

EXHIBIT "B"
REZONING APPLICATION
 (Code Section 153.234)



CITY OF DUBLIN,

Land Use and
 Long Range Planning
 5800 Shier-Rings Road
 Dublin, Ohio 43016-1236
 Phone/ TDD: 614-410-4600
 Fax: 614-410-4747
 Web Site: www.dublin.oh.us

TO EXPIRE _____
 ORDINANCE NUMBER _____

CITY COUNCIL (FIRST READING) _____
 CITY COUNCIL (PUBLIC HEARING) _____
 CITY COUNCIL ACTION _____

NOTE: All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the rezoning process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

I. PLEASE CHECK THE TYPE OF APPLICATION:

- Preliminary Development Plan (Section 153.053)
- Other (Please Describe) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address: Rings Road west of Eiterman		
Tax ID/Parcel Number(s):	274-000019-00 & 274-000038-00	Parcel Size (Acres): 26.499
Existing Land Use/Development:	farm land	
Proposed Land Use/Development:	single family homes	
Existing Zoning District:	R	Requested Zoning District: PLR PUD
		Total Acres to be Rezoned: 26.499

III. REZONING STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

A. Please briefly explain the proposed rezoning and development:
B. Briefly state how the proposed rezoning and development relates to the existing and potential future land use character of the vicinity:
C. Briefly state how the proposed rezoning and development relates to the Dublin Community Plan and, if applicable, how the proposed rezoning meets the criteria for Planned Districts [Section 153.052(B)]:
D. Briefly address how the proposed rezoning and development meet the review criteria for Preliminary Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(A)] (SEE ATTACHMENT A):

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**CITY OF DUBLIN
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 LONG RANGE PLANNING**

Has a previous application to rezone the property been denied by City Council within the last twelve months? Yes No

If yes, list when and state the basis for reconsideration as noted by Section 153.234(A)(3):

IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please submit **large** (24X36) and **small** (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- TWO (2) ORIGINAL SIGNED AND NOTARIZED APPLICATIONS AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 300 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT**
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:**
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
 - d. Size of the site in acres/square feet.
 - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Existing and proposed zoning district boundaries.
 - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): Ned E. Lare	
Mailing Address: (Street, City, State, Zip Code) 523 Tarkiln Road S.E., Lancaster, OH 43130	
Daytime Telephone: 740-438-1169	Fax:
Email or Alternate Contact Information:	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting the zone change if different than the property owner(s).

Name: Charles Driscoll	
Organization (Owner, Developer, Contractor, etc.): Developer	
Mailing Address: (Street, City, State, Zip Code) 495 S. High Street, Suite 150, Columbus, Ohio 43215	
Daytime Telephone: 614-241-2070	Fax: 614-241-2080
Email or Alternate Contact Information: cdriscoll@edwardscompanies.com	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: Ben W. Hale	Linda Meneroy
Organization: Smith & Hale 37 W. Broad St	EMHT 5500 New Albany Rd.
Mailing Address: (Street, City, State, Zip Code) Suite 725 Columbus, OH 43215	Columbus, Ohio 43054
Daytime Telephone: 221-4255 / F 221-4409	Fax: 775-4710 / F. 775-4813
Email or Alternate Contact Information:	lmenereyc@emht.com

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, Ned Lare, the owner, hereby authorize Charles Driscoll to act as my applicant/representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Ned Lare Date: 4/17/08

Subscribed and sworn to before me this 17 day of APRIL, 20 08
 State of OHIO
 County of FRANKLIN Notary Public [Signature]



WENDY KROMER
 Notary Public, State of Ohio
 My Commission Expires 11-13-2011

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

X. UTILITY DISCLAIMER: The City of The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

XI. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Charles Driscoll, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Charles Driscoll Date: 4/17/08

Subscribed and sworn to before me this 17 day of APRIL, 20 08
 State of OHIO
 County of FRANKLIN Notary Public [Signature]



WENDY KROMER
 Notary Public, State of Ohio
 My Commission Expires 11-13-2011

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>83180</u>	Application No: <u>08-026072</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>7488</u>	Map Zone: <u>4</u>	Date Received: <u>4/21/08</u>	Received By: <u>CDH</u>
Type of Request: <u>Concept Plan a Rezoning / Preliminary Dev. Plan</u>			
N, S, E, W (Circle) Side of: <u>Rings Road</u>			
Nearest Intersection: <u>Eikeman Road</u>			
Distance from Nearest Intersection: <u>1400 feet west</u>			

ATTACHMENT A: PRELIMINARY DEVELOPMENT PLAN APPROVAL CRITERIA

§ 153.055 PLAN APPROVAL CRITERIA.

(A) Preliminary development plan. In the review of proposed planned developments, the Planning and Zoning Commission and City Council shall determine whether or not the preliminary development plan complies with the following criteria. In the event the Planning and Zoning Commission determines that the proposed preliminary development plan does not comply with a preponderance of these criteria, the Planning and Zoning Commission shall disapprove the application:

- (1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;
- (2) The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- (3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- (4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;
- (5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- (6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- (7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- (8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- (9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
- (10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;
- (11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
- (12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
- (13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;
- (14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
- (15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area;
- (16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

April 17, 2008

Rezoning Statement

III (A). We are proposing to rezone this parcel to add an additional single family section into the existing Ballantrae subdivision, and possibly use approximately 1.4 acres for an expansion of the adjacent Church property.

III (B). This site is surrounded by the Village of Amlin, Washington Elementary School, the Woodlands at Ballantrae condominiums, and Section 2 of Ballantrae single-family homes. Our proposed homes are of a compatible land use and character with all the surrounding uses.

III (C). This site is shown as low density residential on the Dublin Community Plan. We are proposing a gross density of 1.74 units per acre. This is in the medium density range. However, we feel that with the density of 4.2 units per acre for the Woodlands at Ballantrae condominiums to the west, the Amlin Town Center small lots, and the intensity of the Washington Elementary School and Grace Brethren Church to the east, this density and land use are compatible and appropriate for the surrounding area.

III (D).

(1). Proposed development meets all of the applicable standards of the zoning code.

(2). Proposed development is in conformity with the Thoroughfare Plan and Bikeway Plan. The small number of lots will not place an unreasonable burden on the existing street network.

(3). This infill site will not impede the development of the surrounding areas.

(4). We anticipate homes in the \$400,000 to \$550,000 price range, which will be comparable or greater than the surrounding property values.

(5). The proposed development will have sufficient open space to meet the objectives of the Community Plan.

(6). The only natural features on the site are the tree lines along the west and north property lines. We intend to preserve almost all of these trees.

(7). All utilities are available in the adjacent Ballantrae subdivision and road access will be through Ballantrae and also from Rings Road.

(8). The small size of the neighborhood will not adversely impact the surrounding streets.

(9). Single-family homes and Church are appropriate uses next to an elementary school.

(10). The low density neighborhood will contribute to the orderly development of land within the City.

(11). There are no streams crossing this site. Storm water will be retained onsite and then released into the existing storm sewer system to the east of the site.

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(12). There are no significant deviations from the standard development regulations.

(13). The architecture of the homes will meet the current Ballantrae standards.

(14). The entire development will be built in one phase.

(15). The proposed development can be adequately served by existing public improvements.

(16). The applicants contributions to the public infrastructure are consistent with the Thoroughfare Plan.

EXHIBIT A

26.499 ACRES, RINGS ROAD, WASHINGTON TOWNSHIP, FRANKLIN COUNTY OHIO.

Situate in the State of Ohio, County of Franklin, Township of Washington, and being in Lot No. 14, of a subdivision of William Barksdales Virginia Military Survey No. 3453, and being a part of a 102 acre tract, with exceptions, conveyed to Ned E. Lare by Certificate of Transfer of record in Deed Book 3798, Page 456, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a monument box in the centerline of Rings Road at the southwesterly corner of the said 102 acre tract, said monument box also being located at the southwest corner of the 0.50 acre tract conveyed to Frances E. Lare by Warranty Deed as shown of record in Deed Book 3410, Page 624, Recorder's Office, Franklin County, Ohio, thence and along the centerline of Rings Road and along the southerly line of the said 102 acres and along the southerly line of the 0.50 acre tract, North 84 degrees 00 minutes East, a distance of 132.10 ft. to a railroad spike found at the southeasterly corner of the said 0.50 acre tract, said spike being the TRUE POINT OF BEGINNING of the tract of land herein described;

Thence and along the easterly side of the said 0.50 acre tract, North 10 degrees 33 minutes 43 seconds West, a distance of 164.79 ft. to an iron pin found at the northeast corner of the said 0.50 acre tract;

Thence and along the northerly line of the said 0.50 acre tract, South 84 degrees 00 West, a distance of 132.15 ft. to an iron pin set in the westerly line of the said 102 acre tract, said iron pin also being located at the northwest corner of the said 0.50 acre tract;

Thence and along the westerly line of the said 102 acre tract, North 10 degrees 34 minutes 48 seconds West, a distance of 1590.36 ft. to an iron pin found at the northwest corner of the said 102 acre tract;

Thence and with a northerly line of the said 102 acre tract, North 80 degrees 50 minutes 31 seconds East, a distance of 764.77 ft. to an iron pin found;

Thence South 5 degrees 49 minutes 20 seconds East, a distance



Page 2, 26.499 acres.

of 988.87 ft. to an iron pin set at the northwesterly corner of the Northwest Chapel Grace Brethren Church, 10.00 acre tract

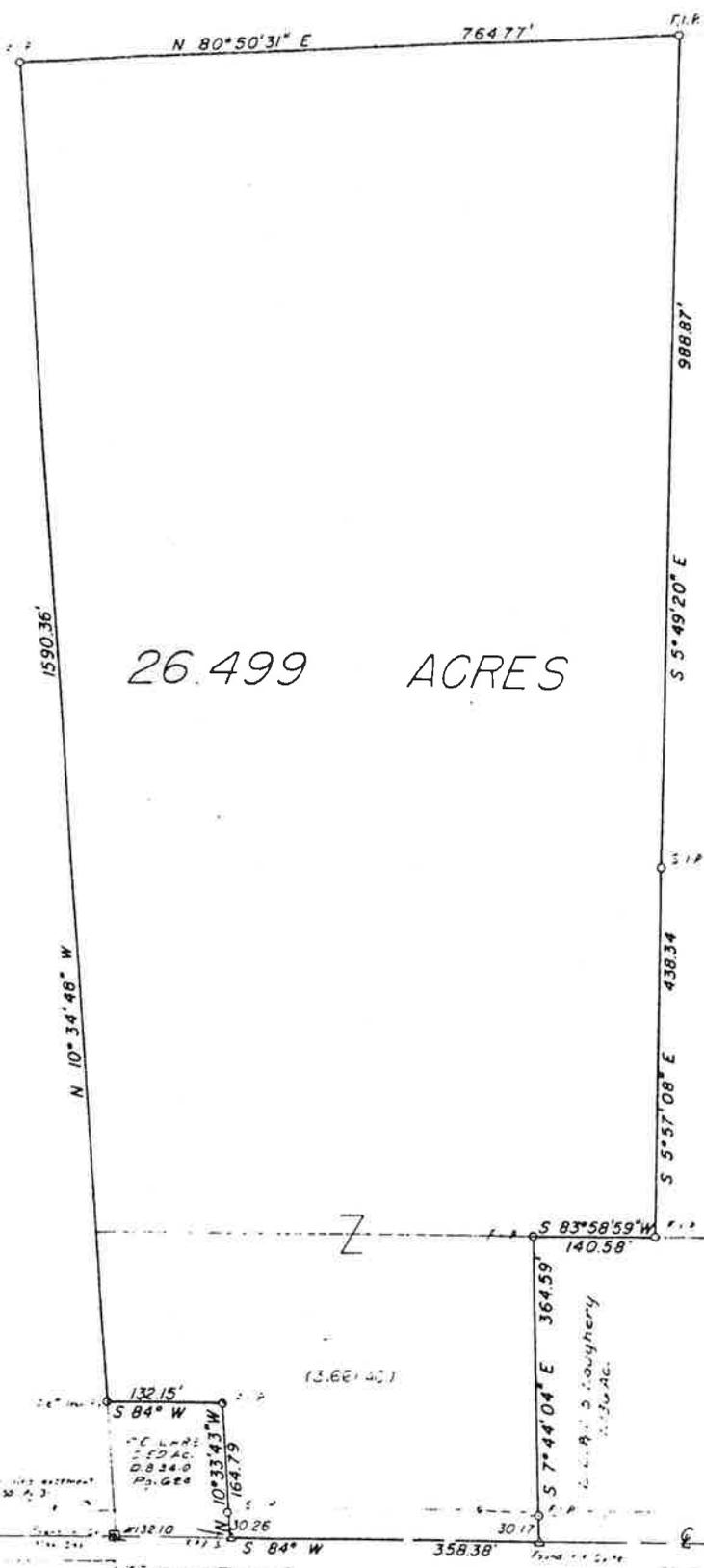
Thence South 5 degrees 57 minutes 08 seconds East, a distance of 438.34 ft. to an iron pin found at the northeasterly corner of the L. L. & C. S. Loughery 1.136 acre tract;

Thence and along the northerly line of the said 1.136 acre tract, South 83 degrees 58 minutes 59 seconds West, a distance of 140.58 ft. to an iron pin found at the northwesterly corner of the said 1.136 acre tract;

Thence South 7 degrees 44 minutes 04 seconds East, a distance of 364.59 ft. to a railroad spike found at the southwesterly corner of the said 1.136 acre tract, said spike being located in the centerline of Rings Road;

Thence and along the centerline of Rings Road, South 84 degrees 00 minutes West, a distance of 358.38 ft. to the TRUE POINT OF BEGINNING of the tract of land herein described, containing 26.499 acres, more or less, subject to all legal roadways, easements and restrictive covenants of record.

THE LAND DESCRIBED IN THIS EXHIBIT A COMPROMISES ALL OF AUDITOR'S PARCEL NO. 272-197-9, AS TO THE 3.661 ACRE PARCEL, AND A PORTION OF AUDITOR'S PARCEL NO. 272-25-2 AS TO THE REMAINING ACREAGE.



26.499 ACRES



Northwest Chapel Grace
Brethren Church
10.00 Ac.

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132.15'
S 84° W
164.79'
N 10° 33' 43\"/>

364.59'
S 7° 44' 04\"/>

RINGS ROAD 60'

PLAT SHOWING SURVEY OF 26.499 ACRE TRACT
IN SURVEY NO. 3452 WASHINGTON TOWNSHIP,
FRANKLIN COUNTY, OHIO.

Scale 1" = 20'
October 14, 1995

Harry M. Greene
Harry M. Greene, Reg. Surveyor No. 4058

**The Links at Ballantrae
Development Text**

GENERAL PROJECT DESCRIPTION

Site Overview:

The site is presently agricultural land with generally flat and featureless terrain. The site offers little in the way of natural features to add interest, other than several small tree lines. No active streams are present, with existing drainage being achieved through the use of tiles and ditches.

Provision of Utilities:

Sanitary sewer is available to the area through an existing 10" line in the Ballantrae subdivision and an existing 8" line on the Church property to the east.

Water is also available through Ballantrae.

Stormwater management for the site will outlet into the Hilliard Elementary School to the east. Stormwater retention will be handled by ponds on the site.

Permitted uses single-family homes are the only permitted use in this development.

GENERAL SINGLE-FAMILY STANDARDS

Homesites for this development are sized from a minimum of 70' in width to a maximum of 90' in width at the building line.

General Development Standards:

Front Yard Setback:	*	Varies (25' to 35')
Side Yard Setback:	*	6' minimum
Rear Yard Setback:	*	25'
Maximum Number of Units		50

Road Standards:

Rights of Way:	*	50 feet minimum
Pavement Widths:	*	28 feet minimum

Landscape Standards:

Public Sidewalks:	*	4' minimum unless noted as bike path
Bike Paths:	*	8' minimum
Street Trees:	*	25' to 50' on center (2 ½ " caliper)
Fencing:	*	Per Code
Outdoor Storage:	*	No prefabricated storage/outbuildings permitted
Mailboxes:	*	Standard Community design required
Outdoor Lighting:	*	Post light at driveway – Photocell required

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Architectural Standards:

Minimum Garage Size:	*	2-car minimum
Maximum Height:	*	35' per Code
Roof Materials:	*	Dimensional shingles required
Architectural Detailing:	*	Blank walls prohibited
	*	All windows must be trimmed on all four sides of the structure.
	*	Brick and stone used on the front must be repeated in some form (water table, chimney, corner wrap, etc.) on all remaining sides.
Exterior Colors:	*	Natural earthtones; warm, neutral colors; white

General Terms:

Front Yard Setbacks: Setbacks from the dedicated road rights-of-way in the subdivision will vary from a minimum of 25' to a maximum of 35' in order to stagger the homesites along the streetscape to add interest and variety.

The Architectural Review Committee (ARC) shall be responsible for the administration of varied setbacks in accordance with the approved text.

Side Yard Setbacks: The minimum side yard setback shall be a total of 12' with a minimum of 6' on one side. Where a side yard is adjacent to a public street, the side yard must adhere to the platted building line.

No Build Zones: A No Build Zone to keep those areas free from obstructions shall cover the rear of all lots within the subdivision for a minimum of 25' and a minimum of 10' on side yards abutting park areas. A definition is contained within the City of Dublin Codified Ordinance Section 152.002. Landscape may be permitted in No Build Zones with advance approval from the Architectural Review Committee (ARC). Nothing herein shall prohibit the installation of utility lines and structures necessary to serve the subdivision. No Build Zones will be indicated on the subdivision plat on each lot.

Permitted Materials:

Permitted materials include: Brick, Stone, Stucco, Wood Siding and Cementitious Siding (Hardi-Plank or equivalent).

Due to the size and anticipated duration of this project and the constant advances in technology, the Applicant reserves the right to present newly engineered/developed exterior materials to the Planning Commission for their approval and inclusion on the approved materials list for this project.

Architecturally designed homes using all stucco on the exterior may be permitted, subject to the review of the ARC. Appropriate application methods, as well as the use of primary and/or secondary design treatments consistent with the architecture, must be incorporated into the design.

Architectural Detailing:

- Design elements and details must be repeated throughout all faces of the structure.
- Windows must be present on all four sides of the structure in a manner consistent with the treatment used on the front of the home.
- Blank walls are prohibited
- All windows must be trimmed with wood on all four sides of the structure using stucco, wood siding, or Hardi-Plank or equivalent on the exterior. (No wood trim is required when windows are surrounded by brick or stone).
- When brick or stone are used on the front elevation of the home, it must be repeated in some form (water table, chimney, corner wrap, or similar treatment) on the remaining faces of the home.

Colors:

Colors shall be used to “pull together” and provide a sense of visual unification of the exterior materials. Natural earthtones or neutral colors on the warm scale that blend with the natural landscape (tans, browns, warm grays, etc.) are preferred. White is considered an acceptable neutral color.

Chimneys:

No “cantilevered” or “through the wall” chimneys are permitted. All chimneys must be built on an integral foundation using brick or stone on the exterior. Homes constructed using thematic architecture that require all stucco on the exterior, may be permitted to use stucco as a chimney material with ARC approval. Other variations not expressly permitted must be approved by the Planning Commission.

Accessory Structures:

Architecturally designed accessory structures attached to the main structure or garage within the building footprint and constructed of the same materials as the main structure or garage, may be permitted with ARC approval.

Sidewalks and Street Trees:

Sidewalks with a minimum width of four feet will be installed on both sides of the streets within the single family subdivision to provide for pedestrian traffic. Street trees will be installed on every lot.

Tree Preservation:

It is our intent to use our reasonable, good-faith efforts to conserve and protect the maximum number of existing trees in the tree stands, fence rows, etc. within the project area. It is to the distinct benefit of the applicant, as well as our future homeowners and the community at large, to do so:

- The applicant has incorporated existing tree stands, fence row and vegetation into the plan in a manner intended to preserve them where possible.
- Tree preservation zones will be established where appropriate.
- Reasonable, good-faith effort, consistent with the plan, shall be made during site engineering (utilities, roads, drainage, grading, etc.) to avoid the unnecessary removal of trees and to protect critical root zones of trees in and adjacent to the project area.
- Construction activities shall be undertaken in a manner consistent with the protection of existing trees. Protective fencing will be erected and maintained during the entire construction period. Construction vehicles, materials, and spoils will be prohibited within the tree preservation area or the critical root zones of protected trees.
- Trees located in areas where removal will take place may be relocated (if feasible and appropriate) for use elsewhere on the site.

Tree Preservation Zones:

A tree preservation zone is an area that will not be physically disturbed in order to preserve existing natural or new landscape features. Trees or other significant vegetation must remain in their natural condition and may not be removed from such a zone except for utility construction. Utilities may be located in a tree preservation zone, if necessary, and designed to minimize impacts. All structures, including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, fences, antennae and basketball courts or other sport courts are prohibited within a tree preservation zone.

Additional landscaping shall be permitted within the tree preservation zones, provided that all planting is done outside of any critical root zone, as defined by the Dublin Zoning Code.

Parks/Reserves:

All Parks/Reserves shall be constructed, including fine grading and seeding, prior to dedication to the city and prior to occupancy of the first lot by a homeowner within the respective section. A landscape buffer will be planted along the adjacent park areas.

Homeowners Association:

A forced and funded Master Homeowners Association will be formed by the Applicant to provide for the maintenance of certain Reserves, entry features and greenspace/buffer areas.



Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **500 feet**.
 The selected parcel was **274-000038**.

To view a table showing the [24 parcels](#) within the displayed proximity, scroll down.

- [Get Report](#)
- [Print Window](#)
- [Back to Proximity Report](#)

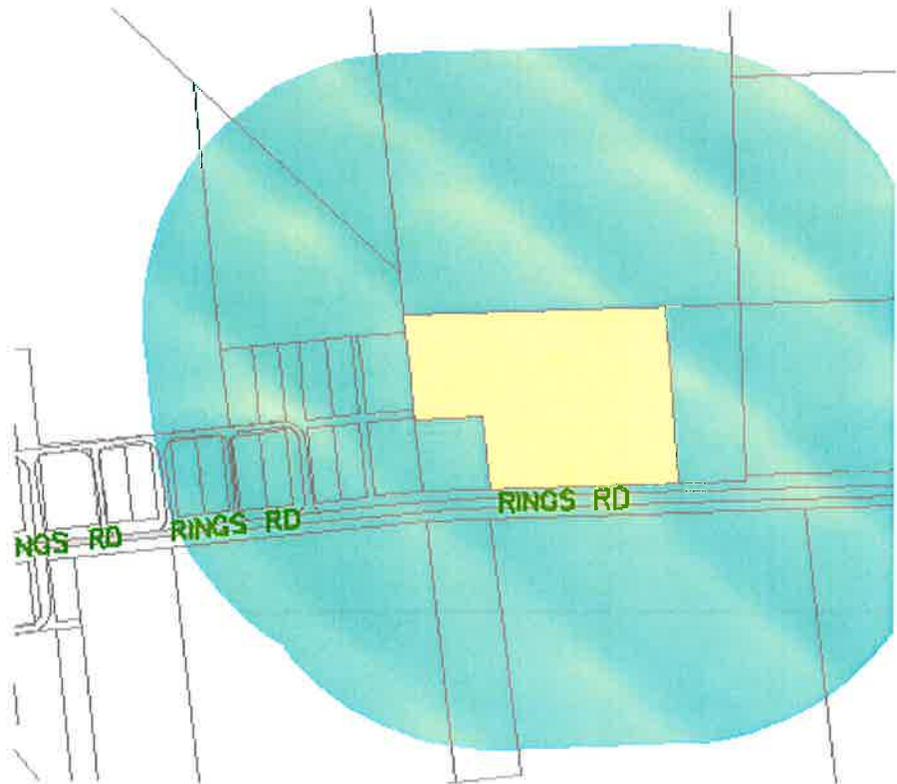


Image Date: Fri Apr 18 16:39:47 2008

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
272-000161	BROWN JAMES G & WANDA L SCOTT	
272-000087	BROWN JOHN R TR	
272-000048	CARTER MICHAEL ET AL	
272-000108	EGER DEBORAH A TOD	
274-000035	EVERMAN RUSSELL R & BERNICE D	
274-001003	FERRELL SHARON L & SHEILA G SAMUEL	
274-000026	GOSETTO ROSALINE GOSETTO ALEXIS L	
274-000121	HILLIARD CITY SCHOOL DIST BD OF EDU	
274-000040	HOFECKER TERRY A & DEBORAH M	



274-000038 LARE NED E
274-000019 LARE NED E
274-000305 LIGGETT JAY W TR
274-000330 LIGGETT JAY W TR
274-000305 LIGGETT JAY W TR
272-000090 MILLS RONALD S & LORI J HAWKINS
272-000155 MILLS RONALD S & LORI J HAWKINS
272-000090 MILLS RONALD S & LORI J HAWKINS
274-000039 NORTHWEST CHAPEL GRACE BETHREN CHUR
274-000087 NORTHWEST CHAPEL GRACE BRETHERN CHU
274-000116 NORTHWEST CHAPEL GRACE BRETHREN CHU
274-000044 PATCH BETTY S
272-000089 SCOTT DAVID W & WANDA L
272-000112 WINTERS ANGELA
274-001201 WOODLANDS AT BALLANTRAE LLC





Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **300 feet**.
 The selected parcel was **274-000038**.

To view a table showing the [19 parcels](#) within the displayed proximity, scroll down.

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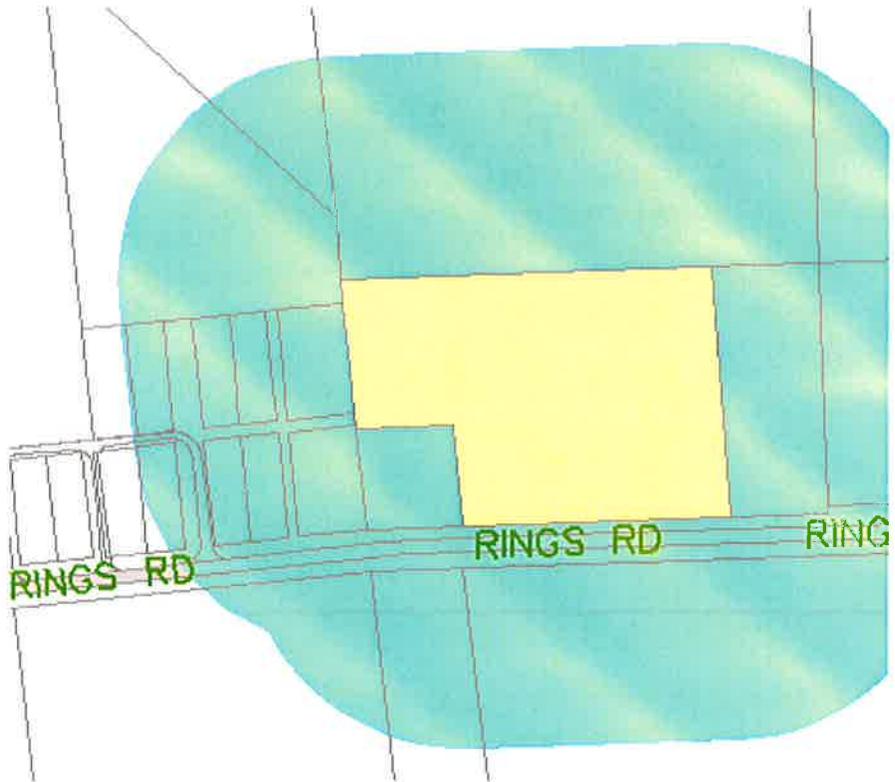


Image Date: Fri Apr 18 16:39:30 2008

Disclaimer

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Proximity Parcels

Hint: To copy this report to another program:

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2. Drag the mouse to the bottom-left corner of the desired area.
3. Let go of the mouse button.
4. Select Edit Copy from the menu bar.

You can then Paste the report into another application.

Parcel	Owner Name	Address
272-000161	BROWN JAMES G & WANDA L SCOTT	
272-000048	CARTER MICHAEL ET AL	
272-000108	EGER DEBORAH A TOD	
274-000035	EVERMAN RUSSELL R & BERNICE D	
274-001003	FERRELL SHARON L & SHEILA G SAMUEL	
274-000026	GOSETTO ROSALINE GOSETTO ALEXIS L	
274-000040	HOFECKER TERRY A & DEBORAH M	
274-000038	LARE NED E	
274-000019	LARE NED E	

274-000330 LIGGETT JAY W TR
272-000090 MILLS RONALD S & LORI J HAWKINS
272-000155 MILLS RONALD S & LORI J HAWKINS
272-000090 MILLS RONALD S & LORI J HAWKINS
274-000039 NORTHWEST CHAPEL GRACE BETHREN CHUR
274-000087 NORTHWEST CHAPEL GRACE BRETHERN CHU
274-000116 NORTHWEST CHAPEL GRACE BRETHREN CHU
274-000044 PATCH BETTY S
272-000089 SCOTT DAVID W & WANDA L
274-001201 WOODLANDS AT BALLANTRAE LLC





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Proximity Report Results

The selection distance was **300 feet**.
The selected parcel was **274-000019**.

To view a table showing the [41 parcels](#) within the displayed proximity, scroll down.

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Image Date: Thu Apr 17 15:32:52 2008

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Proximity Parcels

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 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
274-000569	ALSKO RAYMOND JR ALSKO AMY	
274-000561	BABBERT ERIC D BABBERT CONNIE R	
274-000577	BALDZICKI MICHAEL J BALDZICKI LESLI	
274-000563	BOYD ROBERT J KNECHT JENNIFER R	
272-000161	BROWN JAMES G & WANDA L SCOTT	
274-000571	CAHILL EDWARD J III CAHILL MEREDITH	
272-000048	CARTER MICHAEL ET AL	
274-000564	CATLETT JOSEPH A CATLETT SUSAN H	
274-000335	CITY OF DUBLIN OHIO	

274-000560 COLES CARL E COLES LAURA A
274-000576 CUSHNIE PETER M CUSHNIE WENDY B
274-000568 DALEY F JOSEPH III DALEY KELLE A
274-000566 DOUBLE L BUILDERS INC
272-000108 EGER DEBORAH A TOD
274-001216 GLENS AT BALLENTRAE LLC
274-000567 HAFFNER JAMES P HAFFNER DENISE M
274-000579 HALL RANDALL A HALL MARGUERITE A
274-000121 HILLIARD CITY SCHOOL DIST BD OF EDU
274-000038 LARE NED E
274-000019 LARE NED E
274-001321 LEAR SUSAN B
274-000565 LEE KANG I LEE MIRYOUNG N
274-000330 LIGGETT JAY W TR
274-000562 MASSOUD NAHAWAND Y
272-000090 MILLS RONALD S & LORI J HAWKINS
274-000039 NORTHWEST CHAPEL GRACE BETHREN CHUR
274-000087 NORTHWEST CHAPEL GRACE BRETHERN CHU
274-000116 NORTHWEST CHAPEL GRACE BRETHERN CHU
274-000044 PATCH BETTY S
274-000574 PELLE GRAHAM B PELLE TINA L
274-000575 REDDY VENU V REDDY PALLAVY G
274-000572 RUBIN DANIEL E RUBIN LISA A
272-000089 SCOTT DAVID W & WANDA L
274-001267 SEAGER DONALD A SEAGER PATRICIA M
274-000578 SHOAR PIROUZ SHOAR SHAHIN
274-000573 SOLLIE KEVIN T SOLLIE BRIGITTE
274-000570 STAHL BARBARA A TR STAHL TOMMY J TR
274-001219 TOW LTD
274-001247 TRUBERRY GROUP INC
274-001231 WILLIS HOMES LLC
274-001201 WOODLANDS AT BALLANTRAE LLC





Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **500 feet**.
 The selected parcel was **274-000019**.

To view a table showing the **63 parcels** within the displayed proximity, scroll down.

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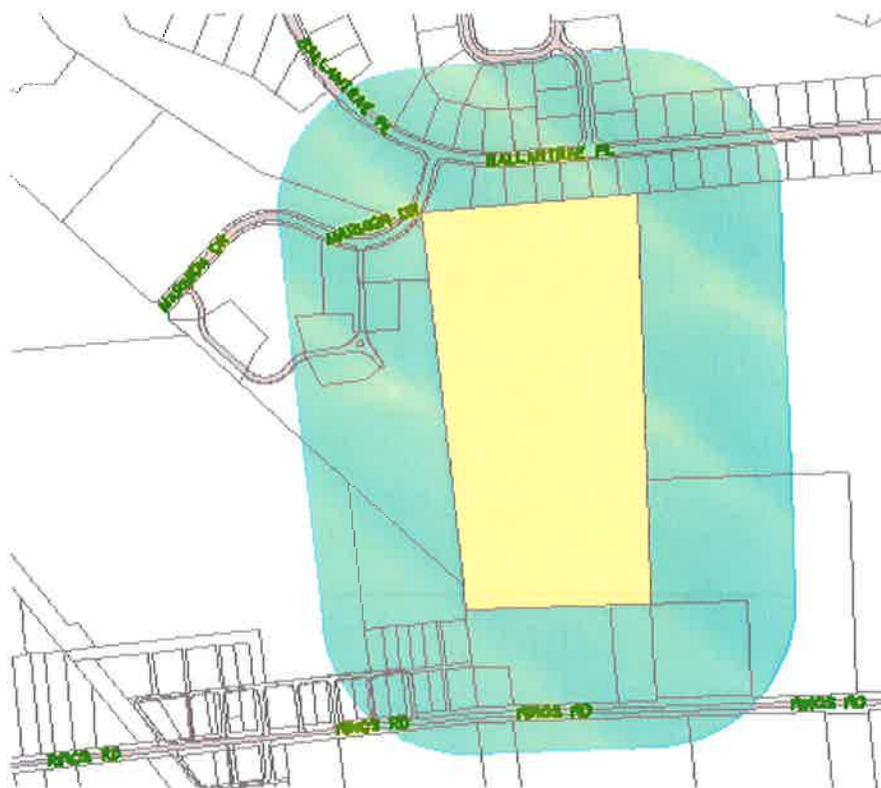


Image Date: Thu Apr 17 15:33:26 2008

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Proximity Parcels

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- You can then Paste the report into another application.

Parcel	Owner Name	Address
274-000569	ALSKO RAYMOND JR ALSKO AMY	
274-000561	BABBERT ERIC D BABBERT CONNIE R	
274-000577	BALDZICKI MICHAEL J BALDZICKI LESLI	
274-000563	BOYD ROBERT J KNECHT JENNIFER R	
272-000161	BROWN JAMES G & WANDA L SCOTT	
272-000087	BROWN JOHN R TR	
274-000571	CAHILL EDWARD J III CAHILL MEREDITH	
272-000048	CARTER MICHAEL ET AL	
274-000564	CATLETT JOSEPH A CATLETT SUSAN H	

274-000334 CITY OF DUBLIN OH
274-000335 CITY OF DUBLIN OHIO
274-000560 COLES CARL E COLES LAURA A
274-000576 CUSHNIE PETER M CUSHNIE WENDY B
274-000568 DALEY F JOSEPH III DALEY KELLE A
274-000566 DOUBLE L BUILDERS INC
274-001236 EDWARDS GOLF COMMUNITIES LLC
274-001234 EDWARDS GOLF COMMUNITIES LLC
272-000108 EGER DEBORAH A TOD
274-000035 EVERMAN RUSSELL R & BERNICE D
274-001003 FERRELL SHARON L & SHEILA G SAMUEL
274-000581 FLANNERY TIMOTHY O FLANNERY CAROL A
274-001216 GLENS AT BALLENTRAE LLC
274-000026 GOSETTO ROSALINE GOSETTO ALEXIS L
274-000567 HAFFNER JAMES P HAFFNER DENISE M
274-000579 HALL RANDALL A HALL MARGUERITE A
274-000121 HILLIARD CITY SCHOOL DIST BD OF EDU
274-000040 HOFECKER TERRY A & DEBORAH M
274-000038 LARE NED E
274-000019 LARE NED E
274-001321 LEAR SUSAN B
274-000565 LEE KANG I LEE MIRYOUNG N
274-000559 LEVY CHARLES H IV LEVY DEENA L
274-000305 LIGGETT JAY W TR
274-000330 LIGGETT JAY W TR
274-000305 LIGGETT JAY W TR
274-000562 MASSOUD NAHAWAND Y
272-000090 MILLS RONALD S & LORI J HAWKINS
272-000155 MILLS RONALD S & LORI J HAWKINS
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274-000087 NORTHWEST CHAPEL GRACE BRETHERN CHU
274-000116 NORTHWEST CHAPEL GRACE BRETHREN CHU
274-000044 PATCH BETTY S
274-000574 PELLE GRAHAM B PELLE TINA L
274-001235 PFLIEGER MATTHEW M PFLIEGER STEPHAN
274-000575 REDDY VENU V REDDY PALLAVY G
274-001422 RUANE MARIANNE E
274-000572 RUBIN DANIEL E RUBIN LISA A
274-000558 SCHAFFER HAROLD C JR SCHAFFER DARCI D
272-000089 SCOTT DAVID W & WANDA L
274-001267 SEAGER DONALD A SEAGER PATRICIA M
274-000578 SHOAR PIROUZ SHOAR SHAHIN

274-000573 SOLLIE KEVIN T SOLLIE BRIGITTE
274-000580 SPIKER JEFFREY SPIKER ERIN C
274-000570 STAHL BARBARA A TR STAHL TOMMY J TR
274-001219 TOW LTD
274-001247 TRUBERRY GROUP INC
274-001233 WEBB BOB BALLANTRAE LLC
274-001246 WEBB BOB BALLANTRAE LLC
274-001231 WILLIS HOMES LLC
272-000112 WINTERS ANGELA
274-001232 WOLFRAM EDGAR D WOLFRAM KATHY A
274-001201 WOODLANDS AT BALLANTRAE LLC

