Master Developer

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The Robert Weiler Company
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Nationwide®

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I. Introduction
I. Introduction

Northstar

Property Code

I: Introduction
A. Project Description

Northstar Residential Development LLC, a partnership of Nationwide Realty Investors (NRI) and The Robert Weiler Company, are proud to develop Northstar Community.

Northstar Community offers residents an extraordinary opportunity to live in a community surrounded by a world-class golf course. The development is located north of I-270 in southern Delaware County, the fastest growing county in Ohio. This 1,800-acre master-planned community will include 1,300 beautiful homes and condominium sites surrounded by stunning natural beauty, ample green space for parks, paths and preservation areas, a site for elementary and middle schools and 400 acres of planned commercial development. Northstar Community is surrounded by NorthStar Golf Club, a world-class 18-hole golf course designed by former Ohio State and PGA golfer John Cook, and offers resort-inspired amenities that will make life at Northstar well above par.

In addition to magnificent views and amenities, Northstar will consist of traditional neighborhoods comprised of distinctive housing styles that create a sense of pride and place through valued and established design principals. These Approved Architectural Styles will enhance the picturesque and sophisticated theme of Northstar through reinterpretation of historical design of past artistry, and technique using modern day materials and construction techniques. Chosen styles provide a range of options from more formal and classical designs to simpler less rigid styles, but all requiring a refined level of detail and portrayal. Lot and landscaping standards will supplement these styles by creating an overall distinguished neighborhood with a well-defined, inclusive and harmonious fabric of beauty throughout.

B. Introduction to the Property Code

1. Design Purpose and Intent

The intent for the Northstar Community Property Code is to provide lot, architecture and landscape standards to create a planned residential community of the highest quality. The Design Review Board (DRB) seeks to ensure the attractiveness of the individual lots, houses and landscaping developed within Northstar, to
I. Introduction

prevent any future impairment thereof and to preserve, protect, and enhance the values and amenities of Northstar. This process will also establish a benchmark for quality that serves the economy, community and future development.

The principles for the Northstar Property Code are:

• Provide a mixture of housing types to create living opportunities for individuals and families of various life stages.

• Approved Architectural Styles based on traditional and contemporary architecture with regional historic influences that together create a sophisticated, harmonious fabric.

• Provide flexibility to allow creative development while ensuring a framework for quality.

• Ensure high quality architecture, landscape and development standards.

• Focus and preserve prominent views into and out of the Golf Course and community greenspaces.

• Four-Sided Design.

2. Information Within

This Northstar Property Code is designed to be a reference document for Home Builders, Lot Owners and architects to understand lotting, architecture and landscape standards as well as the process needed to achieve approval from the DRB. The Property Code contains three major sections; an Introduction section, a Design Standards section and supporting Appendices. In addition to the Property Code is the Architectural Pattern Book which is a separate document and should be used in conjunction with the Property Code. Each of these sections are broken down as follows.

The Introduction section contains the following six sections:

• Project Description: Provides a summary of the Northstar Community.

• Introduction to the Property Code: contains a Design Purpose and Intent section and an Information Within section.

• Master Plan: An illustrative plan of the Northstar Community showing design intent.

• Definitions: See this section for definitions of listed terms used within the Northstar Property Code and Architectural Pattern Book.

• Design Review: This section outlines the role of the Design Review Board and the design review process.

• Five-Step Procedure Chart: This graphic is provided to assist the Home Builder, Lot Owner or architect in understanding the procedure to submit a successful application. It is provided as a supplement to be used in conjunction with the Design Documents.

The Design Standards section contains the following four sections:

• Lot Development Standards: The Lot Development Standards provide specific information for the layout and design of each building site. The standards also govern how each lot relates to the public spaces (streets, green space, parks, pedestrian pathways, etc.) and the surrounding environment. There may be additional design guidelines for lots in special locations as identified in the Property Code.

• Architectural Development Standards: The Architectural Development Standards establish the basic parameters governing building form, including configuration, materials, techniques and colors. This section includes both architecture requirements as well as architecture diversity standards. These
standards are to be used in conjunction with the Architectural Pattern Book. If there is a conflict between the two documents on a standard, the most stringent of the two requirements should be used.

- Landscape Standards: The purpose of the Landscape Standards is to ensure quality landscape, enhance value and aesthetic, create a desirable streetscape and to assist Home Builders and Lot Owners with understanding the relationship between the public/private space and their own properties. These Standards set the parameters for plantings on or near each building site.

- Miscellaneous Site Development Standards: See section for various property, exterior lighting, site signage, and mailbox requirements.

The Appendix section contains the following three Appendices:

- Appendix A: Design Review Applications - See Appendix for requirements.
- Appendix B: Northstar Community Construction Guidelines - See Appendix for requirements.
- Appendix C: Model Home Standards - See Appendix for requirements.

Architectural Pattern Book: The Architectural Pattern Book is a separate document and is required to be used in conjunction with the Property Code. The Architectural Styles will provide a coherent and pleasing architectural character that is consistent with the best traditions. The selected architectural style shall be based on traditional and contemporary architecture with regional historic influences that together create a sophisticated, harmonious fabric. Lot owners must select one of the 16 Approved Architectural Styles. The Architectural Pattern Book governs a building’s architectural elements regardless of location and sets the parameters for allowable materials, configurations, and construction techniques.
I. Introduction

C. Master Plan

The site layout below is for illustrative purposes only, final layout and engineering will be determined at the time of final development.
I. Introduction

D. Definitions

Definitions - Certain terms in the Property Code are used in very specific ways, often excluding some of the meanings of common usage.

Ancillary Structures: A building that may include garages or carriage houses (a garage with a livable second floor). These structures should always be smaller than the principle building and, wherever possible, should have similar detailing as the principle building. In general, ancillary structures are detached from the main body of the principle building although they may be connected with a variety of elements like breezeways, fences or pergolas.

Approved Architectural Styles: Sixteen styles have been chosen based off of turn of the century pre-war traditional and contemporary examples with regional historic influences. One of the styles must be selected for each home within Northstar. Please refer to the Architectural Pattern Book for additional details.

Approved Home Builder: Home Builder approved by the Master Developer and in good standing relative to meeting the Design Document guidelines and following the policies and procedures during construction, as required by the Master Developer.

Arcade/gallery: An element in architecture, a long hallway flanked with walls or rows of columns. A narrow balcony, usually including a railing, inside or outside of a building.

Architectural Pattern Book: A document that provides a framework in which architects and builders can create site specific architecture using established, consistent design principles in order to develop a cohesive community environment.

Awning: A hood or cover that projects from the wall of a building intended only for shelter or ornamentation.

“Fixed awning” an awning constructed with a rigid frame which cannot be retracted, folded or collapsed.

“Illuminated awning” a fixed awning covered with a translucent membrane and which is, in whole or part, illuminated by light passing through the membrane from within the structure; also known as an “electric awning.”

“Retractable awning” an awning, which can be, retracted, folded, or collapsed against the face of the supporting building.

“Canopy” an awning, which is additionally supported by one (1) or more columns.

“Marquee” a fixed awning or canopy, which requires additional loading for graphics.

Balcony: A kind of platform projecting from the wall of a building, supported by columns or console brackets, and enclosed with a balustrade. The traditional Maltese balcony is a wooden closed balcony projecting from a wall. Alternatively, it does not protrude out of the building, but is an open part of an upper floor, with a balustrade only at the front, and walls on the sides. Usually a door provides access to a balcony.

Buildable Area: The remaining area of a lot once the rear yard, side yard, front yard setbacks and all easements are established.

Building: Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals or property, including detached garages and permanent canopy structures.

Building Addition: A part added to a building, either by being built so as to form one architectural whole with it, or by being joined with it in some way, as by a passage, and so that one is a necessary adjunct or appurtenance of the other or so that both constitute the same building.
**Building Envelope:** Is comprised of the outer elements of a building—foundations, walls, roof, windows, doors and floors. The prime functions of the building envelope are to provide shelter, security, solar and thermal control, moisture control, indoor air quality control, access to daylight, and views to outside, fire resistance, acoustics, cost effectiveness and aesthetics.

**Building Frontage:** See Frontage.

**Building Line:** The line as designated on the approved plat beyond which no building or parts thereof shall project, except as otherwise provided in the ordinance.

**Building Rear:** The wall or plane opposite the primary building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the wall or plane containing the principal building entrance.

**Building Square Footage:** The measured floor area of a structure that is enclosed and conditioned (heated and cooled). Square footage calculations shall include all floor levels. Basements without walk-out access, garages, and attics are excluded from the building square footage.

**Civic Building or Use:** A building or location used for community meetings and/or activities including, but not limited to, schools, recreation (public and private), property listed on the National Register of Historic Places, Chamber of Commerce, Arts Council, library, or other public uses owned or operated by the township.

**Common Lot Lines:** Adjoining lot lines to two or more separate parcels.

**Condominium:** A property or parcel consisting of a series of two or more attached or detached dwelling units, each with a separate ownership.

**Design Review Board (DRB):** The Design Review Board is a three-member body which reviews and must approve building designs, landscaping, and site plans to ensure compliance with the Design Documents.

**Driveway:** Any access corridor leading from a public right-of-way to a parking lot, aisle, parking circulation area, garage, and off-street parking space or loading space.

**Easement:** A grant of property use-rights by a property owner to the use of land by the public, a government entity, a corporation, or persons for reasons including, but not limited to, specific purposes as the construction of utilities, drainage ways, roadways, or public parking.

**Fenestration:** An architectural term referring to the arrangement of windows in a wall. From the Latin word, “fenestra,” meaning window.

**Forecourt:** An open area in front of a structure’s entrance. The building façade is aligned along the building line at sidewalk grade.

**Four-Sided Design:** Using the same materials on all four sides of a structure and/or lot, so that the design is uninterrupted and all the parts are perceived as a unified whole from any vantage point. The application of architecture and landscaping shall be considered in four-sided design.

**Frontage:** The front of a building or lot adjacent to a street. Corner lots have “frontage” on more than one street, and the DRB shall designate one frontage as the “primary”, and any others as “secondary”.

**Frontage, Primary:** Frontage on which the building’s Primary Facade is intended to face and containing the principle building entrance.
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Frontage, Secondary: Frontage on which a building’s side elevation may face, and requires architectural treatment consistent with the Primary Frontage.

Front Yard: The area of the lot between a street and a building facade or elevation, that is maintained clear of permanent structures.

Golf Course: NorthStar Golf Course, a semi-private golf course situated within the Northstar Community. Access to such golf course and recreational facilities require separate agreement and fees.

Gross Floor Area: The total floor area of all main and accessory buildings, whether closed or unenclosed, measured from the exterior building face, including storage areas but excluding interior areas used for parking and loading and access thereto.

Home Builder: Company whose primary business is the construction of single family homes.

Homeowner: A person or entity, other than the Master Developer, who owns a single family home within the Northstar Community.

Lot Owner: A person or entity, other than the Master Developer, that owns a single family lot within the Northstar Community.

Master Association: Northstar Master Property Owners Association being the legal entity (and its successors and assignees) formed for the purpose of enforcing the provisions of the master declaration and bylaws.

Master Developer: Northstar Residential Development, LLC, an Ohio limited liability company.

Maximum Garage Frontage: Maximum linear footage of total continuous garage(s) along the building’s Primary Facade.

Model Home: A representative house built and shown by Builders to be shown to prospective buyers. See Appendix C: Model Home Standards.

Neighborhood: A subarea within Northstar.

Northstar Community: The master-planned residential community otherwise known as Northstar. The NorthStar Golf Club and related recreational facilities are located within Northstar but are under separate, private ownership. Access to such golf course and recreational facilities require separate agreement and fees.

Open Space: An area of land open to everyone or certain residents of Northstar and may be active, passive, or a combination of active and passive use.

Overlay: Additional classifications or regulations on an area.

Parapet: A low guarding wall at any point of sudden drop, as at the edge of a terrace, roof, battlement, balcony, etc.

Parking Lot: Any off-street public or private area, under or outside of a building or structure, designed and used for the temporary storage of motor vehicles.

Passage: A movement from one place to another, as by means of going by, through, over, or across transit or migration.

Pedestrian Pathway: A pathway suitable for a pedestrian but not a bicycle or motorized vehicle.

Porch: A roofed platform projecting from a building at an entrance and is separated from the building by the walls of the building, and is partially supported by piers, posts or columns. A porch may be open, enclosed or partially enclosed. “Open porch” means a porch which is unenclosed (except possibly for screens) by anything higher than thirty-six (36) inches above the floor except for the roof and roof supports.
**Primary Facade**: The exterior face of a building which is the architectural front that faces a primary street, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

**Primary Structure Frontage**: Total linear footage along the building’s Primary Facade of main building massing not including garage massing. If the massing of the garage or if the second story massing of the garage is incorporated into the main primary massing, the linear footage of this massing is included.

**Principle Building**: A building in which the principle use of the property is conducted. All parcels containing at least one building shall be deemed to have a principle building. A parcel may contain more than one principle building.

**Prominent View**: Significant line-of-sight or vista into and out of a lot respective to an Open Space, the Golf Course, or any street or pedestrian path. Any lot with a Prominent View will be reviewed on a case by case basis and held to a higher standard.

**Prominent View Lot**: A lot with a Prominent View will be reviewed on a case by case basis and held to a higher standard.

**Property Code**: This document that provides a framework for the development of the site and standards for the location of structures, building architecture, streetscape and an architectural review process.

**Public Way**: An alley, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, lane, parkway, Right-of-Way, road, sidewalk, street, subway, tunnel, viaduct, walk or other means in which a public entity has a proprietary right.

**Rear Yard**: The area of the lot between a rear property line and a building facade or elevation, that is maintained clear of permanent structures.

**Reconstruction**: The replacement or rebuilding of a building, premises or structure.

**Right-of-Way (ROW)**: A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utility or facility.

**Setback**: The distance between a lot line or right-of-way line and a building, structure, defined outdoor area serving as the primary activity, parking lot, or vehicular circulation area.

**Side Yard**: The area of the lot between a side property line and a building facade or elevation, that is maintained clear of permanent structures.

**Standard Lot**: A lot that abuts adjoining lots or lots outside of Northstar, or non-Prominent View Lots.

**Story and Half Story**: “Story”: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. When the ceiling of the lower story of a building can be used for any purpose except service equipment pertaining to the building such lower and or attic story shall be a story for the purpose of this Property Code. The first floor level shall mean the floor level at or nearest the grade level at the principal entrance.

“Half story” A story under a gable, hip or gambrel roof, the wall plates of at least two (2) of the exterior walls being not more than three (3) feet above the floor of such story.
I. Introduction

Stoop: The front step of a porch or front entry into a residence may encroach into a building line from the building.

Streets: Vehicular and pedestrian moving lanes connecting places within Northstar, typically lined by lots.

Sub-Associations: Beneath the Master Association with separate covenants, bylaws and fees.

Thoroughfare: A street which serves as an arterial connection between various parts of Northstar, and destinations outside of Northstar.

Total Structure Frontage: Total linear footage along the building’s Primary Facade.

Walkout Basement: Lower level of the home placed on a slope so that part of the level is at or above ground with a doorway to the outside.
E. Design Review

1. The Design Review Board

The Northstar Design Review Board (DRB), appointed by The Master Developer, Northstar Residential Development LLC, comprised of no fewer than three members, of which at least one is a registered architect, has been established to review and approve all plans prior to the start of construction.

The DRB has been established to administer an architectural and landscape review procedure for the development of properties within Northstar. It is the responsibility of the DRB to review the proposed architecture and landscape plans for compliance with the Design Documents and to provide design guidance when necessary. At all times, the DRB shall have the absolute authority and final say with respect to all plan reviews of any improvements constructed or to be constructed at or on property within Northstar.

When questions of judgment or interpretation arise, the decision of the DRB is absolute and final. All issues not covered specifically by the Design Documents will be resolved by the DRB on a case-by-case basis.

In order to meet special unforeseen situations, it may be desirable from time to time for the DRB to allow variances of certain requirements of the Design Documents. Any variances granted of the Design Documents shall be made in the welfare of the overall development, as determined by the DRB, and shall not be considered as precedent setting. Any variances granted by the DRB shall not be construed to be a variance of any applicable zoning use provision or development standard, or any other regulation of any Federal, State or local regulatory agency having jurisdiction over any aspect of development within Northstar.

The DRB is under no obligation to meet with Lot Owners or Home Builders.

2. Federal, State and Local Ordinances

All applicable requirements of federal, state and local governments, statutes, laws, ordinances, codes and regulations (code requirements) must be complied with in the development of each parcel. Each owner must verify such code requirements, and neither the DRB nor its designate shall have responsibility to insure compliance with code requirements. Approval of home and landscape plans by the DRB is required by signed letter before submitting plans to the applicable authority. Approval by the DRB is only for DRB-related items and does not relieve or supersede approval requirements of other authorities having jurisdiction. Where code requirements overlap or appear to be in conflict with the requirements of the Design Documents, the more stringent provisions shall govern.

3. Types of Design Reviews

There are five types of design reviews within Northstar regarding single-family homes. Approved Home Builders and Lot Owners are highly encouraged to review each type of design review, as well as the Design Documents. The five types are summarized below.

- **Individual Home and Landscape Review** – the design review process requires that all Approved Home Builders submit each individual home and landscape plan to the DRB for approval. This review will be an all encompassing review of the architectural style of the proposed home, elevations, floor plans, plot plan, grading and landscape plans, color and material lists including manufacturers for exterior products, as well as the homes compliance with size (SF/lot ratios), setbacks and repeat patterns. This review usually takes two weeks to conduct and will result in either required changes or the approval of the plans. The current fee for this service is $300 per home submission for Bluestem Neighborhood and $500 per home submission.
I. Introduction

for Kenley Neighborhood. Any resubmission of home plans may require additional fees depending on the type of changes reviewed.

• **Portfolio Home Review** – in an effort to speed the review process for individual homes of an Approved Home Builder, Northstar is able to pre-approve (from an architectural standpoint) a portfolio of homes that can be marketed and constructed in the community. In order to receive pre-approval, a portfolio of home elevation and plans can be submitted to the DRB for review. The DRB will provide feedback to the Home Builder regarding the architectural elements of the homes, elevations, and overall compliance of the design with the Design Documents. In addition, colors, material lists, manufacturers and general landscape guidelines can be submitted for pre-approval. Comments will be provided and designs can be altered and revised until pre-approval is reached. The timing of this review will vary based on the number of plans submitted and changes required. The pre-approval of designs and materials does not constitute a waiver of an individual home review but is intended to speed the process. Fees may apply.

• **Conceptual Review** – Northstar is able to complete a review on the front elevation of a home that a buyer is interested in building to prevent misunderstandings regarding Design Document requirements. Additional information, such as square footage and floor plan is encouraged, but not required. Comments will be sent back regarding any changes in a timely manner. A flat fee of $150 will be charged.

• **Modifications to Existing Homes or Changes to Prior Approved Plans** – any changes to the exterior of an existing home or changes to previously approved plans need to be reviewed by the DRB and written approval granted. These changes include, but are not limited to, the changes in exterior color or finish, additions (patios, decks, fences, walls) or other modifications during construction. The review of modifications will be invoiced on an hourly basis and will include the appropriate detail.

• **Landscape Changes** – any changes to the landscaping of the home needs to be approved by the DRB. These changes would include, but are not limited to, the addition or removal of trees, the addition of fencing, pools, patios, decks, driveway features or other landscape improvements made to the lot. DRB approval is required prior to starting these improvements. The planting of annual flowers is considered routine maintenance and does not require DRB approval. A flat fee from $50 to $100 is charged for the submission and review of changes.

4. How to submit for Design Approval

I. Select 1 of 16 Architectural Styles as defined by the Architectural Pattern Book.

II. The design must follow architectural requirements in the Design Documents for the selected style.

III. Determine the lot size.

IV. Determine if lot is a Prominent View or Standard Lot. Confirm with DRB.

V. Follow requirements for all design standards.

VI. Landscape design must meet requirements per matrix and diagrams.

VII. Rear yard requirements must meet provided standards.

VIII. Review miscellaneous site development standards requirements to see that all miscellaneous requirements are met including lighting and signage.
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IX. Fill out the new home application (Appendix A) and submit to the DRB with the following documents included:

a) Plot plan
b) Elevations and floor plans
c) Exterior materials and color selections
d) Exterior lighting and fixtures
e) Landscape plan
f) Check for design review fee

X. For all construction, signed plan approval by the DRB, followed by approval by the applicable Township and County is required prior to the undertaking of any site improvements, including landscaping. No improvements shall be placed, erected, constructed or installed upon any lot or portion thereof, nor shall any exterior addition, change or alternation therein or thereof be made, by Home Builder or by Lot Owner, until the plans and specifications have been submitted to and approved in writing by the DRB and otherwise complies with the provision of the Master Deed. Review of site improvements, construction or installations of structures should also be coordinated with all other applicable Federal, State and local regulatory agencies.
### F. Five-Step Procedure Chart

**Step One**

Architecture Design Requirements

- Select 1 of 16 Architecture styles as defined by the Architectural Pattern Book.
- The design must follow architectural requirements in the Design Documents for the selected styles.

**Step Two**

Lot Design Requirements

- Determine Lot Size.
- Confirm with DRB if lot is a Standard Lot or Prominent View Lot.
- Follow requirements for all design standards.

**Step Three**

Landscape Design Requirements

- Landscape design must meet requirements per matrix and diagrams.
- Rear yard requirements must meet provided standards.

**Step Four**

Miscellaneous Requirements

- Review miscellaneous site development standards requirements to see that all miscellaneous requirements are met including lighting and signage.

**Step Five**

Application Requirements

- Fill out the new home application (Appendix A) and submit to the DRB with the following documents included:
  - Plot plan
  - Elevations and floor plans
  - Exterior materials and color selections
  - Exterior lighting and fixtures
  - Landscape plan
  - Check for design review fee
Northstar

Property Code

II: Design Standards
## II. Design Standards

### A. Lot Development Standards

#### 1. Lot Development Matrix

<table>
<thead>
<tr>
<th></th>
<th>≤ 89’</th>
<th>90’-99’</th>
<th>100’-119’</th>
<th>120’+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Primary Structure Frontage</td>
<td>25 feet</td>
<td>25 feet</td>
<td>25 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Front Setback*</td>
<td>25-35 feet</td>
<td>25-35 feet</td>
<td>25-35 feet</td>
<td>25-35 feet</td>
</tr>
<tr>
<td>Side Setback</td>
<td>7.5 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear Setback**</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
</tr>
<tr>
<td>Ranch-Min Bldg. SF</td>
<td>2,000 SF</td>
<td>2,300 SF</td>
<td>2,500 SF</td>
<td>2,800 SF</td>
</tr>
<tr>
<td>2 Story - Min Bldg. SF</td>
<td>2,300 SF</td>
<td>2,600 SF</td>
<td>2,900 SF</td>
<td>3,200 SF</td>
</tr>
<tr>
<td>Ranch-Max Bldg. SF</td>
<td>4,000 SF</td>
<td>5,000 SF</td>
<td>Subject to Setbacks</td>
<td>Subject to Setbacks</td>
</tr>
<tr>
<td>2 Story-Max Bldg. SF</td>
<td>4,000 SF</td>
<td>5,000 SF</td>
<td>Subject to Setbacks</td>
<td>Subject to Setbacks</td>
</tr>
<tr>
<td>Max Garage Frontage</td>
<td>Cannot exceed more than 50% of the Total Structure Frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage Door Max. Width</td>
<td>9 feet front-loaded; 16 feet side-loaded</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cars Min/Max***</td>
<td>2/3</td>
<td>2/3</td>
<td>2/3</td>
<td>2/3</td>
</tr>
<tr>
<td>Side Setback</td>
<td>7.5 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear Setback**</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
</tr>
<tr>
<td>Side Driveway Setback</td>
<td>3 feet from edge of auto-court impervious surface to property line</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Driveway Setback**</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
<td>25/35 feet</td>
</tr>
</tbody>
</table>

* The front Setback building line shall be as identified on the approved plat. Homes shall be placed behind and within 5 ft. of the building line.

** A no-build zone shall cover the rear 25’ of all lots within the subdivision. A no-build zone shall cover the rear 35’ of all lots abutting the Golf Course or Open Space.

*** A 4-car side-loaded garage can be proposed on lots with a width of 100 ft. or greater.
2. Building Placement and Orientation

Lot Development Standards: Examples

- 80'-89' Lot Development Standards
  - 25'/35' Rear Setback
  - 7.5' Side Setbacks
  - 3' Driveway Side Setbacks
  - 25'-35' Building Line
- Street
- Sidewalk

- 90'-120'+ Lot Development Standards
  - 25'/35' Rear Setback
  - 10' Side Setbacks
  - 3' Driveway Side Setbacks
  - 25'-35' Building Line
- Street
- Sidewalk
3. Garage Setback Standards

**Front-Loaded Garage Examples**

Front-loaded garages must be at least 2’ behind the main body of the house. If a three-car front loaded garage is being used, the third bay of the garage must be an additional 2’ behind the main body of the garage.

*Courtyard style garage will be evaluated on a case by case basis.*

**Side-Loaded Garage Example**

Side-loaded garages may extend up to 11’ beyond the main body of the house.
## II. Design Standards

### B. Architectural Development Standards

#### 1. Single Family Architecture Requirements

All homes should follow examples as outlined in the Architectural Pattern Book. Style and character can follow contemporary styles and historic styles without being literal duplications, applied in a Neo-traditional manner. Diversity of Approved Architectural Styles is encouraged in order to provide visual interest and distinctive character throughout Northstar. The following matrix outlines architectural requirements that must be incorporated into all home designs and subject to DRB approval. *Four sided architecture is a requirement at Northstar where all four elevations should meet the same level of design, including use of water tables, trim, and materials.*

<table>
<thead>
<tr>
<th>Configuration</th>
<th>Materials</th>
<th>Technique &amp; Colors</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Walls and Elements</strong></td>
<td>• Walls must consist of natural or natural appearing materials.</td>
<td>• Brick shall be standard sizes.</td>
</tr>
<tr>
<td></td>
<td>• Glass openings should be between 15% - 50% of the entire wall.</td>
<td>• Stone shall be natural or simulated material.</td>
</tr>
<tr>
<td></td>
<td>• Siding should be traditional profiles such as 4”-8” horizontal beveled.</td>
<td>• Precast concrete with the appearance of traditional limestone.</td>
</tr>
<tr>
<td></td>
<td>• Brick shall be laid in a traditional masonry pattern.</td>
<td>• Stucco and EIFS shall be used in moderation unless otherwise noted in the Architectural Pattern Book. Stucco and EIFS must be detailed to look like traditional cornices, soffits, etc. Stucco is only permitted as a primary building material on Italianate style and (French influenced) European Country homes and requires DRB approval.</td>
</tr>
<tr>
<td></td>
<td>• Stone should be laid in a random ashlar pattern.</td>
<td>• Wall colors should be appropriate to the architectural style of the home.</td>
</tr>
<tr>
<td></td>
<td>• Blank or empty side elevations are not permitted.</td>
<td>• Homes with brick or stone on the front elevation shall include a matching brick or stone water table on side elevations with a minimum height of 24 inches.</td>
</tr>
<tr>
<td></td>
<td>• Exposed concrete or block foundations shall not be permitted. Visible foundations shall be finished with veneer, brick, or stone. Paint shall not be an acceptable finish. Another style appropriate material may be used with DRB approval.</td>
<td>• Exposed PVC is required to be painted to match the color of adjacent materials and finishes.</td>
</tr>
<tr>
<td></td>
<td>• Decks, patios, and exit stairs must be submitted for DRB approval, with materials noted.</td>
<td>• No high chroma colors are permitted.</td>
</tr>
</tbody>
</table>
## II. Design Standards

<table>
<thead>
<tr>
<th>Configuration</th>
<th>Materials</th>
<th>Technique &amp; Colors</th>
</tr>
</thead>
</table>
| • All windows and doors are required to have trim, with the exception of facades composed of masonry.  
  • Carriage style garage doors are required with architecturally appropriate hardware on all front and side loaded garages. All carriage garage doors require glazing (windows) and style appropriate details.  
  • Shutters shall be used judiciously and not on every window.  
  • Skylights are permitted only when appropriately screened from street views.  
  • Cupolas, dormers, lanterns, belvederes or window bays are permitted, provided they are consistent with the architectural theme. | • Glazing, wood trim, wood grids. Wood with aluminum or vinyl clad are acceptable.  
  • Glass shall be clear. Windows only on garage doors or into bathrooms may be clear, frosted, tinted, or stained glass.  
  • Front doors shall be of a style appropriate to the architectural style of the house.  
  • Garage doors may be natural or synthetic materials with natural appearance. | • Depending on Approved Architectural Style, many windows require grids. Grids shall be applied to the exterior and interior of all windows on all four sides of the home.  
  • Grids, color and windows shall be appropriate in style to the house.  
  • Exterior shutters shall be painted or prefinished, and may be solid paneled (raised panel) or louvered. Full proportionate shutters are encouraged, but must be sized to cover a minimum of 1/2 the window opening. |

| Roofs | | |
| • Sloped roof are required on all homes.  
  • Pitched roofs shall have 6” min. overhangs, and be appropriate for the style of the house.  
  • Roof pitch to have a minimum 6:12 rise over run | • Natural or simulated slate or tile.  
  • Dimensional shingles (30 year).  
  • Copper, painted metal, wood shakes.  
  • Single-ply membrane flat roofs allowed when hidden from public view. This will be reviewed on a case by case basis. | • Use of cornice lines are encouraged.  
  • Bright colored roofs are not permitted. |

| Fireplace & Chimney | | |
| • Doghouse and cantilevered chimneys shall be prohibited. Direct vent fireplaces may not be doghouse or cantilevered.  
  • Direct vent fireplaces are required to be screened with landscaping. | • Chimneys must be brick or stone and extend to grade. | • Colors should be natural brick or stone.  
  • Brick may have the appearance of painted or “washed” if in context with the architectural theme being portrayed and only in limited situations. |

| Lighting | | |
| • All lighting is to be directed downward and can be a pendant, coach, lantern, or sconce.  
  • Fixtures with exposed bulbs are not permitted. | • Antiqued and painted materials including brass, steel, aluminum and copper are acceptable. | • Lighting should display a uniform, comfortable and warm appearance. |
II. Design Standards

2. Architecture Diversity Standards
   - Standard applies to both streets of a corner lot.

The same or similar front elevation, and/or color treatment, shall not be repeated within two houses
on either side, directly across the street from, or within one house on either side of the house directly
across the street from, the subject house (the “area of influence”). With the exception of corner lots,
these requirements apply only to the street on which the house is located (they do not extend to houses
on intersecting streets if fewer than two houses are located between the subject house and the end of the
street). For corner lots the requirements apply to both streets on which the house is situated.

Where the opposite lots are staggered and split the applicant lot equally, a house with the same or similar
front elevation, and/or color treatment, shall not be repeated within two houses on the same side of the
street and 1 home each direction of both immediately opposite houses on the opposite side of the street.
This standard shall be applied where blocks are divided by cross streets.

Where the opposite lots are staggered and split the applicant lot unequally, the opposite house will be
determined as the house with the most immediately opposite lot frontage. A house with the same or
similar front elevation, and/or color treatment, shall not be repeated within two houses on the same side
of the street and one house each direction of the determined majority opposite house on the opposite side
of the street. This standard shall be applied where blocks are divided by cross streets.
II. Design Standards

C. Landscape Standards

1. Design Intent
The purpose and design intent of this subchapter is to outline design quality parameters for the residential neighborhoods throughout Northstar. These guidelines are provided as requirements for various site conditions and design elements. The Landscaping Requirements Matrix identifies the specific minimum site design and landscaping requirements. All site layouts and landscape plans shall be subject to design review and approval by the DRB prior to any site work or installation. Landscape plans must be submitted indicating landscaping for the entire lot, including required landscaping, utility screening, and intended outdoor living areas such as patios or decks and play equipment. Landscape plans should be designed appropriately with the architectural style of the house.

Tree Lawn
Street trees shall initially be installed by the Master Developer. Such installation may occur after home is constructed. Any existing trees damaged during lot/home construction shall be replaced at the Home Builder’s or Homeowner’s expense.

Existing Trees
No existing trees shall be removed from a property without the prior written approval of the DRB.

Public Sidewalk
Sidewalks are required along all streets and should be installed by the Approved Home Builder. Sidewalks should be concrete and a minimum 4 feet wide. All concrete sidewalks shall be per ODOT item 608, 4” thick (6” thick at driveway locations), light broom finish perpendicular to direction of pedestrian travel, hand-tooled joint every 5 feet (3” tool), hand-tooled edges (3” tool), and expansion joints every fifth block (25 feet). Coloring or tinting of the concrete is prohibited.

Accessory Buildings
Pre-fabricated storage buildings shall not be permitted. Storage buildings that are an integral part of the home or garage and are designed appropriately with the architectural style may be permitted with DRB approval.

Antenna and Satellite Dishes
Exterior antennas and satellite dishes greater than 24” in diameter shall not be permitted. Antenna and satellite dishes must be in the Side Yard or Rear Yard of the home and screened from any street or Prominent Views. DRB approval is required prior to installation.

Solar Panels
Solar panels must be in the Side Yard or Rear Yard of the home and not visible from any street and Prominent Views. DRB approval is required prior to installation.

Utilities
All utilities shall be underground, and any above ground utility structures shall be located in Side or Rear Yards and shall be screened. In order to coordinate with certain utility needs, the DRB may selectively permit utility structures in Front Yards. The applicant shall screen any and all utility structures within the Front, Side and Rear Yard with evergreen shrubs or a combination of
evergreen and deciduous shrubs to the approval of the DRB.

**Walls/Fences**
Walls and Fencing shall NOT be permitted to enclose a property’s perimeter or any portion thereof. Walls and fences used in connection with single-family houses may be utilized to define spaces such as private gardens, patios, pools, etc., rather than delineating lot lines. Privacy fences and walls, in all cases, shall be limited to small enclosures around the house, unless the Master Developer provides for an alternative as part of the overall subdivision plan. Fences and walls shall be architectural extensions of the house or other buildings, and shall be constructed using like materials and colors as the house or that complement the building architecture, such as decorative wood. Wrought iron may be acceptable for pools. Finished face of any fence shall face adjacent lots.

**Driveway**
Driveways shall be asphalt, concrete, or brick/concrete pavers.

Driveway aprons shall be constructed to accommodate a 10’-18’ driveway at the Right-of-Way line. Minimizing the width of the curb cut at the street reinforces the strength of the street edge and tree lawn.

Sidewalk pavement and cross slopes shall take precedent over those of driveways where the two cross. Driveway aprons shall be concrete and include a 2’-6’ flare. The same concrete should be used for driveway and sidewalk.

Auto-courts of side-loaded garages are permitted to be a maximum of 28’ and extend past the side-loaded garage for parking. Auto-courts of side-loaded garages and the parking area, if provided, shall be screened from the street, adjoining lots and Prominent Views with a 4’ screen, at installation, consisting of hedge, plantings, decorative fences, or walls. Screen shall be complimentary with the building architecture and materials, lot plant palette, and design style. Shrubs used for auto-court screening may be applied to Side Yard required quantities. Auto-courts should include decorative paving features such as paver patterns, banding, edging, cobblestone paving, etc. The use of natural materials is encouraged. Rain gardens are encouraged and should be designed to accept runoff from driveway and auto-court areas.

Basketball hoops may be permitted with DRB approval.

**Front Yards**
See Landscaping Requirements Matrix for requirements.

Planting beds must be raised a minimum of 6” from adjacent finish grade and shall be designed with a diverse plant palette and an appropriate mix of deciduous and evergreen material, but shall convey a consistent style or appearance. Corner lots and Prominent View Lots will be held to a higher standard of design and may be required to provide additional landscaping to meet DRB approval.

Plantings shall be designed to secondarily transition the space of the front door and the materials of the house into the front yard and streetscape.

Plantings should be designed to coordinate with architectural features of the adjoining building elevation, and should be selected so as not to overgrow their intended locations and heights. Front yards may be planted with combinations of lawn, ground cover, perennials, shrubs, ornamental trees, and shade trees.

Use of irrigation is encouraged.
### II. Design Standards

#### Side Yards
See Landscaping Requirement Matrix for requirements.

Side yard plantings are intended to create a buffer and soften the transition between homes and break up side elevation views from Prominent Views. The layout and location of side yard plantings should be coordinated with any existing plantings on the adjacent lot. All utility meters, air conditioning equipment, exhaust pipes, generators, valve covers, irrigation equipment, other service structures and architectural bump-outs shall be located to the side or rear of the building, and any structure located on the side shall be completely screened. Screen materials may include evergreen shrubs, a mix of evergreen and deciduous shrubs, decorative fences or walls. Perennials and ornamental grasses are not acceptable for screening.

All materials shall be consistent with the home’s architecture and landscaping and shall be installed at a height minimum that matches the height of the item being screened.

Intended utility locations must be indicated on the plot plans and building elevations as part of the design review submittal. Above ground utility lines, conduit, vents or risers, and any exposed PVC shall be painted to match the color of the adjoining house surface.

#### Rear Yards
See Landscaping Requirement Matrix for requirements.

All lots shall provide design details indicating outdoor living areas, such as, patios, decks, or stairs, with landscaping. Plantings should be designed to coordinate with architectural features of the adjoining building elevation and outdoor living areas and should be a mix of species and a mix of evergreen and deciduous materials. Prominent View Lots will be held to a higher standard of design and will be required to provide additional landscaping to meet DRB approval.

For all lots, stairs, decks and/or landings are required to be provided at a minimum width of the rear doorway including window, if provided. Refer to Exhibit A-3 for acceptable minimum stair/landing examples. Prominent View Rear Yards are encouraged to have outdoor living areas (such as patios or decks). Lots will be reviewed on an individual basis and may require different improvements due to the location, size, visibility or walkout capability.

Decks must be stained, painted, or integrally colored composite material. Unfinished pressure treated surface decks and associated steps are not permitted. Stairs and stoops, without a deck or landing, and limited to a maximum of 18 square feet, may be permitted to be unfinished pressure treated lumber if appropriately detailed and landscaped. Unfinished cedar may be permitted for surface materials. Unexposed structure framing may be pressure treated wood. Decks shall include skirt panels, such as lattice, board-on-board, or board and batten, to screen underneath the deck. Under-deck storage is permitted by way of an access gate matching the skirt material. Decks should include foundation plantings to the approval of the DRB.

All walkout stairs and steps will be reviewed by the DRB case by case based on the location of the lot.

Privacy screening shall only consist of landscaping. Fences or walls shall not be permitted except as defined above in “Walls/Fences”.

In-ground pools may be permitted in Rear Yards only and shall not encroach into Side Yard or Rear Yard setbacks. All pool equipment shall not encroach into setbacks and shall be screened with respect to adjoining properties and Prominent Views. Pool fencing shall meet the requirements
II. Design Standards

indicated in “Walls/Fences” and should not enclose the perimeter.

Stand-alone hot tubs may be permitted in Rear Yards only and shall not encroach into Side Yard or Rear Yard setbacks. Hot tubs should be enclosed in a framed decking structure that provides screening and also establishes a bench or platform around part of the edge of the hot tub. Hot tubs on decks are also permitted and should be placed in a similar framed structure which may be integrated into the deck design. Hot tubs may be constructed as part of the house and shall be flush with the top of the paving or deck. Hot tubs shall be screened with respect to adjoining properties and Prominent Views. Screen plants shall include evergreen shrubs, a mix of evergreen and deciduous shrubs, decorative fences, or walls.

All recreation/play equipment shall be permitted in Rear Yards only and shall not encroach into Side Yard building setbacks. Equipment is required to be natural or earthtone colors such as, green, brown, terra-cotta, etc. Play sets shall be screened from Prominent Views. Screen plants shall be a cluster massings of large evergreen shrubs or a mix of large evergreen and deciduous shrubs to the approval of the DRB.

Compost piles shall be permitted in Rear Yards only and shall be contained and screened with respect to adjoining properties and Prominent Views.

Vegetable gardens shall be permitted in Rear Yards only and must be kept organized, weed-free, in good repair and appearance. Screening consisting of evergreen shrubs, a mix of evergreen and deciduous shrubs, decorative fences, or walls should be provided if regular maintenance will be a concern.

Corner Lots
See Landscaping Requirements Matrix for requirements.

Corner lot plantings are intended to buffer and soften elevation views from view of the street.

Plant Material
See Landscaping Requirements Matrix for requirements and minimum plant sizes.

Required trees shall be deciduous species. Large shade trees shall have a clear canopy height of 8’ or higher. Trees should be distributed among Front, Side and Rear Yard spaces, depending on requirements and design.

The use of native Ohio plants is encouraged.

All lawn areas shall be finish graded, cleared of rocks, and seeded or sodded. Lawn grass type shall be selected for drought tolerance and hardiness. See Landscape Requirement Matrix for requirements.

Open Space & Golf Course
The Master Developer or the Golf Course owner may create natural and common area landscaping at property lines. Home Builders and Homeowners shall not be permitted to maintain, mow, plant, or otherwise disturb Open Space and Golf Course landscapes or materials.
### II. Design Standards

#### 2. Landscaping Requirements Matrix

<table>
<thead>
<tr>
<th>Standard Lot</th>
<th>≤ 99’</th>
<th>100’+</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Yard</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Foundation Planting</td>
<td>1. A planting bed shall be provided along the length of the entire elevation fronting a primary street, except for locations of doors and garage access.</td>
<td>1. A planting bed shall be provided along the length of the entire elevation fronting a primary street, except for locations of doors and garage access.</td>
</tr>
<tr>
<td></td>
<td>2. The bed shall be of a minimum area of four-hundred (400) square feet, a minimum depth of six (6) feet from the building façade.</td>
<td>2. The bed shall be of a minimum area of five-hundred (500) square feet, a minimum depth of six (6) feet from the building façade.</td>
</tr>
<tr>
<td>c. Trees</td>
<td>Two shade trees, plus one ornamental tree shall be located between the building and Right-Of-Way line.</td>
<td></td>
</tr>
<tr>
<td><strong>Side Yard</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Foundation Planting</td>
<td>A planting bed shall be provided in both Side Yards and shall be a minimum depth of four (4) feet from the building façade and sized in accordance with the required plant quantities.</td>
<td></td>
</tr>
<tr>
<td>b. Minimum Plant Quantities</td>
<td>1. Minimum of ten (10) Intermediate Shrubs and three (3) Large Shrubs shall be provided and should be distributed between both Side Yards.</td>
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<tr>
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<td>2. Minimum of three (3) shrubs should be provided in a Side Yard with the remaining required shrubs provided in the opposite Side Yard.</td>
<td></td>
</tr>
<tr>
<td>c. Trees</td>
<td>One (1) ornamental tree shall be located between the building and lot line.</td>
<td></td>
</tr>
</tbody>
</table>
II. Design Standards

<table>
<thead>
<tr>
<th>Standard Lot</th>
<th>≤ 99’</th>
<th>100’+</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Additional Requirements</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. General</td>
<td>1. The planting plan shall illustrate full-coverage of the bed by plant material at mature sizes.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. All planting beds shall be raised a minimum of 6” from adjacent finish grade.</td>
<td></td>
</tr>
<tr>
<td>b. Additional Plant Quantities</td>
<td>The remainder of any planting bed is required to be filled with mixed plantings of perennials, shrubs, or groundcover of any type or size. Annuals shall not be counted toward this requirement.</td>
<td></td>
</tr>
<tr>
<td>c. Plant Material Specifications at installation</td>
<td>• Deciduous shade trees: 2.5 inch caliper&lt;br&gt;• Ornamental Trees: 1.5 inch caliper (if multi-stem: 6’ tall)&lt;br&gt;• Evergreen Trees: 6’ minimum height&lt;br&gt;• Small Shrubs: 18” minimum height, Class 3 Container – Plants shall mature to a height of up to 36”&lt;br&gt;• Intermediate Shrubs: 24” minimum height, Class 5 Container – Plants shall mature to a height of 3’ to 7’&lt;br&gt;• Large Shrubs: 36” minimum height, Class 7 Container – Plants shall mature to a height of 7’&lt;br&gt;• All Front Yard, Side Yard, and Rear Yard trees shall be selected from the approved plant list.&lt;br&gt;• All plants shall meet or exceed the standards defined in American Standards for Nursery Stock by ANSI Z60.1-2014</td>
<td></td>
</tr>
<tr>
<td>d. Lawn</td>
<td>For lots less than 0.3 acres, all turf shall be sod. For lots 0.3 acres or more, all turf in front and side yards shall be sod, the remainder may be seeded, with DRB approval.</td>
<td></td>
</tr>
<tr>
<td>e. Screening</td>
<td>1. Auto-courts of side loaded garages shall be screened from the street and from adjoining lots with a 4’ screen consisting of hedge, plantings, decorative fences, or walls. Screen shall be complementary with the building architecture and materials, lot plant palette and design style.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. All utility meters, air conditioning equipment, exhaust pipes, valve covers, irrigation equipment, other service structures and architectural bump outs shall be located to the side or rear of the building and shall be screened. Screen materials may include evergreen shrubs, a mix of evergreen and deciduous shrubs, decorative fences or walls. All materials shall be consistent with the home’s architecture and landscaping and shall reach a mature height that at minimum matches the height of the item being screened. Utilities permitted within Front Yards with DRB approval shall be screened.</td>
<td></td>
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<tr>
<td></td>
<td>3. Shrubs used for auto-court and utility screening may be applied to Side Yard required quantities.</td>
<td></td>
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</tbody>
</table>

See Exhibit A-1 Standard Lot Example Layout for reference.
## II. Design Standards

<table>
<thead>
<tr>
<th>Prominent View Lot</th>
<th>( \leq 99 )</th>
<th>( 100 + )</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Yard</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Foundation Planting</td>
<td>1. A planting bed shall be provided along the length of the entire elevation fronting a primary street, except for locations of doors and garage access. 2. The bed shall be of a minimum area of four-hundred (400) square feet, a minimum depth of six (6) feet from the building façade.</td>
<td>1. A planting bed shall be provided along the length of the entire elevation fronting a primary street, except for locations of doors and garage access. 2. The bed shall be of a minimum area of five-hundred (500) square feet, a minimum depth of six (6) feet from the building façade.</td>
</tr>
<tr>
<td>c. Trees</td>
<td>Two shade trees, plus one ornamental tree shall be located between the building and Right-Of-Way line.</td>
<td></td>
</tr>
<tr>
<td><strong>Side Yards</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Foundation Planting</td>
<td>A planting bed shall be provided in both Side Yards and shall be a minimum depth of 4’ from the building façade and sized in accordance with the required plant quantities.</td>
<td></td>
</tr>
<tr>
<td>b. Minimum Plant Quantities</td>
<td>1. Minimum of fourteen (14) Intermediate Shrubs and three (3) Large Shrubs shall be provided and should be distributed between both Side Yards. 2. Minimum of three (3) shrubs should be provided in a Side Yard with the remaining required shrubs provided in the opposite Side Yard.</td>
<td></td>
</tr>
<tr>
<td>c. Trees</td>
<td>One (1) ornamental tree shall be located between the building and lot line.</td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Foundation Planting</td>
<td>1. A planting bed shall be provided along the length of the entire elevation facing the rear lot line, except for locations of doors and outdoor living spaces. 2. The bed shall be of a minimum area of two-hundred (200) square feet, and a minimum depth of 3’ from the building façade.</td>
<td></td>
</tr>
<tr>
<td>b. Minimum Plant Quantities</td>
<td>Minimum of seven (7) Small Shrubs or five (5) Intermediate Shrubs per 20 lineal feet of rear building facade.</td>
<td></td>
</tr>
<tr>
<td>c. Trees</td>
<td>One Shade Tree, plus two (2) Evergreen Trees or one (1) Shade Tree, one (1) ornamental Tree and three (3) Large Evergreen or Deciduous Shrubs shall be located between the building and rear lot line.</td>
<td></td>
</tr>
<tr>
<td><strong>Corner Lots/Secondary Frontage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Foundation Planting</td>
<td>1. Corner Lots/Secondary Frontage requirements shall be provided in lieu of the Side Yard requirements. 2. A planting bed shall be provided along the length of the entire elevation fronting a secondary street, except for locations of doors and garage access. 3. The planting bed shall be a minimum depth of 4’ from the building façade and sized in accordance with the required plant quantities.</td>
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</tbody>
</table>
### II. Design Standards

<table>
<thead>
<tr>
<th>Prominent View Lot</th>
<th>≤ 99</th>
<th>100 +</th>
</tr>
</thead>
</table>
2. Secondary frontage treatment may be required by the DRB for lots adjoining or terminating Prominent Views.  
| c. Trees           | One (1) Ornamental Tree located between the building and lot line and one (1) Shade Tree and three (3) Large Shrubs in the Rear Yard along the secondary street Right-Of-Way. | One (1) Ornamental Tree located between the building and lot line and one (1) Shade Tree and three (3) Large Shrubs in the Rear Yard along the secondary street Right-Of-Way. |

### Additional Requirements

#### a. General

1. The planting plan shall illustrate full-coverage of the bed by plant material at mature sizes.  
2. All planting beds shall be raised a minimum of 6” from adjacent finish grade.

#### b. Additional Plant Quantities

The remainder of any planting bed is required to be filled with mixed plantings of perennials, shrubs, or groundcover of any type or size. Annuals shall not be counted toward this requirement.

#### c. Plant Material Specifications at installation

- Deciduous shade trees: 2.5 inch caliper  
- Ornamental Trees: 1.5 inch caliper (if multi-stem: 6’ tall)  
- Evergreen Trees: 6’ minimum height  
- Small Shrubs: 18’’ minimum height, Class 3 Container – Plants shall mature to a height of up to 36’’  
- Intermediate Shrubs: 24’’ minimum height, Class 5 Container – Plants shall mature to a height of 3’ to 7’  
- Large Shrubs: 36’’ minimum height, Class 7 Container – Plants shall mature to a height of 7’  
- All Front Yard, Side Yard, and Rear Yard trees shall be selected from the approved plant list.  
- All plants shall meet or exceed the standards defined in American Standards for Nursery Stock by ANSI Z60.1-2014

#### d. Lawn

All turf shall be sod.

#### e. Screening

1. Auto-courts of side loaded garages shall be screened from the street and from adjoining lots with a 4’ screen consisting of hedge, plantings, decorative fences, or walls. Screen shall be complementary with the building architecture and materials, lot plant palette and design style.  
2. All utility meters, air conditioning equipment, exhaust pipes, valve covers, irrigation equipment, other service structures and architectural bump outs shall be located to the side or rear of the building and shall be screened. Screen materials may include evergreen shrubs, a mix of evergreen and deciduous shrubs, decorative fences or walls. All materials shall be consistent with the home’s architecture and landscaping and shall reach a mature height that at minimum matches the height of the item being screened. Utilities permitted within Front Yards with DRB approval shall be screened.  
3. Shrubs used for auto-court and utility screening may be applied to Side Yard or Corner Lot/Secondary Frontage required quantities.

See Exhibit A-2 Prominent View Lot Example Layout for reference.
### 3. Plant List-Permitted Materials

#### Shade Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer platanoides</td>
<td>Norway Maple</td>
</tr>
<tr>
<td>Acer rubrum</td>
<td>Red Maple</td>
</tr>
<tr>
<td>Acer saccharum</td>
<td>Sugar Maple</td>
</tr>
<tr>
<td>Acer x freemanii</td>
<td>Freeman Maple (various cultivars)</td>
</tr>
<tr>
<td>Betula nigra ‘Heritage’</td>
<td>Heritage River Birch</td>
</tr>
<tr>
<td>Carpinus betulus</td>
<td>European Hornbeam</td>
</tr>
<tr>
<td>Carpinus caroliniana</td>
<td>American Hornbeam</td>
</tr>
<tr>
<td>Carya ovata</td>
<td>Shagbark Hickory</td>
</tr>
<tr>
<td>Corylus colurna</td>
<td>Turkish Filbert</td>
</tr>
<tr>
<td>Fagus grandiflora</td>
<td>American Beech</td>
</tr>
<tr>
<td>Fagus sylvatica</td>
<td>European Beech</td>
</tr>
<tr>
<td>Ginkgo biloba</td>
<td>Ginko</td>
</tr>
<tr>
<td>Gleditsia triacanthos var. inermis</td>
<td>Thornless Honeylocust</td>
</tr>
<tr>
<td>Gymnocladus dioica</td>
<td>Kentucky Coffeetree</td>
</tr>
<tr>
<td>Liquidambar styraciflua</td>
<td>Sweetgum</td>
</tr>
<tr>
<td>Lirodendron tulipifera</td>
<td>Tuliptree</td>
</tr>
<tr>
<td>Nyssa sylvatica</td>
<td>Blackgum</td>
</tr>
<tr>
<td>Quercus alba</td>
<td>White Oak</td>
</tr>
<tr>
<td>Quercus palustris</td>
<td>Pin Oak</td>
</tr>
<tr>
<td>Quercus rubra</td>
<td>Red Oak</td>
</tr>
<tr>
<td>Quercus shumardii</td>
<td>Shumard Oak</td>
</tr>
<tr>
<td>Ulmus x (various improved varieties)</td>
<td>Elm</td>
</tr>
<tr>
<td>Zelkova serrata</td>
<td>Zelkova</td>
</tr>
</tbody>
</table>

#### Ornamental Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer ginnala</td>
<td>Amur Maple</td>
</tr>
<tr>
<td>Acer grisseum</td>
<td>Paperbark Maple</td>
</tr>
<tr>
<td>Acer palmatum</td>
<td>Japanese Maple</td>
</tr>
<tr>
<td>Acer tataricum</td>
<td>Tatarian Maple</td>
</tr>
<tr>
<td>Amelanchier laevis</td>
<td>Alleghany Serviceberry</td>
</tr>
<tr>
<td>Amelanchier x grandiflora</td>
<td>Apple Serviceberry</td>
</tr>
<tr>
<td>Betula nigra ‘Fox Valley’</td>
<td>Fox Valley River Birch</td>
</tr>
<tr>
<td>Cercis canadensis</td>
<td>Redbud</td>
</tr>
<tr>
<td>Cornus alternifolia</td>
<td>Pagoda Dogwood</td>
</tr>
<tr>
<td>Cornus kousa chinensis</td>
<td>Chinese Dogwood</td>
</tr>
<tr>
<td>Cornus mas</td>
<td>Cornelian Cherry</td>
</tr>
</tbody>
</table>
### II. Design Standards

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crataegus (various)</td>
<td>Hawthorn</td>
</tr>
<tr>
<td>Halesia carolina</td>
<td>Carolina Silverbell</td>
</tr>
<tr>
<td>Magnolia virginana</td>
<td>Sweetbay Magnolia</td>
</tr>
<tr>
<td>Malus (various)</td>
<td>Flowering Crabapple</td>
</tr>
<tr>
<td>Prunus (various)</td>
<td>Flowering Cherry / Plum</td>
</tr>
<tr>
<td>Quercus glandulifera</td>
<td>Konara Oak</td>
</tr>
<tr>
<td>Sassafras albidum</td>
<td>Sassafras</td>
</tr>
<tr>
<td>Syringa reticulata</td>
<td>Japanese Tree Lilac</td>
</tr>
</tbody>
</table>

Notes: Each species of plant has unique growth characteristics. Likewise, each species of plant has varying needs for particular site conditions. Plants from this list should be matched to appropriate locations, considering the unique conditions of each site, including soil characteristics, drainage, microclimate and seasonal changes and maintenance availability. Plants should be scrutinized for ultimate size, growth rate, and need for maintenance, so as not to over-grow their intended locations. No plant stops growing once it reaches its “mature” size. It is recommended that a horticulturist and/or a landscape architect be consulted when choosing landscape materials and locations.
II. Design Standards

Exhibit A-1
Standard Lot Example Layout

- Front Yard landscaping that compliments architecture and defines the lot
- Auto-court screened the entire length of the elevation and can be included in the Side Yard requirements
- Side Yard landscaping softens the transition between houses
- All Utilities screened

Front Yard landscaping that compliments architecture and defines the lot
II. Design Standards

Exhibit A-2
Prominent View Lot Example Layout

- Landscape to frame/break-up views out to/into the Prominent View (includes Golf Course)
- Side Yard landscaping softens the transition between houses
- Defined outdoor living space in Rear Yard
- All utilities screened
- Front Yard landscaping that complements architecture and defines the lot
- Stone or brick pavers or exposed aggregate concrete are encouraged to be provided on driveways
II. Design Standards

Exhibit A-3
Examples of rear stairs that are acceptable. Please note the photos are not representative of rear landscape expectations. The DRB requires stairs to be appropriately scaled with a finished look that may include the following key elements: risers, finished handrails, and paint.
II. Design Standards

D. Miscellaneous Site Development Standards

1. Project Maintenance & Lots: Property upkeep: The Lot Owner is responsible for all maintenance and vacant property upkeep. Vacant lots are, at a minimum, to be seeded lawn and mowed.

2. Property Upkeep:
   a. Maintenance - The Lot Owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials, site amenities, structures, plants, and trees in accordance with these design guidelines. All landscape materials shall be maintained in a healthy, neat appearance. All plant material shall be kept free of debris and refuse. If lawn, plant or tree dies, it is the responsibility of the Lot Owner to replace it with the same material immediately. All hardscape and irrigation equipment shall be maintained in good condition.
   b. Irrigation - The use of in-ground sprinkler systems is recommended.

3. General Lighting and Signage
   a. Site lighting and signage standards
      1. Lighting shall be designed as an aesthetic feature and provide continuity within all Northstar neighborhoods. Lighting fixtures should be complimentary to the architectural style of the house. Fixtures should be constructed of antiqued materials appropriate to the era of the architectural style.
      2. Each residence shall be required to install a lamp post. Due to the diversity of the homes and architectural styles, each residence may select an architecturally appropriate lamp post. If an architecturally appropriate lamp post is not selected, the residence must use a lamp post that resembles the permitted standard light fixture - Phillips Hadco “Independence” (V151) 70 Watt metal-halide, 120 volt, black powdercoat finish. The pole shall be three inch outside diameter steel or aluminum straight smooth pole, six feet in height above grade, black powdercoat finish.
      3. Additional lighting such as back porch, deck, yard lighting or landscape walk lighting are permitted provided that the foot-candle level does not exceed .1 foot candles at the property line, and .5 foot candles at any setback line.
      4. External lighting within all neighborhoods shall be full cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.
      5. All types of parking, pedestrian and other lighting shall be on poles or wall mounted full cut-off type fixtures.
      6. All lighting shall be uniform in color.

Typical Yard Light Detail

*See cut-sheet on following page.
## II. Design Standards

Typical Yard Light Cut-Sheet

### Independence (V151) Specification Sheet

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Location</th>
<th>MFG: Philips Hadco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixture Type</td>
<td>Catalog No:</td>
<td>Qty:</td>
</tr>
</tbody>
</table>

### Ordering Guide

Example: V151 A B3 N D 70S E

<table>
<thead>
<tr>
<th>Product Code</th>
<th>V151</th>
<th>Independence</th>
</tr>
</thead>
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<tr>
<td>Finish</td>
<td>A</td>
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<tr>
<td></td>
<td>B</td>
<td>White</td>
</tr>
<tr>
<td></td>
<td>G</td>
<td>Verde</td>
</tr>
<tr>
<td></td>
<td>H</td>
<td>Bronze</td>
</tr>
<tr>
<td></td>
<td>J</td>
<td>Green</td>
</tr>
<tr>
<td>Optics</td>
<td>B3</td>
<td>Type III Refractive Panels</td>
</tr>
<tr>
<td></td>
<td>B5</td>
<td>Type V Refractive Panels</td>
</tr>
<tr>
<td></td>
<td>T3</td>
<td>Type III Cutoff</td>
</tr>
<tr>
<td></td>
<td>T5</td>
<td>Type V Cutoff</td>
</tr>
<tr>
<td></td>
<td>V3</td>
<td>Vertical Rib Type III</td>
</tr>
<tr>
<td></td>
<td>V6</td>
<td>Vertical Rib Type V</td>
</tr>
<tr>
<td>Photo Control</td>
<td>N</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>B</td>
<td>Button Eye Photo Control</td>
</tr>
<tr>
<td></td>
<td>R</td>
<td>Twist-lock Receptacle</td>
</tr>
<tr>
<td>Socket</td>
<td>D</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>G</td>
<td>Mogul</td>
</tr>
<tr>
<td>Wattage</td>
<td>70S</td>
<td>70W HPS</td>
</tr>
<tr>
<td></td>
<td>100S</td>
<td>100W HPS</td>
</tr>
<tr>
<td></td>
<td>150S</td>
<td>150W HPS</td>
</tr>
<tr>
<td></td>
<td>250S</td>
<td>250W HPS</td>
</tr>
<tr>
<td></td>
<td>70H</td>
<td>70W MH</td>
</tr>
<tr>
<td></td>
<td>100H</td>
<td>100W MH</td>
</tr>
<tr>
<td></td>
<td>150H</td>
<td>150W PMH</td>
</tr>
<tr>
<td></td>
<td>250H</td>
<td>250W PMH</td>
</tr>
<tr>
<td>Voltage</td>
<td>E</td>
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</tr>
<tr>
<td></td>
<td>F</td>
<td>208V</td>
</tr>
<tr>
<td></td>
<td>G</td>
<td>240V</td>
</tr>
<tr>
<td></td>
<td>H</td>
<td>277V</td>
</tr>
</tbody>
</table>

*1 Twistlock receptacle (R) not available with 347V (K).
*2 Available with Mogul base (G) socket only.
*3 Available with Medium base (D) socket only.

**NOTE:** Add “LLR” to end of fixture coding for “Less Ladder Rest” option.

### Specifications

#### HOUSING:
360 low-copper die-cast aluminum alloy. Tool-less lamp access. Tool-less ballast access. Twist-lock ballast assembly with quick disconnects for easy maintenance. A weatherproof ballast assembly isolates the ballast from water and heat for longer life. The optional photo control eye or twist-lock receptacle is located in the ballast enclosure for easy access via a removable door. Hinged roof with stainless steel spring latch. All non-ferrous fasteners prevent corrosion and ensure longer life. Decorative cast aluminum Ladder Rest. Slip Fitter Dimensions: 3” I.D. x 3” deep.

#### FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

#### OPTICAL ASSEMBLY:

#### LAMPING:

#### ELECTRICAL ASSEMBLY:
Twistlock Ballast Assembly with Quick Disconnects for easy maintenance. Ballasts are HPF core and coil. 4kv rated porcelain mini-can base. Nickel-plated screw shell with center contact. 4kv rated mogul base porcelain socket. Nickel-plated screw shell with center contact.
II. Design Standards

7. Residential lighting requirements - A minimum of one coach or pendant light fixture must be provided at the front porch or door surround. Garages should have a minimum of one coach or other appropriate light fixture per 8’ of garage door. See the sketches below. Large porches may use recessed can fixtures for additional lighting. Ceiling fans without lights are also acceptable on large porches.
II. Design Standards

b. Site Signage

1. Residential For Sale Signs: Initial Sale (Prior DRB approval is required). Signage indicating the sale of the homes from the Approved Home Builder to the initial Lot Owner is permitted on lots owned or optioned by the builder. Signage should be framed in metal and mounted 6”-12” above grade. Signage shall be made of sturdy material (i.e. wood, metal, hard plastic) and shall not exceed 26”x 32”. Sign shall include the builder logo, builder telephone number, and “FOR SALE” in standard brand fonts. It is encouraged that the sign also includes the lot number and address. Under no circumstances shall the lot number or address be spray painted or handwritten on the foundation, cardboard, plastic, or an additional wooden sign. Only one sign is permitted per lot.

Signage is required to be updated and maintained by the Home Builder. Damaged signs must be replaced in a timely manner.

2. Residential For Sale Signs: Re-sale (prior DRB approval not required). Signs indicating the sale or resale of residences are permitted and shall be limited to seven square feet in area and three feet in height. Signs must be located on the subject property, and in such a sway as to not interfere with the safe movement of vehicular or pedestrian traffic. All signs shall be removed within 14 days after the sale has occurred. Only one such ground or window sign per street frontage is permitted for the sale or resale of a home.

Signs indicating the rental or lease of a single family home may be permitted on a case by case basis and be approved by the DRB.

3. Open House Signs (prior DRB approval not required). Signs promoting an open house for property that is available for sale, rent, or lease are permitted, provided that only three such signs for each open house are used. Signs shall not be installed more than two hours before the open house and removed no more than two hours following conclusion of the open house. Signs shall not exceed seven square feet in area or three feet in height and must not be located in such a way that would interfere with the safe movement of vehicular or pedestrian traffic. Such ground signs may not be located within medians.

4. Model Home Signage. See Appendix A for details and standards.

5. Lot Construction Signs. Construction signs for individual Home Builders and/or lots shall be approved by the DRB prior to installation and shall be professionally constructed and displayed. At no time should a spray-painted piece of plywood serve as a sign or address nor should the address be spray painted on the foundation of a home. Minimum content of the sign should include Home Builder’s name, lot number, and home address.
II. Design Standards

c. Standard Mail Box

Each residence shall be required to install a standard mailbox with standardized numerals. Mailboxes shall be Cedar Craft Products, Inc. (614-759-1600) “Standard Black Metal Box” [(F) BL Box] mounted to a 4”x 4” cedar post and arm stained “Ebony” (black), with silver reflective house numbers on both sides. The DRB can replace the standard mailbox with like product.

d. Standard Housing Number

Each residence shall be required to install standard house numbers in a common location to the right of the front door or on the right side of home if porch is incorporated.

Standard Mail Box Details

STANDARD MAIL BOX - SIDE ELEVATION

F: Standard Black Mailbox; black mailbox shall be installed on a black post assembly. Silver numbers shall be placed vertically on both sides of post to be read from top to bottom.
II. Design Standards
A completed application and the following documents must be submitted by the Approved Home Builder for review and approval by the Northstar Design Review Board (DRB). *

- For Bluestem Neighborhood submit all documents to Kristin McVay at: mcvayk1@nationwide.com
- For Kenley Neighborhood submit all documents to Samantha Grieser at: grieses1@nationwide.com

Include the following documents with your submission:
- Plot plan
- Elevations and floor plans
- Exterior materials and color selections
- Exterior lighting and fixtures
- Landscaping and site improvements application and landscape plan
- Check for design review fee** - $500 Kenley / $300 Bluestem
  - Make check payable to Northstar DRB and mail to:
    7920 Brock Rd
    Plain City, OH 43064

Neighborhood: ___________________________ Lot Number: __________
Address: __________________________________________________________
Name of Builder: ___________________________________________________
Construction Manager Contact Information: ______________________________
House Name: ___________________________ Elevation: ________________
Lot Size:  
  <89’    90-99’  100+  Standard Lot:    Prominent View Lot:  
ARCHITECTURAL STYLE (check only one)
American Farmhouse  Bungalow  Colonial/Cape Cod  Contemporary Farmhouse
Craftsman  English Cottage  English Manor  Federal
Folk Victorian  French Cottage  French Manor  Georgian
Greek Revival  Italianate  Queen Anne  Shingle
Southern Colonial  Tudor
BUILDING SQUARE FOOTAGE: ______________ Square Feet

* A conceptual review may be requested. Documents required include application, front elevation and estimated square footage. Additional information is encouraged but not required. A conceptual review fee of $150 is due at the time of submission.
** At the discretion of the DRB, excessive submittals may result in additional fees.
Appendix

Garage
Size: 2 Car ☐ 3 Car ☐ 4 Car ☐
Location: Auto Court ☐ Side-load ☐ Front-load ☐ Left ☐ Right ☐

Additional Items Requested for Approval (Check All That Apply)
Deck ☐ Patio ☐ Retaining Wall ☐ External Fireplace ☐ Other _______________________________

Exterior Materials and Colors
Brick: Manufacturer ____________________ Color __________________
Stone: Manufacturer ____________________ Color __________________
Stucco: Finish _________________________ Color __________________
Siding 1: Manufacturer __________________ Color __________________
Siding 2: Manufacturer __________________ Color __________________
Trim: Material _________________________ Color __________________
Shutters: Style _________________________ Color __________________
Front Door: Style _______________________ Color __________________
Garage Door: Style _____________________ Color __________________
Chimney: Material _____________________ Color __________________
Cupola: Material _______________________ Color __________________
Exterior Lighting: Style _________________ Color __________________

Comments or Requested Variances
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
A completed application with the information below must be submitted by the Approved Home Builder for review and approval by the Northstar Design Review Board. Incomplete submissions will not be accepted.

- For Bluestem Neighborhood submit all documents to Kristin McVay at: mcvayk1@nationwide.com
- For Kenley Neighborhood submit all documents to Samantha Grieser at: grieses1@nationwide.com

Neighborhood: _____________________________ Lot Number: ______________
Address: __________________________________________________________________
Contractor to Perform Work: __________________________________________________
Lot Size:  <89’  90-99’  100+  Standard Lot:  Prominent View Lot:  

REQUIRED PLAN INFORMATION
- Existing and proposed site conditions drawn to 1”=20’ including property lines, right-of-ways (with street name), easements, vegetation, project area and dimensions and building locations
- Plant list indicating quantity, common name, botanical name including variety or cultivar if applicable, specified minimum plant height at installation and container size
- Location of utility/service structures including:
  - A/C condensers, exhaust or intake vents on building walls
  - Transformers and utility boxes
  - Front yard lamp post
  - Above ground gas, water, electric, telephone line, meters, valve boxes, manholes, and catch basins
- Proposed driveways and auto courts including location, dimensions and materials
- Proposed walks including location, dimensions and materials
- Proposed hardscaping improvements including location, design, and details of patios, decks, steps and retaining walls
- Proposed lamp post fixture including color and height above grade

COMMENTS OR REQUESTED VARIANCES
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

48
PLANTING REQUIREMENTS
Applicant is responsible for providing quantities in the spaces below. See Landscaping Requirements Matrix in the Property Code, pages 30-33.

Front Yard
- Square Footage of Planting Area
- Quantity of Shrubs
- Planting Bed Depth
- Trees

Side Yard
- Square Footage of Planting Area
- Quantity of Shrubs
- Planting Bed Depth
- Trees

Rear Yard (if required)
- Square Footage of Planting Area
- Quantity of Shrubs
- Planting Bed Depth
- Trees

Corner Lot / Secondary Frontage (if required)
- Square Footage of Planting Area
- Quantity of Shrubs
- Planting Bed Depth
- Trees

Other Planting Requirements
- Utility/service structures screened from view
- Planting beds must be raised a minimum of 6” from finished grade
- Planting bed is required to be filled with mixed plantings
- Sod noted on plan
- Auto-courts of side-loaded garages shall be screened (if applicable)
Appendix B: Northstar Community Construction Guidelines

THE DESIGN REVIEW BOARD (DRB) HAS ADOPTED THE FOLLOWING CONSTRUCTION SITE GUIDELINES EFFECTIVE MAY 1, 2017. ENFORCEMENT OF THESE GUIDELINES IS THE RESPONSIBILITY OF DRB.

LOT OWNER, AS DEFINED IN THE NORTHSTAR PROPERTY CODE, IS A PERSON OR ENTITY, OTHER THAN THE MASTER DEVELOPER, THAT OWNS A SINGLE FAMILY LOT WITHIN THE NORTHSTAR COMMUNITY.

LOT MAINTENANCE AND TREE PROTECTION:
• Approved Home Builder (Builder) is required to maintain a neat and orderly construction site.
• Builder is required to replace or rebuild to existing conditions the improvements disturbed or damaged through construction including, without limitation, streets, curbs, street trees, and sidewalks.
• Builder shall not remove or relocate any street tree(s) without prior approval from the DRB. It is the Builder’s responsibility to familiarize themselves with the policies on street trees relocation and removal.
• Failure to protect street trees prior to excavation and throughout construction as stated, or failure to notify DRB of the removal or relocation of a tree could result in a fine of $200 per incident, plus the cost of tree protection installed at a rate of $150 per tree, plus the cost of tree replacement, if required.
• Lot Owner is required to mow and maintain lot, including weed trimming on a monthly basis between April and October. Seller, or seller’s designee, will mow all other lots not purchased.

EROSION CONTROL:
• Builder must adhere to the erosion control requirements (installation and maintenance) as stipulated by the governing authorities of Delaware County and the OEPA. Builder is responsible for submitting Individual Notice of Intent to OEPA for their construction storm water general permit. In addition to these requirements, Northstar Community requires that all lots are protected completely on all four sides with erosion controls at all times.
• Builder is required to contain erosion and sediment throughout disturbance period from entering swales, storm water collection system and storm water management facilities through use of perimeter controls (i.e. silt fence or straw waddles) and inlet protection (i.e. beaver dam or dandy bag). Controls cannot be removed prior to installation of sod.
• Failure to adhere to erosion control could result in a fine of $250 per occurrence plus reimbursement costs for removal of accumulated silt from storm water facilities.

SITE DRAINAGE:
• Property lines shared with adjacent lots may contain storm water runoff swales. Builders are required to verify that side and rear yard swales are constructed per approved subdivision grading plan prior to final site seeding/stabilization.

DIRT STORAGE AND GRADING:
• Excessive spoils/dirt should never be dumped on adjacent properties or the Northstar dirt pile.
Builder is responsible for hauling and properly disposing of excessive spoils/dirt.

- Site should be brought to final grade within 7 days of the completion of the exterior of the building weather permitting. Permanent or temporary stabilization (e.g. straw) are required to be installed within 7 days of completion of final grading. All disturbed areas within the lot that require temporary stabilization are to be permanently sodded within one (1) month into the spring growing season.
- Failure to adhere to dirt and grading requirements could result in a fine of $250 per occurrence plus reimbursement costs for restoring the area to an acceptable maintained condition.

TRASH CONTAINMENT:

- Builder shall provide containerized trash receptacle on lot at all times. At no time should trash be outside the container or allowed to blow onto other lots or into the street. A trash “fence” is not an approved trash containment system.
- A violation will be issued if there is any loose trash not in a dumpster, trash above the top of a dumpster or lightweight trash (such as Styrofoam, lightweight wrapping, etc.) visibly near the top of the dumpster, which is not weighed down and which appears that it could blow out of the dumpster with a modest level of wind.
- The violation must be addressed by the end of the following day after which the Builder receives the emailed violation notice. If the violation is not addressed within this time period, a $250 penalty will be assessed.

SANITATION FACILITIES:

- Sanitation facilities are required and are the responsibility of the Builder. It is the Builder’s responsibility to provide an adequate number of sanitation facilities to service the Builder’s contractors. The sanitation facilities must be placed within the lot and maintained at all times while in service. At no time shall sanitation facilities be placed in the street.

STORAGE AND PLACEMENT OF MATERIALS:

- Material, trash containment, sanitation facilities, or vehicles should not be placed on adjoining lots, within the street or common areas. Adjoining lots are to be maintained as open green space.
- Should a need arise that requires the use of an adjoining lot for construction activity, the Builder is required to obtain written permission from the Lot Owner and from the DRB prior to use of the lot. Should the request be granted, the Builder is responsible for maintaining the lot and returning it to its original condition, including grading and seeding the lot. At no time should weeds or debris be allowed to accumulate.
- Failure to adhere to these storage and placement policies could result in a fine of $250 per occurrence plus reimbursement costs for restoring the lot(s) to original condition.

PARKING:

- Under no circumstances should vehicles be parked on lots. All damage to curbs will be the responsibility of the Lot Owner to repair or replace.
- Under no circumstances should vehicles block or otherwise obstruct the flow of traffic.
- Overnight parking on the lot or on the street during construction is prohibited.
- Failure to adhere to parking requirements could result in a fine of $100 per occurrence plus reimbursement costs for restoring the area to original condition.
**STREET MAINTENANCE:**

- Builder is responsible for providing and maintaining an adequate stabilized construction entrance, parking, and storage area on the site. Under no circumstances should material of any type be delivered or stored in the street.
- Builder is responsible for maintaining clean street conditions. Should construction debris (mud, gravel, trash, concrete, etc.) be tracked onto the street, Builder shall be responsible for removing debris and cleaning the roadway daily.
- Builder is required to remove construction debris from any roadway to avoid damage to public infrastructure. Said damage is to be repaired to DRB and public agency’s satisfaction.
- Failure to adhere to street maintenance requirements could result in a fine of $250 per occurrence plus reimbursement costs for street to be cleaned and/or repaired. Violations and complaints may also be reported to DRB.

**LANDSCAPE / SOD:**

- Builder is required to have DRB approved landscape, hardscape, drive, and sidewalk(s) installed prior to sod being installed on the lot.
- Sod shall not be installed over the root ball of street trees.
- Material, rocks, debris, etc. removed from the lot in preparation for sod or seed shall not be placed on the sidewalk or in the street and shall be removed from the site within 3 days of accumulation. Under no circumstances shall such material be left on adjoining properties.
- Failure to adhere to landscape requirements could result in a fine of $500 per occurrence, plus all costs associated with reworking or replacing unapproved hardscape or landscape.
- See Landscape Standards in the Northstar Property Code for additional information.

**SIGNAGE:**

- Builder is required to have DRB approval for all signage.
- Signs shall be properly installed in the ground on the approved post and maintained in good condition. Broken, damaged, or faded signs shall be removed and replaced immediately. Under no circumstances should signage be leaned against trees or structures.
- Builder shall communicate the sign policy to all contractors, material men, and agents. Builder shall maintain site free of unapproved signs of all types. Under no circumstances shall temporary yard signs or messages be allowed.
- Failure to adhere to signage requirements could result in a fine of $250 per occurrence, plus reimbursement costs for providing appropriate signage and/or the removal of unapproved signs with or without notice.
- Model home signage must be approved by the DRB prior to installation. A model home permit is required and can be applied for by contacting Berkshire Township or Kingston Township, as the case may be.

**CONSTRUCTION HOURS OF OPERATIONS:**

- Due to the fact that homeowners will reside in the areas of construction activities, the DRB restricts exterior work on job sites to the hours between 7 am and 7 pm, all week long. Builders can mandate stricter guidelines, if desired, but are expected to abide by and enforce the restricted hours with their subcontractors. If other governing entities (i.e. Berkshire Township, Kingston Township and
Appendix

Delaware County) have differing guidelines, Builders must follow the strictest guideline.

**PROCEDURE FOR NOTICE OF VIOLATION AND FINES:**
Unless otherwise noted herein, upon receipt of a written notice from the Northstar DRB that you have violated any of the Northstar Community Construction Guidelines, you will have five days to correct the violation. If it is your first violation on the lot and you correct the violation within five days, no fine will be assessed. Fines will be immediately assessed if you do not correct the first violation within five days, and for any violation beyond the first. All fines and costs must be paid within 14 days. As the Lot Owner, you agree that you are responsible for the acts and omissions of all subcontractors and material-men performing work on or delivering materials to the lot. The violation of any provisions of these Northstar Community Construction Guidelines by you, any of your subcontractors or any of your material-men will create the following legal rights on the part of the Northstar DRB:
1. Suspension or removal of the Builder as an Approved Home Builder in Northstar Community; and
2. A direct cause of action against you by the Northstar DRB for all unpaid fines and costs that have been assessed.

**CONTACT INFORMATION:**
For any questions or concerns please contact:

John Willis
Northstar Property Manager
johnwillis@towneproperties.com
614-973-9484
Appendix C: Model Home Standards

AMENDMENT TO NORTHSTAR DEVELOPMENT AND ARCHITECTURAL STANDARDS [APPROVED BY BERKSHIRE TOWNSHIP ZONING COMMISSION 2016 11 03]

Administrative Amendment to Northstar Development and Architectural Standards Constituting Development Plan Text
The following Divergence from the Berkshire Township Zoning Code Section 11.04 (4) pertaining to Model Homes is a part of the Northstar Development and Architectural Standards constituting the Development Plan Text for the Northstar Development. The provisions of this Administrative Amendment shall apply to the Northstar Development in lieu in Berkshire Township Zoning Code Section 11.04 (4), as follows:

Model Homes. Model Homes, consisting of residential type structures which are representative of other dwellings offered for sale or to be built within Northstar and used as sales offices by builders and developers and to display products and features offered by builders and developers, are, subject to the issuance of a zoning permit by the Township (“Zoning Permit”), permitted as a temporary use within Northstar, and such Model Homes may be staffed and operated by marketing and sales personnel and agents of such builders and developers, without regard to any other model home provisions or home occupation or other commercial or business use provisions of the Berkshire Township Zoning Code. Model Homes shall be subject to the following restrictions:

• Location and Use – A Model Home may be used by a builder or developer for the marketing and sale of lots and/or dwelling units located within the Northstar Development. A Model Home may not be used as a dwelling. Resales of existing dwelling units within the Northstar Development shall not be conducted from the Model Home. The Model Home shall not be used to conduct sales of lots and/or dwelling units outside of the Northstar Development, except as an incidental occasional use for the benefit and convenience of a builder’s or developer’s customers.

• Hours of Operation – Model Homes shall close by 8:00 P.M. No Model Home shall be open on Sunday to the general public before 12:00 Noon.

• Lighting – Each Model Home may have a standard residential lamp post/lighting as currently required for all homes in the Northstar development and may have home and garage entrance lighting sconces or pendants, all of which may remain lighted overnight. With the exception of the foregoing, all exterior lighting (such as Model Home signage lighting) must be “down lighting”, so that no light shall be cast onto adjoining residential properties and shall be extinguished at the closing time of the Model Home.

• Parking – Model Homes shall not be required to have off-street parking.

• Signage – Signage for each Model Home shall be permitted, identifying Northstar, containing the logo and name of the builder or developer operating such Model Home, identifying the Model Home style, and setting forth hours of operation and pertinent contact information. There is no requirement that Model Home signage include all the foregoing; except that each sign must identify the Model Home as being a part of the Northstar Development. Such signage shall be placed only on the Model Home lot, from the front property line, a distance of a least one-half (50%) of the distance of the required front yard setback and shall not be located in any required side yard. Such signage shall be a monument type sign not to exceed sixteen (16) square feet of sign area per side and shall contain
no more than two (2) back to back sides with appropriate landscape treatments at its base. Lighting of Model Home signage shall be permitted. Plans for signage shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and must include: sign structure, graphics, location, lighting and landscape treatments.

- Screening and Trash Removal – A landscape plan shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and shall provide adequate landscaping and screening from adjoining residential lots. The owner of each Model Home shall arrange for trash to be picked up regularly in and around such Model Home and its lot.

- Limitation on Use – Each Model Home shall be used as a Model Home only for the period of time set forth in the Zoning Permit issued for such Model Home by the Township Zoning Officer, subject to such extensions as may be granted by the Township Zoning Officer. At such time as the Model Home ceases or is no longer permitted to be used as a Model Home, all signage shall be promptly removed.

- Each Model Home shall be required to obtain and maintain a Zoning Permit issued by the Township Zoning Officer. At the time of application for a Zoning Permit, the applicant must demonstrate compliance with the requirements and restrictions set forth above and throughout the term of the Zoning Permit, the applicant must comply with such requirements and restrictions. The Township Zoning Officer shall be charged with the responsibility of determining compliance of each Zoning Permit issued for a Model Home.

- Termination of Use – The use of a Model Home within the NorthStar Development shall be initially permitted for a period of up to thirty six (36) months after the completion and opening as a Model Home. Extensions of this time period, not to exceed one (1) year per extension, may be approved by the Township Zoning Officer upon application and payment of any applicable fee, provided that such an extension is not in conflict with the public interest and the primary use of the Model Home continues to be for the marketing and sale of lots and/or dwelling units located within the Northstar Development.

- No Model Home Zoning Permit shall be initially issued unless such Model Home and all requirements of these Model Home Development Standards have been approved by the Northstar Design Review Board.