



UNION VILLAGE

PUD STAGE 2 CONTENTS

Property Exhibit	1
Natural Resources and Existing Facilities	2
Regulating Plan	3
Zoning Classification	
Storefront & Common Lawn Frontages	
Terminated Vistas	
Thoroughfare Types Plan	4
Thoroughfare Type Designations (incl. Trails)	
Roundabout and Signal Locations	
Multi-Purpose Trail Location	
Trail and Bike Phasing Plan	5
Thoroughfares Types.....	6
(incl. SR 741, SR 63, and Trails)	
Street Lights.....	13
Tree Planter Types	15
Civic Space Types Plan	16
Civic Space Types.....	17
Architectural Standards.....	18
Lighting and Sign Standards.....	19
Landscaping.....	20
Trash Collection & Miscellaneous.....	21
Conceptual Stormwater Management Plan	22
Conceptual Sanitary Trunk Sewer and Tributary Map.....	23
Utilities.....	24
Criteria for Modifications.....	25

*This PUD Stage 2 pertains only to the T3, T4, and T5
Transect Zones and does not apply to Special Districts,
unless referenced in future PUD Stage 2 documents.*

OTTERBEIN PROPERTIES, LLC
FOUNDER

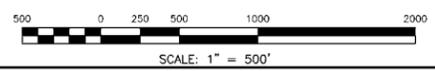
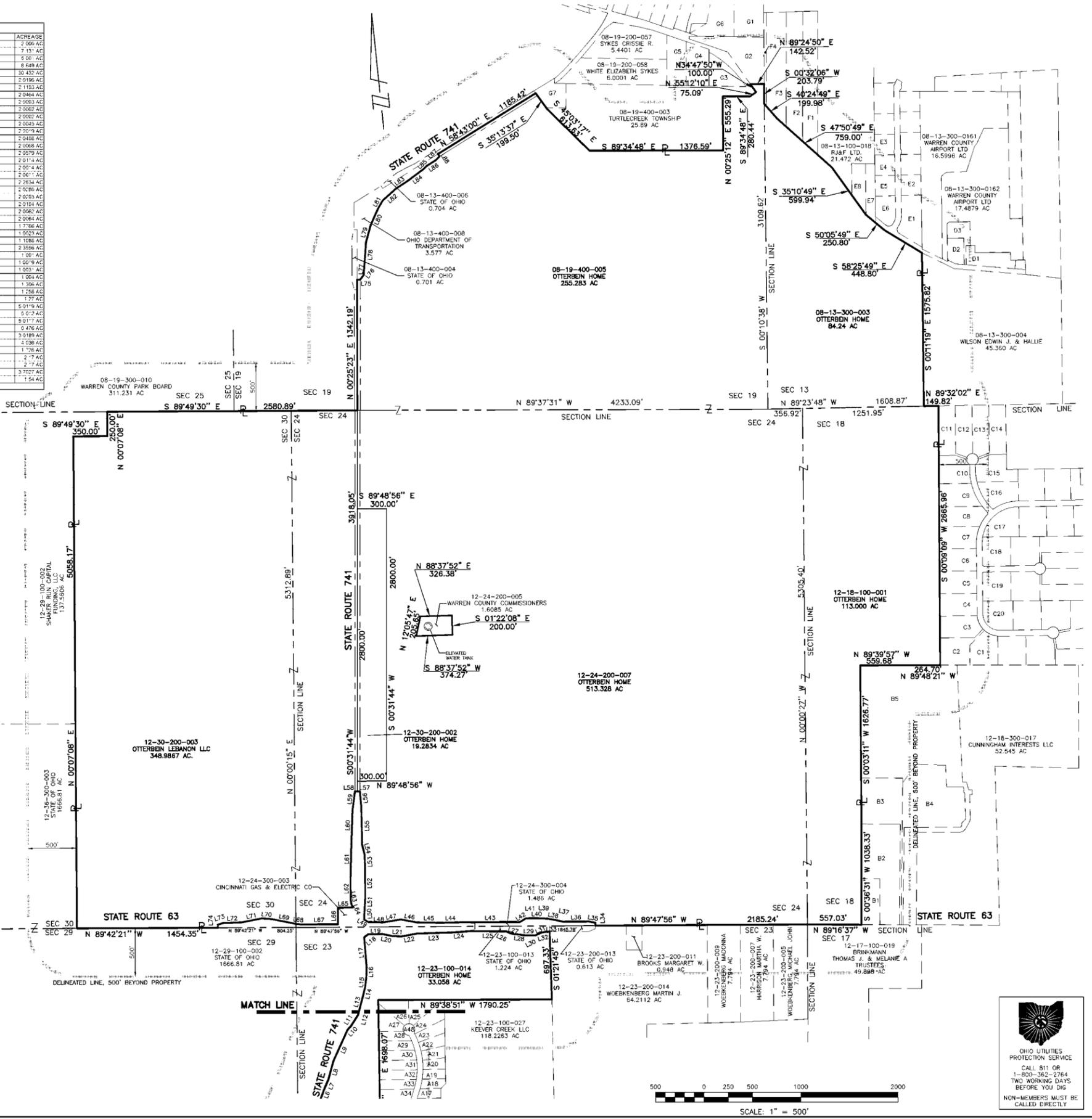
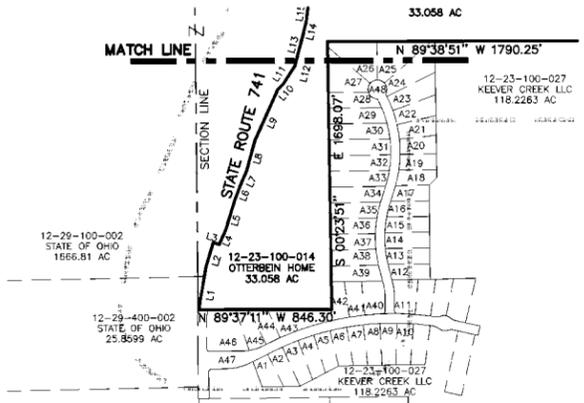
BOB TURNER & DEAN MORRISSEY
DEVELOPMENT CONSULTANTS

MICHAEL WATKINS ARCHITECT, LLC
TOWN PLANNER

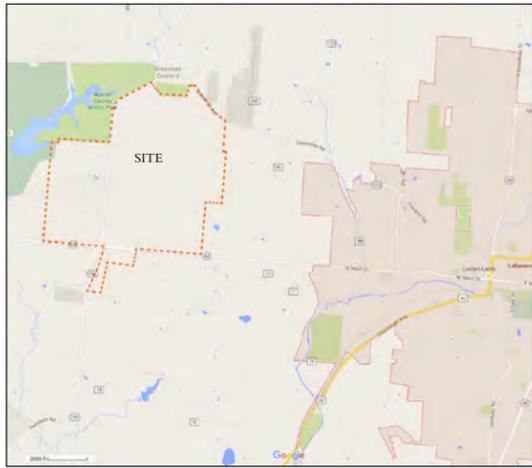


TABLE ID	PARCEL NUMBER	DEVELOPMENT	OWNER NAME	ACREAGE	TABLE ID	PARCEL NUMBER	DEVELOPMENT	OWNER NAME	ACREAGE
A1	12-23-315-011	CRISTO HOMES	DISTEL, DANIELA & CHARITY	0.5872 AC	B1	12-18-300-001	SPURLOCK, OSCAR W & JANETTA	1.206 AC	
A2	12-23-315-012	CRISTO HOMES	ANDRADE, CARLOS A & LAURA A	0.5872 AC	B2	12-18-300-002	SPURLOCK, OSCAR W & JANETTA	7.15 AC	
A3	12-23-315-013	CRISTO HOMES	WARD, RONALD F & SUZANNE F	0.5872 AC	B3	12-18-300-003	CUNNINGHAM, MARGARET G & JULIA M	5.00 AC	
A4	12-23-315-014	CRISTO HOMES	ROBINSON, JOHN M & IRENE W	0.5872 AC	B4	12-18-100-011	LUSOFILIEDRA, JOSE A & FAITH A	8.848 AC	
A5	12-23-315-015	CRISTO HOMES	DIAZ, HECTOR & MERCADO CARMEN	0.5872 AC	B5	12-18-300-014	CUNNINGHAM, MARGARET G & JULIA M	32.437 AC	
A6	12-23-315-016	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B6	12-18-100-027	SHRIMPLIN, DON N & JOYCE	2.0196 AC	
A7	12-23-315-017	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B7	12-18-100-028	KENT, JEFFREY M & AMY E TRUSTEES	2.1153 AC	
A8	12-23-315-018	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B8	12-18-100-029	CALKO, CATHLEEN J & ROSA BRINDAN	2.044 AC	
A9	12-23-315-019	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B9	12-18-100-030	TUC, GEORGE & GEORGE	2.0533 AC	
A10	12-23-315-020	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B10	12-18-100-031	PRICE, ROBERT J & LEIGH H	3.0002 AC	
A11	12-23-315-021	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B11	12-18-100-032	APPEL, JEFFREY D & JACQUELINE M	2.0002 AC	
A12	12-23-315-022	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B12	12-18-100-033	HARTMAN, SCOTT J & TIFFANY	2.0043 AC	
A13	12-23-315-023	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B13	12-18-100-034	CHARWOOD, LLC	2.0134 AC	
A14	12-23-315-024	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B14	12-18-100-035	ROBBINS, DAVID C & SARAH E	2.0486 AC	
A15	12-23-315-025	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B15	12-18-100-036	BLAIR, LINDA A & GLASS, TUDG A	2.0068 AC	
A16	12-23-315-026	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B16	12-18-100-037	CHARWOOD, LLC	2.0079 AC	
A17	12-23-315-027	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B17	12-18-100-038	CHARWOOD, LLC	2.0134 AC	
A18	12-23-315-028	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B18	12-18-100-039	CHARWOOD, LLC	2.0074 AC	
A19	12-23-315-029	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B19	12-18-100-040	KUNTZ, RONALD & VIRGINIA	2.001 AC	
A20	12-23-315-030	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B20	12-18-100-041	MC ANDREWS, GLEN & KATHLEEN	2.2634 AC	
A21	12-23-315-031	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B21	12-18-100-042	ASHFORD HOMES	2.0036 AC	
A22	12-23-315-032	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B22	12-18-100-043	FRANTZ, ROBERT D & LYNDA	2.0203 AC	
A23	12-23-315-033	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B23	12-18-100-044	NEUBAUER, MARK E & LISA TRUSTEES	2.0104 AC	
A24	12-23-315-034	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B24	12-18-100-045	SCOTT, SHAWN M	2.0062 AC	
A25	12-23-315-035	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B25	12-18-100-046	STATE OF OHIO	0.704 AC	
A26	12-23-315-036	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B26	12-18-100-047	STATE OF OHIO	0.704 AC	
A27	12-23-315-037	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B27	12-18-100-048	STATE OF OHIO	0.704 AC	
A28	12-23-315-038	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B28	12-18-100-049	STATE OF OHIO	0.704 AC	
A29	12-23-315-039	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B29	12-18-100-050	STATE OF OHIO	0.704 AC	
A30	12-23-315-040	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B30	12-18-100-051	STATE OF OHIO	0.704 AC	
A31	12-23-315-041	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B31	12-18-100-052	STATE OF OHIO	0.704 AC	
A32	12-23-315-042	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B32	12-18-100-053	STATE OF OHIO	0.704 AC	
A33	12-23-315-043	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B33	12-18-100-054	STATE OF OHIO	0.704 AC	
A34	12-23-315-044	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B34	12-18-100-055	STATE OF OHIO	0.704 AC	
A35	12-23-315-045	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B35	12-18-100-056	STATE OF OHIO	0.704 AC	
A36	12-23-315-046	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B36	12-18-100-057	STATE OF OHIO	0.704 AC	
A37	12-23-315-047	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B37	12-18-100-058	STATE OF OHIO	0.704 AC	
A38	12-23-315-048	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B38	12-18-100-059	STATE OF OHIO	0.704 AC	
A39	12-23-315-049	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B39	12-18-100-060	STATE OF OHIO	0.704 AC	
A40	12-23-315-050	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B40	12-18-100-061	STATE OF OHIO	0.704 AC	
A41	12-23-315-051	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B41	12-18-100-062	STATE OF OHIO	0.704 AC	
A42	12-23-315-052	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B42	12-18-100-063	STATE OF OHIO	0.704 AC	
A43	12-23-315-053	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B43	12-18-100-064	STATE OF OHIO	0.704 AC	
A44	12-23-315-054	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B44	12-18-100-065	STATE OF OHIO	0.704 AC	
A45	12-23-315-055	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B45	12-18-100-066	STATE OF OHIO	0.704 AC	
A46	12-23-315-056	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B46	12-18-100-067	STATE OF OHIO	0.704 AC	
A47	12-23-315-057	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B47	12-18-100-068	STATE OF OHIO	0.704 AC	
A48	12-23-315-058	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B48	12-18-100-069	STATE OF OHIO	0.704 AC	
A49	12-23-315-059	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B49	12-18-100-070	STATE OF OHIO	0.704 AC	
A50	12-23-315-060	CRISTO HOMES	SMITH, MARK E & ANGELA L	0.5872 AC	B50	12-18-100-071	STATE OF OHIO	0.704 AC	

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 107°11'53" E	276.80'	L44	S 89°05'24" W	200.39'
L2	N 170°21'23" E	158.84'	L45	N 89°28'52" W	250.05'
L3	S 72°38'42" E	40.24'	L46	N 79°08'07" W	154.78'
L4	N 24°25'25" E	100.77'	L47	S 81°20'24" W	190.38'
L5	N 17°38'10" E	194.41'	L48	N 87°41'04" W	150.08'
L6	N 20°55'37" E	103.76'	L49	N 59°41'41" W	46.14'
L7	N 24°36'25" E	98.94'	L50	N 04°50'27" W	20.33'
L8	N 15°37'01" E	205.11'	L51	N 03°23'11" E	200.25'
L9	N 24°51'57" E	350.89'	L52	N 00°31'26" E	300.00'
L10	N 42°34'54" E	53.85'	L53	N 01°23'07" W	150.08'
L11	N 33°18'40" E	135.39'	L54	N 13°30'44" W	103.08'
L12	N 15°05'26" E	73.94'	L55	N 00°54'29" W	400.12'
L13	N 15°26'17" E	106.24'	L56	N 04°53'57" W	150.67'
L14	N 14°35'41" E	106.24'	L57	N 89°28'54" W	25.05'
L15	N 07°49'13" E	106.26'	L58	N 89°18'14" W	24.98'
L16	N 02°06'58" E	106.22'	L59	S 07°51'47" W	201.85'
L17	N 04°06'48" W	310.77'	L60	S 02°25'58" W	300.17'
L18	N 53°31'17" E	52.90'	L61	S 01°57'21" W	400.12'
L19	S 89°35'37" E	150.00'	L62	S 00°31'26" W	200.00'
L20	S 78°17'01" E	101.98'	L63	S 00°00'43" E	80.67'
L21	S 86°20'30" E	88.14'	L64	S 20°38'14" E	37.75'
L22	N 79°54'54" E	164.75'	L65	N 89°38'09" W	152.32'
L23	N 88°46'12" E	350.14'	L66	S 00°26'21" W	170.17'
L24	N 86°24'58" E	200.21'	L67	N 89°40'55" W	388.51'
L25	S 89°04'54" E	373.70'	L68	N 82°36'55" W	50.37'
L26	S 62°56'45" E	35.58'	L69	N 78°27'13" W	254.78'
L27	S 73°38'14" E	34.68'	L70	N 86°06'53" W	100.18'
L28	S 83°09'20" E	137.26'	L71	S 79°08'30" W	203.96'
L29	S 89°47'57" E	98.91'	L72	S 88°09'39" W	200.16'
L30	N 64°50'48" E	11.60'	L73	S 73°40'24" W	52.31'
L31	N 87°59'15" E	35.25'	L74	S 00°17'23" W	31.68'
L32	N 77°13'41" E	45.06'	L75	S 89°34'37" E	30.00'
L33	S 89°46'22" E	40.34'	L76	N 37°41'48" E	62.86'
L34	N 00°13'59" E	30.00'	L77	N 03°36'54" E	80.91'
L35	N 79°23'48" W	66.57'	L78	N 04°39'17" E	256.94'
L36	N 89°48'03" W	98.43'	L79	N 15°48'36" E	183.98'
L37	N 89°48'23" W	288.24'	L80	N 24°43'58" E	185.27'
L38	N 75°44'25" W	59.57'	L81	N 30°43'29" E	94.20'
L39	N 79°25'29" W	102.29'	L82	N 48°47'14" E	183.13'
L40	N 89°47'58" W	28.15'	L83	N 87°04'41" E	147.43'
L41	N 89°48'03" W	98.43'	L84	N 53°54'16" E	199.77'
L42	S 88°20'31" W	70.64'	L85	N 46°59'39" E	50.99'
L43	N 89°48'23" W	615.56'	L86	N 58°06'11" E	100.23'
L44	S 89°05'24" W	200.39'	L87	N 47°14'44" E	81.07'
			L88	N 31°16'59" W	30.00'



PROPERTY EXHIBIT PRELIMINARY SITE PLAN (STAGE 2)		DATE: 12/30/2015 JOB NO: EOH001 DRAWN BY: SRT SCALE: 1"=500'												
UNION VILLAGE PLANNED UNIT DEVELOPMENT		SITUATED IN: SECTION 18, 23, 24 & 30, TOWN 4, RANGE 3 & SECTION 13 & 19, TOWN 3, RANGE 4, B.T.M. TURTLE CREEK TOWNSHIP WARREN COUNTY, OHIO												
CivilPro Engineers, LLC Consulting Engineers & Surveyors 4700 Duke Drive, Suite 100 Mason, Ohio 45040 (513) 398-1728		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION												
SHEET A		OHO UTILITIES PROTECTION SERVICE CALL 811 OR 1-800-362-2764 TWO WORKING DAYS BEFORE YOU DIG NON-MEMBERS MUST BE CALLED DIRECTLY												



Vicinity Map



PUD Stage 2 Regulating Plan
Union Village, Ohio

LEGEND

Transect Zones

- T3 Neighborhood Edge Zone
- T4 Neighborhood General Zone
- T5 Neighborhood Center Zone

Civic Spaces & Buildings

- Civic Space
note: Civic Spaces may include tree stands, ponds, trails, recreation fields, buildings, cemeteries, playgrounds, pavilions, recreation related structures, and the like.
- Civic Buildings
note: Civic Buildings may include premises available for not-for-profit organizations dedicated to religion, arts and culture, education (including schools), government, social service, transit, post offices, and the like.

Special Districts

- 1 SD1: Otterbein Campus
- 2a SD2a: College Campus, Housing (See next page for alternative zoning)
- 2b SD2b: College Campus, Other (See next page for alternative zoning)
- 3 SD3: (Regional) Commercial
- 4 SD4: (Regional) Commercial (See next page for alternative zoning)
- 5 SD5: Sports and Recreation Complex (See next page for alternative zoning)

Special Requirements

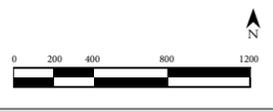
- Required Shopfront Frontage (Min. of 80% of Shopfront Frontage shall be included in required areas)
- Recommended Shopfront Frontage
- Common Lawn Frontage
- Required Terminated Vista
- Recommended Terminated Vista

Thoroughfares

See the Thoroughfare Types Plan and Thoroughfares (D.9-D.14)

The following constitute Minor Modifications to the approved Union Village PUD Stage 2 Standards:

- Thoroughfares, and Civic Spaces may be adjusted due to requirements from reviewer departments and agencies related to natural features, grading, stormwater management, utilities and the like. Changes shall generally conform to the Stage 1 PUD. See also the page titled "Criteria for Modification".
- Transect Zones may be modified to a lesser zone (down zone) so long as the general location of the neighborhood centers and the surrounding neighborhood structure and design remains intact except that they may be modified to the adjacent greater zone for a distance not to exceed half a block. See also the page titled "Criteria for Modification".



OTTERBEIN PROPERTIES, LLC
FOUNDER

BOB TURNER & DEAN MORRISSEY
DEVELOPMENT CONSULTANTS

MICHAEL WATKINS ARCHITECT, LLC
TOWN PLANNER



Vicinity Map



Thoroughfare Types Plan
Union Village, Ohio

LEGEND

Thoroughfare Type	Right-of-Way Width	Pavement Width
RD - 60 - 20	Road	
RD - 44 - 20	Road	
RD - 50 - 26	Road	
PD - 54 - 32	Parkside Drive	
YS - 60 - 32	Yield Street	
ST - 44 - 20	Street	
ST - 50 - 26	Street	
ST - 60 - 32	Street	
AV - 80 - 34	Avenue	
BV - 120 - 20/20	Boulevard	
CS - 70 - 34	Commercial Street	
AS - 64 - 28	Arcaded Street	
AS - 70 - 34	Arcaded Street	
RL - 24 - 12	Rear Lane	
RA - 24 - 20	Rear Alley	
AD - 10 - 10	Access Drive	
AD - 24 - 24	Access Drive	
MT - V - 10	Multi-Purpose Trail	
Shared Lane with sharrows		
PT - 12 - 5	Path	
PS - 24 - 8	Passage	
⊙	Roundabout	
⊠	Signal	
■	Signalized Crosswalk	

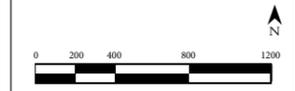
As a Thoroughfare passes through a transect zone, its character may adjust to that of the transect zone, while its capacity (number and width of travel lanes) will likely remain the same.

- Changes and refinement to thoroughfare placement and Thoroughfare Types may be adjusted in response to:
- Unusual site conditions such as topography or existing trees,
 - The intent to slow vehicular traffic,
 - The intent to facilitate pedestrian traffic,
 - Specialized uses,
 - Environment management,
 - Stormwater management,
 - ODOT requirements,
 - and the like.

Thoroughfare connections to adjoining parcels may be slightly modified in order to better blend the two masterplans.

The following constitute Minor Modifications to the approved Union Village PUD Stage 2 Standards:

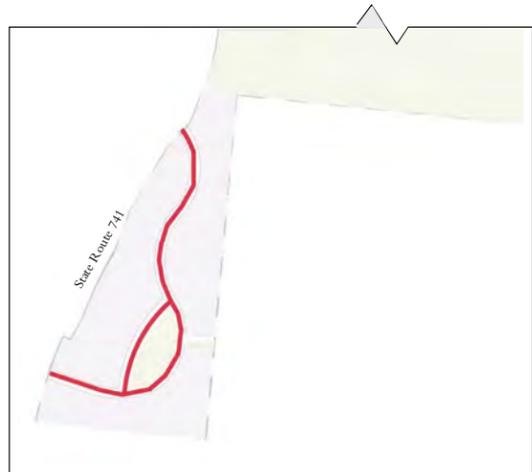
- Proposed intersection designs and locations along Routes 63 and 741 may be modified due to the requirements and regulatory standards by the Ohio Department of Transportation (ODOT) or due to county requirements and regulatory standards. The intersections proposed are to be designed and planned to the extent of ODOT approval. See also the page titled "Criteria for Modification".
- Multi-purpose and bike trails are subject to change based on ODOT requirements, site conditions, stormwater management, development impediments so long as routes are consistent with the "Lebanon Turtlecreek Trails Initiative" dated * or the County Comprehensive Plan dated * or as otherwise acceptable to the County. See also the page titled "Criteria for Modification".



OTTERBEIN PROPERTIES, LLC
FOUNDER

BOB TURNER & DEAN MORRISSEY
DEVELOPMENT CONSULTANTS

MICHAEL WATKINS ARCHITECT, LLC
TOWN PLANNER





Vicinity Map



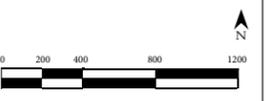
Trail & Bike Provisions Phasing Plan
Union Village, Ohio

- LEGEND**
- Phase 1
 - - - Phase 1 Option
 - Phase 2
 - - - Phase 2 Option
 - - - Other Planned Trails

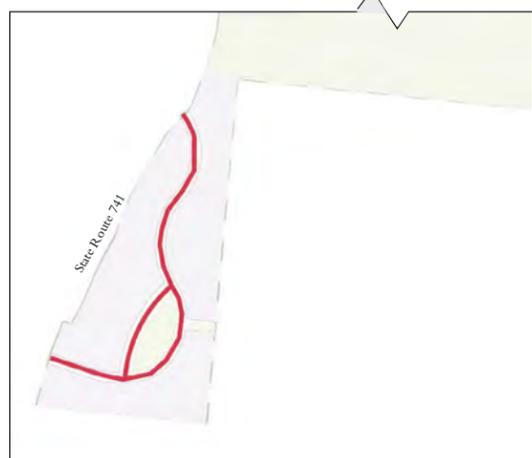
All trails and bike provisions to be built simultaneously with the adjacent development phase or as otherwise agreed.

The following constitutes a Minor Modification to the approved Union Village PUD Stage 2 Standards:

Multi-purpose and bike trails are subject to change based on ODOT requirements, site conditions, storm-water management, development impediments so long as routes are consistent with the "Lebanon Turtlecreek Trails Initiative" dated * or the County Comprehensive Plan dated * or as otherwise acceptable to the County. See also the page titled "Criteria for Modification".



To be responsibility of the Developer. All other trails to be responsibility of others. The right-of-way and/or easements for the trails shown on this master plan shall be dedicated/donated to the county, township, or other entity responsible for trail construction. This may occur at any time before trail construction and may be phased in coincidence with development.



See inset at left

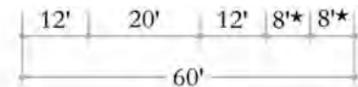
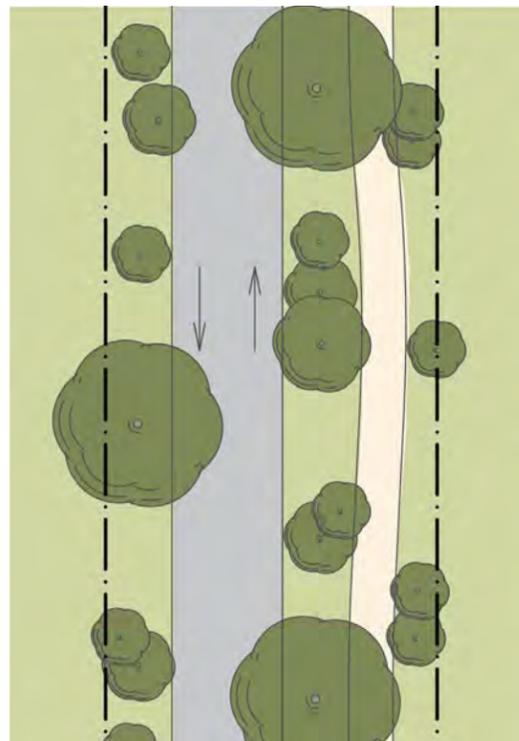
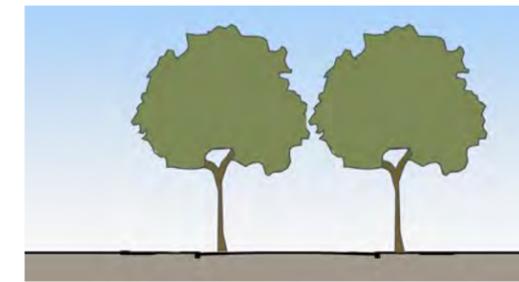
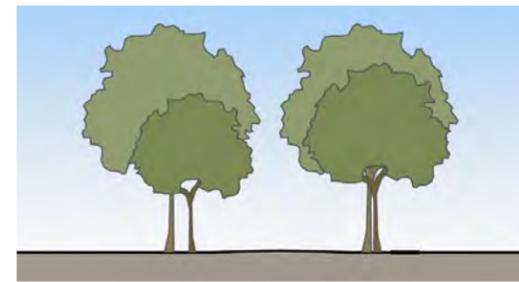
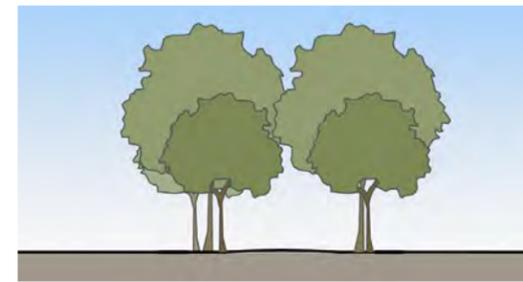
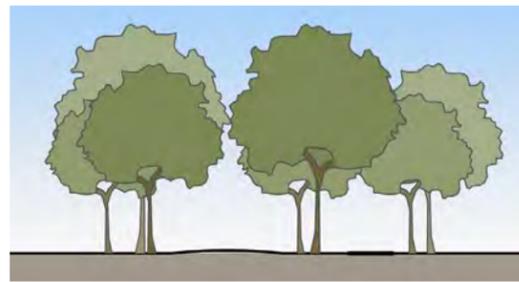
OTTERBEIN PROPERTIES, LLC
FOUNDER

BOB TURNER & DEAN MORRISSEY
DEVELOPMENT CONSULTANTS

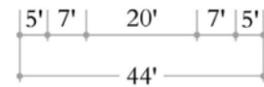
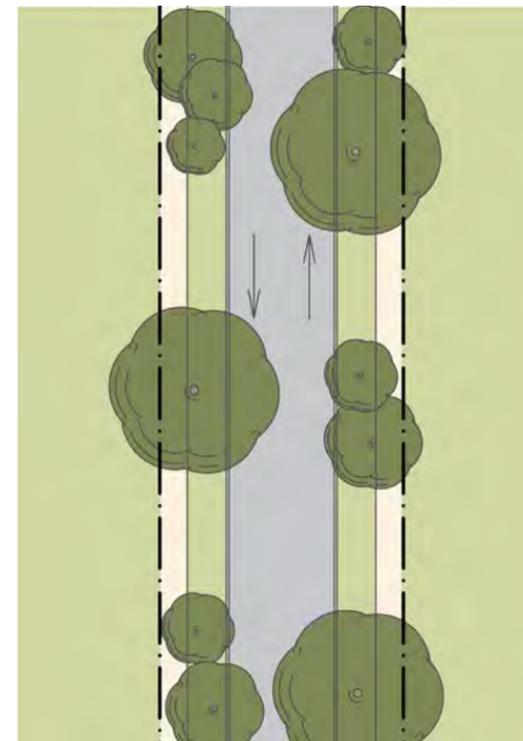
MICHAEL WATKINS ARCHITECT, LLC
TOWN PLANNER

UNION VILLAGE

PUD STAGE 2 THOROUGHFARE TYPES

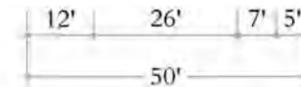
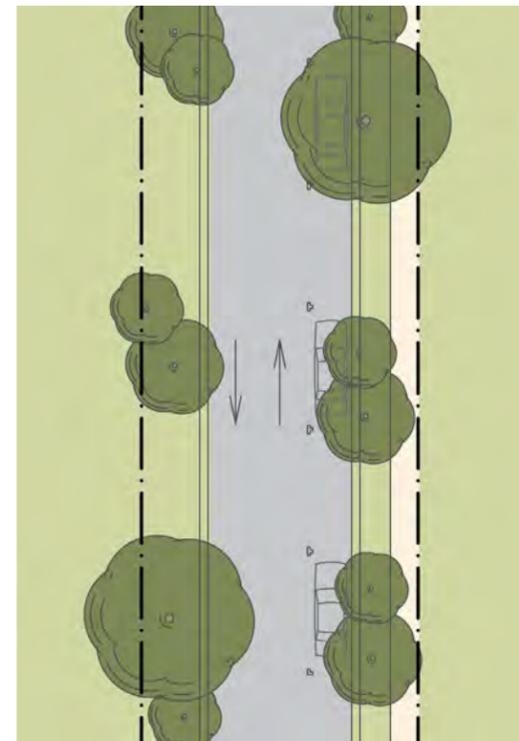


RD-60-20

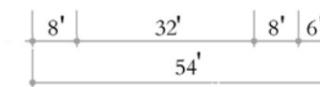
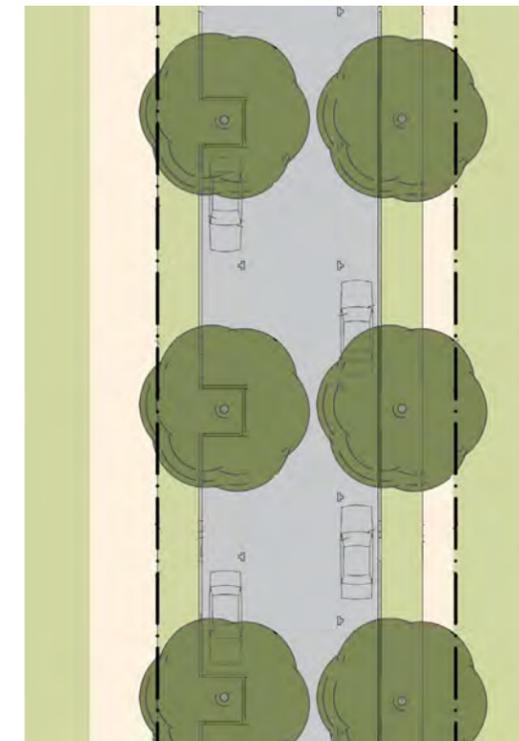


RD-44-20 a, b, or c

a: no curbs or sidewalks
b: curb & sidewalk one side
c: curbs & sidewalks both sides



RD-50-26



PD-54-32

Thoroughfare Type

- RD Road
- PD Parkside Drive
- YS Yield Street
- ST Street
- AV Avenue
- BV Boulevard
- CS Commercial Street
- AS Arcaded Street
- RL Rear Lane
- RA Rear Alley
- AD Access Drive
- MT Multi-Purpose Trail
- PT Path
- PS Passage

Right-of-Way Width
Pavement Width

XX-#-#

Road
T3
60' R.O.W.
20' Pavement
Slow Movement
Two-Way Traffic
No Parking
20' Pavement Radius
8'-12' Trail
12' minimum Continuous Planters
Swales
Opportunistic Planting
MT

Road
T3,T4
44' R.O.W.
20' Pavement
Slow Movement
Two-Way Traffic
No Parking
12' Pavement or Curb Radius
5' Sidewalk: None, One, or Both Sides
7' or 12' Continuous Planters
Swales or 6" Header Curbs
Opportunistic Planting
MT

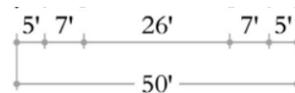
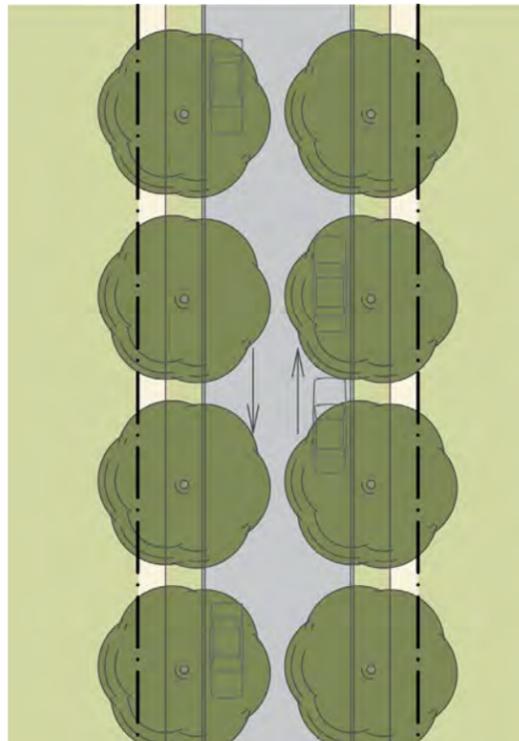
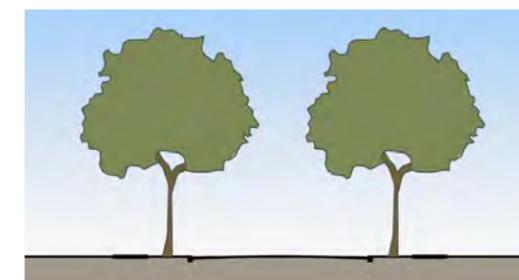
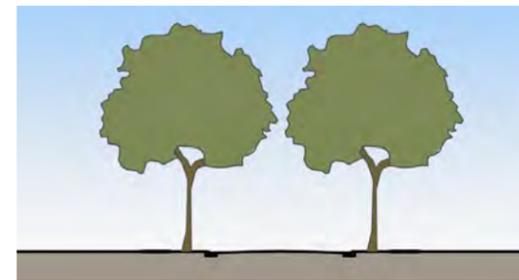
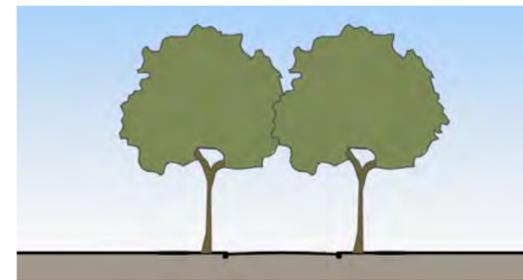
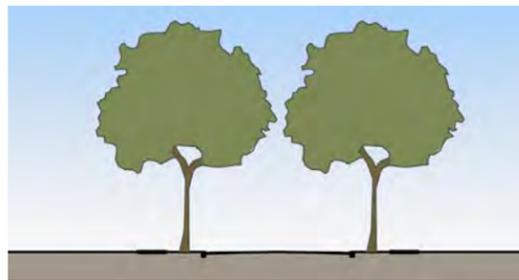
Road
T3,T4
50' R.O.W.
26' Pavement
Slow Movement
Two-Way Traffic
Parking One Side
12' Pavement Radius
5' Sidewalk One Side
7' & 12' Continuous Planters
Swales
Opportunistic Planting
MT

Parkside Drive
T3,T4
54' R.O.W.
32' Pavement
Slow Movement
Two-Way Traffic
Parallel Parking with Tree Planter, both sides
12' Pavement Radius
10' trail One Side; 6' Sidewalk One Side;
8' x 8' Flush Planter; 8' Continuous Planter
6" Header, Both Sides
Allee 21' o.c.
MT (see plan)

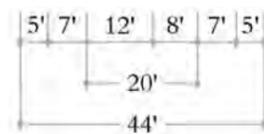
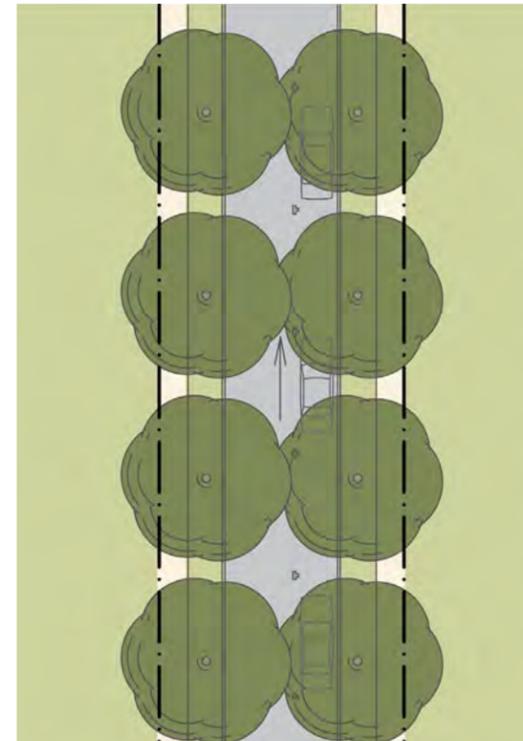
Thoroughfare Type
Transect Zone
Right-of-way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Walkway Type
Planter Type (includes 6" curb if any)
Curb Type
Landscape Type
Bicycle Provision

UNION VILLAGE

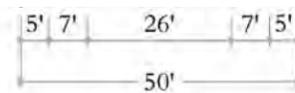
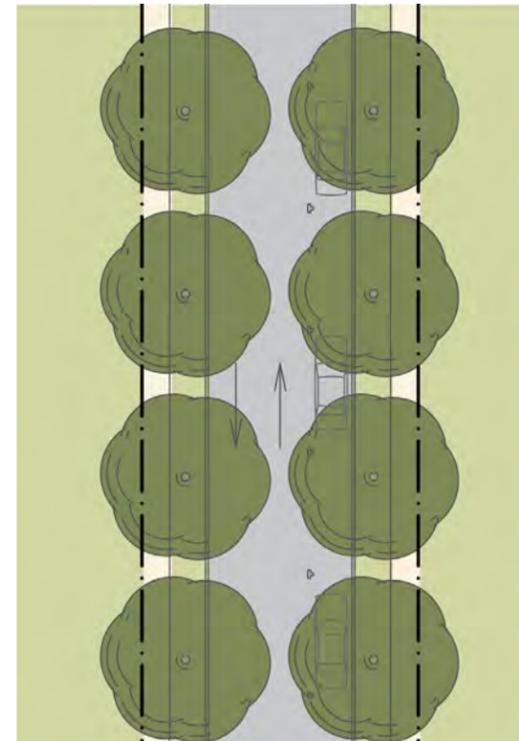
PUD STAGE 2 THOROUGHFARE TYPES



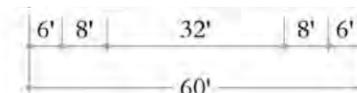
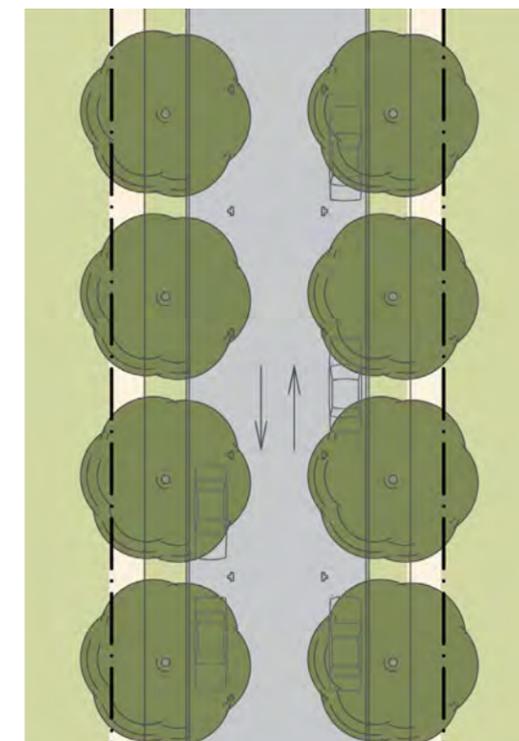
YS-50-26



ST-44-20



ST-50-26



ST-60-32

Thoroughfare Type

- RD Road
- PD Parkside Drive
- YS Yield Street
- ST Street
- AV Avenue
- BV Boulevard
- CS Commercial Street
- AS Arcaded Street
- RL Rear Lane
- RA Rear Alley
- AD Access Drive
- MT Multi-Purpose Trail
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-#-#

Yield Street
T3, T4, T5
50' R.O.W.
26' Pavement
Yield Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
5' Sidewalks
7' Continuous Planters
6" Header Curbs
T3: Opportunistic Planters; T4, T5: Allee 33' o.c.
SL

Street
T3, T4, T5
44' R.O.W.
20' Pavement
Slow Movement
One-Way Traffic
Parking One Side
12' Curb Radius
5' Sidewalk One Side
7' Continuous Planters
6" Header Curbs
Allee 33' o.c.
SL

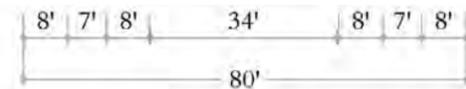
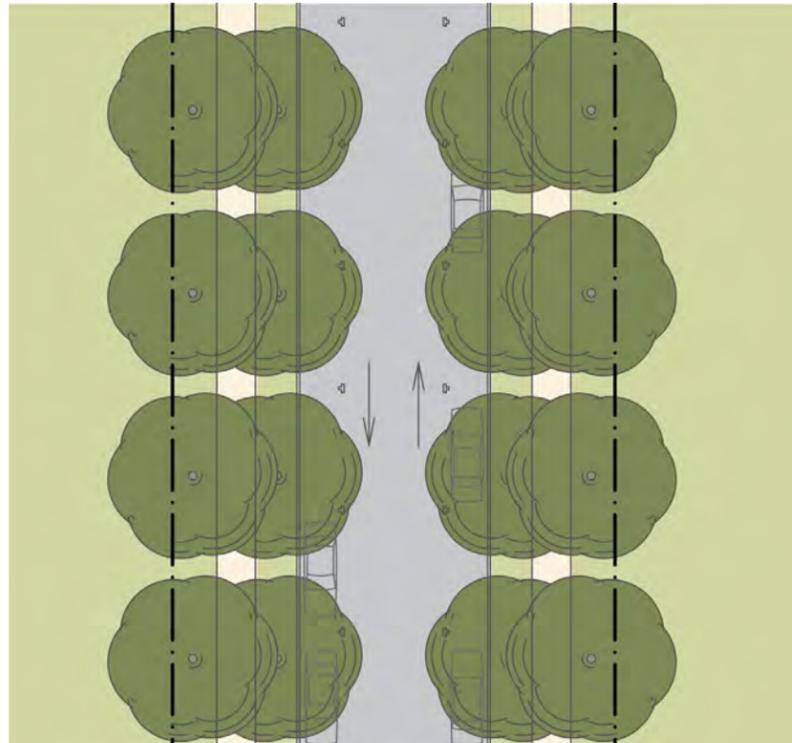
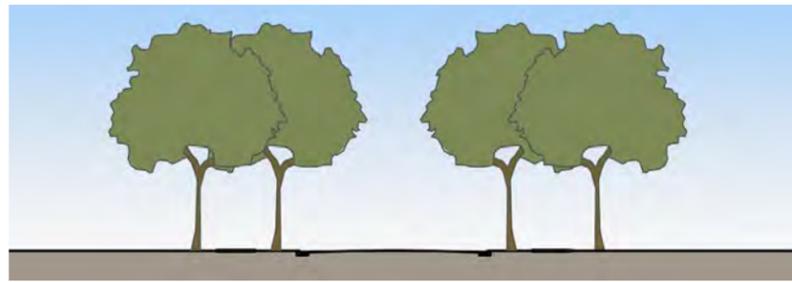
Street
T4, T5
50' R.O.W.
26' Pavement
Slow Movement
Two-Way Traffic
Parking One Side
12' Curb Radius
5' Sidewalks
7' Continuous Planters
6" Header Curbs
Allee 33' o.c.
SL

Street
T4, T5
60' R.O.W.
32' Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
6' Sidewalks
8' Continuous Planters
6" Header Curbs
Allee 33' o.c.
SL

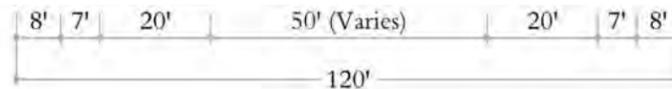
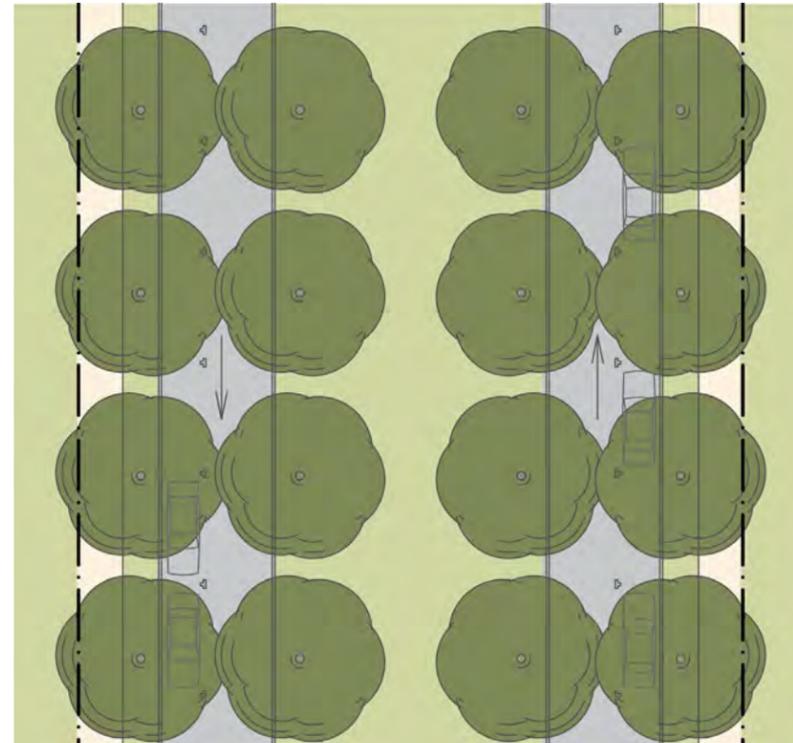
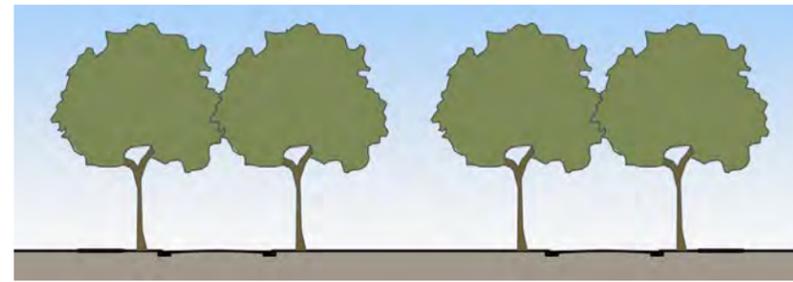
Thoroughfare Type
Transect Zone
Right-of-way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Walkway Type
Planter Type (includes 6" curb if any)
Curb Type
Landscape Type
Bicycle Provision

UNION VILLAGE

PUD STAGE 2 THOROUGHFARE TYPES



AV-80-34



BV-120-20-20

Thoroughfare Type

- RD Road
- PD Parkside Drive
- YS Yield Street
- ST Street
- AV Avenue
- BV Boulevard
- CS Commercial Street
- AS Arcaded Street
- RL Rear Lane
- RA Rear Alley
- AD Access Drive
- MT Multi-Purpose Trail
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-#-#

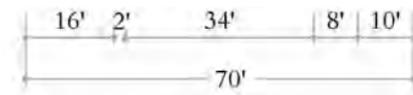
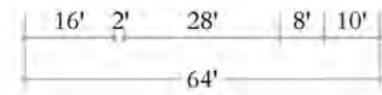
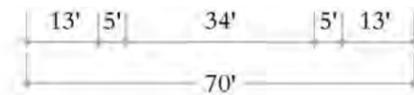
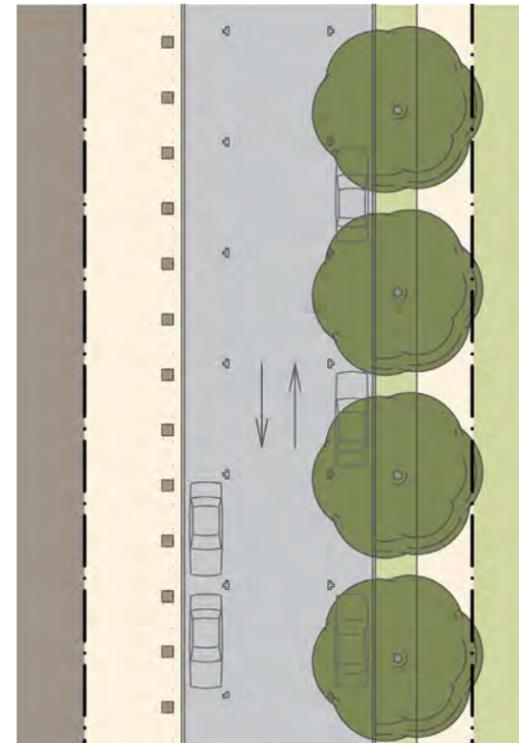
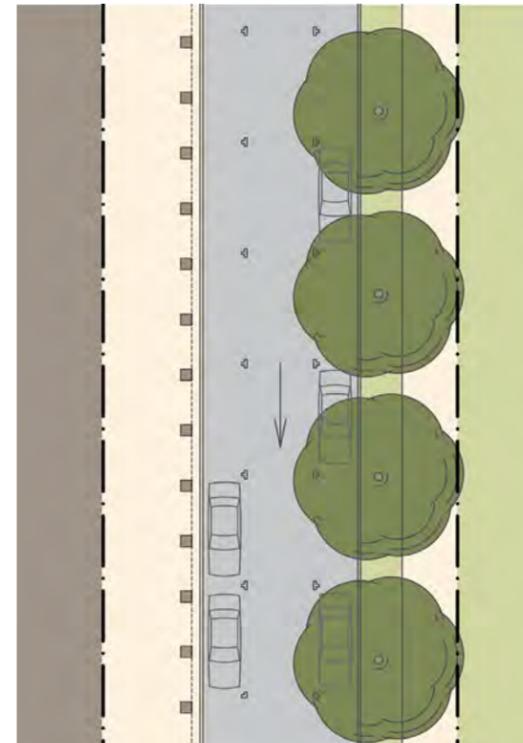
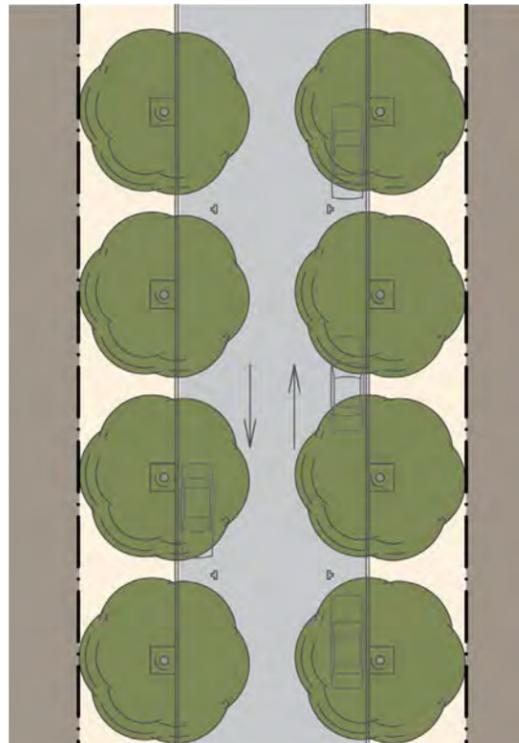
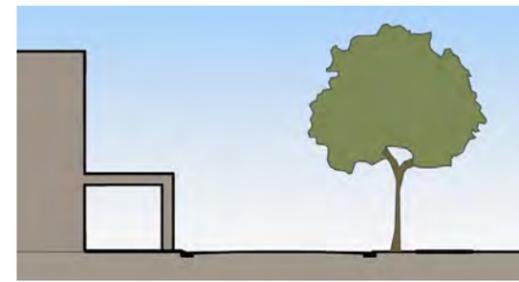
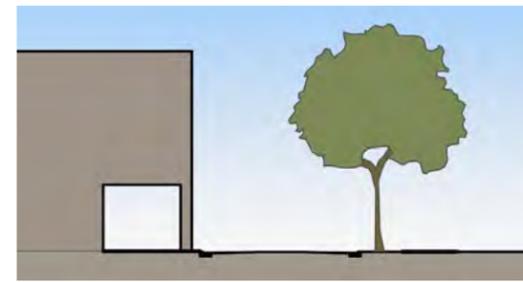
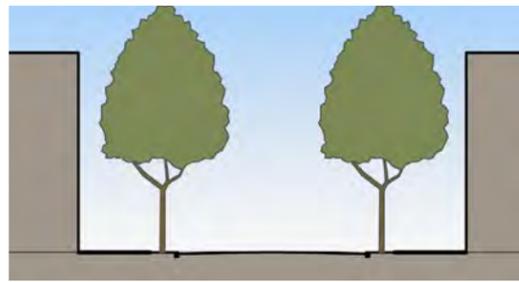
Avenue
T4, T5
80' R.O.W.
34' Pavement
Speed Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
7' Sidewalks
Paired 8' Continuous Planters
6" Header Curbs
Allee 33' o.c.
SL

Boulevard
T4, T5
120' R.O.W.
20' Pavement + 20' Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
8' Sidewalk One Side
7' Continuous Planters
6" Header Curbs
Allee 33' o.c.
SL

Thoroughfare Type
Transect Zone
Right-of-way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Walkway Type
Planter Type (includes 6" curb if any)
Curb Type
Landscape Type
Bicycle Provision

UNION VILLAGE

PUD STAGE 2 THOROUGHFARE TYPES



CS-70-34

AS-64-28

AS-70-34

Thoroughfare Type

- RD Road
- PD Parkside Drive
- YS Yield Street
- ST Street
- AV Avenue
- BV Boulevard
- CS Commercial Street
- AS Arcaded Street
- RL Rear Lane
- RA Rear Alley
- AD Access Drive
- MT Multi-Purpose Trail
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-#-#

Commercial Street
T5
70' R.O.W.
34' Pavement
Speed Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
13' Sidewalk One Side
5' x 5' Individual Planters
6" Header Curbs
Allee 33' o.c.
SL

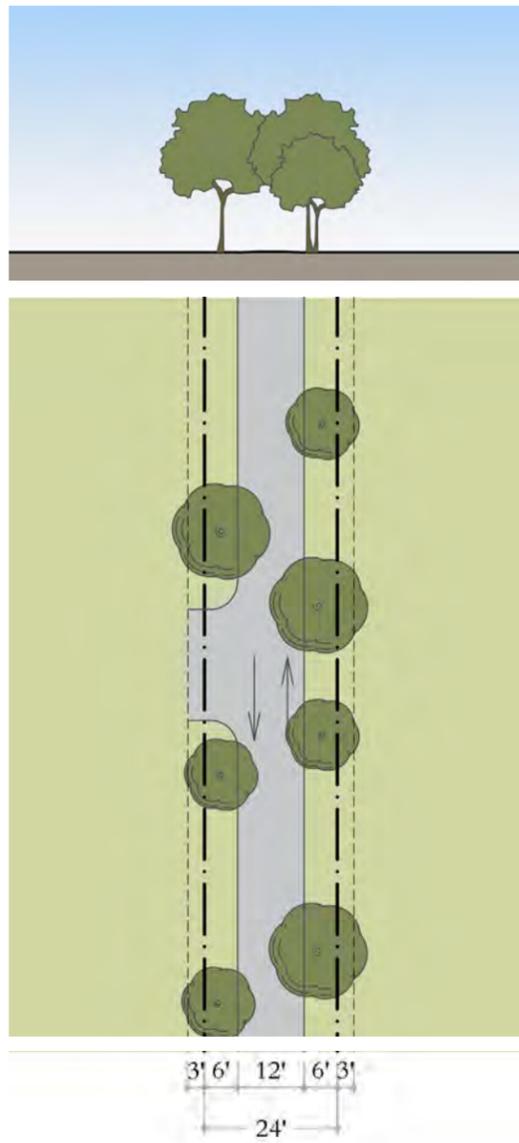
Arcaded Street
T5
64' R.O.W.
28' Pavement
Speed Movement
One-Way Traffic
Parking Both Sides
12' Curb Radius
10' and 16' Sidewalks
8' Continuous Planters One Side
6" Header Curbs
Allee 33' o.c.
SL

Arcaded Street
T5
70' R.O.W.
34' Pavement
Speed Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
10' and 16' Sidewalks
8' Continuous Planters One Side
6" Header Curbs
Allee 33' o.c.
SL

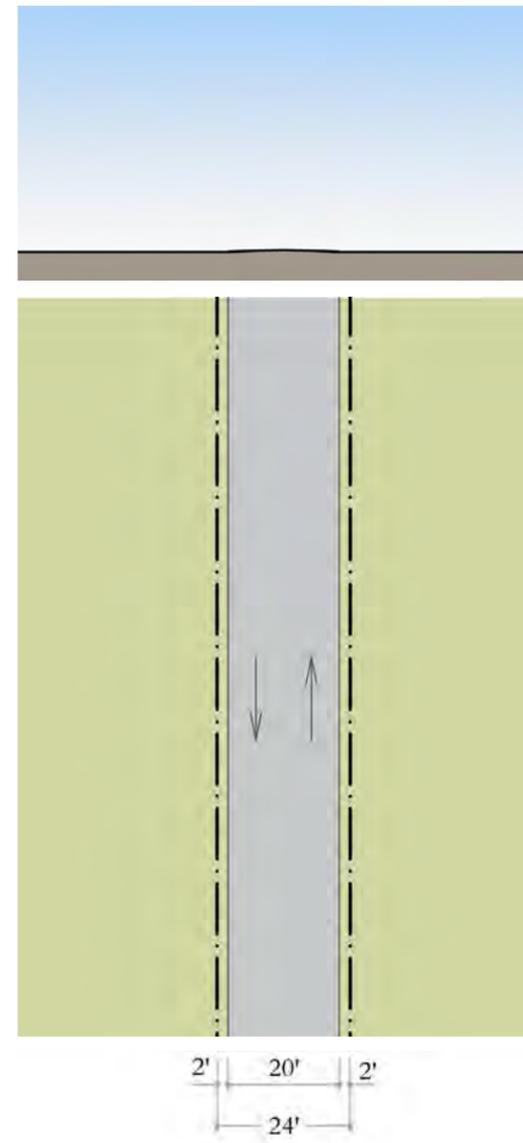
Thoroughfare Type
Transect Zone
Right-of-way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Walkway Type
Planter Type (includes 6" curb if any)
Curb Type
Landscape Type
Bicycle Provision

UNION VILLAGE

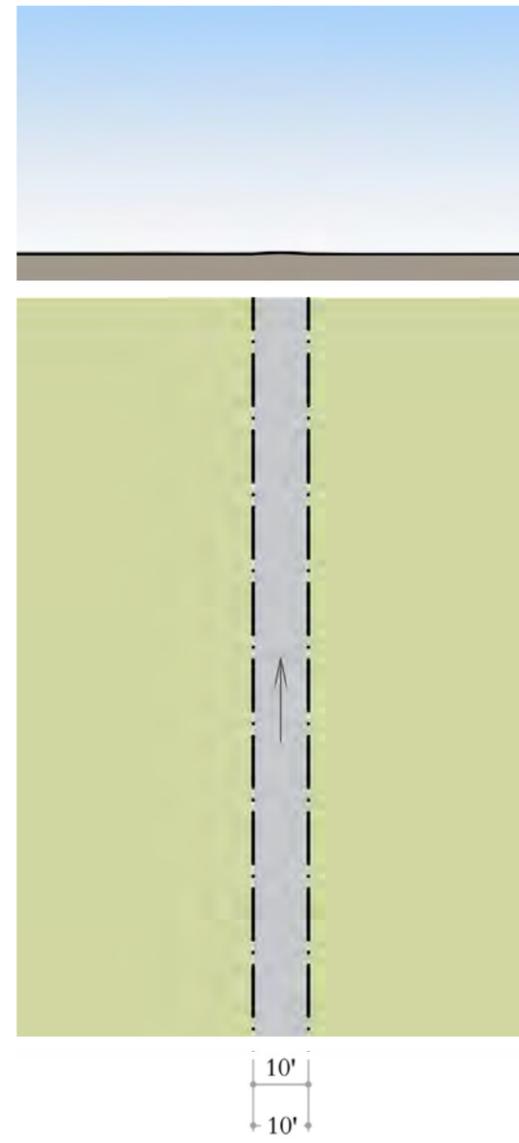
PUD STAGE 2 THOROUGHFARE TYPES



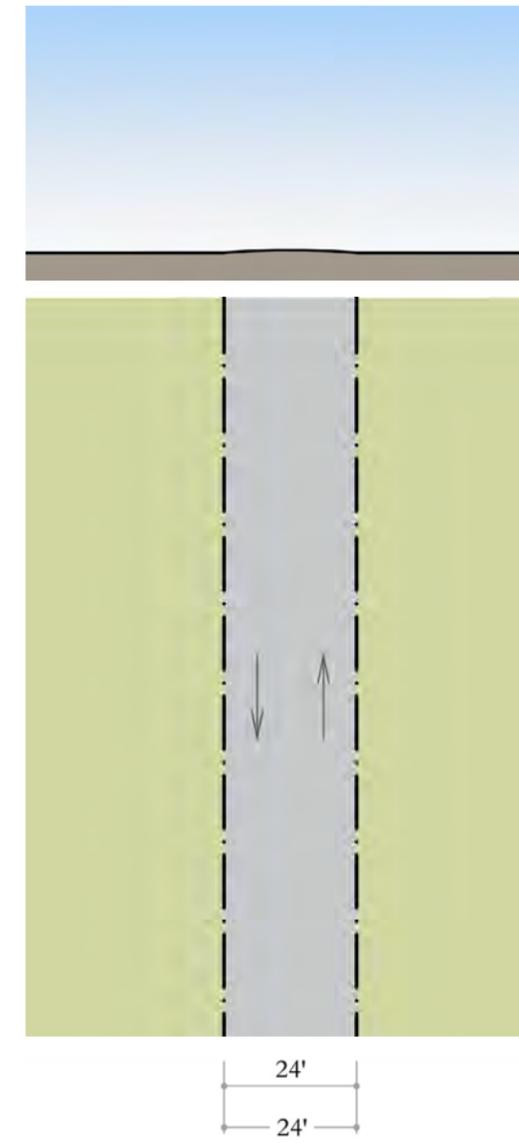
RL - 24 - 12



RA - 24 - 20



AD - 10 - 10



AD - 24 - 24

Thoroughfare Type

- RD Road
- PD Parkside Drive
- YS Yield Street
- ST Street
- AV Avenue
- BV Boulevard
- CS Commercial Street
- AS Arcaded Street
- RL Rear Lane
- RA Rear Alley
- AD Access Drive
- MT Multi-Purpose Trail
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-#-#

Rear Lane
T3, T4, T5
24' R.O.W.
12' Pavement
Yield Movement
Two-Way Traffic
No Parking
12' Radius at Lane; Apron at Street
No Sidewalks
6' Planters
Inverted Crown
Opportunistic Planting
SL

Rear Alley
T5
24' R.O.W.
20' Pavement
Slow Movement
Two-Way Traffic
No Parking
12' Curb Radius
No Sidewalks
2' Planters
Inverted Crown
Vertical Vines Where Possible
SL

Access Drive
T4, T5
10' R.O.W.
10' Pavement
Slow Movement
One-Way Traffic
No Parking
12' Radius; Apron at Street
No Sidewalks
No Planters
6" Header Curbs
None
N/A

Access Drive
T4, T5
24' R.O.W.
24' Pavement
Slow Movement
Two-Way Traffic
No Parking
12' Radius; Apron at Street
No Sidewalks
No Planters
6" Header Curbs
None
N/A

Thoroughfare Type
Transect Zone
Right-of-way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Walkway Type
Planter Type (includes 6" curb if any)
Curb Type
Landscape Type
Bicycle Provision

UNION VILLAGE

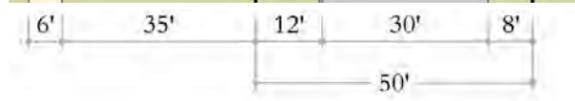
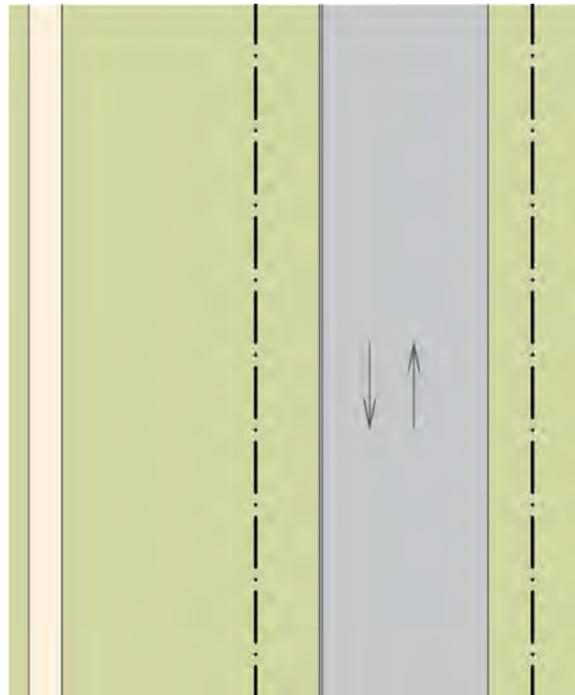
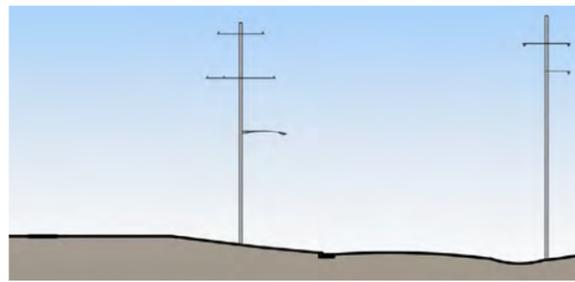
PUD STAGE 2 THOROUGHFARE TYPES

SR 741

Like the cross-section of SR 741, the cross-section of SR 63 varies along its length. Unlike SR 741, the details (such as edge of pavement) of SR 63 are not available at this time. However, the proposed cross-section of SR 63 will be most similar to the proposed cross-section SR 741-A.

The following constitute Minor Modifications to the approved Union Village PUD Stage 2 Standards:

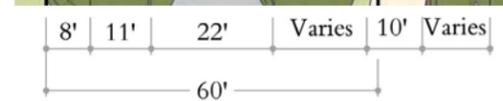
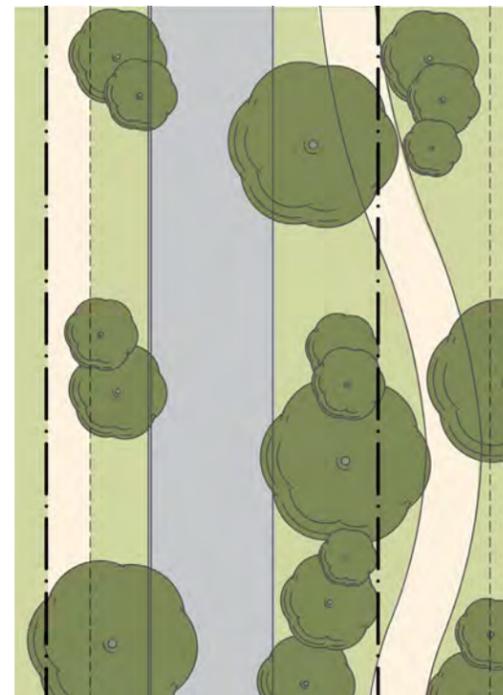
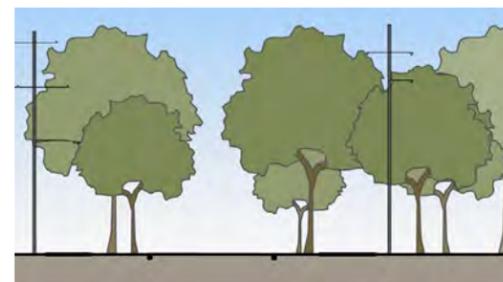
- Proposed intersection designs and locations along Routes 63 and 741 may be modified due to the requirements and regulatory standards by the Ohio Department of Transportation (ODOT) or due to county requirements and regulatory standards. The intersections proposed are to be designed and planned to the extent of ODOT approval. See also the page titled "Criteria for Modification."
- Multi-purpose and bike trails are subject to change based on ODOT requirements, site conditions, stormwater management, and/or development impediments so long as routes are consistent with the "Lebanon Turtlecreek Trails Initiative" in effect at the time of this submission or the County Comprehensive Plan in effect at the time of this submission or as otherwise acceptable to the County. See also the page titled "Criteria for Modification."



STATE ROUTE 741
(EXISTING)

The cross-section of SR 741 varies along its length. The sections at the right show the three typical conditions that will serve as the design "target" as shown on the Thoroughfare Types Plan.

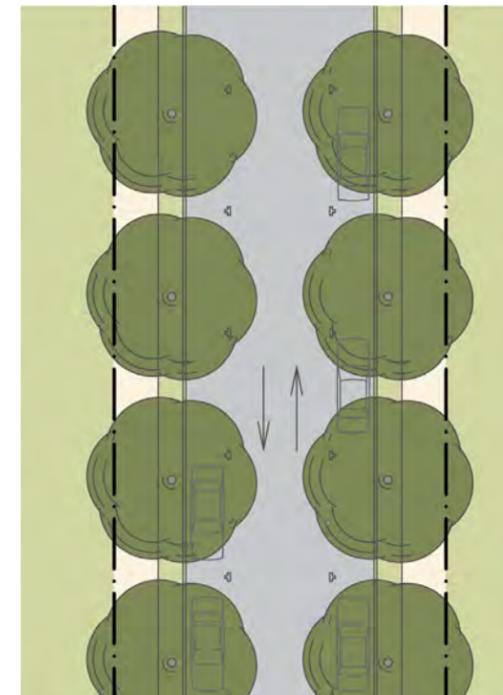
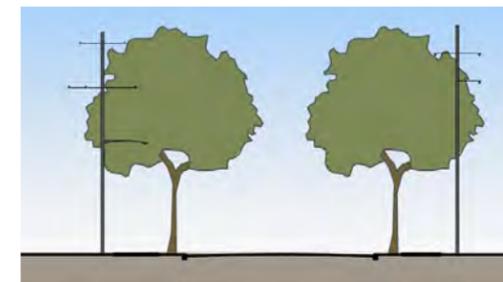
All proposed and amended SR 741 and SR 63 Thoroughfare Types are subject to approval from ODOT and may vary subject to ODOT Standards and Requirements.



Protected Bike Lane: A dual-direction multi-purpose separated trail from travel lanes with landscaping, ballards, parallel parking or a combination thereof, and detailed for more urban Transect Zones.

SR 741-A
(PROPOSED)

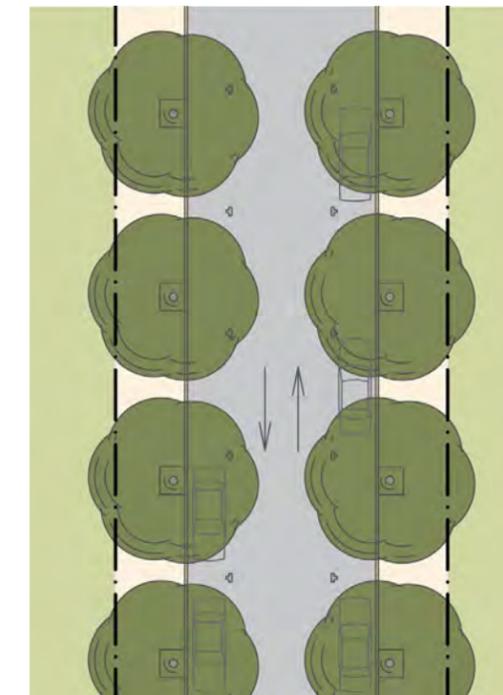
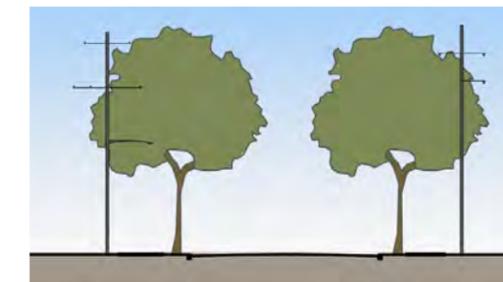
Street
N/A
60' ROW
22' Pavement
Fast
Two-Way Traffic
No Parking
12' Curb Radius
8' Sidewalk (one and/or both sides)
11' Planters (min.)
6" Header Curbs
Cluster, 30 ft. o.c. avg.
MT



Protected Bike Lane: A dual-direction multi-purpose separated trail from travel lanes with landscaping, ballards, parallel parking or a combination thereof, and detailed for more urban Transect Zones.

SR 741-B
(PROPOSED)

Street
N/A
62' ROW
34' Pavement
Fast
Two-Way Traffic
Parking Both Sides
12' Curb Radius
8' Sidewalk and 10' Dual-Direction Trail
5' Planters (min.)
6" Header Curbs
Allee, 30 ft. o.c.
As shown above

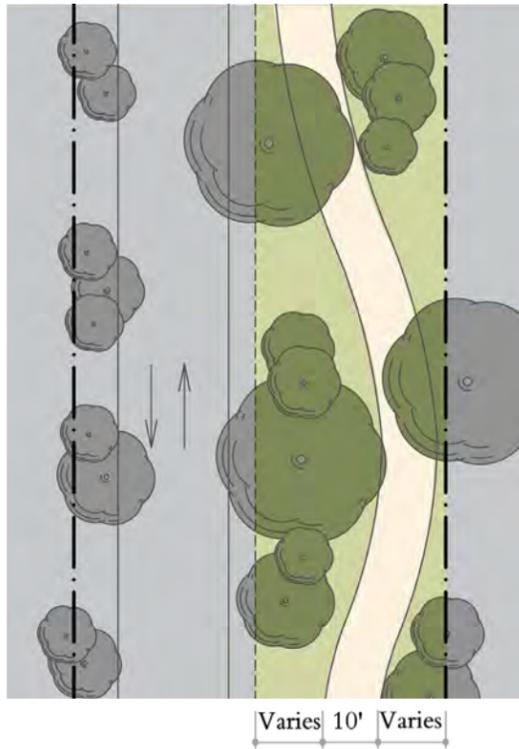
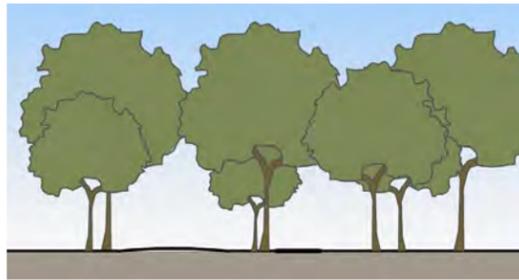


Protected Bike Lane: A dual-direction multi-purpose trail separated from travel lanes with landscaping, ballards, parallel parking or a combination thereof, and detailed for more urban Transect Zones.

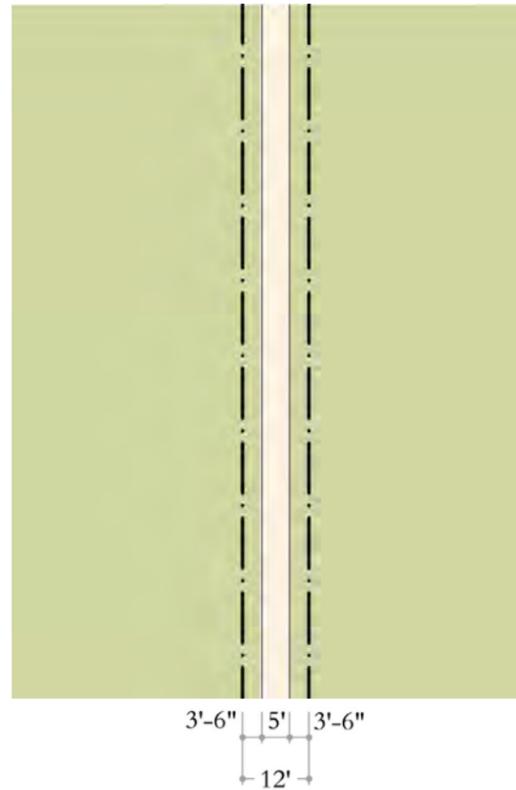
SR 741-C
(PROPOSED)

Street
N/A
62' ROW
34' Pavement
Fast
Two-Way Traffic
Parking Both Sides
12' Curb Radius
8' Sidewalk and 10' Dual-Direction Trail
5' Grates
6" Header Curbs
Allee, 30 ft. o.c.
As shown above

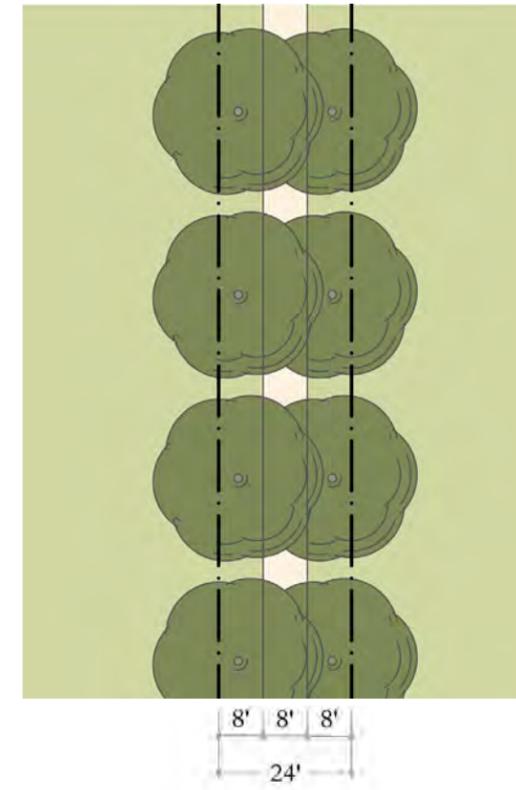
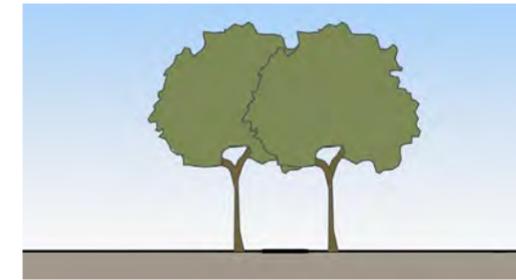
Thoroughfare Type
Transect Zone
Right-of-way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Walkway Type
Planter Type (includes 6" curb if any)
Curb Type
Landscape Type
Bicycle Provision



Varies with Thoroughfare Type



PT-12-5



PS-24-8

UNION VILLAGE

PUD STAGE 2 THOROUGHFARE TYPES

BIKE & MULTI-PURPOSE TRAIL TYPES

Three types of thoroughfares are proposed for bicyclists. They are:

Multi-Purpose Trail (MT): a dual-direction bikeway physically separated from vehicular lanes, usually shared with pedestrians, runners, and rollerbladers and detailed for the more rural Transect Zones.

Shared Lane (SL): a Thoroughfare with vehicular target speeds slow enough (25 mph or less) to allow cyclists to move safely in the vehicular lanes. Shared lanes may or may not have “Sharrow” symbols painted on the pavement.

741-A, 741-B, and 741-C: See previous page.

Protected Bike Lane: A Dual-Direction bikeway separated from travel lanes with landscaping, ballards, parallel parking or a combination thereof, and detailed for more urban Transect Zones.

MT-V-10

A Multi-Purpose Trail may stand alone or be adjacent to a thoroughfare. Where adjacent to a Thoroughfare it shall be protected from the travel lane by distance, landscaping, and/or other measures.

Multi-Purpose Trail
T3
N/A
8'-12' Pavement
Dual-direction
N/A
Varies
N/A
Opportunistic
N/A

SL
(All thoroughfares posted at 25 mph or less)

Shared Lane
T4, T5
N/A
N/A
With Traffic
N/A

PT-12-5

Path
T3, T4
12' R.O.W.
N/A
5' Sidewalk
3.5' Planters (may be larger)
N/A
Opportunistic Planting
N/A

PS-24-8

Passage
T5
24' R.O.W.
N/A
8' Sidewalk
8' Planters
N/A
Allee 30' o.c.
N/A

Thoroughfare Type
Transect Zone
Right-of-way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Walkway Type
Planter Type (includes 6" curb if any)
Curb Type
Landscape Type
Bicycle Provision

T3 & T4 FIXTURE HEADS



Traditional LED

T4 & T5 FIXTURE HEADS



Deluxe Acorn LED

ADD'L OPTIONS FOR AVENUES & BOULEVARDS



Teardrop LED



Mini Bell LED



Deluxe Acorn



Teardrop

UNION VILLAGE

PUD STAGE 2
STREET LIGHTS

FIXTURE HEADS

The following constitutes a Minor Modification to the approved Union Village PUD Stage 2 Standards:

- All fixture heads and poles for thoroughfare lighting are subject to change based on availability from Duke Energy (or a successor power company) or as otherwise acceptable to the County. See also the page titled "Criteria for Modification."

T3 & T4 POLES



Pole Style A



Pole Style E

T4, T5, AVENUE & BOULEVARD POLES



Pole Style B



Pole Style C



Pole Style F

PARKING LOTS



Shoebox LED



Shoebox



Pole Style A and Styles B, C, E, and F at left

UNION VILLAGE

PUD STAGE 2
STREET LIGHTS

POLES AND PARKING LOTS

The following constitutes a Minor Modifications to the approved Union Village PUD Stage 2 Standards:

- All fixture heads and poles for thoroughfare lighting are subject to change based on availability from Duke Energy (or a successor power company) or as otherwise acceptable to the County. See also the page titled "Criteria for Modification."

Poles should be tapered.

Fixture heads shall be full cut off.

T3



Tree lawn.

T4



Tree lawn.

T5



Tree grate.



Tree planter. (Fence is optional).

UNION VILLAGE

PUD STAGE 2 TREE PLANTER TYPES

The following constitutes a Minor Modification to the approved Union Village PUD Stage 2 Standards:

- Tree planter types are subject to change with the approval from the County Zoning Inspector. See also the page titled "Criteria for Modification."

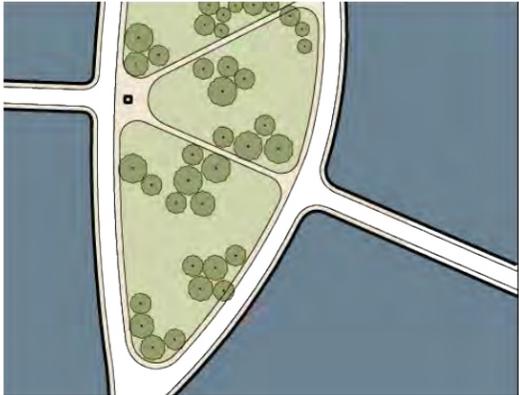
UNION VILLAGE

PUD STAGE 2 CIVIC SPACES TYPES



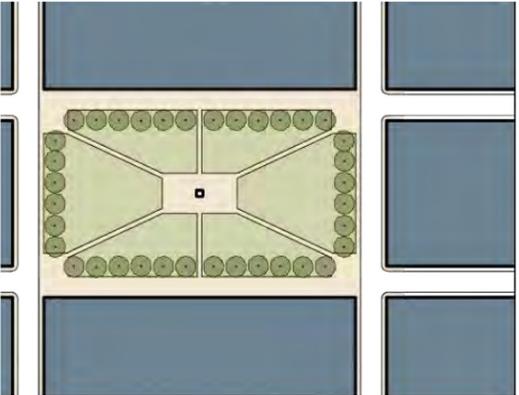
PARK (PK)

T3
Natural preserve, min of 8 acres
Recreation
Neighborhood edge
Paved paths and trails
Open structures
Meadows, waterbodies, woodland
Benches, tables
Limited, naturalistically disposed



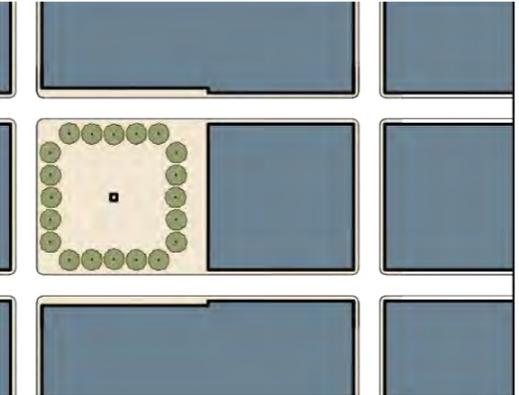
GREEN (GR)

T3, T4, T5
Open Space, min. 1/2 acre and max. 8 acres
Unstructured Recreation
Building facades
Paved paths
Fenced, open structures, Civic buildings
Grassy areas and trees
Benches, tables
Limited, naturalistically disposed



SQUARE (SQ)

T4, T5
Open Space, min. of 1/2 acre and max. 5 acres
Unstructured recreation and Civic purposes
Intersection of important streets, building frontages
Paved paths
Fenced, open structures, Civic buildings
Lawn and trees
Benches, tables
Substantial



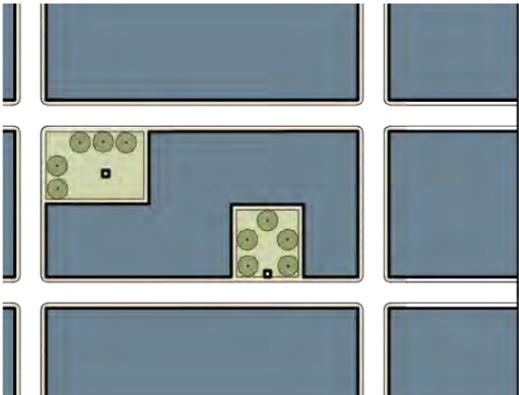
PLAZA (PL)

T5
Open Space, min. of 1/4 acre and max. of 2 acres
Civic purposes and Commercial activities
Intersection of important streets, building frontages
Paved paths
Fenced, open structures, Civic buildings
Pavement and trees
Benches, tables
Substantial

T3	T4	T5
----	----	----

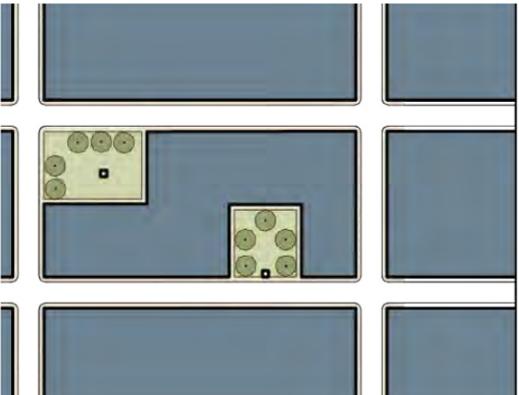
PK Park	×		
GR Green	×	×	×
SQ Square		×	×
PZ Plaza			×
PG Playground	×	×	×
PP Pocket Park	×	×	×
CY Cemetery	×	×	×

Greens, squares, plazas, playgrounds, and pocket parks will be completed simultaneously with the phase in which they are located. The much larger park or open space system and the cemetery may be completed in larger segments simultaneous with the completion of the last adjacent phase.



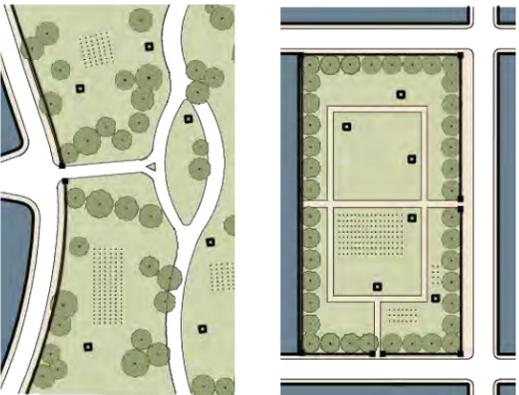
POCKET PARK (PP)

T3, T4, T5
Small open space
Socializing, eating, resting
Alongside Thoroughfares, within blocks
Paved paths
Fenced, open structures
Varies
Benches, tables
Substantial



PLAYGROUND (PG)

T3, T4, T5
Open space
Recreation of children
Residential areas, Civic Space, Blocks
Paved paths
Fenced, open structures
Open lawn, trees
Recreation equipment
Substantial



CEMETERY (CY)

T3, T4, T5
Cemeteries should evoke a civic character and should help to enhance the public realm, rather than take away from it.

CIVIC SPACE TYPE

Transect Zone
Area
Use
Perimeter
Walkway Type
Structures
Landscape Pattern
Furnishings
Maintenance Level

WALLS

MATERIALS

Exterior Wall Materials shall be brick, stone, cast stone, stucco, wood, concrete, EIFS, or cement-based products or Polyvinyl Chloride (PVC) materials such as AZEK. Vinyl siding is prohibited.

Arches and Piers shall be made of brick, stone, cast stone or stucco.

Stoops shall be finished in wood, a composite material, brick, stone, cast stone or stucco.

Fences along frontages shall be made of wood at T3 and T4 or metal pickets at T4 and T5. Fences elsewhere may be made of split-rail, closed wood boards, masonry, trellis, lattice, hedge, or some combination thereof. Fences may have stucco, brick or stone columns or piers.

Additional Materials that meet the intent of the code may be permitted by the County Zoning Inspector.

ATTACHMENTS

MATERIALS

Chimneys, if visible from a frontage, shall be brick, stone, stucco or EIFS.

Flues may be galvanized or painted metal or terra cotta.

Porch Screen frames shall be made of wood, cement-based or PVC materials.

Decks shall be made of wood or a composite material.

Awnings shall be light metal armature with a canvas, synthetic canvas or glass or metal covering.

Railings shall be wood or PVC at T3 and T4 or metal or wrought iron at T4 and T5.

Walks at frontages shall be brick, gravel, stone, concrete or a material to match the adjacent public sidewalk.

CONFIGURATION

Chimneys facing frontages shall extend to the ground and have a projecting cap.

Porches shall be a minimum of 8' deep.

Decks shall not face frontages.

Awnings shall be sloping rectangles without side or bottom soffit panels. Awnings shall not be internally lit.

Equipment including HVAC, utility meters, clotheslines, satellite dishes, play equipment, hot tubes and the like shall not face frontages.

Driveways at frontages are only permitted for properties without alley access.

ROOFS

MATERIALS

Roofs, if sloped, shall be clad in clay tile, metal, concrete tile, wood shingles, fiberglass shingles or dimensioned asphalt. Roof colors shall be natural finish, gray, black, red or green. Flat roofs shall be ethylene propylene diene terpolymer (E.P.D.M.) rubber built-up roof or similar commercial-grade roof.

CONFIGURATION

Overlapping Gables (roof ends in which a smaller gable sit in front of larger gable) are only permitted when the smaller gable is associated with a balcony, porch or entrance.

Principal Roofs, if sloped, shall be symmetrical gable or hip angled between 3:12 and 12:12. If flat, Principal Roofs shall be surrounded by a horizontal parapet wall no less than 1.5' high from the roof deck.

Accessory Roofs (attached to walls of the principal building) may be sheds angled no less than 3:12 or surrounded by a parapet.

Skylights shall be flat and not mounted facing a frontage.

Towers are recommended on buildings which terminate street vistas greater than 500' in length. Towers should be no taller than 15' above the roof ridge line.

OPENINGS

MATERIALS

Windows shall have clear or minimally tinted glass.

Doors (including garage doors) shall be painted wood, composite wood, and/or glass.

Storefronts shall be made of wood, cement-based products, PVC, or metal.

Solid metal security gates or solid rolldown windows are not permitted facing frontages.

CONFIGURATION

Garage Doors facing a frontage, except those serving shared parking garages, shall be a maximum of 9' wide.

Openings on gable ends shall be symmetrical.

Storefronts facing a primary frontage shall be a minimum of 40% glazing.

Storefront Windows shall be between 6" and 3' above ground level and shall reach to within 2' of first floor ceiling height.

UNION VILLAGE

PUD STAGE 2

ARCHITECTURAL STANDARDS

FOR NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS CONTAINING 3 OR MORE UNITS

The following constitutes a Minor Modification to the approved Union Village PUD Stage 2 Standards:

- Architectural Standards for Civic Building and Structures are subject to change with approval from the County Zoning Inspector. *See also the page titled "Criteria for Modification."*

LIGHTING

MATERIALS

Lighting Spectrum. All exterior lighting shall be of the incandescent or equivalent (warm) spectrum. Color corrected sodium is recommended.

CONFIGURATIONS

Exterior Lighting. Exterior lighting shall be appropriate to the Transect zone and the style of the building. Lighting shall be provided by street lamps and porch lights throughout the neighborhood.

Uplighting of Landscape Material. Uplighting of landscape material is prohibited except in T4 and T5.

Flooding of Walls. Flooding (or washing) of walls of residential buildings is prohibited. Flooding of walls of mixed-use commercial or civic buildings, if any, shall produce a soft glow as opposed to a blinding glare.

Floodlights. Floodlights attached to building walls or roof eaves are only permitted in rear yards and shall be directed away from adjoining properties.

Parking Lot Lighting. Parking lots shall be lit with cutoff fixtures that prevent light spillover onto adjacent properties.

Encroachment. Light fixtures should be designed to direct light to the area to be intended to be lit and not encroach onto other private properties.

SIGNS

MATERIALS

Sign Materials. Signs shall be painted wood or synthetic wood, enameled steel or metal, or painted on building walls or windows. Neon signs shall be permitted as noted elsewhere.

CONFIGURATIONS

Signs. Signs shall be integral to the design of the buildings and/or storefront.

Attached Signs. Four types of attached signs are permitted:

- **Band Signs** consist of a band of lettering across the width of the building. If lit, band signs shall be front-lit with gooseneck (or similar) lights. Band signs shall be a maximum of 30" tall, and the bottom of the band sign shall not be installed more than 12' or less than 10' above the sidewalk.
- **Board Signs** consist of painted or vinyl graphics on a signboard attached flush with wall.
- **Window Signs** may be neon behind the glass, or paint or vinyl applied directly to the glass. Neither shall be mounted on opaque signboards. The height of any window sign is limited to one-third the height of the glass in the sash where the sign is installed, excluding muntins and the width is limited to 90% of the width of the glass in the sash where the sign is installed.
- **Painted Wall Signs** shall be painted only on brick wall surfaces that are set back at least 50' from the edge of the pavement to allow for equal viewing by pedestrians and motorists and shall not be the primary sign of the business they represent. Such signs shall be rectangular and oriented horizontally or vertically.

Projecting Signs. Two types of projecting signs are permitted:

- **Blade Signs** may be hung so that they project from a wall a maximum of 5'. Blade signs may also be hung from an architectural element if centered on that element. The top of the sign shall be between 9' and 12' above the sidewalk. The sign shall be 32" tall maximum and shall be no more than 4' wide nor project more than 5' from the wall. No blade sign shall exceed 6 sq. ft. in T4 or 8 sq. ft. in T5. Brackets or other suspension device shall match the sign style and shall not be computed as part of the allowable size of the sign.
- **Vertical Corner Signs** are permitted only at corner lots in T5. Vertical corner signs may project perpendicular from one side of the building or at a 45-degree angle to the

corner. Such signs may be constructed of either signboards or metal, and may be lit either with gooseneck lights or with surface neon. The bottom of the sign shall be a minimum of 10' from the sidewalk. Vertical corner signs shall be mounted 12" maximum away from the exterior wall of the building and shall be a maximum of 3' wide.

Ground Signs. Ground signs may be permitted if a commercial building is 120' or more from a frontage. If permitted, they shall consist of an open structural framework supporting a double-sided signboard lit with gooseneck lights. The bottom of the signboard should not be more than 12' above the sidewalk or finished grade, the height shall not exceed 3', and its width shall not exceed 4'. Pylon ground signs should be located adjacent to the sidewalk or pathway leading to the business.

Sandwich Boards (A-frame signs) made of wood, slate or metal (not plastic) may be placed on sidewalks adjacent to the business they serve.

Neon is permitted.

Freestanding, Off-site and Detached Signs are prohibited except at Special Districts or where noted otherwise.

Flashing, moving or internally illuminated signs are prohibited unless noted otherwise elsewhere.

Plaque Signs. Plaque signs shall be less than 2' square and made of bronze, aluminum, concrete or stone and permanently affixed in a conspicuous location.

Home-based Business Signs. One sign advertising a home-based business is permitted at each frontage. Signs shall be a maximum size of 6 sq. ft. and may be mounted to a freestanding post, hung below a porch roof, or mounted to a building wall. Brass signs may be used on masonry building walls.

Encroachment. Signs may encroach into setbacks and across ROW lines but not onto adjacent private properties.

Address Numbers. Numbers (not letters spelling numbers) shall be placed near the front door or front porch steps. Numbers shall be mounted to the door, the wall beside the door, the entablature, a square porch column or the top riser.

Parking Directional Signs. Parking directional signs which are in addition to the tenant sign shall follow the requirement for other signage except that they may be 1.5 times the size.

Sign Lighting. With the exception of neon sign, signs, if lit, shall be front lit.

Real Estate Signs. Real Estate signs shall be 6" x 18" maximum. One real estate sign advertising a property for sale or rent may be displayed at each frontage.

Temporary Construction Signs shall not exceed 4' x 8' and shall be removed upon completion of construction.

UNION VILLAGE

PUD STAGE 2

LIGHTING AND SIGN STANDARDS

FOR NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS CONTAINING 3 OR MORE UNITS

The following constitutes a Minor Modification to the approved Union Village PUD Stage 2 Standards:

- Architectural Standards for Civic Building and Structures are subject to change with approval from the County Zoning Inspector. See also the page titled "Criteria for Modification."

LANDSCAPING

Landscaping plans shall be submitted with each Site Plan for non-residential and multi-family.

The Buffering and Screening requirements of the most current Warren County Zoning Code shall not apply to this PUD.

The following provisions shall apply (as noted):

- **Purpose:**

(A) The purpose of this PUD is to establish minimum standards for the design, installation, and maintenance of landscaping along public streets, within buffer areas, between uses, on the interior of the site, with in parking lots and adjacent to buildings. Landscaping is viewed as a critical element contributing to the aesthetics, development quality, stability of property values, and the overall character of the county zoning jurisdiction.

(B) The landscape standards of this PUD are considered the minimum necessary to achieve the intent. In several instances, the standards are intentionally flexible to encourage creative design. Applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of their property.

- **Objectives:** Consideration of sight landscaping, screening, and buffering is intended to reflect the purpose of this chapter per the following objectives:

(A) Site landscaping is encouraged to be innovative and creative in design, and to reflect the unique conditions and accommodate the specific circumstances of the site.

(B) At the time of installation, landscaping, screening, and buffering elements are intended to be immediately effective in meeting the objectives of this chapter. *Note: plants grow and this must be taken into account when they are installed in order to have the most effective results in the long term.*

(C) To preserve significant natural, historical, and cultural slight features, including but not limited to large trees, hedgerows, water bodies, steep slopes, wetlands, archaeological sites, and to historic elements.

(E) Screening is intended to:

1. Mitigate the adverse effects of the proposed use on adjacent uses, including but not limited to headlight glare, lighting, noise, and trash disposal area.

LANDSCAPING

2. Create a physical visual transition zone between the uses of a significantly different scale or character, to reduce the adverse affects of a proposed to use on adjacent uses, or to break-up the visual pattern of large monotonous areas of the site, such as parking lots.

- **Landscaping and Materials:** At the time of installation, landscaping, and screening and buffering elements shall be immediately effective in meeting the objectives of this PUD, and shall maintain that effectiveness as the plant materials mature. *Note: plants grow and this must be taken into account when they are installed in order to have them in order to have the most effective results in the long term.*

(A) General Location Requirement: Landscaping shall be installed in locations such that, when mature, it does not obscure traffic signs or lights nor obstruct access to fire hydrants nor interfere with adequate motorist site distance or overhead utility lines.

(B) Buffers shall be used where parking lots front major thoroughfares. These buffers may be in the form of liner buildings, fencing, and/or landscaping.

(C) Existing Landscape Material: Unless otherwise noted, existing landscape material in healthy condition can be used to satisfy the requirements of this section in whole or in part provided that the existing landscape material meets the minimum standards of this PUD. The Zoning Inspector shall determine satisfaction of this requirement.

(D) Easements: Required landscaping shall not be installed within any underground or overhead utility, drainage, or gas easement without the consent of the easement holder.

(E) Landscaping Materials: Existing vegetation shall be preserved as much as possible in accordance with acceptable nursery industry standards. The following items are suitable for landscaping materials used individually or in combination with each other, subject to the requirements of this PUD in the review and approval by the Zoning Inspector.

1. Walls and Fences: in addition to any other requirements for walls and fences established in this PUD, walls and fences shall be subject to the following:

(a) When walls or fences are used to fulfill screening requirements, a detail drawing shall be shown on the plan.

(b) Where materials are not otherwise specified, walls and fences shall be constructed of weather-proof and non-corroding materials such as pressure-treated or painted lumber, redwood, cedar,

LANDSCAPING

(c) Chain link fences shall not be allowed to satisfy the buffer/screening requirements of this PUD.

(d) Walls and fences shall be designed to orient the best or most attractive side, away from the subject lot, or be equally attractive on the sides. *Note: historic precedent or other design requirements may be used to justify otherwise. For example, the three-rail horse fence requires that the posts are on the outside of the fence so horses can't kick the rails off the posts. It is possible that such offense might be used around the nursery, for example.*

2. Plants:

(a) Plant materials used to satisfy the provisions of this PUD shall be installed in conformance with the standards of the American Standard for Nursery Stock, latest edition from American Nursery and Landscape Association (ANLA) and approved by the American National Standards Institute, Inc. (ANSI) and shall have passed any inspections required under state regulations.

(b) Plants should be selected based on insect and disease resistance and long life expectancy.

3. Species Diversity

(a) When fewer than forty (40) trees are required on a site, at least two (2) different species shall be utilized, in roughly equal proportions.

(b) When forty (40) or more trees are required on site, at least two (2) different species shall be utilized, in roughly equal proportions.

(c) Required shrubs shall utilize the same species diversity requirements.

(d) Nothing in this subsection shall be construed to prevent the utilization of a larger number of different species that specified above.

- **Landscaping Requirements:**

(A) Detention and Storm Water Management Facilities: Detention and storm water management facilities shall be landscaped and maintained per the applicable requirements of the Warren County Engineer's Office in the Warren County Soil and Water Conservation District. Detention basins and slopes must be designed to be mowed and shall be regularly maintained.

LANDSCAPING

- **Maintenance:**

(A) All landscaping materials shall be installed and maintained according to accepted or nursery industry procedures. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance free from refuse and debris at all times.

(B) Unhealthy and dead plants shall be replaced within one (1) year, or by the next planting season, whichever comes first. The determination of whether a plant is unhealthy shall be at the discretion of the Zoning Inspector or a recognized landscape professional.

(C) The effectiveness of screening shall be maintained as the plant materials mature.

UNION VILLAGE

**PUD STAGE 2
LANDSCAPING**

FOR NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS CONTAINING 3 OR MORE UNITS

Landscape Master Plant List to be completed at time of PUD Stage 3 Application and all landscape plant material to be selected from this list..

TRASH COLLECTION



Kentlands in Gaithersburg, Md. uses a “tail dragger” to collect trash.

How trash is collected varies among new traditional neighborhoods. The proposed lanes and alleys for Union Village accommodate both “tail dragger” and side-load methods. They may be adjusted to accommodate other methods as well.

Dumpster shall be screened with walls, gates, and/or landscaping. Walls shall be the same as or similar to the wall materials on the building(s) served by the dumpsters. Gates shall be opaque and have self-closing hinges.

MISCELLANEOUS

The following apply to T-3, T-4, and T-5 residential lots:

Freestanding garages and carports for multiple dwelling unit buildings shall avoid long monotonous rows of garage doors and building walls at frontages.

Garages shall not visually dominate building façades.

The following apply to multi-family and non-residential buildings only:

The primary façade of a building shall face the primary thoroughfare. For lots that face two non-intersecting streets, the primary façade shall face the street with the higher vehicle capacity.

The primary entrance of a building on a corner lot shall have a door that faces the primary thoroughfare or the corner.

All buildings and/or structures on a single lot that support the same use shall be the same architectural style.

Parking Lots are not permitted at frontages except at SR 741, SR 63 and Greentree Road. Parking is permitted, of course, within thoroughfares as prescribed in the Thoroughfare Types.

The following apply to non-residential buildings:

The primary entrance of a building shall be clearly defined and highly visible. This may be accomplished through the provision of one or more of the following:

- Canopies/porticos above the entrance;
- Roof overhangs above the entrance;
- Entry recesses/projections;
- Arcades that are physically integrated with the entrance;
- Raised corniced parapets above the entrance;
- Gabled roof forms or arches above the entrance;
- Display windows that are directly adjacent to the entrance;
- Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or,
- Integral planters or wing walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.

Building facades shall have a base, middle and top.

Storefronts may be designed to suit the unique needs of their tenant even where there are multiple storefronts within the same building.

CONDITIONS OF STAGE 2

1. Compliance with the PUD Stage 1 and the Warren County Rural Zoning Code where relevant as referred to in the PUD Stage 1.

2. A water and sewer master plan shall be approved by Warren and Butler County water and sewer agencies prior to PUD Stage 3.

3. A traffic impact study shall be approved by ODOT and/or the County Engineer's Office prior to PUD Stage 3.

4. ODOT and/or County Engineer's Office approval of turning radii, access points, roundabouts, and identification of right-of-way needed for SR 63, SR 741, and Greentree Road.

5. Sidewalks, paths, open space and storm water management areas shall be maintained by the Community Authority.

6. Approval of storm water management by the County Engineer's Office prior to PUD Stage 3.

7. Approval of an erosion and sediment control plan prior to earth moving activities.

8. Developer participation in a State Route 63 and 741 Task Force.

9. Developer is required to perform a Traffic Impact Study related to the Development and that the Traffic Impact Study may require Developer to make certain roadway improvements be made, both contiguous to the Development and extraterritorial to the Development (collectively, “Required Roadway Improvements”). Developer will be required to make, or contribute to the cost of, Required Roadway Improvements that are directly attributable to the Development.

Prior to the approval of the Stage 3 application for a particular Phase of the Development, Developer shall finalize its obligations to make, or contribute to the cost of, the Required Roadway Improvements applicable to that particular Phase with ODOT or its designee. ODOT shall determine which public improvements directly attributable to that particular Phase of the Development are to be constructed by Developer simultaneously with that Phase of the Development, or constructed by ODOT or its designee. Once so determined, Developer's obligations relating thereto may be satisfied by: i) constructing those public improvements attributable to a specific Phase of the Development identified by ODOT simultaneously with the construction of such Phase; or ii) agreeing to pay a fee-in-lieu thereof to ODOT or its designee for those public improvements to be constructed by ODOT or its designee.

UNION VILLAGE

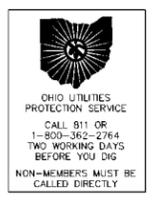
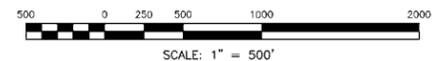
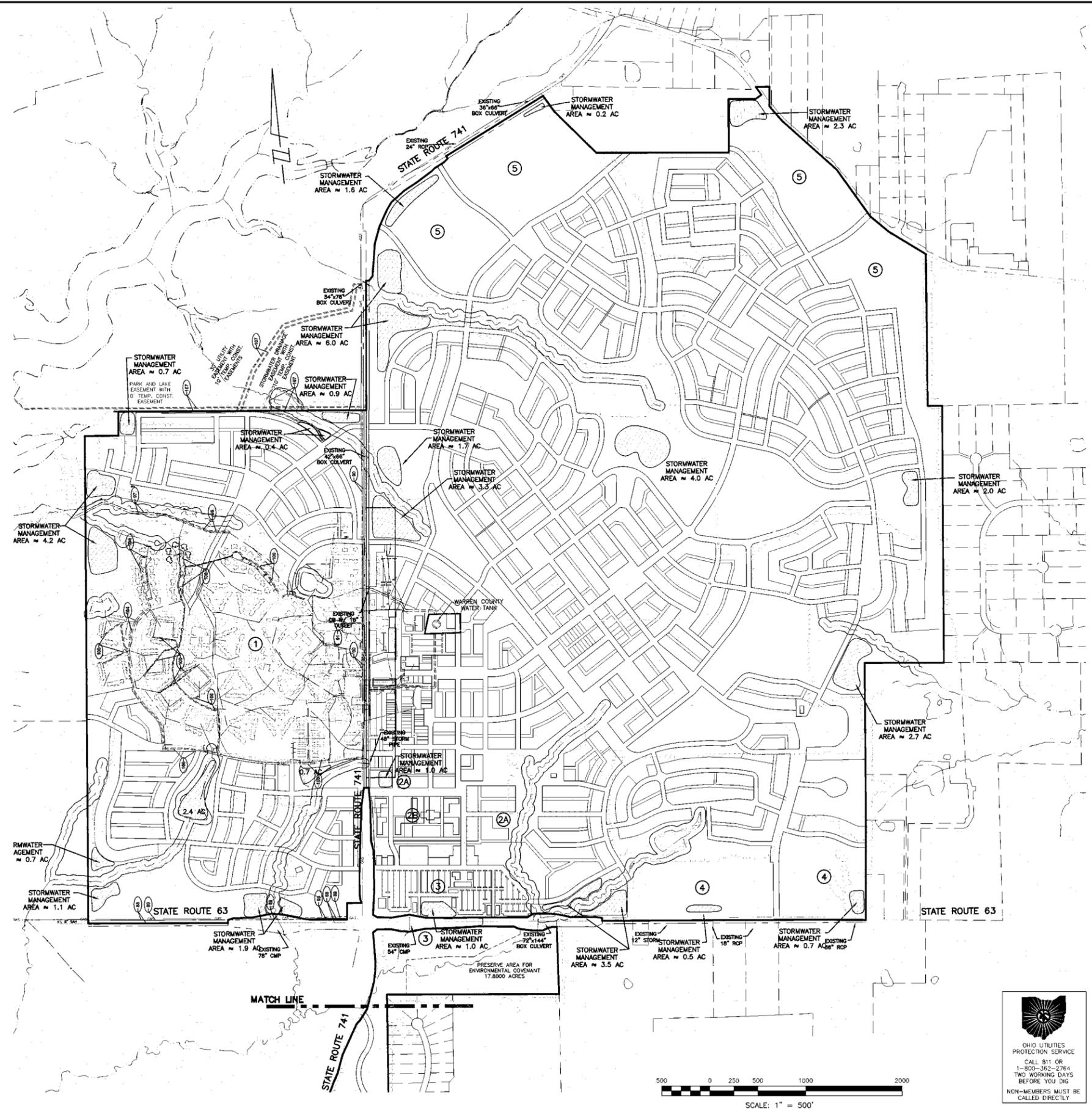
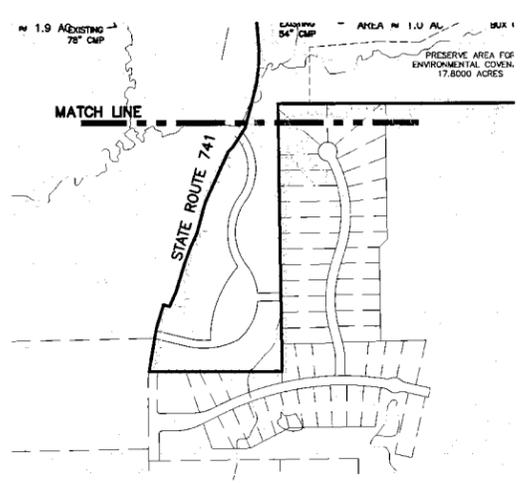
PUD STAGE 2

TRASH COLLECTION & MISCELLANEOUS

- 1) EXISTING NATURAL RESOURCE AREAS ARE SHOWN ON THE PLANVIEW.
- 2) FLOODING - THERE ARE NO KNOWN FLOOD PRONE AREAS WITHIN THE SITE BOUNDARIES PER FLOOD INSURANCE RATE MAP NUMBERS 39165C0110E AND 39165C0120E REVISED 12/17/2010.
- 3) PRIVATE UTILITIES - OTTERBEIN CURRENTLY OWNS AND MAINTAINS UTILITY SYSTEMS WHICH SERVE THE EXISTING OTTERBEIN CAMPUS FACILITIES INCLUDING SANITARY, WATER, ELECTRIC, GAS AND TELECOMMUNICATIONS.
- 4) PUBLIC UTILITIES - PUBLIC SANITARY SEWER, WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS ARE AVAILABLE TO SERVICE THE PROPERTY. SEE THE PLANVIEW FOR GENERAL LOCATIONS OF PUBLIC WATER AND SEWER. EXISTING PUBLIC WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS INCLUDING FIBER OPTIC ARE LOCATED WITHIN THE SR 741 CORRIDOR AS WELL AS OTHER FACILITIES NOTED ON THE PLANVIEW.
- 5) EASEMENTS IDENTIFIED WITH THE FOLLOWING CORRESPONDING NUMBERS ARE SHOWN ON THE WEST SIDE OF SR 741.
 89 & 91 - ELECTRIC EASEMENTS
 92 - COMMUNICATIONS EASEMENT
 90 - WATER MAIN EASEMENT
 95, 100, 104 & 106 - ELECTRIC AND TELECOMMUNICATIONS EASEMENT
 107 - PARK BOARD EASEMENT AGREEMENT
 96 & 97 - SANITARY SEWER EASEMENT
- 6) VARIOUS UTILITY EASEMENTS EXIST ALONG THE SR 741 CORRIDOR AND WATER MAIN EASEMENTS EXIST ON THE EAST SIDE AS SHOWN.
- 7) FACILITIES, UTILITIES & EASEMENTS ARE SHOWN FROM VARIOUS SOURCES. FUTURE DESIGN PLANS SHOULD INCLUDE DUE DILIGENCE SEARCH AND REPRESENTATION FOR REQUIRED PURPOSE.
- 8) STORMWATER MANAGEMENT FACILITIES NEED TO BE DESIGNED TO ADEQUATELY ACCOMMODATE FLOW FROM EACH DRAINAGE AREA. ACTUAL FINAL LOCATION, BASIN SIZE, AREA AND VOLUME SHALL BE DETERMINED DURING CONSTRUCTION PLAN DESIGN.

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PARCELS
- R/W LINE
- EX WATERLINE
- EX GAS MAIN
- EX SANITARY
- EX STORM
- EX OVERHEAD UTILITIES
- EX UNDERGROUND TELECOMMUNICATIONS (INCLUDING FIBEROPTICS)
- EX UNDERGROUND ELECTRIC
- STORMWATER MGMT AREA
- SPECIAL DISTRICT DESIGNATION



<p>CONCEPTUAL STORMWATER MANAGEMENT PLAN PRELIMINARY SITE PLAN (STAGE 2)</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											
<p>UNION VILLAGE PLANNED UNIT DEVELOPMENT</p>	<p>DATE: 12/30/2015 JOB NO: EOH501 DRAWN BY: SRT SCALE: 1" = 500'</p>												
<p>SITUATED IN SECTION 18, 23, 24 & 30, TOWN 4, RANGE 3 & SECTION 13 & 19, TOWN 3, RANGE 4, B.T.M. TURTLECREEK TOWNSHIP WARREN COUNTY, OHIO</p>	<p>Engineers, LLC Consulting Engineers & Surveyors 4700 Duke Drive, Suite 100 Mason, Ohio 45040 (513) 398-1728</p>												
<p>CivilPro</p>	<p>SHEET C</p>												

THIS STAGE 2 SUBMISSION INCLUDES TYPICAL CROSS SECTIONS GENERALLY DEPICTING THE ANTICIPATED UTILITY LOCATIONS WITHIN THE DEVELOPMENT. EXISTING SEWER AND WATER MAINS ARE SHOWN ON THIS STAGE 2 SUBMISSION. A CONCEPTUAL SANITARY TRUNK SEWER AND TRIBUTARY MAP, DEPICTING TWO TRUNK SEWERS AND THEIR TRIBUTARIES, IS INCLUDED HEREON TO SHOW THE PROBABLE MAJOR ROUTING TO EXISTING SANITARY SEWERS.

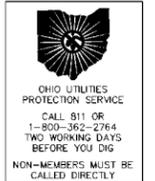
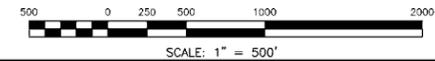
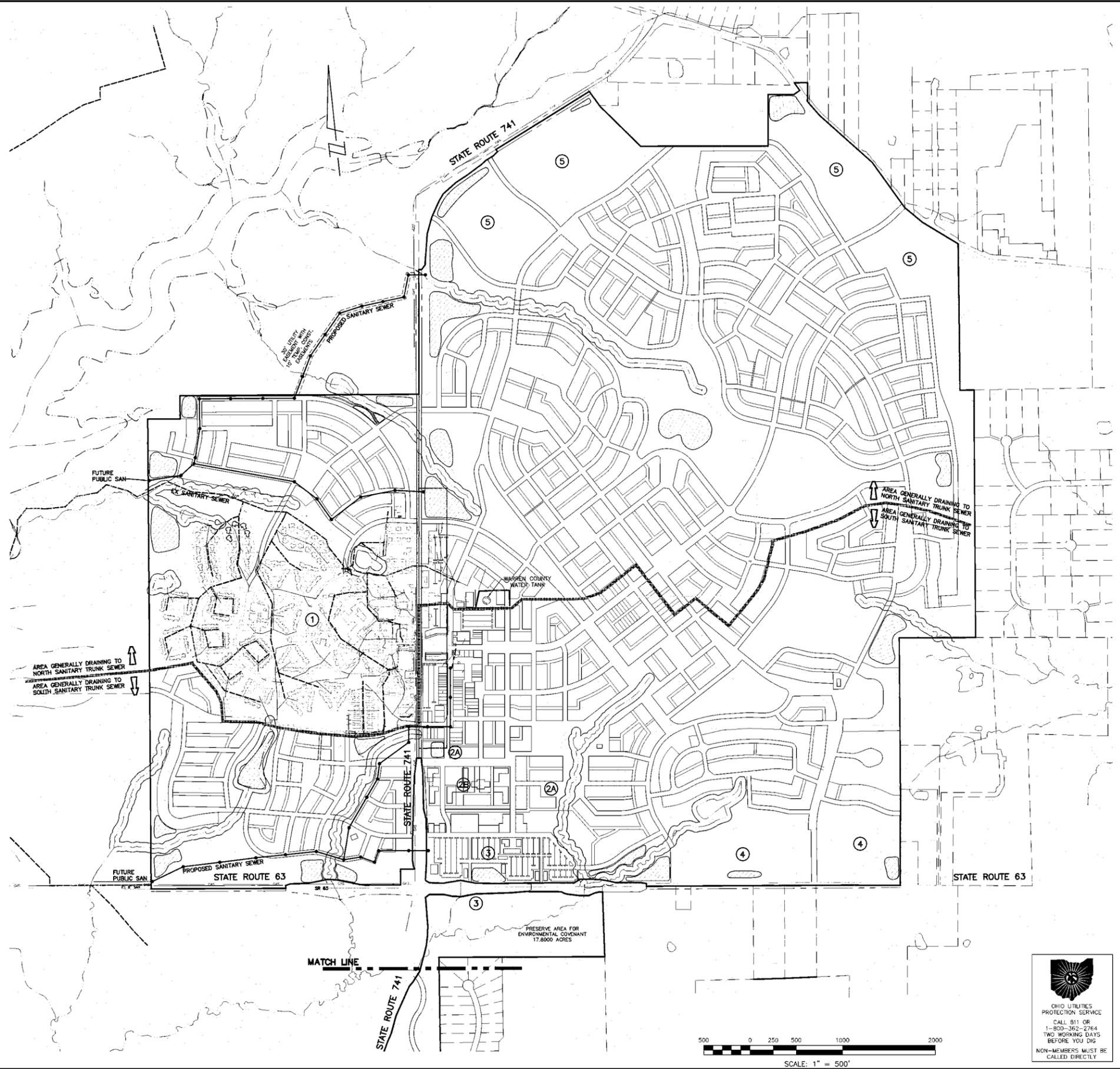
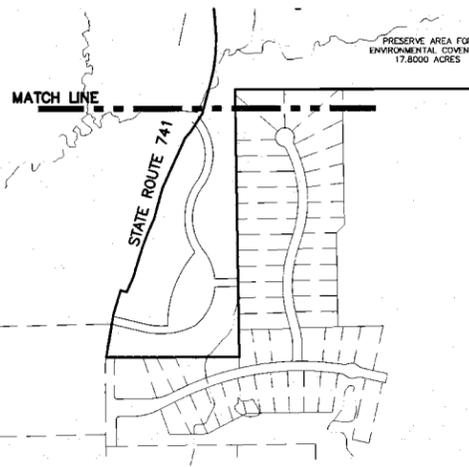
PRIOR TO ANY PRELIMINARY PLAN SUBMISSION, A WATERMAIN MASTER PLAN SHALL BE SUBMITTED TO WARREN COUNTY WATER AND SEWER DEPARTMENT AND A SANITARY SEWER MASTER PLAN SHALL BE SUBMITTED TO BUTLER COUNTY WATER AND SEWER DEPARTMENT FOR REVIEW AND APPROVAL TO FURTHER DEFINE THE INTENT OF SEWER AND WATER DESIGN.

THE NORTH-SOUTH SANITARY SEWER TRIBUTARY AREA BOUNDARY GENERALLY FOLLOWS THE DRAINAGE SHED TRIBUTARY BOUNDARY LINE ON THE EAST SIDE OF SR 741. THIS LINE ALSO GENERALLY FOLLOWS DEVELOPMENT BLOCKS THAT MAY BENEFIT FROM THE ADJACENT SEWER. THE SPECIFIC DEMARCATION FOR THIS TRIBUTARY BOUNDARY WILL MODIFIED AS NECESSARY DURING SEWER MASTER PLANNING AND DETAILED DESIGN.

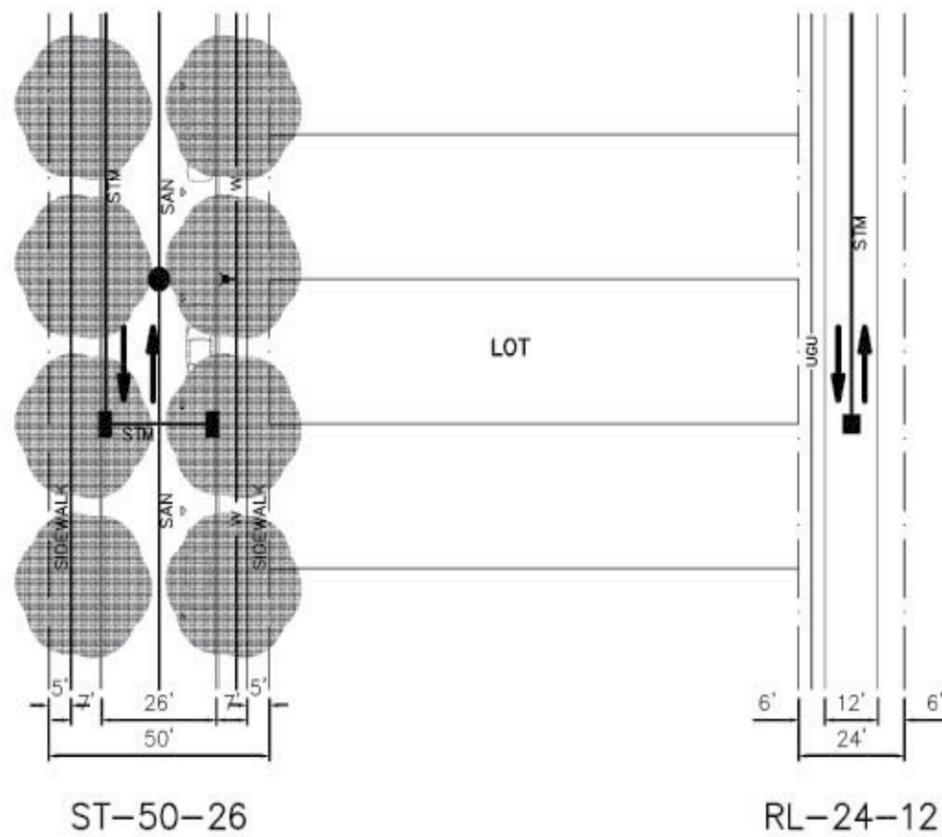
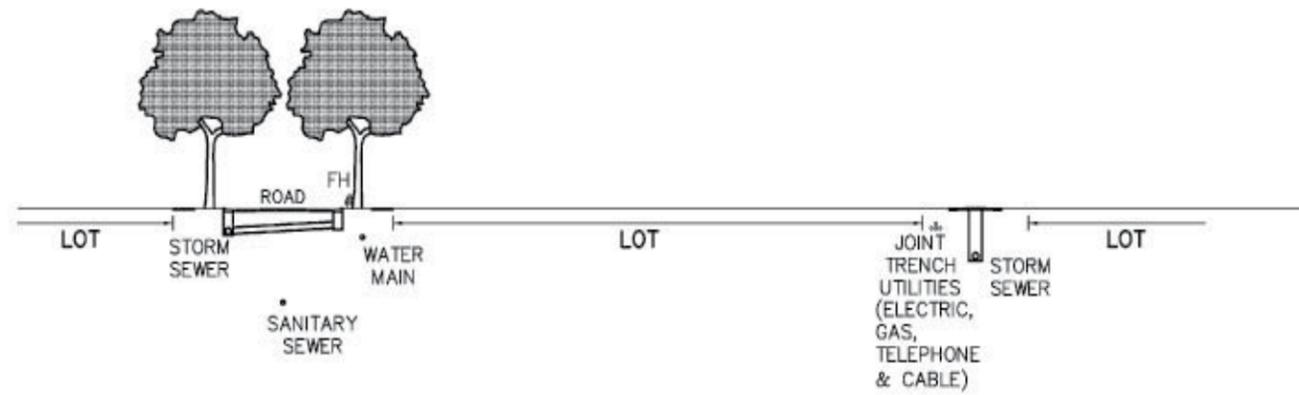
THE CONCEPTUAL SANITARY TRUNK SEWER AND TRIBUTARY MAP, DEPICTS NOT ONLY THE TWO TRUNK SEWERS BUT ALSO A TOTAL OF FOUR APPROXIMATE ANTICIPATED SEWER CROSSINGS OF SR 741 TO ACCOMMODATE VARIOUS AREAS OF DEVELOPMENT. THESE LOCATIONS WILL BE FURTHER REFINED DURING THE SEWER MASTER PLANNING AND DETAILED DESIGN.

LEGEND

-  PROPERTY BOUNDARY
-  ADJOINING PARCELS
-  R/W LINE
-  EX WATERLINE
-  EX SANITARY
-  EX STORM
-  STORMWATER MGMT AREA
-  SPECIAL DISTRICT DESIGNATION



<p>CONCEPTUAL SANITARY TRUNK SEWER AND TRIBUTARY MAP PRELIMINARY SITE PLAN (STAGE 2)</p>		NO.	DATE	DESCRIPTION	
<p>UNION VILLAGE PLANNED UNIT DEVELOPMENT</p>		DATE	JOB NO.	SCALE	DRAWN BY
<p>SITUATED IN SECTION 18, 23, 24 & 30, TOWN 4, RANGE 3 & SECTION 13 & 19, TOWN 3, RANGE 4, R.T.M. TURTLE CREEK TOWNSHIP WARREN COUNTY, OHIO</p>		1/25/2016	ECH1901	1" = 500'	SRT
<p>CivilPro Engineers, LLC Consulting Engineers & Surveyors 4700 Duke Drive, Suite 100 Mason, Ohio 45040 (513) 398-1728</p>		<p>SHEET D</p>			



PRELIMINARY UTILITY LOCATIONS SHOWN SHALL BE FURTHER REFINED AT THE TIME OF THE WATERMAIN MASTER PLAN AND THE SANITARY SEWER MASTER PLAN SUBMISSIONS AND DURING DETAILED DESIGN OF THE PHASED CONSTRUCTION.

MAJOR MODIFICATIONS

Major Modifications are those which would be inconsistent with the Purpose and Intent of the Union Village PUD Zoning Standards and do not satisfy any of the minor amendment criteria.

MINOR MODIFICATIONS

As noted in the PUD stage 1 Submission the Warren County Zoning Inspector may determine that a Minor Modification to a previously Approved PUD is exempt from further review or as a new application as provided;

The following constitute Minor Modifications to the approved Union Village PUD Stage 2 Standards:

1. The location and size of Transect Zones, Thoroughfares, and Civic Spaces may be adjusted due to requirements from reviewer departments and agencies related to natural features, grading, stormwater management, utilities and the like. Changes shall general conform to the Stage 1 PUD.
2. Transect Zones may be modified to a lesser zone (down zone) so long as the general location of the neighborhood centers and the surrounding neighborhood structure and design remains intact except that they may be modified to the adjacent greater zone for a distance not to exceed half a block.
3. Proposed intersection designs and locations along Routes 63 and 741 may be modified due to the requirements and regulatory standards by the Ohio Department of Transportation (ODOT) or due to county requirements and regulatory standards. The intersections proposed are to be designed and planned to the extent of ODOT approval.
4. Multi-purpose and bike trails are subject to change based on ODOT requirements, site conditions, stormwater management, development impediments so long as routes are consistent with the "Lebanon Turtlecreek Trails Initiative" in effect at the time of this submission or the County Comprehensive Plan in effect at the time of this submission or as otherwise acceptable to the County.
5. All fixture heads and poles for thoroughfare lighting are subject to change based on availability from Duke Energy (or a successor power company) or as otherwise acceptable to

the County.

6. Tree planter types are subject to change with the approval from the County Zoning Inspector.
7. Architectural Standards for Civic Building and Structures are subject to change with approval from the County Zoning Inspector.
8. Maintenance, storage and related facilities may be added to Parks (PK) with approval from the County Zoning Inspector.