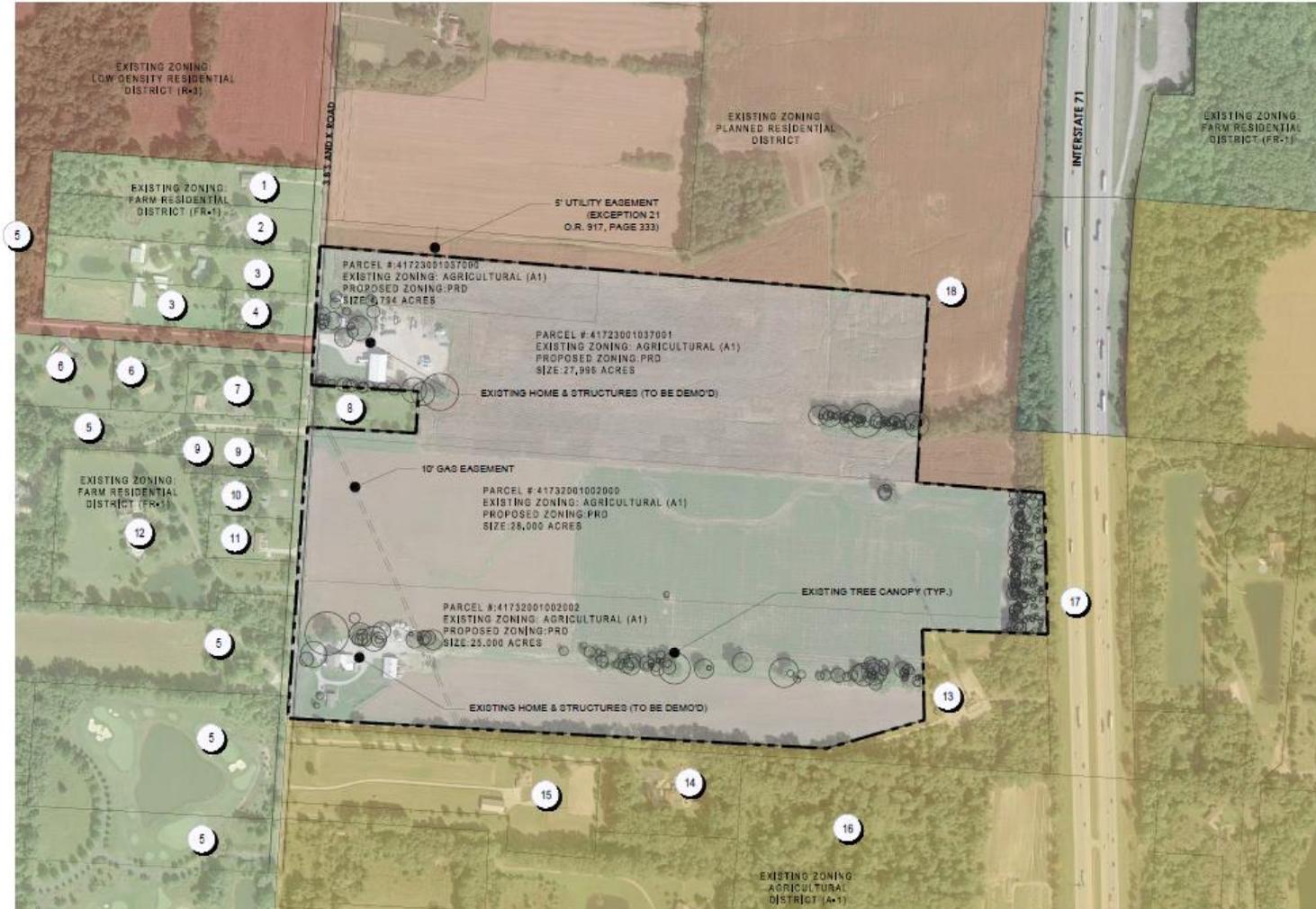




EAGLE CREEK HIGHLANDS
SUNBURY, OHIO

EAGLE CREEK HIGHLANDS



ADJACENT OWNERS:

LOT #	OWNER NAME	PARCEL NUMBER
1	WILLIAM F. & CHERI E. HAYES	418-140-02-008-000
2	WILLIAM L. MCCARTHY	418-140-02-008-000
3	MICHAEL J. & RANDI DENT	418-140-02-007-000
		418-140-02-008-000
4	BRENT & ANITA M. GALLOWAY	418-140-02-005-000
5	JMAC INC.	418-140-02-004-000
		418-410-01-001-000
		418-410-01-007-000
		418-410-01-008-000
		418-410-01-011-000
6	LEE TAMERA RAE TRUSTEE	418-140-02-003-000
7	LEONARD L. WAUGH & RUTH HEBA	418-140-02-001-000
8	LEE DEATRA JO TRUSTEE	417-320-01-001-000
9	JAMES L. & ERICA R. STILSON	418-410-01-002-000
		418-410-01-003-000
10	EARL F. & MARY E. MONTGOMERY	418-410-01-004-000
11	JAMES A. & JILL M. HOWLETT	418-410-01-005-000
12	CHRISTOPHER J. & SUSAN L. TIMM	418-410-01-006-000
		418-140-02-003-000
13	FRANKLIN COMMUNICATIONS INC.	417-320-01-002-001
14	LUCAS SCOTT	417-320-01-003-002
15	TROY E. & CHRISTIE MCELMURRAY	417-320-01-003-004
16	BUELL DANA R. TRUSTEE	417-320-01-017-000
17	DUKE R. RENZENBRINK	417-320-01-018-000
18	PULTE HOMES OF OHIO LLC	417-230-01-035-000
		417-230-01-034-000



EAGLE CREEK HIGHLANDS



Site Data:

Gross Site Acreage:	± 86.00 Acres
Rogers Parcels	
417-230-01-037-000	± 5.004 Acres
417-230-01-037-001	± 27.996 Acres
417-320-01-002-000	± 28.000 Acres
417-320-01-002-002	± 25.000 Acres
Total Units:	239
Gross Density:	± 2.78 Du/Acre

Single-Family:

Total proposed units:	239
Proposed Lot Sizes	
• Minimum 52' Width	200
• Minimum 56' Width	21
• Minimum 60' Width	18

Open Space Required:	± 17.20 Ac. (20%)
Open Space Shown:	± 22.89 Ac. (26.61%)
Path	± 7,396 L.F.

Setbacks

Frontyard Setback	25'
Rearyard Setback	35'
Sidyard Setback	6'



EAGLE CREEK HIGHLANDS



Site Data:

Gross Site Acreage:	± 86.00 Acres
Rogers Parcels	
417-230-01-037-000	± 5.004 Acres
417-230-01-037-001	± 27.996 Acres
417-320-01-002-000	± 28.000 Acres
417-320-01-002-002	± 25.000 Acres
Total Units:	239
Gross Density:	± 2.78 Du/Acre

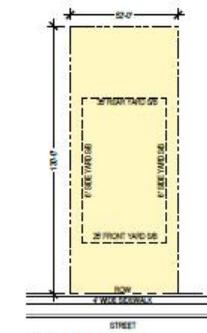
Single-Family:

Total proposed units:	239
Proposed Lot Sizes	
• Minimum 52' Width	200
• Minimum 56' Width	21
• Minimum 60' Width	18

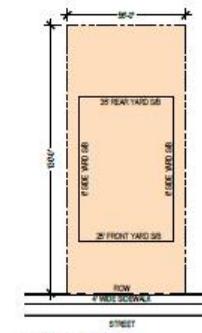
Open Space Required:	± 17.20 Ac. (20%)
Open Space Shown:	± 22.89 Ac. (26.61%)
Path	± 7,396 L.F.

Setbacks

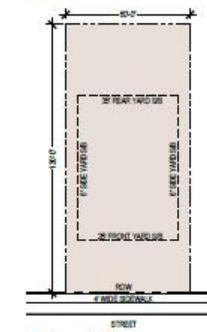
Frontyard Setback	25'
Rearyard Setback	35'
Sidyard Setback	6'



Minimum 52' Lot
SCALE: 1" = 30'



Minimum 56' Lot
SCALE: 1" = 30'



Minimum 60' Lot
SCALE: 1" = 30'

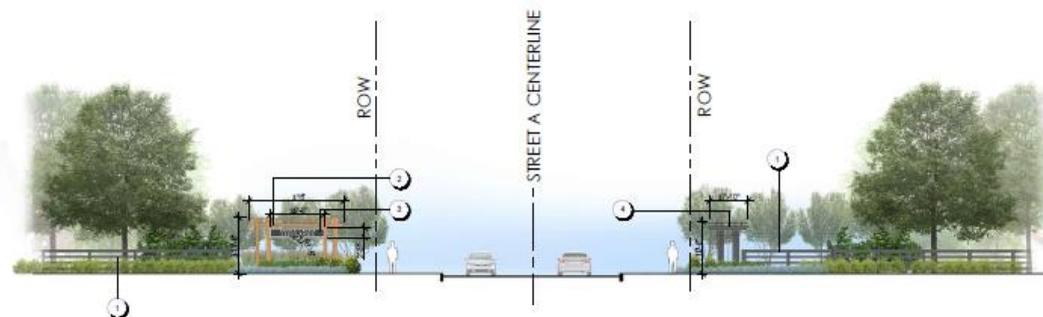
NOTE: PULTE WILL OFFER ALL OF THE AMENITIES ON THE EXHIBIT BUT RESERVES THE RIGHT TO DETERMINE EXACT LOCATIONS AT A LATER DATE.

EAGLE CREEK HIGHLANDS



CODED LAYOUT AND MATERIALS NOTES

- | KEY | ITEM |
|-----|----------------------------|
| 1 | 4 RAIL FENCE PAINTED BLACK |
| 2 | TRELLIS |
| 3 | ENTRY SIGN |
| 4 | SMALL ARBOR WITH LIGHT |



NOTE: PULTE WILL OFFER ALL OF THE AMENITIES ON THE EXHIBIT BUT RESERVES THE RIGHT TO DETERMINE EXACT LOCATIONS AT A LATER DATE.



EAGLE CREEK HIGHLANDS



CONCEPTUAL PLANT LIST

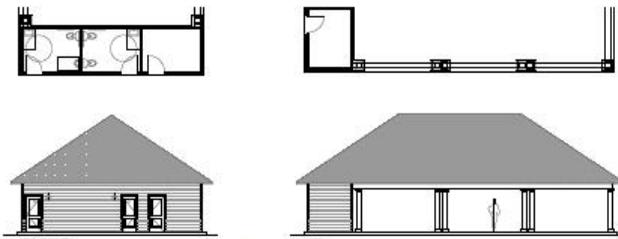
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Aesculus x ornus 'Fort Mifflin'	2.5' CAL.	S&S	AS SHOWN	Match Form
Fort Mifflin Horsechestnut	2.5' CAL.	S&S	AS SHOWN	Match Form
Ulmus americana 'Proctorii'	2.5' CAL.	S&S	AS SHOWN	Match Form
Proctorii Elm	2.5' CAL.	S&S	AS SHOWN	Match Form
Quercus bicolor	2.5' CAL.	S&S	AS SHOWN	Match Form
Pear Tree	2.5' CAL.	S&S	AS SHOWN	Match Form
Cedrus Libani	2.5' CAL.	S&S	AS SHOWN	Match Form
American Yellowwood	2.5' CAL.	S&S	AS SHOWN	Match Form
SMALL ORNAMENTAL TREES				
Magnolia virginiana	1.75' CAL.	S&S	AS SHOWN	
ShadeDay Magnolia	1.75' CAL.	S&S	AS SHOWN	
Magnolia x 'Lacinae' 'Silver'	1.75' CAL.	S&S	AS SHOWN	
Merrill Magnolia	1.75' CAL.	S&S	AS SHOWN	
Ambrosia x 'Autumn Brilliance'	1.75' CAL.	S&S	AS SHOWN	
Autumn Brilliance Serotina	1.75' CAL.	S&S	AS SHOWN	
EVERGREEN SHRUBS				
Skaneateles Mountain	36" HT.	S&S	AS SHOWN	
Green Mountain Snowwood	36" HT.	S&S	AS SHOWN	
Sea x 'Iceberg' 'Blue Prince & Blue Prince'	16-18" HT.	#3 CONT.	AS SHOWN	
Sea x 'Majesty' 'Majesty'	16-18" HT.	#3 CONT.	AS SHOWN	
Leucodermis 'Rainbow'	16-18" HT.	#3 CONT.	AS SHOWN	
Rainbow Leucodermis	16-18" HT.	#3 CONT.	AS SHOWN	
DECIDUOUS SHRUBS				
Hydrangea paniculata 'Toot'	16-18" HT.	#3 CONT.	AS SHOWN	
Hydrangea	16-18" HT.	#3 CONT.	AS SHOWN	
Calluna sibirica 'leaf'	16-18" HT.	#3 CONT.	AS SHOWN	
leaf Shrubbery	16-18" HT.	#3 CONT.	AS SHOWN	
Caryopteris x 'dendronika' 'Black Spoke'	16-18" HT.	#3 CONT.	AS SHOWN	
Supreme Soft Caryopteris	16-18" HT.	#3 CONT.	AS SHOWN	
Wiburnum plantanifolium 'Summer Snowflake'	16-24" HT.	#3 CONT.	AS SHOWN	
Summer Snowflake Viburnum	16-24" HT.	#3 CONT.	AS SHOWN	
GROUND COVER PERENNIALS				
Scilla maritima	-	#1 CONT.	AS SHOWN	
Purple Coneflower	-	#1 CONT.	AS SHOWN	
Solidago canadensis	-	#1 CONT.	AS SHOWN	
Shrew Goldenrod	-	#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer'	-	#1 CONT.	AS SHOWN	
Indian Summer Black-eyed Susan	-	#1 CONT.	AS SHOWN	
Lavandula angustifolia 'Munstead'	-	#1 CONT.	AS SHOWN	
Munstead Lavender	-	#1 CONT.	AS SHOWN	
Andropogon gerardii	-	#1 CONT.	AS SHOWN	
Big Bluestem	-	#1 CONT.	AS SHOWN	
Panicum virgatum 'Northwind'	-	#1 CONT.	AS SHOWN	
Northwind Switchgrass	-	#1 CONT.	AS SHOWN	
Litsea muscari 'Big Blue'	-	#1 CONT.	1' O.C.	
Big Blue Litsea	-	#1 CONT.	1' O.C.	



1 Bench



2 Pickleball Court



3 30' x 50' Pavilion with Restroom



4 Typical Splash Pad



5 Playground Set

NOTE: PULTE WILL OFFER ALL OF THE AMENITIES ON THE EXHIBIT BUT RESERVES THE RIGHT TO DETERMINE EXACT LOCATIONS AT A LATER DATE

EAGLE CREEK HIGHLANDS-AMENITY PARK ILLUSTRATIVE ENLARGEMENT

The City of Sunbury, Delaware County, Ohio 11/02/2023

EXHIBIT F3



G2 PLANNING + DESIGN



0 30 60 90

EAGLE CREEK HIGHLANDS HOMES



EAGLE CREEK HIGHLANDS HOMES



EAGLE CREEK HIGHLANDS HOMES



EAGLE CREEK HIGHLANDS HOMES



EAGLE CREEK HIGHLANDS HOMES

