

CONSTRUCTION SCHEDULE:
PHASE 1 SHALL CONSIST OF THE CONSTRUCTION/RECONSTRUCTION OF THE ROAD TO SERVICE THE PROPOSED 16,000 SF RETAIL BUILDING AND LOT #2. ITS PROJECTED TO BE COMPLETED IN SPRING 2005.
PHASE 2 WOULD CONSIST OF THE CONSTRUCTION OF BROWN SCHOOL ROAD AND THE REMAINING 80,000 SF OF RETAIL. ITS PROJECTED TO BE COMPLETED IN FALL 2005.

MAINTENANCE STATEMENT:
THE MAINTENANCE OF THE PARKING LOTS AND LANDSCAPING FOR THIS FACILITY WILL BE THE RESPONSIBILITIES OF THE DEVELOPER, BEAR CREEK CAPITAL AND/OR ITS ASSIGNS OR AFFILIATES.

NOTE:
① THE FINAL P.U.D. PLAN SHALL MEET THE ZONING REQUIREMENTS WITHIN AN IB ZONE FOR PARKING, LOADING AND UNLOADING. THE FINAL DEVELOPMENT PLAN CAN BE MODIFIED TO INCORPORATE REVISIONS TO SITE PLAN AS THE SOURCE MATERIALS SHOWN ON THE PLAN IS MAINTAINED FOR THE SOURCE MATERIALS SHOWN ON THE PLAN.

PHASE II WOULD CONSIST OF THE CONSTRUCTION OF BROWN SCHOOL ROAD AND THE REMAINING 80,000 SF OF RETAIL. ITS PROJECTED TO BE COMPLETED IN FALL 2005.

THE MAINTENANCE OF THE PARKING LOTS AND LANDSCAPING FOR THIS FACILITY WILL BE THE RESPONSIBILITIES OF THE DEVELOPER, BEAR CREEK CAPITAL AND/OR ITS ASSIGNS OR AFFILIATES.

① THE FINAL P.U.D. PLAN SHALL MEET THE ZONING REQUIREMENTS WITHIN AN IB ZONE FOR PARKING, LOADING AND USAGE. THE FINAL DEVELOPMENT PLAN CAN BE MODIFIED TO INCORPORATE REVISIONS TO SITE PLAN AS LONG AS MINIMUM PARKING AND OPEN SPACE IS MAINTAINED FOR THE SQUARE FOOTAGE AS SHOWN ON THIS PLAN.

② THE LOADING ZONES FOR THE PROPOSED RETAIL BUILDINGS SHALL MEET THE REQUIREMENTS OF THE CITY AND WILL BE SHOWN ON THE FINAL P.U.D. PLAN FOR ITS SPECIFIC PHASE.

③ RETAIL SHOPS/SPACE UNDER 8,000 SQUARE FEET SHALL BE LIMITED TO 20,000 SQUARE FEET TOTAL, UNLESS SPECIFICALLY APPROVED BY PLAN COMMISSION IN THE FINAL DEVELOPMENT PLAN.

④ DEVELOPER SHALL IMPROVE OFFSITE SIDEWALK TO ENSURE HANDICAP ACCESS FROM THE ADJOINING NEIGHBORHOOD. SIDEWALK WILL BE DESIGNATED FOR REPLACEMENT AS DIRECTED BY THE CITY ENGINEER.

AND FROM EXISTING RESIDENCES.

⑥ ALL HANDICAP RAMPS SHALL CONFORM TO CURRENT A.D.A. STANDARDS

PRESTANDING SIGNAGE SHALL BE SIMILAR TO EXISTING NORTHWOODS DEVELOPMENT AND WILL BE LOCATED OFF-SITE. IT IS RECOMMENDED THAT A VARIANTE IS GRANTED TO PERMIT ADDITIONAL INTERESTY PYLON SIGNAGE AS PERMITTED BY THE EXISTING TEANANT IN LIEU OF PRESTANDING SIGNAGE ON NORTHWOODS. ALSO, IF THE EXISTING NORTHWOODS DEVELOPMENT NORTHWOODS DEVELOPMENT WILL BE PERMITTED WITHIN THE PUD, OUTLOTS SHALL BE LIMITED TO ONE MONUMENT (GROUND MOUNTED) DETACHED SIGN NO HIGHER THAN 5 FEET.

- ## LIST OF PERMITTED USES FOR SHOPPES OF NORTHWOODS

- A. General merchandise, food sales, home furnishings and retail sales as listed in Section 1258.02 (a), (b), (c), (d), and (e) of the City of Vandalia Zoning Code.
- B. Gasoline stations with or without food mart, excluding mechanical or auto body repair services.
- ~~C. New car dealerships and associated, incidental used car sales. This shall not include independent used car sales only.~~
- D. Lumber and home improvement centers, provided that all storage areas are screened or enclosed.
- E. Offices of insurance agents and brokers.
- F. Offices of real estate agents, appraisers, brokers, and managers.
- G. Offices of professional services (health care, legal, engineering, architectural, and accounting).
- H. Hotels and motels.
- I. Eating and drinking establishments.
- J. Medical clinics.
- K. Commercial and business support services such as business form design, office equipment and supply, interior office design and photographic services.
- L. Day care facilities: (Outlets Only)
- ~~M. Rental car leasing office.~~
- N. Restaurants and eating establishments with drive-through facilities. Such facilities including drive through provisions shall be limited to the outlot.
- O. Banks, savings and loans and credit agencies with or without drive-through facilities, and
- P. Barber and beauty shops.
1. Department stores
2. Variety stores
3. Mail order stores
4. Dry goods and general merchandise
5. Miscellaneous apparel and accessory stores
- B. Food sales, consisting of:
- 1). Grocery, meat, fish, fruit and vegetable sales
- 2). Dairy or bakery products
- 3). Specialty food stores
- 4). Miscellaneous food stores
- C. Home furnishings, consisting of:
- 1). Furniture, home furnishings and equipment stores
- 2). Radio, television and music stores
- 3). Interior decorating and upholstery shops
- 4). Household appliance stores
- 5). Paint and wallpaper stores
- 6). Plumbing and electrical supplies
- D. Personal services, consisting of:
- 1). Eating and drinking establishments.
- 2). Banks, savings and loans and credit agencies, including drive-through facilities.
- 3). Barber and beauty shops
- 4). Shoe and garment repair
- 5). Radio, television or small appliance repair
- 6). Public and private parking areas
- 7). On premises duplicating and reproduction services
- 8). Offices of insurance agents and brokers
- 9). Offices of real estate agents appraisers, brokers and managers
- 10). Offices of professional services (health care, legal, engineering architectural, landscape architectural and accounting).

- PERMITTED USES (continued)
- A. General merchandise, consisting of:
1. Department stores
 2. Variety stores
 3. Mail order stores
 4. Dry goods and general merchandise
 5. Miscellaneous apparel and accessory stores
- B. Food sales, consisting of:
1. Grocery, meat fish, fruit and vegetable sales
 2. Dairy or bakery products
 3. Specialty food stores
 4. Miscellaneous food stores
- C. Home furnishings, consisting of:
1. Furniture, home furnishings and equipment stores
 2. Radio, television and music stores
 3. Interior decorating and upholstery shops
 4. Household appliance stores
 5. Paint and wallpaper sales
 6. Plumbing and electrical supplies
- D. Personal services, consisting of:
1. Eating and drinking establishments.
 2. Barber shops, hair salons and credit agencies, including drive-through facilities
 3. Barber and beauty shops
 4. Shoe and garment repair
 5. Radio, television or small appliance repair
 6. Public and private parking areas
 7. On premises duplicating and reproduction services
 8. Offices of insurance agents and brokers
 9. Offices of real estate agents appraisers, brokers and managers
 10. Offices of professional services (health care, legal, engineering, architectural, landscape architectural and accounting).
- E. Retail sales, consisting of:
1. Hardware stores
 2. Drug stores
 3. Florists
 4. Automobile parts
 5. Gift or antique stores
 6. Books and newspaper
 7. Sporting goods
 8. Jewelry
 9. Optical goods
- (10) ~~Other retail stores which conform to the purpose and intent of the downtown business district.~~



LOCATED IN SECTION 10, TOWN 3, RANGE 6 EAST
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