EAGLE CREEK

REZONING APPLICATION

AND

DEVELOPMENT PLANS

PRESENTED BY:

WILLS CREEK

G2 PLANNING + DESIGN
720 E. BROAD STREET STE. 200
COLUMBUS, OH 43215

Pulte Homes

K+F KEPHART FISHER LLC
Selling Solutions Not Time ®

ADVANCED CIVIL DESIGN

December 7, 2021, *revised January 10, 2022*

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Village of Sunbury

Tommy Hatfield, Mayor
Allen Rothermel, Administrator
Kathy Belcher, Fiscal Officer
Rhonda Mourne, Zoning Clerk

Zoning Department

PO Box 508
Sunbury, OH 43074
740-965-2684 OFFICE
740-965-9633 FAX
www.sunburyvillage.com

Date: December 3, 2021

REZONING APPLICATION

OWNER/APPLICANT	Dove Field Partners LLC, an Ohio limited liability company	
OWNER/APPLICANT ADDRESS	James D. Schrim, III - 580 N. Fourth Street, Suite 120-B, Columbus, OH 43215	
OWNER/APPLICANT PHONE AND E-MAIL	614-402-0340	jschrim@willscreekcm.com
ADDRESS AND LOCATION OF PROPERTY	Parcel No: 41723001035000	
PRESENT USE	Vacant	
PRESENT ZONING DISTRICT	Unzoned	
PROPOSED USE	Single family homes	
PROPOSED ZONING DISTRICT	PRD - Planned Residence District	

ADDITIONAL SUBMISSION REQUIREMENTS

1. Legal description of property (1 copy)
2. Fifteen copies of site plan, showing actual dimensions and shape of the lot, the exact size and location of existing buildings on the lot, if any, and the location and dimensions of the proposed building(s) or alteration.
3. Statement of how proposed amendment relates to the comprehensive plan.
4. Names and addresses and postage (on labels or envelopes) of all property owners adjacent to and within 200 feet of the property.
5. For rezoning to Planned Residence (PRD) , Planned Commercial District (PCD), or Planned Industrial (PID), refer to "Procedure" under that portion of the Zoning Ordinance, regarding submittal of the Development Plant, etc.

FEES:

- Residential: $200.00
- Commercial/Industrial: $400.00

The undersigned is either the property owner or a duly authorized agent of the property owner and verifies the information provided in this application is correct.

Dec. 3, 2021

Signature of Owner/Applicant — Date

Village of Sunbury

Tommy Hatfield, Mayor
Allen Rothermel, Administrator
Kathy Belcher, Fiscal Officer
Rhonda Mourne, Zoning Clerk

Zoning Department

PO Box 508
Sunbury, OH 43074
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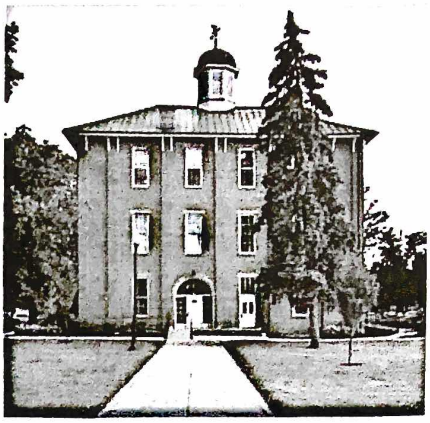


Date: June 30, 2021

REZONING APPLICATION

OWNER/APPLICANT	3 Bs & K Holdings, LLC, an Ohio limited liability company
OWNER/APPLICANT ADDRESS	500 W. Wilson Bridge Rd - #145; Worthington, OH 43085
OWNER/APPLICANT PHONE AND E-MAIL	415-398-0108 | AEKRYAN@KCMAPTS.com
ADDRESS AND LOCATION OF PROPERTY	Parcel Nos.: 41723001034001 and 41723001034000
PRESENT USE	Vacant
PRESENT ZONING DISTRICT	Unzoned
PROPOSED USE	Single family homes
PROPOSED ZONING DISTRICT	PRD - Planned Residence District

ADDITIONAL SUBMISSION REQUIREMENTS

1. Legal description of property (1 copy)
2. Fifteen copies of site plan, showing actual dimensions and shape of the lot, the exact size and location of existing buildings on the lot, if any, and the location and dimensions of the proposed building(s) or alteration.
3. Statement of how proposed amendment relates to the comprehensive plan.
4. Names and addresses and postage (on labels or envelopes) of all property owners adjacent to and within 200 feet of the property.
5. For rezoning to Planned Residence (PRD) , Planned Commercial District (PCD), or Planned Industrial (PID), refer to "Procedure" under that portion of the Zoning Ordinance, regarding submittal of the Development Plant, etc.

FEES:

- Residential: $200.00
- Commercial/Industrial: $400.00

The undersigned is either the property owner or a duly authorized agent of the property owner and verifies the information provided in this application is correct.

Signature of Owner/Applicant

6/23/21
Date

EAGLE CREEK
PLANNED RESIDENCE DISTRICT (PRD)
DEVELOPMENT TEXT

Background and Introduction:

This Development Text relates to and is an integral part of a Planned Residence District (PRD) Application for a Zoning Amendment (the above referenced Application together with all supporting materials filed in connection therewith is referred to herein as the "Application") filed by 3Bs & K Holdings, LLC and Dove Field Partners, LLC, as Applicants (collectively, the "Applicant"), pertaining to approximately 84.87± acres located to the west of Interstate 71, south of U.S. 36/SR 37 and east of 3 B's & K Road in the Village of Sunbury, Delaware County, Ohio (the "Property"), to be developed as a 253 lot residential subdivision (the "Development"). The Application is being filed pursuant to Section S81.15:07 of the Village of Sunbury Revised Zoning Ordinance of 2018, as amended to date – Planned Residence District (PRD), as in effect on ~~July 30~~December 7, 2021 (the "Zoning Ordinance"). The rezoning is governed and controlled by the Zoning Ordinance as in effect on ~~July 30~~December 7, 2021. All references herein to ZC Sections or ZC Articles refer to applicable Sections or Articles of the Zoning Ordinance. All "Tab" references herein are to the applicable Tab No. of the Application.

This Development Text relates to the Application filed by the Applicant and is an integral part of the Application required by ZC Section 81.15:07.5(b) and constitutes the text required thereby. To the extent a matter required by ZC Section 81.15:07.5(b) is required to be stated in textual form, is not otherwise stated herein, but is otherwise contained in other text or drawings contained in the Application, such text shall be deemed incorporated herein by this reference.

As contemplated by ZC Section 81.15:07.1, the Application proposes rezoning the Property into a well-organized residential area taking into account unique natural factors, contemporary land use concepts and a balanced residential environment necessary to meet these needs while preserving and enhancing the health, safety and general welfare of the inhabitants of the Village of Sunbury.

3Bs & K Holdings, LLC, an Ohio limited liability company, ("3Bs") is the current owner of a portion of the Property comprised of approximately 25± acres known as Delaware County Parcel Nos. 41723001034001 and 41723001034000 ("3Bs Property") and Dove Field Partners, LLC, an Ohio limited liability company, ("Dove Field") is the current owner of a portion of the Property comprised of approximately 59± acres known as Delaware County Parcel No. 41723001035000 ("Dove Field Property"). Wills Creek Development Services, LLC, an Ohio limited liability company ("Developer"), is the developer of the Property in accordance with this Application. Developer is an agent of 3Bs. The word "Applicant" as used herein, shall also include "Developer".

Relationship to and Compliance with Comprehensive Plan:

The Application is in keeping with the spirit and intent of the Village of Sunbury Comprehensive Plan approved November 2, 2016 (the "Comp Plan") for the following reasons:

- The Development is a "Traditional Neighborhood Design" as recommended throughout the Comp Plan, with homes designed on small lots with grid streets and designed as a walkable neighborhood.
- The Development is designed as a single-family neighborhood and will provide for a Homeowners' Association to maintain the open space.
- The Development will be a walkable community providing its residents access to nearby parks and connectivity to proposed adjacent neighborhoods.

Section S81.15:07 - PLANNED RESIDENCE DISTRICT (PRD)

1. PURPOSE - Sunbury recognizing that with increased urbanization and population growth comes increased demands for well-organized residential areas which take into account unique natural factors, contemporary land use concepts, and a balanced residential environment, hereby provides for the Planned Residence District intending hereby to promote the variety and flexibility of land development for residential purposes that are necessary to meet these demands while still preserving and enhancing the health, safety and general welfare of the inhabitants of the municipality.

2. APPLICATION - The provisions of this section of the Zoning Ordinance shall apply to all lands of the municipality regardless of the size of the parcel being developed, which are to be developed in a balanced residential environment.

3. PERMITTED USES - Within the Planned Residence District (PRD) the following uses, developed in strict compliance with the approved development plan and standards, shall be permitted:

    a) Residential structures of any type, either single family or multi-family, cluster, patio, common wall or any reasonable variation on the same theme.

    The Development will be limited to 253 single-family residential structures with a mix of ranch and two-story homes; provided, however, Lot 56 even though platted, no building shall be built on such Lot until the future development to the south is completed. If at any such time that the temporary emergency access is no longer needed and rendered obsolete by future connections to potential developments to the north and south, then such temporary emergency access shall be vacated and a home on Lot 56 may be constructed. The Homeowners' Association for the Property will provide for maintaining the open space, walking trails and parks located throughout the Development.

b) Non-residential uses of a religious, cultural, educational or recreational nature or character to the extent that they are designed and intended to serve the residents of the Planned Residence District. Said facilities may be designed to serve adjoining neighborhoods or residents if they are located in such proximity to the major thoroughfares as to permit access without burdening residential streets.

c) Commercial uses to the extent that said uses are totally self-contained within the multi-family residential structures and are designed solely for the purpose of providing service to that or adjoining residential structures. No commercial use shall be established prior to the substantial occupancy by the residents it is designed or intended to serve.

d) Temporary structures in accordance with S81.14.03(B).

e) Home occupations in accordance with S81.14.03(C).

4. CONDITIONAL USES - Within this zoning district the following uses may be permitted, subject to the conditions and restrictions imposed by the Sunbury Planning and Zoning Commission pursuant to the provisions of S81.11.27 et. seq. Conditionally permitted uses shall be considered and declared abandoned if said uses are discontinued for a period in excess of six (6) months.

a) Kindergarten or Child Care Facilities in accordance with S81.14.03(L).

b) Family Care Home in accordance with S81.14.03(J).

c) Model home(s) so long as the business conducted is limited to the residential structures and lots within the PRD. The model home shall be ready for occupancy as a residential structure before any permit is issued. The restrictions in S81.14.03(C) shall be modified to apply whenever possible. There will be a minimum of one and a maximum of three model homes at any one time used as a conditional use in accordance with this Section. Off street parking lot on platted lots (or open space) will be permitted as an accessory use to such model homes to provide safe off-street parking for prospective customers or buyers of lots and homes.

d) Other uses of like or similar nature which promotes the purpose of this district.

5. PROCEDURE - In addition to any other procedures set out in this Ordinance, all applications for amendments to the zoning map to re-zone lands in this district shall follow the procedures hereinafter set forth:

    a) Application - The owner or owners of lots under the jurisdiction of the Sunbury Planning and Zoning Commission may request that the zoning may be amended to include such tracts in the Planned Residence District in accordance with the provisions of this ordinance.

        1) The applicant is encouraged to engage in informal consultations with the Sunbury Planning and Zoning Commission prior to formal submission of a development plan and request for an amendment to the zoning map; it being understood that no statement by Officials of Sunbury, Ohio, shall be binding upon either.

    b) Development Plan - Fifteen (15) copies of the development plan shall be submitted with the application, which plan shall include in text and map the following:
    The Applicant has submitted fifteen (15) copies of the Application and all supporting materials to the Village of Sunbury. This Development Text and other materials included in the Application constitute the Development Plan required by ZC Section 81.15:07.5(b).

        1) The proposed size, location, and the total number of units to be developed in the Planned Residential Development.
        The Development is approximately ±84.87 acres located on the west side of Interstate 71, south of U.S. 36/SR 37 and east off 3 B's & K Road in the Village of Sunbury, Delaware County, Ohio and will consist of 253 single family residential units. There are planned to be, generally, 197 – 52'x130' lots (of which at least 20% will be a minimum of 54' wide) and 56 – 60'x130' lots. Future Lot 56 would be a 60' x 130' lot. There will be a minimum of one and a maximum of three model homes at any one time. Off street parking on platted lots (or open space) will be permitted as an accessory use to such model homes to provide safe off-street parking for prospective customers or buyers of lots or homes. Up to 10% of lots may have a minimum depth of no less than 125 feet to provide flexibility as site plans are refined for final platting and final engineering.

        2) The general development character of the tract including property boundaries, the limitations or controls to be placed on residential and related uses, probable lot sizes, density levels, and other development features including landscaping, and the proposed location, size and use of

the non-residential portions of the tract, including usable open space, parklands, playgrounds and other areas and spaces, including their suggested ownership.

The project is designed as a single-family neighborhood with varying lot sizes to accommodate different housing style options. The Development will consist of public streets and subdivided single-family home lots within the boundaries of the Development, as depicted on the Preliminary Development Plan (Tab No. 8). Uses will be limited to single family home occupancy. The proposed Development will blend seamlessly with similar Sunbury neighborhoods by matching similar design elements such as sidewalks, tree-lined streets, similar front yard setbacks, open space areas, landscaping and entry features. The Applicant is proposing 253 single-family homes at a gross density of 2.98 dwelling units per acre, being generally 197 – 52 feet wide and 130 feet deep~~,~~ (of which at least 20% will be a minimum of 54' wide), 56 – 60 feet wide and 130 feet deep. See Tab No. 8 – Typical 52' Lot and Typical 60' Lot. The entire Development will be landscaped as depicted on Tab No. 12.

Approximately ±26.36 acres, or 31.06% of the Development, will be dedicated open space, which will be owned and maintained by the Homeowner's Association. Buffering areas adjacent to 3 B's & K Road and Interstate 71 are included in this open space and will be restricted as such. At least 8.48± acres or 32.17% of the dedicated open space will be suitable for active recreation. See Tab No. 15 - Open Space Plan. The open space contains a variety of activities. There is an 8-foot (minimum) wide multi-use trail along the buffer to the eastern edge of the Development. The open space area contains several activity areas including a tot lot and pocket park with cluster mailbox units, walking path, ornamental landscaping and an area for repose seating. Throughout the Development are various other open space preserves and walking paths to provide connectivity between various portions of the Development and to future adjacent neighborhoods.

3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.

Architecture will provide for high-quality, single-family homes. External building materials will comply with ZC Section 81.16.01(23)(B)(c). The only signage for the Development will be street signs and an entry feature at the entrance along 3 B's & K Road, as more particularly shown on Preliminary Entry Feature Plan Tab No. 13.

4) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.
All required utility providers have provided "will serve" letters for the Development (See Tab No. 20). MS Consultants, Inc. has provided a Preliminary Utility Plan for the Development (See Tab No. 19).

5) The proposed pedestrian and vehicular traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.
Tab No. 8 – Preliminary Development Plan and Tab No. 9 – Subarea Plan depicts all roadways and sidewalks and vehicular traffic patterns for the Development and their relationship to existing conditions. All streets within the Development will be public. The Village of Sunbury will be responsible for the upkeep of these streets, including, but not limited to, snow plowing and salting, street cleaning or resurfacing and repair.

6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.
The Development will provide street and walking trail connectivity to proposed residential neighborhoods to the north and south.

7) The location of school, park, and other community facility sites, if any.
None anticipated at this time other than Development's internal tot lot, pocket park and walking trails.

8) The proposed time schedule for development and probable uses of surrounding areas.
The project will be developed in five phases. See Tab No. 10 – Phasing Plan. Construction of Phase I for the single family is schedule to begin in April 2022 or upon final approval of engineering plans for Phase I. Subsequent phases will occur consecutively until all homes are sold.

The property to the north of the Development is anticipated to contain or provide the future I-71 interchange with multi-family and retail/commercial uses located along the interchange roadway connections on the remainder of the property. The property to the south of the Development will likely be similar residential if developed in the future, therefore making this proposed Development a good transitional use. Road connectivity and walking trails will be used to tie the Development together with the surrounding proposed area. The area to

the west, across 3K's & B Road, is owned by private residential landowners and will likely remain undeveloped and natural.

9) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than ten (10) acres or the whole tract (whichever is smaller), shall be fully described in textural form in a manner calculated to give Sunbury Officials definitive guidelines for approval of future phases.
The Development is anticipated to be developed in five phases as shown on Tab No. 10 - Phasing Plan. This is subject to refinement to be determined at the Preliminary Plat.

Final phasing will be determined and confirmed with the Preliminary Plat.

10) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.
The Applicant currently owns, controls or is in contract to purchase the Property on which the Development is to occur. The Development has been annexed into the Village of Sunbury. Water and sanitary sewer services shall be available to the Development according to Del-Co Water and the County Engineer – See Tab No. 20.

11) Specific statements of divergence from the development standards in Section S81.16.01 and S81.15.07 and justification therefore.
The Applicant is requesting the following divergences:

Divergence Request #1: *Section S81.15:07 6(a) – PRD Development Standard. INTENSITY OF USE - The maximum density shall be 2.5 dwelling units per gross acre of area within the area to be developed, unless the physical boundaries of land or existing developments adjacent thereto on adjoining lands establish an atmosphere inconsistent with the above maximum density of 2.5 dwelling units per gross acre.*

The Applicant is requesting an increase in maximum density to 2.98 dwelling units per gross acre of area. Section S81.15:07.6(a) limits maximum density in a PRD Development to 2.5 dwelling units per gross acre unless increased density is permitted by divergence based on certain conditions outlined therein, including bonuses for: (1) property being directly adjacent and easily accessible to major thoroughfares, which the Property is, and (3) property developed in a high quality of building design and site design, which the Property will be. Based on such conditions,

Applicant respectfully requests that the Sunbury Planning and Zoning Commission recommend that Sunbury Council grant additional density for the above standards of quality found to exist. The proposed Development of 2.98 dwelling units per gross acre requires only 0.48 units of bonus density to be justified and granted by Sunbury Council.

Divergence Request #2: *Section S81.15.07(6)(a)(4)(a) – PRD Development Standard. INTENSITY OF USE – For purposes of development within the Planned Residence District in Sunbury, Ohio, the maximum density for any single acre within the development shall be as follows: (a) Single Family: A maximum of 3 units on any single acre within the development.*

The Applicant is requesting a divergence to allow units in excess of three units on any single acre. In accordance with the Development Plan, there will be more than 3 units *on any single acre*, consistent with other existing developments in the Village of Sunbury.

Divergence Request #3: *Section S81.15.07 6(d)(1) – PRD Development Standard. FRONT YARD SET BACK – All dwellings shall have a setback from the right of way line of forty feet. If the right of way of the adjoining street or road is less than sixty (60) feet, no building shall be located closer than seventy-five (75) feet to the center line of said road or street.*

The Applicant is requesting a reduction resulting in a front setback of twenty-five (25) feet on all lots. The Applicant believes potential homebuyers will prefer a larger rear yard over a larger front yard, allowing more outdoor space for patios, decks and three-season rooms. Twenty-five (25) feet is large enough to allow cars to park in the driveway without encroaching on the sidewalk. In addition, the reduced front setback is consistent with other surrounding neighborhoods such as Sunbury Meadows Section 3 Phase B with 25 feet and Sunbury Meadow Section 5 Part 2 with 30 feet. Applicant respectfully requests that a divergence permitting twenty-five (25) feet setback from the edge of the right of way be justified and granted by the Village of Sunbury.

Divergence Request #4: *Section S81.15.07 6(d)(2) – PRD Development Standard. SIDE YARD SET BACK – No single family dwelling shall be located closer than seven (7) feet minimum to any side lot line, and a total side yard setback of fourteen (14) feet minimum or twenty percent (20%) of the lot width, whichever is greater.*

Applicant is requesting a reduction resulting in a side yard setback of ~~five (5~~six (6) feet minimum to any side lot line, and a total side yard setback of ~~ten (10~~twelve (12) feet minimum. For lots in Sub-Area 1, side yard setbacks may be reduced to a minimum of five (5') to any side lot line, and a total side yard setback minimum of 10' for homes with 3-car garages (only).

Divergence Request #5: *Section S81.15.07 6(d)(3) – PRD Development Standard. REAR YARD SET BACK – A rear yard of not less than forty (40) feet shall be maintained on all parcels within this district.*

The Applicant is requesting a reduction resulting in a rear yard setback of ~~twenty~~thirty-five (~~25~~35) feet for all lots ~~to allow~~with an additional allowance for non-conditioned rooms, patios and decks to encroach up to ~~fifteen (15~~ten (10) feet into the rear yard~~.~~ setback, but in no event should structures or any such features be located closer than twenty-five (25) feet from the rear lot line. The Applicant believes ~~potential~~ homebuyers will value space for three-season rooms, patios and decks ~~over the additional 15 feet of yard space.~~ provided by this allowance.

Divergence Request #6: *Section S81.15.07 6(h) MAXIMUM LOT COVERAGE – On no lot or parcel shall a building be constructed which covers more than twenty-five percent (25%) of the lot area. No combination of buildings shall be constructed which cover more than thirty percent (30%) of the lot area.*

The Applicant is requesting an increase in the allowable lot coverage to 50% maximum for the 52' lots and 51% maximum for the 60' lots. Granting this divergence will allow a better quality home and one that is consistent with those in similar neighborhoods in Sunbury.

Divergence Request #7: *Section S81.16.01 7. – General Development Standards. STRUCTURE SEPARATION – no building shall be located closer than twenty-five (25) feet to another structure unless the adjacent walls of both structures are masonry in which event said buildings shall be no closer than fifteen (15) feet. No building shall be located closer than fifteen (15) feet to another building unless one of said structures has, as its exterior facing wall, a fire wall, free of any opening and capable of stopping the spread of any fire. The provisions herein shall not apply to a residential garage servicing a single family residential residence.*

The Applicant is requesting, at the very minimum, ten (10) feet of separation between fee simple single-family residential dwellings. The additional cost necessary to comply with this standard must be reflected in the price of the new homes. Since similar homes in nearby neighborhoods mostly do not have exterior side facing masonry or fire walls, an inconsistency in appraised values will result that cannot be overcome within the projected housing market.

The Ohio Residential Building Code (exhibit F-1) Allows homes to be 10' apart with unlimited openings in side walls and allows 6' separation with no openings. All homes will comply with applicable building code requirements in this regard.

12) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project by the developer.
After approval of the plats, building plans, and engineering plans, and before construction begins, any sureties required from the Applicant will be submitted to the Village of Sunbury as required by their procedures.

6. **DEVELOPMENT STANDARDS** - In addition to any other provisions of this ordinance the following standards for arrangement and development of lands and buildings are required in the Planned Residence District.

a) Intensity of Use - The maximum density shall be 2.5 dwelling units per gross acre of area within the area to be developed, unless the physical boundaries of land or existing developments adjacent thereto on adjoining lands establish an atmosphere inconsistent with the above maximum density of 2.5 dwelling units per gross acre. Increased densities may be recommended by the Sunbury Planning and Zoning Commission and granted by the Sunbury Council if it is determined that any of the following conditions exist:

i. If the property is directly adjacent and easily accessible to major thoroughfares.

ii. If the property is directly adjacent and easily accessible to publicly controlled and maintained community recreational facilities or service facilities.

iii. If the property is developed in a high quality of building design and site design.

iv. If the property is developed to include major community services such as churches and schools.

The Sunbury Council may grant zoning incentives of up to one (1) unit per gross acre for each of the above standards of quality found to exist, however, the total density for the entire area of the development shall not exceed seven (7) units per gross acre.

For purposes of development within the Planned Residence District in Sunbury, Ohio, the maximum density for any single acre within the development shall be as follows:

1. Single Family: A maximum of 3 units on any single acre within the development.
2. Two Family and Townhouse: A maximum of 8 units on any single acre within the development with a maximum of 4 units side by side and connected with a common wall.
3. Two Story Apartment: A maximum of 8 units on any single acre within the development with a maximum of 4 units side by side and connected with a common wall.

The Applicant is proposing 253 single family homes at a gross density of 2.98 dwelling units per acre.

b) Required Square Footage - 1450 square feet, exclusive of basement, porches, and garages.

The Development will comply with this standard. Homes to be constructed range from 1,450 SF to 3,100+ SF, see Architecture Tab No. 18.

c) Open Space - Open space shall be in compliance with Section 81.16.01(21).

The Development will comply with this standard. See Tab No. 15 – Open Space Plan. ±26.36 acres or 31.06% of the Development will be open space. All of the open space will be owned and maintained by the Homeowners' Association. At least 8.48 acres or 32.17% of the open space will be suitable for recreation.

d) Arrangement of Structures - The physical relationship of dwelling units and their minimum yard space shall be determined in accordance with the following:

i. Set Back - All dwellings shall have a setback from the right of way line of forty (40) feet. If the right of way of the adjoining street or road is less than sixty (60) feet, no building shall be located closer than seventy-five (75) feet to the center line of said road or street.
The Applicant is requesting a divergence from the forty feet front setback requirement in order to establish a front setback of twenty-five feet from the edge of the right of way line, fifty feet from the centerline of the right of way for all lots. See ZC Section 81.15:07.5(b)(11).

ii. Side Yards - No single family dwelling shall be located closer than seven (7) feet minimum to any side lot line, and a total side yard setback of fourteen (14) feet minimum or twenty percent (20%) of the lot width, whichever is greater. For all other structures within the Planned Residential District the side yard shall be not less than one sixth (1/6) of the sum of the height of the structure and length of the wall most nearly parallel to the side lot line but in no case shall said structure be closer than fifteen (15) feet to the lot line within development except as follows:
    1. In the event that the walls are solid and without windows, said building shall not be closer than fifteen (15) feet to the adjoining structure, and
    2. In the event said wall has windows said structure shall not be closer than twenty-five (25) feet to the adjoining structure without regard to lot lines. In no case shall any building be located closer than fifteen (15) feet to the outside perimeter line of the planned area. The requirements for side yards herein shall apply to the principal structures but shall not be interpreted as prohibiting designs of single family structures normally referred to as common wall, cluster, patio or other variations on the same theme.

    The Applicant is requesting a divergence from this standard.

iii. Rear Yards - A rear yard of not less than forty (40) feet shall be maintained on all parcels within this district.
The Applicant is requesting a divergence from the forty feet rear setback requirement in order to meet the market demands and allow the possibility for homeowners to have non-conditioned rooms, decks and or patios.

iv. Building Height Limits - No building in this district shall exceed thirty-five (35) feet in height measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Church spires, domes, flag poles, elevator shafts, and windmills are exempted from any

height regulation and may be erected to any safe height. No aerial antenna or tower shall be permitted to extend more than twenty-five (25) feet over the highest point of the principal residence on the premises.
The Development will comply with this standard.

e) Landscaping - All yards, front, side, and rear, shall be landscaped and all organized open spaces or non-residential use areas shall be landscaped. Such landscape plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat. Also, landscaping standards shall be in strict compliance with Sections 81.06.03, 81.18.11, 81.16.20 and 81.16.21.
The Development will comply with this standard. Landscaping shall be in accordance with the Landscape Plan Tab No. 12.

f) Site Development - To the maximum extent possible, all natural drainage courses, vegetation, and contours in excess of six percent (6%) shall be maintained.
The Development will comply with this standard. The Development shall maintain to the maximum extent possible all natural drainage courses, vegetation and contours.

g) The Sunbury Planning and Zoning Commission and/or Sunbury Council may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscaping, development, improvement, and maintenance of common open space; and any other pertinent development characteristics.

h) Maximum Lot Coverage - On no lot or parcel shall a building be constructed which covers more than twenty-five percent (25%) of the lot area. No combination of buildings shall be constructed which cover more than thirty percent (30%) of the lot area.
The Applicant is requesting a divergence from this standard.

i) Signs – may be permitted, subject to the conditions and restrictions imposed by the Sunbury Planning and Zoning Commission.
The Development will comply with this standard. A sign plan will be submitted with the Subdivision Plat.

j) Lighting - may be permitted, subject to the conditions and restrictions imposed by the Sunbury Planning and Zoning Commission.
The Development will comply with this standard. A lighting plan will be submitted with the Subdivision Plat.

SECTION S81.16.01 - General Development Standards

All development standards set forth in this Section shall be complied with except to the extent divergences therefrom have been approved as above provided.

1. GENERAL - It is the purpose of these development standards to set forth certain general rules to be adhered to regardless of type or classification of development. They are designed to insure that the general welfare of citizens of Sunbury, Ohio be protected and enhanced. These development standards apply throughout the municipality. If a conflict exists between these standards and more specific standards prescribed in any individual zoning district, the specific provisions of the zoning district in question shall prevail. The standards set forth herein are to be considered minimum standards to be augmented by standards set forth elsewhere in this Ordinance or prescribed or agreed to by the landowner in any rezoning or variance.

   Maximum Lot Coverage on any lot or parcel in R-1, R-2, R-3, R-4, or R-5 zoning district shall a building be constructed which covers more than twenty-five percent (25%) of the lot area.
   The Applicant is requesting a divergence from this standard.

2. DESIGN STANDARDS FOR OFF-STREET PARKING
   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 standards set forth in Section S81:16-02 of the Ordinance.
   There are no off-street parking areas proposed within this Development other than parking spaces adjacent to the pocket park, tot lot and cluster box units, and temporary parking lots as accessory uses for model homes as more specifically set forth below in Section S81.16.01(3). All parking areas will comply with Section S81.16.01 Design Standards for Off-Street Parking.

3. SPECIFIC OFF-STREET PARKING REQUIREMENTS.
   There are no off-street parking areas proposed within this Development other than the following: four (4) parking spaces at the pocket park/westernmost cluster box units ("CBU"), three (3) parking spaces for the CBUs in the northeast corner of the Development and seven (7) parking spaces for the CBUs and tot lot in the southeast corner of the Development, and temporary parking lots as accessory uses for model homes

4. DESIGN STANDARDS FOR OFF-STREET LOADING AND UNLOADING
   There are no off-street loading and unloading areas proposed for this Development.

5. SPECIFIC OFF-STREET LOADING AND UNLOADING REQUIREMENTS

There are no specific off-street loading and unloading areas proposed for this Development

6. EXCEPTIONS TO HEIGHT LIMITATIONS.

The Development will comply with Section S81.15.07(6)(d)(4) no building will exceed 35 feet.

7. STRUCTURE SEPARATION.

No building shall be located closer than twenty-five (25) ft. to another structure unless the adjacent walls of both structures are masonry in which event said buildings shall be no closer than fifteen (15) ft. No building shall be located closer than fifteen (15) feet to another building unless one of said structures has, as its exterior facing wall, a fire wall, free of any opening and capable of stopping the spread of any fire. The provisions herein shall not apply to a residential garage servicing a single family residential residence.

Each single family home and attached garage will be placed on a lot at least five (5) feet from the side lot line resulting in at least ten (10) feet of separation between structures. Applicant may or may not install masonry on the side walls of the homes and therefore is requesting a divergence from this requirement. The Structure Separation requirements shall conform to Ohio Residential Code.

8. SANITARY SEWER REQUIREMENTS AND POLLUTION CONTROL.

All uses shall be conducted in conformance with regulations promulgated by the Environmental Protection Agency and the Village of Sunbury. Prior to the issuance of any zoning certificate, evidence of compliance with said regulations shall be presented to the zoning inspector.

The Development will comply with this standard.

9. WATER IMPOUNDMENTS.

All water impoundments such as ponds, lakes or swimming pools shall be constructed and developed in compliance with the following standards:

a) No impoundment shall be located closer than twenty-five (25) feet to the right of way line or fifty-five (55) feet of the center line of any adjacent public right of way.

b) All installed swimming pools, or the entire property upon which it is located, shall be walled or fenced to prevent uncontrolled access by individuals from the street or from adjacent properties. Said fences or walls shall be solid wood, chain link or masonry, and not less than five (5) feet in height and shall be maintained in good condition with a self-locking gate.

The Development will comply with this standard. There are several ponds proposed to manage storm water runoff and the size and location of which are shown on Tab No. 8 – Preliminary Development Plan.

10. PUBLIC NUISANCE REGULATIONS.

a) Prevention of Nuisance. Every structure or use subject to the provisions of the Zoning Ordinance shall be located, arranged and operated in accordance with the following provisions so that it will not interfere with the development and enjoyment of adjacent property.

b) Required Limits. The following limits of development and operation are provided to control hazardous, obnoxious or other nuisance activity of uses subject to the provisions of the Zoning Ordinance.

1) Noise. Noise or vibration shall be so controlled that at the property line on which such noise or vibration is produced it will not be at a level above that normally perceptible from other development in the area or from the usual street traffic observed at the street right-of-way line of the lot, except occasional blast or shock required in normal operation and produced in such manner as not to create a hazard.

2) Dust. Dust or particulate matter shall be so controlled as not to produce a hazardous or obnoxious situation beyond the property lines of the lot on which such dust or particulate matter is produced.

3) Odor or fumes. Odor or noxious fumes shall be so controlled as not to be offensive nor to create a hazard.

4) Glare. Glare or heat from processing or other activity or lighting shall be so screened as not to be perceptible beyond the property lines of the lot on which such glare or heat is produced.

The Development will comply with this standard.

11. LANDSCAPING.

All uses and improvements in the municipality should pay close attention to maintenance of proper landscaping as soon as possible after completion of construction of the principal structures or improvements. Maintenance of ground cover at all times is encouraged to prevent erosion. Replacement of trees, removed during the land clearing, should be accomplished as soon as possible.

The Development will comply with this standard.

12. CONDITION OF PREMISES; WASTE ACCUMULATION.

The Development will comply with this standard.

No person, firm, or other property owners or residents shall:

a) Cause or permit waste, garbage, trash or any debris such as lumber and building materials, unused tires or other material to accumulate or remain on their property except as follows:

1) Trash and garbage properly located for normal and regular pickup, provided that no such items shall be permitted to remain exposed to open view beyond normal pickup times.
2) All trash and debris associated with or resulting from the construction of either residential or commercial structures permitted hereby shall be contained on the construction site in a stable and secure enclosure. The permit holder shall maintain the enclosure and site so as to control litter and debris at all times and remove and dispose of the debris in an approved landfill. The enclosure shall be removed from the site within ten days of issuance of the occupancy permit or within ten days of cessation of active construction work.

b) Permit commercial vehicles or non-private passenger vehicles exceeding four to be parked or remaining in open view upon the premises of a residential neighborhood except in connection with repair or construction work being undertaken at the premises and only during such periods of repair or construction.
1) All motor vehicles at the premises, whether private, passenger, commercial or other, shall be parked on driveways or paved areas or concealed from public view in private garages, carports, etc. No motor vehicles shall be parked in required yard areas of residential neighborhoods.
2) All such motor vehicles in public view on the premises shall be in operating condition and in compliance with all motor vehicle safety, equipment and registration and licensing laws displaying proper tags and validation stickers.
3) Motor homes, trailers, boats and other non-private passenger vehicles shall, as nearly as practicable, be concealed from public view.

c) Fail to keep the exterior of all residential and commercial premises in good condition, and well maintained, including painting, if necessary, and such persons shall, within a reasonable time, after notice, remove or remedy all unsightly, dirty and unsafe conditions.

d) Keep all vacant lots mowed as often as necessary in keeping with the character of the neighborhood to prevent pestilence, insect infestation, and to discourage use of the property for dumping or landfill purposes.
1) All such vacant property shall be kept free of hazardous and unhealthful accumulations of water and other conditions affecting the health and welfare of residents of the Municipality.
2) In those instances where such vacant property is being used contrary to Municipal zoning laws and other ordinances, the property owner, upon notice, shall take appropriate remedies to prevent such unlawful uses in cooperation with Municipal officials.

3) All vacant lots shall be kept seeded or maintained in such manner as to prevent erosion of the property and excess drainage onto adjoining lands and kept free of trash and debris.

13. CORRECTIVE ACTION BY MUNICIPAL OFFICIALS.

a) All violations of this section which remain uncorrected after not less than ten days' notice to the owner or resident, may be corrected by the Municipality, or by any person, firm or organization selected by the Municipality, and the costs thereof shall be paid by the owner of such property within thirty days.

b) Any such charges which remain unpaid for the thirty days may be collected in any manner provided by law and shall be certified by the Administration to the Auditor of each county wherein such property may be located to be charged as a lien against the property.

c) Violations occurring on construction sites may result in the issuance of a stop-work order until the site is brought into compliance.

14. PENALTY.

Whoever violates any provision of this section, in addition to any other cost or charge is guilty of a minor misdemeanor. Each day that such violation continues shall constitute a separate offense.

15. APPEALS.

Any person affected or aggrieved by this section may appeal a decision of the Manager or the Code Enforcement Officer directly to Council, and the decision of Council shall be final.

16. DRAINAGE.

All construction within this municipality shall be accomplished in a manner consistent with maintenance of good surface drainage. In all improvements or uses where submittal of drainage plans is not specifically required every reasonable effort shall be made to insure that proper drainage on the subject property and adjacent or servient properties is maintained or improved. In no event shall any person interdict or interfere with any existing tile or surface drain channel unless it is determined that such tile or channel can be removed or relocated without interfering with the drainage on adjacent properties.
The Development will comply with this standard.

17. FLOOD PLAIN REGULATION.

No part of the Development is within the 100 year floodplain per FIRM map – Tab No. 21.

18. DAMAGE AND/OR DESTRUCTION AND REBUILDING

a) Upon damage of any nature to a building in any zoning classification covered by the Zoning Ordinance of 1997 and subsequent amendments thereto, in which any

building structure would be unusable, uninhabitable, unsafe, or not fit to use as a home, business, a manufacturing plant, or any other type of use, said building must be removed completely from the premises within six (6) months of said damage.

b) If the owner, lessee, or other interested persons having a right to reconstruct desires to do so instead of removing said building or buildings, they shall have an additional six (6) months to begin to construct or rebuild said buildings, with the total of a and b above to be one (1) year, upon application to the Sunbury Planning and Zoning Commission for approval.

The Development will comply with this standard.

19. STREET TREE PLANTING REQUIREMENTS

The following are street tree planting requirements for all zoning districts:

a) It shall be required that all subdividers or developers plant trees along public streets of their developments in such a manner, type, quantity and location as approved by the Village of Sunbury. In no case shall said trees be species included on the list of prohibited trees as set forth by the Village of Sunbury Tree and Landscape Commission. A copy of the prohibited tree list is on file at the Office of the Zoning Inspector. Said trees shall be set back as required by the Zoning and Commission outside of the public right-of-way of sufficient depth to minimize interference with public sidewalks and keep leaves and related tree debris from public streets.

The developers/builder shall be required to maintain the trees for one year after the trees are planted and to replace any tree which dies within such one-year guarantee period. Upon completion of the street tree planting, the landscape contractor shall contact the Village of Sunbury Zoning Inspector for inspection. The guarantee period shall begin after the approval of the Zoning Inspector. A final inspection shall be made at the end of the guarantee period. All trees not exhibiting a healthy, vigorous growing condition, as determined by the Village's inspection, shall be replaced at the expense of the developer or builder and the one year guarantee period shall begin again for the trees which are replaced.

The developer/builder shall be required to provide a bond to the Village of Sunbury covering the cost of street trees, to be effective during the guarantee period.

The Development will comply with this standard.

20. STREET LIGHTING

The Applicant's preference for street lighting will be presented to the Village of Sunbury in the final development plan and prior to submitting the Subdivision Plat for review and comment.

21. OPEN SPACE REQUIREMENTS

a) Minimum Common Open Space - A portion of the total project area shall be devoted to common open space in proposed subdivisions and planned unit developments as follows:

1) The amount of land, a percentage of each residential subdivision or planned unit development exclusive of streets, which shall be required to be deeded and dedicated shall be 20% of the project area. In commercial, office, and industrial districts the amount of land dedication shall be determined by the Village of Sunbury based on estimated population and recreational opportunities to service the community.
The Development will comply with this standard. ±26.36 acres or 31.06% of the net site area will be devoted to open space.

2) A minimum of 10% of the land to be dedicated as a requirement of this section shall be reasonably adaptable for use for park and recreation purposes and shall be at a location convenient to the people to be served. Factors used in evaluating the adequacy of proposed park and recreation areas shall include size and shape, topography, geology, tree cover, access and location.
The Development will comply with this standard. Dedicated open space will be 26.36 acres or 31.06%, of which, ±8.48 acres will be suitable for park and recreational purposes. These areas are demarcated on Tab No. 15 – Open Space Plan. In addition to these areas, the Applicant is proposing walking paths throughout the site to provide pedestrian linkages between areas.

3) Council, upon recommendation from the Planning Commission, may reduce the land dedication requirement for those recreational areas or facilities which are provided by the owner within the subdivision as a part of the development or in cases where lower density development is anticipated.
A reduction in the open space requirements has not been requested by the Applicant.

4) Council may, upon recommendation from the Planning Commission, require or accept cash in lieu of the required land dedication. A cash dedication shall be at a rate established every two years by resolution of Council based upon the recent real estate transactions to determine an estimated average value of land per acre with public improvements completed thereon. The decision to accept cash in lieu of parkland shall be made with regard to the availability of Village park and recreational facilities and by the population generated by the proposed subdivision.

5) Cash received in lieu of parkland dedication shall be placed in a special fund for the development of parks and recreational facilities.

b) Open Space Requirements- The required common open space shall comply with the following: The Development will comply with this standard. See Tab No. 15 – Open Space Plan.

1) The common open space shall be located and designed to:
   a. Be sufficiently aggregated to create large areas of planned open space;
   b. Conserve significant natural features to the extent practicable;
   c. Be easily accessible to residents of the subdivision;
   d. Generally, be not less than 100 feet in width at any point except for short segments which provide visual and pedestrian connections between larger open space areas;
   e. Be interconnected with open space areas on abutting parcels wherever possible, by open space corridors.

2) Land area devoted to the following shall not be included as meeting the common open space requirement:
   a. Public street right-of-ways, private roads and parking areas;
   b. Required setbacks between building, parking areas and project boundaries and between building and public or private streets unless the required setback is contiguous to and part of a larger area of open space;
   c. Required spacing between buildings and between buildings and parking areas;
   d. Private yards within subdivided lots;
   e. The land area within 15 feet of all dwelling units;

3) Areas designated for common open space purposes may be:
   a. Preserved as wetlands, woodlands, lakes or ponds, historic sites, environmentally sensitive areas, or similar conservation oriented area; or

b. Used for outdoor active or passive recreation including in-ground pools, tennis courts, etc. but shall not include the area for recreation building or related parking.

4) Any common open space intended to be devoted to recreational activities shall be of a usable size and shape for the intended purpose as determined by the Planning Commission. Where deemed appropriate by the Planning Commission, recreation areas shall
be provided with sufficient parking and appropriate access.

5) Legal instruments setting forth the ownership and perpetual maintenance or the required common open space by the developer, homeowners' association or similar entity shall be submitted to the Village Solicitor or City Attorney for review and approval.

6) Such common open space, including any recreational facilities proposed to be constructed in such space, shall be clearly shown on the development plan.

7) The Village may determine that private recreational facilities or common open space provided as a part of a subdivision are of equivalent value to provide in part open space and recreational opportunities for residents of the proposed development that would otherwise need to be provided by the City. In such case, the Planning Commission may waive all or a portion of the requirement for the dedication of land for public purposes. In making such a decision, the Planning Commission shall consider: a. The type and size of facilities provided;
   a. The availability of the facilities to the residents;
   b. The likelihood that such facilities will lessen the need for additional public parks and public open space for the residents.

   All common open space shall be prohibited from further subdivision or development by deed restriction or other agreement in a form acceptable to the Village's Attorney.

8) Subject to such permanent prohibition as set forth above, common space in a subdivision may be owned by an association or by a similar entity acceptable to the Village. The Village may, but shall not be required to, accept dedication in the form of fee simple ownership of the common open space.

22. TREE PRESERVATION

The Developer has surveyed the wooded portions of the site. See Existing Tree Index and Tree Preservation Plan on Tab No. 16. Trees shall be replaced on site, and shall include trees located in open areas, buffers, and entry features, and shall be no less caliper inches than those required.

a) Purpose - The purpose of the tree preservation regulations established in this section are to conserve energy, promote clean air quality, reduce noise, improve surface drainage, minimize flooding, provide visual buffers, enhance the visual and aesthetic quality of the community, increase property value and to promote the preservation and replacement of trees that may otherwise be damaged or removed during land development and building construction.

b) Definitions

1) Caliper: The diameter of the tree trunk.

2) Drip Line: A perpendicular line that extends downward from the outermost tips of the tree branches to the ground.

3) Major Tree: A tree with a caliper (diameter) greater than 6 inches measured 24 inches above the ground.

4) Tree Preservation Area: An area designated in which all trees shall not be removed and shall be preserved and protected during all phases of construction. This area shall be designated on the final plat or site plan with restrictions noted regarding the removal of trees.

c) Tree Survey, Preservation and Replacement Plan - A tree survey, preservation and replacement plan shall be prepared and submitted to the Planning and Zoning Commission for approval. The Village of Sunbury Tree and Landscape Commission shall also review the plan and provide comments to the Planning and Zoning Commission. The tree survey and replacement plan shall contain the following information:

1) The location, common name and size of all existing major trees. When a site exceeds five (5) acres, an estimate of the number and size of major trees on a site may be submitted at the discretion of the Planning and Zoning Commission. In preparing this estimate, techniques such as site photographs, aerial photography, site visits to check average density may be permitted;

2) Identify the tree preservation areas, including all major trees that will remain on site after the construction and development is completed;

3) Indicate protective measures and restrictions to be taken during construction for the tree preservation areas described above. This shall include, but not be limited to the following:

a) Temporary fencing around the drip line of the tree;

b) No soil disturbance, clearing, grubbing, grading or stockpiling of soil shall occur within the drip line of the tree;

c) No change in grade within the drip line of the tree;

d) No redirection of surface runoff towards the tree preservation area;

e) No trenched installation of utilities within the drip line of the tree. Utilities within the drip line shall be bored a minimum of 24 inches in depth below the root system.

4) Identify all major trees that will be removed as permitted by this section;

5) The location, common name and size of all major replacement trees to be planted on the site as required by this section.

6) Replacement trees shall be located in accordance with Ordinance 2008-30.

7) The replacement trees shall be in addition to and coordinated with any landscaping or screening requirements.

d) Major Tree Preservation and Removal

1) Every possible effort shall be made to preserve natural vegetation areas. The design of any proposed development, streets, lots, utilities, structures and parking areas shall avoid the unnecessary removal of heavily wooded areas.

2) All major trees shall be preserved in their current location and condition unless such trees are exempted as follows:

a) The tree is located within a public right-of-way;

b) The tree is located within a utility easement;

c) The tree is within the footprint of a proposed structure, or within fifteen (15) feet from the drip line of the tree to the perimeter of such structure;

d) The tree is located within the access drive or walk area for a permanent residential unit;

e) A tree which is diseased, damaged, interferes with utility lines, or is an inappropriate or undesirable species as approved by the Village Planning and Zoning Commission.

3) The approval to remove a major tree does not remove the property owner's responsibility to replace the removed major tree in accordance with this section.

e) Major Tree Replacement

1) Each major tree removed during the course of any development or building construction shall be replaced by the owner with trees that have a total caliper (diameter) equal to or greater than the total caliper of the major tree removed. In no case shall any replacement tree have a trunk

diameter less than two (2.0) inches, measured twenty-four (24) inches above the ground.

2) Tree replacement will not be required on developed single-family residential lots except where a tree has been removed from a Tree Preservation Area.

3) Replacement tree species types must be approved by the Planning and Zoning Commission and be in accordance with Ordinance 2008-30.

4) Should tree replacement be determined by the Planning and Zoning Commission to be inappropriate, a sum suitable to complete the required replacement shall be paid to the Village for use by the Parks and Recreation Committee as deemed appropriate.

f) Maintenance Requirements

1) The owner shall be required to maintain all replacement trees for a two (2) year period after the planting.

2) Any replacement tree that dies or does not exhibit proper growth within the two year maintenance period, shall be replaced by the owner with one (1) year upon notification by the Village.

h) Penalties

1) Failure to replace a major tree or submit fees as required, within one year of the approval of the application, shall be subject to Section S81.06.08.

23. ARCHITECTURAL REVIEW

All building permits in compliance with the zoning code shall be subject to an architectural review, performed by a reviewing agent appointed by the Village of Sunbury.

A. Site Considerations

1. Goal - Maintain the rural village character of Sunbury.
All new and renovated structures should be design-integrated with their neighbors, creating pleasing vistas so all entities are enhanced and one does not reduce the value of another.
The Development will comply with this standard.

2. Roads and Drives
In existing developments, driveway New driveways and parking lots should be encouraged to utilize alley entrances whenever possible. Residential driveways should be designed to provide the least amount of surface area.

Commercial and industrial drives should be paved with brick, asphalt or concrete.

The Development will comply with this standard.

3. Parking

New businesses should be encouraged to provide parking in the rear to accommodate the minimum number of spaces required in the zoning code. Surface material should be brick, asphalt or concrete.

Does not apply.

4. Sidewalks

Sidewalks are required in all residential, commercial and industrial areas. Sidewalks shall be in compliance with Chapter 905 of the Codified Ordinances. Tree lawns shall be in compliance with the Subdivision Regulations. Interior sidewalks shall be required in all private developments regardless of zoning classification in which multiple units access a common parking area to provide pedestrian access between units and to adjacent sidewalks along the public right-of-way and/or private drive. Sidewalks are also required along both sides of private drives.

The Development will comply with this standard.

5. Setbacks

Typically residential structures are set back 20 feet from the street, while commercial structures are separated from the street by the sidewalk. New construction should follow the setback lines appropriate to its location and purpose as defined in the Subdivision Regulations.

The Applicant is proposing a front setback of 25 feet for all lots.

B. Architectural Considerations

1. Residential

a.) Building Types-Buildings in close proximity to each other should have a similar theme dealing with architectural styles.

b.) Roof Types- Single story buildings will be required to have pitched roofs with gable or hip ends. Roof materials shall be shingles, cedar shakes, slate or synthetic slate, and metal standing seam. A minimum of 4-in-12 slope are required, however steeper slopes are preferred. Flat roofs are not recommended, but may be considered if they are concealed by parapet walls

c.) Building Materials- Exterior walls shall utilize natural materials such brick, wood, stone, cultured stone, stucco and efis, cementious siding, and architectural grade vinyl. Building color ranges and materials shall present a uniformity of theme within the immediate area.
The Development will comply with this standard.

The exterior cladding of the front elevation of the homes cannot be constructed solely of stucco. If stucco is used in the front elevation it must be blended with stone, brick, cultured stone, EIFS, wood (or cementitious fiber such as HardiePlank) or architectural grade vinyl siding, or a combination thereof. A minimum of 25% of the exterior cladding of the front elevation of a home must be natural materials that are different than architectural grade vinyl.

All homes will have a roof pitch of 6/12 on the main structures of the home (accent features such as porches and dormers may have less than 6/12 roof pitch), all front windows will be wrapped with a minimum of four (4) inch wood trim, cement fiber board or engineered wood siding, such LP® Smartside® (except when the windows are surrounded by stone or brick) and the garage doors will either have raised panels or decorative accents.

Exterior finishes containing high gloss or high chroma colors are prohibited on all structures within the property. The same or similar front elevations and/or color treatment shall not be repeated for any home location within one (1) lot on either side or directly across the street from the subject home.

d.) Doors & Windows- Suggested trim for these openings and other design treatments are wood, stone, ornamental exterior plaster, formed metal or plastic. These materials may also be considered for application on fascias, soffits and vents.
The Development will comply with this standard.

e.) Improvements such as landscaping; lighting; fencing; parking location, planning and orientation; access roads; lawn areas; pools; terraces; patios; decks; flagpoles; etc. will all be under review for design compatibility, not only with the project itself, but also with its surroundings.
The Development will comply with this standard.

Section S81.17.01 - SIGN AND BILLBOARD REGULATION

The proposed development will comply with this Section. Proposed sign information such as location, size, and style will be submitted with the Subdivision Plat.

ADDITIONAL DEVELOPMENT AGREEMENT:

The Development will agree to join a Community Authority, so long as the charge does not exceed 4 mills.

K & K VENTURES LLC
2041 WYANDOTTE RD
COLUMBUS OH 43212

ALLEN SQUIRES
13031 LAUREL HILL RD
THORNVILLE OH 43076

BOSER SUSAN A CARROLL &
KENNETH G
1185 THREE B'S & K RD
GALENA OH 43021

WARD RANDALL D &
BARBARA A
1097 3B S & K RD
GALENA OH 43021

3 BS & K HOLDINGS LLC
205 COUNTY ROAD H
ELKHORN WI 53121

3 BS & K HOLDINGS LLC
500 WILSON BRIDGE RD
WORTHINGTON OH 43085

CARL & DELORES ROGERS
INVESTMENTS LTD
1609 3 B'S & K
GALENA OH 43021

DENT MICHAEL J & RANDI
1400 S THREE B'S & K RD
GALENA OH 43021

ROGERS WILLIAM R II
& LORIE LYNN LOTZGESELLE
3833 N THREE B'S & K RD
SUNBURY OH 43074

JMAC
200 NATIONWIDE BLVD
COLUMBUS OH 43215

BERKELEY STREET
FPS LLC
1 COWBOYS WAY
FRISCO TX 75034

HAYES WILLIAM F & CHERI E
1340 S THREE B'S & K RD
GALENA OH 43021

TRUSLER MARY ROGERS
TRUSTEE
262 W FOURTH ST
FRAZEYSBURG OH 43822

DUKE R RENZENBRINK
7365 FERNDALE PL
WESTERVILLE OH 43082

MCCARTHY WILLIAM L
1370 S THREE B'S & K RD
GALENA OH 43021

ROGERS RICH
24 S THREE B'S & K RD
SUNBURY OH 43074

GALLOWAY BRENT M &
ANITA M
1420 S THREE B'S & K RD
GALENA OH 43021

OBERHAUSER RYAN &
ANGELIQUE C
1155 THREE B'S & K RD
GALENA OH 43021

SHERMAN RD. - C.R. 134
(50' PUBLIC R/W)
PARCEL# 41723001031000
K & K VENTURES LLC
69.494 ACRES (AUDITOR)
PARCEL# 41723001033004
RANDALL D. WARD AND
BARBARA A. WARD
5.031 ACRES (AUDITOR)
S 85° 37' 10" E 1209.75
PARCEL# 41723001033003
SUSAN A., CARROLL AND
KENNETH G. BOSER
5.206 ACRES (AUDITOR)
FARM LOT 7
FARM LOT 8
S 04° 27' 48" W 445.11
PARCEL# 41723001033002
ALLEN SQUIRES
5.015 ACRES (AUDITOR)
ITEM 33. & 34. OIL AND GAS LEASE
(BLANKET BY NATURE)
D.V. 18 PG. 361, D.V. 21 PG. 544
PARCEL# 41723001035000
CARL AND DELORES ROGERS
INVESTMENTS LTD
O.R. 793 PAGE 520
58.974 ACRES (AUDITOR)
59.036 ACRES (DEED)
PARCEL# 41723001034000
3 BS & K HOLDINGS LLC
20.779 ACRES (AUDITOR)
BILLBOARD
ITEM 18. 20'x60'
SIGN LEASE AREA
L.V. 35 PAGE 423
I-71
(LIMITED ACCESS R/W VARIES)
PUBLIC ROADWAY
ITEM 15.
5' EASEMENT
D.B. 310 PG. 247
S 04° 15' 18" W 1638.54
N 24° 22' 36" E 173.85
ITEM 20. UNSPECIFIED LEASE WIDTH FOLLOWING
SOUTH PROPERTY (DASHED)
FROM CENTER OF ROAD TO 1550' EAST.
POLE IS APPROXIMATELY 1525 FROM CENTER
L.V. 10 PG. 515
N 3° 40' 00" E
90.00'
S 85° 27' 46" E 1296.46'
ITEM 14 & 23. 12' WATER EASEMENT
D.V. 395 PG. 152, D.B. 609 PG. 382
P.O.B. of
LEGAL
DESCRIPTION
ITEM 21. 6' TELEPHONE EASEMENT
D.B. 9 PG. 153
ITEM 19. OIL AND GAS LEASE
(BLANKET BY NATURE)
D.V. 21 PG. 546
BILLBOARD
PARCEL# 41723001037000
WILLIAM ROGERS AND PATRICIA
ROGERS TRUSTEES
5.004 ACRES (AUDITOR)
N 85° 27' 46" W 2166.63
ITEM 17. 15'x60'
SIGN LEASE AREA
L.V. 35 PAGE 525
N 03° 40' 00" E 673.94'
PARCEL# 41723001037001
WILLIAM R. ROGERS, II AND
LORIE LYNN LOTZGESELLE
27.996 ACRES (AUDITOR)
FARM LOT 6
FARM LOT 23
S 85° 46' 26" E 95.11'
ITEM 26. & 32. GAS TIME SERVICE
(BLANKET BY NATURE)
ITEM 26 IS LOCATED IN FARM LOT
23 AND IS NOT LOCATED IN FARM
LOT 7 & 8
ITEM 32 IS WHOLLY LOCATED IN
FARM LOT 23.
ARC OF CURVE:
DELTA = 0° 24' 20"
RADIUS=23068.31'
LENGTH=163.32'
CHORD BEARING=
S1°13' 37" E 163.32'
N 86° 19' 55" W 449.08'
S 01° 25' 47" E 45.87'
ITEM 16. OHIO FUEL GAS CO.
(BLANKET BY NATURE)
ITEM 16 IS LOCATED WHOLLY IN
FARM LOT 23.
ITEM 31. SUBURBAN POWER CO.
(BLANKET BY NATURE)
ITEM 31 IS LOCATED IN FARM LOT
23 AND NOT IN LOCATED IN FARM
LOTS 7 & 8.
PARCEL# 41732001002000
MARY ROGERS TRUSLER TRUSTEE
28.000 ACRES (AUDITOR)
38's & K RD. - T.R. 35
(60' PUBLIC R/W)
Ex. R/W
Ex. R/W
Ex. R/W

LEGAL DESCRIPTION:

The land referred to in this commitment is described as follows:

Situated in the State of Ohio, County of Delaware, Township of Berkshire, being located in Farm Lot 23, Section 3, Township 4, Range 17, and Farm Lots 7 and 8, Section 2, Township 4, Range 17, United States Military Lands and being 2.115 acres of Tracts I, 41.382 acres of Tract II and 15.539 acres of Tract III, as conveyed to Carl G. and Delores G.Rogers, Trustees by deed of record in Official Record 94, Page 2503, all references refer to records of the Recorders Office, Delaware County, Ohio and being more particularly bounded and described as follows;

Beginning at a Mag Nail found in the centerline of 3B's & K Road (TWP RD 35), at the northwesterly corner of that 14.428 acre tract as Conveyed to William Rogers by deed of record in Official Record 568, Page 1880, said Mag Nail being North 03°40'00" East a distance of 494.80 feet from the southwesterly corner of Farm Lot 8;

Thence North 3°40' 00" East, being along the centerline of 3B's and K Road (TWP Road 35), a distance of 90.00 feet to a railroad spike found at the southwesterly corner of that 21.114 acres tract as conveyed to James D. Klingbeil by deed of record in Deed Volume 421, Page 149;

Thence South 85 27' 46" East being along the southerly line of said 21.114 acre tract, (passing an iron pin set at 30.00 feet) a distance of 1296.46 feet to an iron pin found at the southeasterly comer of said 21.114 acre tract;

Thence North 04°22' 36" East being along the easterly line of said 21.114 acre tract and the easterly lines of a 5.015 acre tract as conveyed to Allen Squires by deed of record in Deed Volume 668, Page 268 and that 5.031 acre tract as conveyed to Randall D. and Barbara A. Ward by deed of record in Deed Volume 668, Page 260 a distance of 1731.88 feet to an 5/8" rebar found at the northeasterly corner of said 5.031 acre tract. *Said* 5/8" rebar also being in the southerly line of that 70.204 acres tract as conveyed to K & K Ventures, LLC by deed of record in Official Record 608, Page 2138;

Thence South 85° 37' 10" East, being along the southerly line of said 70.204 acre tract, a distance of 1209.75 feet to an iron pin set in the westerly Limited Access Right of Way of Interstate 71 at the southeasterly corner of said 70.204 acre tract;

Thence South 04° 27' 48" West, being along said Limited Access Right of Way a distance of 445.11 feet to a concrete right of way monument on the farm lot line between Farm Lots 7 and 8;

Thence South 04° 15' 16" West, being along the easterly line of Tracts II and III, a distance of 1838.54 feet to a corner stone found in the southerly line of Farm Lot 8 also being the northerly line of Farm Lot 23;

Thence South 85°46'26" East, being along the line common to said Farm Lots 8 and 23 a distance of 95.11 feet to a 5/8" rebar found *in* said westerly Limited Access Right of Way line on the arc of a curve to the left.

Thence southeasterly being along said Limited Access Right of Way on the arc of said curve (Delta=0° 24' 20", Radius=23068.31 feet, Length=163.32 feet), a chord bearing and distance of South 1° 13' 37" East, 163.32 feet to concrete right of way monument at a point of tangency;

Thence South 01° 25' 47" East, continuing along said Limited Access Right of Way, a distance of 45.87 feet to an iron pin set;

Thence North 86° 19' 55" West, crossing said tract la distance of 449.08 feet to an iron pin set;

Thence North 03° 40' 00" East, continuing across Tract I and III, a distance of 672.94 feet to an iron pin set;

Thence North 85° 27' 46" West, continuing across said Tract III and along the northerly line of said 14.428 acre tract (passing an iron pin at 2136.63 feet) a distance of 2166.63 feet to the place of beginning containing 59.036 acres more or less of which 2.115 acres lies in Farm Lot 23, 44.563 acres lies in Farm Lot 8 and 12.358 acres lies in Farm Lot 7.

ITEMS CORRESPONDING TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No.: 21-101 WITH A COMMITMENT DATE: 11/20/20 @ 7:00 A.M.

SCHEDULE B II EXCEPTIONS:

1 - 13: NOT SURVEY RELATED.

14. DB 395, Page 152: Easement in favor of Del-Co Water Company. Does affect the property and as shown.

15. DB 310, Page 247: Easement in favor of Columbus and Southern Ohio Electric. Does affect the property and as shown.

16. DB 328, Page 323: Right-of-Way in favor of the Ohio Fuel Gas Company. Does affect the property, Blanket by nature. Surveys of record show the Ohio Fuel Gas Line outside of the affected property. Not plottable. Item 16 is located wholly in Farm Lot 23 and not in Farm Lots 7 & 8.

17. Lease Volume 35, Page 525: Lease Agreement with Benn Blinn, Inc. Does affect the property and lease area as shown.

18. Lease Volume 35, Page 423: Sign Location Lease in favor of Rivers Advertising. Does affect the property and lease area as shown.

19. Lease Volume 21, Page 546: Oil and Gas Lease. Blanket by Nature, does affect the property and as shown in the affected portion.

20. Lease Volume 10, Page 515: Easement in favor of Columbus and Southern Ohio Electric Company. Unspecified width following the southerly line for 1550 feet. Does affect the property and as shown.

21. Lease Volume 9, Page 153: Easement in favor of the Northern Ohio Telephone Company. 6 Foot easement along the eastside of roadway. Does affect the property and as shown.

22. OR 50, Page 2158: Memorandum of Lease in favor of Lamar Sign Companies. Does affect the property and as shown. Billboards are shown on the map.

23. DB 609, Page 382: Easement in favor of Del-Co Water Company. Does affect the property and as shown.

24. Lease Volume 47, Page 298: Memorandum of Lease in favor of White Co Metro Com, Inc. Can not determine the property described in this lease.

25. Lease Volume 40, Page 455: Oil and Gas Lease in favor of Mark Producing, Inc. Does affect the entire property, Blanket by Nature and is not plottable.

26. Lease Volume 466, Page 776: Agreement for Conditional Limited Time Gas Service. Blanket by Nature. Transmission line is not in the subject property. Item 26 is located in Farm Lot 23 and not in Farm Lots 7 & 8.

27. BK 1276, Page 2774: Land Installment Contract between Carl and Delores Rogers Investments LTD and GSCS Holdings. This is the property described in the Land Installment Contract.

28. Bk 1362, Page 993: Proceedings for annexation to the Village of Sunbury. This property is part of the Proceedings for annexation to the Village of Sunbury.

29. Case No. 20 CV E 11 0527 Delaware County Common Pleas Court styled as Tax Ease II, LLC v. Carl and Delores Rogers Investments LTD, et al., Pending Complaint for tax foreclosure. Complaint filed 11/2020. Did not receive this case document.

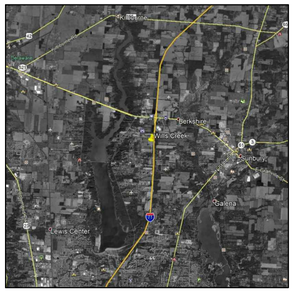
30. BK 1615, Page 1652: Tax Certificate in favor of Tax Ease Ohio II, LLC. This property is described in Tax Certificate.

31. Lease Volume 5, Page 403: Easement in favor of the Suburban Power Company. Does affect a portion of property, Blanket by Nature and as shown. No poles are in this portion property. Item 31 is located in Farm Lot 23 and not in Farm Lots 7 & 8.

32. Lease Volume 15, Page 411: Agreement for Conditional Limited Time Gas Service. Blanket by Nature. Transmission line is not in the subject property. Item 32 is located wholly in Farm Lot 23.

33. Lease Volume 18, Page 361: Oil and Gas Lease in favor of T. P. Morgan. Does affect a portion of property, Blanket by Nature and as shown.

34. Lease Volume 21, Page 544: Oil and Gas Lease. Does affect a portion of property, Blanket by Nature and as shown.



LOCATION MAP

GRAPHIC SCALE

0 75 150 300

1 inch = 150 feet

BASIS OF BEARING

'NORTH' FOR THIS MAP IS BASED ON THE BEARINGS STATED IN THE LEGAL DESCRIPTION.

NO.	DATE	DESCRIPTION	BY

DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

LOCATION

59.036 ACRES
3B's & K ROAD
SUNBURY, OHIO

CLIENT

WILLS CREEK

ms consultants, inc.
CONSULTING ENGINEERS & PLANNERS
2221 SCHROCK ROAD, COLUMBUS, OHIO 43229
PHONE (614) 898-7100 FAX (614) 898-7070

DRAWN BY:	CHECKED BY:	CREW CHIEF:	PROJECT No.	SHEET
CSS		AJB	62-26603-00	2/2
SCALE: 1" = 150'	DATE: 02/05/2021			

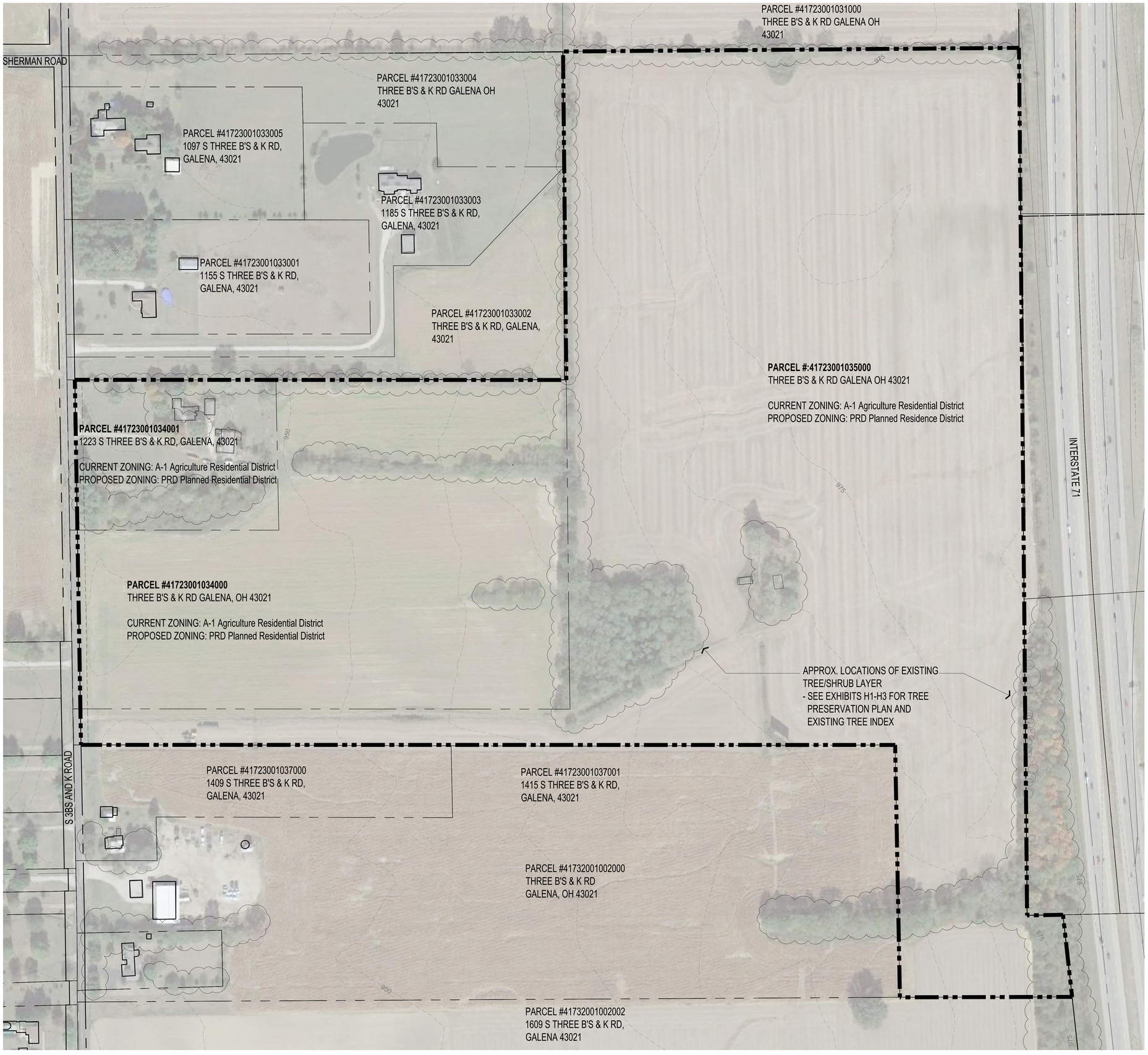
Eagle Creek - Regional Context Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit A1

0 1000 2000 3000

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes



Site Data:

Total Site: ± 84.87 Acres

Eagle Creek - Existing Conditions Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit B1

0 100 200 300

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes

SHERMAN ROAD

S 3BS AND K ROAD

INTERSTATE 71

SUBAREA 1:
60' Lots
56 d.u.'s
± 21.37 Acres

SUBAREA 2:
52' Lots
197 d.u.'s
± 63.45 Acres

Site Data:

Total Site:	± 84.87 Acres
Total Units:	253
Gross Density:	± 2.98 Du/Acre
Sub-Area 1:	
60' Lots	
Total acreage:	± 21.37 Acres
Total Units:	56
SubArea Density:	2.62 du/acre
Sub-Area 2:	
52' Lots	
Total Acreage:	± 63.45
Total Lots:	197
SubArea Density:	3.10 du/acre

Eagle Creek - Subarea Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit C1

0 100 200 300

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes

FUTURE CONNECTION

SHERMAN ROAD

STORMWATER MANAGEMENT BASIN

4' MIN. WIDTH SIDEWALK

SUBAREA 1
POCKET PARK
- SEE EXHIBIT F3
(C.B.U. LOCATION†
W/ 4 PARKING SPACES)

±0.69 AC.
OPEN SPACE

STREET 'A' - 50' R/W

±0.55 AC.
OPEN SPACE

STREET 'B' - 50' R/W

STREET 'C' - 50' R/W

STREET 'D' - 50' R/W

STREET 'E' - 50' R/W

STREET 'F' - 50' R/W

STREET 'G' - 50' R/W

STORMWATER
MANAGEMENT
BASIN

±5.59 AC.
OPEN SPACE

±1.00 AC.
OPEN SPACE

8' MIN. WIDTH
MULTI-USE TRAIL

OPEN SPACE
±0.15 ACRES
(C.B.U. LOCATION†
W/ 3 PARKING SPACES)

±18.15 AC.
OPEN
SPACE

INTERSTATE 71

OPEN SPACE
±0.23 ACRES
(C.B.U. LOCATION†
W/ 7 PARKING
SPACES)

SUBAREA 2
"TOT LOT"
- SEE EXHIBIT F4

ENTRY FEATURE, SEE EXHIBITS 'F1' & 'F2'
FOR MORE INFORMATION

S 3BS AND K ROAD

EMERGENCY ACCESS DRIVE
PROP. 60' R/W (30' FROM CL)

FUTURE CONNECTION

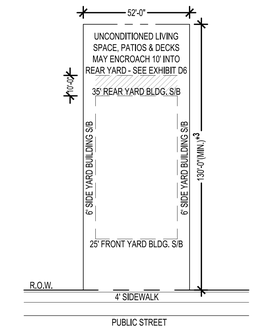
*1 LOT 56 IS FUTURE LOT TO BE PLATTED AT SUCH TIME THAT TEMPORARY EMERGENCY ACCESS IS NO LONGER NEEDED

Site Data:

Total Site:	± 84.87 Acres
Total Units:	253*1
Gross Density:	± 2.98 Du/Acre
Sub-Area 1:	
60' Lots	
Total acreage:	± 21.37 Acres
Total Units:	56*1
SubArea Density:	2.62 du/acre
Sub-Area 2:	
52' Lots	
Total Acreage:	± 63.45
Total Lots:	197
SubArea Density:	3.10 du/acre
Open Space Required:	± 16.97 Ac. (20%)
Minimum Open Space to be provided:	± 21.22 Ac. (25%)
Preliminary Open Space as Shown*2:	± 26.36 Ac. (31.06%)

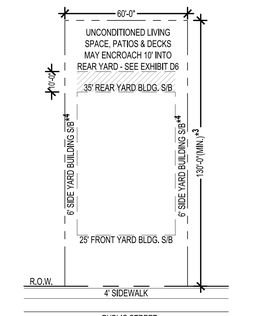
*1 LOT 56 IS FUTURE LOT TO BE PLATTED AT SUCH TIME THAT TEMPORARY EMERGENCY ACCESS IS NO LONGER NEEDED.

*2 THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.



Typical 52' Lot

SCALE: 1" = 30'



Typical 60' Lot

SCALE: 1" = 30'

*3 UP TO 10% OF LOTS MAY HAVE A MINIMUM DEPTH OF NO LESS THAN 125' TO PROVIDE FLEXIBILITY AS SITE PLANS ARE REFINED FOR FINAL PLATTING AND FINAL ENGINEERING.

*4 FOR LOTS IN SUB-AREA 1, SIDE YARD SETBACKS MAY BE REDUCED TO A MINIMUM OF FIVE (5') TO ANY SIDE LOT LINE, AND A TOTAL SIDE YARD SETBACK MINIMUM OF 10' FOR HOMES WITH 3-CAR GARAGES (ONLY).

† CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER

STORMWATER MANAGEMENT BASIN

STREET 'A' - 50' R/W

STREET 'B' - 50' R/W

STREET 'C' - 50' R/W

3 B'S & K ROAD

STORMWATER MANAGEMENT BASIN

SUBAREA 2:
See Exhibit D3
for lot dimension plan

[1] LOT 56 IS FUTURE LOT TO BE PLATTED AT SUCH TIME THAT TEMPORARY EMERGENCY ACCESS IS NO LONGER NEEDED

Eagle Creek - Subarea 1 Lot Dimension Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit D2

0 50 100 150

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes

SUBAREA 1:
See Exhibit D2
for lot dimension plan

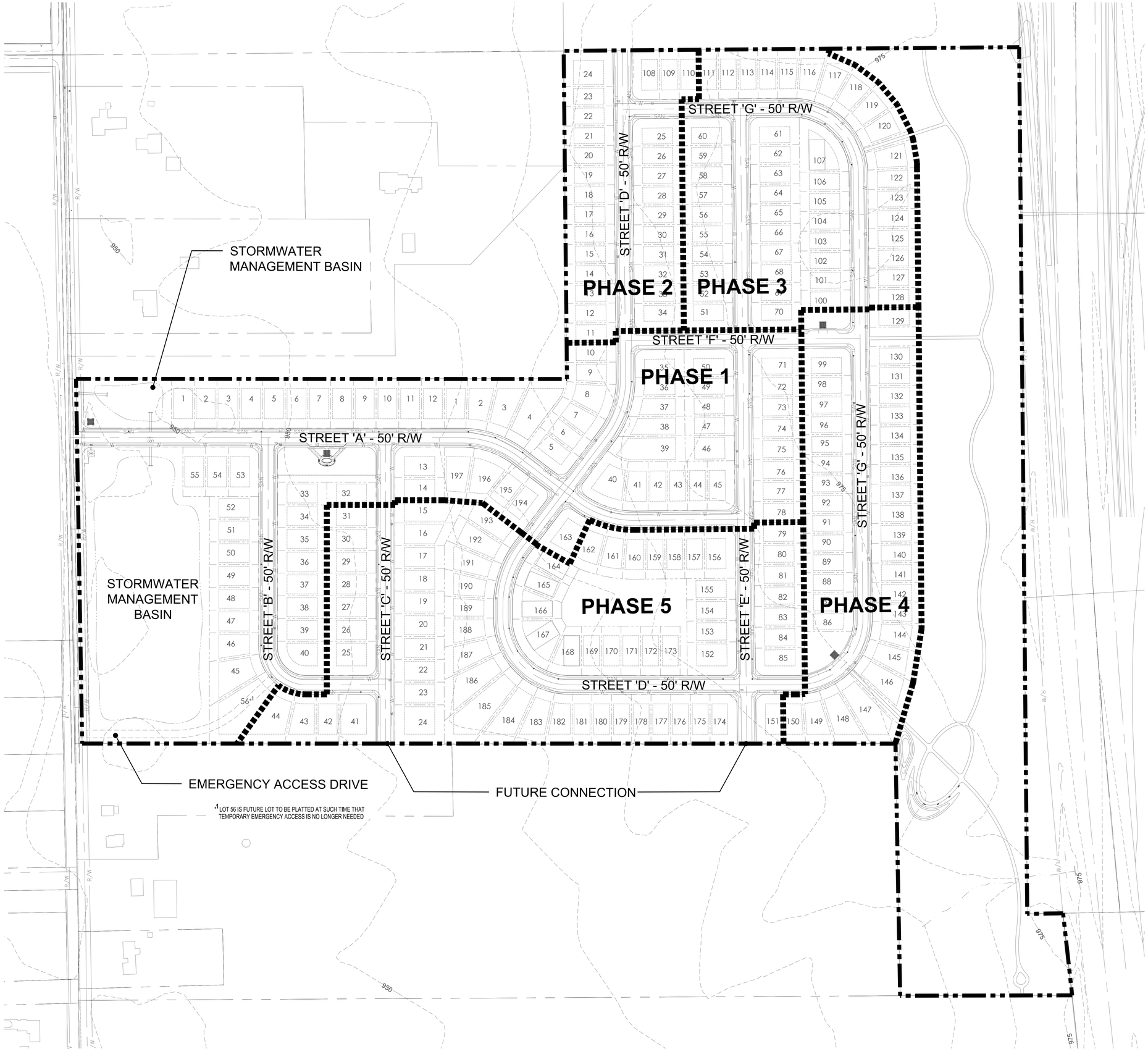
Eagle Creek - Subarea 2 Lot Dimension Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit D3

0 50 100 150

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes



Site Data:

Total Site:	± 84.87 Acres
Total Units:	253
Gross Density:	± 2.98 Du/Acre
Sub-Area 1:	
60' Lots	
Total acreage:	± 21.37 Acres
Total Units:	56
SubArea Density:	2.62 du/acre
Sub-Area 2:	
52' Lots	
Total Acreage:	± 63.45
Total Lots:	197
SubArea Density:	3.10 du/acre
Open Space Required:	± 16.97 Ac. (20%)
Minimum Open Space to be provided:	± 21.22 Ac. (25%)
Preliminary Open Space as Shown[2]:	± 26.36 Ac. (31.06%)

[1] LOT 56 IS FUTURE LOT TO BE PLATTED AT SUCH TIME THAT TEMPORARY EMERGENCY ACCESS IS NO LONGER NEEDED.

[2] THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

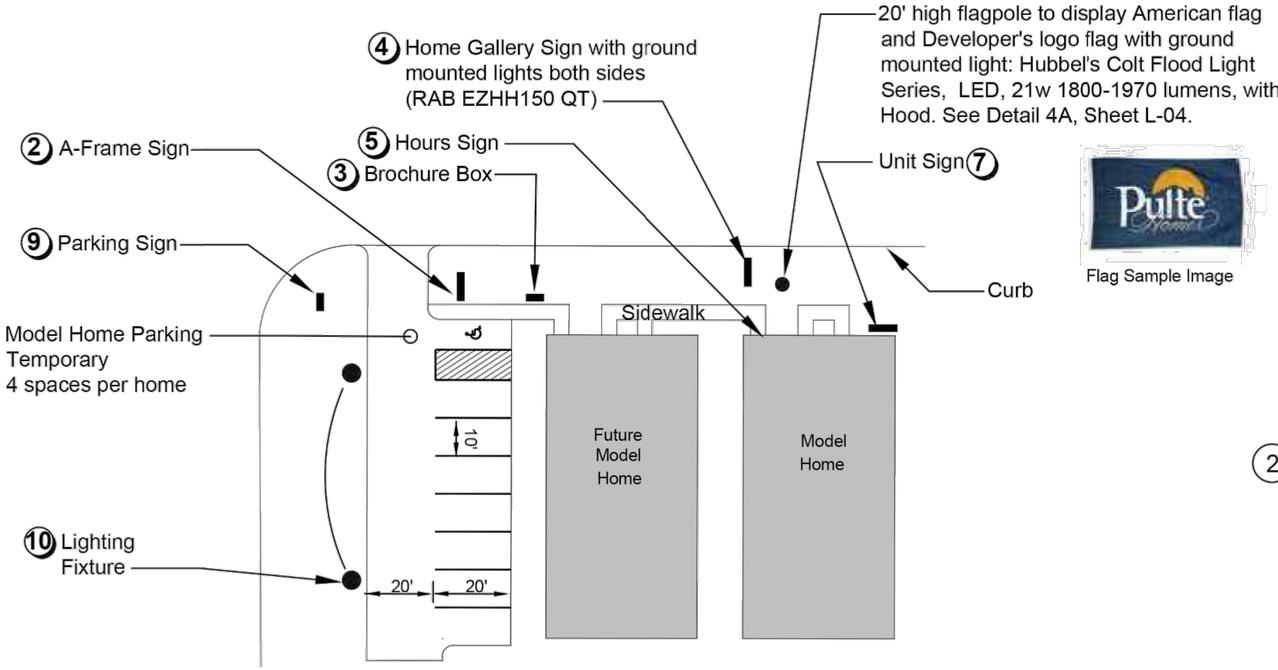
Eagle Creek - Phasing Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit D4

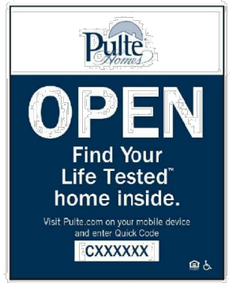
0 100 200 300

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes



Developer may operate up to two models at a time. Specified signage, fencing, and sidewalks for future models is shown for graphic purposes only. At the time a new model is constructed, signage, fencing, and sidewalk from previous model will be transferred to new model location or similar new signage to be installed as necessary based upon condition of existing signage. The arrangement of model (and future model) home lots and parking is conceptual. They may be adjusted based on final selection of model lots and order of build of current and future model lots.

1 MODEL HOME ROW
1"=20'

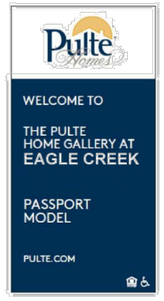


1. Corrugated PVC panel for A-Frame cabinet
2. Located at decorated model

2 A-FRAME SIGN
Not to Scale

1. Brochure box constructed out of PVC with vinyl graphics pantone 540C
2. Located at decorated model

3 Brochure Box
Not to Scale



1. Double sided, ground level, aluminum cabinet
2. Located at decorated model
3. Dimensions: 36" x 72"

4 HOME GALLERY SIGN
Not to Scale

1. White vinyl on first surface of glass door
2. Located at decorated model
3. Dimensions: 15" x 12"

5 HOURS SIGN
Not to Scale

1. Corrugated PVC sign
2. Located at home sites
3. Dimensions: 24" x 30"

6 SOLD AND AVAILABLE LOT SIGNS
Not to Scale

1. Double sided, ground level, aluminum cabinet
2. Located at decorated model
3. Dimensions: 20" x 36"

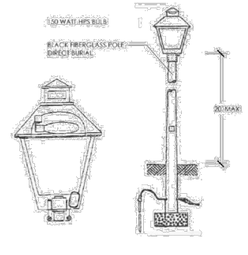
7 UNIT SIGNAGE
Not to Scale

1. Double-sided, ground-level aluminum cabinet
2. Located throughout community
3. Dimensions: 24" x 24"

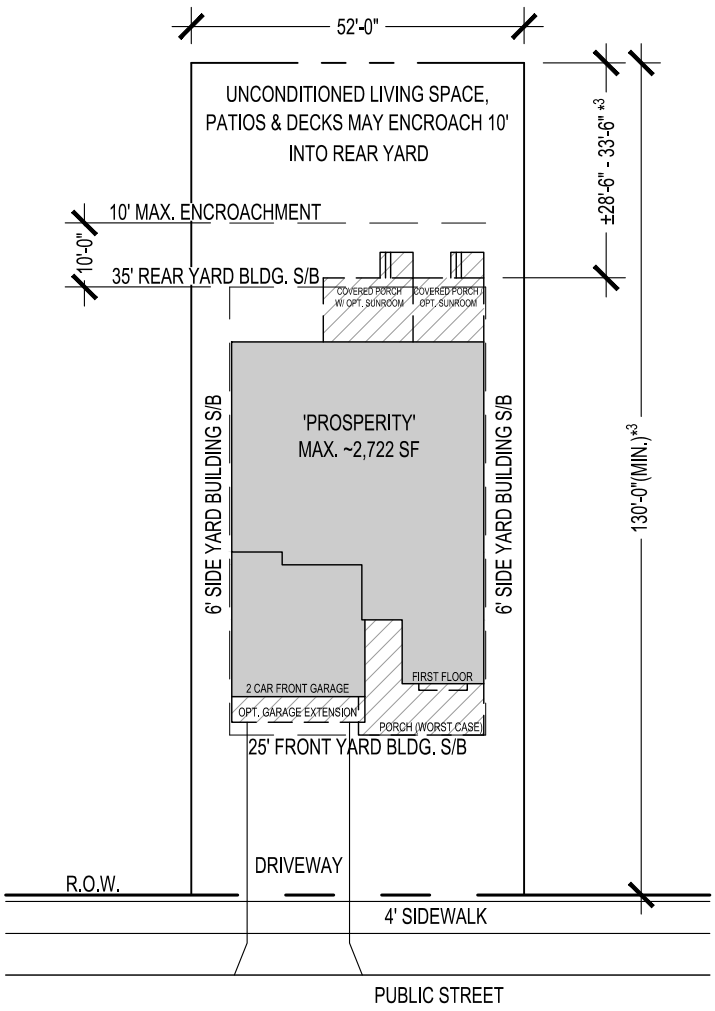
8 MODEL DIRECTIONAL SIGNAGE
Not to Scale

1. Double-sided,
2. Ground-level aluminum cabinet
3. Dimensions: 20" x 24"

9 MODEL HOME PARKING SIGNAGE
Not to Scale

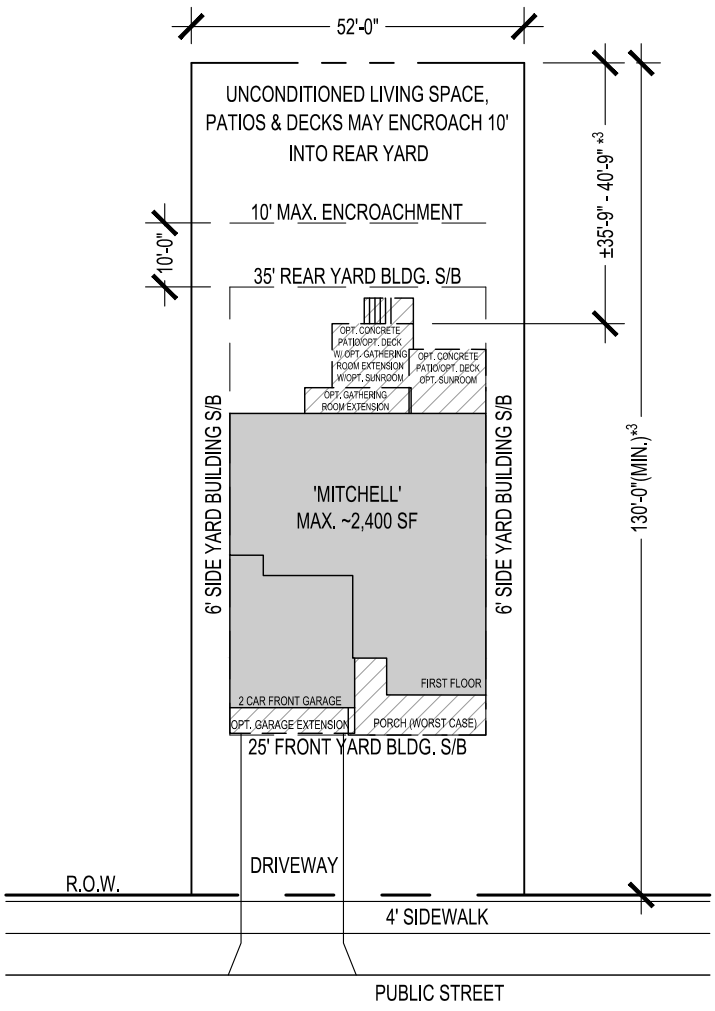


10 LIGHT FIXTURES
Not to Scale



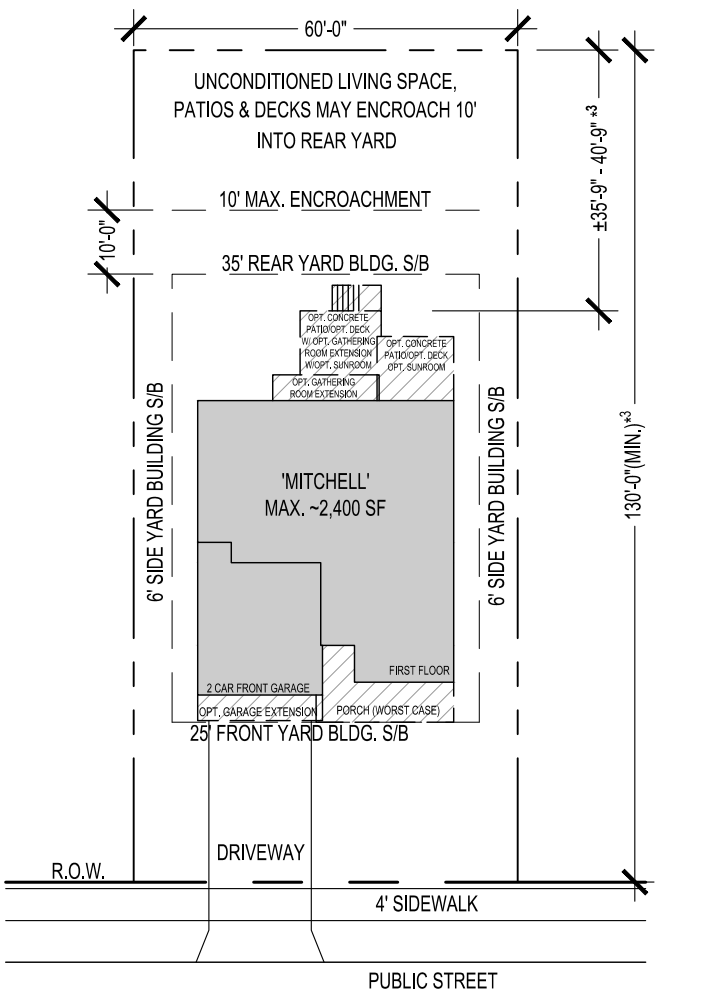
Typical 52' Lot with 'Prosperity' Unit (2-Car Garage)

SCALE: 1" = 30'



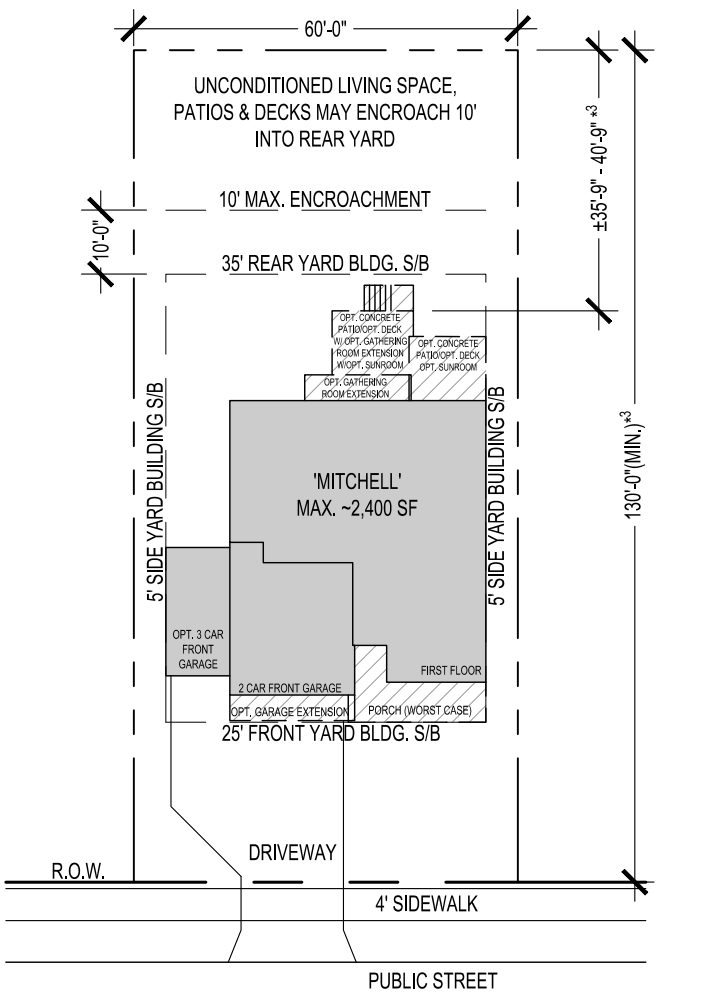
Typical 52' Lot with 'Mitchell' Unit (2-Car Garage)

SCALE: 1" = 30'



Typical 60' Lot with 'Mitchell' Unit (2-Car Garage)

SCALE: 1" = 30'



Typical 60' Lot with 'Mitchell' Unit (3-Car Garage)

SCALE: 1" = 30'

*3 UP TO 10% OF LOTS MAY HAVE A MINIMUM DEPTH OF NO LESS THAN 125' TO PROVIDE FLEXIBILITY AS SITE PLANS ARE REFINED FOR FINAL PLATTING AND FINAL ENGINEERING.

*4 FOR LOTS IN SUB-AREA 1, SIDE YARD SETBACKS MAY BE REDUCED TO A MINIMUM OF FIVE (5') TO ANY SIDE LOT LINE, AND A TOTAL SIDE YARD SETBACK MINIMUM OF 10' FOR HOMES WITH 3-CAR GARAGES (ONLY).

MAIN ENTRY
- SEE EXHIBITS 'F1' & 'F2'
FOR DETAILS

STORMWATER
MANAGEMENT BASIN

SUBAREA 1
POCKET PARK
- SEE EXHIBIT F3
(C.B.U. LOCATION)

8' MIN. WIDTH
MULTI-USE TRAIL

STREET TREES
50' O.C. (TYP.)

SUBAREA 2
"TOT LOT"
- SEE EXHIBIT F4

STORMWATER
MANAGEMENT
BASIN

EMERGENCY ACCESS DRIVE

FUTURE CONNECTION

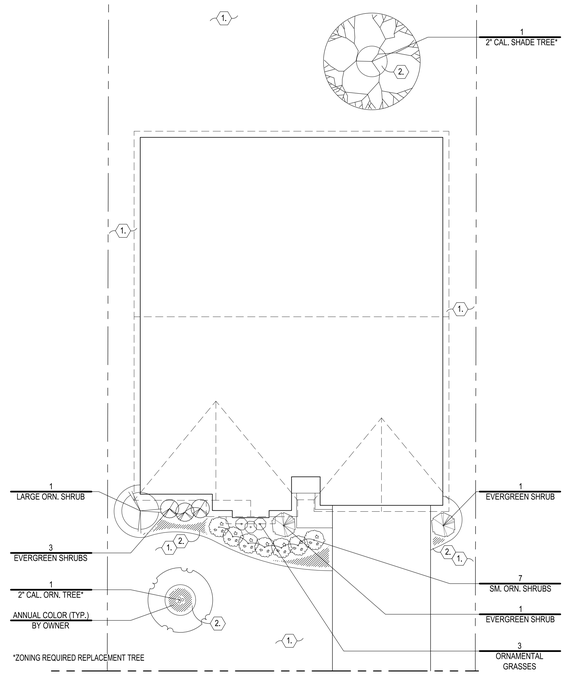
EXISTING TREES
TO BE PRESERVED
- SEE EXHIBITS H1-H3
FOR MORE INFORMATION

STREET 'A' - 50' R/W
STREET 'B' - 50' R/W
STREET 'C' - 50' R/W
STREET 'D' - 50' R/W
STREET 'E' - 50' R/W
STREET 'F' - 50' R/W
STREET 'F' - 50' R/W
STREET 'F' - 50' R/W

R/W
950
975

PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'Wright Brothers' Wright Brothers Sugar Maple	2.5" CAL.	B&B	AS SHOWN	Match Form
CE XM	Celtis x'Magnifica' Magnifica Hackberry	2.5" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
GI PR	Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL.	B&B	AS SHOWN	Match Form
LI MO	Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2.5" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2.5" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra Red Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor Swamp White Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Baldcypress	2.5" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton' Accolade Elm	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	Match Form
CA NF	Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	Match Form
CR WK	Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	Match Form
MA SN	Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
AB CO	Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI GL	Picea glauca White Spruce	6' HT.	B&B	PER PLAN	
PI DE	Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	



LOT TYPICAL LANDSCAPE PLAN

0' 10' 30'

NOTE:
THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL LAYOUT AND LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON HOMEOWNER SELECTIONS.

FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

REPLACEMENT TREES

2,949.5" (+16.5" ABOVE 2,933" REQ'D)
IN REPLACEMENTS PROVIDED WITH:

OPEN SPACE TREES (1,040")
- **176** 6' HT. (~2.5" CAL.) EVERGREEN TREES
- **149** 2.5" CAL. ORNAMENTAL TREES
- **91** 2.5" CAL. LRG/MED SPECIES DEC. TREES

STREET TREES (897.5")
- **359** 2.5" CAL. LRG/MED SPECIES DEC. TREES

HOMEOWNER LOT TREES (1,012")
- **253** 2" CAL. ORNAMENTAL TREES
- **253** 2" CAL. LRG/MED SPECIES DEC. TREES

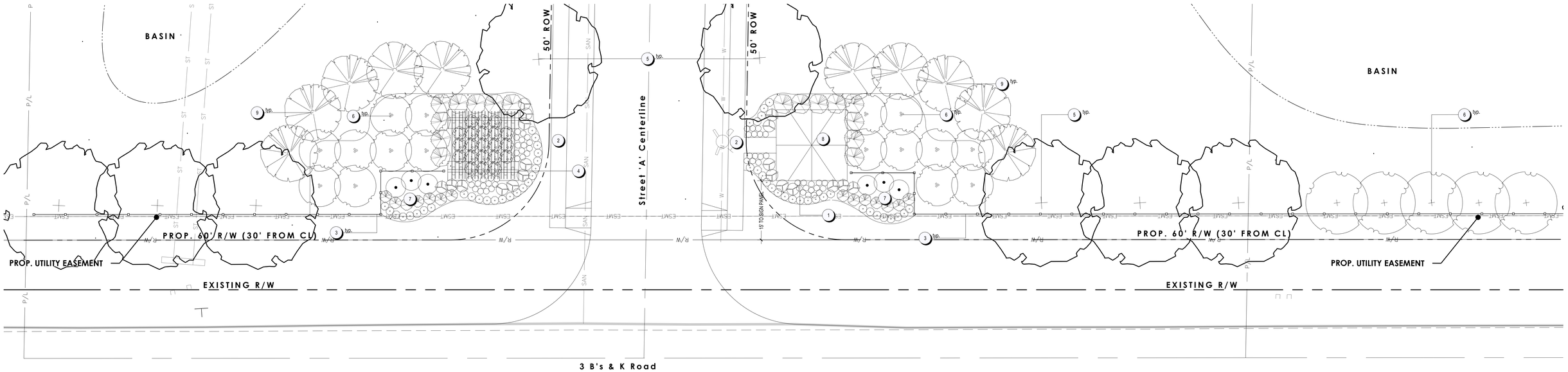
Eagle Creek - Landscape Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

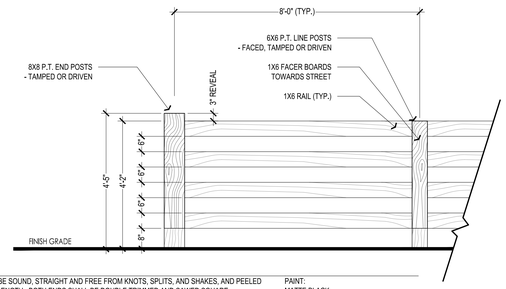
Exhibit E1

0 100 200 300

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes



STREET 'A' ENTRY - ENLARGEMENT PLAN



NOTES:

POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS:
BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED.
THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT:
MATTE BLACK

FASTENERS:
NAILS-10D PLAIN SHANK BOX GALVANIZED

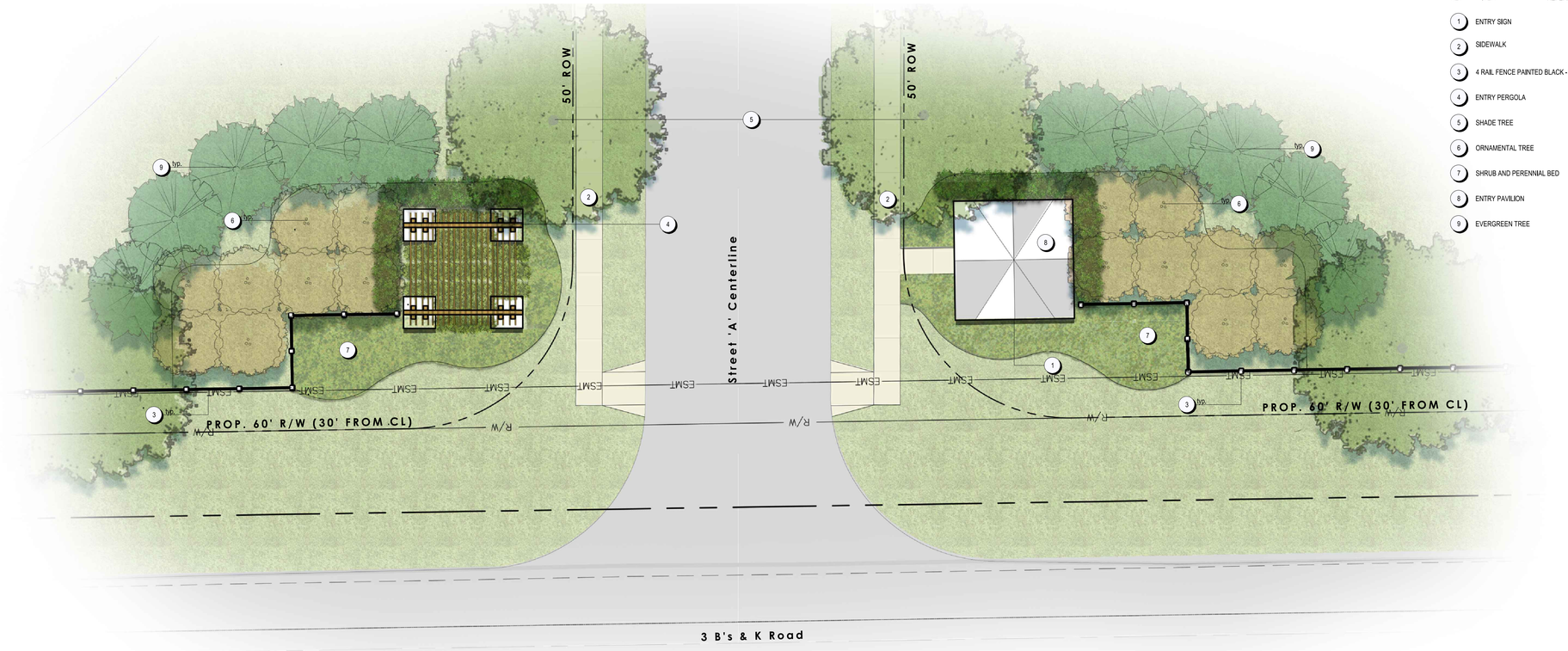
A 4-RAIL BOARD FENCE
SCALE: 1/2" = 1'-0"

PLANT LIST

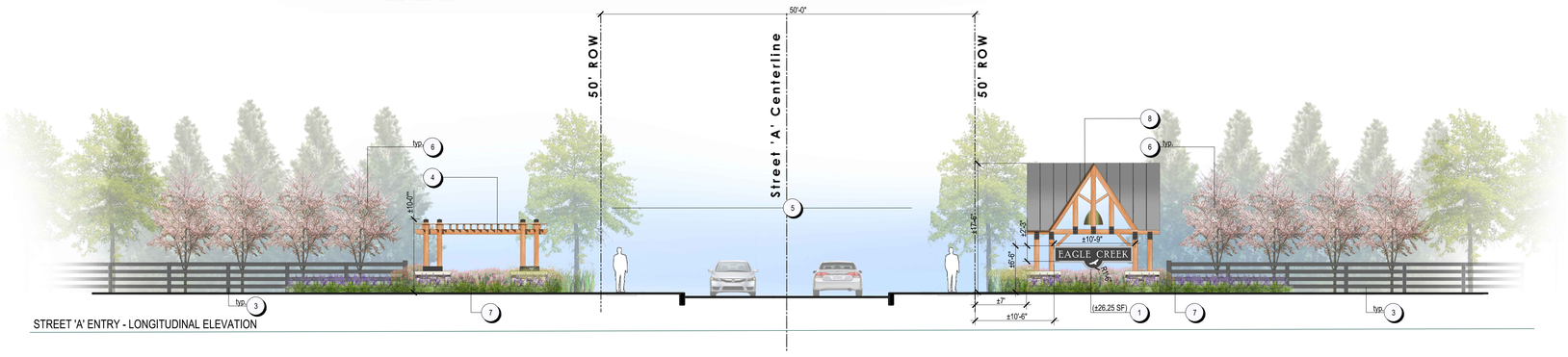
CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES					
AM RP	Amelanchier canadensis 'Glenn Form' Rainbow Pillar Serviceberry	8' HT.	B&B	AS SHOWN	Multi-stem
MA VI	Magnolia virginiana Sweetbay Magnolia	8' HT.	B&B	AS SHOWN	Match Form
EVERGREEN SHRUBS					
BU GV	Buxus x 'Green Velvet' Green Velvet Boxwood	18" HT.	#3 CONT.	PER PLAN	
JU PA	Juniperus conferta 'Blue Pacific' Blue Pacific Juniper	24" SPRD.	#3 CONT.	PER PLAN	
JU TY	Juniperus virginiana 'Taylor' Taylor Juniper	5' HT.	B&B	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS					
CO KE	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	18" HT.	#3 CONT.	PER PLAN	
HY LI	Hydrangea paniculata 'Jane' Little Lime Hydrangea	36" HT.	#5 CONT.	PER PLAN	
HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	30" HT.	#3 CONT.	PER PLAN	
SP GF	Spirea x bumalda 'Goldflame' Goldflame Spirea	18" HT.	#3 CONT.	PER PLAN	
PERENNIALS/ORNAMENTAL GRASSES					
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass		#2 CONT.	PER PLAN	
CO VE	Coreopsis verticillata 'Moonbeam' Moonbeam Coreopsis		#1 CONT.	PER PLAN	
EC PU	Echinacea purpurea 'Magnus' Magnus Coneflower		#1 CONT.	PER PLAN	
HE ST	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily		#1 CONT.	PER PLAN	
MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass		#3 CONT.	PER PLAN	
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage		#1 CONT.	PER PLAN	
NE FA	Nepeta x fassenii 'Walker's Low' Walker's Low Catmint		#1 CONT.	PER PLAN	

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	ENTRY SIGN - SEE EXHIBIT F2		
2	SIDEWALK		
3	4 RAIL FENCE PAINTED BLACK - SEE DETAIL A, THIS SHEET		
4	ENTRY PERGOLA - SEE EXHIBIT F2		
5	SHADE TREE		
6	ORNAMENTAL TREE		
7	SHRUB AND PERENNIAL BED		
8	ENTRY PAVILION - SEE EXHIBIT F2		
9	EVERGREEN TREE		



STREET 'A' ENTRY - ILLUSTRATIVE PLAN ENLARGEMENT



STREET 'A' ENTRY - LONGITUDINAL ELEVATION

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	ENTRY SIGN		
2	SIDEWALK		
3	4 RAIL FENCE PAINTED BLACK - SEE DETAIL A, SHEET F1		
4	ENTRY PERGOLA		
5	SHADE TREE		
6	ORNAMENTAL TREE		
7	SHRUB AND PERENNIAL BED		
8	ENTRY PAVILION		
9	EVERGREEN TREE		

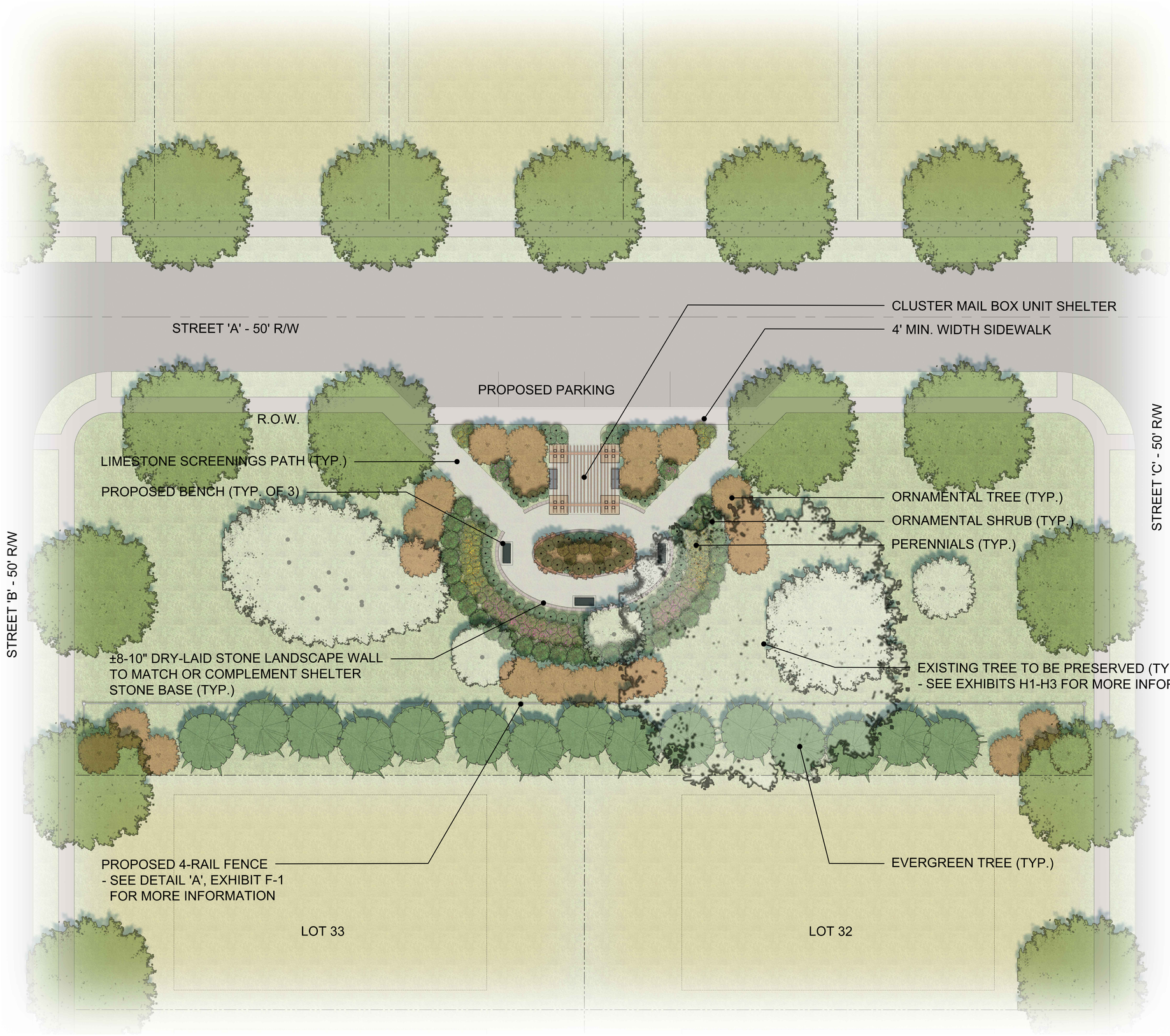
Eagle Creek - Entry Feature Illustrative Rendering

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit F2

0 8 16 24

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes



PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'Wright Brothers' Wright Brothers Sugar Maple	2.5" CAL.	B&B	AS SHOWN	Match Form
CE XM	Celtis x'Magnifica' Magnifica Hackberry	2.5" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	2.5" CAL.	B&B	AS SHOWN	Match Form
GI PR	Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL.	B&B	AS SHOWN	Match Form
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QU RU	Quercus rubra Red Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor Swamp White Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Baldcypress	2.5" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton' Accolade Elm	2.5" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	Match Form
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CE CA	Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	Match Form
CR WK	Crataegus viridus 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	Match Form
MA SN	Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
AB CO	Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI GL	Picea glauca White Spruce	6' HT.	B&B	PER PLAN	
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PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS					
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HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	30" HT.	#3 CONT.	PER PLAN	
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MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass		#3 CONT.	PER PLAN	
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage		#1 CONT.	PER PLAN	
NE FA	Nepeta x fassenii 'Walker's Low' Walker's Low Catmint		#1 CONT.	PER PLAN	

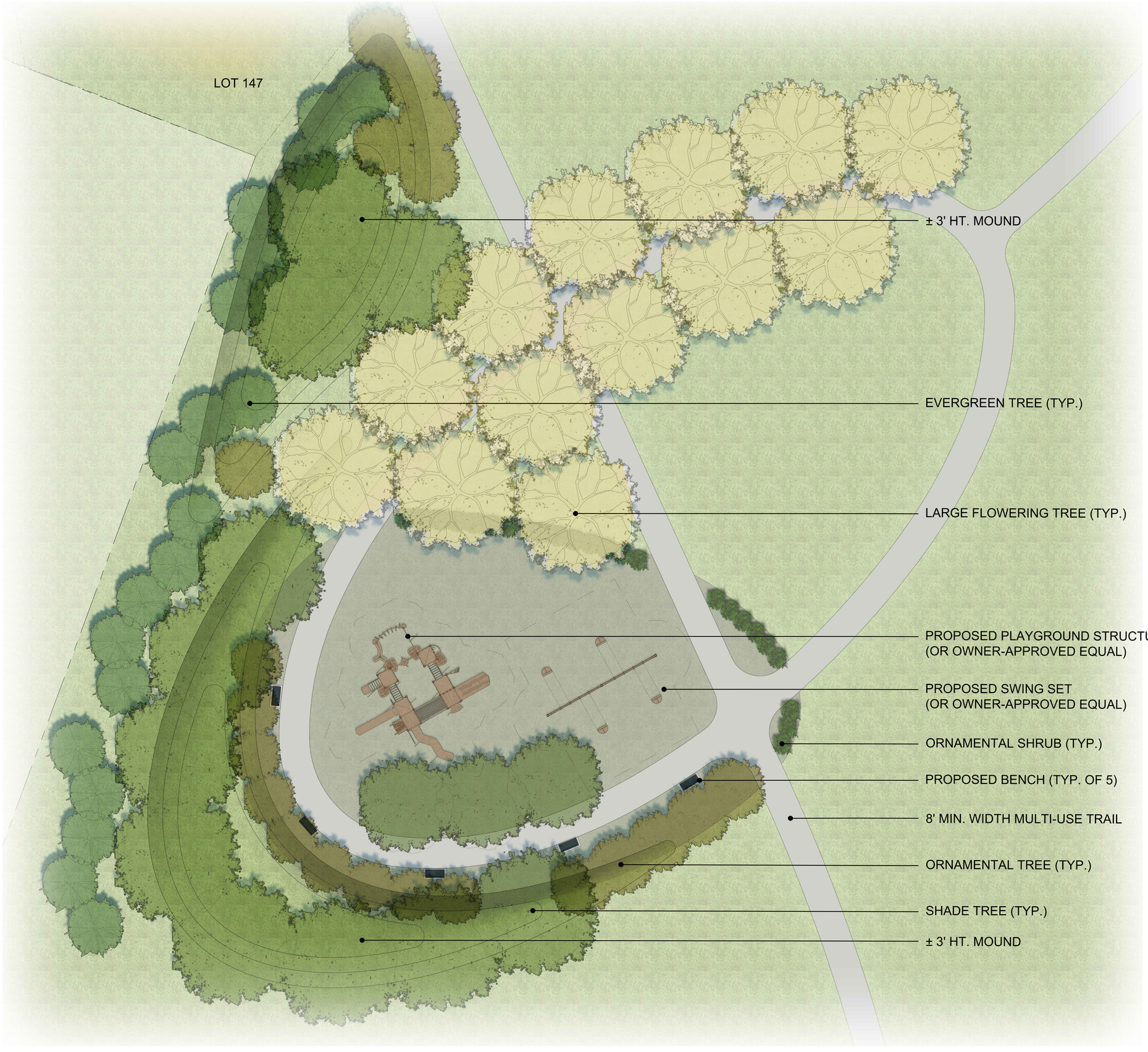
Eagle Creek - Subarea 1 Pocket Park

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit F3

0 10 20 30

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes



PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
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GI PR	Gingko biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL.	B&B	AS SHOWN	Match Form
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QU BI	Quercus bicolor Swamp White Oak	2.5" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum Baldcypress	2.5" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton' Accolade Elm	2.5" CAL.	B&B	AS SHOWN	Match Form
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MA SN	Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	Match Form
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CO KE	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	18" HT.	#3 CONT.	PER PLAN	
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HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	30" HT.	#3 CONT.	PER PLAN	
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MI GR	Miscanthus sinensis 'Gracillimus' Gracillimus Maiden Grass		#3 CONT.	PER PLAN	
PE AT	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage		#1 CONT.	PER PLAN	
NE FA	Nepeta x fassenii 'Walker's Low' Walker's Low Catmint		#1 CONT.	PER PLAN	

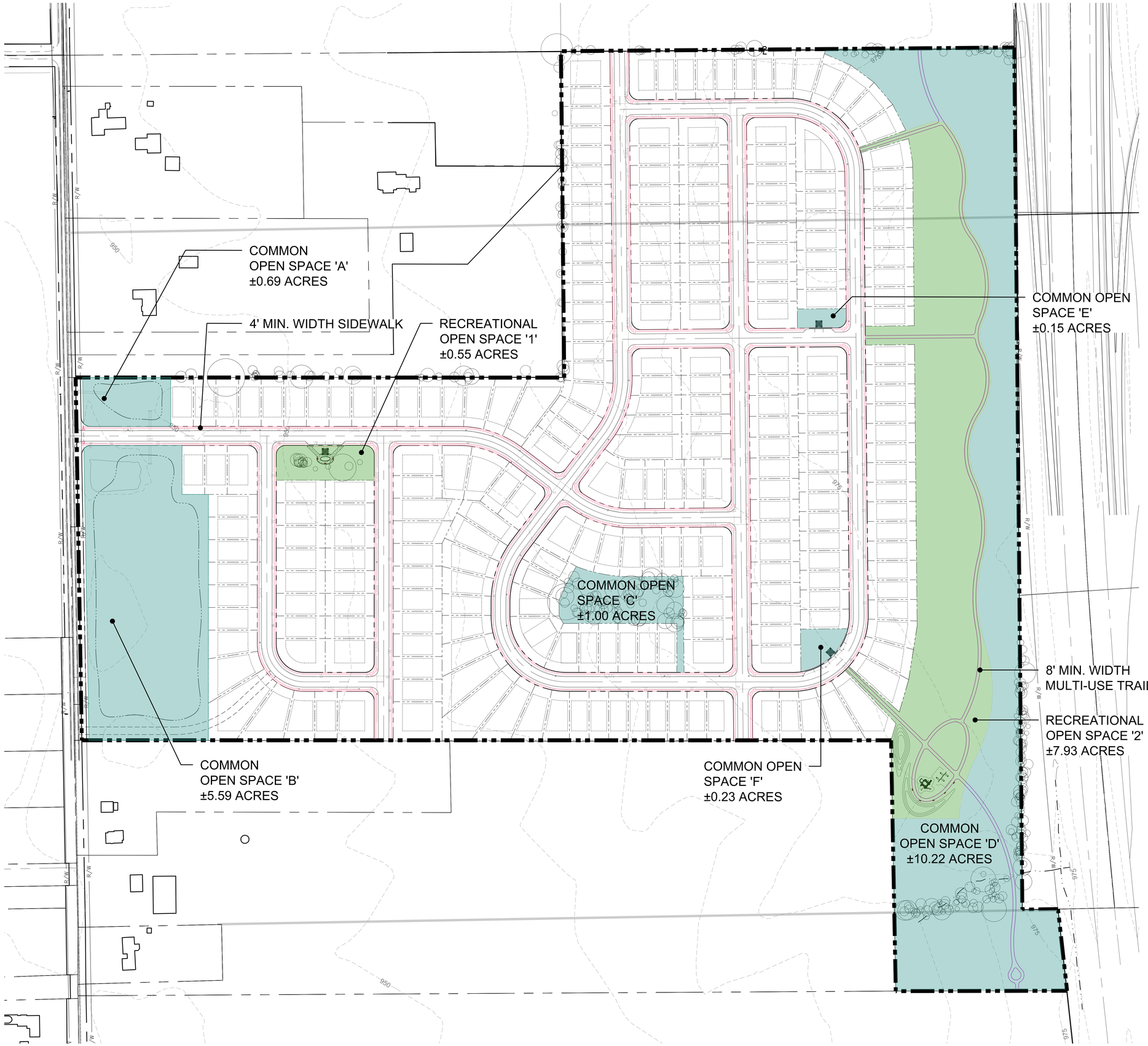
Eagle Creek - Subarea 2 Tot Lot

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit F4

0 10 20 30

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes



Site Data:

Total Acreage	± 84.87 Ac
Dedicated Open Space	± 26.36 Ac
Percentage of Total Acreage (minimum 20%)	± 31.06 %
Recreational Open Space	± 8.48 Ac
Percentage of Open Space (minimum 10%)	± 32.17 %
Common Open Space	±17.88 Ac

Open Space Required:	± 16.97 Ac. (20%)
Minimum Open Space to be provided:	± 21.22 Ac. (25%)
Preliminary Open Space as Shown[*2]:	± 26.36 Ac. (31.06%)

- Sidewalks
- Paths
- Common Open Space
- Recreational Open Space

[*2] THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

Eagle Creek - Open Space Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit G1

0 100 200 300

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes

REPLACEMENT TREES

2,933 REPLACEMENT CALIPER INCHES REQUIRED

2,949.5 REPLACEMENT CALIPER INCHES (+16.5) PROVIDED WITH:

OPEN SPACE TREES
- **176** 6' HT. (~2.5" CAL.) EVERGREEN TREES
- **136** 2.5" CAL. ORNAMENTAL TREES
- **104** 2.5" CAL. LRG/MED SPECIES DEC. TREES

"STREET" TREES (ON PRIVATE LOTS)
- **359** 2.5" CAL. LRG/MED SPECIES DEC. TREES

LOT TYPICAL TREES (ON PRIVATE LOTS)
- **253** 2" CAL. LRG/MED SPECIES DEC. TREES
- 253 2" CAL. ORNAMENTAL TREES

TREE PRESERVATION KEY

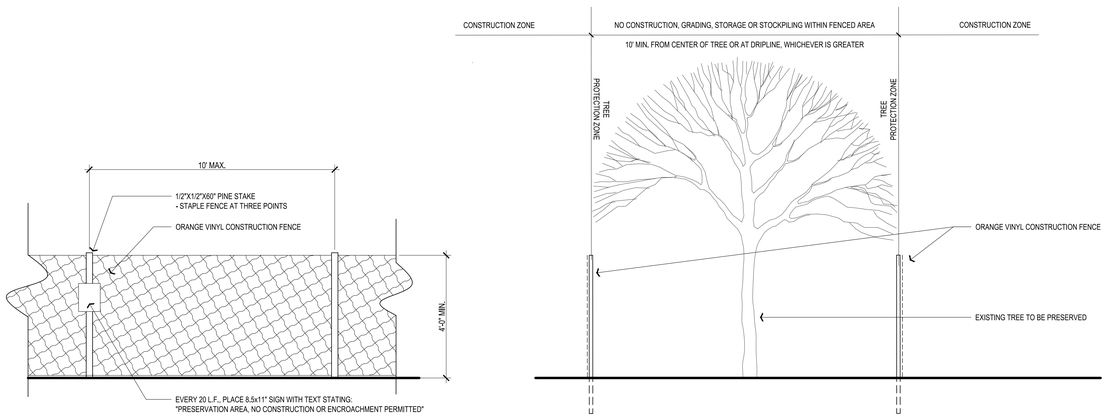
EXISTING TREE INDEX NUMBER #

EXISTING TREE TO BE REMOVED #

EXISTING TREE OFF-SITE #

EXISTING TREE TO BE PRESERVED #

TREE PRESERVATION FENCE (SEE DETAIL 'A' BELOW)



A TREE PROTECTION FENCE
SCALE: 1/2" = 1'-0"

Eagle Creek - Tree Preservation Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit H1

0 100 200 300

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes

TREE#	DIAMETER	SPECIES	CONDITION	STATUS
1	28	MAPLE	GOOD	REMOVE
2	6	RED CEDAR	GOOD	REMOVE
3	20	MAPLE	GOOD	REMOVE
4	24	MAPLE	GOOD	REMOVE
5	9	CATALPA	GOOD	REMOVE
6	30	MAPLE	GOOD	REMOVE
7	10	MAPLE	GOOD	REMOVE
8	14	MAPLE	GOOD	REMOVE
9	18	PINE	GOOD	REMOVE
10	14	MAPLE	GOOD	REMOVE
11	12	MAPLE	GOOD	REMOVE
12	15	MAPLE	GOOD	REMOVE
13	31	PINE	GOOD	REMOVE
14	11	SPRUCE	POOR	REMOVE
15	12	PINE	FAIR	REMOVE
16	10	ASH	POOR	REMOVE
17	15	MAPLE	GOOD	PRESERVE
18	15	MAPLE	GOOD	PRESERVE
19	32	ELM	POOR	REMOVE
20	50	MAPLE	GOOD	PRESERVE
21	10	ASH	DEAD	REMOVE
22	7	MULBERRY	FAIR	PRESERVE
23	7	MULBERRY	FAIR	PRESERVE
24	9	MULBERRY	FAIR	PRESERVE
25	10	MULBERRY	FAIR	PRESERVE
26	6	MULBERRY	FAIR	REMOVE
27	10	MULBERRY	FAIR	PRESERVE
28	12	MULBERRY	FAIR	PRESERVE
29	6	OAK	GOOD	REMOVE
30	9	OAK	GOOD	REMOVE
31	10	OAK	GOOD	REMOVE
32	6	MAPLE	GOOD	REMOVE
33	6	MAPLE	GOOD	REMOVE
34	8	MAPLE	GOOD	REMOVE
35	18	MAPLE	GOOD	REMOVE
36	10	MAPLE	GOOD	REMOVE
37	12	CHERRY	GOOD	OFF-SITE
38	15	LOCUST	GOOD	PRESERVE
39	9	CHERRY	FAIR	OFF-SITE
40	8	CHERRY	FAIR	OFF-SITE
41	31	LOCUST	GOOD	PRESERVE
42	8	MAPLE	GOOD	REMOVE
43	6	CHERRY	DEAD	REMOVE
44	13	MAPLE	GOOD	PRESERVE
45	9	MAPLE	FAIR	OFF-SITE
46	13	MULBERRY	FAIR	REMOVE
47	6	CHERRY	GOOD	PRESERVE
48	7	LOCUST	GOOD	REMOVE
49	11	MULBERRY	GOOD	PRESERVE
50	18	OAK	GOOD	REMOVE
51	10	HAWTHORN	FAIR	OFF-SITE
52	14	MAPLE	GOOD	OFF-SITE
53	24	MULBERRY	FAIR	OFF-SITE
54	12	MULBERRY	GOOD	REMOVE
55	10	CHERRY	FAIR	REMOVE
56	7	CHERRY	GOOD	PRESERVE
57	9	CHERRY	GOOD	PRESERVE
58	18	CHERRY	POOR	OFF-SITE
59	10	CHERRY	FAIR	PRESERVE
60	13	CHERRY	POOR	PRESERVE
61	26	MAPLE	POOR	PRESERVE
62	12	MAPLE	FAIR	PRESERVE
63	21	CHERRY	FAIR	PRESERVE
64	12	CHERRY	FAIR	REMOVE
65	12	CHERRY	FAIR	REMOVE
66	13	CHERRY	FAIR	REMOVE
67	7	ELM	GOOD	REMOVE
68	10	CHERRY	GOOD	REMOVE
69	14	CHERRY	GOOD	OFF-SITE
70	14	LOCUST	GOOD	REMOVE
71	7	LOCUST	FAIR	REMOVE
72	10	LOCUST	FAIR	REMOVE
73	8	LOCUST	FAIR	REMOVE
74	10	LOCUST	GOOD	REMOVE
75	10	CHERRY	GOOD	REMOVE
76	11	CHERRY	FAIR	REMOVE
77	12	CHERRY	FAIR	PRESERVE
78	11	CHERRY	FAIR	PRESERVE
79	15	CHERRY	POOR	PRESERVE
80	16	CHERRY	POOR	PRESERVE
81	9	MULBERRY	GOOD	PRESERVE
82	10	MULBERRY	GOOD	OFF-SITE
83	11	CHERRY	FAIR	OFF-SITE
84	6	HACKBERRY	GOOD	OFF-SITE
85	15	HACKBERRY	GOOD	REMOVE
86	10	OAK	GOOD	PRESERVE
87	13	CHERRY	GOOD	REMOVE
88	15	CHERRY	FAIR	PRESERVE
89	10	CHERRY	FAIR	PRESERVE
90	12	MULBERRY	GOOD	PRESERVE
91	6	MULBERRY	GOOD	PRESERVE
92	13	MULBERRY	GOOD	PRESERVE
93	6	MULBERRY	POOR	PRESERVE
94	8	CHERRY	FAIR	PRESERVE
95	6	CHERRY	FAIR	PRESERVE
96	11	CHERRY	POOR	PRESERVE
97	13	WALNUT	GOOD	PRESERVE
98	17	MULBERRY	GOOD	PRESERVE
99	15	CHERRY	POOR	PRESERVE
100	8	HACKBERRY	FAIR	PRESERVE
101	7	CHERRY	FAIR	OFF-SITE
102	10	CHERRY	FAIR	PRESERVE
103	11	CHERRY	FAIR	OFF-SITE
104	7	ELM	GOOD	OFF-SITE
105	10	MULBERRY	GOOD	REMOVE
106	14	WALNUT	GOOD	OFF-SITE
107	9	CHERRY	POOR	PRESERVE
108	42	WALNUT	GOOD	OFF-SITE
109	9	WALNUT	GOOD	REMOVE
110	12	WALNUT	GOOD	REMOVE
111	11	WALNUT	GOOD	REMOVE
112	16	OAK	GOOD	REMOVE
113	7	OAK	GOOD	REMOVE
114	10	HACKBERRY	GOOD	REMOVE
115	8	WALNUT	FAIR	PRESERVE
116	12	WALNUT	FAIR	PRESERVE
117	14	WALNUT	POOR	REMOVE
118	12	CHERRY	POOR	PRESERVE
119	6	WALNUT	GOOD	REMOVE
120	15	OAK	GOOD	REMOVE
121	11	CHERRY	FAIR	REMOVE

TREE#	DIAMETER	SPECIES	CONDITION	STATUS
122	12	WALNUT	FAIR	REMOVE
123	10	CHERRY	FAIR	REMOVE
124	12	CHERRY	FAIR	PRESERVE
125	10	CHERRY	FAIR	PRESERVE
126	7	CHERRY	FAIR	PRESERVE
127	11	CHERRY	FAIR	REMOVE
128	13	CHERRY	GOOD	REMOVE
129	10	CHERRY	GOOD	REMOVE
130	6	CHERRY	FAIR	REMOVE
131	18	OAK	GOOD	REMOVE
132	8	CHERRY	GOOD	REMOVE
133	10	CHERRY	GOOD	REMOVE
134	11	OAK	GOOD	PRESERVE
135	12	ELM	POOR	PRESERVE
136	14	ELM	GOOD	OFF-SITE
137	17	OAK	GOOD	REMOVE
138	7	OAK	GOOD	REMOVE
139	21	OAK	GOOD	PRESERVE
140	11	OAK	GOOD	REMOVE
141	16	OAK	GOOD	REMOVE
142	18	LOCUST	GOOD	REMOVE
143	6	CHERRY	POOR	REMOVE
144	22	ELM	GOOD	REMOVE
145	6	OAK	GOOD	PRESERVE
146	7	CHERRY	FAIR	PRESERVE
147	6	CHERRY	POOR	PRESERVE
148	9	HAWTHORN	GOOD	PRESERVE
149	15	CHERRY	FAIR	PRESERVE
150	16	BOXELDER	GOOD	PRESERVE
151	7	BOXELDER	GOOD	PRESERVE
152	7	CHERRY	GOOD	PRESERVE
153	6	CHERRY	GOOD	PRESERVE
154	6	CHERRY	GOOD	PRESERVE
155	6	CHERRY	GOOD	PRESERVE
156	10	OAK	GOOD	PRESERVE
157	8	CHERRY	GOOD	PRESERVE
158	9	OAK	GOOD	PRESERVE
159	6	OAK	GOOD	PRESERVE
160	8	CHERRY	POOR	PRESERVE
161	8	CHERRY	POOR	PRESERVE
162	7	CHERRY	FAIR	PRESERVE
163	6	CHERRY	FAIR	PRESERVE
164	10	OAK	GOOD	PRESERVE
165	7	ELM	GOOD	PRESERVE
166	11	OAK	GOOD	PRESERVE
167	13	ELM	GOOD	PRESERVE
168	7	CHERRY	FAIR	PRESERVE
169	6	CHERRY	FAIR	PRESERVE
170	6	ELM	FAIR	PRESERVE
171	18	MULBERRY	FAIR	PRESERVE
172	16	OAK	GOOD	PRESERVE
173	12	OAK	GOOD	PRESERVE
174	9	ASH	POOR	PRESERVE
175	10	OAK	GOOD	OFF-SITE
176	11	MULBERRY	FAIR	PRESERVE
177	12	ASH	FAIR	OFF-SITE
178	6	HICKORY	GOOD	PRESERVE
179	28	LOCUST	POOR	OFF-SITE
180	8	OAK	GOOD	OFF-SITE
181	10	HICKORY	GOOD	OFF-SITE
182	9	HICKORY	GOOD	PRESERVE
183	9	HICKORY	GOOD	PRESERVE
184	10	OAK	GOOD	PRESERVE
185	13	OAK	GOOD	PRESERVE
186	8	CHERRY	GOOD	PRESERVE
187	10	HICKORY	GOOD	PRESERVE
188	16	ELM	GOOD	PRESERVE
189	12	MAPLE	GOOD	OFF-SITE
190	10	HICKORY	GOOD	OFF-SITE
191	12	HICKORY	GOOD	PRESERVE
192	9	OAK	GOOD	PRESERVE
193	6	CHERRY	FAIR	PRESERVE
194	12	HICKORY	GOOD	OFF-SITE
195	9	HICKORY	GOOD	PRESERVE
196	10	OAK	GOOD	OFF-SITE
197	8	CHERRY	GOOD	OFF-SITE
198	16	HICKORY	GOOD	PRESERVE
199	7	TREE	GOOD	PRESERVE
200	9	HICKORY	GOOD	PRESERVE
201	6	TREE	GOOD	PRESERVE
202	6	TREE	GOOD	PRESERVE
203	6	CHERRY	FAIR	OFF-SITE
204	11	HICKORY	GOOD	OFF-SITE
205	9	HICKORY	GOOD	PRESERVE
206	12	HICKORY	GOOD	PRESERVE
207	6	TREE	GOOD	OFF-SITE
208	10	CHERRY	GOOD	PRESERVE
209	8	HICKORY	GOOD	OFF-SITE
210	12	MAPLE	GOOD	PRESERVE
211	9	HICKORY	GOOD	OFF-SITE
212	6	TREE	GOOD	OFF-SITE
213	10	CHERRY	POOR	PRESERVE
214	9	CHERRY	POOR	PRESERVE
215	9	HICKORY	GOOD	PRESERVE
216	10	HICKORY	GOOD	OFF-SITE
217	11	HICKORY	GOOD	PRESERVE
218	6	HICKORY	GOOD	PRESERVE
219	13	HICKORY	GOOD	OFF-SITE
220	14	OAK	GOOD	PRESERVE
221	6	HICKORY	GOOD	PRESERVE
222	14	OAK	GOOD	OFF-SITE
223	13	OAK	GOOD	PRESERVE
224	15	OAK	GOOD	PRESERVE
225	9	MAPLE	GOOD	PRESERVE
226	10	HICKORY	GOOD	OFF-SITE
227	9	ELM	GOOD	PRESERVE
228	11	OAK	GOOD	PRESERVE
229	13	OAK	GOOD	OFF-SITE
230	18	OAK	GOOD	PRESERVE
231	13	OAK	GOOD	PRESERVE
232	12	OAK	FAIR	PRESERVE
233	9	HICKORY	GOOD	PRESERVE
234	13	HICKORY	GOOD	PRESERVE
235	10	CHERRY	FAIR	PRESERVE
236	8	HICKORY	GOOD	PRESERVE
237	6	HICKORY	GOOD	PRESERVE
238	8	BEECH	GOOD	PRESERVE
239	13	OAK	GOOD	PRESERVE
240	10	MAPLE	GOOD	PRESERVE
241	8	HICKORY	GOOD	PRESERVE
242	6	HICKORY	GOOD	PRESERVE

TREE#	DIAMETER	SPECIES	CONDITION	STATUS
243	14	HICKORY	GOOD	PRESERVE
244	13	OAK	GOOD	PRESERVE
245	9	HICKORY	GOOD	PRESERVE
246	9	HICKORY	GOOD	PRESERVE
247	9	HICKORY	GOOD	OFF-SITE
248	14	HICKORY	GOOD	PRESERVE
249	12	OAK	GOOD	PRESERVE
250	10	HICKORY	GOOD	PRESERVE
251	12	OAK	GOOD	PRESERVE
252	8	MAPLE	GOOD	PRESERVE
253	7	OAK	GOOD	PRESERVE
254	11	CHERRY	FAIR	PRESERVE
255	13	HICKORY	GOOD	PRESERVE
256	12	HICKORY	GOOD	PRESERVE
257	10	HICKORY	GOOD	PRESERVE
258	13	MAPLE	GOOD	PRESERVE
259	12	HICKORY	GOOD	PRESERVE
260	6	HICKORY	GOOD	OFF-SITE
261	8	OAK	GOOD	PRESERVE
262	10	OAK	GOOD	PRESERVE
263	9	HICKORY	GOOD	PRESERVE
264	9	HICKORY	GOOD	PRESERVE
265	14	WALNUT	GOOD	PRESERVE
266	9	OAK	GOOD	PRESERVE
267	24	OAK	GOOD	PRESERVE
268	28	PINE	GOOD	REMOVE
269	16	PINE	GOOD	REMOVE
270	18	PINE	GOOD	REMOVE
271	17	PINE	GOOD	REMOVE
272	17	PINE	GOOD	REMOVE
273	13	PINE	GOOD	REMOVE
274	18	PINE	GOOD	REMOVE
275	17	PINE	GOOD	REMOVE
276	11	PINE	GOOD	REMOVE
277	18	PINE	GOOD	REMOVE
278	11	PINE	GOOD	REMOVE
279	20	PINE	GOOD	REMOVE
280	18	PINE	GOOD	REMOVE
281	15	PINE	GOOD	REMOVE
282	24	PINE	GOOD	REMOVE
283	22	PINE	GOOD	REMOVE
284	18	PINE	GOOD	REMOVE
285	19	PINE	GOOD	REMOVE
286	17	PINE	GOOD	REMOVE
287	17	PINE	GOOD	REMOVE
288	22	PINE	GOOD	REMOVE
289	19	PINE	GOOD	REMOVE
290	18	PINE	GOOD	REMOVE
291	23	PINE	GOOD	REMOVE
292	19	MULBERRY	FAIR	REMOVE
293	20	MULBERRY	FAIR	REMOVE
294	22	MULBERRY	GOOD	REMOVE
295	17	MULBERRY	GOOD	REMOVE
296	17	MULBERRY	FAIR	REMOVE
297	15	MULBERRY	FAIR	REMOVE
298	17	MULBERRY	FAIR	REMOVE
299	17	MULBERRY	FAIR	REMOVE
300	6	HACKBERRY	GOOD	REMOVE
301	6	LOCUST	GOOD	REMOVE
302	16	MULBERRY	GOOD	REMOVE
303	16	MULBERRY	FAIR	REMOVE
304	10	MULBERRY	FAIR	REMOVE
305	14	MULBERRY	FAIR	REMOVE
306	7	MULBERRY	FAIR	REMOVE
307	18	MULBERRY	FAIR	REMOVE
308	11	OAK	GOOD	REMOVE
309	15	APPLE	GOOD	REMOVE
310	9	APPLE	GOOD	REMOVE
311	9	APPLE	POOR	REMOVE
312	10	APPLE	POOR	REMOVE
313	11	APPLE	FAIR	REMOVE
314	9	APPLE	FAIR	REMOVE
315	16	APPLE	FAIR	REMOVE
316	10	APPLE	FAIR	REMOVE
317	24	MAPLE	GOOD	REMOVE
318	10	APPLE	GOOD	REMOVE
319	8	APPLE	GOOD	REMOVE
320	9	APPLE	FAIR	REMOVE
321	9	APPLE	FAIR	REMOVE
322	10	APPLE	GOOD	REMOVE
323	8	APPLE	GOOD	REMOVE
324	7	APPLE	FAIR	REMOVE
325	15	MULBERRY	FAIR	REMOVE
326	11	APPLE	FAIR	REMOVE
327	14	APPLE	FAIR	REMOVE
328	14	APPLE	FAIR	REMOVE
329	16	OAK	FAIR	REMOVE
330	24	OAK	GOOD	REMOVE
331	8	APPLE	GOOD	REMOVE
332	7	APPLE	GOOD	REMOVE
333	10	APPLE	GOOD	REMOVE
334	10	APPLE	GOOD	REMOVE
335	12	APPLE	FAIR	REMOVE
336	8	APPLE	FAIR	REMOVE
337	8	APPLE	FAIR	REMOVE
338	8	APPLE	FAIR	REMOVE
339	9	APPLE	FAIR	REMOVE
340	9	APPLE	FAIR	REMOVE
341	11	APPLE	FAIR	REMOVE
342	6	MULBERRY	FAIR	REMOVE
343	11	APPLE	FAIR	REMOVE
344	10	APPLE	FAIR	REMOVE
345	13	OAK	GOOD	REMOVE
346	24	OAK	GOOD	REMOVE
347	7	WALNUT	FAIR	REMOVE
348	9	WALNUT	FAIR	REMOVE
349	17	HACKBERRY	FAIR	PRESERVE
350	10	HACKBERRY	FAIR	PRESERVE
351	9	HACKBERRY	FAIR	PRESERVE
352	18	HACKBERRY	FAIR	PRESERVE
353	6	HACKBERRY	FAIR	PRESERVE
354	18	CHERRY	POOR	REMOVE
355	36	ELM	FAIR	PRESERVE
356	8	ELM	DEAD	REMOVE
357	7	WALNUT	FAIR	PRESERVE
358	11	WALNUT	FAIR	PRESERVE
359	7	OAK	FAIR	PRESERVE
360	6	ELM	FAIR	PRESERVE
361	12	HACKBERRY	FAIR	PRESERVE
362	10	HACKBERRY	FAIR	PRESERVE
363	10	HACKBERRY	FAIR	PRESERVE

Eagle Creek - Existing Tree Index (Tree #1-363)

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit H2

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes

TREE#	DIAMETER	SPECIES	CONDITION	STATUS
364	11	HACKBERRY	FAIR	PRESERVE
365	10	HACKBERRY	FAIR	PRESERVE
366	10	HACKBERRY	FAIR	PRESERVE
367	6	HACKBERRY	FAIR	PRESERVE
368	13	HACKBERRY	FAIR	PRESERVE
369	10	PEAR	FAIR	REMOVE
370	8	MULBERRY	FAIR	REMOVE
371	6	MULBERRY	FAIR	REMOVE
372	30	MULBERRY	FAIR	REMOVE
373	24	MULBERRY	FAIR	REMOVE
374	24	MULBERRY	FAIR	REMOVE
375	24	MULBERRY	FAIR	REMOVE
376	24	MULBERRY	FAIR	REMOVE
377	20	MULBERRY	FAIR	REMOVE
378	15	MULBERRY	FAIR	REMOVE
379	6	WALNUT	FAIR	REMOVE
380	6	WALNUT	FAIR	REMOVE
381	8	WALNUT	FAIR	REMOVE
382	8	WALNUT	FAIR	REMOVE
383	8	CHERRY	DEAD	REMOVE
384	18	WALNUT	DEAD	REMOVE
385	11	WALNUT	FAIR	REMOVE
386	8	WALNUT	FAIR	REMOVE
387	8	WALNUT	FAIR	REMOVE
388	7	WALNUT	FAIR	REMOVE
389	12	WALNUT	FAIR	REMOVE
390	11	WALNUT	FAIR	REMOVE
391	12	WALNUT	FAIR	REMOVE
392	12	WALNUT	FAIR	REMOVE
393	12	WALNUT	FAIR	REMOVE
394	12	WALNUT	FAIR	REMOVE
395	7	WALNUT	FAIR	REMOVE
396	10	WALNUT	FAIR	REMOVE
397	6	MULBERRY	FAIR	REMOVE
398	9	WALNUT	FAIR	REMOVE
399	9	LOCUST	FAIR	REMOVE
400	8	LOCUST	FAIR	REMOVE
401	11	LOCUST	POOR	REMOVE
402	14	LOCUST	FAIR	REMOVE
403	10	LOCUST	FAIR	REMOVE
404	13	LOCUST	FAIR	REMOVE
405	7	LOCUST	FAIR	REMOVE
406	11	LOCUST	FAIR	REMOVE
407	7	LOCUST	DEAD	REMOVE
408	6	LOCUST	DEAD	REMOVE
409	11	LOCUST	FAIR	REMOVE
410	11	LOCUST	FAIR	REMOVE
411	7	LOCUST	FAIR	REMOVE
412	11	LOCUST	FAIR	REMOVE
413	6	LOCUST	POOR	REMOVE
414	11	LOCUST	FAIR	REMOVE
415	10	LOCUST	FAIR	REMOVE
416	10	LOCUST	FAIR	REMOVE
417	7	LOCUST	FAIR	REMOVE
418	6	LOCUST	FAIR	REMOVE
419	8	LOCUST	FAIR	REMOVE
420	7	CHERRY	POOR	REMOVE
421	9	LOCUST	FAIR	REMOVE
422	64	OAK	GOOD	REMOVE
423	18	LOCUST	FAIR	REMOVE
424	9	CHERRY	FAIR	REMOVE
425	6	OAK	FAIR	REMOVE
426	14	LOCUST	POOR	REMOVE
427	14	LOCUST	POOR	REMOVE
428	14	LOCUST	POOR	REMOVE
429	14	LOCUST	POOR	REMOVE
430	6	LOCUST	FAIR	REMOVE
431	6	LOCUST	FAIR	REMOVE
432	29	OAK	GOOD	REMOVE
433	12	LOCUST	GOOD	REMOVE
434	11	LOCUST	FAIR	REMOVE
435	11	LOCUST	DEAD	REMOVE
436	6	LOCUST	DEAD	REMOVE
437	6	LOCUST	DEAD	REMOVE
438	14	LOCUST	POOR	REMOVE
439	14	LOCUST	DEAD	REMOVE
440	7	LOCUST	DEAD	REMOVE
441	7	ELM	DEAD	REMOVE
442	24	OAK	GOOD	REMOVE
443	10	LOCUST	POOR	REMOVE
444	15	OAK	GOOD	REMOVE
445	27	OAK	GOOD	REMOVE
446	12	MULBERRY	GOOD	REMOVE
447	7	MULBERRY	GOOD	REMOVE
448	7	MULBERRY	GOOD	REMOVE
449	26	MULBERRY	FAIR	REMOVE
450	15	MULBERRY	FAIR	REMOVE
451	15	MULBERRY	FAIR	REMOVE
452	13	MULBERRY	FAIR	REMOVE
453	12	MULBERRY	FAIR	REMOVE
454	12	MULBERRY	FAIR	REMOVE
455	14	MULBERRY	FAIR	REMOVE
456	10	MULBERRY	FAIR	REMOVE
457	10	MULBERRY	FAIR	REMOVE
458	6	CHERRY	FAIR	REMOVE
459	11	MULBERRY	FAIR	REMOVE
460	11	CHERRY	FAIR	REMOVE
461	13	LOCUST	FAIR	REMOVE
462	10	LOCUST	POOR	REMOVE
463	NOT USED	NOT USED	NOT USED	NOT USED
464	NOT USED	NOT USED	NOT USED	NOT USED
465	NOT USED	NOT USED	NOT USED	NOT USED
466	NOT USED	NOT USED	NOT USED	NOT USED
467	12	ELM	GOOD	PRESERVE
468	26	OAK	GOOD	PRESERVE
469	26	OAK	GOOD	PRESERVE
470	11	HICKORY	GOOD	PRESERVE
471	8	HACKBERRY	GOOD	PRESERVE
472	12	OAK	GOOD	PRESERVE
473	9	HACKBERRY	GOOD	PRESERVE
474	9	HACKBERRY	GOOD	PRESERVE
475	8	OAK	GOOD	PRESERVE
476	14	WALNUT	GOOD	PRESERVE
477	9	ELM	GOOD	PRESERVE
478	14	OAK	GOOD	PRESERVE
479	21	MAPLE	GOOD	PRESERVE
480	17	OAK	GOOD	PRESERVE
481	6	OAK	GOOD	PRESERVE
482	15	HICKORY	GOOD	PRESERVE
483	7	HICKORY	FAIR	PRESERVE
484	24	HICKORY	GOOD	PRESERVE

TREE#	DIAMETER	SPECIES	CONDITION	STATUS
485	6	ELM	GOOD	PRESERVE
486	12	OAK	GOOD	PRESERVE
487	13	ELM	FAIR	PRESERVE
488	6	ELM	GOOD	PRESERVE
489	12	OAK	GOOD	PRESERVE
490	8	ELM	GOOD	PRESERVE
491	7	OAK	GOOD	PRESERVE
492	6	ELM	GOOD	PRESERVE
493	6	ELM	FAIR	PRESERVE
494	11	BOXELDER	POOR	PRESERVE
495	10	ELM	GOOD	PRESERVE
496	14	ELM	GOOD	PRESERVE
497	6	ELM	GOOD	PRESERVE
498	15	OAK	GOOD	PRESERVE
499	13	HICKORY	GOOD	PRESERVE
500	9	HICKORY	GOOD	PRESERVE
501	6	HICKORY	GOOD	PRESERVE
502	10	ELM	POOR	PRESERVE
503	13	OAK	GOOD	PRESERVE
504	14	WALNUT	GOOD	PRESERVE
505	33	WALNUT	GOOD	PRESERVE
506	10	ELM	GOOD	PRESERVE
507	6	ELM	GOOD	PRESERVE
508	8	ELM	FAIR	PRESERVE
509	33	COTTONWOOD	GOOD	PRESERVE
510	7	OAK	GOOD	PRESERVE
511	6	ASH	FAIR	PRESERVE
512	6	ELM	GOOD	PRESERVE
513	9	ELM	GOOD	PRESERVE
514	13	ELM	FAIR	PRESERVE
515	13	OAK	GOOD	PRESERVE
516	7	OAK	GOOD	PRESERVE
517	6	ELM	FAIR	PRESERVE
518	7	ELM	GOOD	PRESERVE
519	12	ELM	POOR	PRESERVE
520	12	CHERRY	GOOD	PRESERVE
521	8	ELM	GOOD	PRESERVE
522	22	MAPLE	GOOD	PRESERVE
523	16	ELM	FAIR	REMOVE
524	12	ELM	FAIR	REMOVE
525	12	ELM	POOR	REMOVE
526	24	ELM	FAIR	REMOVE
527	16	ELM	POOR	REMOVE
528	22	ELM	FAIR	REMOVE
529	18	MULBERRY	FAIR	REMOVE
530	22	MULBERRY	POOR	REMOVE
531	8	ELM	POOR	REMOVE
532	11	MULBERRY	FAIR	REMOVE
533	10	MULBERRY	GOOD	REMOVE
534	25	ELM	FAIR	REMOVE
535	29	OAK	GOOD	REMOVE
536	10	LOCUST	GOOD	PRESERVE
537	10	LOCUST	GOOD	PRESERVE
538	10	LOCUST	GOOD	PRESERVE
539	6	HACKBERRY	GOOD	PRESERVE
540	9	LOCUST	FAIR	PRESERVE
541	24	LOCUST	GOOD	PRESERVE
542	14	LOCUST	FAIR	PRESERVE
543	10	LOCUST	FAIR	PRESERVE
544	9	LOCUST	GOOD	PRESERVE
545	10	LOCUST	GOOD	PRESERVE
546	11	LOCUST	GOOD	PRESERVE
547	16	LOCUST	POOR	PRESERVE
548	9	LOCUST	GOOD	PRESERVE
549	27	MULBERRY	FAIR	PRESERVE
550	17	LOCUST	FAIR	PRESERVE
551	11	LOCUST	FAIR	PRESERVE
552	7	LOCUST	GOOD	PRESERVE
553	7	APPLE	FAIR	PRESERVE
554	6	APPLE	FAIR	PRESERVE
555	35	MULBERRY	FAIR	PRESERVE
556	14	LOCUST	POOR	PRESERVE
557	14	LOCUST	GOOD	PRESERVE
558	8	LOCUST	POOR	PRESERVE
559	12	LOCUST	GOOD	PRESERVE
560	10	LOCUST	GOOD	PRESERVE
561	10	MULBERRY	GOOD	PRESERVE
562	26	MULBERRY	POOR	PRESERVE
563	10	LOCUST	GOOD	PRESERVE
564	23	LOCUST	POOR	PRESERVE
565	22	LOCUST	POOR	PRESERVE
566	14	COTTONWOOD	GOOD	PRESERVE
567	11	MULBERRY	GOOD	PRESERVE
568	6	MULBERRY	POOR	PRESERVE
569	8	LOCUST	FAIR	PRESERVE
570	7	MULBERRY	POOR	PRESERVE
571	14	MULBERRY	FAIR	PRESERVE
572	17	COTTONWOOD	GOOD	PRESERVE
573	24	LOCUST	FAIR	PRESERVE
574	20	MULBERRY	FAIR	PRESERVE
575	10	LOCUST	GOOD	REMOVE
576	10	LOCUST	GOOD	REMOVE
577	37	HACKBERRY	FAIR	REMOVE
578	24	HACKBERRY	GOOD	REMOVE
579	10	HACKBERRY	GOOD	REMOVE
580	10	LOCUST	FAIR	REMOVE
581	12	LOCUST	POOR	REMOVE
582	6	MULBERRY	GOOD	REMOVE
583	24	OAK	GOOD	REMOVE
584	9	CHERRY	POOR	REMOVE
585	8	CHERRY	GOOD	REMOVE
586	24	LOCUST	POOR	REMOVE
587	23	OAK	GOOD	REMOVE
588	15	OAK	GOOD	REMOVE
589	10	CHERRY	FAIR	REMOVE
590	9	CHERRY	FAIR	REMOVE
591	6	CHERRY	FAIR	REMOVE
592	12	LOCUST	GOOD	REMOVE
593	8	HACKBERRY	GOOD	REMOVE
594	12	LOCUST	GOOD	REMOVE
595	13	CHERRY	GOOD	REMOVE
596	12	ELM	GOOD	REMOVE
597	16	WALNUT	GOOD	REMOVE
598	10	HACKBERRY	GOOD	REMOVE
599	11	HACKBERRY	GOOD	REMOVE
600	10	HACKBERRY	GOOD	REMOVE
601	19	MULBERRY	FAIR	REMOVE
602	12	MULBERRY	FAIR	REMOVE
603	7	CHERRY	POOR	REMOVE
604	7	LOCUST	FAIR	REMOVE
605	11	MULBERRY	FAIR	PRESERVE

TREE#	DIAMETER	SPECIES	CONDITION	STATUS
606	13	MULBERRY	FAIR	PRESERVE
607	15	LOCUST	FAIR	PRESERVE
608	14	LOCUST	FAIR	PRESERVE
609	14	LOCUST	FAIR	PRESERVE
610	48	LOCUST	FAIR	PRESERVE
611	12	OAK	GOOD	PRESERVE
612	24	OAK	GOOD	PRESERVE
613	9	HACKBERRY	GOOD	PRESERVE
614	9	LOCUST	GOOD	PRESERVE
615	11	LOCUST	FAIR	PRESERVE
616	12	LOCUST	GOOD	PRESERVE
617	12	LOCUST	GOOD	PRESERVE
618	12	LOCUST	GOOD	PRESERVE
619	15	LOCUST	POOR	PRESERVE
620	13	LOCUST	FAIR	PRESERVE
621	14	LOCUST	FAIR	PRESERVE
622	18	LOCUST	FAIR	PRESERVE
623	8	LOCUST	FAIR	PRESERVE
624	11	LOCUST	FAIR	PRESERVE
625	9	LOCUST	FAIR	PRESERVE
626	7	LOCUST	FAIR	PRESERVE
627	14	LOCUST	FAIR	PRESERVE
628	11	LOCUST	FAIR	PRESERVE
629	10	LOCUST	FAIR	PRESERVE
630	13	LOCUST	POOR	PRESERVE
631	14	LOCUST	FAIR	PRESERVE
632	12	LOCUST	POOR	PRESERVE
633	15	LOCUST	FAIR	PRESERVE
634	8	PEAR	FAIR	PRESERVE
635	8	ASH	GOOD	PRESERVE
636	8	LOCUST	FAIR	PRESERVE
637	9	PEAR	GOOD	PRESERVE
638	9	LOCUST	FAIR	PRESERVE
639	12	LOCUST	FAIR	PRESERVE
640	25	MULBERRY	FAIR	PRESERVE
641	19	LOCUST	FAIR	PRESERVE
642	15	LOCUST	FAIR	PRESERVE
643	12	CHERRY	FAIR	REMOVE
644	10	HACKBERRY	GOOD	REMOVE
645	15	LOCUST	FAIR	PRESERVE
646	11	LOCUST	FAIR	PRESERVE
647	10	HACKBERRY	FAIR	REMOVE
648	14	LOCUST	FAIR	REMOVE
649	14	LOCUST	FAIR	PRESERVE
650	7	MULBERRY	FAIR	PRESERVE
651	13	LOCUST	FAIR	PRESERVE
652	22	LOCUST	FAIR	REMOVE
653	12	HACKBERRY	FAIR	REMOVE
654	12	CHERRY	FAIR	REMOVE
655	11	LOCUST	FAIR	REMOVE
656	6	HACKBERRY	FAIR	REMOVE
657	8	LOCUST	POOR	REMOVE
658	10	LOCUST	FAIR	REMOVE
659	11	LOCUST	FAIR	REMOVE
660	15	LOCUST	FAIR	REMOVE
661	10	LOCUST	FAIR	REMOVE
662	10	MAPLE	FAIR	REMOVE
663	11	CHERRY	FAIR	REMOVE
664	14	LOCUST	FAIR	REMOVE
665	30	OAK	GOOD	REMOVE
666	27	OAK	GOOD	REMOVE
667	13	LOCUST	POOR	REMOVE
668	14	LOCUST	POOR	REMOVE
669	9	HACKBERRY	FAIR	REMOVE
670	15	LOCUST	FAIR	REMOVE
671	11	ELM	FAIR	REMOVE
672	14	LOCUST	FAIR	REMOVE
673	10	LOCUST	DEAD	REMOVE
674	9	OAK	DEAD	REMOVE
675	7	HACKBERRY	FAIR	REMOVE
676	14	LOCUST	FAIR	REMOVE
677	14	LOCUST	FAIR	REMOVE
678	19	LOCUST	FAIR	REMOVE
679	6	LOCUST	FAIR	REMOVE
680	12	LOCUST	FAIR	REMOVE
681	13	LOCUST	FAIR	REMOVE
682	14	LOCUST	FAIR	REMOVE
683	10	LOCUST	FAIR	REMOVE
684	10	LOCUST	FAIR	REMOVE
685	10	ELM	FAIR	REMOVE
686	16	LOCUST	FAIR	REMOVE
687	17	LOCUST	FAIR	REMOVE
688	19	LOCUST	POOR	REMOVE
689	22	OAK	GOOD	REMOVE
690	14	LOCUST	POOR	REMOVE
691	30	LOCUST	FAIR	REMOVE
692	26	OAK	GOOD	REMOVE

REPLACEMENT CALCULATIONS

	INCHES REMOVED	REPLACEMENT INCHES REQ'D	
MAJOR TREES ≥6"(replace 1" caliper for ea. 1" caliper removed)	2,933	2,933	
*TOTAL REPLACEMENT INCHES REQUIRED**		**2,933**	
**APPLE, ASH, CALLERY PEARS, MULBERRY, "POOR", AND "DEAD" TREES NOT INCLUDED IN REPLACEMENT CALCULATIONS)*			

REMOVED MAJOR TREES ≥6" DISCOUNTED FROM REPLACEMENTS FOR SPECIES OR CONDITION

	INCHES REMOVED	REPLACEMENT INCHES REQ'D	
CRABAPPLE TREES	310	310	
ASH TREES	20	20	
CALLERY PEAR TREES	10	10	
WHITE MULBERRY TREES	730	730	
OTHERWISE "DESIRABLE" TREES IN "POOR" CONDITION	351	351	
OTHERWISE "DESIRABLE" TREES IN "DEAD" CONDITION	123	123	
SUBTOTAL REMOVED INVASIVE NON-NATIVE TREE INCHES DISCOUNTED FROM REPLACEMENTS		**1,070**	
SUBTOTAL REMOVED "POOR OR "DEAD" INCHES DISCOUNTED FROM REPLACEMENTS		**474**	
TOTAL REMOVED NON-NATIVE INVASIVE SPECIES OR "POOR"/"DEAD" CONDITION INCHES DISCOUNTED		**1,544**	

Eagle Creek - Existing Tree Index (Tree #364 -692)

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit H3

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes

Site Data:

Total Site:	± 84.87 Acres
Total Units:	253
Gross Density:	± 2.98 Du/Acre
Sub-Area 1:	
60' Lots	
Total acreage:	± 21.37 Acres
Total Units:	56
SubArea Density:	2.62 du/acre
Sub-Area 2:	
52' Lots	
Total Acreage:	± 63.45
Total Lots:	197
SubArea Density:	3.10 du/acre
Open Space Required:	± 16.97 Ac. (20%)
Minimum Open Space to be provided:	± 21.22 Ac. (25%)
Preliminary Open Space as Shown[2]:	± 26.36 Ac. (31.06%)

[1] LOT 56 IS FUTURE LOT TO BE PLATTED AT SUCH TIME THAT TEMPORARY EMERGENCY ACCESS IS NO LONGER NEEDED.

[2] THE DEVELOPMENT PLAN AS DEPICTED IS CONCEPTUAL IN NATURE. FINAL LAYOUT MAY VARY BASED UPON DESIGN AND ENGINEERING PROVIDED THAT FINAL LAYOUT SHALL MEET ALL REQUIREMENTS SPECIFIED HEREIN.

Eagle Creek - Illustrative Plan

Village of Sunbury, Delaware County, Ohio, 01.10.2022 - #20070

Exhibit I1

0 100 200 300

G2 PLANNING + DESIGN | WILLS CREEK | Pulte Homes

STYLE AND CHARACTER ILLUSTRATIONS

STYLE AND CHARACTER ILLUSTRATIONS

KEYED NOTES:

1. PROPOSED TYPE K COPPER DOMESTIC WATER SERVICE.
2. PROPOSED FIRE HYDRANT (TYP.).
3. PROPOSED SANITARY SEWER. ASTM D3034, SDR-26.
4. PROPOSED SANITARY MANHOLE (TYP.).
5. PROPOSED STORM LINE.
6. PROPOSED POND OUTLET.
7. PROPOSED SANITARY SEWER MAIN CONNECTION.
8. PROPOSED WATER TAP.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
P/L		PROPERTY LINE
	SAN	SANITARY LINE
	Ⓢ	SANITARY MANHOLE
	W	WATER LINE
		FIRE HYDRANT
	ST	STORM LINE

ISSUED:	DATE:
DRAWING ISSUED	07/30/21

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY PURSUANT TO THE AGREEMENT WITH THE ARCHITECT. NO OTHER USE, DISSEMINATION, OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

CLIENT

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

PROJECT
WILLS CREEK
3BS AND K ROAD
SUNBURY, OH

SHEET TITLE
PRELIMINARY
UTILITY PLAN

SEAL

DRAWN BY: MHA

CHECKED BY: JML

PROJECT NO: 62-26603

SCALE: AS NOTED

DRAWING
P-1.0

N:\03\62\26603 3Bs & K\Docs\CAD\Civil\Preliminary Utility Plan.dwg, 7/30/2021 7:06 AM, lee, jesse

Delaware County
Regional Sewer District

Executive Director
Michael A. Frommer, P.E.

Director/Sanitary Engineer
Tiffany M. Maag, P.E.

July 9, 2021

Manuel Aleman
ms consultants, inc
2221 Schrock Road
Columbus, OH 43229

sent via email: maleman@msconsultants.com

Re: **Request for Sewer Capacity**
Eagle Creek, Sunbury
Parcels: 41723001034000, 41723001034001, 41723001035000

Dear Mr. Aleman:

The Delaware County Regional Sewer District (the "County") has considered your request for approval to discharge sanitary sewage into the Delaware County Sanitary Sewer System from the above referenced location, representing 252 Equivalent Residential Unit(s) (ERU).

Capacity is conditionally available to serve the proposed project provided that the development obtain sanitary service via the existing 18" sanitary sewer on the north side of Sherman Road, west of S Three B's & K Road. Extensions from the existing sanitary sewer will be necessary to provide service to the proposed buildings.

The current assessment of capacity availability is subject to periodic reevaluation by the County and shall not be valid after 18 months from the date of this letter.

If you have any questions, please feel free to contact me.

Sincerely,

Kelly Thiel
Staff Engineer III
Delaware County Regional Sewer District

cc: Correspondence File

Officers
DAVID A. BENDER
President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
SHANE CLARK
Deputy General Manager

DEL-CO WATER COMPANY

6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
www.delcowater.org
Phone (740) 548-7746 • Fax (740) 548-6203

Directors
BRUCE A. BLACKSTON
BRIAN P. COGHLAN
WILLIAM E. COLE
DOUGLAS D. DAWSON
PAMALA L. HAWK
TIMOTHY D. MCNAMARA

June 22, 2021

Mr. Manuel Aleman
MS Consultants, Inc.
221 Schrock Rd.
Columbus, Ohio 43229

Via Email: MAleman@msconsultants.com

RE: Water Availability – Eagle Creek

Dear Mr. Aleman:

Please know that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

Development: Eagle Creek
Proposed Land Use: ±252 single-family homes
Location: East side of 3 B's&K Road
Land Size: ±84.87 acres

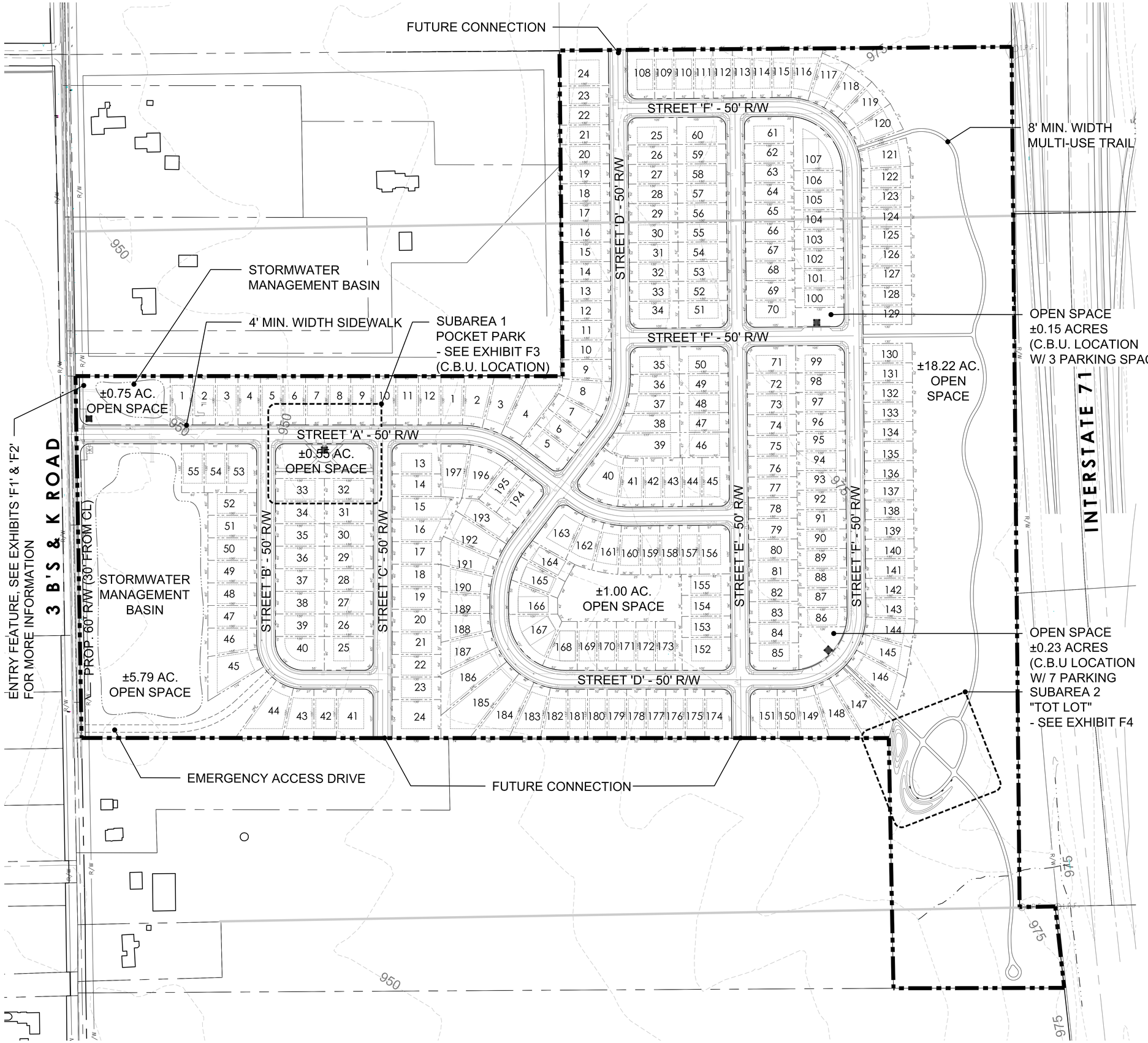
This site can be served from an existing 16-inch waterline located on 3 B's&K Road.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,
DEL-CO WATER COMPANY, INC.

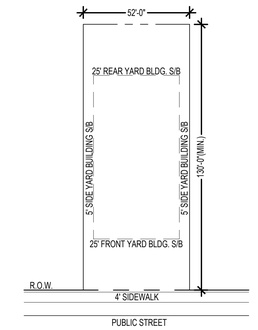
Shane F. Clark

Shane F. Clark, P.E.
Deputy General Manager



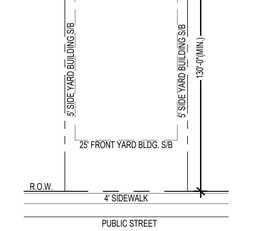
Site Data:

Total Site:	± 84.87 Acres
Total Units:	252
Gross Density:	± 2.97 Du/Acre
Sub-Area 1:	
60' Lots	
Total acreage:	± 21.37 Acres
Total Units:	55
SubArea Density:	2.57 du/acre
Sub-Area 2:	
52' Lots	
Total Acreage:	± 63.45
Total Lots:	197
SubArea Density:	3.10 du/acre
Open Space Required:	± 16.97 Ac. (20%)
Open Space Shown:	± 26.69 Ac. (31.45%)



Typical 52' Lot

SCALE: 1" = 30'



Typical 60' Lot

SCALE: 1" = 30'

AEP Ohio
700 Morrison Rd
Gahanna, OH 43230
AEPOhio.com

6/29/2021

Manuel Aleman
MS Consultants, Inc
2221 Schrock Rd
Columbus, Ohio 43229

RE: AVAILABILITY OF ELECTRICAL SERVICE

Eagle Creek

To Whom It May Concern:

This letter will confirm that American Electric Power has electric service facilities adjacent to your new project. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

Our records indicate your project, a 252-unit single family residential development, on 85-acres, is located near the southeast corner of **S Three B's and K Rd** and **Sherman Rd** in **Sunbury, Delaware** County, Ohio.

American Electric Power anticipates providing your new project the best possible service. I look forward to working with you and remain available to coordinate your project needs. Please contact me to discuss any questions you may have or other assistance you may require.

Sincerely,

Erik Schaas
Customer Design Supervisor

B.S.T. & G. Fire District

350 West Cherry St
Sunbury, Ohio 43074
740-965-3841 Office
740-965-4597 Fax

Christopher Kovach, Fire Chief
ckovach@bstgfire.org

Rob Stambaugh, Assistant Chief
rstambaugh@bstgfire.org

June 29, 2021

Manuel Aleman
513-568-9396

Re: Eagle Creek Subdivision
BST&G Serviceability Letter

The BST&G Joint Fire District is the primary provider of Fire Suppression, Rescue Services, EMS First Response, and Fire Prevention for the properties involved in this concept, and has the ability to provide said services for this project located at Sherman Road and 3B's&K Road upon the annexation into Sunbury.

If plans for development continue, please visit www.bstgfire.org for the proper submission requirements for the plan review process If you have further questions or concerns, please contact Fire Inspector Rocki Huddleston at the information listed below.

Respectfully,

Rocki Huddleston
Community Risk Reduction Bureau
Fire Safety Inspector
Email: rhuddleston@bstgfire.org
Phone: 740.965.3841
Cell: 614.974.9120

National Flood Hazard Layer FIRMette

FEMA

82°56'21"W 40°15'10"N

82°55'44"W 40°14'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/29/2021 at 1:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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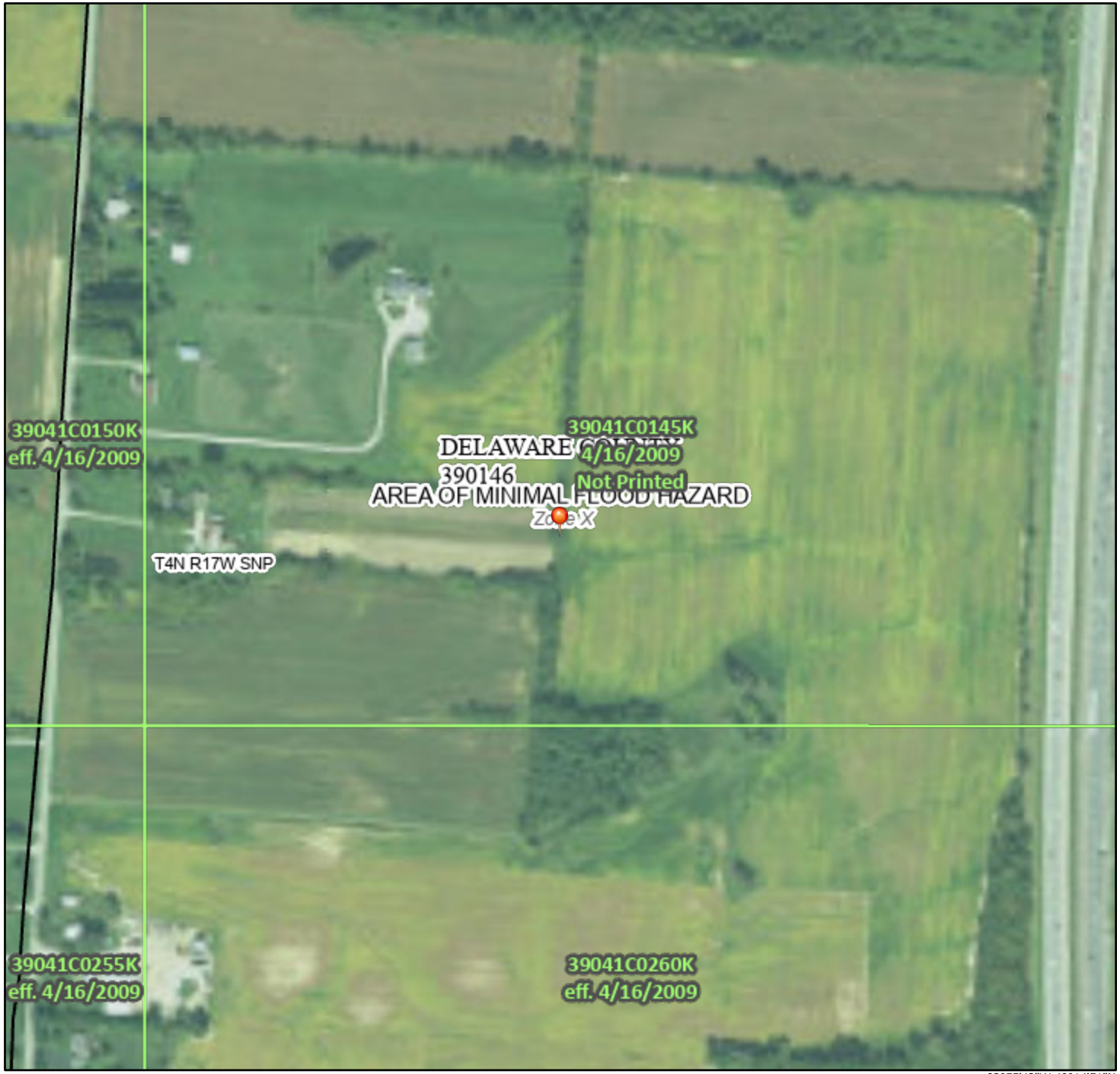
National Flood Hazard Layer FIRMette

FEMA

82°56'20"W 40°15'19"N



82°55'42"W 40°14'51"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
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- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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