

Hearthstone Hldgs

500 Wessel Drive Suite 2B
Fairfield, Ohio 45014

February 27, 2015

City of Fairfield, Development Services
Attn: Timothy Bachman, Development Services Director
5200 Pleasant Avenue
Fairfield, Ohio 45014

Re: Final Development Plan – The Cove at Village Green

Dear Tim:

Hearthstone Holdings LLC, (“Builder”) in conjunction with the Village Green of Fairfield Ltd, hereby requests approval of a Final Development Plan (“Plan”) for the Village Green of Fairfield PUD.

Enclosed is the application for the Final PUD Plan and required attachments for the proposed residential project The Cove at Village Green, located at the corner of Corydale Drive and City Center.

We believe the project as submitted enhances the property and the community.

Should there be any questions, I can be reached at 513 858-2555.

Sincerely



Patrick E. Merten, Agent

The Cove at Village Green

Project Summary

Hearthstone Holdings is proposing to develop the subject property into eight, owner occupied condominium units with frontage on Corydale and City Center, Exhibit A. As condominiums, each unit will be privately owned and the open space will be maintained by a homeowner's association specific to this property. An oversized porch is located on the rear of the units facing the project's open space. The Cove will be the concluding component to the Village Green PUD. It complements surrounding parcels from the attached residential units land use transitioning to civic, park and commercial land uses, Exhibit B.

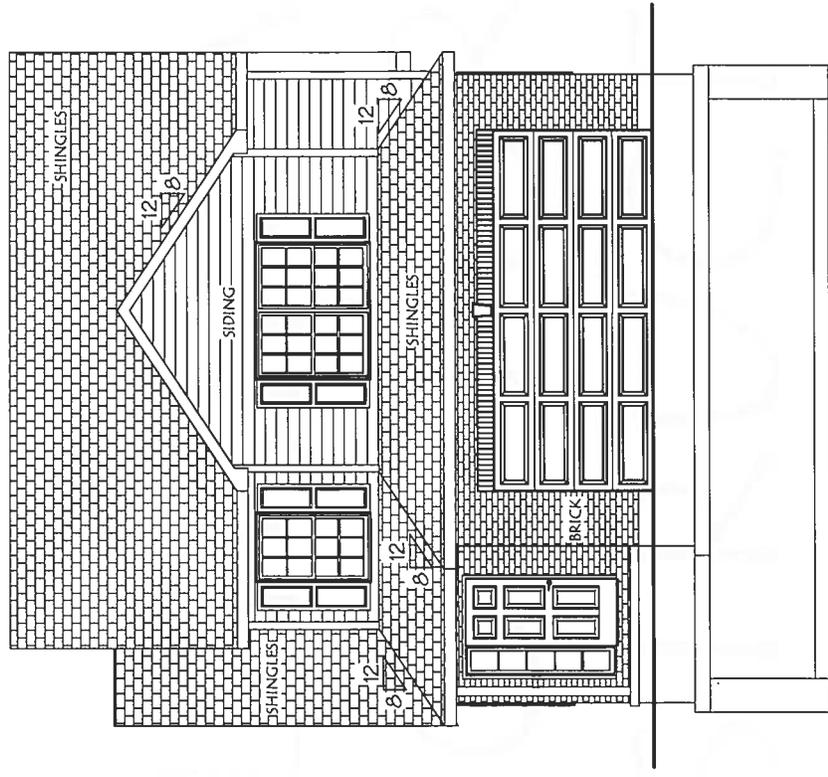
The proposed three bedroom units offer a first floor master bedroom. The base size will consist of 1,800 square feet, Exhibit C. Each unit will contain a two car garage and be built with a basement. Units include a vaulted great room with a first floor master bedroom and a large screened porch. The first floor includes 734 square feet with a half bathroom, dining room, kitchen, great room, first floor laundry and master bedroom. The 210 square feet master bedroom contains a large oversized shower and two generous walk-in closets. In addition, upgrades will allow additional square footage in the width of the master bedroom if the buyer chooses. The second floor contains two bedrooms and large loft.

Exterior materials include a combination of brick and siding. The first floor will include a brick wrap and gables. A color scheme will be developed to guide the buyers with a limited number of exterior colors compatible with the existing materials and colors of surrounding buildings.

Exhibit B



PAGE: 2 OF 7 PAGES	REVISIONS:	MODEL: 28x7022a	DATE CHECKED:
	DECEMBER 9, 2014 BY SAF	DRAWN BY:	FLOOR AREA: 1776 SQ. FT.
	MARCH 9, 2015 BY SAF	SCALE: NOTED ON PLANS	PROJECT:
		SHEET TITLE: FRONT ELEVATION	PERMIT #



FRONT ELEVATION
3/16" = 1'-0"

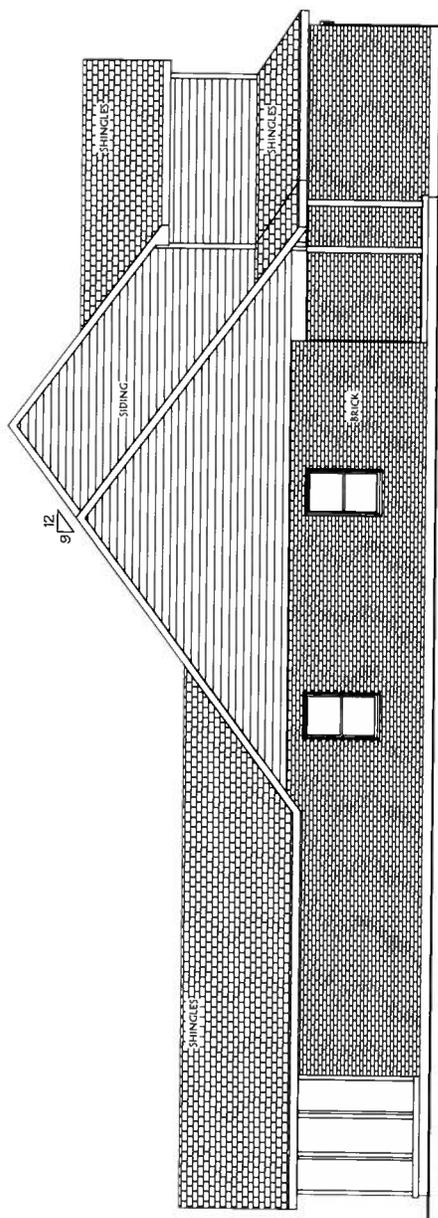
* TEMPERED GLASS

OSB ENTIRE HOUSE AND GARAGE.
SEE CORNER FRAMING DETAIL.

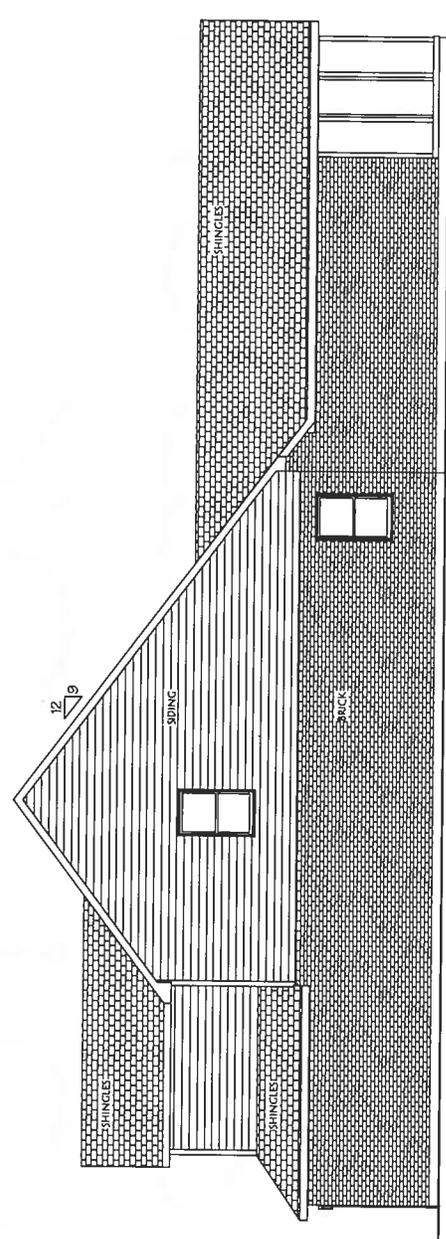
METHOD 3 FOR WALL BRACING

DATE CHECKED:	
FLOOR AREA:	1776 SQ. FT.
PROJECT:	
MODEL:	28X70a2a
DRAWN BY:	
SCALE:	NOTED ON PLANS
SHEET TITLE:	ELEVATIONS

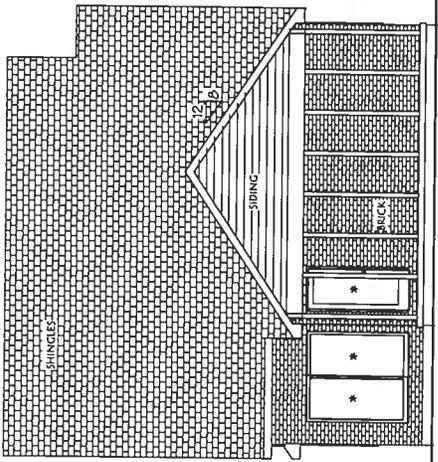
PERMIT #



LEFT ELEVATION
 1/8" = 1'-0"



RIGHT ELEVATION
 1/8" = 1'-0"



REAR ELEVATION
 1/8" = 1'-0"

* TEMPERED GLASS

OSB ENTIRE HOUSE AND GARAGE.
 SEE CORNER FRAMING DETAIL.
 METHOD 3 FOR WALL BRACING

