

**OLENTANGY CROSSINGS (PRIVATE STREETS - Orange Township)
Specs for House Plan Approval**

With all house plan submittals, the following items are required or are to be noted on the plans.

SITE PLAN WITH GRADING

SQUARE FOOTAGE- 2,000 sq. ft. Single Story, 2,200 sq. ft. Two-story or Story and a half.

DRIVEWAYS - Concrete, asphalt or brick.

EXTERIORS, INCLUDING CHIMNEYS - Homes shall use natural materials such as: Stone, stucco, brick, wood, cultured stone, and eifs or cementitious siding. Aluminum and/or vinyl shall be allowed for trim details only such as soffits, gutters, shutters, etc., but shall not be used as a siding product. Include a color sample of exterior materials - colored renderings are acceptable.

GARAGE DOOR - Panel

ROOFING - Dimensional or dimensional look shingles.

WINDOWS - Wood, wood clad, or vinyl.

WINDOW TRIM - Relief detail at all windows on elevation where stucco is the primary material.

DRAINS - Building downspouts and drains shall be diverted to streets even if the downspout storm system needs to be split.

TYPICAL LOT - Side yard Setback - 12.5 feet
 Front yard Setback - 30 feet
 Rear yard Setback - 35 feet

SIDEWALKS - 4' wide sidewalks required per zoning.

STREET TREES - Required per zoning 1.5" in caliper, with one tree per lot and 2 trees per corner lots planted 4' behind the sidewalk along private streets.

SANITARY MANHOLES - Raised 6-inches above finished grade. Casting reset & reseeded if needed.

PRESERVATION AREA/OTHER - Sedimentation fencing required per Ohio EPA Best Management Practice. Individual lots are required to erect and maintain a 42" orange construction fence along the preservation boundary and open space boundary as it crosses or abuts the lot. The fence must be in place prior to any construction activity and/or the township issuing a zoning permit for this lot and be maintained during construction until home occupancy occurs.

All lots will have a uniform style of post lamps (if used) and mailboxes. Mailboxes are ordered through Cedarcraft 614-759-1600 Product code OLC6WF2W. Post lamps ordered through Northern Lighting, Contact Mark Metz 891-7600 Product code Hanover B9935 Blk with Adjusta Post 295-320-BK.