Development Standards

1. The development of the site will be controlled by the standards depicted on the site plan and by the standards of the City of Columbus and the State of Ohio. The general arrangement of proposed lots on the site, the size, the shape, the height of the buildings, and the size of the surrounding area may be varied within the limits prescribed by ordinance.

2. All proposed development on the site shall comply with certain requirements regarding the location and arrangement of all street parking spaces, signs, and dimensions, buffer, screening, landscaping, etc.

3. Detached storage shall be permitted only in the same zones on the site map as permitted on detached buildings. Such buildings of any residential building.

4. Buffer shall conform to the provisions of the zoning ordinance. Buffer areas shall remain undeveloped areas except that access control, landscaping, and parking shall be in place prior to the construction of required buffers.

5. Use shall be limited to those permitted in the I-1 or I-2 zoning district.

6. Outdoor lighting fixtures shall not exceed forty-two (42) watts; shall be mounted from one hundred to two hundred (100-200) feet above grade; and shall not exceed twelve (12) per street.

7. New buildings shall be oriented towards North Hopkins Road and shall be built to the precept of building onto and facing North Hopkins Road. Rear yards shall be oriented, which are located to the side of any new building, and which are located to the side of any new building.

8. Street improvements of both major and minor roads shall be treated in accordance with the City of Columbus. The above streets shall be treated in accordance with the City of Columbus.

9. The following street improvements shall be treated in accordance with the City of Columbus. The above streets shall be treated in accordance with the City of Columbus.

10. Pedestrian facilities shall be provided to the extent required by the City of Columbus.

11. Adequate distance intervals shall be provided in the existing pedestrian network. Adequate distance intervals shall be provided in the existing pedestrian network.

Development Data

<table>
<thead>
<tr>
<th>Tax</th>
<th>603-053-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td>I-1</td>
</tr>
<tr>
<td>PROPOSED ZONING</td>
<td>R-5 (I-2)</td>
</tr>
<tr>
<td>EXISTING BUILDING AREA</td>
<td>20,000 SF</td>
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<tr>
<td>MINIMUM LOT AREA</td>
<td>60,000 SF</td>
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<tr>
<td>MIN. SETBACK</td>
<td>30'</td>
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<tr>
<td>MIN. SIDEWALK</td>
<td>4'-9'</td>
</tr>
<tr>
<td>MIN. ROSE YARD</td>
<td>10'</td>
</tr>
</tbody>
</table>

Legend

- Development Limits Boundary
- Proposed Access Point
- Existing Topography
- Outside Storage Limits
- F' Wide Planted Area
- Tire Area
- Existing R/W
- Proposed R/W
- Existing Sewer
- Proposed Sewer
- Proposed R. Falls
- Proposed Polygon

Vicinity Map

NOT TO SCALE

Cross-section A-A': North Hopkins Road, West of building

Cross-section B-B': North Hopkins Road, East of building

NOT TO SCALE