fee: \$15,000

Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7488 Lee Road, Westerville, Ohio 43081 Zip _____

Is this application being annexed into the City of Columbus Yes No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 110-005858, 110-000264, 221-000012, and 221-000013

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R-1/Rural-Township Requested Zoning District(s) PUD-4

Area Commission Area Commission or Civic Association: Rocky Fork Blacklick Accord

Proposed Use or reason for rezoning request: Single-family residential subdivision.

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 81.9 +/- acres

[Columbus City Code Section 3309.14]

APPLICANT:

Name M/I Homes of Central Ohio LLC

Address 3 Easton Oval, Suite 310 City/State Columbus, Ohio Zip 43219

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name See attached list of property owners.

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Aaron L. Underhill & David Hodge, Underhill & Hodge LLC

Address 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054

Phone # 614.335.9320 Fax # 614.335.9329 Email: aaron@uhlawfirm.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE By: David Hodge - attorney

PROPERTY OWNER SIGNATURE By: David Hodge - attorney

ATTORNEY / AGENT SIGNATURE David Hodge

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Property Owner List

Phillip J. Gardner, Tr.
8585 Cheshire Road
Sunbury, Ohio 43074
PN: 221-000012, 221-000013 and 110-000264

Daryl and Teresa Vesner
4739 East Walnut Street
Westerville, Ohio 43081
PN: 110-005858

REZONING APPLICATION

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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 218-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 7488 Lee Road, Westerville, Ohio 43081

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/23/18

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

Check here if listing additional property owners
on a separate page.

(4) Please see attached list of property owners.

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

M/I Homes of Central Ohio
614.379.4044

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Rocky Fork Blacklick Accord
Festus Manly-Spain
45 Second St., P.O. Box 273
New Albany, OH 43054

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23rd day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Kimberly R. Grayson
1-11-2021

Notary Seal Here



KIMBERLY R. GRAYSON

Notary Public, State of Ohio

My Commission Expires

January 11, 2021 expires six (6) months after date of notarization.

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PROPERTY OWNER:

Daryl and Teresa Vesner
4739 East Walnut Street
Westerville, Ohio 43081

Phillip J. Gardner, Tr.
8585 Cheshire Road
Sunbury, Ohio 43074

APPLICANT:

M/I Homes of Central Ohio
3 Easton Oval, Suite 310
Columbus, Ohio 43219

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

AREA COMMISSION/CIVIC ASSOCIATION:

Rocky Fork Blacklick Accord
Festus Manly-Spain, Sr. Planner
45 Second Street
P.O. Box 273
New Albany, Ohio 43054

SURROUNDING PROPERTY OWNERS:

Jeffrey and Beth Markley
or current occupant
7561 Lee Road
Westerville, Ohio 43081

Daniel Redman
or current occupant
4587 Cautela Drive
Westerville, Ohio 43081

Nichole and Spencer Metoxen
or current occupant
4605 Cautela Drive
Westerville, Ohio 43081

Michael and Sarah Tenney
or current occupant
4625 Cautela Drive
Westerville, Ohio 43081

Jacqueline and Stephen Mallett
or current occupant
4645 Cautela Drive
Westerville, Ohio 43081

Keith and Brenda Thatcher
or current occupant
8005 Maxtown Road
Westerville, Ohio 43082

Walter and Loretta Morrow
or current occupant
7570 Cabbage Road
Westerville, Ohio 43081

Earl and Stephanie Yeager
or current occupant
7444 Cabbage Road
Westerville, Ohio 43081

Frank and Mae Myers
or current occupant
4571 Cautela Drive
Westerville, Ohio 43081

Joseph and Elizabeth Czekanski
or current occupant
4667 Cautela Drive
Westerville, Ohio 43081

Carlos and Carolina Gutierrez
or current occupant
7332 Lee Road
Westerville, Ohio 43081

Thomas and Donna Rudge
or current occupant
4555 Cautela Drive
Westerville, Ohio 43081

Benjamin and Janet Simms
or current occupant
P.O. Box 2853
Parker, CO 80134

Michael and Brenda Carsey
or current occupant
5249 Double Eagle Drive
Westerville, Ohio 43081

Todd Feazel
or current occupant
7558 Lee Road
Westerville, Ohio 43081

Dylan Ulry and Chelsey Abrams
or current occupant
7550 Lee Road
Westerville, Ohio 43081

Francis and Nancy Slack
or current occupant
7536 Lee Road
Westerville, Ohio 43081

George and Francy Greenlee
or current occupant
7551 Lee Road
Westerville, Ohio 43081

Mark and Adrianna Cain
or current occupant
7575 Lee Road
Westerville, Ohio 43081

Shirley Swetnam
or current occupant
7476 Lee Road
Westerville, Ohio 43081

Gary and Barbara Whitley
or current occupant
7524 Lee Road
Westerville, Ohio 43081

Richard K. Blackburn, et al.
or current occupant
7554 Lee Road
Westerville, Ohio 43081

Daryl and Amber McNulty
or current occupant
4739 East Walnut Street
Westerville, Ohio 43081

City of Columbus
or current occupant
90 West Broad Street, Suite 425
Columbus, Ohio 43215

St Paul's Evangelical Lutheran Church,
Inc.
or current occupant
4686 East Walnut Street
Westerville, Ohio 43081

Harold Bray
or current occupant
4720 East Walnut Street
Westerville, Ohio 43081

Armando and Catherine Cuervo
or current occupant
4710 East Walnut Street
Westerville, Ohio 43081

Brandon Rike
or current occupant
7925 Schott Road
Westerville, Ohio 43081

David and Lisa Doran
or current occupant
4736 East Walnut Street
Westerville, Ohio 43081

Jon Reichle and Tamara Smith
or current occupant
4823 East Walnut Street
Westerville, Ohio 43081

Delena Ciamacco
or current occupant
4531 East Walnut Street
Westerville, Ohio 43081

Mark A. Patchen, Tr.
or current occupant
4601 East Walnut Street
Westerville, Ohio 43081

Robert and Pamela Urban
or current occupant
4563 East Walnut Street
Westerville, Ohio 43081

Anthony J. Panzone
or current occupant
7440 Lee Road
Westerville, Ohio 43081

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 218-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. M/I Homes of Central Ohio 3 Easton Oval, Suite 310 Columbus, Ohio 43219 Kevin Zeppernick 614. No. of Cols. based employees:</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 23rd day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson
1-11-2021

My Commission Expires:

The Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 221000012, 221000013, 221000050, 221000054

Zoning Number: 7488

Street Name: LEE RD

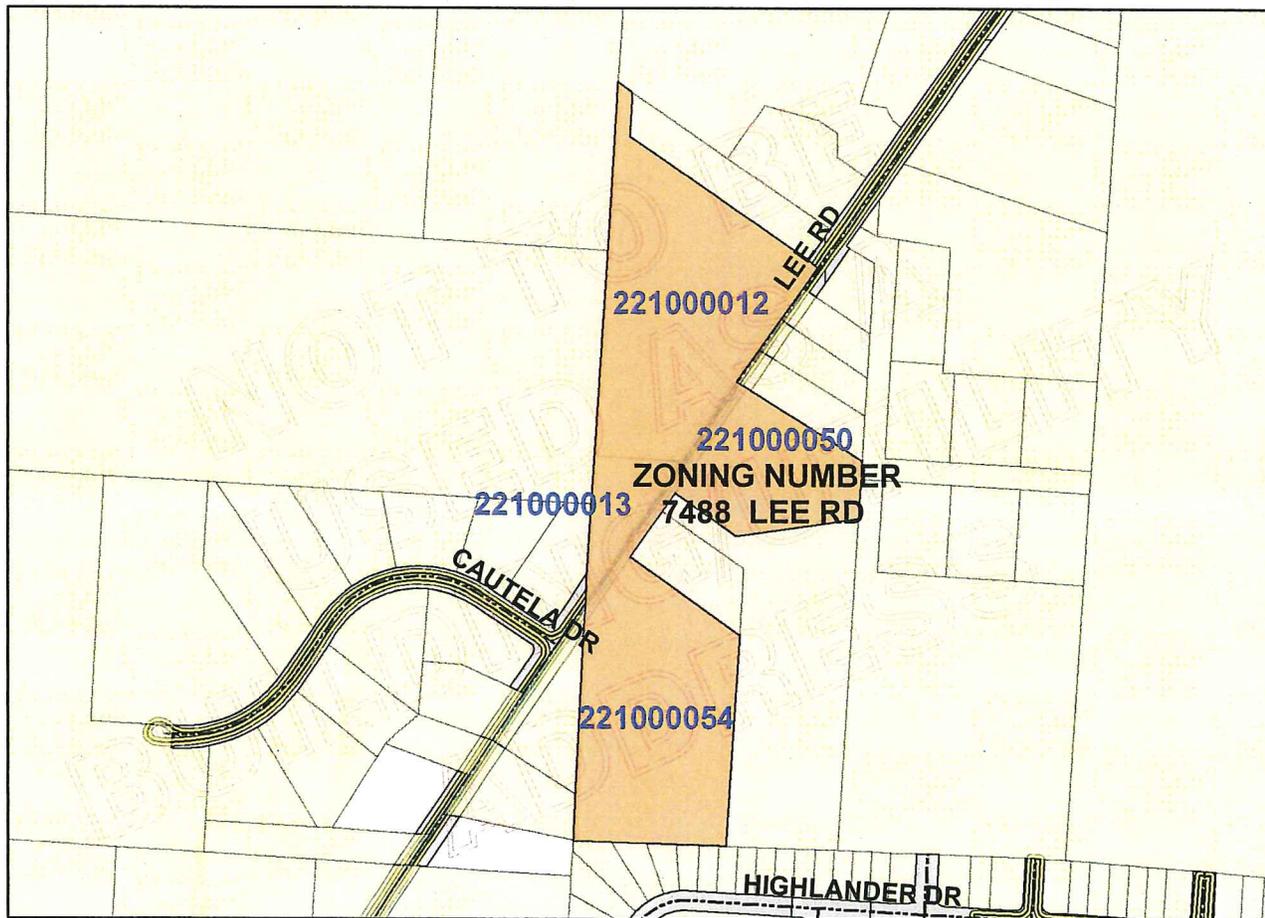
Lot Number: N/A

Subdivision: N/A

Requested By: UNDERHILL & HODGE, LLC (AARON UNDERHILL)

Issued By: *Adugna Amariam*

Date: 1/19/2018



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 500 feet

GIS FILE NUMBER: 111505

218-005

81.924 ACRES

Situated in the State of Ohio, County of Franklin, Townships of Blendon and Plain, in Quarter Township 1, Township 2, Range 17, and Section 6, Township 2, Range 16, United States Military Lands, being comprised of all of the remainder of that 51.957 acre tract of land conveyed as Parcel No. 1 to Daryl J. Vesner and Teresa A. Vesner by deed of record in Official Record 6234B13, and all of the remainder of those tracts of land conveyed to Phillip J. Gardner, Trustee by deed of record in Instrument Number 201004090042903, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of Lot 7 of the subdivision entitled "Cautela Subdivision", of record in Plat Book 60, Page 99;

Thence North $86^{\circ} 56' 25''$ West, with the northerly line of said "Cautela Subdivision", the northerly line of the subdivision entitled "Resubdivision of Lot 1 Cautela Subdivision & Additional 4.000 Acres", of record in Plat Book 113, Page 21, and the northerly line of that 22.454 acre tract conveyed to Keith R. Thatcher and Brenda Thatcher by deed of record in Instrument Number 201604270051857, a distance of 2203.00 feet to a point in the easterly line of that 30.657 acre tract conveyed to Earl T. Yeager and Stephanie Yeager by deed of record in Official Record 2553J05;

Thence North $03^{\circ} 07' 35''$ East, with said easterly line, a distance of 254.49 feet to a point in the southerly line of that 9.094 acre tract conveyed to Walter N. Morrow and Loretta M. Morrow by deed of record in Instrument Number 201401020000300;

Thence North $88^{\circ} 10' 01''$ East, with said southerly line, a distance of 21.64 feet to the southeasterly corner thereof;

Thence North $03^{\circ} 22' 46''$ East, with the easterly line of said Morrow tract, a distance of 414.00 feet to a point in the southerly line of that 25.285 acre tract conveyed to Delena Ciamacco by deed of record in Instrument Number 200106150135401;

Thence South $86^{\circ} 40' 46''$ East, with said southerly line, a distance of 699.60 feet to the southeasterly corner thereof;

Thence North $01^{\circ} 03' 53''$ East, with the easterly of said 25.285 acre tract, the easterly line of that 6.144 acre tract conveyed to Robert S. Urban and Pamela M. Urban by deed of record in Instrument Number 201005070056472, and the easterly lines of those tracts conveyed to Mark A. Patchen, Trustee by deed of record in Instrument Number 201607050085793, a distance of 1894.38 feet to a point in the southerly right of way line of Walnut Street;

Thence South $86^{\circ} 22' 04''$ East, with said southerly right of way line, a distance of 657.25 feet to a point;

Thence South $45^{\circ} 02' 32''$ East, with said southerly right of way line, a distance of 304.24 feet to a point in the westerly line of that 2.500 acre tract conveyed to Daniel J. McNulty and Amber L. McNulty by deed of record in Instrument Number 201707120094985;

81.924 ACRES

-2-

Thence South 40° 23' 20" West, with said westerly line, a distance of 434.29 feet to the southwesterly corner thereof;

Thence South 86° 17' 13" East, with the southerly line of said McNulty tract, a distance of 458.60 feet to a point in the westerly line of that 15.011 acre tract conveyed to Jon E. Reichle and Tamara L. Smith by deed of record in Instrument Number 201211070169642;

Thence with the boundary of said 15.011 acre tract the following courses and distances:

South 03° 42' 47" West, a distance of 1337.55 feet to a point;

South 86° 40' 46" East, a distance of 486.00 feet to a point; and

North 03° 42' 12" East, a distance of 445.70 feet to the southwesterly corner of that 9.1424 acre tract conveyed to Mark S. Cain and Adriana C. Cain by deed of record in Instrument Number 201102040018510;

Thence South 55° 02' 48" East, with the southerly line of said 9.1424 acre tract, distance of 50.00 feet to the northwesterly corner of that 1.447 acre tract conveyed to George E. Greenlee by deed of record in Instrument Number 201312130204901;

Thence South 03° 42' 12" West, with the westerly line of said 1.447 acre tract, a distance of 116.91 feet to the southwesterly corner thereof;

Thence South 55° 02' 48" East, with the southerly line of said 1.447 acre tract, a distance of 570.40 feet to a point in the westerly right of way line of Lee Road;

Thence South 34° 58' 20" West, with said westerly right of way line, a distance of 1012.25 feet to a point;

Thence North 03° 07' 30" East, partly with said westerly right of way line and partly with the easterly line of said "Cautela Subdivision", a distance of 197.89 feet to the POINT OF BEGINNING, containing 81.924 acres of land, more or less;

This description is to be used for zoning purposes only, not for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

PUD-4 Development Text

PROPOSED DISTRICT: PUD-4 Planned Unit Development District
PROPERTY ADDRESS: 7488 Lee Road
PROPERTY OWNERS: Daryl Vesner, Teresa Vesner, and Philip J. Gardner, Trustee
APPLICANT: M/I Homes of Central Ohio, LLC
DATE OF TEXT: January 25, 2018
APPLICATION: Z18 – 005

1. **INTRODUCTION:** The subject property consists of 81.9+/- acres located on the west side of Lee Road in Plain Township, and on the south side of Walnut Street in Blendon Township. At the time this request is considered by Columbus City Council the property will have recently been annexed to the City of Columbus. The property is presently used predominately for agricultural purposes. Surrounding development consists of agricultural and single-family residential uses.

PUD-4 – 81.9+/- gross acres, 70.9+/- net acres, 244 total homes, 2.98 gross density, 3.44 net density

2. **PERMITTED USES:** Single-family homes, open space and parkland as permitted under Section 3332.033 R-2, Residential District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or submitted drawings, the applicable development standards are contained in Chapter 3332 Residential District of the Columbus City Code.

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

1. The maximum number of dwelling units is 244 for a gross density of 2.9 dwelling units per acre.
2. Side yards shall be no less than 5 feet.
3. Rear yards shall be a minimum of 25 feet.

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

1. Access to the property shall be from both Lee Road on the east, and Walnut Street on the north. Access will be in accordance with the review and approval of the City of Columbus Department of Public Service, Traffic Management Division.
2. If required by the applicable thoroughfare plan, the applicant shall dedicate right-of-way along Walnut Street and Lee Road.

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

1. The frontage along both Lee Road and Walnut Street shall be landscaped with four trees per 100 lineal feet, these trees may be grouped or planted in a natural hedge row manner.
2. Street trees shall be planted on both sides of new public streets at a ratio of one tree per 40 feet.

3. Open space will be provided totaling 26.3+/- acres or 32.1%+/- of the property. These open spaces are located throughout the development in areas noted as "Reserve" on the site plans. The applicant shall dedicate portion(s) of the open space area to the City of Columbus Recreation and Parks Department in full satisfaction of the City's Parkland Dedication Ordinance. Final location(s) of the dedicated parkland to be reviewed and approved by the Recreation and Parks Department.

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

1. The main exterior building materials will be wood, wood composition, brick, brick veneer, stone, stone veneer, vinyl, beaded vinyl or cultured stone, metal, glass and/or a combination thereof. Homes shall have pitched roofs.

2. The minimum square footage shall be 1,400 square feet for single story homes and 1,600 square feet for two-story homes.

3. Model homes may be constructed for the purpose of marketing and sales. A paved parking lot shall be permitted on a lot or lots adjacent to model homes to provide off-street parking for model home customers and employees.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

N/A

F. Graphics and Signage Commitments.

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the R-2 zoning district. Any variances needed from applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

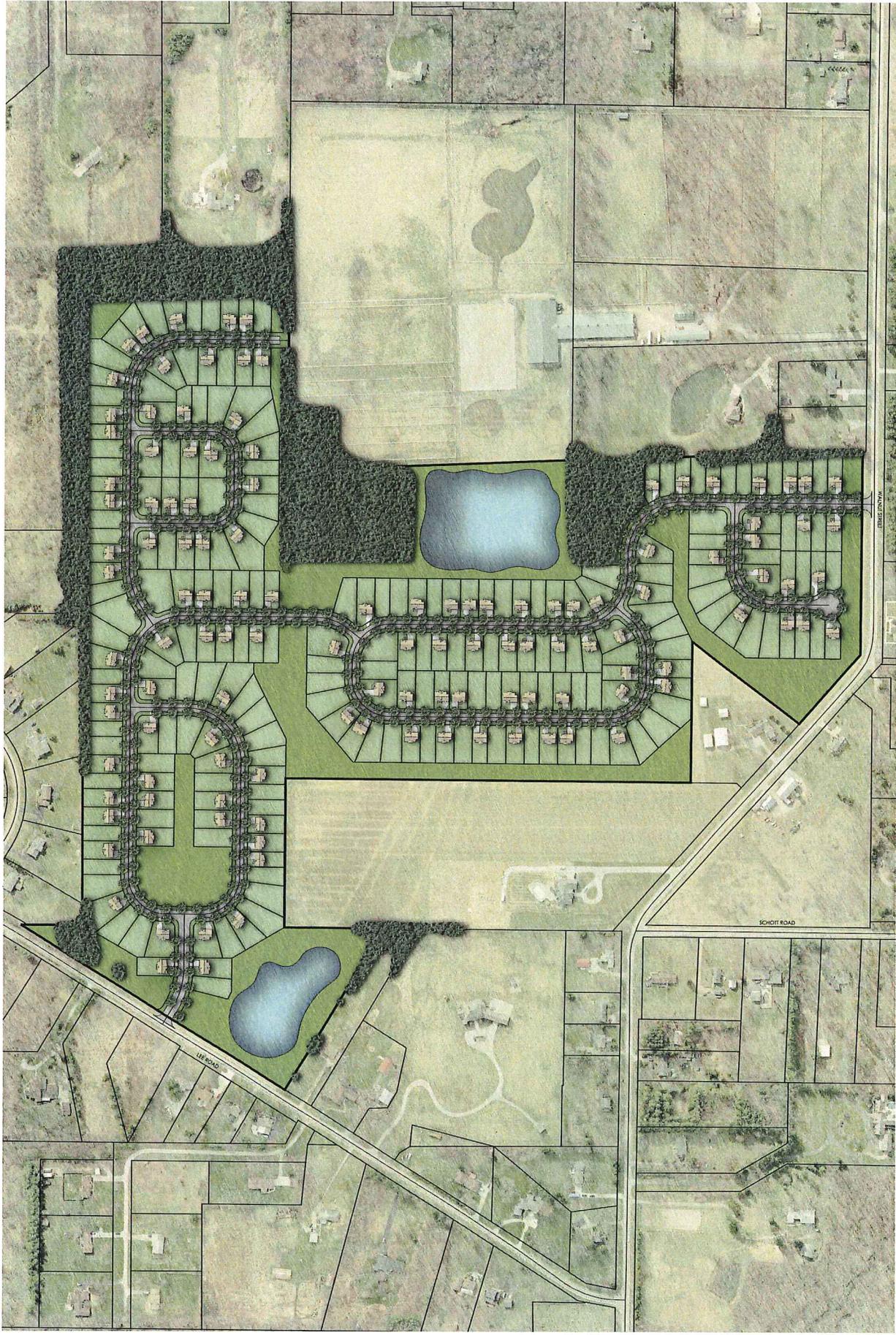
G. Miscellaneous

The applicant has submitted Site Plans as part of its rezoning application. The site shall be developed in accordance with the submitted Site Plans. The plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the plans shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

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 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 as permitted by the Site Plans and this PUD-4 Development Text.

Signature: _____

Date: _____

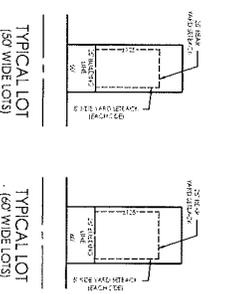
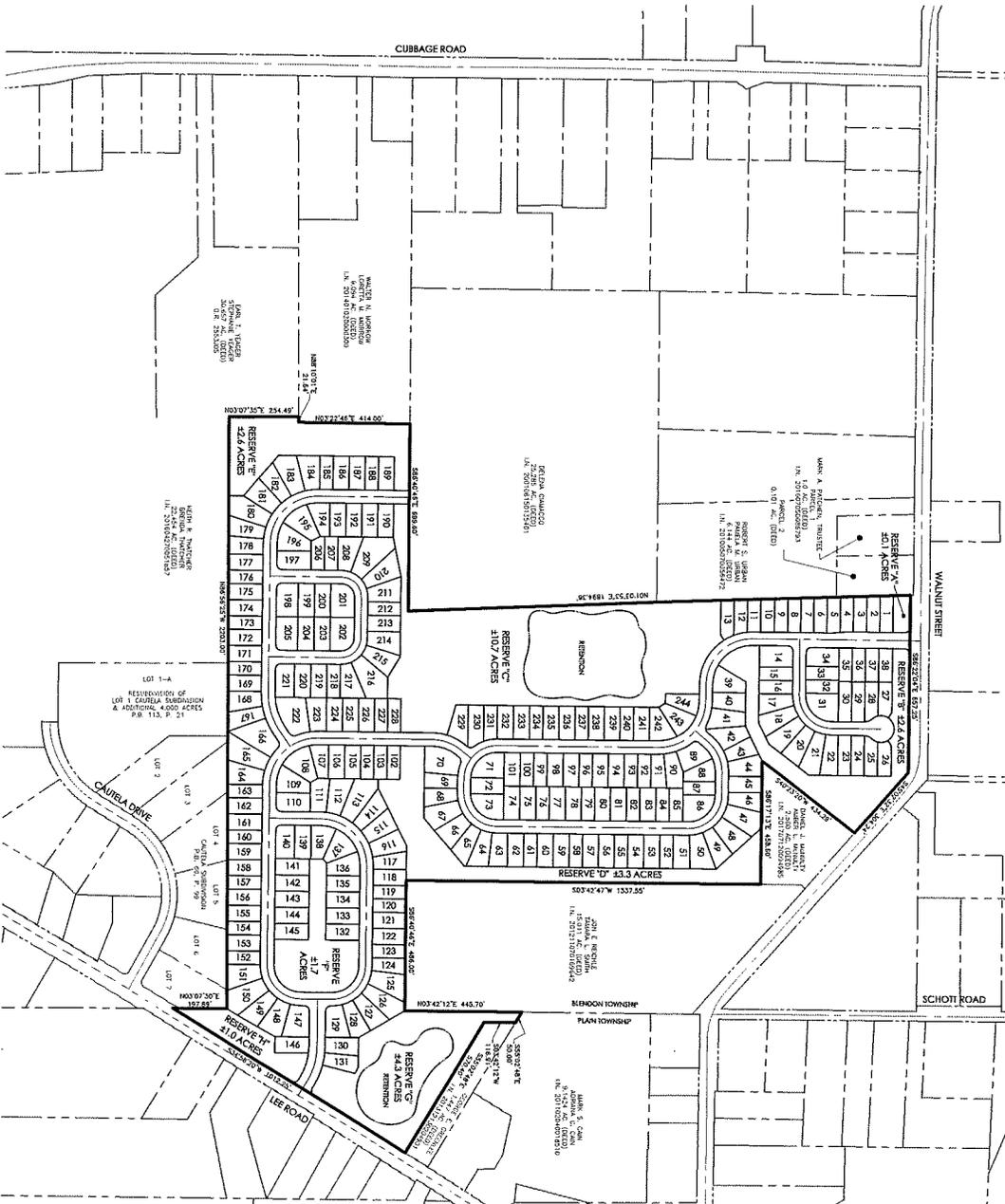


EMHT
 Environmental Management & Technology, Inc.
 2000 North Albany Road, Columbus, OH 43240
 Phone: 614.775.4300 Fax: 614.775.2348
 emht.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 FOR
GARDNER & VESNER TRACT
 ILLUSTRATIVE SITE PLAN

MT HOMES
 Move Up
 mthomes.com
 3 Easton Oval Loop
 Columbus, OH 43244
 Phone: (614) 967-7720

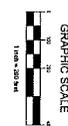
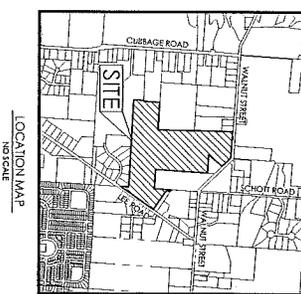
REVISIONS		
NO.	DATE	DESCRIPTION



NOTES:
 1. RESERVE "A" THROUGH "G" ARE TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 2. RESERVE "H" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 3. RESERVE "I" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 4. RESERVE "J" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 5. RESERVE "K" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 6. RESERVE "L" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 7. RESERVE "M" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 8. RESERVE "N" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 9. RESERVE "O" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 10. RESERVE "P" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 11. RESERVE "Q" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 12. RESERVE "R" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 13. RESERVE "S" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 14. RESERVE "T" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 15. RESERVE "U" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 16. RESERVE "V" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 17. RESERVE "W" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 18. RESERVE "X" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 19. RESERVE "Y" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.
 20. RESERVE "Z" IS TO BE MAINTAINED AS OPEN SPACE AND SHALL BE OWNED BY THE CITY OF COLUMBUS.

DESIGN STANDARDS:
 1. DRIVEWAY WIDTH: 10 FT.
 2. DRIVEWAY SETBACK: 5 FT.
 3. DRIVEWAY CURB: 4 INCHES.
 4. DRIVEWAY FINISH: ASPHALT.
 5. DRIVEWAY SLOPE: 2%.
 6. DRIVEWAY ELEVATION: 200.00 FT.
 7. DRIVEWAY DRAINAGE: TO STREET.
 8. DRIVEWAY LIGHTING: 10 FT. ON CENTER.
 9. DRIVEWAY SIGNAGE: 10 FT. ON CENTER.
 10. DRIVEWAY FENCE: 4 FT. HIGH.
 11. DRIVEWAY GATE: 4 FT. HIGH.
 12. DRIVEWAY WALL: 4 FT. HIGH.
 13. DRIVEWAY POST: 4 FT. HIGH.
 14. DRIVEWAY RAIL: 4 FT. HIGH.
 15. DRIVEWAY CHAIN LINK: 4 FT. HIGH.
 16. DRIVEWAY WOOD FENCE: 4 FT. HIGH.
 17. DRIVEWAY BRICK FENCE: 4 FT. HIGH.
 18. DRIVEWAY STONE FENCE: 4 FT. HIGH.
 19. DRIVEWAY IRON FENCE: 4 FT. HIGH.
 20. DRIVEWAY ALUMINUM FENCE: 4 FT. HIGH.

SITE STATISTICS:
 TOTAL ACRES: 201.9
 TOTAL LOTS: 224
 TOTAL RESERVES: 13
 TOTAL ACRES IN RESERVES: 10.0
 TOTAL ACRES AVAILABLE FOR DEVELOPMENT: 191.9
 TOTAL LOT AREA: 4,200,000 SQ. FT.
 TOTAL RESERVE AREA: 420,000 SQ. FT.
 TOTAL AVAILABLE AREA: 3,780,000 SQ. FT.
 TOTAL LOT WIDTH: 150 FT.
 TOTAL LOT DEPTH: 280 FT.
 TOTAL LOT AREA PER LOT: 18,750 SQ. FT.
 TOTAL RESERVE AREA PER RESERVE: 76,923 SQ. FT.
 TOTAL AVAILABLE AREA PER LOT: 170,000 SQ. FT.
 TOTAL AVAILABLE AREA PER RESERVE: 5,923 SQ. FT.



NO.	DATE	DESCRIPTION
1	1/24/2018	PRELIMINARY

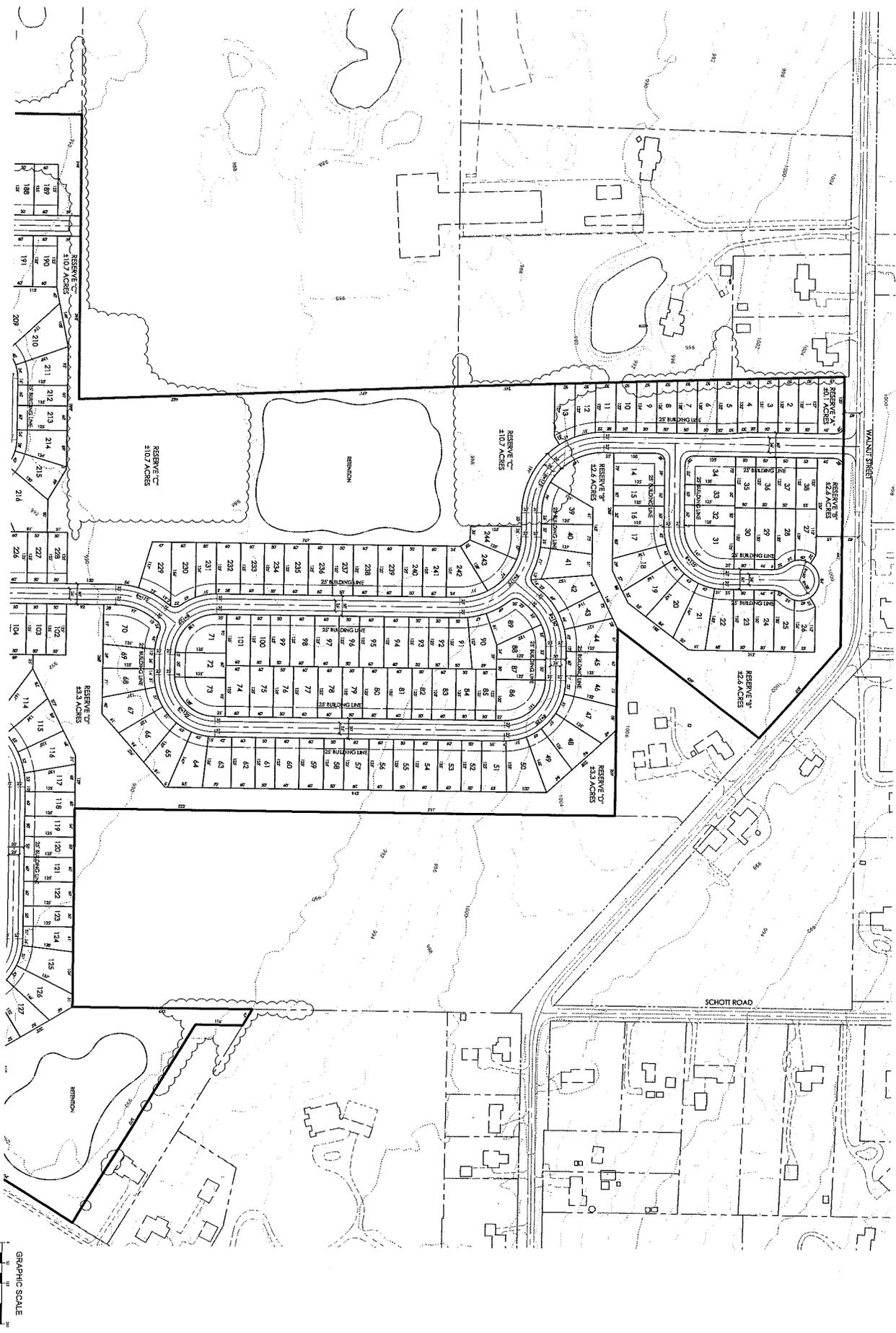
EMHT
 Engineering, Measurement & Technology
 4500 North Hamilton Road, Columbus, OH 43230
 Phone: (614) 773-8800 Fax: (614) 773-8801
 www.emht.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
 DEVELOPMENT PLAN
 FOR
GARDNER & VESNER TRACT
 INDEX & SUB-AREA PLAN

M/I HOMES
 Home
 mihomes.com
 3 East Oval Loop
 Columbus, OH 43230
 Phone: (614) 953-7228

NO.	DATE	DESCRIPTION

218-005



GRAPHIC SCALE
1" = 50' (1" = 100')

DATE: JANUARY 24, 2018
SCALE: 1" = 100'
SHEET: 2/4

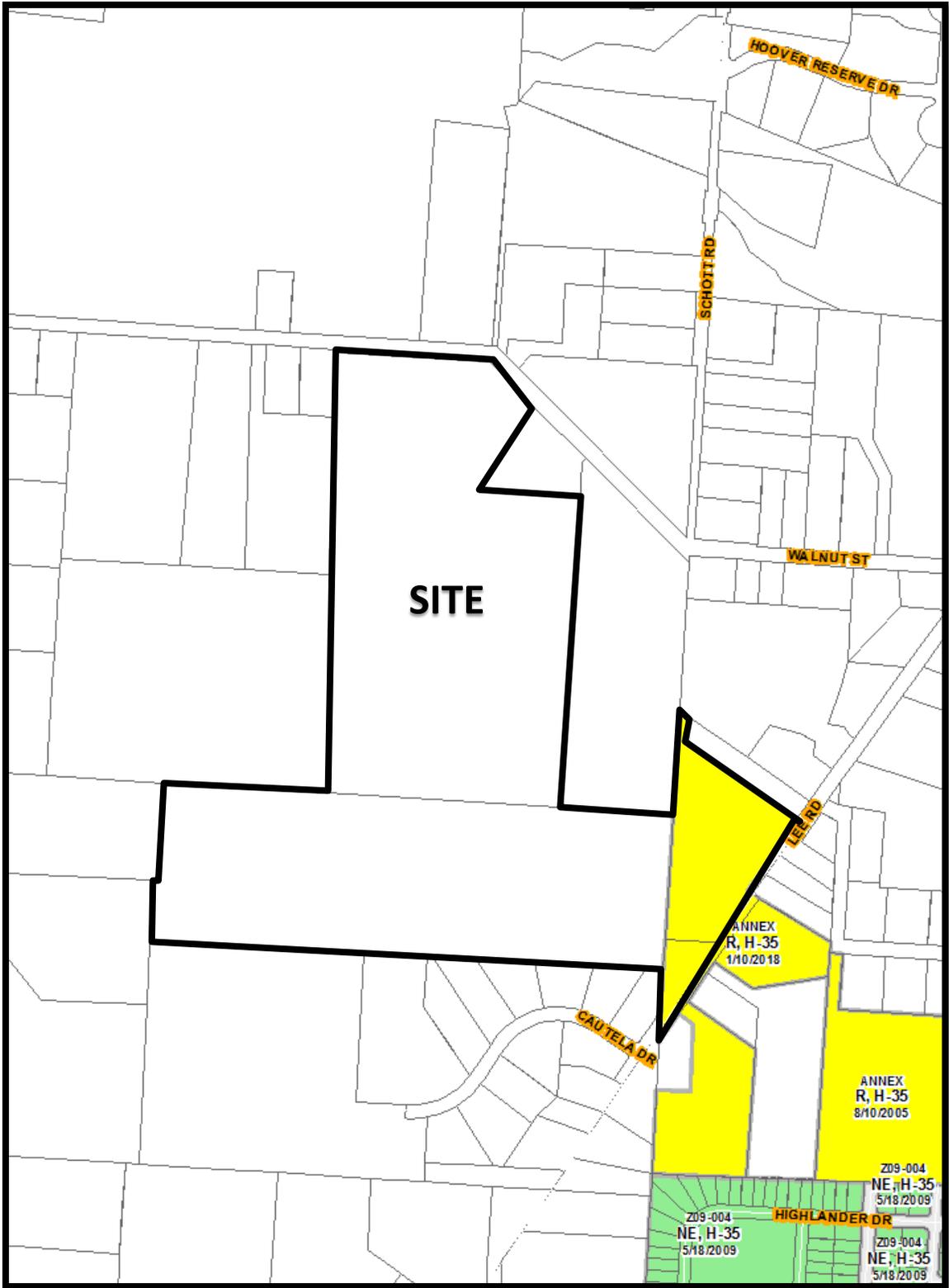
EMHT
Engineering, Measurement, Inspection & Survey, Inc.
15000 Highway 100, Columbus, OH 43240
Phone: 614-775-8500 Fax: 614-775-8501
emht.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
GARDNER & VESNER TRACT
SITE PLAN

M/I HOMES
Move Up
mihomes.com
3 Easton Dool Loop
Columbus, OH 43219
Phone: (614) 993-7224

MARK	DATE	DESCRIPTION	REVISIONS

218-005



Z18-004
7488 Lee Road
Approximately 81.9 acres
R (Annexation Pending) to PUD-4



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