



REZONING APPLICATION

City of Columbus, Ohio ■ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ■ Phone: 614-645-7433 ■ www.columbus.gov

OFFICE USE ONLY

Application #: 212-057/12335-0000-00574
Date Received: 9/28/12
Application Accepted By: S. Fine Fee: \$15,500
Comments: Assigned to Shannon Fine, 645-2208, sfine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5783 Shannon Road Zip 43110
Is this application being annexed into the City of Columbus Yes No (circle 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 010-248245

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

Current Zoning District(s) PUD-8 Requested Zoning District(s) L-ARLD

Recognized Area Commission Area Commission or Civic Association Southeast Community Coalition

Proposed Use or reason for rezoning request: To rezone to change the product type and site plan for multi-family development

Proposed Height District: 35 Acreage 50.8 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name Maronda Homes, Inc. of Ohio
Address 4811 Twin Creeks Drive City/State Columbus, Ohio Zip 43204
Phone # 614-274-5775 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Maronda Homes, Inc. of Ohio
Address 4811 Twin Creeks Drive City/State Columbus, OH Zip 43204
Phone 614-274-7557 Fax # _____ Email _____
Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jill Tangeman, Esq.
Address 52 East Gay Street City/State Columbus, OH Zip 43216
Phone # 614-464-5608 Fax # 614-719-4638 Email: jstangeman@vorys.com

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

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

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



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION #

212-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43216

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 5783 Shannon Road

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) 9/28/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Maronda Homes, Inc. of Ohio
4811 Twin Creek Drive
Columbus, OH 43204

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

(5) Maronda Homes Inc. of Ohio
#614-274-7557

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

(6) Southeast Community Coalition
c/o Judy White
P.O. Box 16, Brice, OH 43109

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 continuous to the subject property: (7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8) Jill S. Tangeman
25th day of September, in the year 2012
Deanna R. Cook

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Maronda Homes, Inc.
3811 Twin Creeks Drive
Columbus, OH 43204

Jessica Moran
4116 Coble Bowman Way
Canal Winchester, OH 43110

Alfred T. Quao
4214 Bowman Meadow Drive
Canal Winchester, OH 43110

Southeast Community Coalition
Judy White, Zoning Chair
PO Box 16
Brice, OH 43109

Norman J. Scroggins Jr.
4126 Coble Bowman Way
Canal Winchester, OH 43110

Guy Underdown
1700 E. Broad Street
Columbus, OH 43203

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
P.O. Box 1008
Columbus OH 43216-1008

Heather L. Martin
4136 Coble Bowman Way
Canal Winchester, OH 43110

Tamara R. Morrison
4234 Bowman Meadow Drive
Canal Winchester, OH 43110

Wesley G. Benton, Tr. and Sandra J. Benton,
Tr.
1212 S. Binion Rd.
Apopka, FL 32703

Tanitia J. Brown
4146 Coble Bowman Way
Canal Winchester, OH 43110

Clifton J. Dawson and Lisa S. Dawson
4244 Bowman Meadow Drive
Canal Winchester, OH 43110

Dominion Homes
4900 Tuttle Crossing Blvd.
Dublin, OH 43016

Dwayne N. Costa
4246 Coble Bowman Way
Canal Winchester, OH 43110

Ivan Clemmons
4254 Bowman Meadows Dr.
Canal Winchester, OH 43110

Leo D. Lamb
10320 Alspach Road
Canal Winchester, OH 43110

Lucy W. Phelps
4166 Coble Bowman Way
Canal Winchester, OH 43110

William D. Brown Jr.
4264 Bowman Meadow Drive
Canal Winchester, OH 43110

Shannon Glen Apartments Limited Partnership
5309 Transportation Bl.
Cuyahoga Heights, OH 44125

Otira N. Jadeed
4176 Coble Bowman Way
Canal Winchester, OH 43110

Ralph D. Ward III
4274 Bowman Meadows Drive
Canal Winchester, OH 43110

McShan C. Smith
5579 Village Grove Ln.
Canal Winchester, OH 43110

Daniel E. Fisher
4184 Bowman Meadow Drive
Canal Winchester, OH 43110

Bismark K. Anokye and
Benedicta Agbemabiese
4284 Bowman Meadow Drive
Canal Winchester, OH 43110

Master Owners Assoc of Shannon Lakes, Inc.
3974 Brown Park Dr.
Hilliard, OH 43026

Michele L. Finley
4194 Bowman Meadow Drive
Canal Winchester, OH 43110

Porsha Robinson and Robert K. Ervin
4294 Bowman Meadow Drive
Canal Winchester, OH 43110

Kimberly R. Saunders and Dorian Wingard
4106 Coble Bowman Way
Canal Winchester, OH 43110

Diannah L. Pennyman
4204 Bowman Meadow Drive
Canal Winchester, OH 43110

Patricia A. Thomas
4304 Bowman Meadow Drive
Canal Winchester, OH 43110

212-057

Troy Mercadel
4314 Bowman Meadow Drive
Canal Winchester, OH 43110

Bismark K. Anokye and
Benedicta Agbemabiese
4284 Bowman Meadow Drive
Canal Winchester, OH 43110

Celena Lawson
4271 Bowman Park Lane
Canal Winchester, OH 43110

Malerie L. Davis
4324 Bowman Meadow Drive
Canal Winchester, OH 43110

Porsha Robinson and Robert K. Ervin
4294 Bowman Meadow Drive
Canal Winchester, OH 43110

Vontija Coleman
4261 Bowman Park Lane
Canal Winchester, OH 43110

Thomas Humphreys
4321 Bowman Park Lane
Canal Winchester, OH 43110

Patricia A. Thomas
4304 Bowman Meadow Drive
Canal Winchester, OH 43110

James E. Minter
5555 Town Hill Drive
Canal Winchester, OH 43110

Alfred T. Quao
4214 Bowman Meadow Drive
Canal Winchester, OH 43110

Troy Mercadel
4314 Bowman Meadow Drive
Canal Winchester, OH 43110

James E. Pasqualone
5549 Town Hill Drive
Canal Winchester, OH 43110

Guy Underdown
1700 E. Broad Street
Columbus, OH 43203

Malerie L. Davis
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Canal Winchester, OH 43110

Regina L. Crawford
5543 Town Hill Drive
Canal Winchester, OH 43110

Tamara R. Morrison
4234 Bowman Meadow Drive
Canal Winchester, OH 43110

Thomas Humphreys
4321 Bowman Park Lane
Canal Winchester, OH 43110

Thomas E. Havenar and
Linda P. Havenar
5525 Town Hill Drive
Canal Winchester, OH 43110

Clifton J. Dawson and Lisa S. Dawson
4244 Bowman Meadow Drive
Canal Winchester, OH 43110

OZ Properties LLC
PO Box 175
Grove City, OH 43123

Girma N. Gutema and
Etsegenet D. Tekletsion
5519 Town Hill Drive
Canal Winchester, OH 43110

Ivan Clemmons
4254 Bowman Meadows Dr.
Canal Winchester, OH 43110

Dwight A. Lewis
4301 Bowman Meadows Lane
Canal Winchester, OH 43110

Michael E. Burnley and
Cynthia L. Burnley
5513 Town Hill Drive
Canal Winchester, OH 43110

William D. Brown Jr.
4264 Bowman Meadow Drive
Canal Winchester, OH 43110

Yolanda Jackson
4291 Bowman Park Lane
Canal Winchester, OH 43110

William B. Hernandez
5507 Town Hill Drive
Canal Winchester, OH 43110

Ralph D. Ward III
4274 Bowman Meadows Drive
Canal Winchester, OH 43110

Lonita Harlin
4281 Bowman Park Lane
Canal Winchester, OH 43110

Maronda Homes, Inc.
3811 Twin Creeks Drive
Columbus, OH 43204

212-057

Spase S. Milevski
5383 Coble Square Place
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Stephanie L. Justice
4245 Bowman Meadow Drive
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Telana A. Caples
4266 Coble Bowman Way
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4186 Coble Bowman Way
Canal Winchester, OH 43110

Henry B. Wu
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Canal Winchester, OH 43110

Garry N. Grubb
4276 Coble Bowman Way
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Leah Lyles
4196 Coble Bowman Wy.
Canal Winchester, OH 43110

Latoya E. Fisher
4205 Bowman Meadow Drive
Canal Winchester, OH 43110

Nadege N. Charles
4286 Coble Bowman Way
Canal Winchester, OH 43110

Lavonne J. Drafton
4206 Coble Bowman Way
Canal Winchester, OH 43110

Mario T. Calhoun
4195 Bowman Meadow Drive
Canal Winchester, OH 43110

Ashley C. Farr
4316 Coble Bowman Way
Canal Winchester, OH 43110

Craig E. Volchko
4216 Coble Bowman Way
Canal Winchester, OH 43110

Satasha P. Jordan
4185 Bowman Meadow Drive
Canal Winchester, OH 43110

Charles P. Dewitt and Helen O. Dewitt
4326 Coble Bowman Way
Canal Winchester, OH 43110

Tori L. Ahmed and Abdulai Ahmed
4226 Cable Bowman Way
Canal Winchester, OH 43110

Pamela M. Green
4285 Bowman Meadow Drive
Canal Winchester, OH 43110

Columbus Southern Power
Tax Dept. 27th Floor
PO Box 16428
Columbus, OH 43216-6428

Stacia Ashley
4236 Coble Bowman Way
Canal Winchester, OH 43110

Ashlee D. Black
4295 Bowman Meadow Drive
Canal Winchester, OH 43110

LAMP LLC
4300 Julian Road
Lancaster, OH 43130

Dwayne N. Costa
4246 Coble Bowman Way
Canal Winchester, OH 43110

Paige A. Pancake
4305 Bowman Meadow Drive
Canal Winchester, OH 43110

South Central Power Co.
Director of Accounting
PO Box 250
Lancaster, OH 43130-0250

Akya N. Williams
4256 Coble Bowman Way
Canal Winchester, OH 43110

Katy Chery and Rubance Chery
4315 Bowman Meadow Drive
Canal Winchester, OH 43110

Rodney Wildermuth
4131 Brice Road
Canal Winchester, OH 43110

Wanda J. Jenkins
4255 Bowman Meadow Drive
Canal Winchester, OH 43110

Brian A. Davy and Kristi D. Carter
4325 Bowman Meadow Drive
Canal Winchester, OH 43110

Matthew R. Greenway
5489 Town Hill Drive
Canal Winchester, OH 43110

212-057

Walid M. Ayoub
5483 Town Hill Drive
Canal Winchester, OH 43110

Edwin R. Gomez
4294 Town Square Drive
Canal Winchester, OH 43110

Millicent Twumasi
4295 Town Square Drive
Canal Winchester, OH 43110



REZONING APPLICATION

City of Columbus, Ohio ■ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ■ 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 # 212-057

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215

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

1. Maronda Homes Inc. of Ohio 4811 Twin Creeks Drive Columbus, OH 43204 10 Columbus employees # <u>274-5775</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Subscribed to me in my presence and before me this 25th day of September, in the year 2012.

SIGNATURE OF NOTARY PUBLIC Deanna R. Cook

My Commission Expires: NA

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

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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



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: 010248245

Zoning Number: 5783

Street Name: SHANNON RD

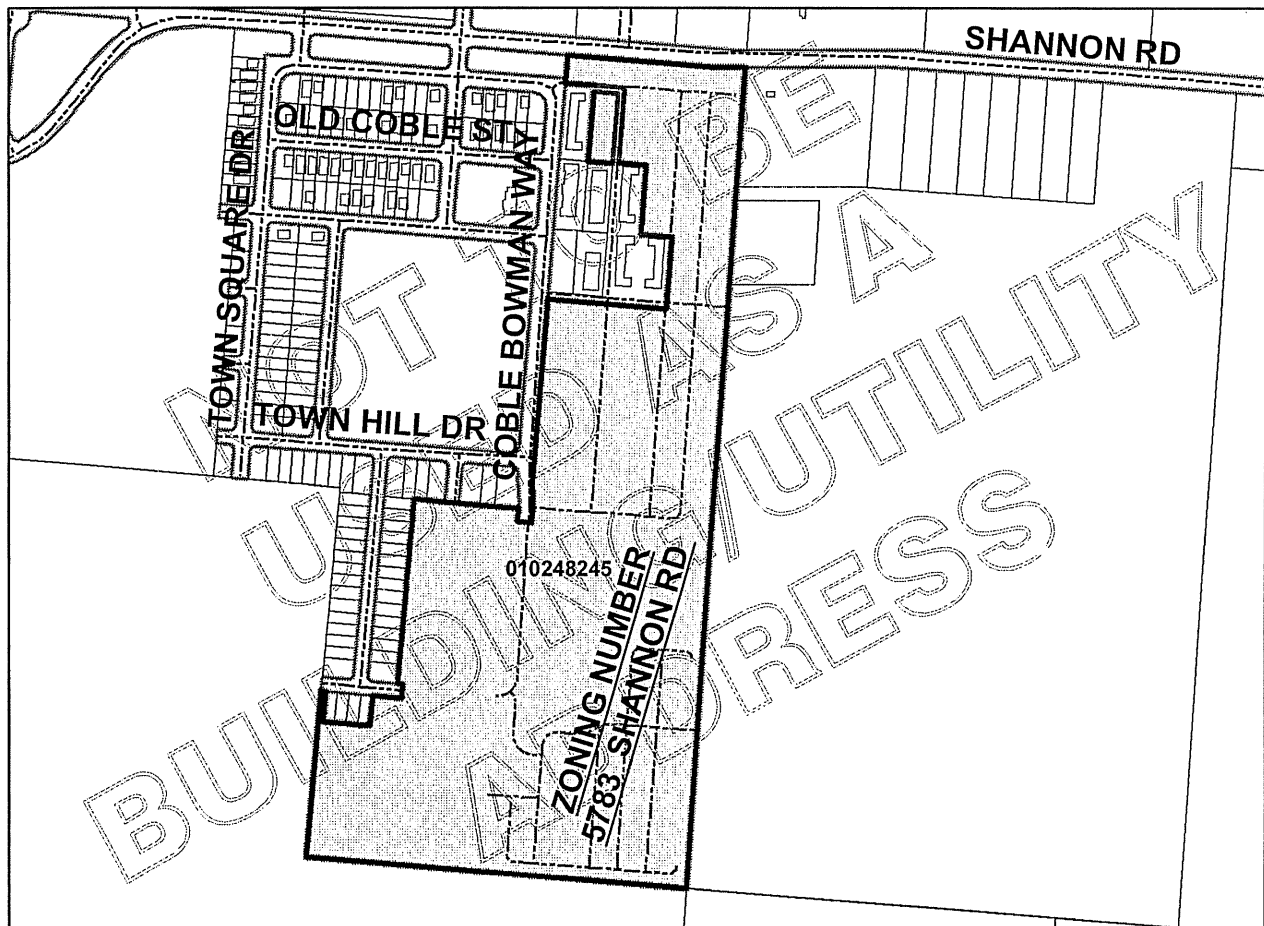
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE (VIRGINIA BUDA)

Issued By: *Virginia Budar*

Date: 6/19/2012



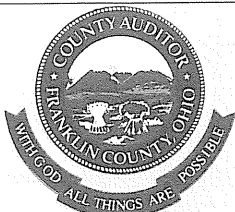
SCALE: 1 inch = 700 feet

GIS FILE NUMBER: 9363



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

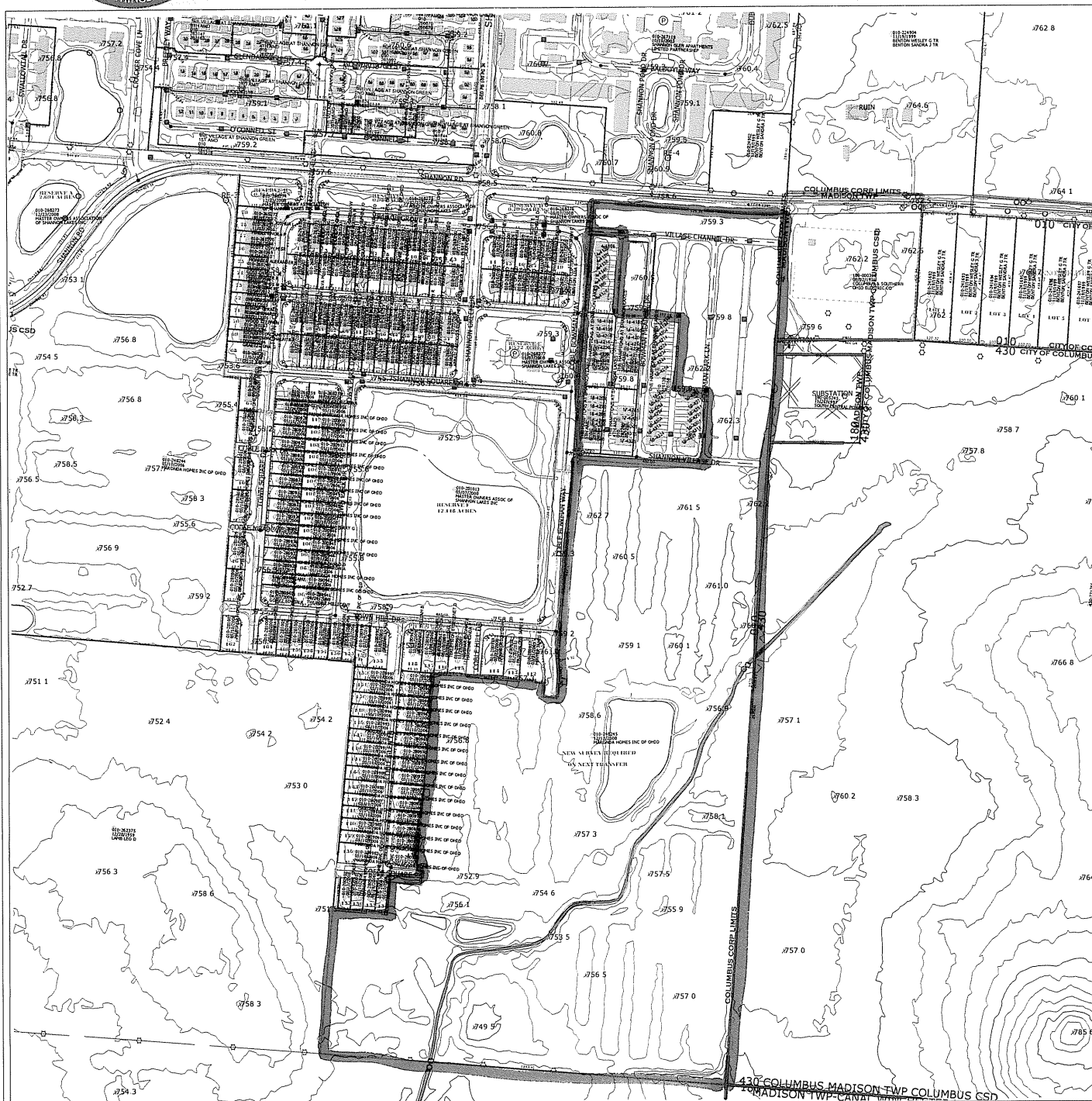
212-057



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/20/12



Disclaimer

Scale = 500



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

212-057

DEVELOPMENT TEXT

PROPOSED DISTRICT: L-ARLD
PROPERTY ADDRESS: 5783 Shannon Road
OWNER: Maronda Homes Inc. of Ohio, et al.
APPLICANT: Maronda Homes Inc. of Ohio
ACREAGE: 50.8 +/-
DATE OF TEXT: September 28, 2012
APPLICATION NUMBER: 212-057

1. **INTRODUCTION:** The subject property was rezoned in April 2002 pursuant to Ordinance No. 0535-02, wherein the Sub-Area 1 (90.1 +/- acres) of the property was rezoned to PUD 8 for single-family residential development; Sub-Area 2 (50.8 +/- acres) of the property was rezoned to PUD 8 for multi-family development; and Sub-Area 3 (1.5 +/- acres) of the property was rezoned to CPD. The applicant, Maronda Homes Inc. of Ohio, is seeking to modify the zoning for Sub-Area 2 in order to modify the product type and architectural elevations.

Subject to the minor variations permitted elsewhere in this Text, development shall be substantially in accordance with the following plans, which are on file with the Building Services Division of the City of Columbus and are incorporated herein by reference, all of which are signed and dated by Jill S. Tangeman (collectively, the "Site Plans"): "SUB-AREA 2 CONCEPT PLAN" for Meadows at Shannon Lakes ("Appendix 1") and SUB-AREA 2 ELEVATIONS ("Appendix 2").

SUB-AREA 2 (L-ARLD) – MULTI-FAMILY

2. **PERMITTED USES:** Those uses permitted in the ARLD, Apartment Residential District. A separate lot or parcel is not required for any structure containing dwelling units, including any structure containing two dwelling units.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 of the Columbus City Code.
 - A. Density, Height, Lot and/or Setback commitments.
 1. The maximum number of dwelling units in Sub-Area 2 is 638.
 2. The minimum building setback from the public street adjacent to the west side of Sub-Area 2 and the two east/west streets which extend through Sub-Area 2 to the property to the east of Sub-Area 2 is 12 feet.
 - B. Access, Loading, Parking and/or other Traffic related commitments.
 1. No curbs cut from Sub-Area 2 onto Shannon Road will be permitted, except construction access during the development and initial construction on the subject property.

2. The street system in Sub-Area 2 will provide for connections to Sub-Area 1 and to adjacent property generally as shown on Appendix 1.
3. All streets within Sub-Area 2 will be private streets.
4. The two east-west streets through Sub-Area 2 which connect to the property to the east of Sub-Area 2 will be constructed to the same standards (base and pavement specifications, paved width, curbs and gutters, sidewalks, street trees and street lighting) as the typical streets in Sub-Area 1, except that a sidewalk will not be required on the south side of the southerly of those two streets and street trees will not be required where that street crosses the buffer along Coble-Bowman Ditch.
5. A system of interconnected concrete sidewalks four feet wide shall be installed in front of all buildings substantially as shown on Appendix 1. Between those sidewalks and the adjacent private streets, street lights and a tree lawn shall be installed with street trees planted on 30 foot centers except where that spacing is interrupted by private streets, drives or lanes. Those street lights shall conform with the standards for street lights #1, 2, 3, 4 and 5 contained in the Columbus Street Lighting Standards Master Plan Project 2020 Lighting Columbus. Ornamental trees shall be planted at an average of one tree for every forty feet of frontage along some of the private streets. All private streets will have curbs on both sides.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. There shall be a 40 foot landscaped buffer along the south side of relocated Shannon Road. Within this buffer: (a) a three rail fence shall be constructed; and (b) street trees 30 feet on center will be planted within the buffer behind that fence.
2. Reserves B-1 and B-5 will be conveyed to the City as the parkland dedication requirement for Sub-Areas 1, 2 and 3 pursuant to Chapter 3318, Columbus City Codes, subject to easements for construction, maintenance, repair and replacement of utility lines; provided, however, that easements for utility lines in Reserves B-1 and B-5 will be limited to (i) easements parallel and adjacent to streets, (ii) easements for storm sewer lines to Coble-Bowman Ditch and to the detention/retention ponds in Reserves B-2, B-3 and B-4, and (iii) a 20' wide utility easement along the west side of Reserve B-1.
3. Reserve B-1 will be a no disturb zone, except for utilities permitted in Section 3C7 of Sub-Area 2. In Reserve B-5, minimal disturbance to accommodate construction will be permitted, and disturbed areas will be seeded with "Old Orchard."

D. Building design and/or Interior-Exterior treatment commitments.

1. Buildings over 100 feet in length shall have articulated facades (i.e. off-sets, bay windows, chimneys, covered porches, etc.).
2. Gas and electric meter panels and HVAC units shall be screened from public streets and public open spaces to the height of the panel or equipment. Such screening by plantings will be sufficient to grow to the required height within 3 years.
3. Building materials shall consist of brick, stone veneer, wood, glass and vinyl and finished to the same degree on all four sides. Manufactured materials are permitted as long as they are natural in appearance.
4. Each building in Sub-Area 2 shall have not less than 2 dwelling units and not more than 8 dwelling units.
5. The front doors of all buildings in Sub-Area 2 along Shannon Road and along the north-south public street in Sub-Area 1 will have front doors facing that street. Front doors of all other dwelling units in Sub-Area 2 shall face a private street, except that front doors of end units may be on the side of the building if they are near the front of the building.
6. Buildings in Sub-Area 2 shall be of an architectural style consistent with the architectural style portrayed in the renderings attached hereto as Appendix 2.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All outdoor lighting shall be cut-off fixtures (down lighting), except decorative and pedestrian lighting.
2. Parking lot lighting shall be no higher than 14 feet.
3. Dumpsters shall be screened on three sides by a solid fence, wall, building and/or evergreens to a minimum height of 6 feet with a gate on the fourth side, unless the dumpster is screened on all four sides by building(s). If evergreens are used, they shall have a minimum opacity of 85%.
4. The developer shall install a sidewalk or a bike path along the south side of Shannon Road adjacent to Sub-Area 2 prior to the time that it receives building permits for more than 300 dwelling units in Sub-Area 2.
5. All utility lines shall be underground.

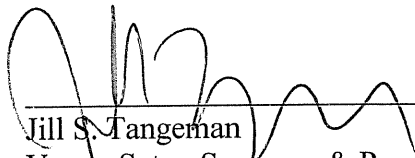
F. Graphics and Signage commitments.

1. The graphic requirements of the ARLD zoning classification shall apply to Sub-Area 2. Any variance shall go to the Graphics Commission.

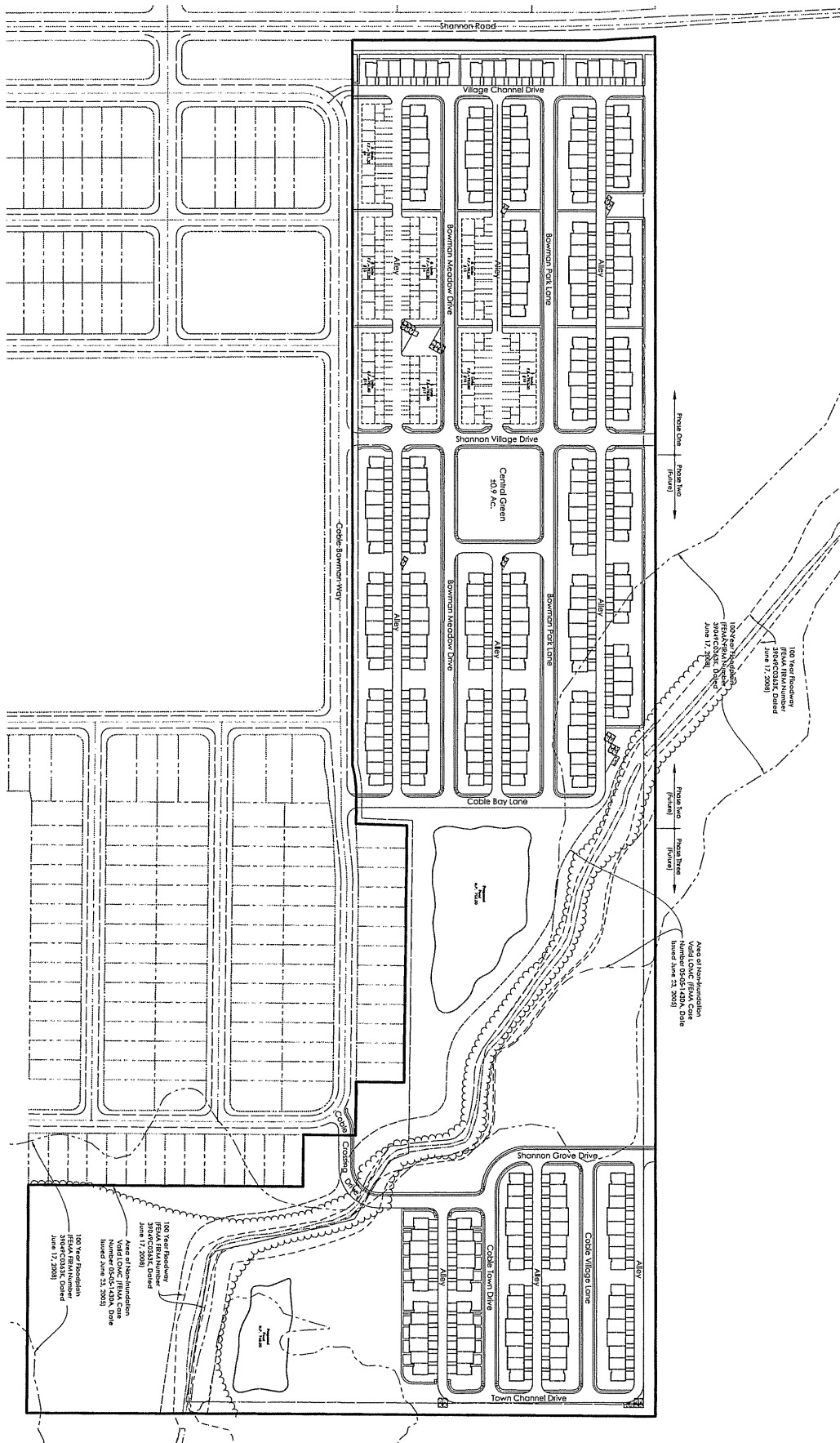
G. Miscellaneous commitments.

1. The Site Plans 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 Plans shall be reviewed and may be approved by the Director of Development or his designee upon submission of the appropriate data regarding the proposed adjustment. Variations from the Plans are also permitted to change the building types in Sub-Area 2, provided that the replacement buildings conform to the requirements set forth in this Text.
2. The storm water detention/retention requirements may be satisfied anywhere on Sub-Area 2, except that storm water detention/retention ponds in Reserve B-1 and B-5 may be located only in those areas generally designated on the Site Plans.
3. Subject to approval by the Division of Sewerage and Drainage, the developer will install a wetland shelf in each detention/retention pond in Reserve B-1 and B-5 in the area around the outlet drain from that pond.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by 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.



Jill S. Tangeman
Vorys, Sater, Seymour & Pease LLP
52 East Gay Street
Columbus, Ohio 43216
Dated: May 26, 2006



TOWN SQUARE
VILLAGES
AT SHANNON ROAD

CONCEPT PLAN

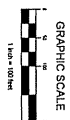
PERFATO/01

PREPARATO BY:



Urgent: 616.775.5500 Fax: 616.775.5500
 5500 Hwy Albany Road, Columbus, OH 43054
 Phone: 616.775.5500 Fax: 616.775.5500
 email: enr@ed.com

	DATE	SIGNATURES FOR 2017
REMOVED:		
REMOVED:		
REMOVED:		
REMOVED:		
REMOVED:		



SITE STATISTICS:

TOTAL ACREAGE:	±50.8 ACRES
UNITS:	636 UNITS
EXISTING UNITS:	58 UNITS
PROPOSED UNITS:	580 UNITS



1 inch = 100 feet



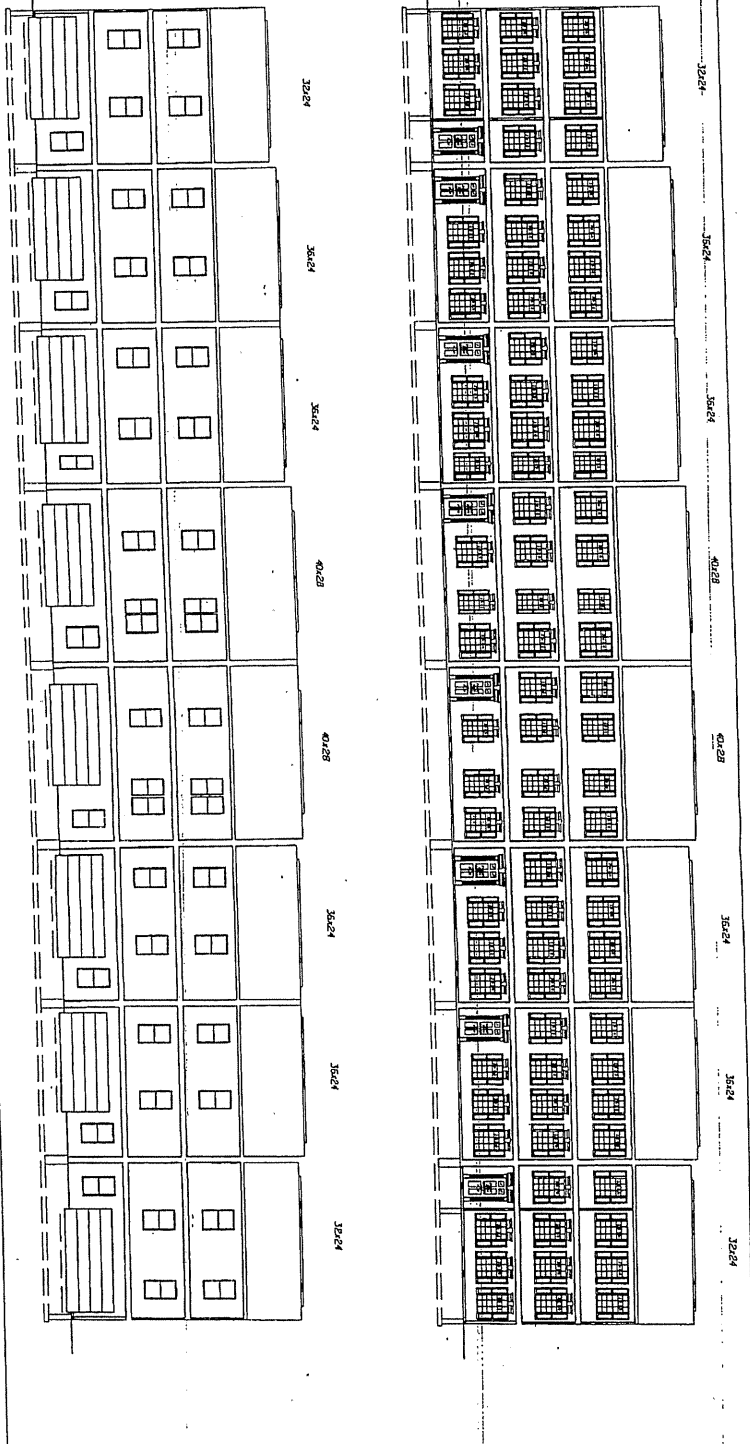
NORTH



100% SQUAD VILLAGE

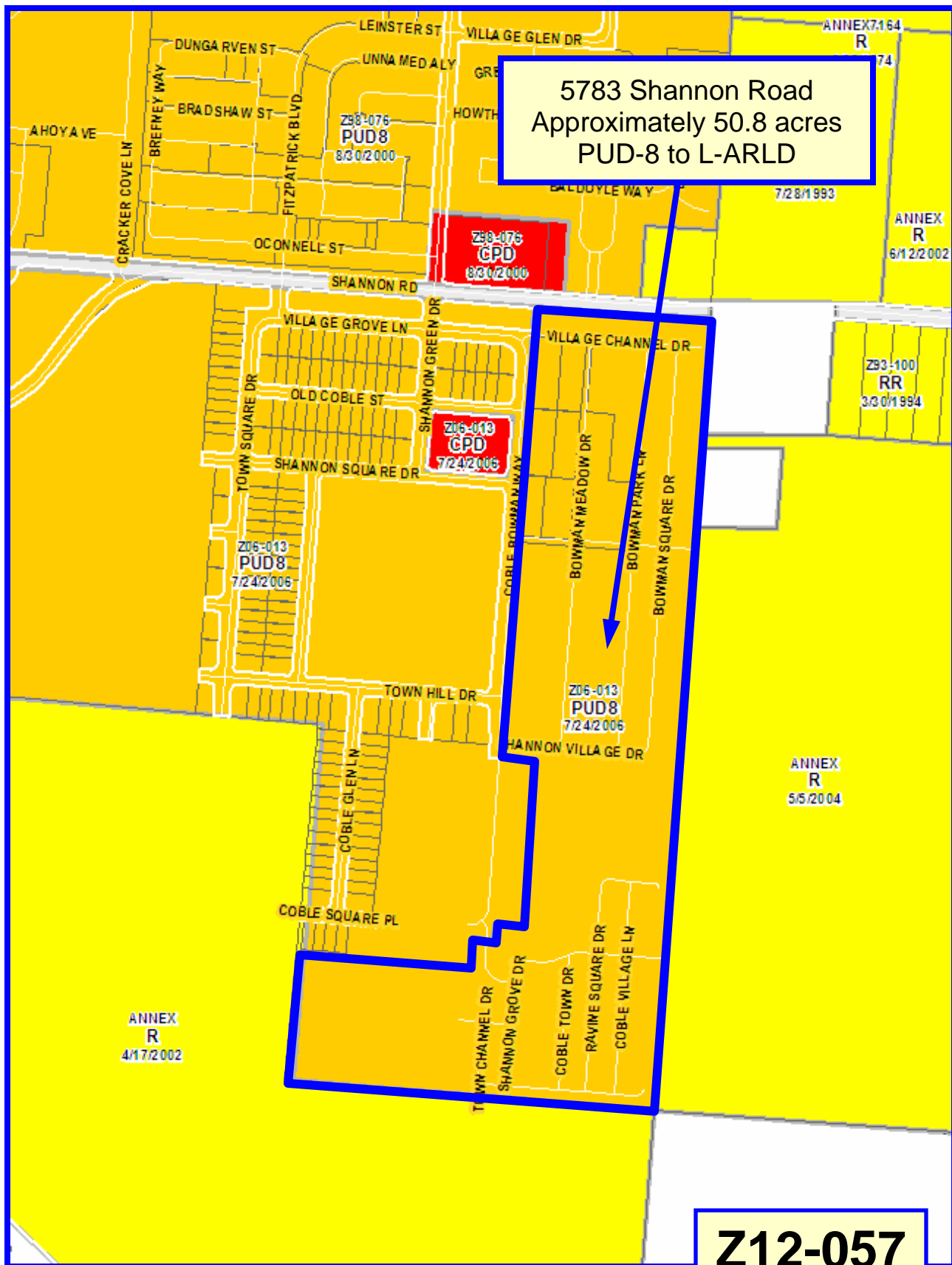
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THE HAMPTONS AT SHANNON LAKES

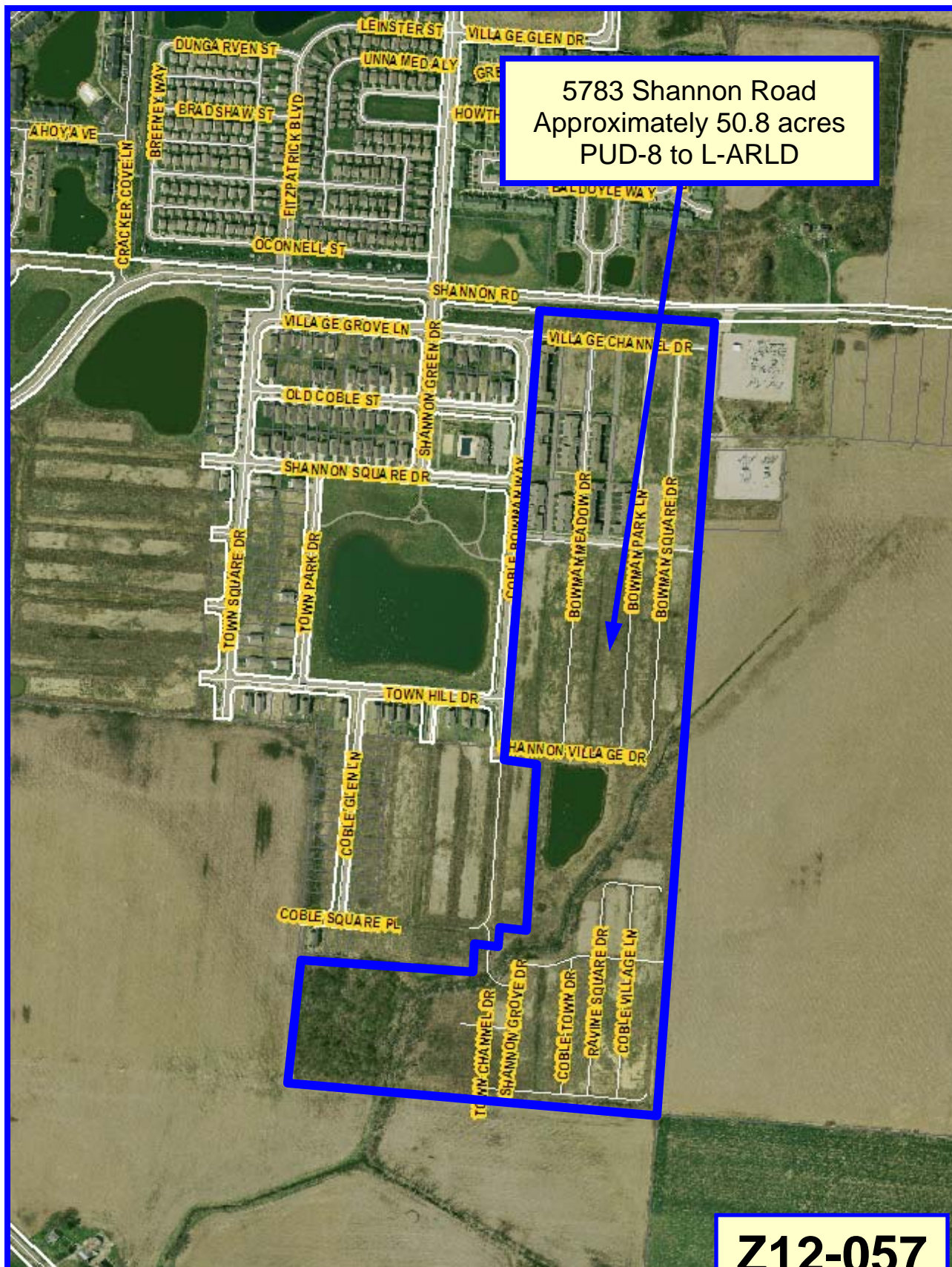


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212-057



Z12-057



5783 Shannon Road
Approximately 50.8 acres
PUD-8 to L-ARLD

Z12-057